LEGEND

RETAINING WALL
PROPERTY LINE
FENCE (CHAINLINK)
FENCE (WOODEN)
BRL
EASEMENT
CURB & GUTTER
CENTERLINE
LOT LINE
POND (TOB)
DITCH (TOB)
GRAVEL
CONCRETE
PAVEMENT (STANDARD DUTY)

SITE DEVELOPMENT SUMMARY:

REAL ESTATE No (REⓈ): 084371 0000
SITE AREA = 2.05 ACRES
DEVELOPMENT AREA = 2.05 ACRES
LANDUSE = LDR
ZONING = RLD-60

SETBACKS:
FRONT = 20
SIDE = 5
BACK = 10

BUILDING HEIGHT = 35 (MAX.)

POND AREA:
POND = 10,759 S.F. (0.25 AC) (12%)

PROVIDED PARKING:
REGULAR = 37 SPACES

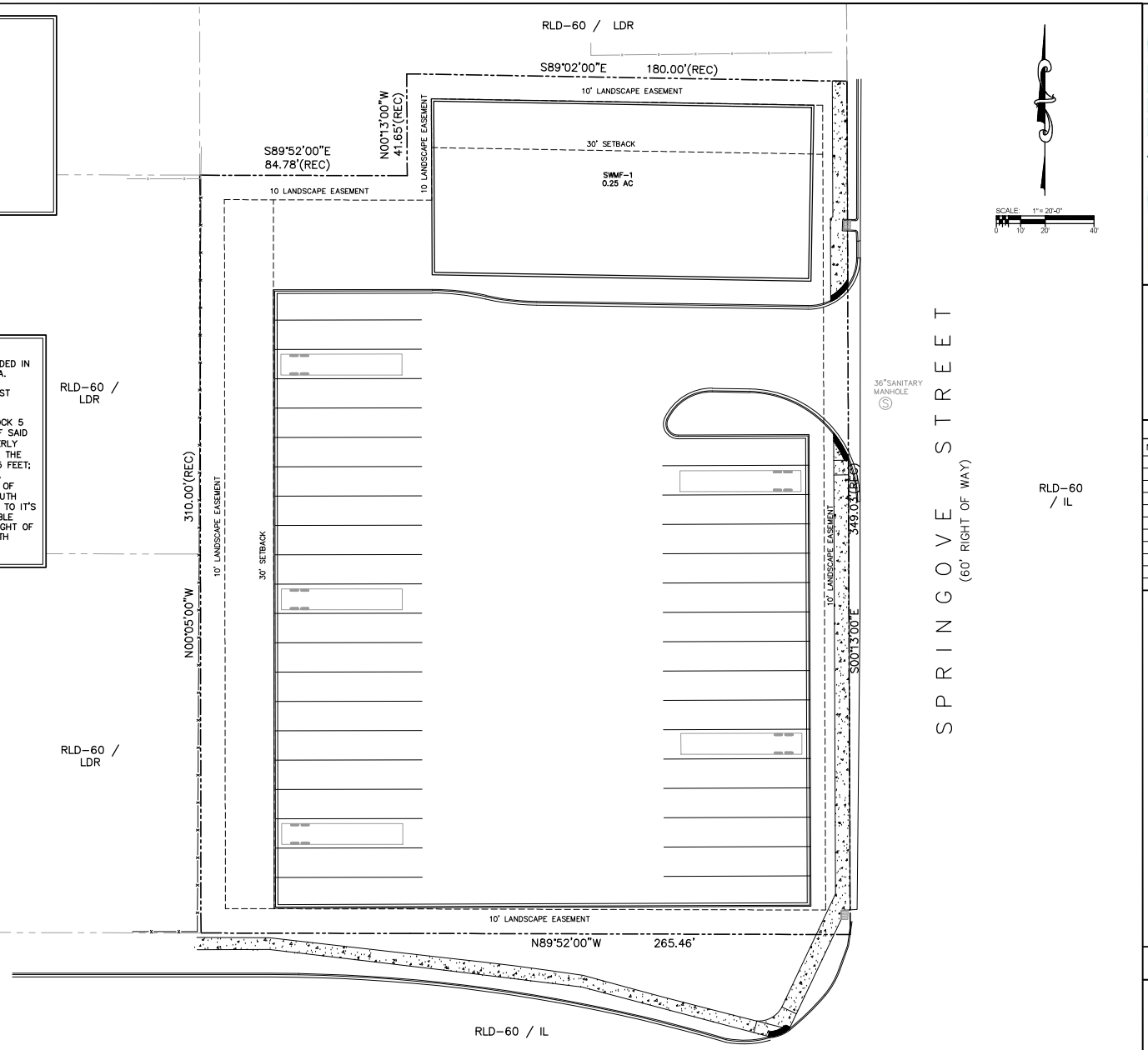
TOTAL = 37 SPACES

LEGAL DESCRIPTION:

LOT 8, BLOCK 5 OF SPRINGROVE GARDENS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGES 27 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND LYING SECTION 3, TOWNSHIP 2 SOUTH, RANGE 26 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 5 OF SPRINGROVE GARDENS; THENCE NORTH 00°05'00" WEST, ALONG THE WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 310.00 FEET; THENCE SOUTH 89°52'00" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 84.78 FEET; THENCE NORTH 00°13'00" WEST, ALONG THE EASTERLY LINE OF LOT 5, SAID BLOCK 5 OF SPRINGROVE GARDENS, A DISTANCE OF 41.65 FEET; THENCE SOUTH 89°02'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 5, BLOCK 5, A DISTANCE OF 180.00 FEET TO IT'S INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SPRINGROVE STREET, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 00°13'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 349.03 FEET TO IT'S INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 26TH STREET WEST, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, AND ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 26TH STREET WEST, NORTH 89°52'00" WEST, A DISTANCE OF 265.46 FEET TO THE POINT OF BEGINNING.



July 8, 2025

BAKER Design Build
219 N. Newnan Street, 2nd Floor, Jacksonville FL 32202
p 904 356 8520 f 904 559 2678 bakerdesign.build
C.A No. 32489

Kyle F. Davis, P.E.
FL Reg. 63071

REVISIONS

No.	Date	Revision
-	-	-
-	-	-
-	-	-
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Site Development

Truck Parking 26th Street

Springrove Street
Jacksonville, Florida 32209

Project Number
25-0086

Sheet Name
Overall Site Plan

Sheet Number
C3.03

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Exhibit 4
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