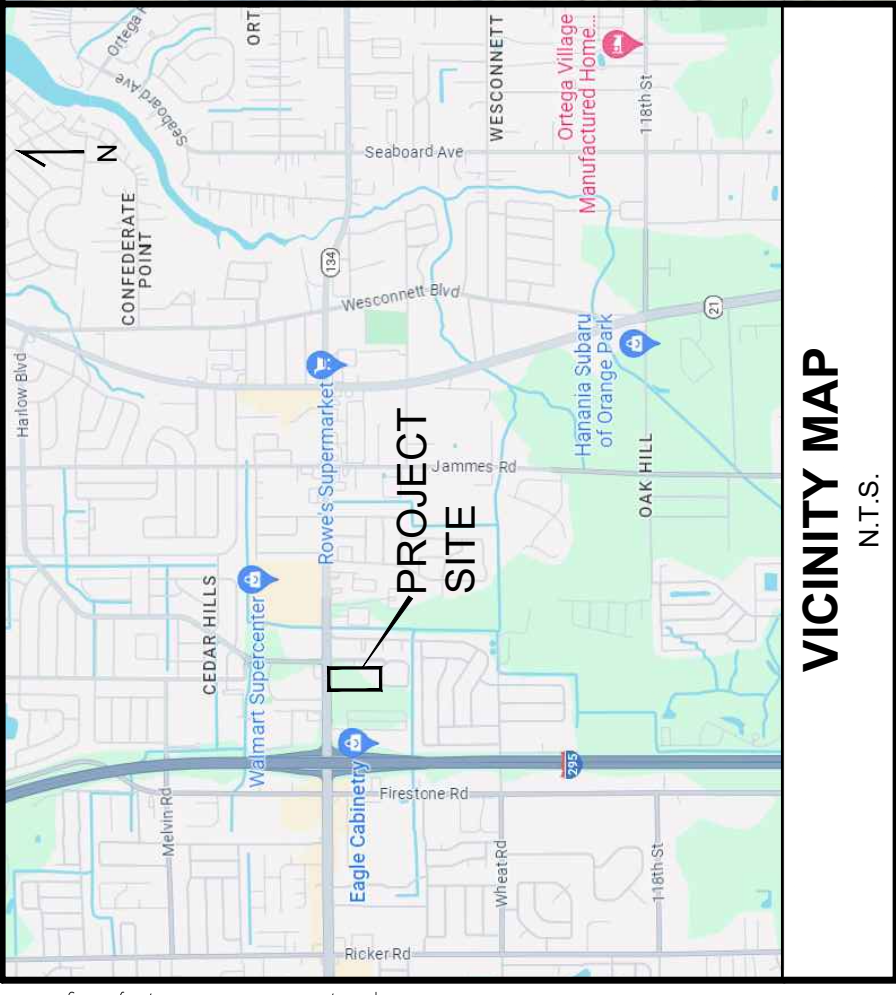
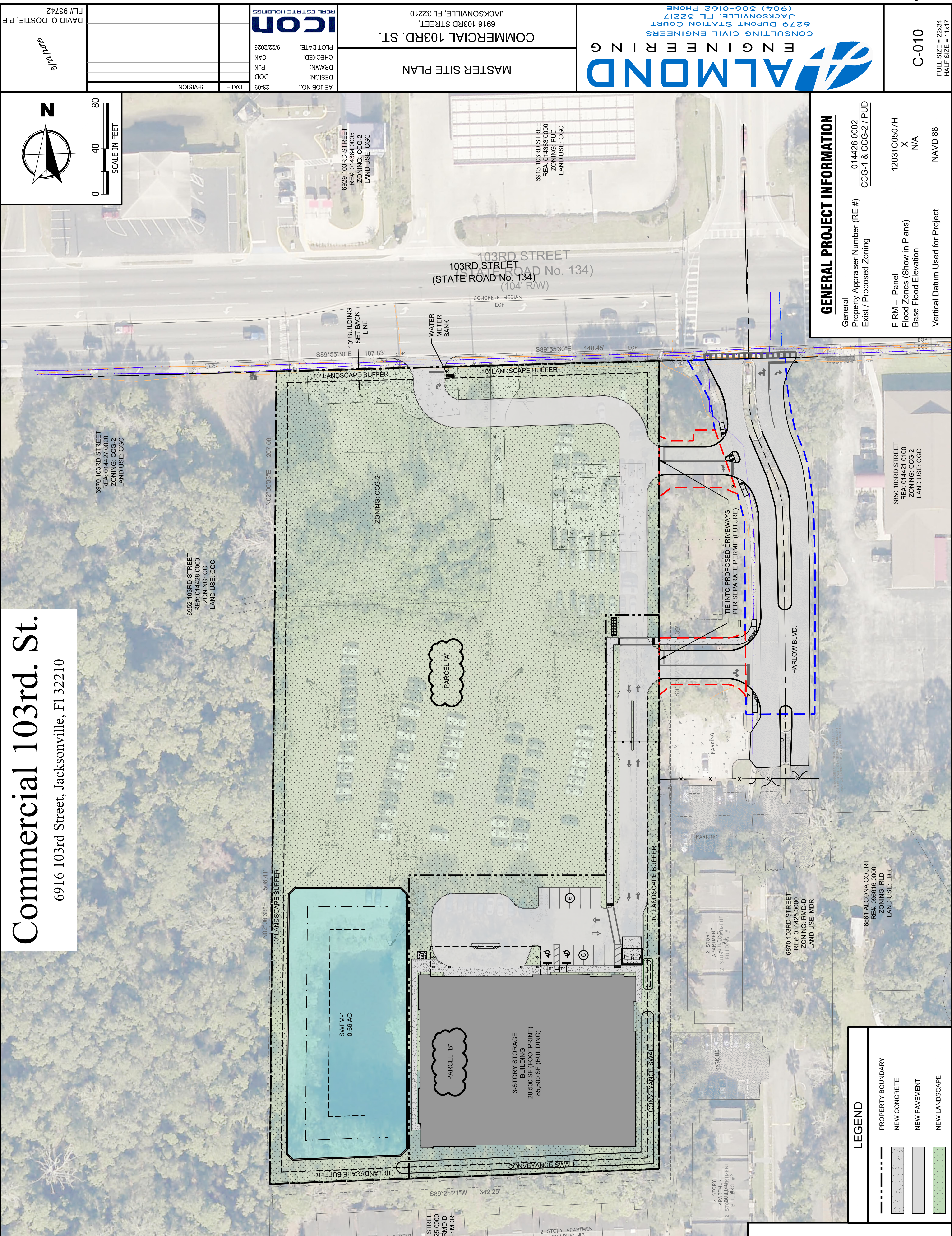




# Commercial 103rd. St.

6916 103rd Street, Jacksonville, FL 32210



| PROJECT CONTACTS           |                                |
|----------------------------|--------------------------------|
| OWNER / DEVELOPER:         | 6916 103rd St LLC              |
|                            | 6924 NW 113Th Pl.              |
|                            | Doral, FL 33178                |
|                            | (786) 818-1198                 |
| CIVIL ENGINEERS:           | Almond Engineering, P.A.       |
|                            | 6279 Dupont Station Court      |
|                            | Jacksonville, FL 32217         |
|                            | 904.306.0162                   |
| Attn: Eric J. Almond, P.E. | ealmond@almondengineering.com  |
|                            | Attn: David O. Dostie, P.E.    |
| SURVEYOR:                  | SAM                            |
|                            | 10250 Normandy Blvd, Suite 604 |
| LANDSCAPE ARCHITECT:       | A & K Land Planning            |
|                            | 426 Tortoise Trace             |
| Attn: Kris Reed            | Jacksonville, FL 32259         |
|                            | 904.476.9692                   |
| aklandplanning@comcast.net |                                |

## SITE DATA SUMMARY

|                             |                     |
|-----------------------------|---------------------|
| Site:                       | 5.54 ac             |
| Total Site Area:            | 0.00 ac             |
| Ex. Wetland Area:           | 0.0 ac              |
| Wetland Buffer Area:        | N/A                 |
| Existing Proposed Zoning:   | CCG-1 & CCG-2 / PUD |
| Existing Proposed Land Use: | CGC / CGC           |
| Section, Township, Range:   | 13, 3S, 25E         |
| Zoning Requirements:        | N/A                 |
| Minimum Lot Width:          | N/A                 |
| Minimum Lot Area:           | 85%                 |
| Minimum Surface Ratio:      | 0'                  |
| Minimum Yard Requirements:  | 0'                  |
| Front Setback:              | 0'                  |
| Side Setback:               | 0'                  |
| Rear Setback:               | 0'                  |

## LEGEND

| PROPERTY BOUNDARY |  |
|-------------------|--|
| NEW CONCRETE      |  |
| NEW PAVEMENT      |  |
| NEW LANDSCAPE     |  |

## GENERAL PROJECT INFORMATION

|                                 |                                  |             |
|---------------------------------|----------------------------------|-------------|
| General                         | Property Appraiser Number (RE #) | 014426 0002 |
| Exist / Proposed Zoning         | CCG-1 & CCG-2 / PUD              |             |
| FIRM - Panel                    | 12031C0507H                      |             |
| Flood Zones (Show in Plans)     | X                                |             |
| Base Flood Elevation            | N/A                              |             |
| Vertical Datum Used for Project | NAVD 88                          |             |

ALMOND ENGINEERING

CONSULTING CIVIL ENGINEERS  
6279 DUPONT STATION COURT  
JACKSONVILLE, FL 32217  
(904) 306-0162 PHONE

## MASTER SITE PLAN

COMMERCIAL 103RD. ST.  
6916 103RD STREET,  
JACKSONVILLE, FL 32210

|            |           |
|------------|-----------|
| DESIGN:    | DOD       |
| DRAWN:     | CAK       |
| CHECKED:   | CAK       |
| PLOT DATE: | 9/22/2025 |

|             |       |
|-------------|-------|
| AE JOB NO.: | 23-09 |
| DATE:       | 23-09 |
| REVISION    |       |

|           |                       |
|-----------|-----------------------|
| FL# 93742 | DAVID O. DOSTIE, P.E. |
|-----------|-----------------------|