

# 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  
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Chicago, Illinois 60654  
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Project Team

Architect's Stamp

Consultant

Consultant Project Number

Issuances

No.	Revision Description	Date
1	PUD	2024/10/03

Preliminary Documents

NOT FOR CONSTRUCTION

Sheet Name

PUD SITE PLAN

Sheet Number

# A0-00

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GENERAL SITE DATA	
ADDRESS	4920 S SAN PABLO ROAD, JACKSONVILLE, FL 32224
CITY / COUNTY	CITY OF JACKSONVILLE / DUVAL COUNTY
PARCEL ID'S	167786-0500 & 167786-0400
TOTAL SITE AREA	± 240,516 SF
PROPOSED BUILDING FOOTPRINTS	889 STALLS
PROPOSED PARKING STRUCTURED GARAGE	± 232,497 SF
EXISTING OFFICE AREA	± 192,838 SF (17% REDUCTION)
PROPOSED OFFICE AREA	24 ROWHOUSES, 36 TOWNHOUSES, 160 CONDOS (250 TOTAL)
PROPOSED RESIDENTIAL AREA	± 2,019 SF
PROPOSED RETAIL AREA	56%
TOTAL OPEN SPACE	X
FEMA FLOOD ZONE	
EXISTING	AS SHOWN
CO	PUD
LAND USE	CCC
PROPOSED DSR / MAX SR	85% / 85%
PROPOSED PARK / MAX PARK	N/A
NUMBER OF BUILDINGS	2
PROPOSED BLDG HEIGHT / MAX BLDG HEIGHT	10' (1 EXIST & 15 NEW) / 62' (NEW CONSTRUCTION)
SETBACKS	
EXISTING	REQUIRED
EAST (FRONT)	121 MIN / 234 AVG
NORTH (SIDE)	374 MIN / 400 AVG
SOUTH (SIDE)	75
WEST (REAR)	20' MIN / 75 AVG
AS SHOWN	AS SHOWN
EAST (FRONT)	121 MIN / 234 AVG
NORTH (SIDE)	374 / 400 AVG
SOUTH (SIDE)	75 MIN / 97 AVG
WEST (REAR)	21 MIN / 75 AVG
LANDSCAPE / NATURAL BUFFERS	
EXISTING	REQUIRED
EAST (FRONT)	AS SHOWN
NORTH (SIDE)	676
SOUTH (SIDE)	579
WEST (REAR)	476
STANDARD SPACES (OFFICE) 3 SPACES PER 1000 SF	AS SHOWN
STANDARD SPACES FOR TOWNHOUSES & MULTIFAMILY	60
STANDARD SPACES (RETAIL) 3 SPACES PER 1000 SF	89
HANDICAP SPACES	24
TOTAL SPACES	1,115
BICYCLE PARKING	N/A
AS SHOWN	AS SHOWN
EAST (FRONT)	121 MIN / 234 AVG
NORTH (SIDE)	374 / 400 AVG
SOUTH (SIDE)	75 MIN / 97 AVG
WEST (REAR)	21 MIN / 75 AVG
PARKING	
EXISTING	REQUIRED
EAST (FRONT)	AS SHOWN
NORTH (SIDE)	676
SOUTH (SIDE)	579
WEST (REAR)	476
STANDARD SPACES (OFFICE) 3 SPACES PER 1000 SF	AS SHOWN
STANDARD SPACES FOR TOWNHOUSES & MULTIFAMILY	60
STANDARD SPACES (RETAIL) 3 SPACES PER 1000 SF	89
HANDICAP SPACES	24
TOTAL SPACES	1,115
BICYCLE PARKING	N/A
AS SHOWN	AS SHOWN
EAST (FRONT)	121 MIN / 234 AVG
NORTH (SIDE)	374 / 400 AVG
SOUTH (SIDE)	75 MIN / 97 AVG
WEST (REAR)	21 MIN / 75 AVG
UTILITIES	
EXISTING	REQUIRED
EAST (FRONT)	AS SHOWN
NORTH (SIDE)	676
SOUTH (SIDE)	579
WEST (REAR)	476
STANDARD SPACES (OFFICE) 3 SPACES PER 1000 SF	AS SHOWN
STANDARD SPACES FOR TOWNHOUSES & MULTIFAMILY	60
STANDARD SPACES (RETAIL) 3 SPACES PER 1000 SF	89
HANDICAP SPACES	24
TOTAL SPACES	1,115
BICYCLE PARKING	N/A
AS SHOWN	AS SHOWN
EAST (FRONT)	121 MIN / 234 AVG
NORTH (SIDE)	374 / 400 AVG
SOUTH (SIDE)	75 MIN / 97 AVG
WEST (REAR)	21 MIN / 75 AVG



October 3, 2024

Exhibit 4  
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# 1A PUD SITE PLAN

SCALE: 1" = 80'-0"

