BAYMEADOWS WAY BUSINESS CENTER PUD
SITE PLAN
DUVAL FLORIDA
Date: 9/7/2023
Designer: HAV
Job #: 23-022
Drawn: MRP
Scale: 1" = 30
Sheet: 6 of 15
AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000681
4701 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 739-7223 | FL (800) 330-2226
Henry A. Ferrer, Jr., No. 68048
Rev. By
Revisions
No.
LEGEND
BOUNDARY
BUILDING SETBACK
DRAINAGE EASEMENT
UTILITY EASEMENT
CONCRETE PAVEMENT
ASPHALT PAVEMENT
WETLAND
UPLAND BUFFER
GRAVEL
SITE AREAS
SITE AREA (TOTAL PARCEL) 6.35 AC
PARKING CALCULATIONS:
OFFICE AND PROFESSIONAL USES PER SEC. 656.604.
3 SPACES PER 1,000 SF GROSS FLOOR AREA
111,323 SF / 1,000 = 111.32 SPACES
112 TOTAL SPACES REQUIRED
425 SPACES PROVIDED
ADA SPACES REQUIRED FOR 401-500 SPACES
9 ADA SPACE REQUIRED
18 ADA SPACES PROVIDED
425 TOTAL SPACES TOTAL PROVIDED
BAYMEADOWS WAY
(100' R/W PER ORB 3358 PG 740)
BUILDING "A"
BUILDING "B"
BUILDING "C"
BUILDING "D"
3 STORY BRICK BUILDING
TOTAL PARCEL 276,763 SF 6.35 AC.
#7910 RE: 152612-0700 BAYWAY INVESTORS GROUP LLC
#7960 RE: 152612-0190 BAYWAY INVESTORS GROUP LLC
#8000 RE: 152612-0240 CONVERGY'S CUSTOMER MANAGEMENT
DRV 13439, PG 0350 PARCEL 7 #7898 RE: 152612-0600 HAS JAC, LLC
DRV 14777, PG 1063 EXHIBIT "C" EXCEPTION PARCEL 1
DRV 14777, PG 1063 EXHIBIT "C" EXCEPTION PARCEL 2
DRV 14777, PG 1063 EXHIBIT "C" EXCEPTION PARCEL 3
DRV 14777, PG 1063 EXHIBIT "C" EXCEPTION PARCEL 4
DRV 14777, PG 1063 EXHIBIT "C" EXCEPTION PARCEL 5
DRV 14777, PG 1063 EXHIBIT "C" EXCEPTION PARCEL 6
DRV 14777, PG 1063 EXHIBIT "C" EXCEPTION PARCEL 7
DRV 14777, PG 1063 EXHIBIT "C" EXCEPTION PARCEL 8
DRV 14777, PG 1063 EXHIBIT "C" EXCEPTION PARCEL 9
DRV 13439 PG 0350 PARCEL 9 153,646 SF OR 3.53 ACRES
DRV 13439, PG 0350 PARCEL 8 123,788 SF OR 2.842 ACRES
DRV 8876 PG 233 PARCEL 1
DRV 8876 PG 233 PARCEL 2
DRV 3446, PG 365 PARCEL "B"
DRV 3472, PG 241 EXHIBIT "B" PARCEL "B" AND PARCEL "C"
A SOUTHERLY LINE DRV 3446, PG 365 SEE EXHIBIT "B"
EAST LINE DRV 3446, PG 365 PARCEL "B"
EAST SWALE (100' DRAINAGE RIGHT OF WAY) DRV 3358, PG 734
POINT OF BEGINNING PARCEL 7
POINT OF BEGINNING PARCEL 8
POINT OF BEGINNING PARCEL 9
POINT OF BEGINNING EXCEPTION PARCEL 1 DRV 14777, PG 1063 EXHIBIT "C"
GRAPHIC SCALE
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Administrator