1A PUD SITE PLAN

SCALE: 1" = 80'-0"

0 10 20 40 80

GENERAL SITE DATA

ADDRESS	4920 S SAN PABLO ROAD, JACKSONVILLE, FL 32224	
CITY / COUNTY	CITY OF JACKSONVILLE / DUVAL COUNTY	
PARCEL ID'S	167766-0500 & 167766-0400	
TOTAL SITE AREA	29.77 ACRES	
PROPOSED BUILDING FOOTPRINTS	+/- 240,516 SF	
PROPOSED PARKING STRUCTURED GARAGE	850 STALLS	
EXISTING OFFICE AREA	+/- 232,487 SF	
PROPOSED OFFICE AREA	+/- 192,836 SF (17% REDUCTION)	
PROPOSED RESIDENTIAL AREA	24 ROWHOUSES, 36 TOWNHOMES, 190 CONDOS (250 TOTAL)	
PROPOSED RETAIL AREA	+/- 20,019 SF	
TOTAL OPEN SPACE	55%	
FEMA FLOOD ZONE	X	
	EXISTING	AS SHOWN
ZONING	CO	PUD
LAND USE	CGC	CGC
PROPOSED ISR / MAX ISR	85% / 85%	85% / 85%
PROPOSED FAR / MAX FAR	N/A	N/A
NUMBER OF BUILDINGS	2	16 (1 EXIST & 15 NEW)
PROPOSED BLDG HEIGHT / MAX BLDG HEIGHT	139' (EXIST. OFFICE BUILDING)	62' (NEW CONSTRUCTION)

SETBACKS

	EXISTING	REQUIRED	AS SHOWN
EAST (FRONT)	N/A	50'	121' MIN. / 234' AVG.
NORTH (SIDE)	N/A	20'	374' MIN. / 400' AVG.
SOUTH (SIDE)	N/A	75'	93' MIN. / 115' AVG.
WEST (REAR)	N/A	20' MIN / 75' AVG.	21' MIN. / 75' AVG.

LANDSCAPE / NATURAL BUFFERS

	EXISTING	REQUIRED	AS SHOWN
EAST (FRONT)	N/A	50'	121' MIN. / 234' AVG.
NORTH (SIDE)	N/A	20'	374' / 400' AVG.
SOUTH (SIDE)	N/A	50'	75' MIN. / 97' AVG.
WEST (REAR)	N/A	20'	21' MIN. / 75' AVG.

PARKING

	REQUIRED	AS SHOWN
STANDARD SPACES (OFFICE) 3 SPACES PER 1000 SF	579	676
STANDARD SPACES FOR TOWNHOMES & MULTI FAMILY	476	500
STANDARD SPACES (RETAIL) 3 SPACES PER 1000 SF	60	69
HANDICAP SPACES	24	29
TOTAL SPACES	1,115	1,245
BICYCLE PARKING	N/A	11 (RESID) +52 (OFFICE)

UTILITIES

POTABLE WATER	JEA
DOMESTIC SEWER	MUNICPAL SYSTEM
ELECTRICAL	JEA
NATURAL GAS	JEA

THE PONDRY PROPOSED DEVELOPMENT

Project Address

4920 S SAN PABLO ROAD
JACKSONVILLE, FL 32224

Project Number

23040.00

Architect

VALERIO DEWALT TRAIN

500 North Dearborn Street
Suite 900
Chicago, Illinois 60654

312.260.7300

Project Team **Architect's Stamp**

Consultant

Consultant Project Number

Issuances

No.	Revision Description	Date
	PUD	2024/10/03

Preliminary Documents

NOT FOR CONSTRUCTION

Sheet Name

PUD SITE PLAN

Sheet Number

A0-00

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October 3, 2024
Exhibit 4
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