



FLEX / WAREHOUSE DEVELOPMENT

DUVAL ROAD WAREHOUSE

14425 DUVAL ROAD
JACKSONVILLE, FLORIDA

NO. OF SHEETS REVISED		NO. OF SHEETS REVISIONS	
No.	Date	No.	Revision

Project Number
21-0155

Sheet Name
CONCEPTUAL SITE PLAN

Sheet Number
C3.0

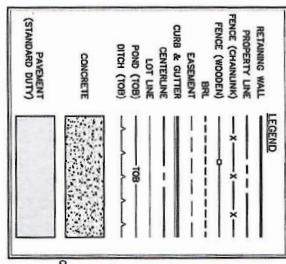
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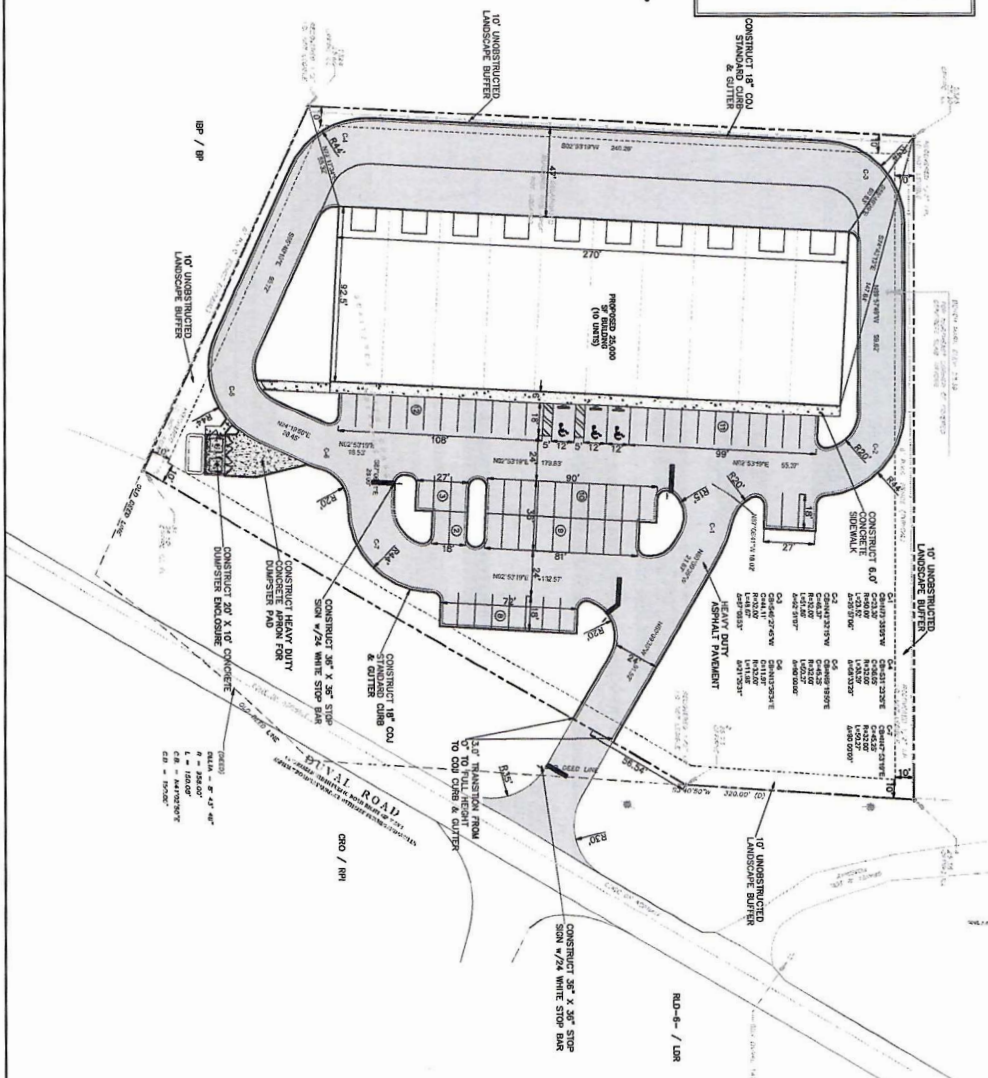
DATE: **July 11, 2023**

Page 1 of 2

SITE DEVELOPMENT SUMMARY:
 REAL ESTATE No. (REG.) 00350000
 DEVELOPMENT AREA = 2.58 ACRES
 LOTS = 18 (18' X 120' MAX)
 L.S.R. = 83% (COS MAX)
 S.T.B. = 23% (COS MAX)
 SETBACKS:
 FRONT = 25 FEET
 SIDE = 10 FEET
 REAR = 10 FEET
 BUILDING HEIGHT = 35 (MAX)
 POOL BUILDINGS = 25,000 SF. (0.57 ACRES)
 REQUIRED PAVEMENT:
 1 PER 25' X 10' HANDICAP SPACES
 1 PER 25' X 10' HANDICAP SPACES
 PROVIDED PARKING:
 1 PER 25' X 10' HANDICAP SPACES
 HANDICAP = XX SPACES
 TOTAL = XXX SPACES
 BIYCLE = XXX SPACES



- GENERAL CONTRACTOR NOTES:**
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH AGENCY PLANS.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS SHOWN OTHERWISE ON PLANS.
 3. ALL CURB AND GUTTER SHALL BE CONSTRUCTED ON-SITE. REFER TO PLAN FOR SIZE AND TYPE. SHALL VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECTURAL FRAMES & DIMENSIONS PRIOR TO CONSTRUCTION.
 4. ALL BUILDING TIES AND DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS SHOWN OTHERWISE.
 5. MEET THE CURRENT CITY AND FOOT STANDARD SPECIFICATIONS, LATEST EDITION.
 6. SEE SHEET CD-0-11 FOR SITE DETAILS.



Site Development for: DUVAL ROAD WAREHOUSE 14425 DUVAL ROAD JACKSONVILLE, FLORIDA	
Project Number: 23-0007	Sheet Name: Overall Site Plan
Sheet Number: C3.0	No. of Revisions: 1

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