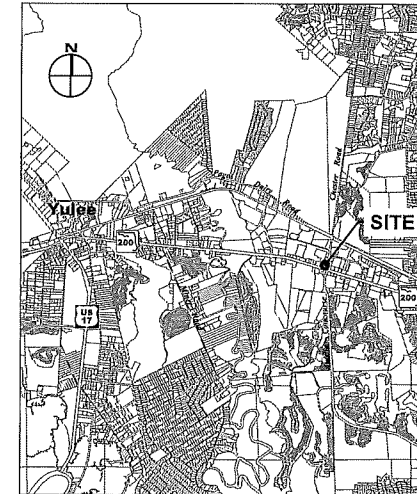
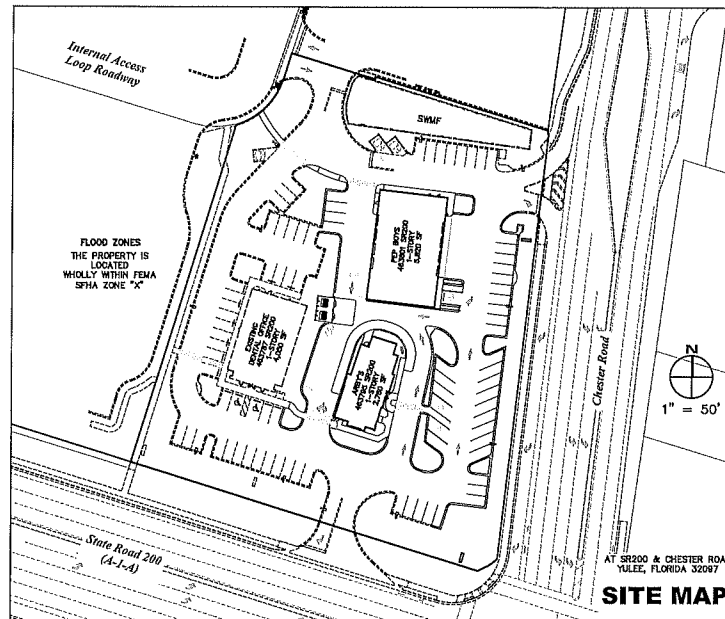
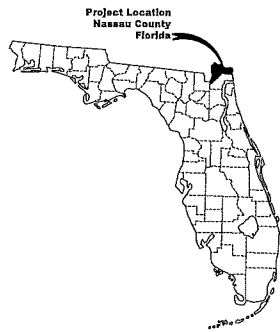


# Chester Corner Build-Out Site Engineering Plan Submittal

Submitted to:  
Nassau County, Florida



## INDEX OF DRAWINGS

| SHEET NO. | SHEET TITLE                        |
|-----------|------------------------------------|
| C000      | COVER                              |
| C000-C001 | GENERAL NOTES                      |
| S-100     | SURVEY                             |
| C000      | DEMOLITION PLAN                    |
| C400      | SITE PLAN - EXISTING               |
| C402      | SITE PLAN - PROPOSED               |
| C405      | EASEMENTS, SETBACKS & BUFFERS      |
| C410      | DRIVEWAY CONNECTIONS               |
| C450-C452 | DETAILS - SITE                     |
| C453      | DETAILS - FOOT                     |
| C500      | DRAINAGE MAP - PRE-REDEVELOPMENT   |
| C501      | DRAINAGE MAP - EXISTING            |
| C502      | DRAINAGE MAP - PROPOSED            |
| C510      | GRADING & DRAINAGE PLAN-EXISTING   |
| C511      | GRADING & DRAINAGE PLAN-PROPOSED   |
| C520      | DRIVEWAY PROFILES                  |
| C550      | DRAINAGE DETAILS - SWMP            |
| C551      | DRAINAGE DETAILS                   |
| C552      | DRAINAGE DETAILS - FOOT            |
| C600      | UTILITIES PLAN                     |
| C601      | WATER AND SEWER PLAN               |
| C610      | UTILITY PROFILES                   |
| C611      | UTILITY DETAILS                    |
| C650      | UTILITY DETAILS                    |
| C651      | UTILITY DETAILS                    |
| C800      | EROSION & SEDIMENT CONTROL PLAN    |
| C850      | EROSION & SEDIMENT CONTROL DETAILS |
| C860      | SWMP                               |
| C861      | SWPPP - FORMS                      |
| C900      | MAINTENANCE OF TRAFFIC PLAN        |
| E-1M      | ELECTRICAL SITE PLAN               |
| E-2M      | PHOTOMETRIC PLAN                   |
| L-1M      | LANDSCAPE PLAN                     |
| L-2M      | IRRIGATION PLAN                    |

■ - CERTIFIED BY RESPECTIVE PROFESSIONALS

## PROJECT TEAM

| FUNCTION              | COMPANY                                                  | ADDRESS                                                     | TELEPHONE      |
|-----------------------|----------------------------------------------------------|-------------------------------------------------------------|----------------|
| OWNER                 | CEDAR CROSSING ENTERPRISES, INC.<br>& 961 ST. CLAIR, LLC | 11555 CENTRAL PARKWAY, SUITE 1004<br>JACKSONVILLE, FL 32224 | (904) 654-4727 |
| CONTRACTOR            | GAYNELL COMPANIES, LLC                                   | 12158 SANDHORN ROAD, JACKSONVILLE, FL 32223                 | (904) 412-7078 |
| CIVIL ENGINEERING     | TARBOR CONSULTING AND DESIGN, INC.                       | 3718 RUBIN ROAD, JACKSONVILLE, FL 32207                     | (904) 399-1780 |
| LANDSCAPE ARCHITECT   | DONNELL LANDSCAPE AND DESIGN                             | 4190-1 ORTEGA BOULEVARD, JACKSONVILLE, FL 32210             | (904) 308-6331 |
| GEOTECHNICAL ENGINEER | LEGACY ENGINEERING, INC.                                 | 8424 BLOUNT BOULEVARD, JACKSONVILLE, FL 32216               | (904) 721-1100 |
| TRAFFIC ENGINEER      | JW BOWDOLZ TRAFFIC ENGINEERING, INC.                     | 3088 VORH ROAD, JACKSONVILLE, FL 32237                      | (904) 386-8171 |
| SURVEYOR              | CRONWELL COMPANY                                         | 429 EAST ADAMS STREET, JACKSONVILLE, FL 32202               | (904) 306-5616 |

## ENGINEER OF RECORD



Troy W.  
Tarbor: A01410C000000  
177CAA88E3B0001298 CAAB8E3B00012984  
2021.02.22 12:01:35 -05'00'

THIS DRAWING HAS BEEN ELECTRONICALLY SIGNED AND  
SEALED BY TROY W. TARBOR, P.E., ON THE DATE  
ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED VALID UNLESS SIGNED AND SEALED AND THE SIGNATURE  
SHOULD BE VERIFIED BY ANY ELECTRONIC DEVICE.

CHESTER CORNER BUILD-OUT  
YULEE, FLORIDA

CEDAR CROSSING ENTERPRISES, INC.  
11555 CENTRAL PARKWAY, SUITE 1004  
JACKSONVILLE, FL 32224

REVISIONS:  
NO. DATE REMARKS  
1. TARBOR CONSULTING

TROY W. TARBOR, P.E.  
FLA. 50661

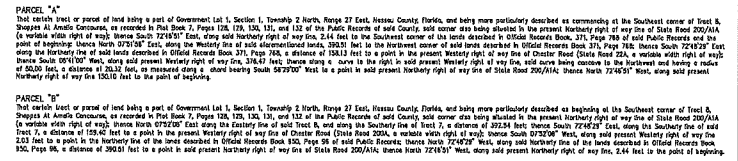
**Tarbor**  
consulting & design, inc.

3716 Rubin Road, Jacksonville, Florida 32207  
T: (904) 399-1780 • E: tarbor@tarborinc.com • Florida CA 26132

COVER SEP

DRAWN BY: TDD  
DESIGNED BY: TDD  
CHECKED BY: TWT

DRAWING NO.  
**C001**



Date: June 7, 2016

Scale: 1" = 30'

CERTIFICATION: This survey meets the minimum technical standards for a boundary and topographic survey as set forth by the Board of Professional Surveyors & Mapers, pursuant to Section 472.027, Florida Statutes, and I further certify that the property shown herein lies within Zone X as delineated on the U. S. Department of Housing and Urban Development Boundary Map No. 120703, Panel 0218 F, dated December 17, 2012.

SIGNED: \_\_\_\_\_  
Use A. Davis, Professional Surveyor & Mapper No. 8182

[illegible]

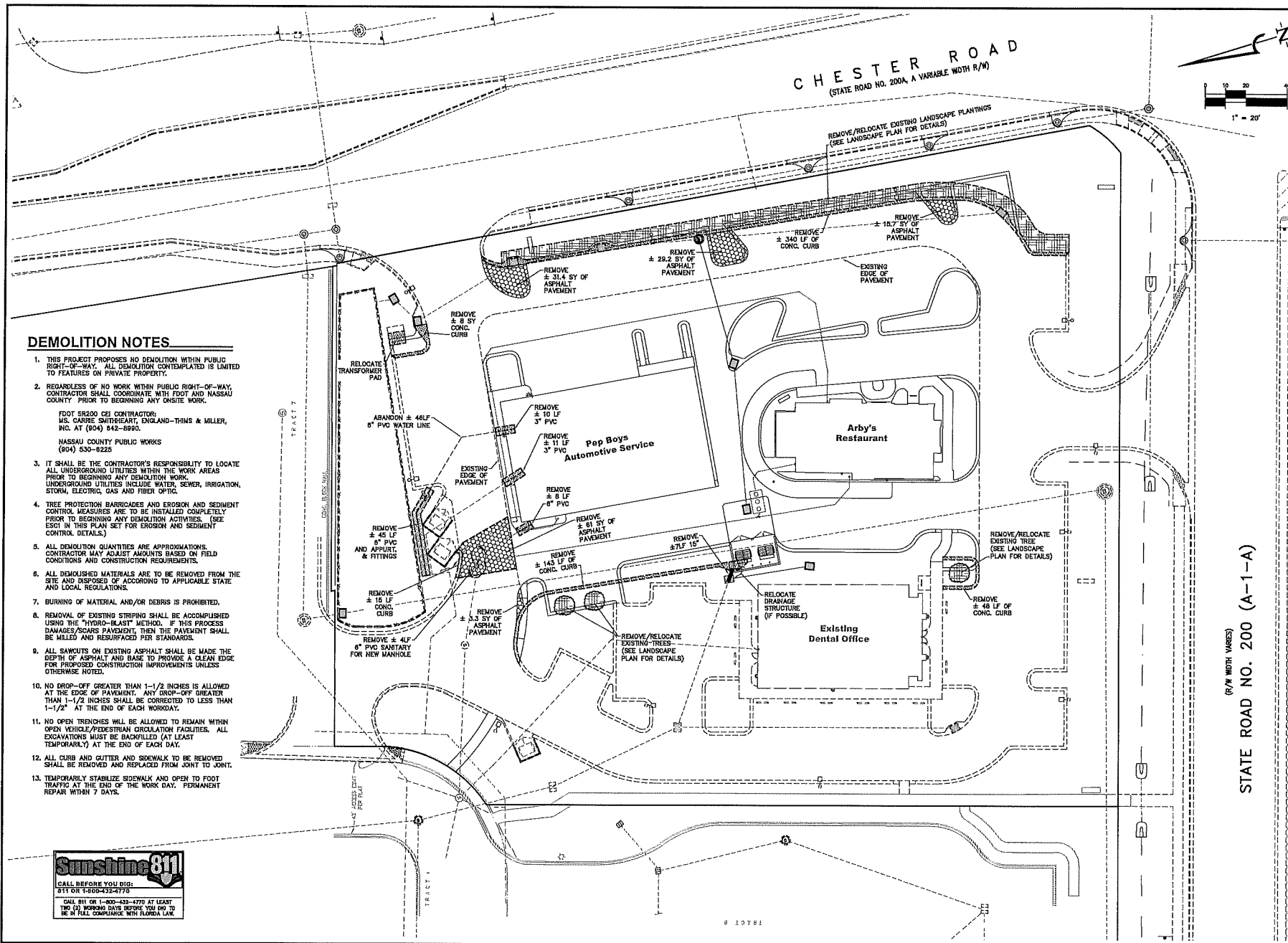
- ELEVATIONS ARE SHOWN THIS: 
- THICK ARE SHOWN THIS:  $\text{---} \times \text{---}$
- LIGHT POLES ARE SHOWN THIS: 
- CONCRETE POWER POLE IS SHOWN THIS: 
- WOOD POWER POLES ARE SHOWN THIS: 
- WOOD POWER POLES WITH CUT WIRE & ANCHOR IS SHOWN THIS: 
- OVERHEAD POWER LINES ARE SHOWN THIS: 
- CONCRETE PAD WITH ELECTRIC BOX IS SHOWN THIS: 
- CONCRETE PAD WITH AT&T BOX IS SHOWN THIS: 
- WATER VALVES ARE SHOWN THIS: 
- FIRE HYDRANTS ARE SHOWN THIS: 
- SEWER VALVES ARE SHOWN THIS: 
- SEWER MANHOLES ARE SHOWN THIS: 
- SEWER LINES ARE SHOWN THIS: 
- STORM DRAINAGE MANHOLES ARE SHOWN THIS: 
- CATCH BASINS ARE SHOWN THIS: 
- STORM DRAINAGE LINES ARE SHOWN THIS: 
- CONCRETE PAVEMENT IS SHOWN THIS: 
- ASPHALT PAVEMENT IS SHOWN THIS: 

[illegible]

**KEY ABBREVIATIONS**  
 CED = CEDAR  
 WPS = WPALE  
 GLE = GAE  
 PLX = PALM  
 PNC = PINE  
 SYC = SYCAMORE

UNLESS THIS MAP/REPORT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.





**DEMOLITION NOTES**

1. THIS PROJECT PROPOSES NO DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY. ALL DEMOLITION CONTEMPLATED IS LIMITED TO FEATURES ON PRIVATE PROPERTY.
2. REGARDLESS OF NO WORK WITHIN PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL COORDINATE WITH FOOT AND NASSAU COUNTY PRIOR TO BEGINNING ANY ONSITE WORK.
3. FOOT 58300 C2 CONTRACTOR: MS. DANRE SMITH/SEAR, EVANGLAND-THINS & MILLER, INC. AT (804) 842-8890.  
NASSAU COUNTY PUBLIC WORKS (804) 530-8225
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES WITHIN THE WORK AREAS PRIOR TO BEGINNING ANY DEMOLITION WORK. UNDERGROUND UTILITIES INCLUDE WATER, SEWER, IRRIGATION, STORM, ELECTRIC, GAS AND FIBER OPTIC.
5. TREE PROTECTION BARRICADES AND EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED COMPLETELY PRIOR TO BEGINNING ANY DEMOLITION ACTIVITIES. (SEE ESDI IN THIS PLAN SET FOR EROSION AND SEDIMENT CONTROL DETAILS.)
6. ALL DEMOLITION QUANTITIES ARE APPROXIMATIONS. CONTRACTOR MAY ADJUST AMOUNTS BASED ON FIELD CONDITIONS AND CONSTRUCTION REQUIREMENTS.
7. ALL DEMOLISHED MATERIALS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE STATE AND LOCAL REGULATIONS.
8. BURNING OF MATERIAL AND/OR DEBRIS IS PROHIBITED.
9. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD. IF THIS PROCESS DAMAGES/SCARS PAVEMENT, THEN THE PAVEMENT SHALL BE MILLED AND RESURFACED PER STANDARDS.
10. ALL SAWCUTS ON EXISTING ASPHALT SHALL BE MADE THE DEPTH OF ASPHALT AND BASE TO PROVIDE A CLEAN EDGE FOR PROPOSED CONSTRUCTION IMPROVEMENTS UNLESS OTHERWISE NOTED.
11. NO DROP-OFF GREATER THAN 1-1/2 INCHES IS ALLOWED AT THE EDGE OF PAVEMENT. ANY DROP-OFF GREATER THAN 1-1/2 INCHES SHALL BE CORRECTED TO LESS THAN 1-1/2" AT THE END OF EACH WORKDAY.
12. NO OPEN TRENCHES WILL BE ALLOWED TO REMAIN WITHIN OPEN VEHICLE/PEDESTRIAN CIRCULATION FACILITIES. ALL EXCAVATIONS MUST BE BACKFILLED (AT LEAST TEMPORARILY) AT THE END OF EACH DAY.
13. ALL CURB AND GUTTER AND SIDEWALK TO BE REMOVED SHALL BE REMOVED AND REPLACED FROM JOINT TO JOINT.
14. TEMPORARILY STABILIZE SIDEWALK AND OPEN TO FOOT TRAFFIC AT THE END OF THE WORK DAY. PERMANENT REPAIR WITHIN 7 DAYS.

**Sunshine811**  
CALL BEFORE YOU DIG:  
811 OR 1-800-433-4776  
CALL 811 OR 1-800-433-4776 AT LEAST  
TWO (2) WORKING DAYS BEFORE YOU DIG TO  
BE IN FULL COMPLIANCE WITH FLORIDA LAW.

STATE ROAD NO. 200 (A-1-A)

|                         |                  |                                                                                                                                                            |                  |                                                                                                                                                             |                 |
|-------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>DEMOLITION PLAN</b>  |                  | <b>Tarbox</b><br>consulting & design, inc.<br>3716 Rubin Road, Jacksonville, Florida 32257<br>T: (904) 398-1788 • E: info@tarboxinc.com • Florida CA 26132 |                  | <b>CHESTER CORNER BUILD-OUT</b><br><b>YULEE, FLORIDA</b><br>CEDAR CROSSING ENTERPRISES, INC.<br>11555 CENTRAL PARKWAY, SUITE 1004<br>JACKSONVILLE, FL 32224 |                 |
| SCALE:                  | DATE:            | DRAWN BY:                                                                                                                                                  | DATE:            | NO.                                                                                                                                                         | REMARKS         |
| SCALE: 1/8" = 1'-0"     | DATE: 12/15/2020 | DRAWN BY: TCD                                                                                                                                              | DATE: 12/15/2020 | 1                                                                                                                                                           | DEMOLITION PLAN |
| JOB #:                  | CC-2021          | CHECKED BY:                                                                                                                                                | DATE:            |                                                                                                                                                             |                 |
| DRAWING NO. <b>C300</b> |                  |                                                                                                                                                            |                  |                                                                                                                                                             |                 |

# TRIP GENERATION SUMMARY

PROPOSED CONDITIONS

| USE           | ITE CODE | INDEPENDENT VARIABLE AREA (AC) | AVERAGE DAILY VEHICLE TRIPS | PM PEAK HOUR TRIPS |
|---------------|----------|--------------------------------|-----------------------------|--------------------|
| DENTAL OFFICE | 720      | 4.05                           | 148                         | 15                 |
| TOTALS        |          |                                | 148                         | 15                 |

## NOTES:

- TRAFFIC DATA AND ANALYSIS WAS PROVIDED BY BUCKHOLZ TRAFFIC (BUCKHOLZ). REFER TO BUCKHOLZ TRAFFIC ENGINEERING ANALYSIS DATED JULY 18, 2017 FOR OUTLINES.
- BUCKHOLZ EVALUATED TRIP DISTRIBUTION AT THE THREE DRIVEWAYS FOR PM PEAK HOUR TRIPS.

## SITE DATA

| RED NO.                | 01-21-27-000-000-0000 | PARCELS B & C                | 01-21-27-180-000-0000 |
|------------------------|-----------------------|------------------------------|-----------------------|
| AREA (SF)              | 62,430                | 62,000                       |                       |
| AREA (AC)              | 1.433                 | 1.406                        |                       |
| AREA (AC)              | 1.433                 | 1.406                        |                       |
| FUTURE LAND USE DATE:  | COMMERCIAL            | INDUSTRIAL                   |                       |
| EXISTING DISTRICT      | 01                    | 01                           |                       |
| FRONT                  | 25                    | 50                           |                       |
| SIDE                   | 20                    | 20                           |                       |
| REAR                   | 20                    | 25                           |                       |
| BUILDING MAX. HT. (FT) | 40                    | 45/22                        |                       |
| GROSS FLOOR AREA (SF)  | 0                     | 4,050 (BCK FAN)              |                       |
| EXISTING               | NA                    | NA                           |                       |
| PROPOSED               | 24,988 (40K FAR)      | 28,043 (40K FAR)/4,310 (40K) |                       |
| BUILDING COVERAGE (SF) | 0                     | 4,050 (BCK FAN)              |                       |
| EXISTING               | NA                    | NA                           |                       |
| PROPOSED               | 43,664 (70%)          | 4,312 (40)                   |                       |
| PARKING                |                       |                              |                       |
| LAND USE               | COMMERCIAL            | DENTAL OFFICE W/ 4 DRS.      |                       |
| FORMULA                | 1 PER 300 SF GFA      | 70MAX PER DOCTOR             |                       |
| REQUIRED               | 0                     | 26                           |                       |
| PROVIDED               | 12                    | 38                           |                       |
| IMPERVIOUS AREA (SF)   |                       |                              |                       |
| EXISTING               | 17,898 (28%)          | 30,113 (50%)                 |                       |
| PROPOSED               | NA                    | NA                           |                       |
| ALLOWED                | 41,821 (67%)          | 30,085 (50%)                 |                       |
| EXISTING               | 17,898 (28%)          | 30,113 (50%)                 |                       |
| PROPOSED               | NA                    | NA                           |                       |
| ALLOWED                | 41,821 (67%)          | 30,085 (50%)                 |                       |
| NOTES:                 |                       |                              |                       |
| (1)                    | ---                   | 001-003 COMMERCIAL           |                       |
| (2)                    | ---                   | LDG                          |                       |
| (3)                    | 40% (LDG)             | 40% (LDG) / 20% (40)         |                       |
| (4)                    | 40% FAR (COMP)        | 40% FAR (COMP) / 4.312 (40)  |                       |

## SITE PLAN NOTES:

- THIS SITE PLAN REPRESENTS EXISTING AS-BUILT PHASE 1 IMPROVEMENTS. ALL IMPROVEMENTS SHOWN ARE EXISTING.
- THE DRIVEWAY CONNECTIONS ON W/200 AND CHESTER ROAD ARE UNDER CONSTRUCTION BY TONY FORCES.
- THE PROPERTY AND NEARBY VICINITY ARE LOCATED WITHIN THE FEA ZONE "X".
- REFER TO SURVEY REGARDING PARCEL BOUNDARY AND LOCAL DISCREPANCIES.
- REFER TO EASEMENT PLAN REGARDING EXISTING EASEMENTS.
- ALL STANDARD PARKING SPACES ARE 8 FEET WIDE BY 18 FEET DEEP.
- ADA PARKING SPACES ARE 12 FEET WIDE BY 18 FEET DEEP WITH A 6'-0" ACCESS AISLE.

## AREA DATA

|                               | SF      | AC    |
|-------------------------------|---------|-------|
| GROSS SITE AREA               | 114,508 | 2.628 |
| TOTAL BUILDING AREA           | 4,050   | 0.093 |
| ON-SITE VEHICLE/PEL. USE AREA | 43,821  | 1.008 |
| TOTAL IMPERVIOUS AREA         | 47,811  | 1.098 |
| SHAF TOP OF BANK AREA         | 4,408   | 0.110 |
| LANDSCAPED AREA               | 81,697  | 1.861 |
| TOTAL OPEN SPACE AREA         | 86,095  | 1.951 |
| FAR                           | 3.8X    |       |
| ISA RATIO                     | 41.8%   |       |
| OPEN SPACE AREA RATIO         | 58.2%   |       |

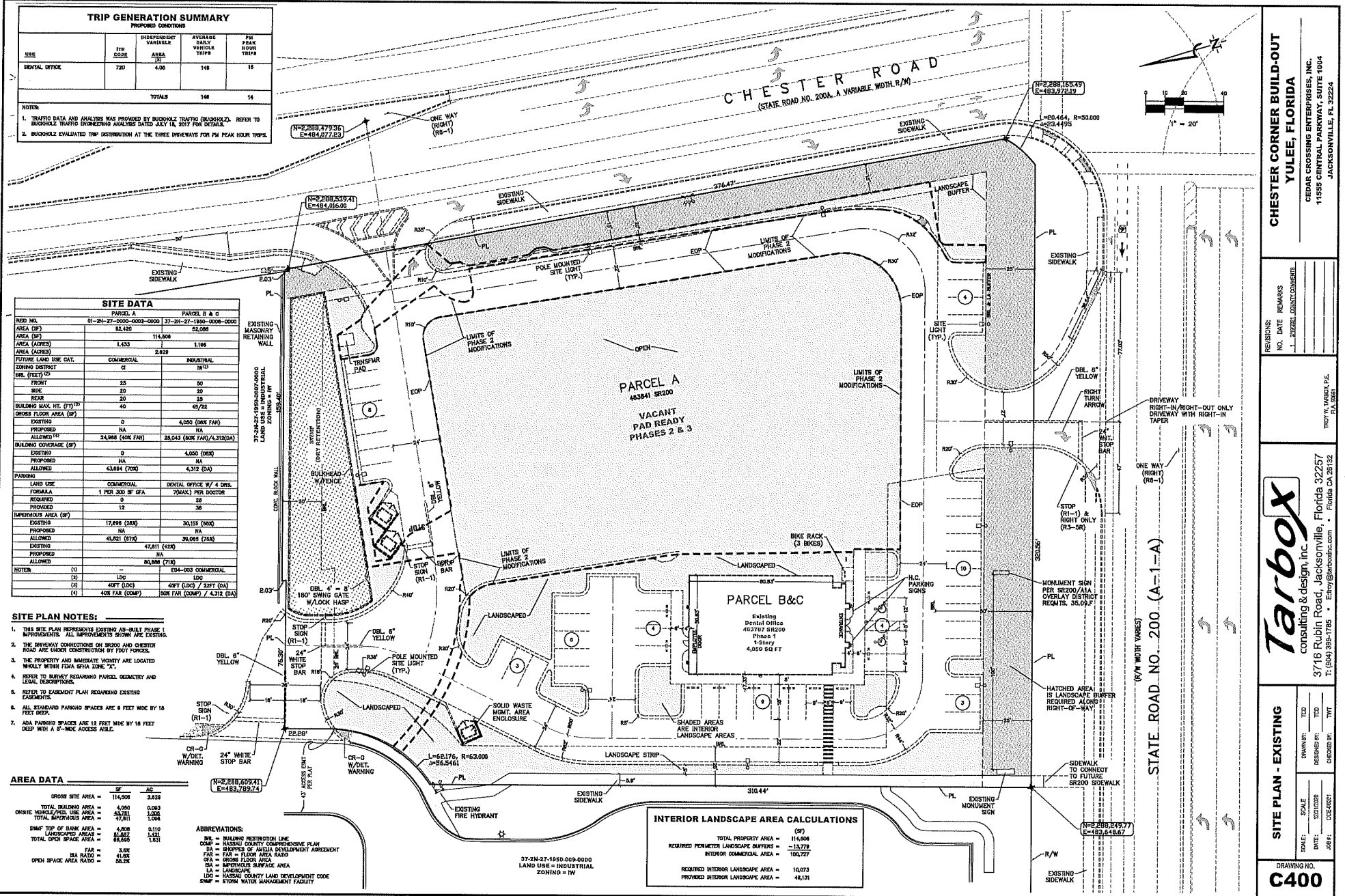
## ABBREVIATIONS:

- BL = BUILDING RESTRICTION LINE
- COM = HANSEN COUNTY COMPREHENSIVE PLAN
- DA = BUFFER OF AREA DEVELOPMENT AGREEMENT
- FAR = FLOOR AREA RATIO
- ISA = IMPERVIOUS AREA RATIO
- LDG = LANDSCAPED SURFACE AREA
- LDG = HANSEN COUNTY LAND DEVELOPMENT CODE
- SMF = STORM WATER MANAGEMENT FACILITY

37-21-27-180-000-0000  
LAND USE = INDUSTRIAL  
ZONING = IW

## INTERIOR LANDSCAPE AREA CALCULATIONS

|                                     |         |
|-------------------------------------|---------|
| TOTAL PROPERTY AREA                 | (SF)    |
| REQUIRED PERIMETER LANDSCAPE BUFFER | 114,508 |
| INTERIOR COMMERCIAL AREA            | 100,727 |
| REQUIRED INTERIOR LANDSCAPE AREA    | 10,073  |
| PROVIDED INTERIOR LANDSCAPE AREA    | 46,131  |



CHESTER CORNER BUILD-OUT  
YULEE, FLORIDA

CEDAR CROSSING ENTERPRISES, INC.  
11555 CENTRAL PARKWAY, SUITE 1004  
JACKSONVILLE, FL 32224

REVISIONS:  
NO. DATE REMARKS

THOMAS A. WILSON, P.E.  
FLA. REG. NO. 10001

**Tarbox**  
consulting & design, inc.  
3716 Rubin Road, Jacksonville, Florida 32257  
T: (904) 388-1785 • E: etry@tarboxinc.com

SITE PLAN - EXISTING

DRAWING NO.  
**C400**

# TRIP GENERATION SUMMARY

PROPOSED CONDITIONS

| USE                   | FTE CODE | INDEPENDENT VARIABLE AREA (SQ FT) | AVERAGE DAILY VEHICLE TRIPS | PM PEAK HOUR TRIPS |
|-----------------------|----------|-----------------------------------|-----------------------------|--------------------|
| DENTAL OFFICE         | 720      | 30-400                            | 148                         | 18                 |
| PEP BOYS AUTO SERVICE | 843      | 30-500                            | 138                         | 28                 |
| ARBY'S RESTAURANT     | 854      | 30-275                            | 1,300                       | 90                 |
| TOTALS                |          |                                   | 1,684                       | 132                |

NOTES:  
1. ALL TRIP GENERATION RATES BASED ON GROSS FLOOR AREA.

## SITE DATA

| NO. OF                  | PARCEL                                                                      | PARCEL B & C              |
|-------------------------|-----------------------------------------------------------------------------|---------------------------|
| AREA (SQ FT)            | 62,420                                                                      | 62,000                    |
| AREA (ACRES)            | 1.433                                                                       | 1.199                     |
| AREA (ACRES)            | 2.632                                                                       |                           |
| FUTURE LAND USE CAT.    | COMMERCIAL                                                                  | INDUSTRIAL                |
| EXISTING DISTRICT       | Q                                                                           | IN-1                      |
| FRONT                   | 25                                                                          | 50                        |
| REAR                    | 20                                                                          | 20                        |
| LEFT                    | 40                                                                          | 40/22                     |
| RIGHT                   | 40                                                                          | 40/22                     |
| PROPOSED                | 0                                                                           | 4,000 (SEE F&S)           |
| ALLOWED                 | 0                                                                           | 4,000 (SEE F&S)           |
| PROPOSED                | 0                                                                           | 4,000 (SEE F&S)           |
| ALLOWED                 | 0                                                                           | 4,000 (SEE F&S)           |
| LAND USE                | COMMERCIAL                                                                  | DENTAL OFFICE W/ 4 OFF.   |
| FORMULA                 | POP BOYS 1 PER 300 SF OF GFA<br>ARBY'S 1 PER 4 SEATS +<br>1 PER 2 EMPLOYEES | 7(MAX) PER DOCTOR         |
| REQUIRED                | 2800/300 + 40/4 + 30/2 = 41                                                 | 4 X 7 = 28                |
| PROVIDED                | 48                                                                          |                           |
| IMPERVIOUS AREA (SQ FT) |                                                                             |                           |
| EXISTING                | 17,648 (28%)                                                                | 30,118 (50%)              |
| PROPOSED                | 43,218 (71%)                                                                | 35,747 (58%)              |
| ALLOWED                 | 43,218 (71%)                                                                | 35,060 (57%)              |
| EXISTING                | 47,811 (78%)                                                                |                           |
| PROPOSED                | 80,068 (130%)                                                               |                           |
| ALLOWED                 | 80,068 (130%)                                                               |                           |
| NOTES:                  | (1) 20'-0" DED. COMMERCIAL                                                  |                           |
| (2)                     | LDG                                                                         |                           |
| (3)                     | 40' FT. (20%)                                                               | 40' FT. (20%) / 20' (10%) |
| (4)                     | 40' FT. (20%)                                                               | 40' FT. (20%) / 20' (10%) |

## SITE PLAN NOTES:

- PARCELS B&C ARE DEVELOPED WITH AN EXISTING DENTAL OFFICE CONSTRUCTED AS PHASE 1 OF THE PROJECT.
- THE ARBY'S AND PEP BOYS BUILDINGS WILL BE DEVELOPED UNDER PHASE 2 OF THE PROJECT.
- THE PROPERTY AND IMMEDIATE VICINITY ARE LOCATED WHOLLY WITHIN FEMA SPECIAL ZONE "C".
- REFER TO SURVEY REGARDING PARCEL GEOMETRY AND LEGAL DESCRIPTIONS.
- REFER TO EASEMENT PLAN REGARDING EXISTING EASEMENTS.
- ALL STANDARD PARKING SPACES ARE 8 FEET WIDE BY 18 FEET DEEP.
- ADA PARKING SPACES ARE 12 FEET WIDE BY 16 FEET DEEP WITH A 5'-WIDE ACCESS AISLE.
- SOLID WASTE MANAGEMENT AREAS WILL BE ENCLOSED IN COMPLIANCE WITH HAWAII COUNTY'S SOLID WASTE OVERLAY DISTRICT REQUIREMENTS (OSOLC).
- ALL SOLID WASTE SHALL COMPLY WITH HAWAII COUNTY 39200/AIA OVERLAY DISTRICT REQUIREMENTS (39200/A).
- BUSINESS (MONUMENT) SIGNS ARE TO BE PROVIDED SEPARATELY.
- SEE SHEET FLOW FOR THE LOCATION OF CURB TYPES.

## FIRE FLOW

DENTAL OFFICE: 1,400 GPM  
ARBY'S RESTAURANT: 2,700 GPM  
PEP BOYS AUTO SERVICE: 8,000 GPM  
TOTAL: 12,100 GPM  
NFPA FIRE FLOW = 1,600 GPM (2-HOUR)  
PER FLORIDA FIRE PREVENTION CODE, TABLE 16.6.3.1

## AREA DATA

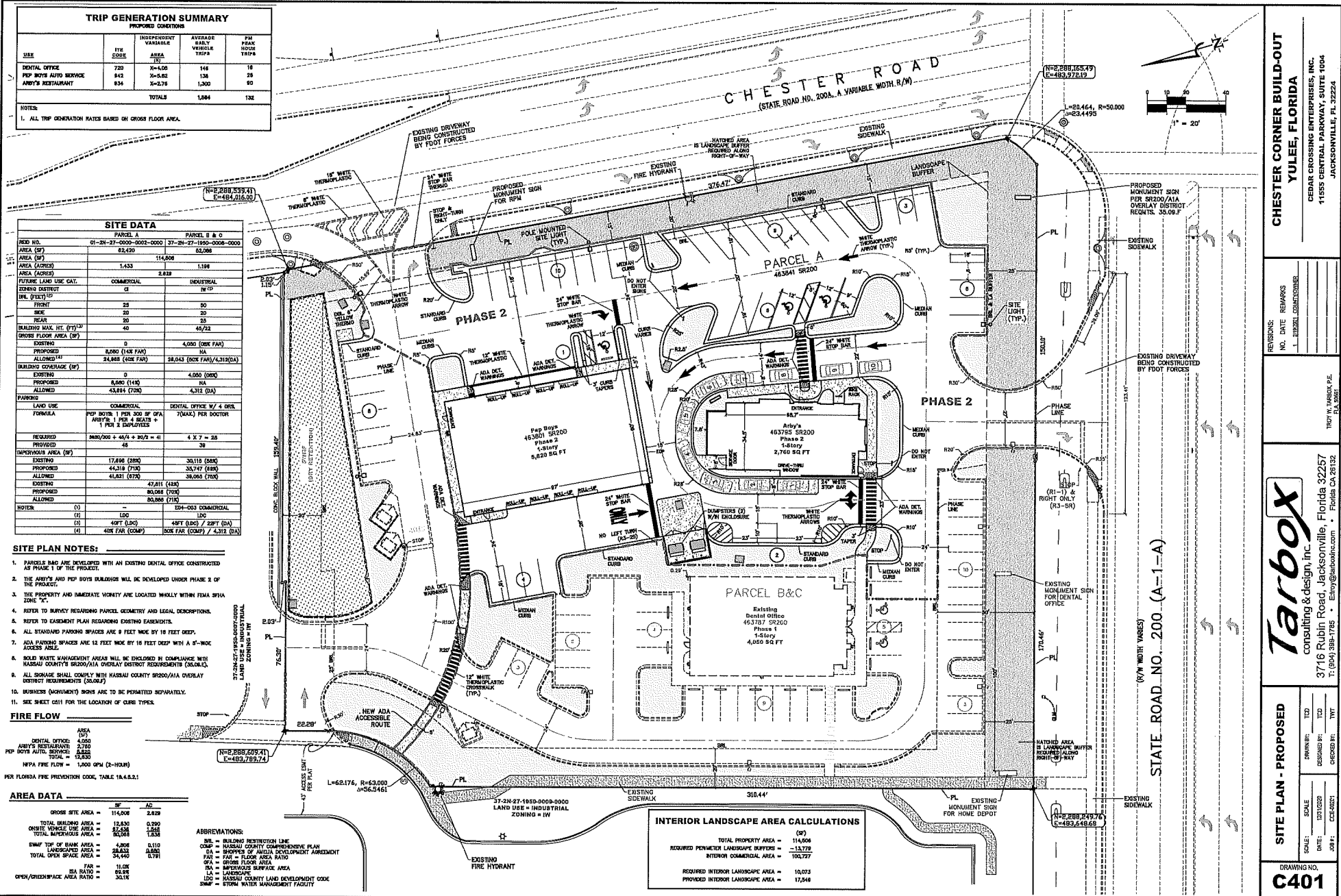
|                           | AREA    | PERCENT |
|---------------------------|---------|---------|
| GROSS SITE AREA           | 114,008 | 2.632   |
| TOTAL BUILDING AREA       | 12,430  | 0.290   |
| EXISTING VEHICLE USE AREA | 57,638  | 1.258   |
| TOTAL IMPERVIOUS AREA     | 70,068  | 1.548   |
| SWAMP TOP OF BANK AREA    | 4,208   | 0.110   |
| LANDSCAPED AREA           | 30,538  | 0.791   |
| TOTAL OPEN SPACE AREA     | 34,440  | 0.791   |
| F&S                       | 11,025  |         |
| SEA RATIO                 | 30.1%   |         |
| OPEN/SEA RATIO            | 30.1%   |         |

## ABBREVIATIONS:

BSG = BUILDING RESTRICTION LINE  
COM = HAWAII COUNTY COMPREHENSIVE PLAN  
DA = SHOPS OF AIA DEVELOPMENT AGREEMENT  
F&S = FLOOR AREA RATIO  
GFA = GROSS FLOOR AREA  
RA = IMPERVIOUS SURFACE AREA  
LZ = LANDSCAPE  
LZ = HAWAII COUNTY LAND DEVELOPMENT CODE  
SWM = STORM WATER MANAGEMENT FACILITY

## INTERIOR LANDSCAPE AREA CALCULATIONS

|                                      |         |
|--------------------------------------|---------|
| TOTAL PROPERTY AREA                  | (SQ)    |
| REQUIRED PERIMETER LANDSCAPE BUFFERS | 114,008 |
| INTERIOR COMMERCIAL AREA             | 100,727 |
| REQUIRED INTERIOR LANDSCAPE AREA     | 10,073  |
| PROVIDED INTERIOR LANDSCAPE AREA     | 17,948  |



CHESTER CORNER BUILD-OUT  
YULEE, FLORIDA

CEDAR CROSSING ENTERPRISES, INC.  
11555 CENTRAL PARKWAY, SUITE 1004  
JACKSONVILLE, FL 32224

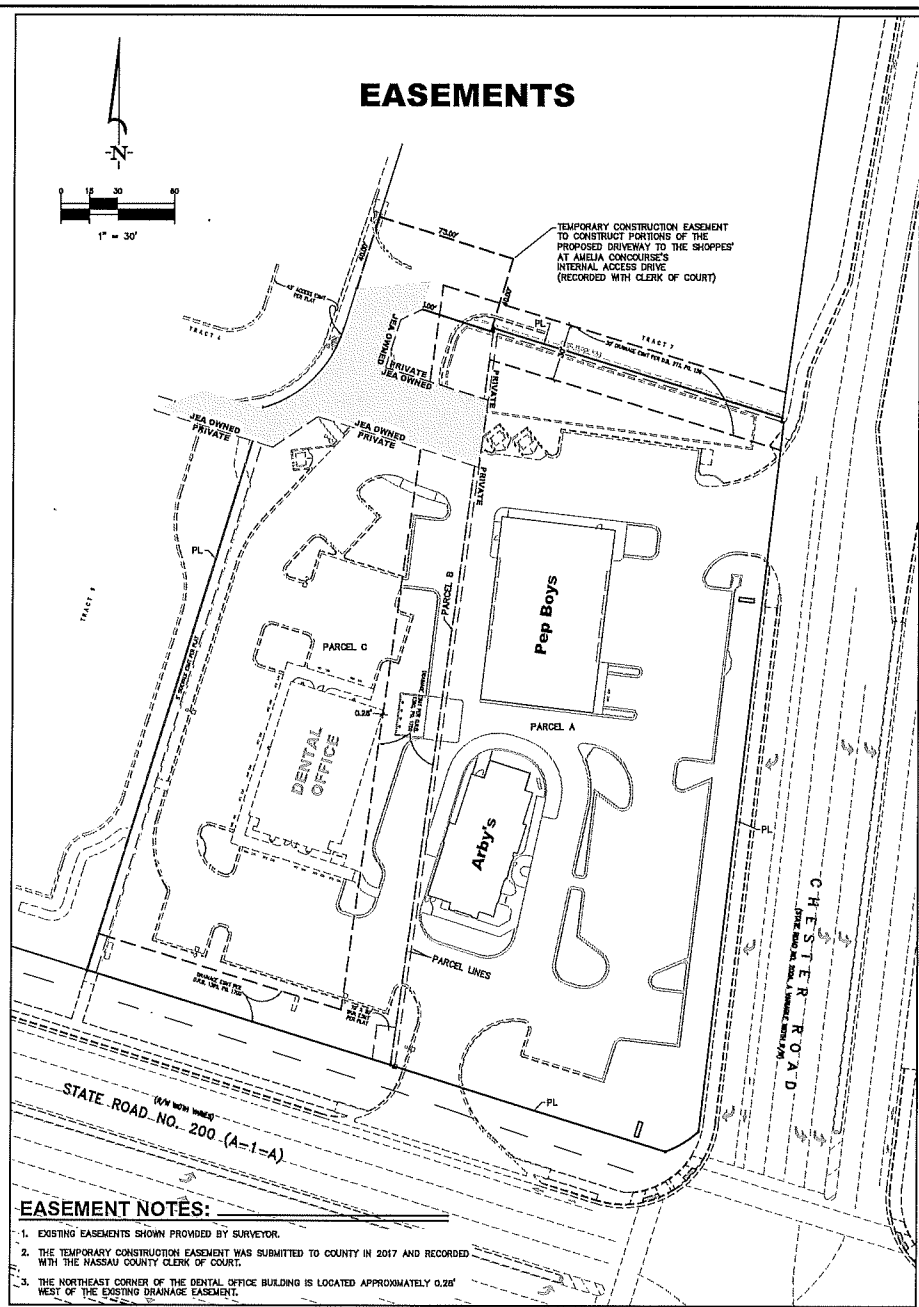
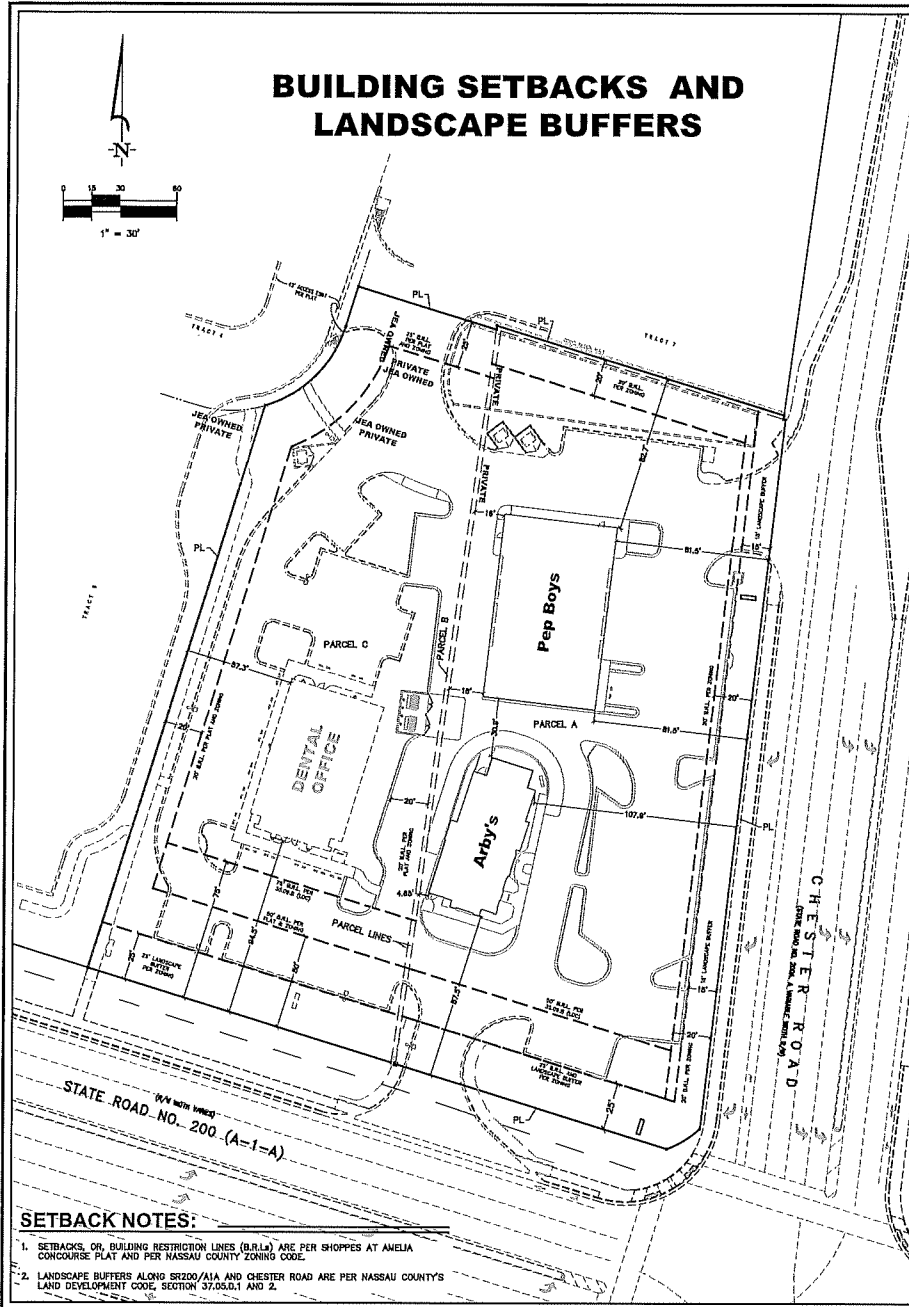
REVISIONS:  
NO. DATE REVISIONS  
1. INITIAL SUBMITTER

THOMAS A. HARRIS, P.E.  
FLORIDA 00000

**Tarbox**  
consulting & design, inc.  
3716 Rubin Road, Jacksonville, Florida 32257  
T: (904) 398-1785 • E: tarbox@tarboxinc.com

SITE PLAN - PROPOSED  
SCALE: 1" = 20'  
DESIGNED BY: TCD  
DATE: 12/1/2020  
CHECKED BY: JMT  
JOB #: CCE-0001

DRAWING NO.  
**C401**



**CHESTER CORNER BUILD-OUT**  
YULEE, FLORIDA

CEDAR CROSSING ENTERPRISES, INC.  
11555 CENTRAL PARKWAY, SUITE 1004  
JACKSONVILLE, FL 32224

REVISIONS:  
NO. DATE REVISIONS  
1 J. CHESTER CORNER BUILD-OUT

TROYA, INESCA P.L.  
03-10-2021

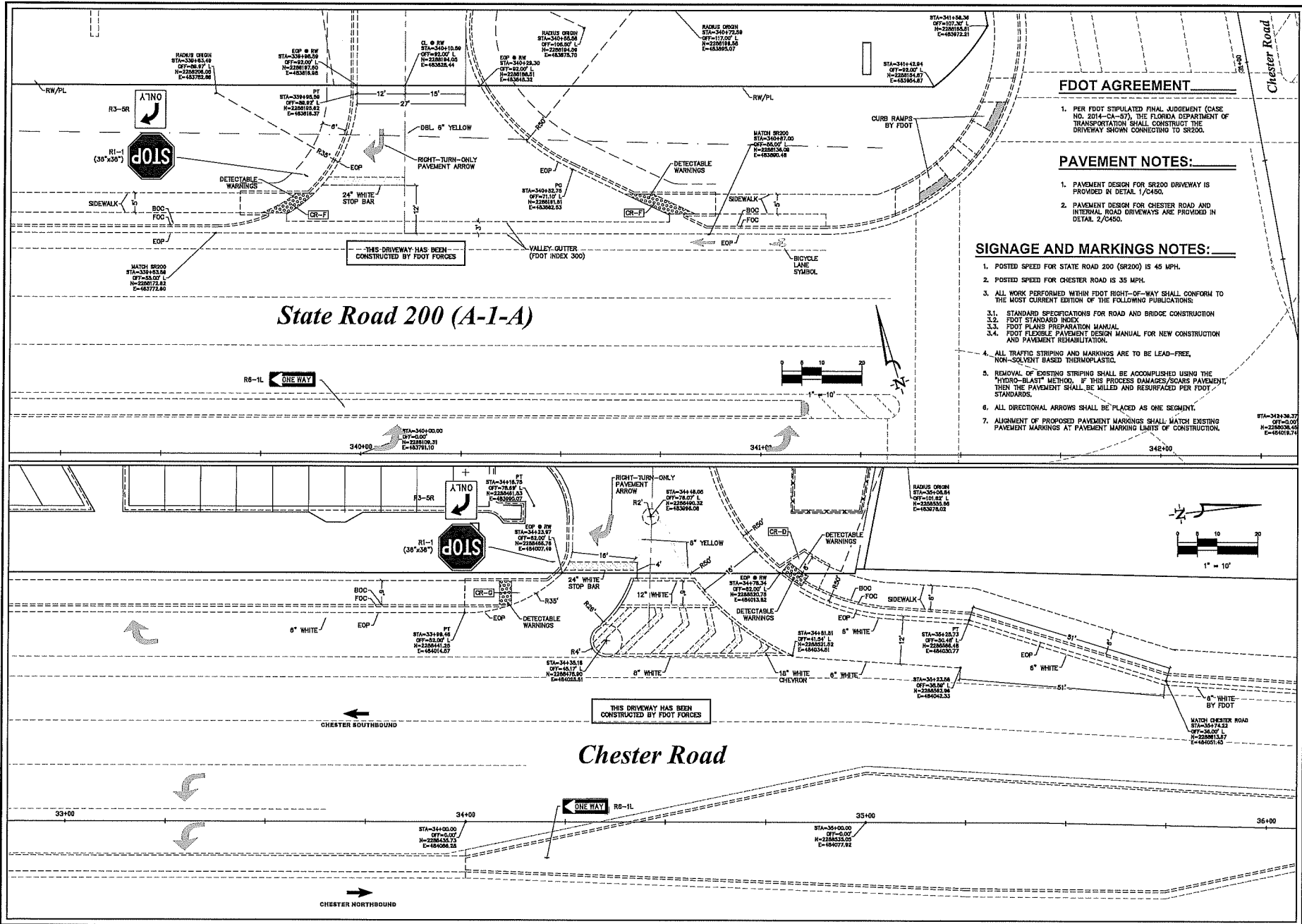
**Tarbox**  
consulting & design, inc.

3716 Rubin Road, Jacksonville, Florida 32257  
T: (904) 399-1785 • Estroy@tarboxinc.com • Florida CA 28132

**EASEMENTS, SETBACKS AND BUFFERS**

SCALE: 1" = 30'  
DATE: 10/10/2020  
DRAWN BY: TCD  
CHECKED BY: TWT

DRAWING NO.  
**C405**



**CHESTER CORNER BUILD-OUT**  
YULEE, FLORIDA

CEDAR CROSSING ENTERPRISES, INC.  
11555 CENTRAL PARKWAY, SUITE 1004  
JACKSONVILLE, FL 32224

REVISIONS:  
NO. DATE REVISIONS

TWO TYPED COPIES, P.E.  
J.A. 1001

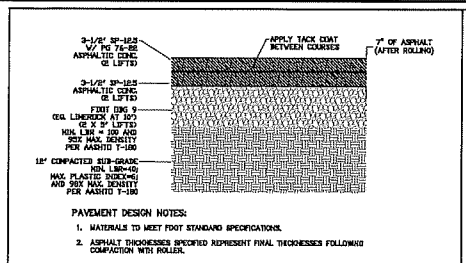
**Tarbox**  
consulting & design, inc.

3716 Rubin Road, Jacksonville, Florida 32257  
T: (904) 399-1795 • Estro@tarboxinc.com • Florida CA 26132

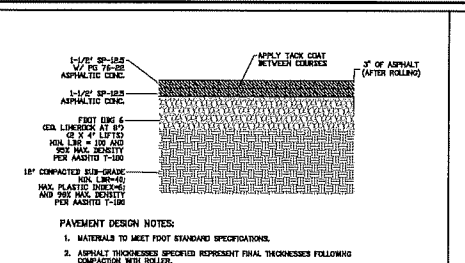
**DRIVEWAY CONNECTIONS**

SCALE: 1" = 10'  
DATE: 12/12/2023  
JOB #: CCE-40201

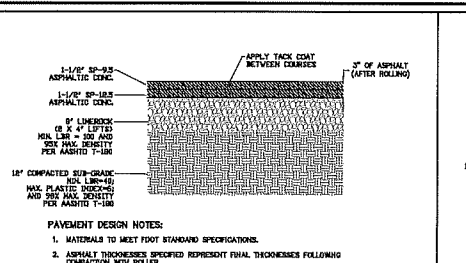
DRAWING NO.  
**C410**



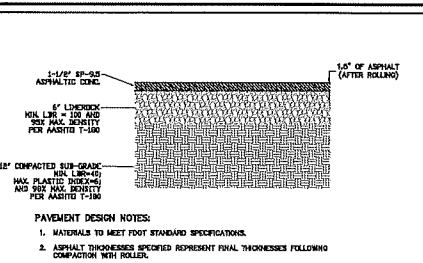
**1 ASPHALT PAVEMENT - DESIGN 1**  
C450  
FOR BRIDG DRIVEWAY WITHIN R/W - BY FOOT FORCE



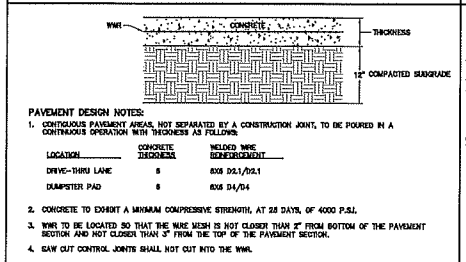
**2 ASPHALT PAVEMENT - DESIGN 2**  
C450  
FOR CHESTER ROAD DRIVEWAY WITHIN R/W - BY FOOT FORCE



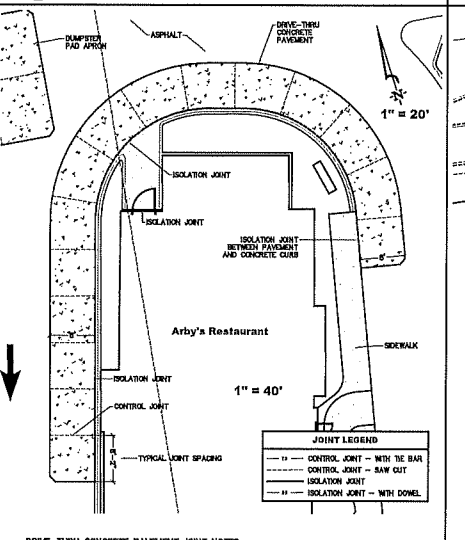
**3 SITE PAVEMENT - HEAVY DUTY**  
C450  
ON-SITE - PROPOSED AND FUTURE CONDITIONS



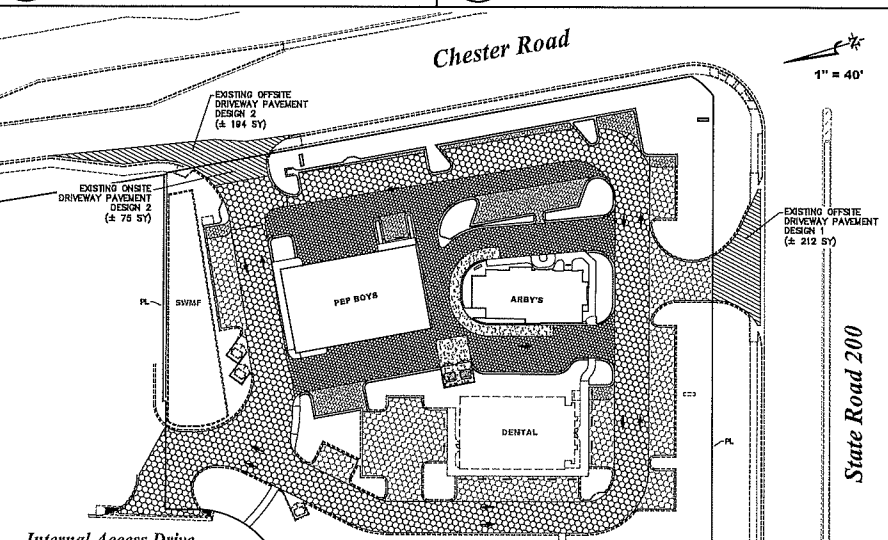
**4 STANDARD ASPHALT PAVEMENT**  
C450



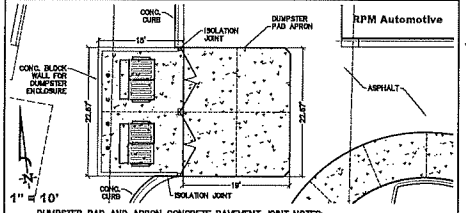
**5 PAVEMENT DESIGN**  
C450  
ROAD PAVEMENT



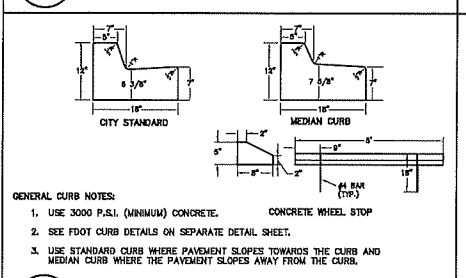
**7 DRIVE-THRU CONCRETE PAVEMENT**  
C450



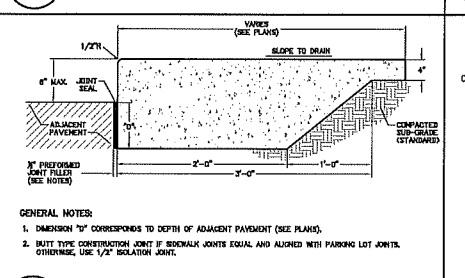
**8 PAVEMENT PLAN**  
C450



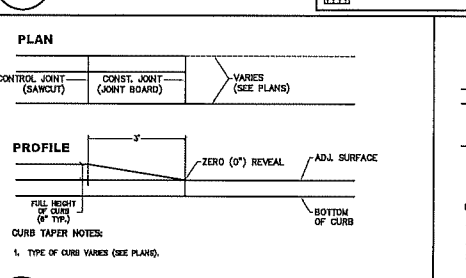
**6 DUMPSTER PAD CONCRETE PAVEMENT**  
C450



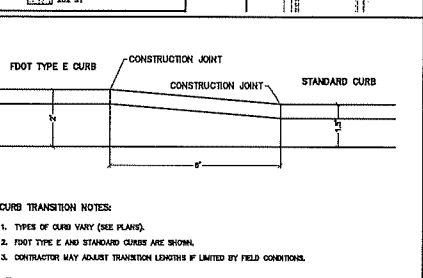
**9 STANDARD CURBS**  
C450



**10 MONOLITHIC SIDEWALK CURB**  
C450



**11 CURB TAPER**  
C450



**12 CURB TRANSITION**  
C450

**CHESTER CORNER BUILD-OUT**  
**YULEE, FLORIDA**  
 CEDAR CROSSING ENTERPRISES, INC.  
 11555 CENTRAL PARKWAY, SUITE 1004  
 JACKSONVILLE, FL 32224

REVISIONS:  
 NO. DATE REMARKS  
 1. ISSUE FOR COMMENT

TROY A. VANCE, P.E.  
 EITC 15088

consulting & design, inc.  
 3716 Rubin Road, Jacksonville, Florida 32257  
 T: (904) 398-1785 • Estroy@tarboxinc.com • Florida CA 26132

**DETAILS - SITE**

DRAWN BY: TCD  
 DESIGNED BY: TCD  
 CHECKED BY: TWT  
 SCALE: 1\"/>

DRAWING NO.  
**C450**

# LEGEND

- XLS DRAINAGE BASIN AREA
- XLS DRAINAGE BASIN DIVIDE
- 9 HXCS SOIL MAP UNIT
- 27 HXCS SOIL MAP UNIT
- A HXCS MAP UNIT DIVIDE
- 1+00 TIME OF CONCENTRATION LINE
- 1+00 OVERLAND FLOW PATH
- A1 SOIL BORINGS
- B1 A-AUGER BORINGS OR SAMPLE
- B1 B-STANDARD PENETRATION

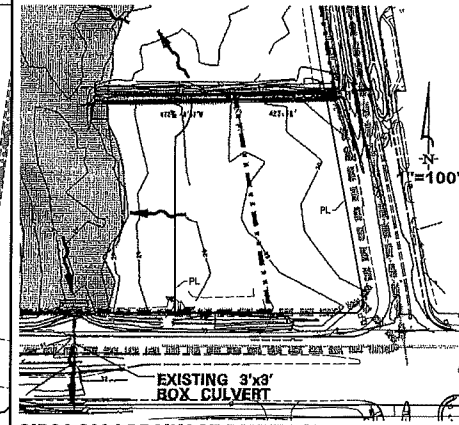
THE EXISTING INLET IS CONNECTED TO THE SHOPPER OF AMELIA STORM WATER MANAGEMENT SYSTEM.

HISTORICAL WETLAND  
DA=102.28 ACRES  
DA=102.28-2.028=100.25 ACRES  
NHL=25.30  
CN=18  
TC=18  
Z-A AS FOLLOWS:  
WETLAND LIMITS = 28.89 ACRES  
Z-A  
33.78= 0.001  
24.87= 0.010  
25.87= 10.000  
28.37= 51.830  
28.87= 78.000  
32.67=102.000

PRE-DEVELOPMENT TIME OF CONCENTRATION (SOIL MAP SHEET)

State Road 200  
(A-I-A)

Chester Road



## CIRCA 2004 DRAINAGE PATTERNS

THE ABOVE DRAINAGE MAP REPRESENTS PRE-DEVELOPMENT CONDITIONS FOR THE NORTHEAST QUADRANT OF THE 3716/CHESLER ROAD INTERSECTION. THIS MAP IS AN EXCERPT FROM PLANS FOR THE SHOPPER OF AMELIA, FORMATED CIRCA 2004 BY OTHERS (SHAW PONT REVIS 9222).

| DRAINAGE BASIN PARAMETERS EXISTING CONDITIONS |           |              |    |    |
|-----------------------------------------------|-----------|--------------|----|----|
| BASIN ID                                      | AREA (SF) | AREA (ACRES) | CN | TC |
| XLS_PASS                                      | 4,857     | 0.112        | 44 | 7  |
| XLS_SHOPPER                                   | 32,568    | 0.741        | 78 | 18 |
| XLS_BROOD                                     | 77,361    | 1.778        | 60 | 21 |
| TOTAL                                         | 114,786   | 2.631        |    |    |

## DRAINAGE MAP NOTES:

- PRE-DEVELOPMENT DRAINAGE BASINS XLS\_PASS AND XLS\_BROOD HISTORICALLY DISCHARGED INTO A WETLAND THAT DISCHARGED INTO THE BOX CULVERT UNDER DECK. THE DISCHARGE RATES FROM THESE BASINS WILL BE THE BASIS FOR PRE- VS. POST-DEVELOPMENT DISCHARGE ANALYSIS.
- PRE-DEVELOPMENT DRAINAGE BASIN XLS\_SHOPPER ALSO DISCHARGED TO THE WETLAND. HOWEVER, PERMITTING HISTORY ACCOUNTS FOR DISCHARGE FROM THIS DRAINAGE BASIN TO THE SHOPPER OF AMELIA STORM WATER MANAGEMENT SYSTEM.

CHESTER CORNER BUILD-OUT  
YULEE, FLORIDA

CEDAR CROSSING ENTERPRISES, INC.  
11555 CENTRAL PARKWAY, SUITE 1004  
JACKSONVILLE, FL 32224

REVISIONS:  
NO. DATE REMARKS

TWO TOWN & COUNTRY, P.A.  
JAN 2008

**Tarbox**  
consulting & design, inc.

3716 Robin Road, Jacksonville, Florida 32257  
T: (904) 389-1785 • Estroy@tarboxinc.com • Florida CA 26132

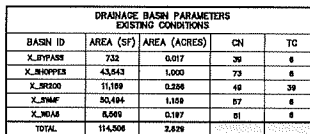
DRAINAGE MAP -  
PRE-DEVELOPMENT

SCALE: 1" = 30'  
DATE: 10/10/2007  
JOB #: CSE-00021  
DRAWING NO.:  
TCD  
TWT  
CSE-00021

DRAWING NO.  
**C500**

### LEGEND

|                                                                                   |                                                                    |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------|
|  | DRAINAGE BASIN AREA                                                |
|  | DRAINAGE BASIN DIVIDE                                              |
|  | TIME OF CONCENTRATION LINE                                         |
|  | OVERLAND FLOW PATH                                                 |
|  | SOIL BORINGS<br>A-AUGER BORING OR SAMPLE<br>B-STANDARD PENETRATION |



1. MINIMUM Tc FOR SCS METHOD IS 6 MINUTES

**DRAINAGE MAP NOTES:**

1. EXISTING CONDITIONS DRAINAGE BASIN X SHOPPES WILL DISCHARGE INTO THE SHOPPES OF AMELIA STORM WATER MANAGEMENT SYSTEM PER SURFMO PERMIT NO. 02822.

**CHESTER CORNER BUILD-OUT  
YULEE, FLORIDA**

**CEDAR CROSSING ENTERPRISES, INC.**  
11555 CENTRAL PARKWAY, SUITE 1004  
JACKSONVILLE, FL 32224

| NO         | DATE | REMARKS |
|------------|------|---------|
| REVISIONS: |      |         |

TROY W. TARBOX, P.E.

**Tarbox**  
consulting & design, inc.

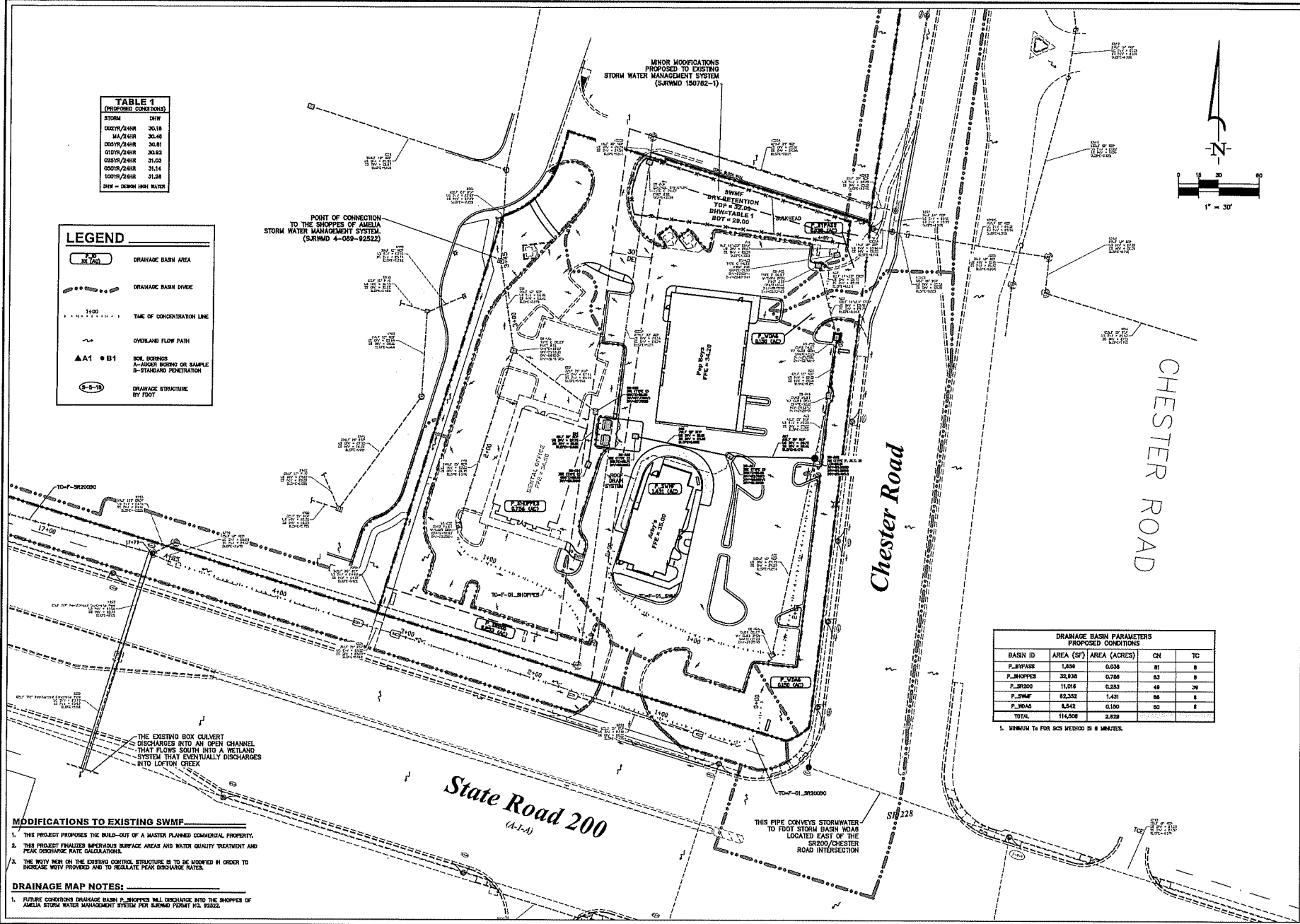
consulting & design, inc. 

3716 Rubin Road, Jacksonville, Florida 32257  
 T: (904) 399-1785 • E: [troty@larboxinc.com](mailto:troty@larboxinc.com) • Florida CA 26132

### RAINAGE MAP - EXISTING

DRAWING NO.  
**C501**

|        |            |              |     |
|--------|------------|--------------|-----|
| SCALE: | SCALE      | DRAWN BY:    | TCD |
| DATE:  | 12/31/2020 | DESIGNED BY: | TCD |
| CAD #: | CCE-002021 | CHECKED BY:  | TWT |



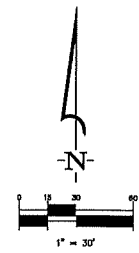
**TABLE 1**  
(PROPOSED CONDITIONS)

| STORM      | DRY   |
|------------|-------|
| 0001R/24HR | 30.18 |
| MA/24HR    | 30.46 |
| 0001R/24HR | 30.81 |
| 0010R/24HR | 30.82 |
| 0030R/24HR | 31.02 |
| 0050R/24HR | 31.14 |
| 1001R/24HR | 31.28 |

DRY - DESIGN 100% RAINFALL

**LEGEND**

|  |                                                                        |
|--|------------------------------------------------------------------------|
|  | DRAINAGE BASIN AREA                                                    |
|  | DRAINAGE BASIN DIKE                                                    |
|  | TIME OF CONCENTRATION LINE                                             |
|  | OVERLAND FLOW PATH                                                     |
|  | BOX INLETS<br>A - JUDGES WORKING ON SAMPLE<br>B - STANDARD PENETRATION |
|  | DRAINAGE STRUCTURE BY FOOT                                             |



**DRAINAGE BASIN PARAMETERS**  
PROPOSED CONDITIONS

| Basin ID  | Area (SF) | Area (Acres) | CN | TC |
|-----------|-----------|--------------|----|----|
| P_BYPASS  | 1,436     | 0.036        | 81 | 8  |
| P_SHOPPER | 32,836    | 0.756        | 83 | 8  |
| P_SR200   | 11,016    | 0.253        | 49 | 29 |
| P_SWAMP   | 62,352    | 1.431        | 86 | 8  |
| P_SWAS    | 6,342     | 0.145        | 90 | 8  |
| TOTAL     | 114,982   | 2.625        |    |    |

1. UNKNOWN TO FOOT DCS METHOD IS 8 MINUTES.

- MODIFICATIONS TO EXISTING SWMF**
1. THIS PROJECT PROPOSES THE BUILD-OUT OF A MASTER PLANNED COMMERCIAL PROPERTY.
  2. THIS PROJECT FINALIZES PREVIOUS SURFACE AREAS AND WATER QUALITY TREATMENT AND PEAK DISCHARGE RATE CALCULATIONS.
  3. THE NEW INLET ON THE EXISTING CONTROL STRUCTURE IS TO BE MODIFIED IN ORDER TO INCREASE FLOW PROVIDED AND TO REGULATE PEAK DISCHARGE RATES.

- DRAINAGE MAP NOTES:**
1. FUTURE CONDITIONS DRAINAGE BASIN P\_SHOPPER WILL DISCHARGE INTO THE SHOPPER OF AMELIA STORM WATER MANAGEMENT SYSTEM FOR LIPMAN POINT NO. 9222.

**CHESTER CORNER BUILD-OUT**  
**YULEE, FLORIDA**

CDAR CROSSING ENTERPRISES, INC.  
11555 CENTRAL PARKWAY, SUITE 1004  
JACKSONVILLE, FL 32224

REVISIONS:

| NO. | DATE | REMARKS                 |
|-----|------|-------------------------|
| 1   |      | ISSUED FOR CONSTRUCTION |

**Tarbox**  
consulting & design, inc.  
3716 Rubin Road, Jacksonville, Florida 32257  
T: (904) 399-1765 • E: info@tarboxinc.com • Florida CA 26132

**DRAINAGE MAP - PROPOSED**

|           |            |              |          |
|-----------|------------|--------------|----------|
| SCALE:    | DATE:      | DESIGNED BY: | CHKD BY: |
| 1" = 100' | 12/15/2023 | ADP          | CCS      |

DRAWING NO. **C502**