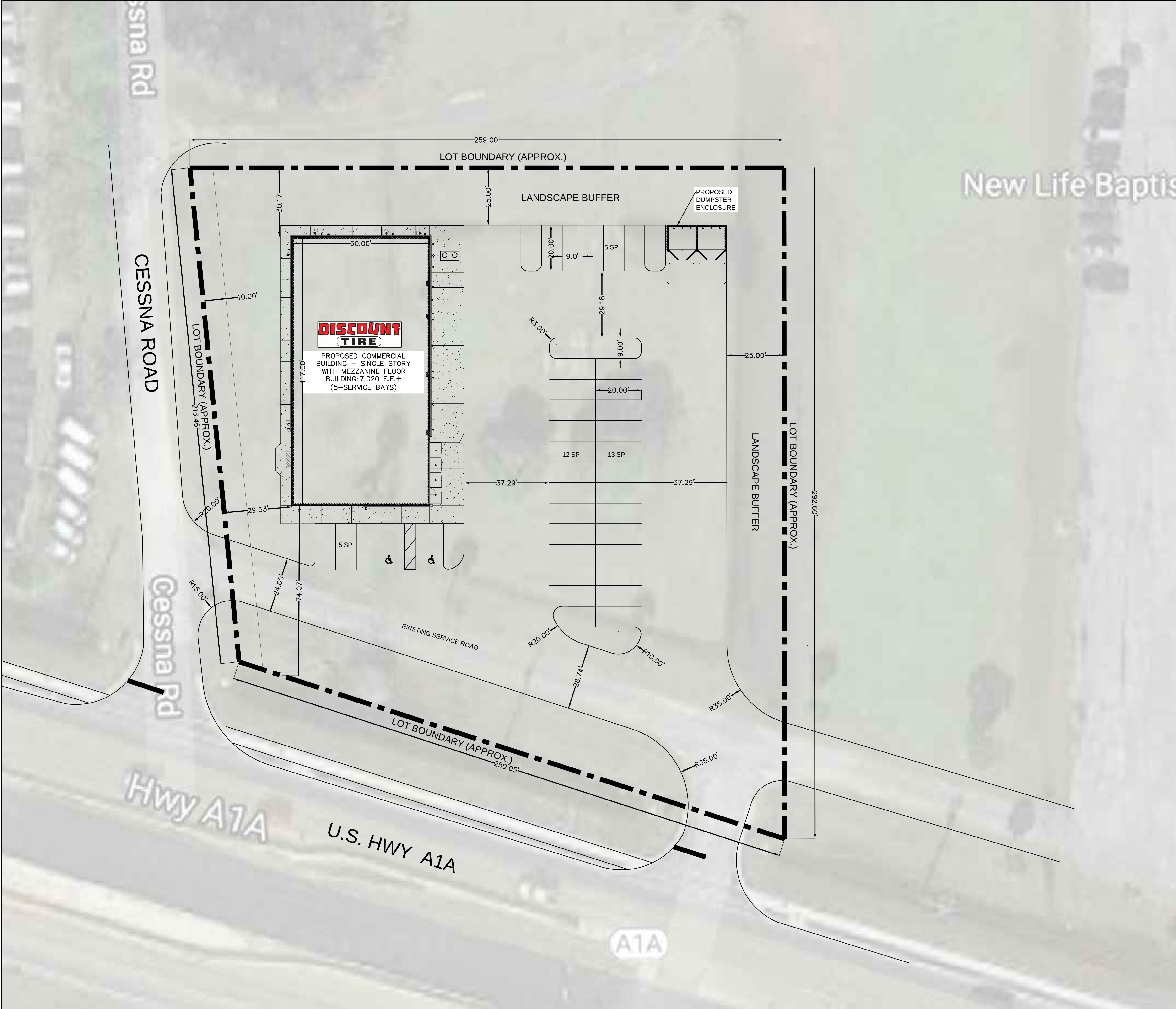




SITE DATA TABLE

DEVELOPER:

HALLE PROPERTIES, LLC
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255
PHONE: (480) 606-5758
MAIN POC: MATTHEW JOHNSON

ENGINEER:

H & T CONSULTANTS, INC.
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE (904) 419-1001
MAIN POC: LEE THOMPSON

PROJECT NAME:

DISCOUNT TIRE STORE

PROPOSED USE:

AUTOMOTIVE TIRE RETAIL STORE

JURISDICTION:

NASSAU COUNTY

ZONING:

REZONING REQUIRED - COMMERCIAL INTENSIVE

PERMITTED USE:

AUTOMOBILE SERVICE STATION

FUTURE LAND USE CLASSIFICATION:

COMMERCIAL

SIZE OF LOT:

1.43± ACRES

PROPOSED NUMBER OF STORIES:

1 STORY WITH MEZZANINE

PROPOSED BUILDING FOOTPRINT:

7,020± S.F.

PARKING SPACES

REQUIRED

PROVIDED

REGULAR PARKING (1/300 S.F. GFA)

23

33

HANDICAP PARKING

1

2

TOTAL REQUIRED

24

35

BUILDING SETBACK

REQUIRED

PROPOSED*

FRONT (S)

50'/25'

74.0'

REAR (N)

20'

29.26'

SIDES (E)

20'

149.58'

SIDES (W)

20'

29.5'

*PROPOSED BUILDING SETBACKS MAY VARY FROM FINAL DESIGN

LANDSCAPE BUFFER

REQUIRED

PROPOSED

FRONT (S)

25'

REAR (N)

25'

SIDES (E)

25'

SIDES (W)

10'

DISCOUNT TIRE

DISCOUNT TIRE STORE

464069 SR 200

YULEE, FL 32097

H & T

H & T CONSULTANTS, INC.

PLANNING - ENGINEERING

9310 OLD KINGS ROAD SOUTH, SUITE 1001

JACKSONVILLE, FLORIDA 32257

PHONE: 904-419-1001

CONCEPTUAL SITE PLAN

JOB NO:

DRAWN: FD

CHECK: ALT/SH

DATE: JAN 2021

SHEET NO.