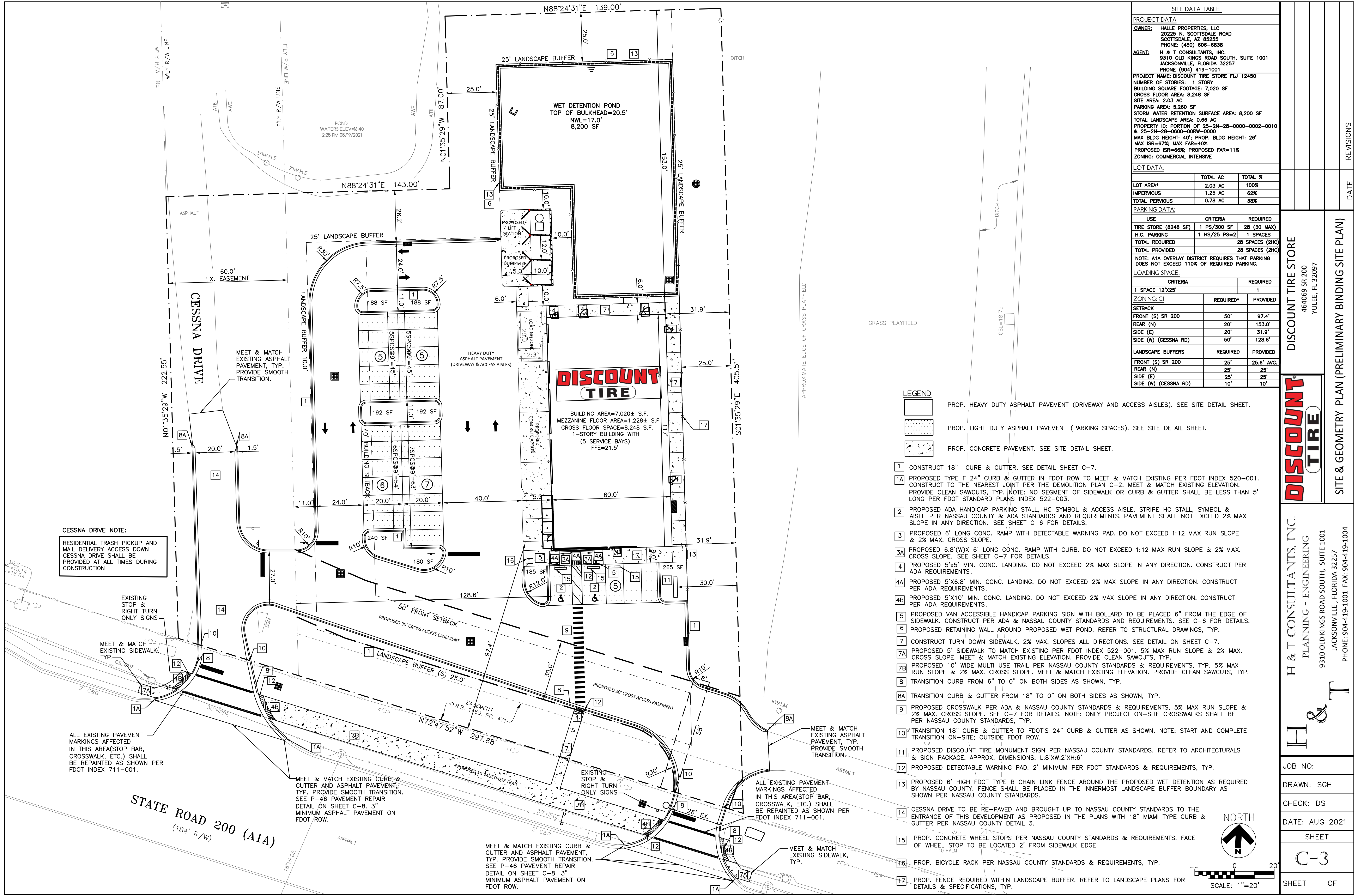
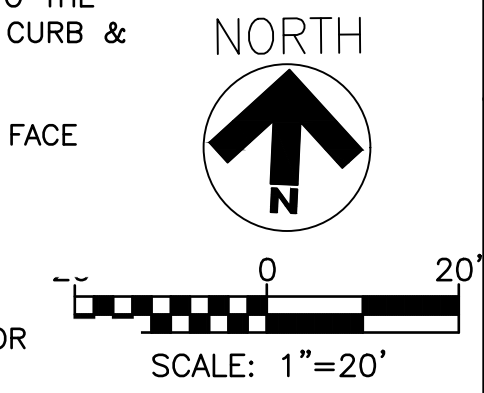




SITE DATA TABLE		
PROJECT DATA		
OWNER:	HALLE PROPERTIES, LLC 20225 N. SCOTTSDALE ROAD SCOTTSDALE, AZ 85255 PHONE: (480) 606-6838	
AGENT:	H & T CONSULTANTS, INC. 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE (904) 419-1001	
PROJECT NAME: DISCOUNT TIRE STORE FLJ 12450		
NUMBER OF STORIES: 1 STORY		
BUILDING SQUARE FOOTAGE: 7,020 SF		
GROSS FLOOR AREA: 8,248 SF		
SITE AREA: 2.03 AC		
PARKING AREA: 5,260 SF		
STORM WATER RETENTION SURFACE AREA: 8,200 SF		
TOTAL LANDSCAPE AREA: 0.66 AC		
PROPERTY ID: PORTION OF 25-2N-28-0000-0002-0010 & 25-2N-28-0600-00RW-0000		
MAX BLDG HEIGHT: 40'; PROP. BLDG HEIGHT: 26'		
MAX ISR=67%; MAX FAR=40%		
PROPOSED ISR=68%; PROPOSED FAR=11%		
ZONING: COMMERCIAL INTENSIVE		
LOT DATA:		
	TOTAL AC	TOTAL %
LOT AREA*	2.03 AC	100%
IMPERVIOUS	1.25 AC	62%
TOTAL PERVIOUS	0.78 AC	38%
PARKING DATA:		
USE	CRITERIA	REQUIRED
TIRE STORE (8248 SF)	1 PS/300 SF	28 (30 MAX)
H.C. PARKING	1 HS/25 PS=2	1 SPACES
TOTAL REQUIRED		28 SPACES (2HC)
TOTAL PROVIDED		28 SPACES (2HC)
NOTE: A1A OVERLAY DISTRICT REQUIRES THAT PARKING DOES NOT EXCEED 110% OF REQUIRED PARKING.		
LOADING SPACE:		
CRITERIA	REQUIRED	
1 SPACE 12'x25'	1	
ZONING: C1	REQUIRED*	PROVIDED
SETBACK		
FRONT (S) SR 200	50'	97.4'
REAR (N)	20'	153.0'
SIDE (E)	20'	31.9'
SIDE (W) (CESSNA RD)	50'	128.6'
LANDSCAPE BUFFERS		
	REQUIRED	PROVIDED
FRONT (S) SR 200	25'	25.6' AVG.
REAR (N)	25'	25'
SIDE (E)	25'	25'
SIDE (W) (CESSNA RD)	10'	10'

- LEGEND**
- PROP. HEAVY DUTY ASPHALT PAVEMENT (DRIVEWAY AND ACCESS AISLES). SEE SITE DETAIL SHEET.
 - PROP. LIGHT DUTY ASPHALT PAVEMENT (PARKING SPACES). SEE SITE DETAIL SHEET.
 - PROP. CONCRETE PAVEMENT. SEE SITE DETAIL SHEET.

- 1 CONSTRUCT 18" CURB & GUTTER, SEE DETAIL SHEET C-7.
- 1A PROPOSED TYPE F 24" CURB & GUTTER IN FOOT ROW TO MEET & MATCH EXISTING PER FDOT INDEX 520-001. CONSTRUCT TO THE NEAREST JOINT PER THE DEMOLITION PLAN C-2. MEET & MATCH EXISTING ELEVATION. PROVIDE CLEAN SAWCUTS, TYP. NOTE: NO SEGMENT OF SIDEWALK OR CURB & GUTTER SHALL BE LESS THAN 5' LONG PER FDOT STANDARD PLANS INDEX 522-003.
- 2 PROPOSED ADA HANDICAP PARKING STALL, HC SYMBOL & ACCESS AISLE. STRIPE HC STALL, SYMBOL & AISLE PER NASSAU COUNTY & ADA STANDARDS AND REQUIREMENTS. PAVEMENT SHALL NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. SEE SHEET C-6 FOR DETAILS.
- 3 PROPOSED 6' LONG CONC. RAMP WITH DETECTABLE WARNING PAD. DO NOT EXCEED 1:12 MAX RUN SLOPE & 2% MAX. CROSS SLOPE.
- 3A PROPOSED 6.8'(W)x 6' LONG CONC. RAMP WITH CURB. DO NOT EXCEED 1:12 MAX RUN SLOPE & 2% MAX. CROSS SLOPE. SEE SHEET C-7 FOR DETAILS.
- 4 PROPOSED 5'x5' MIN. CONC. LANDING. DO NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. CONSTRUCT PER ADA REQUIREMENTS.
- 4A PROPOSED 5'x6.8' MIN. CONC. LANDING. DO NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. CONSTRUCT PER ADA REQUIREMENTS.
- 4B PROPOSED 5'x10' MIN. CONC. LANDING. DO NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. CONSTRUCT PER ADA REQUIREMENTS.
- 5 PROPOSED VAN ACCESSIBLE HANDICAP PARKING SIGN WITH BOLLARD TO BE PLACED 6" FROM THE EDGE OF SIDEWALK. CONSTRUCT PER ADA & NASSAU COUNTY STANDARDS AND REQUIREMENTS. SEE C-6 FOR DETAILS.
- 6 PROPOSED RETAINING WALL AROUND PROPOSED WET POND. REFER TO STRUCTURAL DRAWINGS, TYP.
- 7 CONSTRUCT TURN DOWN SIDEWALK, 2% MAX. SLOPES ALL DIRECTIONS. SEE DETAIL ON SHEET C-7.
- 7A PROPOSED 5' SIDEWALK TO MATCH EXISTING PER FDOT INDEX 522-001. 5% MAX RUN SLOPE & 2% MAX. CROSS SLOPE. MEET & MATCH EXISTING ELEVATION. PROVIDE CLEAN SAWCUTS, TYP.
- 7B PROPOSED 10' WIDE MULTI USE TRAIL PER NASSAU COUNTY STANDARDS & REQUIREMENTS, TYP. 5% MAX RUN SLOPE & 2% MAX. CROSS SLOPE. MEET & MATCH EXISTING ELEVATION. PROVIDE CLEAN SAWCUTS, TYP.
- 8 TRANSITION CURB FROM 6" TO 0" ON BOTH SIDES AS SHOWN, TYP.
- 8A TRANSITION CURB & GUTTER FROM 18" TO 0" ON BOTH SIDES AS SHOWN, TYP.
- 9 PROPOSED CROSSWALK PER ADA & NASSAU COUNTY STANDARDS & REQUIREMENTS, 5% MAX RUN SLOPE & 2% MAX. CROSS SLOPE. SEE C-7 FOR DETAILS. NOTE: ONLY PROJECT ON-SITE CROSSWALKS SHALL BE PER NASSAU COUNTY STANDARDS, TYP.
- 10 TRANSITION 18" CURB & GUTTER TO FDOT'S 24" CURB & GUTTER AS SHOWN. NOTE: START AND COMPLETE TRANSITION ON-SITE; OUTSIDE FDOT ROW.
- 11 PROPOSED DISCOUNT TIRE MONUMENT SIGN PER NASSAU COUNTY STANDARDS. REFER TO ARCHITECTURALS & SIGN PACKAGE. APPROX. DIMENSIONS: L:8'XW:2'XH:6'
- 12 PROPOSED DETECTABLE WARNING PAD. 2' MINIMUM PER FDOT STANDARDS & REQUIREMENTS, TYP.
- 13 PROPOSED 6' HIGH FDOT TYPE B CHAIN LINK FENCE AROUND THE PROPOSED WET DETENTION AS REQUIRED BY NASSAU COUNTY. FENCE SHALL BE PLACED IN THE INNERMOST LANDSCAPE BUFFER BOUNDARY AS SHOWN PER NASSAU COUNTY STANDARDS.
- 14 CESSNA DRIVE TO BE RE-PAVED AND BROUGHT UP TO NASSAU COUNTY STANDARDS TO THE ENTRANCE OF THIS DEVELOPMENT AS PROPOSED IN THE PLANS WITH 18" MIAMI TYPE CURB & GUTTER PER NASSAU COUNTY DETAIL 3.
- 15 PROP. CONCRETE WHEEL STOPS PER NASSAU COUNTY STANDARDS & REQUIREMENTS. FACE OF WHEEL STOP TO BE LOCATED 2' FROM SIDEWALK EDGE.
- 16 PROP. BICYCLE RACK PER NASSAU COUNTY STANDARDS & REQUIREMENTS, TYP.
- 17 PROP. FENCE REQUIRED WITHIN LANDSCAPE BUFFER. REFER TO LANDSCAPE PLANS FOR DETAILS & SPECIFICATIONS, TYP.



DISCOUNT TIRE

H & T CONSULTANTS, INC.
PLANNING - ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

DISCOUNT TIRE STORE

464069 SR 200
YULEE, FL 32097

SITE & GEOMETRY PLAN (PRELIMINARY BINDING SITE PLAN)

JOB NO:
DRAWN: SGH
CHECK: DS
DATE: AUG 2021
SHEET
C-3
SHEET OF

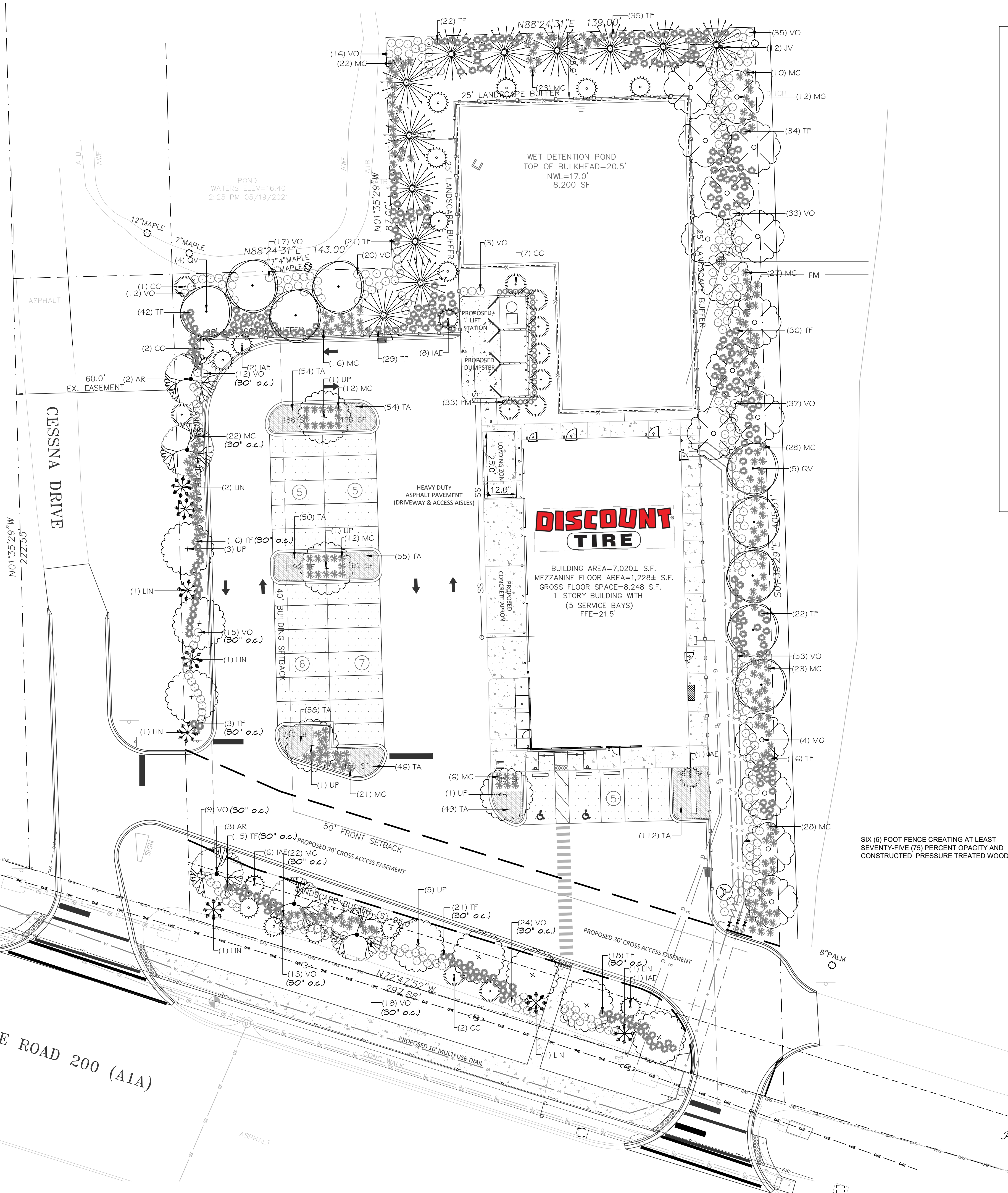
TOTAL AREA:	
ZONING:	Commercial
LOT AREA/CLEARING AREA:	74,481 SF.
10% LOT REQ. OPEN SPACE AREA	7,448.1 SF.
OPEN SPACE AREA REQUIRED:	74,881 SF.
1 TREE / 500 SF. OF REQUIRED OPEN SPACE:	15 TREES
TREES PROVIDED:	15 TREES
PERIMETER AREA REQUIREMENT BREAKDOWN	
PERIMETER AREA NORTH SIDE:	309 LF.
25' SF. / L.F. x 25' x 309 LF. (HIGH DENSITY)	
AREA REQUIRED:	7,725 SF.
AREA PROVIDED:	7,725 SF.
PERIMETER TREES NORTH SIDE:	
High density (25' width, 5 CANOPY + 90 SHRUB / 100 L.F.)	
TREES REQUIRED:	16C + 279S
TREES PROVIDED:	16C + 279S
PERIMETER AREA SOUTH SIDE:	234 LF.
25' SF. / L.F. x 25' x 234 LF. (Arterial ROW))	
AREA REQUIRED:	5,850 SF.
AREA PROVIDED:	5,850 SF.
PERIMETER TREES SOUTH SIDE:	
Arterial Roadway (25' width, 3 CANOPY + 3 Under. + Hedge / 100 L.F.)	
TREES REQUIRED:	8C + 8U + Hedge
TREES PROVIDED:	8C + 8U + Hedge
PERIMETER AREA EAST SIDE:	405 LF.
25' SF. / L.F. x 25' x 405 LF. (HIGH DENSITY)	
AREA REQUIRED:	10,125 SF.
AREA PROVIDED:	10,125 SF.
PERIMETER TREES EAST SIDE:	
High density (25' width, 5 CANOPY + 90 SHRUB / 100 L.F.)	
TREES REQUIRED:	21C + 364S
TREES PROVIDED:	21C + 364S
PERIMETER AREA WEST SIDE:	243 LF.
10' SF. / L.F. x 10' x 242 LF. (Local ROW))	
AREA REQUIRED:	2,430 SF.
AREA PROVIDED:	2,430 SF.
PERIMETER TREES WEST SIDE:	
Local Roadway (10' Width, 2 Canopy + 3 Under. + Hedge / 100 L.F.)	
TREES REQUIRED:	5C + 8U + Hedge
TREES PROVIDED:	5C + 8U + Hedge
PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN	
VIA PUBLIC AREA:	
INTERNAL LANDSCAPE:	
1 TREE / 10 SPACES = 21 SPACES / 10 or 1 TREE / ISLAND	
TREES REQUIRED:	5
TREES PROVIDED:	5
DUMPSTER SCREENING	
1 Shrub / 4' Height) = 2 Lf. + 1 Tree per 10 Lf.	
60' Length of Screen Wall	
TREES + SHRUBS REQUIRED:	6 Trees + 30 Shrubs
TREES + SHRUBS PROVIDED:	6 Trees + 33 Shrubs

NOTE:
LDC 37.05 K: 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.
Upon determination by the county that a required tree or plant is dead or severely damaged or diseased, the tree or plant shall be replaced by the owner with plant material meeting the requirements of this section.

1. CONTRACTOR TO PROVIDE FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% HEAD TO HEAD COVERAGE
2. EACH TREE SHALL HAVE A BUBBLER HEAD
3. TREES, SHRUBS, AND SOD TO HAVE SEPERATE ZONES



STATE ROAD 200 (A1A)



CRABE MYRTLE

PROJECT DATA

OWNER: HALL'S PROPERTIES, LLC
20235 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255
PHONE: (480) 606-6838

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

PROJECT NAME: DISCOUNT TIRE STORE FLJ 12450
NUMBER OF STORIES: 1 STORY
BUILDING SQUARE FOOTAGE: 7,020 SF
GROSS FLOOR AREA: 8,248 SF
SITE AREA: 2.03 AC
PARKING AREA: 5,260 SF
STORM WATER RETENTION SURFACE AREA: 8,200 SF
TOTAL LANDSCAPE AREA: 0.66 AC
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MAX ISR=67%; MAX FAR=1.0
PROPOSED ISR=66%; PROPOSED FAR=11%
ZONING: COMMERCIAL INTENSIVE

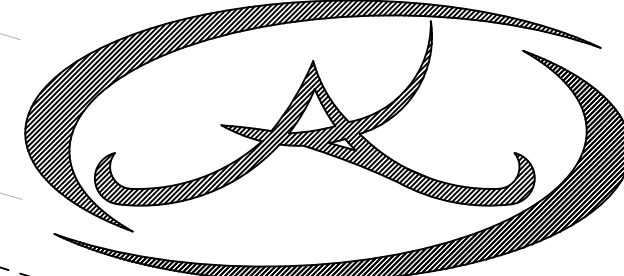
LOT DATA:

	TOTAL AC	TOTAL %
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TOTAL PROVIDED		28 SPACES (2HC)

NOTE: A1A OVERLAY DISTRICT REQUIRES THAT PARKING DOES NOT EXCEED 110% OF REQUIRED PARKING.

CRITERIA		REQUIRED	
1 SPACE 12'X25'		1	
ZONING: <u>C1</u>	REQUIRED*	PROVIDED	
SETBACK			
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REAR (N)	20'	153.0'	
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SIDE (W) (CESSNA RD)	50'	128.6'	
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REAR (N)	25'	25'	
SIDE (E)	25'	25'	
SIDE (W) (CESSNA RD)	10'	10'	



A & K LAND PLANNING & DESIGN

PHONE: (904) 476-9692
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed RLA
#LA6667112

	H & T CONSULTANTS, INC. PLANNING - ENGINEERING 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE: 904-419-1001 FAX: 904-419-1004				DISCOUNT TIRE STORE 464069 SR 200 YULEE, FL 32097		NUMBER	REVISIONS	DATE
							1	-	-
							2	-	-
							3	-	-
LANDSCAPE PLAN PRELIMINARY BINDING SITE PLAN									
JOB NO: 2022.98									
DRAWN: K.S.R.									
CHECK: S.H.									
DATE: 12/23/22									
PLATE									
L-1									
SHEET OF									