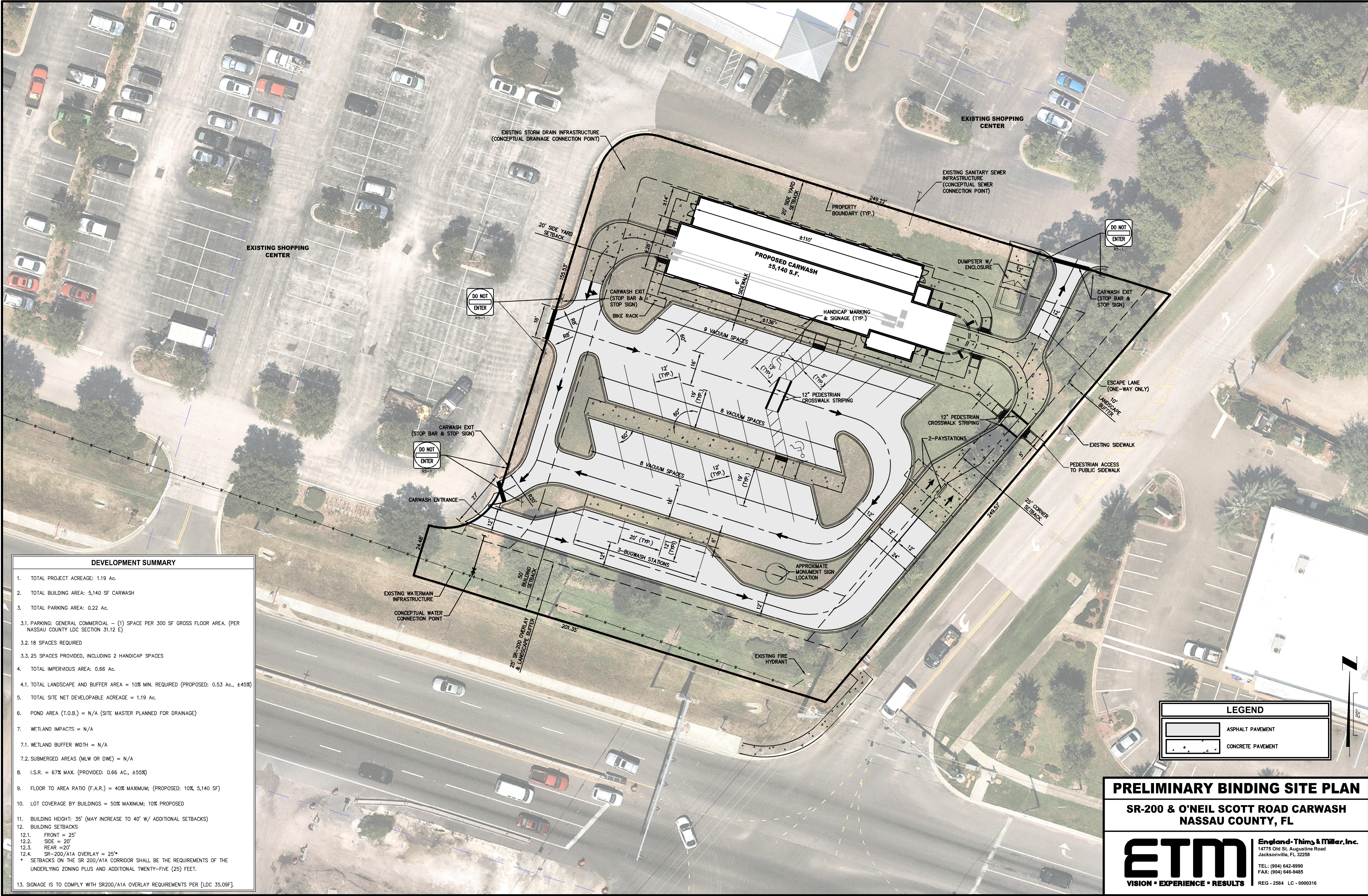




DEVELOPMENT SUMMARY

1. TOTAL PROJECT ACREAGE: 1.19 Ac.
2. TOTAL BUILDING AREA: 5,140 SF CARWASH
3. TOTAL PARKING AREA: 0.22 Ac.
 - 3.1. PARKING: GENERAL COMMERCIAL - (1) SPACE PER 300 SF GROSS FLOOR AREA. (PER NASSAU COUNTY LDC SECTION 31.12 E)
 - 3.2. 18 SPACES REQUIRED
 - 3.3. 25 SPACES PROVIDED, INCLUDING 2 HANDICAP SPACES
4. TOTAL IMPERVIOUS AREA: 0.66 Ac.
 - 4.1. TOTAL LANDSCAPE AND BUFFER AREA = 10% MIN. REQUIRED (PROPOSED: 0.53 Ac., ±45%)
5. TOTAL SITE NET DEVELOPABLE ACREAGE = 1.19 Ac.
6. POND AREA (T.O.B.) = N/A (SITE MASTER PLANNED FOR DRAINAGE)
7. WETLAND IMPACTS = N/A
 - 7.1. WETLAND BUFFER WIDTH = N/A
 - 7.2. SUBMERGED AREAS (MLW OR DWE) = N/A
8. I.S.R. = 67% MAX. (PROVIDED: 0.66 AC., ±55%)
9. FLOOR TO AREA RATIO (F.A.R.) = 40% MAXIMUM; (PROPOSED: 10%, 5,140 SF)
10. LOT COVERAGE BY BUILDINGS = 50% MAXIMUM; 10% PROPOSED
11. BUILDING HEIGHT: 35' (MAY INCREASE TO 40' W/ ADDITIONAL SETBACKS)
12. BUILDING SETBACKS
 - 12.1. FRONT = 25'
 - 12.2. SIDE = 20'
 - 12.3. REAR = 20'
 - 12.4. SR-200/A1A OVERLAY = 25'

* SETBACKS ON THE SR 200/A1A CORRIDOR SHALL BE THE REQUIREMENTS OF THE UNDERLYING ZONING PLUS AND ADDITIONAL TWENTY-FIVE (25) FEET.
13. SIGNAGE IS TO COMPLY WITH SR200/A1A OVERLAY REQUIREMENTS PER [LDC 35.09F].

LEGEND

- | | |
|--|-------------------|
| | ASPHALT PAVEMENT |
| | CONCRETE PAVEMENT |

PRELIMINARY BINDING SITE PLAN

SR-200 & O'NEIL SCOTT ROAD CARWASH
NASSAU COUNTY, FL

ETM
VISION • EXPERIENCE • RESULTS

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