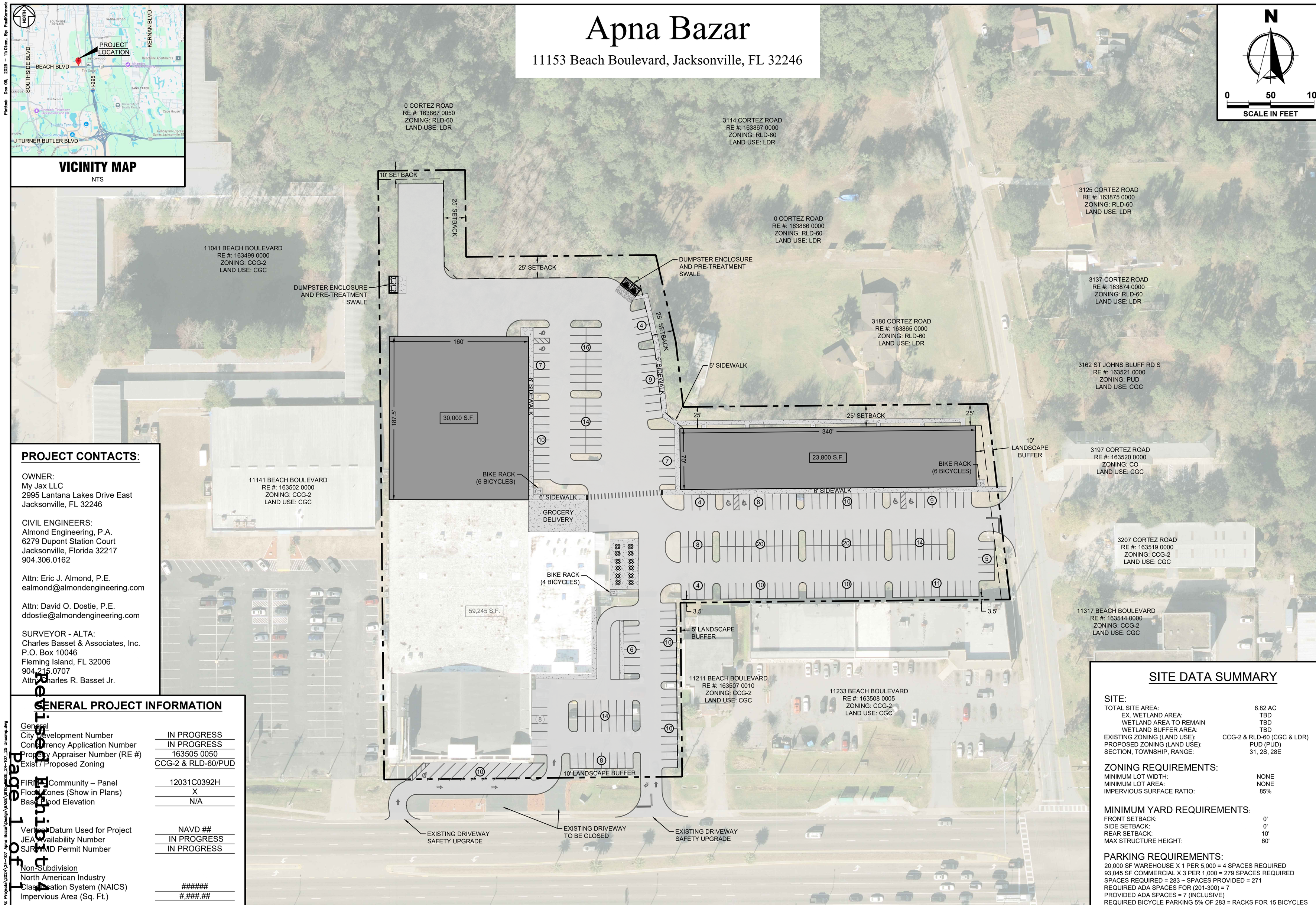
Apna Bazar

11153 Beach Boulevard, Jacksonville, FL 32246

VICINITY MAP

NTS



PROJECT CONTACTS:

OWNER:
My Jax LLC
2995 Lantana Lakes Drive East
Jacksonville, FL 32246

CIVIL ENGINEERS:
Almond Engineering, P.A.
6279 Dupont Station Court
Jacksonville, Florida 32217
904.306.0162

Attn: Eric J. Almond, P.E.
ealmond@almondengineering.com

Attn: David O. Dostie, P.E.
ddostie@almondengineering.com

SURVEYOR - ALTA:
Charles Basset & Associates, Inc.
P.O. Box 10046
Fleming Island, FL 32006
904.215.0707
Attn: Charles R. Basset Jr.

GENERAL PROJECT INFORMATION

General	
City Development Number	IN PROGRESS
Concurrency Application Number	IN PROGRESS
Property Appraiser Number (RE #)	163505 0050
Exist / Proposed Zoning	CCG-2 & RLD-60/PUD
FIRM # / Community – Panel	12031C0392H
Flood Zones (Show in Plans)	X
Base Flood Elevation	N/A
Vertical Datum Used for Project	NAVD ##
JEA Availability Number	IN PROGRESS
SJRWMD Permit Number	IN PROGRESS
Non-Subdivision	
North American Industry Classification System (NAICS)	######
Impervious Area (Sq. Ft.)	#,###.##

SITE DATA SUMMARY

SITE:

TOTAL SITE AREA:	6.82 AC
EX. WETLAND AREA:	TBD
WETLAND AREA TO REMAIN	TBD
WETLAND BUFFER AREA:	TBD
EXISTING ZONING (LAND USE):	CCG-2 & RLD-60 (CGC & LDR)
PROPOSED ZONING (LAND USE):	PUD (PUD)
SECTION, TOWNSHIP, RANGE:	31, 2S, 28E

ZONING REQUIREMENTS:

MINIMUM LOT WIDTH:	NONE
MINIMUM LOT AREA:	NONE
IMPERVIOUS SURFACE RATIO:	85%

MINIMUM YARD REQUIREMENTS:

FRONT SETBACK:	0'
SIDE SETBACK:	0'
REAR SETBACK:	10'
MAX STRUCTURE HEIGHT:	60'

PARKING REQUIREMENTS:

20,000 SF WAREHOUSE X 1 PER 5,000 = 4 SPACES REQUIRED
93,045 SF COMMERCIAL X 3 PER 1,000 = 279 SPACES REQUIRED
SPACES REQUIRED = 283 ~ SPACES PROVIDED = 271
REQUIRED ADA SPACES FOR (201-300) = 7
PROVIDED ADA SPACES = 7 (INCLUSIVE)
REQUIRED BICYCLE PARKING 5% OF 283 = RACKS FOR 15 BICYCLES

12/9/2025

ERIC J. ALMOND, P.E.
FL# 59246

DATE	REVISION

AE JOB NO.:	24-107
DESIGN:	EJA
DRAWN:	PJK
CHECKED:	CAK
PLOT DATE:	12/9/2025

Apna BAZAAR

MASTER SITE PLAN
PUD EXHIBIT

APNA BAZAR
11153 BEACH BOULEVARD
JACKSONVILLE, FL 32246

ALMOND ENGINEERING
CONSULTING CIVIL ENGINEERS
6279 DUPONT STATION COURT
JACKSONVILLE, FL 32217
(904) 306-0162 PHONE

PUD
C-010

FULL SIZE = 22x34
HALF SIZE = 11x17

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Plotted: Dec 09, 2025 – 11:01am, By: PaulKarmers

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Revision Exhibit