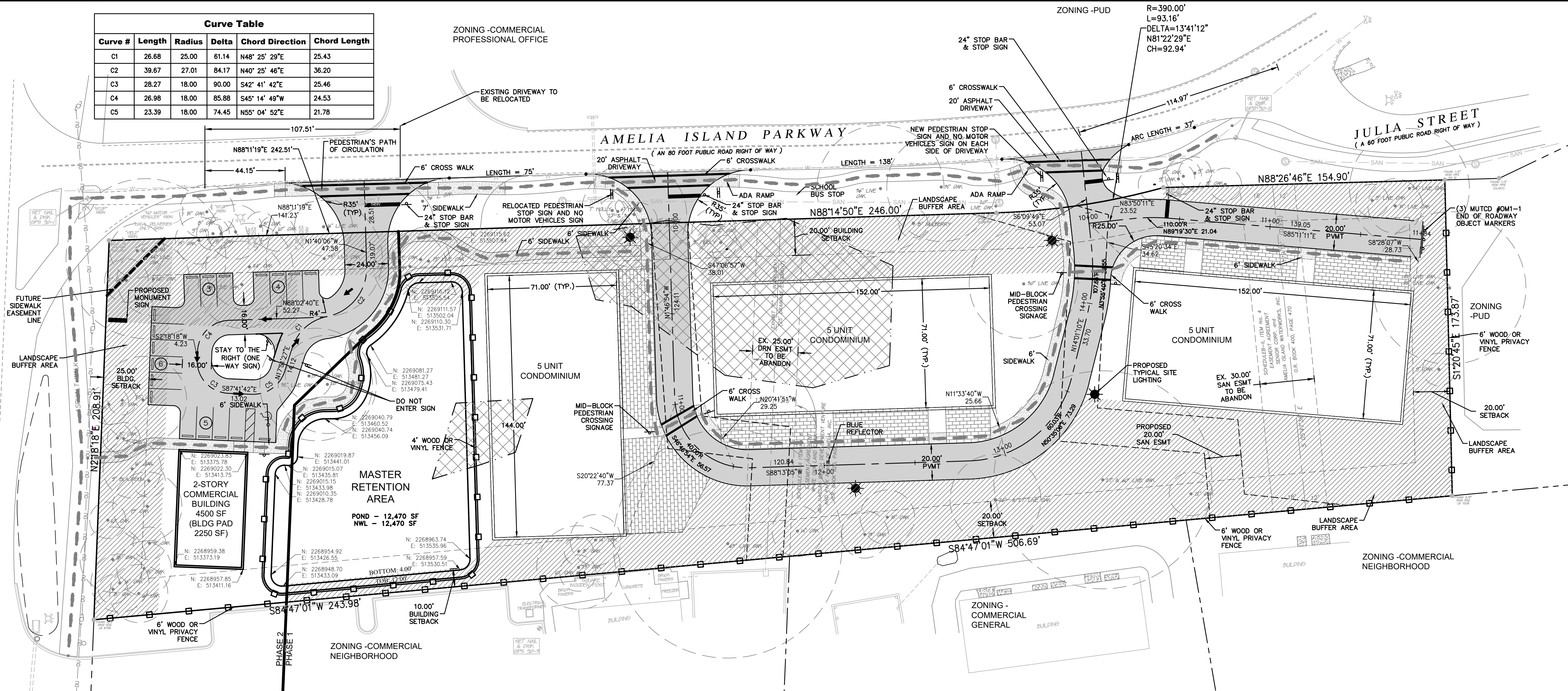


FIRST COAST HIGHWAY
STATE ROAD No. 105 ~ A-1-A
(A 200 FOOT PUBLIC ROAD RIGHT OF WAY)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	26.68	25.00	61.14	N48° 25' 29"E	25.43
C2	39.67	27.01	84.17	N40° 25' 46"E	36.20
C3	28.27	18.00	90.00	S42° 41' 42"E	25.46
C4	26.98	18.00	85.88	S45° 14' 49"W	24.53
C5	23.39	18.00	74.45	N55° 04' 52"E	21.78



NOTE:
COMMERCIAL BUILDING USAGE AT THIS TIME IS UNKNOWN.
PLEASE REFER TO ORDINANCE 2007-015, COMMERCIAL
NEIGHBORHOOD SECTION 15.01 OF THE LAND
DEVELOPMENT CODE, AND THE PUD RESTRICTIONS FOR
CHURCHES, NURSING HOMES, AND RESTAURANTS WITH
FULL SERVICE KITCHEN.

LEGEND

- 0.30 AC. OF WETLAND TO BE IMPACTED
- LANDSCAPE BUFFER AREA

PROJECT DATA

PROJECT NAME: SUMMER BEACH PARCEL
PARCEL ID#: 00-00-30-0820-0006-0010
APPROVED PUD ORDINANCE NO.: SUMMER BEACH CONSOLIDATED DR/PUD - RESOLUTION NO. 2007-105
CURRENT LAND USE: COMMERCIAL
CURRENT ZONING: PUD

PROJECT INTENT:

TO DEVELOP A COMMERCIAL BUILDING AND 15 CONDOMINIUM UNITS ON 3.21 ACRES

DEVELOPMENT SCHEDULE:

2 PHASE

BUILDING UNIT SUMMARY:

RESIDENTIAL UNIT = 15 CONDOMINIUM UNITS
COMMERCIAL UNIT = Up to 7,000 SF. AS SHOWN 4,500 SF (BUILDING PAD 2,250 SF)
HEIGHT = LESS THAN 45'

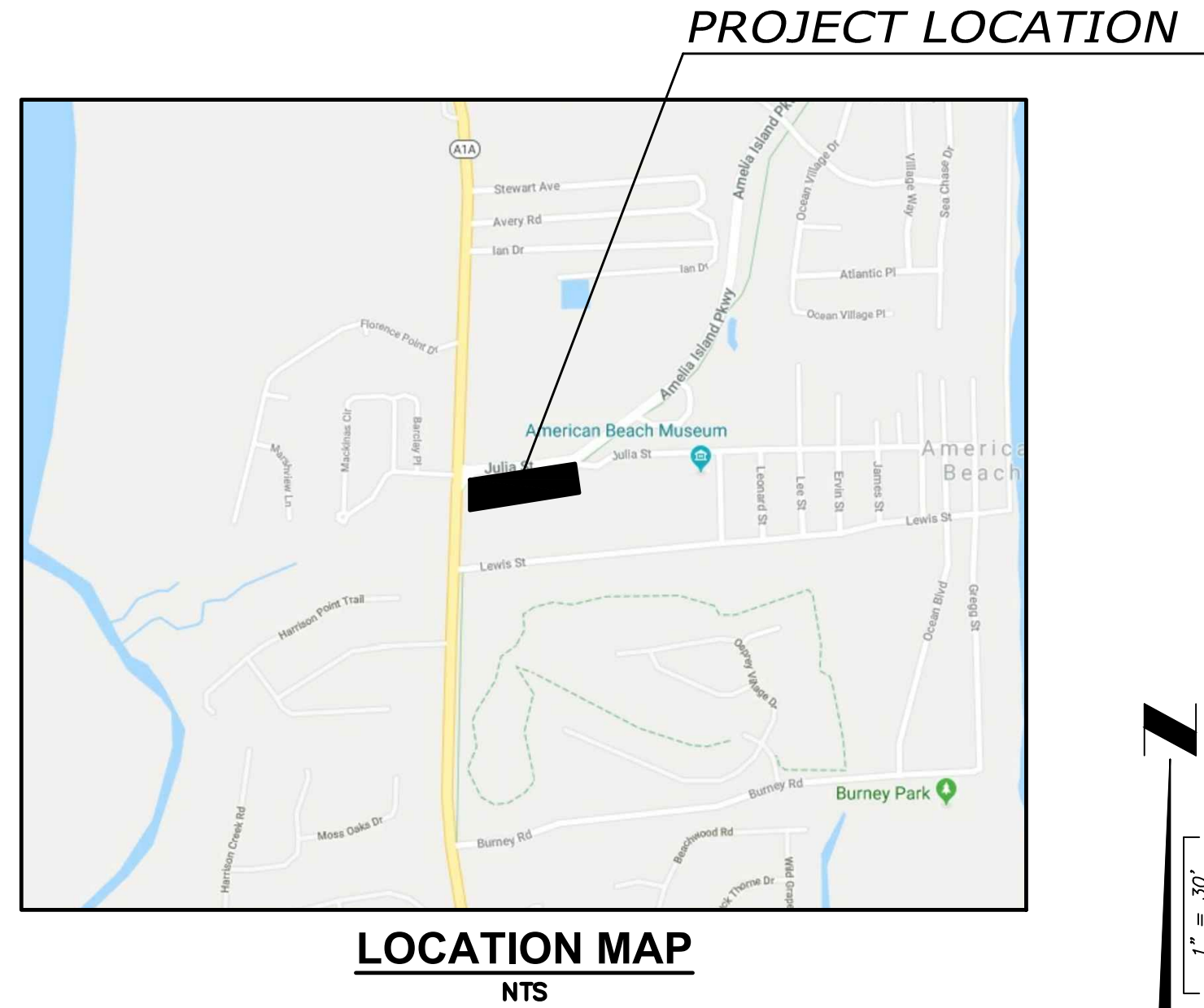
PARKING:

2 SPACES/UNIT (2 GARAGE)
REQUIRED SPACES: 30
PROVIDED SPACES: 30

COMMERCIAL BUILDING
REQUIRED: (MEDICAL = 1 SPACE/DOCTOR, 1 SPACE/2 EMPLOYEES, 1.5 SPACE/CONSULTANT ROOM)
(GENERAL COMMERCIAL = 1 SPACE/300 SF + 1 SPACE/2 EMPLOYEE)
PROVIDED: 18 SPACES

SITE DATA			
	PROPOSED COMMERCIAL	PROPOSED RESIDENTIAL	TOTAL PROPOSED
GROSS PROJECT AREA	0.58 ac.	2.63 ac.	3.21 ac.
BUILDING AREA	0.05 ac.	0.77 ac.	0.82 ac.
PAVEMENT AREA	0.20 ac.	0.55 ac.	0.75 ac.
RETENTION	0.02 ac.	0.27 ac.	0.29 ac.
OPEN SPACE	0.31 ac.	1.04 ac.	1.35 ac.
TOTAL IMPERVIOUS AREA	0.20 ac.	1.32 ac.	1.52 ac.
IMPERVIOUS SURFACE AREA RATIO	34%	50%	47%
MAX BUILDING COVERAGE	40%	40%	
FLOOR AREA RATIO	9%	29%	26%

INDEX OF SHEETS	
SHEET	TITLE
C100	FINAL DEVELOPMENT PLAN
C101	FINAL DEVELOPMENT GRADING PLAN
C102	FINAL DEVELOPMENT UTILITY PLAN
TM100	TREE REMOVAL & PROTECTION PLAN
TM101 - TM102	TREE EVALUATION AND MITIGATION TABLE
LA100	LANDSCAPE PLAN
LA101	LANDSCAPE SPECIFICATION
S100	SURVEY
A100	ELEVATION



LOCATION MAP
NTS

No.	Date	Revision
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

FINAL DEVELOPMENT PLAN

SUMMER BEACH
PARCEL
NASSAU COUNTY
PREPARED FOR
FORUM CAPITAL PARTNERS

MARY E. LEAPROTT, P.E.
P.E. NUMBER: 61449
Reg. Engineer

Project No.: 20-01-0014
Designed: MEL Drawn: ANB
Checked: RCW O.C.: RCW
Date: June 3, 2021
Scale: 1" = 30'

Sheet C100