



PROPERTY:
PID # 40-2N-28-0000-0035-0010
NASSAU COUNTY PROJECT NO.SP17-004
GROSS SITE ACREAGE:0.93 AC
ZONING:COMMERCIAL GENERAL
F.L.U.M.:COMMERCIAL
SITE LOCATED IN FLOOD ZONE X

USE:
PROPOSED USE: DENTAL OFFICE
BUILDING FOOTPRINT: 3,441 SF
FLOOR AREA RATIO: 8.5%
IMPERVIOUS AREA: 13,894 SF
IMPERVIOUS SURFACE RATIO: 34.4%

PROPOSED BUILDING IS A SINGLE STORY
STRUCTURE
BUILDING HEIGHT NOT TO EXCEED 40'

PARKING:
2 DOCTORS, 10 EMPLOYEES,
AND 7 EXAM ROOMS:

1 SPACE/DOCTOR = 2 SPACES
1 SPACE/2 EMPLOYEES = 6 SPACES
1 1/2 SPACES/EXAM ROOM = 10.5 SPACES

PARKING SPACES REQUIRED: 19
PARKING SPACES PROVIDED: 21
PARKING LOT AREA: 7,775 SF
PARKING AREA RATIO: 19.3%

WATER AND SEWER PROVIDED BY JEA

ELECTRICITY PROVIDED BY FLORIDA POWER
AND LIGHT

CONSTRUCTION SHALL BE DONE IN
ACCORDANCE WITH NASSAU COUNTY
ROADWAY AND DRAINAGE STANDARDS

 INDICATES CONCRETE

PROPOSED BUSINESS WILL USE ROLL
OFF DUMPSTER SERVICE
(NO PERMANENT DUMPSTERS PROPOSED)

11			
10			
9			
8			
7	MP	1-12-21	REVISED PER NASSAU COUNTY COMMENTS
6	AC	7-15-20	REVISED PER NASSAU COUNTY COMMENTS
5	LA	7-31-19	DRAINAGE UPDATED
4	LA	5-14-19	LANDSCAPE UPDATED TO CURRENT CODE
3	AC	11-6-17	REVISED PER JFA COMMENTS
2	AC	9-19-17	REVISED PER NASSAU COUNTY DRC COMMENTS
1	AC	7-26-17	REVISED PER NASSAU COUNTY DRC COMMENTS
No.	By	Date	Revision

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[†]
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20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819
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PINE GROVE
DENTIST OFFICE

DR. LEAH LOVETT

GEOMETRY PLAN

Sheet No.

GE-1

4 of

Due Date
November 6, 2004

Project No.

Registered Professional	16-10.27
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