

PARCEL ID # 01-2N-26-0000-0007-0010
ZONING: COMMERCIAL HIGHWAY TOURIST
LAND USE: COMMERCIAL
PROPERTY ACREAGE: 5.42 AC

MAXIMUM IMPERVIOUS AREA: 65%
IMPERVIOUS AREA: 52.2%

BUILDING AND PARKING
LOT COVERAGE: 42.4%

WETLAND IMPACTS: NONE

WETLAND BUFFER: 16,379 SF

MAXIMUM BUILDING HEIGHT: 40'

SETBACK REQUIREMENTS:

FRONT-25 FEET
SIDE-15 FEET
REAR- 15 FEET

PARKING REQUIREMENTS:
1 SPACE / 300 SF RETAIL
1 SPACE / 300 SF OFFICE SPACE
8100 SF / 300 SF = 27 SPACES
27 SPACES PROVIDED
ADA (4% OF TOTAL): 2 SPACES

LANDSCAPE BUFFER REQUIREMENTS:
FRONT-25 FEET
SIDE-10 FEET
REAR-10 FEET

BLDG #1: RETAIL
FLOOR AREA: 8,100 SF

BLDG #2: MINI-STORAGE
FLOOR AREA: 90,000 SF

BLDG #3: MINI-STORAGE
FLOOR AREA: 2,400SF

SITE LIGHTS TO HAVE A
25' HIGH POLE AND LIGHTS
TO HAVE SHIELDING ON
ALL SIDES.

NO FLAMMABLE, COMBUSTIBLE OR TOXIC MATERIALS
SHALL BE STORED OR USED ON THE PREMISES,
SEE SECTION 28.20 OF NASSAU COUNTY
LAND DEVELOPMENT CODE

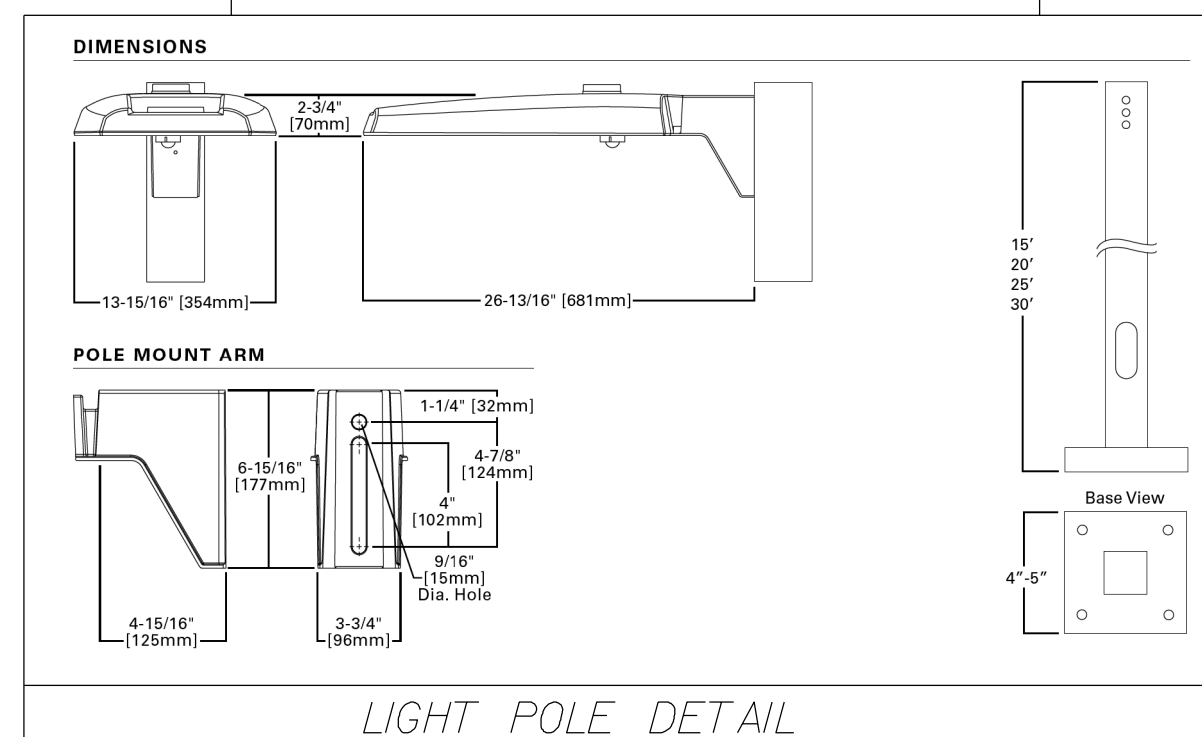
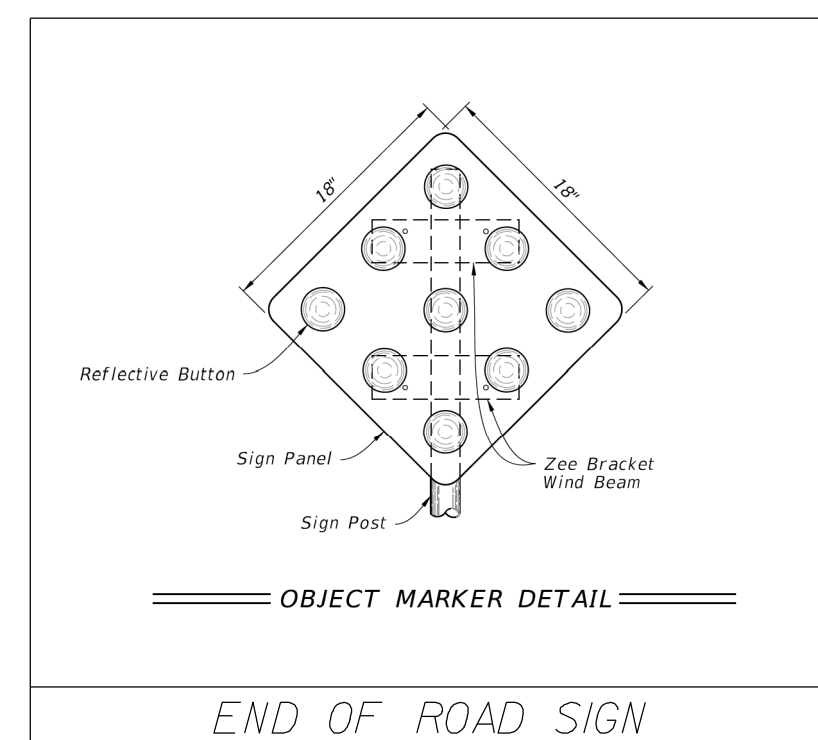
THIS SITE IS PART OF THE STATE ROAD 200/AIA
ACCESS MANAGEMENT OVERLAY DISTRICT.
THE OPEN SPACE REQUIRED IS
10% OF THE LOT AREA LESS THE BUFFER AREA =
5.42 AC.- 0.39 AC.= 5.03 AC.
5.03 AC.X (43,560 / AC) X 0.10 = 21,910 SF
(28,542 SF SHOWN)

THE MINIMUM NUMBER OF TREES REQUIRED BY THIS SECTION SHALL BE EITHER QUALIFYING EXISTING TREES PRESERVED ON-SITE OR MORE THAN ONE SPECIES LISTED IN TABLES 37-2 OR 37-2. TREES PLANTED IN ADDITION TO THESE MINIMUM REQUIREMENTS OF THIS SECTION MAY BE ANY SPECIES OF CANOPY TREE OR PALM EXCEPT FOR THE PROHIBITED SPECIES.

 SIGNAGE SHALL BE PERMITTED
SEPARATELY AND IN ACCORDANCE
WITH LDC SECTION 35.09 OF THE
STATE ROAD 200/AIA OVERLAY

UPON INSPECTION,IF THE EXISTING
VEGETATION DOES NOT PROVIDE
SUFFICIENT SCREENING,MORE PLANTINGS
WILL BE REQUIRED PER TABLES IN
LDC 37.06,WHICH REQUIRES 3 CANOPY
TREES AND 67 SHRUBS PER 100LF.

AN FDOT SIGNAGE EASEMENT WILL
BE PROVIDED IF NECESSARY



\$\$\$date\$\$\$	\$\$\$time\$\$\$	\$\$\$FileName\$\$\$
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J			
I			
H			
G			
F			
E			
D			
C	MP	63020	REVISED BUILDING #1 FOOTPRINT
B	MP	6520	REVISED PER NASSAU COUNTY COMMENTS
A	MP	4320	PBSP SUBMITTAL
No.	Bv	Date	Revision

Scale:	1" = 40'
Project Mgr:	AG
Designed by:	AG
Drawn by:	MP
QA/QC:	NG

Gillerte & 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
FAX: (904) 261-9905

JHE HOLDINGS II, LLC

A/A & I-95
MINI-STORAGE

PRELIMINARY BINDING
SITE PLAN

Registered Professional	<i>SHEET NO.</i> <i>PBSP-1</i> _____ of _____
	Issue Date April 3, 2020 Project No. 19-10.31

