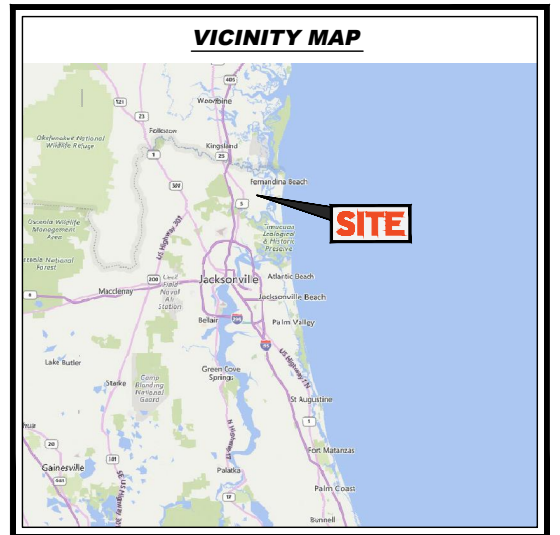
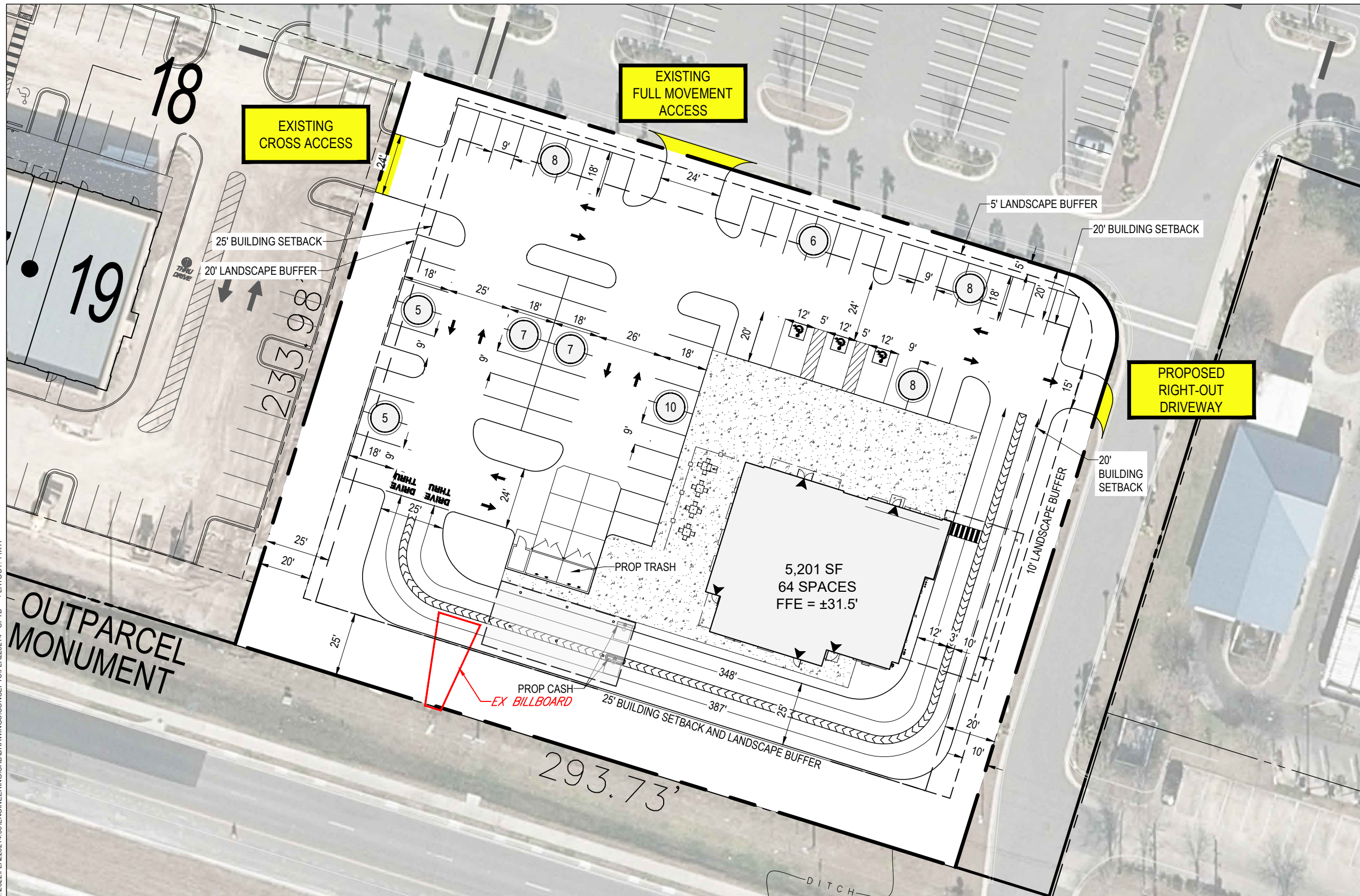


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SITE DATA TABLE	
JURISDICTION	NASSAU COUNTY
SITE AREA	1.57 ACRES
BUILDING AREA	5,201 SF
CURRENT ZONING	PD 2004-02 "NASSAU CENTER"
FUTURE LAND USE	INDUSTRIAL
FRONT SETBACK (ROW)	25'
SIDE SETBACK	20' / 20'
REAR SETBACK	20'
FRONT/SIDE/REAR YARD BUFFER	25'
PARKING REQUIRED	1 PER 300 GFA = 18 SPACES
PARKING PROVIDED (TOTAL)	64 SPACES

NOTES:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.

2. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

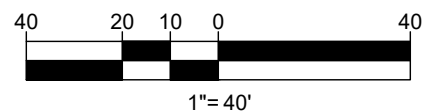
BOHLER //

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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

CONCEPT PLAN - YULEE

SR 200 AND CHESTER RD,
YULEE, FL 32097



11/4/2022 | EA | FLA20214 | B