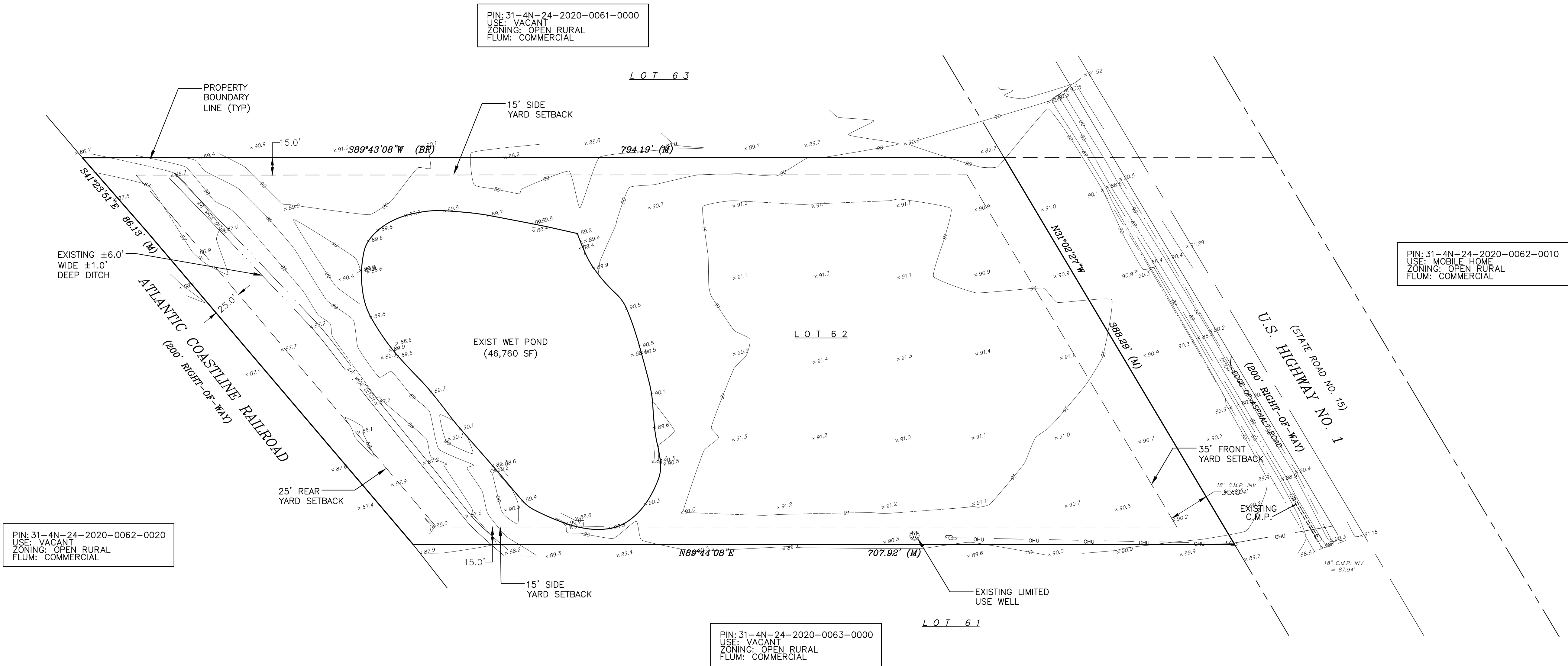
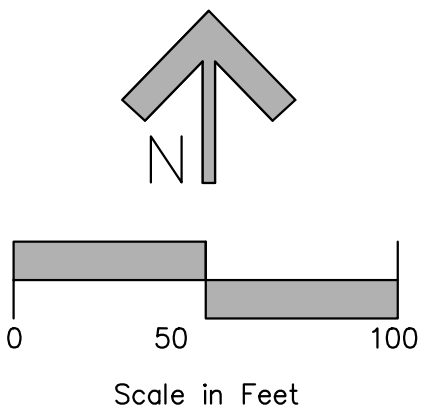


PROPERTY NOTES:

- PID#: 31-4N-24-2020-0062-0000
- PROPERTY ACREAGE: 5.75 AC (250,300 SF)
- LOCATION: NASSAU CO., FL
- FLOOD ZONE: X
- ZONING: OPEN RURAL
- FUTURE LAND USE: COMMERCIAL

SETBACK REQUIREMENTS:

- FRONT: 35 FEET
- SIDE: 15 FEET
- REAR: 25 FEET



K				Scale: 1:50	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	AIR PISTOL RANGE 553133 US HWY 1 HILLIARD, FL 32046	KEN HICKS	PREDEVELOPED SITE PLAN	REGISTERED DESIGN PROFESSIONAL ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	ISSUE DATE: 2/5/21
J				Project Mgr: AG							Sheet PRE-1
I				Designed by: AG	Certificate of Authorization No. 9332	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"					Page 1 of 3
H				Drawn by: AB							Project No. 20-10-36
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A	AB	3/9/21		PBSP SUBMITTAL							
No	By	Date		Revision							

PROPERTY NOTES:

- PID#: 31-4N-24-2020-0062-0000
- PROPERTY ACREAGE: 5.75 AC (250,300 SF)
- LOCATION: NASSAU CO., FL
- FLOOD ZONE: X
- ZONING: OPEN RURAL
- FUTURE LAND USE: COMMERCIAL
- PROPOSED USE: AIR PISTOL RANGE, CONDITIONAL USE CU2021-003
- MAXIMUM BUILDING HEIGHT: 45'
- PROPOSED BUILDING HEIGHT: 24'

DEVELOPMENT REQUIREMENTS:

- TOTAL PROPOSED IMPERVIOUS AREA: 34.7%
- PROPOSED BUILDING LOT COVERAGE: 7.0%
- PROPOSED (F.A.R.) PERCENTAGE: 7.0%

SETBACK REQUIREMENTS:

- FRONT: 35 FEET
- SIDE: 15 FEET
- REAR: 25 FEET

UTILITIES:

- WATER: WELL
- SEWER: SEPTIC
- POWER: OKEFENOKEE RURAL ELECTRIC

LANDSCAPE BUFFER:

- NORTH: MINIMUM 25' WIDE (36,825 SF)
- SOUTH: MINIMUM 25' WIDE (36,825 SF)
- EAST: AVERAGE 25' WIDE & MIN 10' (8,985 SF)

PARKING REQUIREMENTS:

- 1 SPACE / 300 SF COMMERCIAL SPACE
- 4,500 SF / 300 SF = 15 SPACES
- 15 SPACES PROVIDED
- ADA: 1 SPACE

BLDG #1(RANGE BLDG):

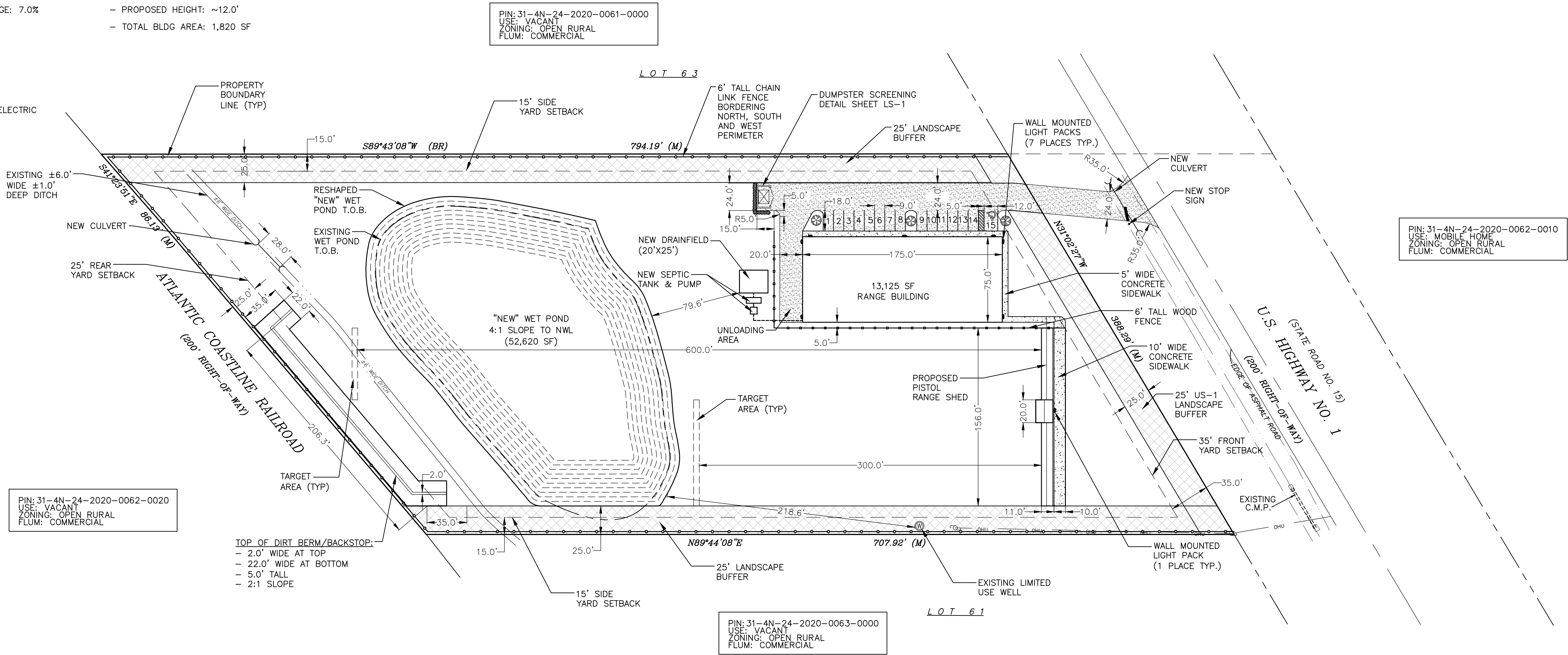
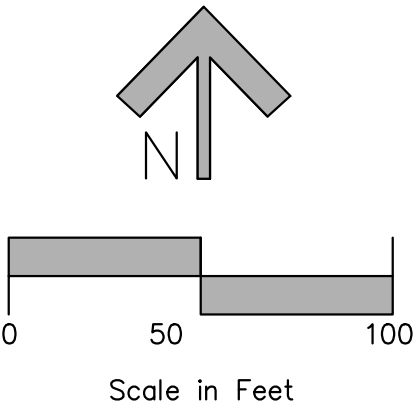
- PROPOSED HEIGHT: 24.0'
- TOTAL BLDG AREA: 13,125 SF
- ROUGHLY 8,625 SF IS STORAGE AND 4,500 SF IS COMMERCIAL SPACE

BLDG #2(RANGE SHED):

- PROPOSED HEIGHT: ~12.0'
- TOTAL BLDG AREA: 1,820 SF

IMPERVIOUS AREA:

- RANGE BLDG: 13,125 SF
- RANGE SHED: 1,820 SF
- CONCRETE: 3,150 SF
- GRAVEL PARKING LOT: 10,645 SF
- RANGE BACKSTOP: 5,380 SF
- "NEW" RESHAPED POND: 52,620 SF
- TOTAL IMPERVIOUS AREA: 86,740 SF
- 86,740 / 250,300 = 34.7%



LEGEND

- CONCRETE
- GRAVEL

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Drawn by: AB
QA/QC: NG

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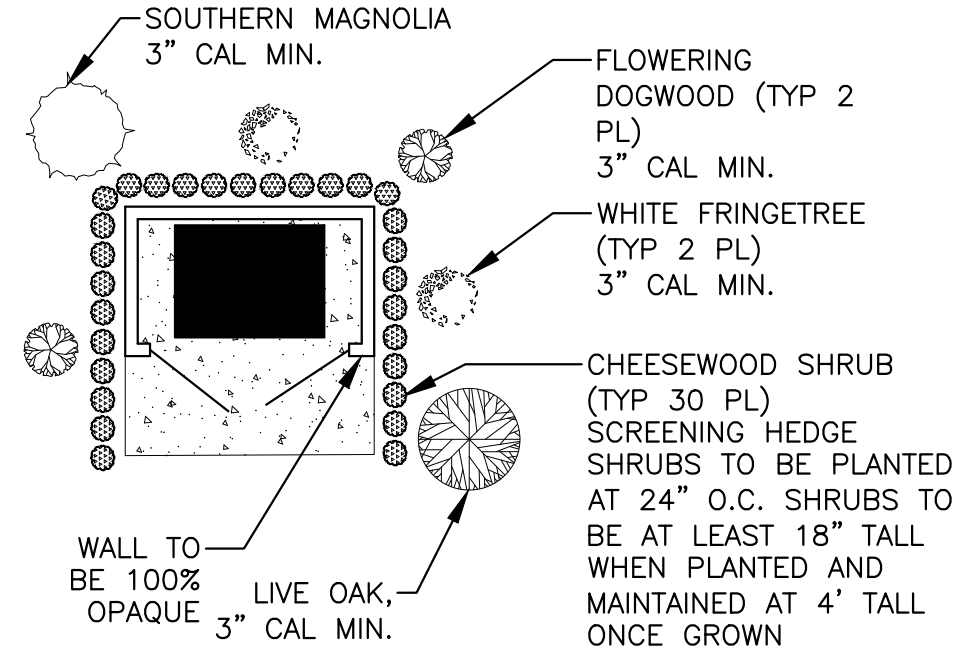
AIR PISTOL RANGE
553133 US HWY 1
HILLIARD, FL 32046

KEN HICKS

PRELIMINARY
BINDING SITE
PLAN

REGISTERED DESIGN PROFESSIONAL	ISSUE DATE: 2/5/21
Sheet PBSP-1	
Page 2 of 3	
Project No. 20-10-36	

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177



DUMPSTER SCREENING DETAIL

LANDSCAPE BUFFER REQUIREMENTS

EAST PROPERTY LINE:
ADJACENT ZONING: OPEN RURAL
FUTURE LAND USE: COMMERCIAL
REQUIRED BUFFER: 25 FT AVG., 10 FT MIN.

REQUIRED TREES PER 100 FT OF FRONTAGE:
- 3 CANOPY TREES
- 3 UNDERSTORY TREES
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

FRONTAGE LENGTH: 388 FT
PROPOSED TREES:
- 12 CANOPY TREES (INCLUDING SAVED TREES)
- 12 UNDERSTORY TREES

NORTH PROPERTY LINE:
ADJACENT ZONING: OPEN RURAL
FUTURE LAND USE: COMMERCIAL
REQUIRED BUFFER: N/A
PROPOSED BUFFER: 25 FT AVG., 15 FT MIN.

REQUIRED TREES PER 100 FT OF FRONTAGE:
- 4 CANOPY TREES
- 67 SHRUBS
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

FRONTAGE LENGTH: 795 FT
PROPOSED TREES:
- 34 CANOPY TREES (INCLUDING SAVED TREES)

LANDSCAPE BUFFER REQUIREMENTS CONT.

SOUTH PROPERTY LINE:
ADJACENT ZONING: OPEN RURAL
FUTURE LAND USE: COMMERCIAL
REQUIRED BUFFER: N/A
PROPOSED BUFFER: 25 FT AVG., 15 FT MIN.

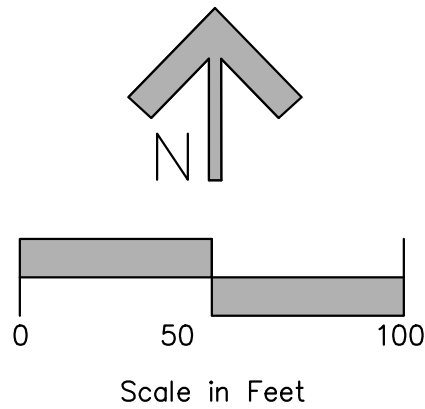
REQUIRED TREES PER 100 FT OF FRONTAGE:
- 4 CANOPY TREES
- 67 SHRUBS
- PLANTED TREES MUST BE A MINIMUM OF 3" CAL

FRONTAGE LENGTH: 708 FT
PROPOSED TREES:
- 31 CANOPY TREES (INCLUDING SAVED TREES)

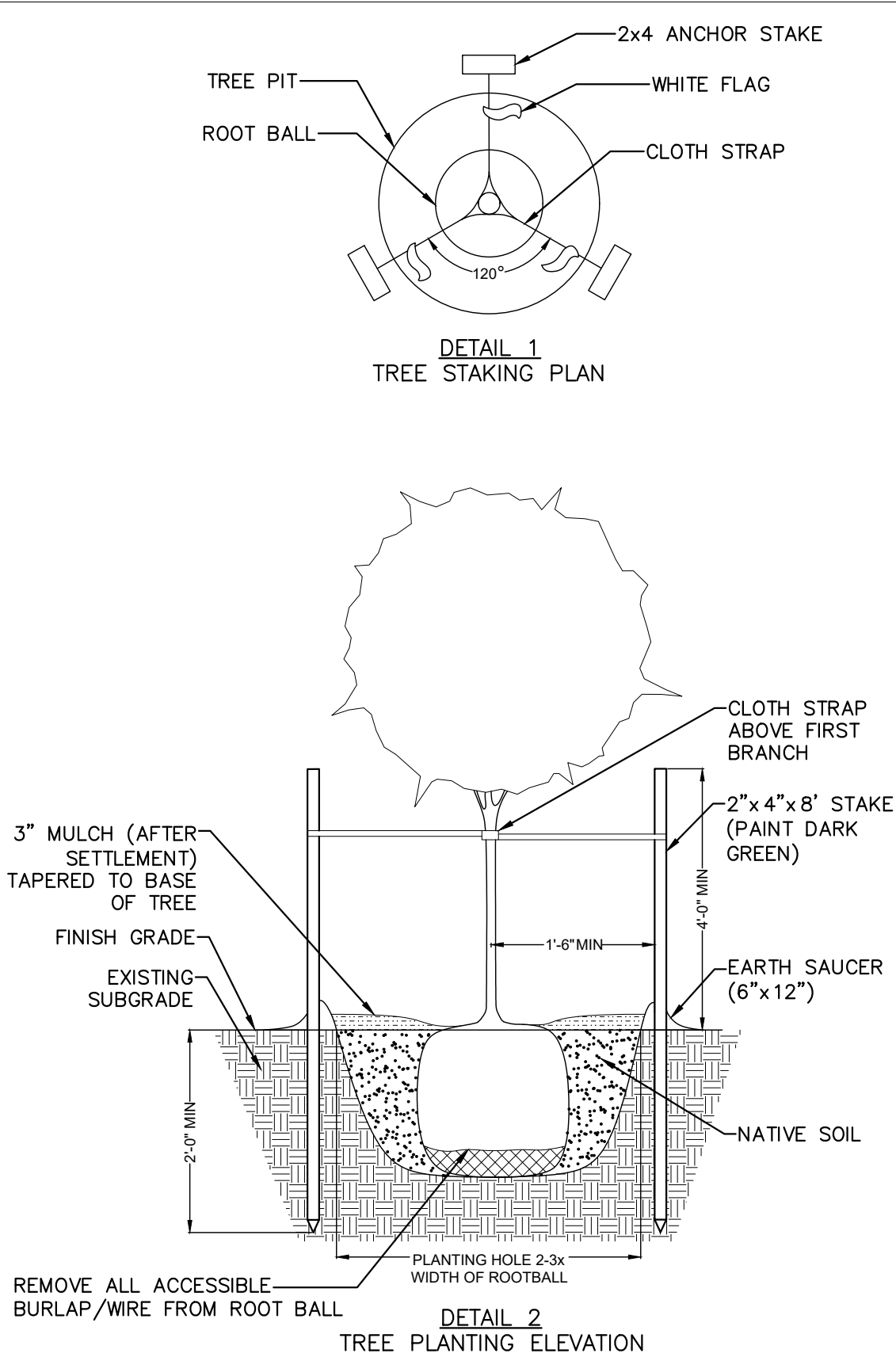
WEST PROPERTY LINE
REQUIRED BUFFER: NONE

PIN: 31-4N-24-2020-0061-0000
USE: VACANT
ZONING: OPEN RURAL
FLUM: COMMERCIAL

LOT 63



PIN: 31-4N-24-2020-0062-0010
USE: MOBILE HOME
ZONING: OPEN RURAL
FLUM: COMMERCIAL



NOTE: ALL TREES SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH THE FOLLOWING PLANTING DETAIL

PIN: 31-4N-24-2020-0062-0020
USE: VACANT
ZONING: OPEN RURAL
FLUM: COMMERCIAL

LANDSCAPING REQUIREMENTS:

- 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 37-3. 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.

- UPON INSPECTION, IF THE EXISTING VEGETATION DOES NOT PROVIDE SUFFICIENT SCREENING, MORE PLANTINGS WILL BE REQUIRED PER TABLES IN LDC 37.06, WHICH REQUIRES 4 CANOPY TREES AND 67 SHRUBS PER 100LF.

LANDSCAPING REQUIREMENTS CONT'D:

- PLANT MATERIAL: ALL INSTALLED TREES, SHRUBS AND GROUNDCOVERS SHALL CONFORM TO THE STANDARDS FOR FLORIDA GRADE # 1 OR BETTER ACCORDING TO THE CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY. SYNTHETIC OR ARTIFICIAL TREES, SHRUBS, GROUNDCOVERS, OR VINES ARE NOT ACCEPTABLE SUBSTITUTES. IN CHOOSING PLANT MATERIALS, CONSIDERATION SHOULD BE GIVEN TO THE AMOUNT OF SUN OR SHADE, THE WETNESS OR DRYNESS OF THE SOIL, THE EFFECTS OF SALT SPRAY (WHERE APPLICABLE), THE AMOUNT OF IRRIGATION REQUIRED, AND THE MATURE SIZE AND SPATIAL NEEDS OF PLANTS CHOSEN.

- MAINTENANCE: THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS REQUIRED BY THIS SECTION. MAINTENANCE INCLUDES IRRIGATING, MOWING, TRIMMING, FERTILIZING, AND CARRYING OUT THOSE ACTIVITIES NECESSARY TO KEEP THE PLANT MATERIAL IN A HEALTHY AND GROWING CONDITION, MAINTAIN VISUAL CLEARANCE AND ALLOW PASSAGE OF VEHICLES AND PEDESTRIANS ON PUBLIC ROADS AND NON-EXCLUSIVE EASEMENTS.

PIN: 31-4N-24-2020-0063-0000
USE: VACANT
ZONING: OPEN RURAL
FLUM: COMMERCIAL

LOT 61

PLANT SCHEDULE

SYMBOL	QTY.	KEY	SPECIES	SIZE/REMARKS
	80	LO	QUERCUS VIRGIANA	3" CAL MIN.
	80	WF	CHIONANTHUS VIRGINICUS	3" CAL MIN.
	100' OF SCREENING	-	PITTOSPORUM TOBIRA	18" HT. MIN. PLANTED AT 24" O.C. ALONG DUMPSTER SCREENING HEDGE
		-	CHEESEWOOD	18" HT. MIN. PLANTED AT 30" O.C. ALONG OTHER SCREENING HEDGES
	127,000 SF	-	STENOTAPHRUM SECUNDATUM	
		-	ST. AUGUSTINE GRASS	

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PRELIMINARY BINDING
LANDSCAPE PLAN

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Sheet LS-1
Page 3 of 3
Project No. 20-10-36