GENERAL NOTES:
PARCEL ID#: 42-2N-27-0000-0002-0000
PROPERTY ACREAGE: 7.76 AC
SITE LOCATED IN FLOOD ZONE X
ZONING: INDUSTRIAL WAREHOUSE (IW)
PROPOSED USE: BOAT REPAIR SHOP

NASSAU COUNTY PROJECT NUMBER SP17-018

BUILDING 1 TOTAL AREA: 7,500 SF
FLOOR AREA RATIO: 2.22%

BUILDING 2 TOTAL AREA: 7,500 SF
FLOOR AREA RATIO: 2.22%

FUTURE BUILDING TOTAL AREA: 14,400 SF
FLOOR AREA RATIO: 4.26%

TOTAL BUILDING AREA: 29,400 SF
TOTAL FLOOR AREA RATIO: 8.70%

MAX BUILDING HEIGHT = 45'

FIRE SPRINKLER SYSTEM NOT PROPOSED
FOR ANY BUILDINGS

NO WELLS WITHIN 200'

ALL DRIVEWAYS AND PARKING AREAS SHALL BE ASPHALT PAVEMENT BUILT
TO NASSAU COUNTY ROADWAY AND DRAINAGE STANDARDS

PARKING:
BUILDING #1 (OFFICES & REPAIR SHOPS)
1 SPACE PER 300 SF OF OFFICE SPACE + 1 SPACE PER 2 OCCUPANTS
(2,250 SF/300 SF) = 8 SPACES
(10 OCC/2 OCC) = 5 SPACES
(2 OCCUPANT SPACES PROVIDED IN
FRONT OF EACH UNIT - 20 TOTAL)
13 PARKING SPACES REQUIRED
32 PARKING SPACES PROVIDED
(31 REGULAR + 1 ADA)

BUILDING #2 & #3 (STORAGE)
1 SPACE PER 2 EMPLOYEES + 1 SPACE PER EACH VEHICLE BASED
AT FACILITY
(2 OCC/2 OCC) = 1 SPACE
1 PARKING SPACE REQUIRED
1 PARKING SPACE PROVIDED

TOTAL SPACES REQUIRED = 13
TOTAL SPACES PROVIDED = 33

PARKING LOT AREA: 64,104 SF
PARKING AREA RATIO = 18.96%

TOTAL IMPERVIOUS AREA = 93,504 SF
IMPERVIOUS SURFACE RATIO = 27.66%

BUILDING SETBACKS:
FRONT YARD = 50 FEET
SIDE YARD = 20 FEET
REAR YARD = 25 FEET

0.48 ACRES TOTAL OF PROPOSED WETLAND IMPACTS (D)

PROPERTY IS SUBJECT TO THE SIGNAGE REQUIREMENTS
OF THE WILLIAM BURGESS DISTRICT, AS AMENDED.

CONDITIONAL USE NO. E17-008

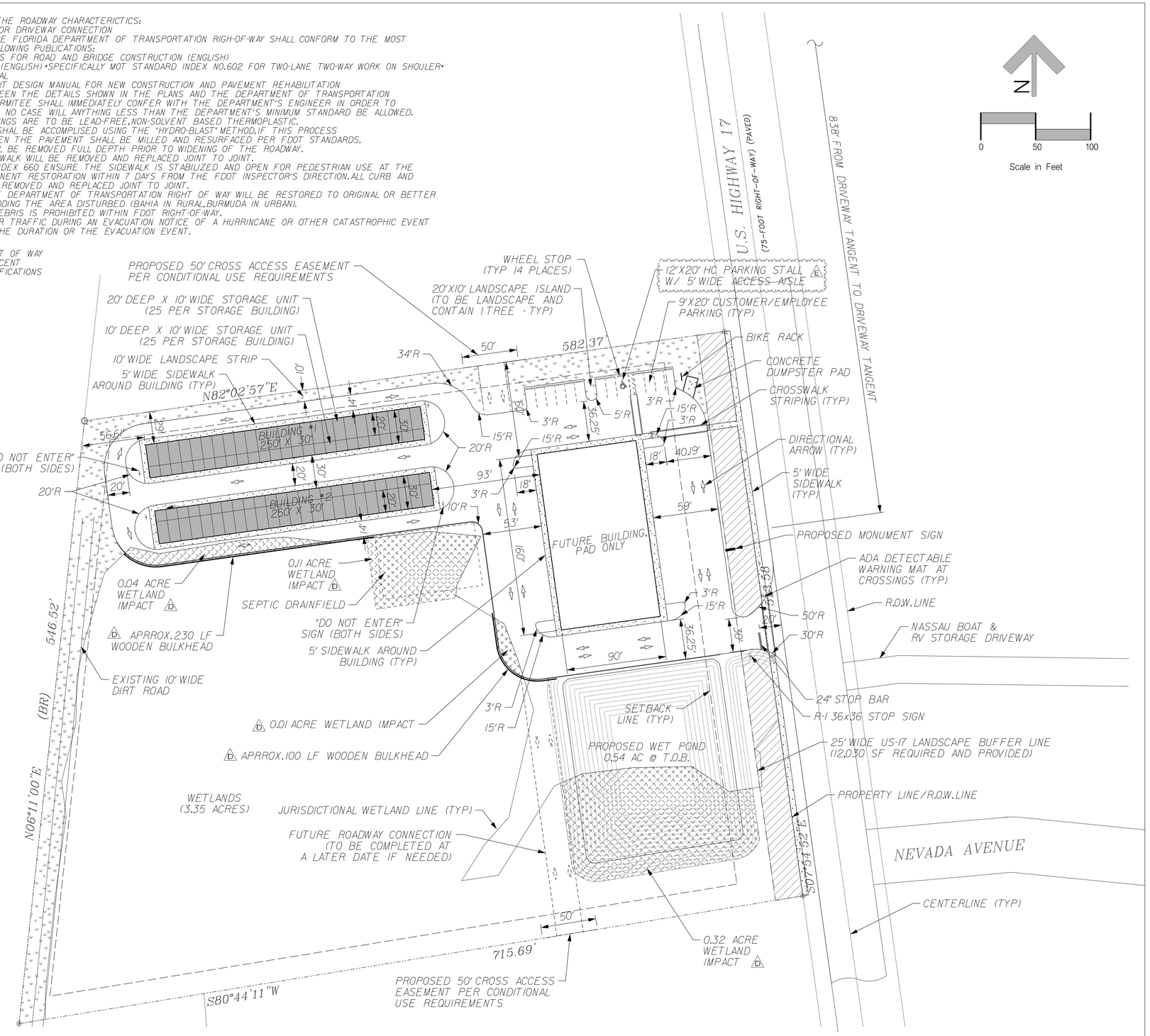
AS PART OF APPROVAL OF THIS PERMIT, IT IS (D)
UNDERSTOOD AND ACCEPTED BY THE OWNER
THAT THEY WILL COMPLY WITH THE CROSS ACCESS
REQUIREMENT SHOWN WHEN DEEMED APPROPRIATE
IN THE FUTURE BY NASSAU COUNTY

LEGEND:

- WETLAND IMPACTS
- BUILDING FOOTPRINT
- CONCRETE
- LANDSCAPE BUFFER
- OPEN SPACE

(B) GENERAL NOTES, AS APPLICABLE WITH THE ROADWAY CHARACTERICTICS:
- NO PROPOSED LANE CLOSURES FOR DRIVEWAY CONNECTION
- ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGH-OF-WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:
  - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ENGLISH)
  - FDOT STANDARDS INDEX (ENGLISH) *SPECIFICALLY MOT STANDARD INDEX N0.602 FOR TWO-LANE TWO-WAY WORK ON SHOULER*
  - FDOT PLANS PREP MANUAL
  - FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION
- SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/PERMITEE SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DESCREPANCY. IN NO CASE WILL ANYTHING LESS THAN THE DEPARTMENT'S MINIMUM STANDARD BE ALLOWED.
- ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE. NON-SOLVENT BASED THERMOPLASTIC.
- REMOVAL OF EXISTING STRIPING SHAL BE ACCOMPLISED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT. THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER FDOT STANDARDS.
- EXISTING PAVED SHOULDER SHALL BE REMOVED FULL DEPTH PRIOR TO WIDENING OF THE ROADWAY.
- ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
- ALONG WITH DESIGN STANDARD INDEX 660 ENSURE THE SIDEWALK IS STABILIZED AND OPEN FOR PEDESTRIAN USE AT THE END OF THE WORK DAY. PERMANENT RESTORATION WITHIN 7 DAYS FROM THE FDOT INSPECTOR'S DIRECTION. ALL CURB AND GUTTER AND SIDEWALK TO BE REMOVED AND REPLACED JOINT TO JOINT.
- ALL DISTURBED AREA WITHIN THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BAHIA IN RURAL, BURMUDA IN URBAN).
- BURNING OF MATERIAL AND/OR DEBRIS IS PROHIBITED WITHIN FDOT RIGHT-OF-WAY.
- ALL LANES MUST BE OPENED FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRINCANE OR OTHER CATASTROPHIC EVENT AN SHALL REMAIN OPEN FOR THE DURATION OR THE EVACUATION EVENT.

*ALL WORK WITHIN THE FDOT RIGHT OF WAY
SHALL CONFORM TO THE MOST RECENT
DEPARTMENT STANDARDS & SPECIFICATIONS



No.	By	Date	Revision
K			
J			
I			
H			
G			
F			
E			
D	BM	5-15-18	REVISED PER NC /SJRWMD /FDOT COMMENTS
C	BM	3-16-18	REVISED PER SJRWMD COMMENTS
B	BM	3-8-18	REVISED PER FDOT COMMENTS
A	MP	1-4-18	REVISED PER FDOT COMMENTS

Scale: 1" = 50'
Project Mgr: AG
Designed by: BM
Drawn by: BM
QA/QC: NG

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

NOAH KANE

US-17 MARINE REPAIR SHOP & STORAGE FACILITY

GEOMETRY PLAN

Registered Professional

SHEET NO. GE-1
4 of 16
Issue Date May 15, 2018
Project No. 17-10.06

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