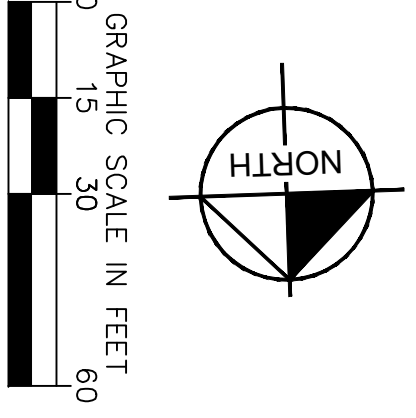
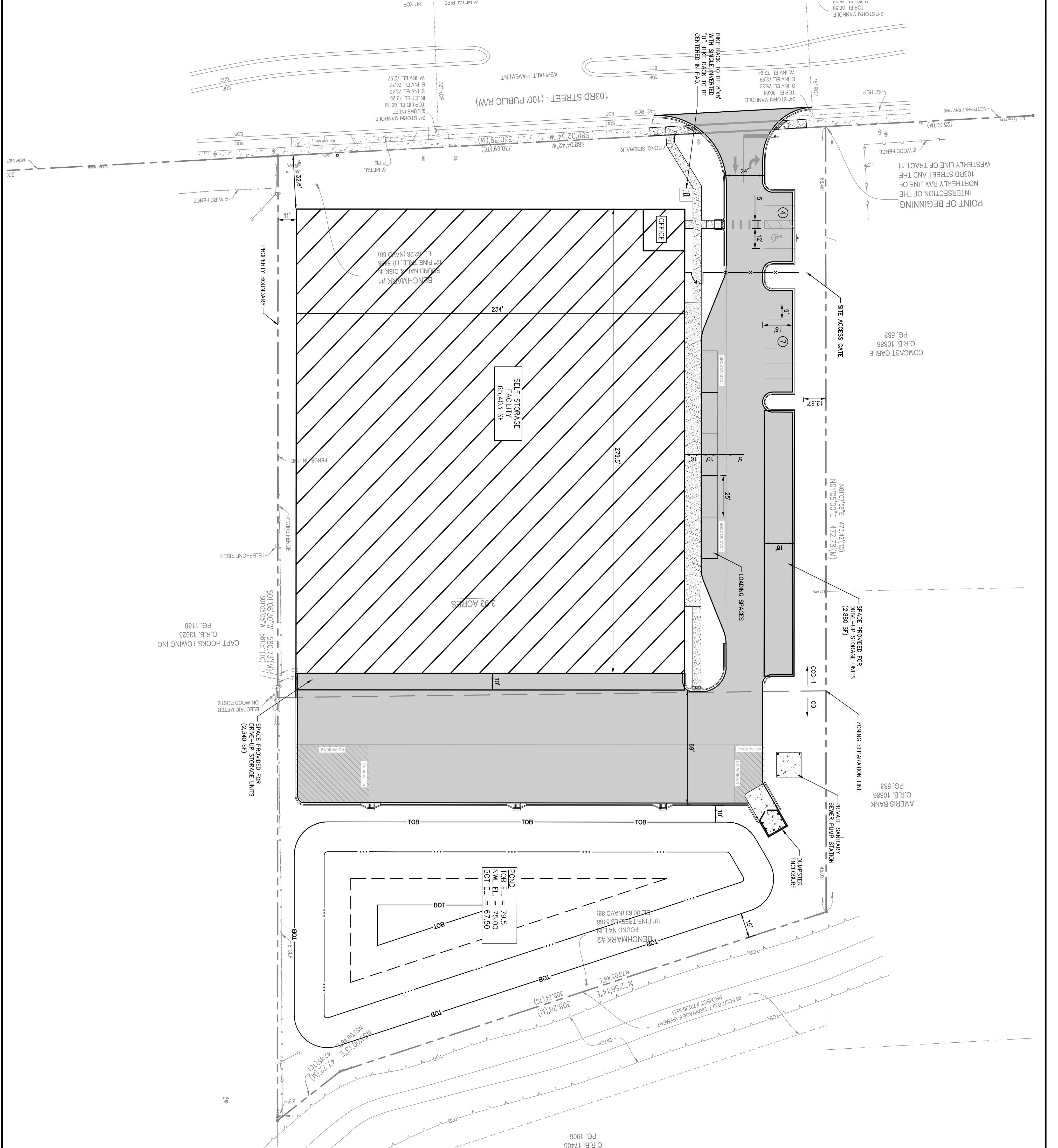


This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**SITE DATA:**  
 ZONING: CCG-1 / CO (SPLIT ZONING ON SITE)  
 REAL ESTATE #: 012959 0000  
 TOTAL PROPERTY AREA: 171,416 SF 3.94 Ac.  
 NUMBER OF STORAGE UNITS: 820 TOTAL UNITS (780 BLDG. UNITS + 40 DRIVE-UP UNITS)

**MINIMUM YARD REQUIREMENTS AND BUILDING SETBACKS:**  
 CCG-1: FRONT 0 FEET, SIDE 0 FEET, REAR 10 FEET  
 CO: FRONT 20 FEET, SIDE 10 FEET, REAR 10 FEET  
**MEANSVILLE SURFACE RATIO:**  
 CCG-1: 85%  
 CO: 85%  
**MAXIMUM BUILDING HEIGHT:**  
 CCG-1: 60 FT.  
 CO: 35 FT.

**REQUIRED PARKING AND LOADING:**

PARKING REQUIREMENT (STORAGE USE)	AMOUNT TO PROVIDE FOR	PARKING REQUIRED
1 SPACE PER 2,000 SF OF GROSS FLOOR AREA	136,026 SF TOTAL*	68 SPACES
*TOTAL AREA FOR PARKING CALCULATION BASED UPON 2-STORY 65,403 BUILDING AND 5,220 SF DRIVE-UP STORAGE UNITS		
TOTAL PARKING REQUIRED		68 SPACES
TOTAL PARKING PROVIDED		11 SPACES
OFF-STREET PARKING REQUIREMENTS SET FORTH IN THE JACKSONVILLE CODE PART 6, SUB PART 656.604		
TOTAL ADA PARKING PROVIDED		1 SPACES
ADA PARKING REQUIREMENT PER 2020 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION: TABLE 208.2		
TOTAL BICYCLE PARKING REQUIRED	5% OF THE REQUIRED OFF-STREET MOTOR VEHICLE PARKING	2 SPACES
TOTAL BICYCLE PARKING PROVIDED		2 SPACES
OFF-STREET BICYCLE PARKING REQUIREMENTS SET FORTH IN THE JACKSONVILLE CODE PART 6, SUB PART 656.608		
LOADING SPACES REQUIRED (AGGREGATE FLOOR AREA OF 120,000 SF BUT NOT OVER 200,000 SF)		4 SPACES
TOTAL LOADING SPACES PROVIDED		5 SPACES

**PROJECT DATUM: NAVD '88**  
 THE PRESENCE OF GROUNDWATER SHOULD BE DETERMINED BY A REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION. AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT SCHEDULED.  
 ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.  
**sunshine811.com**

SHEET NUMBER <b>C-103</b>	OVERALL SITE PLAN	KHA PROJECT 045670000	FOR ENGINEER OF RECORD SIGNATURE AND SEAL REFER TO SIGNATURE SHEET	<p>© 2021 KIMLEY-HORN AND ASSOCIATES, INC.                  12740 GRAN BAY PARKWAY WEST, SUITE 2350                  JACKSONVILLE, FLORIDA 32258                  PHONE: 904-828-3900                  WWW.KIMLEY-HORN.COM REGISTRY 696</p>	NO.	REVISIONS	DATE	BY
	JAX SELF STORAGE 103RD STREET PREPARED FOR 103RD STREET STORAGE, LLC CITY OF JACKSONVILLE FLORIDA	DATE SEPTEMBER 2021 SCALE: AS SHOWN DESIGNED BY: GEE DRAWN BY: GEE CHECKED BY: TEH						