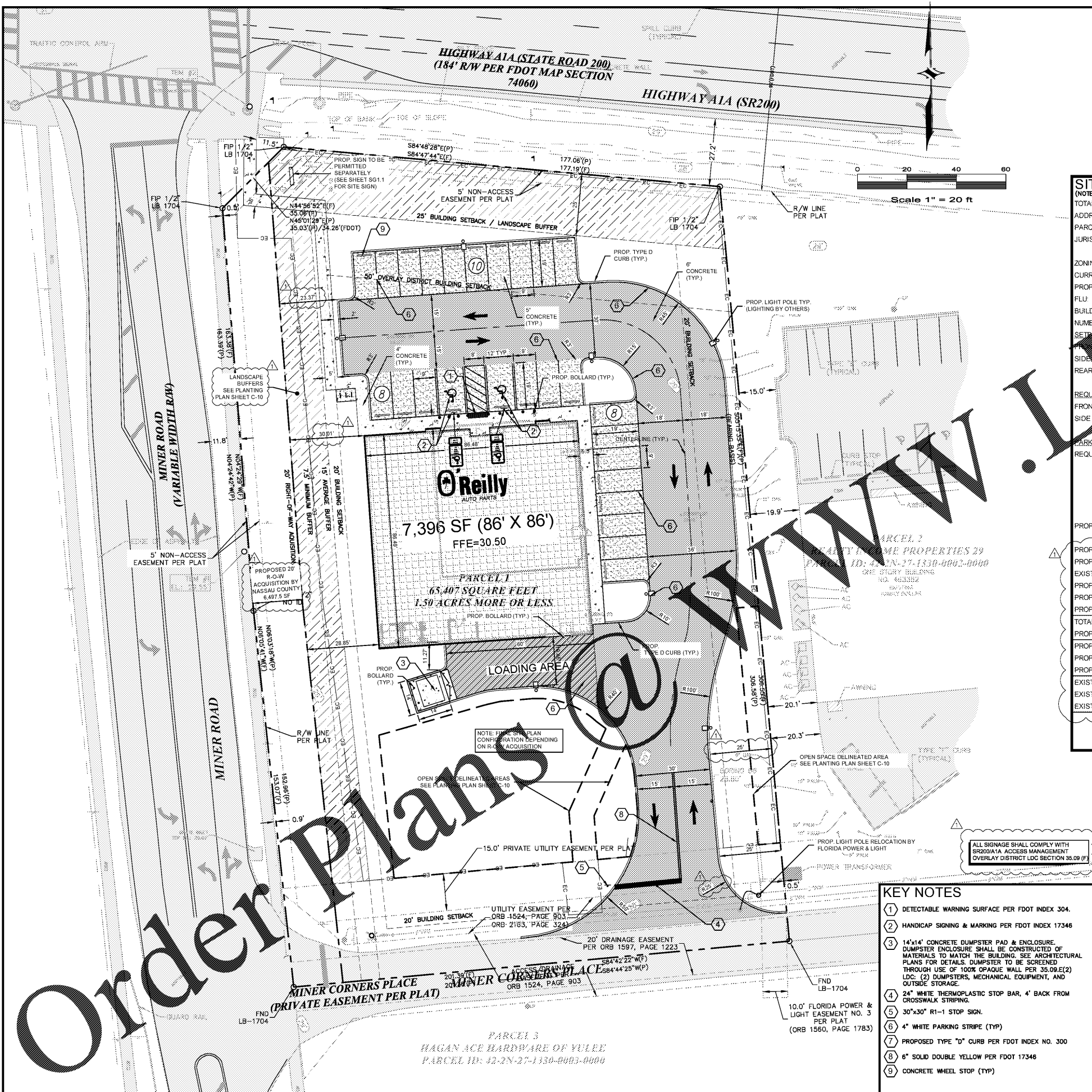


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**LEGEND**

---	PROPERTY LINE	[Pattern]	PROP BUILDING
---	BUILDING SETBACK LINE	[Pattern]	PROP 4" THICK CONC PAVEMENT
---	REQUIRED LANDSCAPE BUFFER	[Pattern]	PROP 5" THICK CONC PAVEMENT
---	PROPOSED SILT FENCE	[Pattern]	PROP 6" THICK CONC PAVEMENT
---	PROPOSED TREE BARRICADE	[Pattern]	PROP LANDSCAPE BUFFER AREAS
[Pattern]	EX. CONCRETE SIDEWALK TO REMAIN	[Symbol]	PARKING SPACE COUNT
[Pattern]	EXISTING ASPHALT PAVEMENT	[Symbol]	PROPOSED LIGHT POLE

**SITE DATA TABLE**  
(NOTE: SITE DATA TABLE IS BASED ON THE TOTAL PARCEL AREA PRIOR TO THE 25' RIGHT OF WAY ACQUISITION.)

TOTAL PARCEL AREA:	(+/-) 1.502 AC (+/-) 65,407 SF
ADDRESS:	463352 STATE ROAD 200
PARCEL ID#:	42-2N-27-1330-0001-0000
JURISDICTION:	NASSAU COUNTY
ZONING:	CG
CURRENT USE:	VACANT COMMERCIAL
PROPOSED USE:	COMMERCIAL
FLU:	COMMERCIAL GENERAL
BUILDING HEIGHT:	15' MAX.
NUMBER OF SETBACKS:	
FRONT (N):	25'
SIDE (W):	20'
REAR (W):	20'
REQUIRED BUFFERS:	
FRONT (N):	25'
SIDE (W):	7.5' MIN. / 15'
PARKING REQUIRED:	REGULAR PARKING 1 SPACES PER 300 SF OF GFA & 1 SPACE FOR EVERY ONE THOUSAND (1,000) SQUARE FEET OF LOT OR GROUND AREA OUTSIDE THE BUILDINGS USED FOR ANY TYPE OF SALES OR DISPLAY BUILDING 7,396SF / 300 SF = 25 SPACES REQUIRED 23 REGULAR SPACES + 2 HC SPACES 25 TOTAL SPACES 26 SPACES
PROPOSED:	

PROPOSED BUILDING:	7,396 SF	~ 11.31%	~ 0.170 AC
PROPOSED VEHICLE USE:	19,441 SF	~ 29.72%	~ 0.446 AC
EXISTING VEHICLE USE:	2,412 SF	~ 3.69%	~ 0.055 AC
PROPOSED CONC. SW:	1,606 SF	~ 2.45%	~ 0.037 AC
PROPOSED CONC. CURB:	696 SF	~ 1.06%	~ 0.016 AC
PROPOSED OPEN SPACE:	33,857 SF	~ 51.76%	~ 0.777 AC
TOTAL PROPOSED SITE AREA:	65,407 SF	~ 100.00%	1.502 AC
PROPOSED IMPERVIOUS AREA:	31,550 SF	~ 48.24%	0.724 AC
PROPOSED SITE AREA (POST ACQUISITION):	58,910 SF	~ 100.00%	1.352 AC
PROPOSED IMP. AREA (POST ACQUISITION):	31,100 SF	~ 52.79%	0.714 AC
PROPOSED OPEN SPACE (POST ACQUISITION):	27,810 SF	~ 47.21%	0.638 AC
EXISTING BUILDING (MASONRY):	0 SF	~ 0.00%	~ 0.000 AC
EXISTING CONCRETE:	0 SF	~ 0.00%	~ 0.000 AC
EXISTING PAVEMENT:	2,412 SF	~ 3.69%	~ 0.055 AC

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120170, PANEL NUMBER 0214, SUFFIX G, EFFECTIVE AUGUST 2, 2017 FOR NASSAU COUNTY, FLORIDA.

- NASSAU COUNTY NOTES**
- ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND NASSAU COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.
  - TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE NASSAU COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

- GENERAL NOTES**
- THE PROPOSED ACTIVITIES SHALL COMPLY WITH THE NASSAU COUNTY DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS AND FIRE CODES AT THE TIME OF PERMITTING.
  - SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH FDOT AND NASSAU COUNTY LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
  - MAXIMUM BUILDING HEIGHT SHALL BE AS SHOWN, EXCLUDING UNIQUE ARCHITECTURAL FEATURES.
  - ANY EXTERIOR LIGHTS SHALL BE DIRECTED TO THE INTERIOR OF THE PARCEL. OUTDOOR LIGHTING FIXTURES ON 27'-6" POLES (WITH FIXTURE), BUILDINGS AND ELSEWHERE OUTSIDE, SHALL HAVE FULL HORIZONTAL CUT-OFF OPTICS. ALL OUTDOOR LIGHTING SHALL CONFORM TO SITE LIGHTING STANDARDS INCLUDED IN THE NASSAU COUNTY LAND DEVELOPMENT CODE.
  - TRAFFIC SIGNAGE SHALL BE PER NASSAU COUNTY LAND DEVELOPMENT CODE AND MUTCD MANUAL.
  - OPERATION AND MAINTENANCE OF THE STORMWATER AREAS PERFORMED BY THE PRIVATE OWNER.
  - SOLID WASTE COLLECTION SHALL BE BY DUMPSTER PICK-UP AS SHOWN.
  - THERE ARE NO WETLANDS OR CONSERVATION AREAS WITHIN THE PROJECT BOUNDARIES.
  - ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE 2017 FLORIDA BUILDING CODE (LATEST EDITION).
  - ALL EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY AND ALL ROADS SHALL BE PRIVATE.
  - HOURS OF CONSTRUCTION SHALL BE LIMITED TO THOSE ALLOWED BY COUNTY CODE.
  - THIS SITE HAS BEEN DESIGNED FOR SOLID WASTE TRUCK SERVICE.
  - LOADING & SCREENING AREAS TO COMPLY WITH LDC SECTION 35.09.

- KEY NOTES**
- DETECTABLE WARNING SURFACE PER FDOT INDEX 304.
  - HANDICAP SIGNING & MARKING PER FDOT INDEX 17346
  - 14'x14' CONCRETE DUMPSTER PAD & ENCLOSURE. DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED OF MATERIALS TO MATCH THE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS. DUMPSTER TO BE SCREENED THROUGH USE OF 100% OPAQUE WALL PER 35.09(2) LDC. (2) DUMPSTERS, MECHANICAL EQUIPMENT, AND OUTSIDE STORAGE.
  - 24" WHITE THERMOPLASTIC STOP BAR, 4' BACK FROM CROSSWALK STRIPING.
  - 30"x30" R1-1 STOP SIGN.
  - 4" WHITE PARKING STRIPE (TYP)
  - PROPOSED TYPE "D" CURB PER FDOT INDEX NO. 300
  - 6" SOLID DOUBLE YELLOW PER FDOT 17346
  - CONCRETE WHEEL STOP (TYP)



FBRP CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE  
TAMPA, FL. 33605  
PHONE: (813) 215-7372  
FAX: (813) 902-8782

PROJECT TITLE

**YULEE O'REILLYS  
AUTO PARTS**

NASSAU COUNTY, FLORIDA

CLIENT

GRYBOSKI, HOWE & GRAVELY  
101 S. BAY BLVD., SUITE B-3  
P.O. BOX 732  
ANNA MARIA, FLORIDA 34216

**REVISIONS**

NO.	DESCRIPTION	DATE
1	NASSAU COUNTY COMMENTS	8/21/2018
2	NASSAU COUNTY COMMENTS	10/03/2018
3	NASSAU COUNTY COMMENTS	11/15/2018

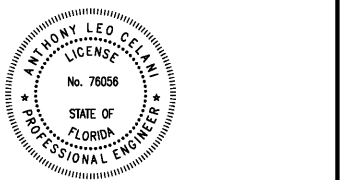
ISSUE DATE: 08/2017

REVIEWED BY: ALC

DRAWN BY: LAB

DESIGNED BY: ALC

PROJECT NUMBER  
CEI 18-035



Anthony L. Celani 76056 11/26/2018  
NAME SEAL NO. DATE

SHEET TITLE

**SITE PLAN**

SHEET NUMBER

**C-4** NASSAU COUNTY PERMIT NO. SPT18-022