

C:\USERS\THECO\CONTINUED-MASTER DROPBOX\BRYAN RUSSELL (DROPBOX)\CONTINUED-MASTER (P-DRAW)\PROJECTS\2023\23-245 - LAKE CITY SELF STORAGE - LAKE CITY, FL\DRAWINGS

PROJECT DEVELOPER

CITADEL I HOLDINGS COMPANY, LLC
726 SOMERSET LANDING LANE
LEAGUE CITY, TX 77573
CONTACT: CHUCK STRINGHAM
PHONE: (386) 292-5494
EMAIL: INFO@LAKECITYSELFSTORAGE.COM

PROJECT CIVIL ENGINEER

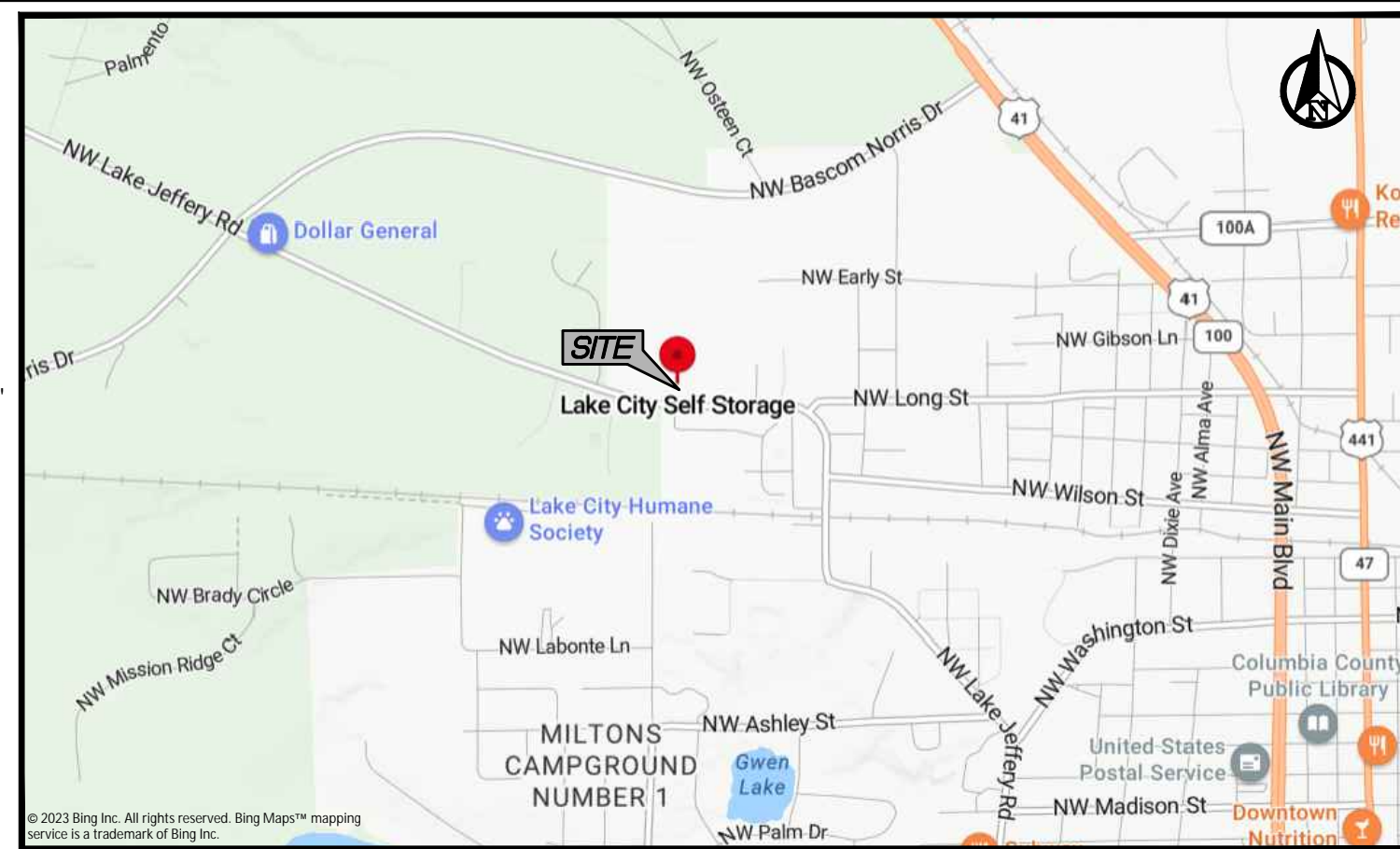
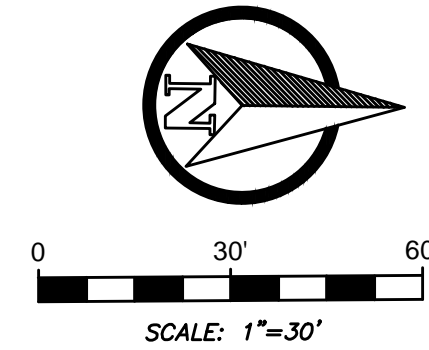
CONTINEO GROUP, LLC
755 COMMERCE DRIVE
SUITE 800
ATLANTA, GA 30030
CONTACT: RON CRUMP, P.E.
PHONE: (404) 556-7721
EMAIL: RONC@THECONTINEOGROUP.COM

LEGAL DESCRIPTION

Parcel Number: 30-35-17-05846-000

Description:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHWEST ¼, N88D44°00'E, 326.70 FEET; RUN THENCE N00D37°00'E, 1.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF S-250, CONTINUE N00D37°00'E, 210.00 FEET; RUN THENCE N88D33°00'E, 200.00 FEET; RUN THENCE S00D59°00'W, 212.27 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SR-250; RUN THENCE ALONG THE NORTH RIGHT-OF-WAY LINE S88D44°00'W, 115.19 FEET TO THE POINT OF CURVATURE; RUN THEN ON A CHORD BEARING S88D59°00'W, A CHORD DISTANCE ON 84.09 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

N.T.S.

SITE LEGEND

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	TRAFFIC FLOW ARROW (PAVEMENT MARKING)
	ADA STALL
	DUMPSTER PAD LOCATION
	PARKING SPACE COUNT
	STANDARD DUTY ASPHALT
	CROSS ACCESS/SHARED DRIVE

SITE SUMMARY

PARCEL NUMBER	30-35-17-05846-000
ALTERNATE KEY	
EXISTING ZONING	CI (COMMERCIAL, INTENSIVE)
OVERLAY DISTRICT	N/A
FUTURE LAND USE	
PROPOSED USE	SELF-STORAGE
TOTAL SITE AREA	± 0.98 AC
MIN. LOT SIZE	N/A
MIN. LOT WIDTH	N/A
MIN. LOT DEPTH	N/A
MAX. BUILDING HEIGHT	
MAX. FAR	1.0
FRONT	20'
SIDE SETBACK	10' FOR YARD, OTHERWISE 0
REAR SETBACK	15'
TRANSITIONAL BUFFER	10' ADJ TO RESIDENTIAL
LANDSCAPE BUFFER	10' ALONG ROW
PARKING SIZE	STANDARD: 10' X 20' ADA: 12' X 20', W/ 5' X 20' ACCESS AISLE
REQUIRED PARKING	MIN: 12; MAX: NONE
PROPOSED PARKING	
MIN. ADA SPACES	1
LOADING SPACE REQUIREMENTS	
MIN. LOADING SPACES	
MIN. AISLE WIDTH	
PARKING REQUIRED BASED ON: WAREHOUSE OR STORAGE: 1 SP/1,500-SF FLOOR AREA 18,000-SF / 1,500-SF = 12 SP	

NOTES

- THE SITE IS CURRENTLY PARTIALLY DEVELOPED, WITH TREE CLEARING.
- THE ENTIRE SITE IS LOCATED WITHIN THE "ZONE X" AREA OF MINIMAL FLOOD HAZARD.
- THERE ARE NO WETLANDS ON SITE.
- NO PORTION OF THE 25' STATE STREAM BUFFER IMPACTS SITE.
- MIN. 10% OF OFF-STREET PARKING AREA TO BE LANDSCAPED.

LANDSCAPE ISLAND

EACH SEPARATE LANDSCAPE AREA TO BE MIN. 50-SF, W/ MIN. DIM. OF 3' & INCL. MIN. 1 TREE.

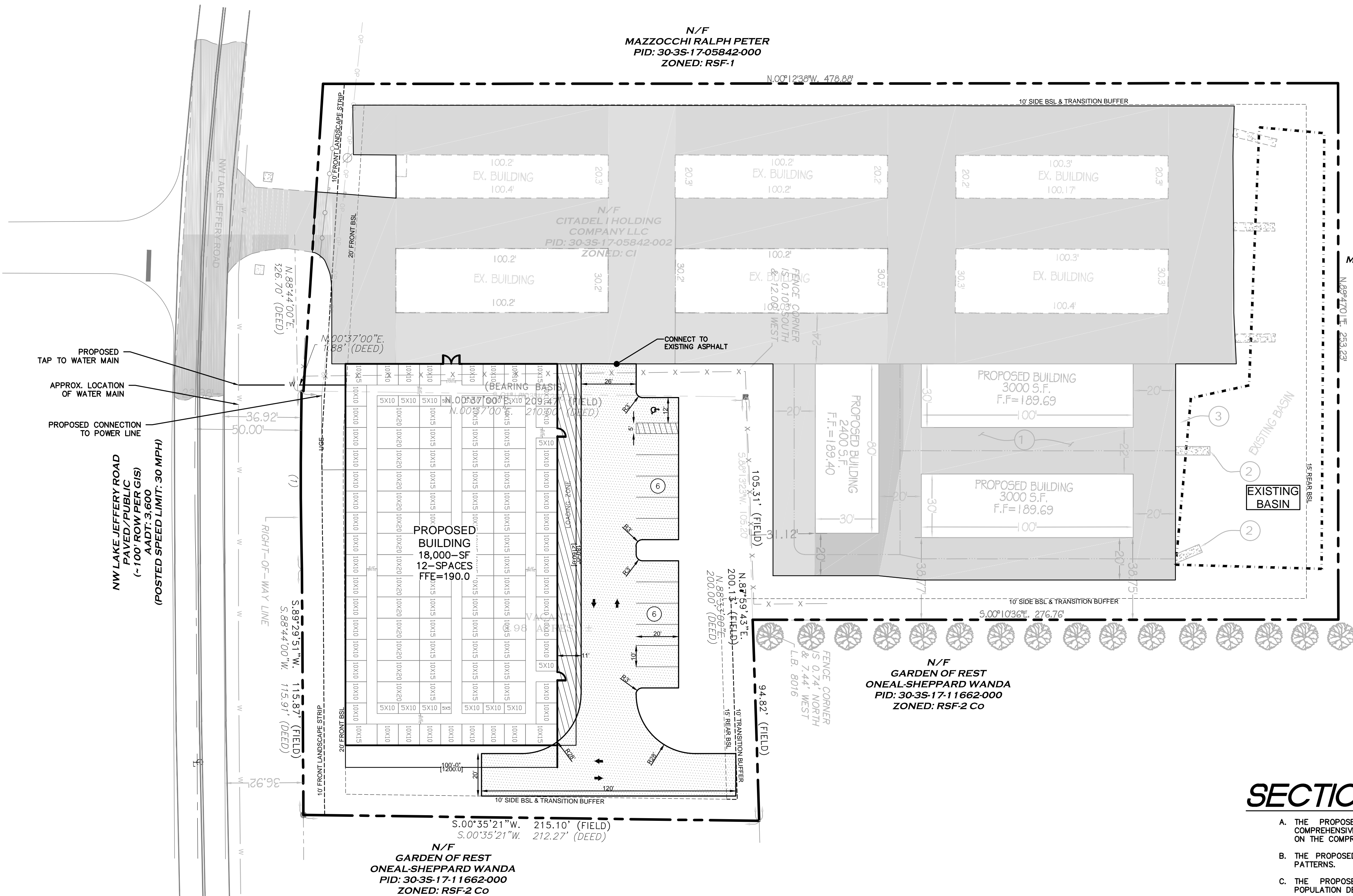
UTILITY AVAILABILITY

- WATER
- SEWER

*PER CONVERSATION W/ CITY OF LAKE CITY UTILITY SERVICES ADMINISTRATOR

SECTION 11.3 ANALYSIS

- THE PROPOSED USE IS IN CONFORMANCE WITH THE CITY'S COMPREHENSIVE PLAN, AND SHOULD NOT HAVE AN ADVERSE EFFECT ON THE COMPREHENSIVE PLAN.
- THE PROPOSED USE IS COMPATIBLE WITH ESTABLISHED LAND USE PATTERNS.
- THE PROPOSED PROJECT WILL NOT MATERIALLY ALTER THE POPULATION DENSITY PATTERN.
- THE PROPOSED USE, BEING A SELF-STORAGE FACILITY, SHOULD PROVE ADVANTAGEOUS TO THE COMMUNITY.
- THE PROPOSED USE SHOULD HAVE NO ADVERSE EFFECT ON LIVING CONDITIONS IN THE NEIGHBORHOOD.
- THE PROPOSED USE WILL NOT EXCESSIVELY INCREASE TRAFFIC CONGESTION OR OTHERWISE AFFECT PUBLIC SAFETY.
- THE PROPOSED USE WILL UTILIZE A STORMWATER MANAGEMENT POND, WHICH WILL SERVE TO PREVENT ANY POTENTIAL DRAINAGE PROBLEMS.
- THE PROPOSED USE, BEING A SINGLE ON-STORY STRUCTURE, WILL NOT SERIOUSLY REDUCE LIGHT AND AIR TO ADJACENT PROPERTIES.
- THE PROPOSED USE SHOULD NOT ADVERSELY AFFECT PROPERTY VALUES IN THE ADJACENT AREAS.
- THE PROPOSED USE SHOULD NOT DETER THE IMPROVEMENT OF ADJACENT PROPERTIES.
- THE PROPOSED PROJECT SHOULD BE CONSIDERED WITHIN THE SCALE & NEEDS OF THE COMMUNITY.



DRAFT

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LAKE CITY SELF STORAGE
C/O CHUCK STRINGHAM
1143 NW LAKE JEFFERY RD,
LAKE CITY, FL 32055
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LAKE CITY SELF STORAGE

ISSUED FOR: CONCEPT PLAN

JURISDICTION: CITY OF LAKE CITY
LOCATION: 1115 NW LAKE JEFFERY RD,
LAKE CITY, FL 32055

DATE REVISIONS

DRAWN: KK CHECK: EGS

JOB NO: 23-245 DATE: 06/19/23

SITE PLAN

SHEET C100