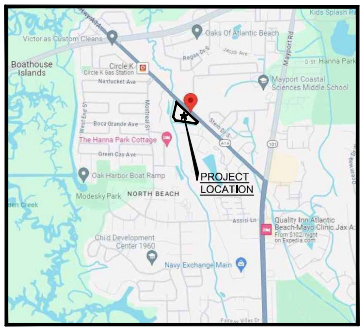
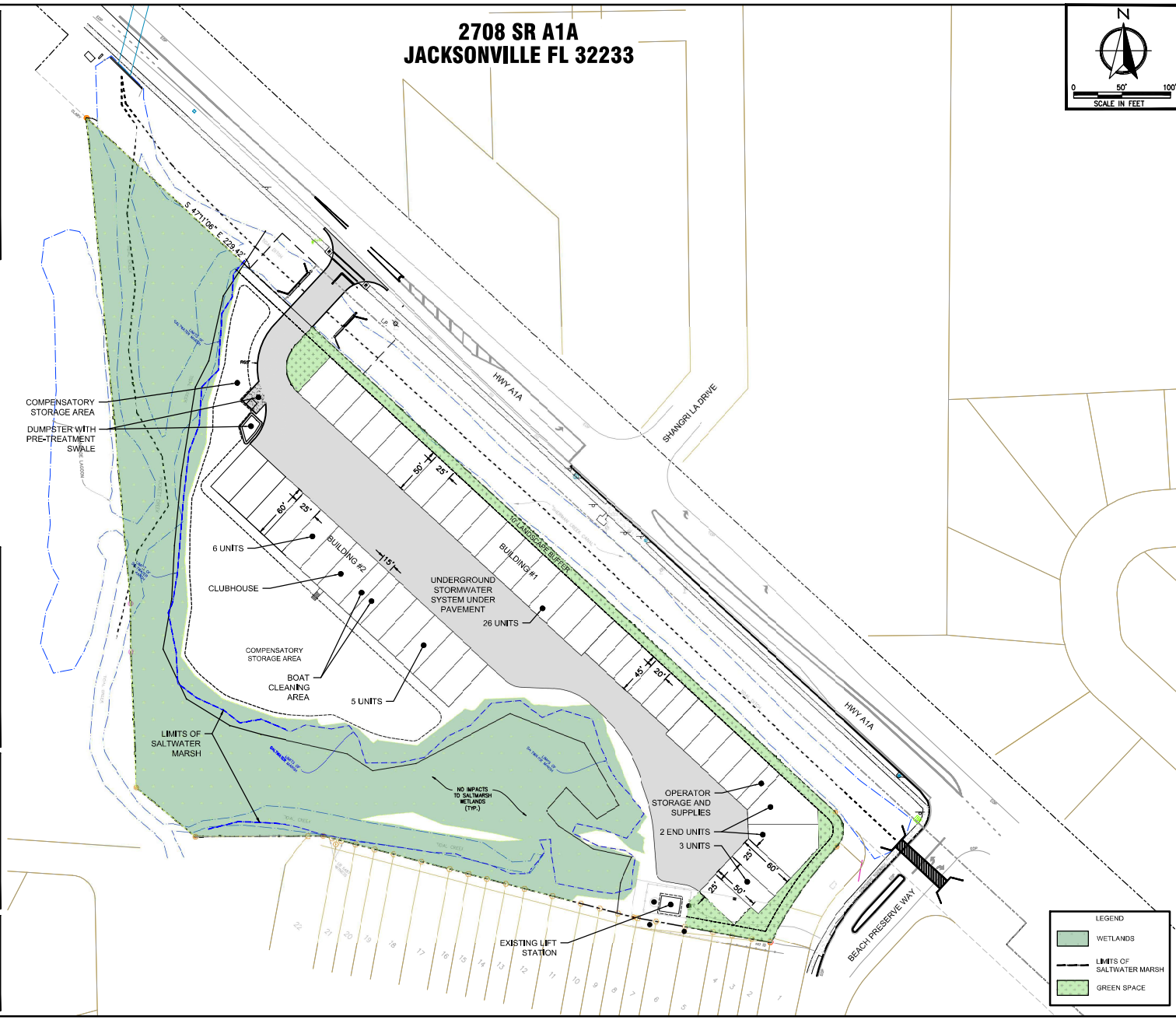
2708 SR A1A
JACKSONVILLE FL 32233





EX. SYMBOL LEGEND

- DENOTES ELECTRIC VAULT
- DENOTES WATER VALVE
- DENOTES DRAINAGE MANHOLE
- DENOTES SANITARY MANHOLE
- DENOTES GUY ANCHOR
- DENOTES SIGN
- DENOTES FORCEMAIN VALVE
- DENOTES WATER METER
- DENOTES TELEPHONE PEDESTAL
- DENOTES TRAFFIC SIGNAL POLE
- DENOTES TOP OF BANK
- DENOTES CHAINLINK FENCE
- DENOTES VINYL FENCE
- DENOTES WOOD GUY POLE
- DENOTES CONCRETE POWER POLE
- DENOTES METER POLE
- DENOTES CONCRETE LIGHT POLE

SITE DATA SUMMARY

Total Site Area:	7.12 ac
Existing Wetland Area:	3.02 ac
Upland Area:	4.10 ac
Building #1	40,500 sf
Building #2	20,100 sf
Number of Storage Units	46

Approx. sq ft of units = ± 900 sf to 2,717 sf
Note: Unit dimensions noted are approximate and subject to change

Parking Requirement: 1 space per 2,000 sf

All parking will be provided within the Individual Garage Space.

GENERAL PROJECT INFORMATION

General

Property Appraiser Number (RE #)	168374-0000
Exist / Proposed Zoning	RMD-C/PUD
Land Use / Proposed Land Use	MDR /CGC
PUD Ordinance Number	-
FIRM – Community – Panel	12031C0406J
Flood Zones (Show in Plans)	AE
Base Flood Elevation	6
Impervious Area (Sq. Ft.)	60,600 sf±

LEGAL DESCRIPTION

A TRACT OF LAND BEING THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 17012 PAGE 797 OF THE PUBLIC RECORDS OF DUVAL COUNTY. FLORIDA, SAME BEING A PORTION OF LOTS 2 AND 3, DIVISION 4, ANDREWS DEWEES GRANT.

SECTION 37 TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY FLORIDA.

* SEE ALTA Survey from Bartram Trail Suveying, INC dated 12/22/21

DATE	REVISION
April 12, 2024	Exhibit 4

AE JOB NO.:	21-121
DESIGNED:	RAF
DRAWN:	RAF / JK
CHECKED:	CK
PLOT DATE:	4.12.2024

PUD MASTER SITE PLAN

ATLEE DEVELOPMENT GROUP, INC.

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

C-100

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