

SITE DATA

PROPERTY LOCATION: PACETTI RD. & REGISTRY BLVD
 PARCEL ID: 288000-0011 & 288000-0015
 LOCAL MUNICIPALITY: ST. JOHNS COUNTY
 FUTURE LAND USE: ST. JOHNS DRI
 CURRENT ZONING: PLANNED UNIT DEVELOPMENT (PUD)
 DESIGNATED USES: COMMERCIAL

TOTAL OVERALL PARCEL AREA: 7.73 AC
 MAXIMUM IMPERVIOUS SURFACE RATIO: 85%
 MAXIMUM FAR: 0.50
 LOT 1 AREA: 249,255 SF (5.72 AC)
 LOT 1 IMPERVIOUS SURFACE RATIO: 69.48%
 MIN. OPEN SPACE: 15%
 LOT 1 OPEN SPACE: 30.52%
 LOT 1 MAX BUILDING SQUARE FOOTAGE: 48,090 SF
 LOT 1 PROPOSED FAR: 0.113
 LOT 2 AREA: 87,635 SF (2.01 AC)
 LOT 2 MAX BUILDING SQUARE FOOTAGE: 60,900 SF
 LOT 2 FAR: TBD

BUILDING SETBACKS
 FRONT: 20'
 SIDE: 10'
 REAR: 0'

BUILDING HEIGHT
 MAXIMUM: 50' PROPOSED MAX. 30'

SOILS

SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
38	RIVIERA	FINE SAND	C/D
58	EAGALLIE	FINE SAND	A/D
63	PLACID	FINE SAND	A/D

SOILS DATA FROM USDA NRCS ONLINE SOILS SURVEY DATED JUNE 9, 2020

FLOOD ZONE
 THE SITE IS LOCATED IN FLOOD ZONE X, NOT A SPECIAL FLOOD AREA, PER FEMA F.I.R.M. PANEL 12109C0278, DATED DECEMBER 7, 2018 ST. JOHNS COUNTY, FLORIDA.

WETLANDS
 THERE ARE APPROXIMATELY 1.2 ACRES OF WETLANDS LOCATED ON THE NORTHWEST CORNER OF PROJECT SITE.

VEGETATION
 THE SITE IS CURRENTLY A WOODED FIELD.

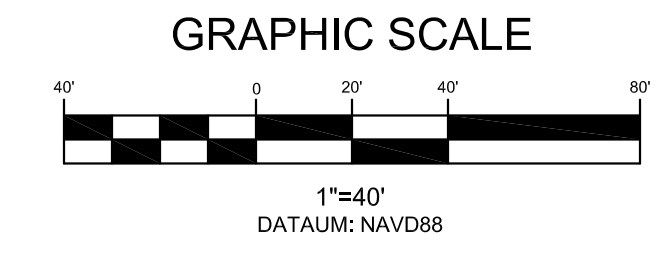
PARKING REQUIRED

OFFICE	48,090 SQ. FT. X (1 SPACE PER 300 SQ. FT.)	161 SPACES
TOTAL PARKING REQUIRED		161 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	199 SPACES
HANDICAPPED PARKING SPACES	6 SPACES
TOTAL PARKING PROVIDED	205 SPACES

STORMWATER MANAGEMENT:
 STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH ST. JOHNS COUNTY AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.



DATE	BY	REVISIONS
06/08/22	DDP	REVISED PER COUNTY COMMENTS
05/19/22	DDP	REVISED PER COUNTY COMMENTS
03/15/22	DDP	REVISED PER COUNTY COMMENTS
01/27/22	DDP	REVISED TO ADD PHASE 2
09/17/21	SCP	REVISED PER SURVIMD COMMENTS
09/02/21	SCP	REVISED PER COUNTY COMMENTS
06/14/21	BRP	ISSUED FOR PERMITTING



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SITE PLAN

ST. AUGUSTINE SELF-STORAGE
 PACETTI RD. & REGISTRY BLVD
 ST AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRYAN POTTS ON THE DATE AND TIME SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE	06/01/21
SCALE	1"=40'
DRAWN-BY	SCP
PROJECT NUMBER:	069-003
P	
SHEET NO.	