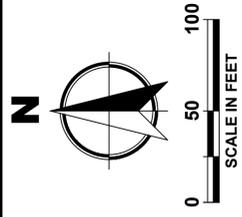


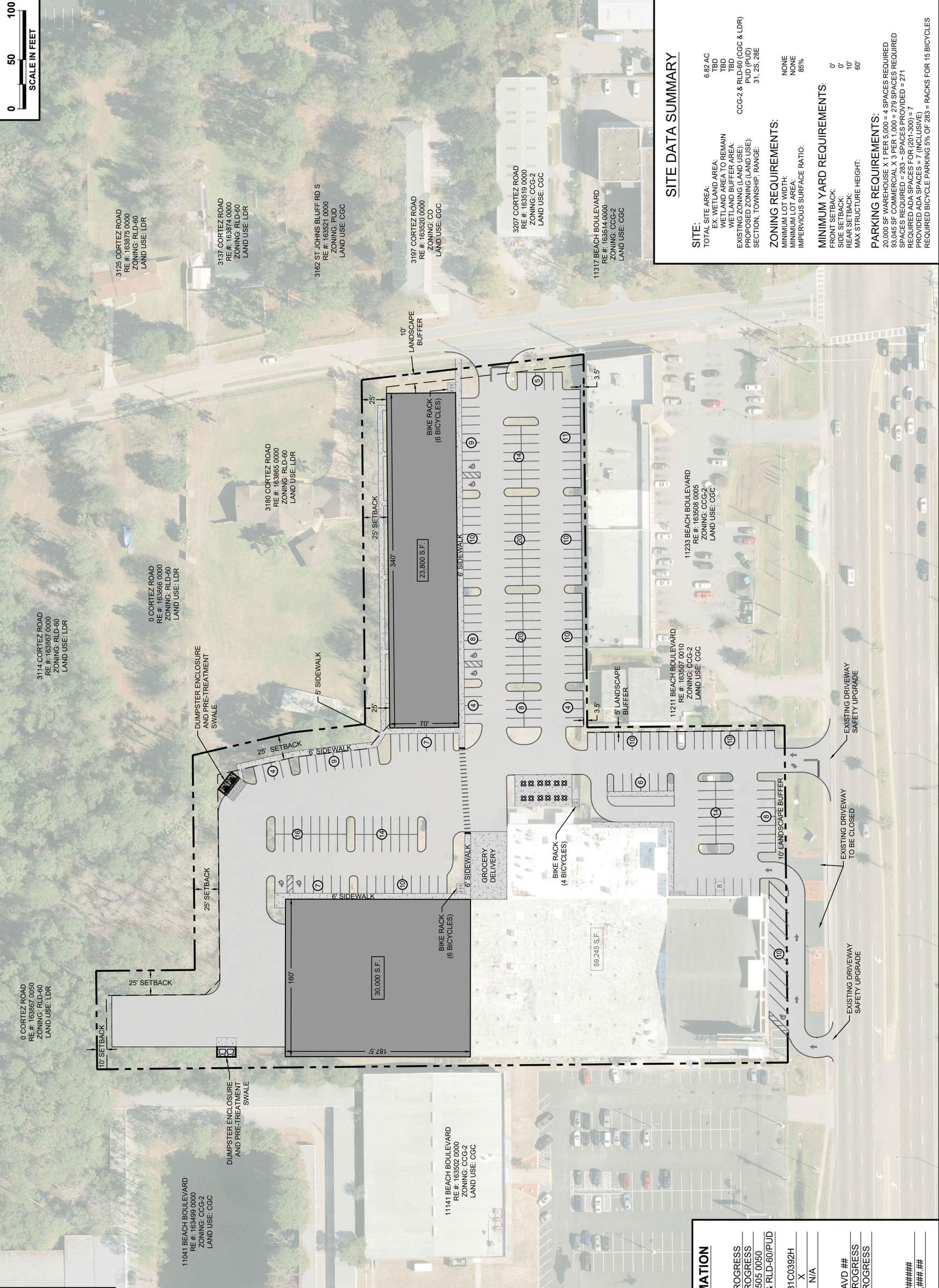


VICINITY MAP
NTS

Apna Bazar
11153 Beach Boulevard, Jacksonville, FL 32246



AE JOB NO.: DESIGN: EJA DRAWN: PKJ CHECKED: CAK PLOT DATE: 12/9/2025 APNA BAZAR	MASTER SITE PLAN PUD EXHIBIT	APNA BAZAR 1153 BEACH BOULEVARD JACKSONVILLE, FL 32246		CONSULTING CIVIL ENGINEERS 6279 DUPONT STATION COURT JACKSONVILLE, FL 32217 (904) 506-0162 PHONE	PUD C-010 FULL SIZE = 25x34 HALF SIZE = 11x17
	REVISION DATE	FL # 59246 ERIC J. ALMOND, P.E.	24-107 DATE	24-107 DATE	24-107 DATE



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 (CCG & 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:	0'
	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	
	REQUIRED ADA SPACES = 283 - SPACES PROVIDED = 271	
	REQUIRED ADA SPACES FOR (201-300) = 7	
	REQUIRED ADA SPACES = 7 (INCLUSIVE)	
	REQUIRED BICYCLE PARKING 5% OF 283 = RACKS FOR 15 BICYCLES	

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
 904.245.0707
 Attn: Charles R. Basset Jr.

GENERAL PROJECT INFORMATION

City Development Number	IN PROGRESS
City Agency Application Number	IN PROGRESS
Project Appraiser Number (RE #)	163505 0050
Existing 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.)	#####