

NOTES:

SITE ACREAGE = 11.26 AC

TOTAL BUILDING AREA - PHASE I = 1,200 SF (0.03 AC)

TOTAL BUILDING AREA - PHASE II = 6,200 SF (0.14 AC)

PARKING REQUIRED = 1 SPACE / 300 SF + 1 SPACE / 2 EMPLOYEES

PHASE I - 1,200 SF / 300 SF / PARKING SPACE = 4 EMPLOYEES = 6 SPACES REQUIRED

PHASE II - 6,200 SF / 300 SF / PARKING SPACE = 20 EMPLOYEES = 31 SPACES REQUIRED

TOTAL PARKING SPACES PROVIDED - PHASE I = 7 SPACES

TOTAL PARKING SPACES PROVIDED - PHASE II = 31 SPACES

1 TOTAL BUILDING AREA - PHASES I & 2 = 0.17 AC

2 TOTAL PAVED IMPERVIOUS - PHASES I & 2 = 0.57 AC

TOTAL BUILDING IMPERVIOUS PAVED AREA = 0.74 AC

3 TOTAL SEMI-PERVIOUS TRAVEL LANES = 0.7 AC

4 TOTAL PLANT STORAGE AREA = 1.2 AC

5 TOTAL STORMWATER POND AREA = 0.9 AC

TOTAL IMPROVED AREA (1+2+3+4+5) = 3.54 AC (31.4 %)

WETLAND/BUFFER AREA TO REMAIN = 5.73 AC

REMAINING LANDSCAPE AREA (ELA-INTERIOR) = 1.99 AC

ZONING: PUD (ORD 2003-32)

SETBACKS:

25' FRONT

15' SIDE (20' SIDE ON CORNER)

20' REAR

NURSERY TO BE SERVED BY PRIVATE WELL AND JEA SEWER

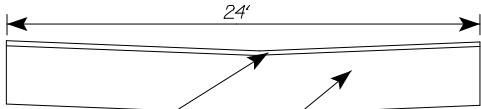
OFFICE TO BE SERVED BY WATER/SEWER - JEA

AVERAGE 15' ELA ON CHESTER ROAD AND PAGES DAIRY ROAD EXTENSION

PER CU APPLICATION - FOR SALE LANDSCAPING PRODUCTS TO BE

USED IN ELA AREA FOR NURSERY.

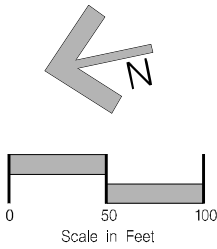
EXHIBIT B



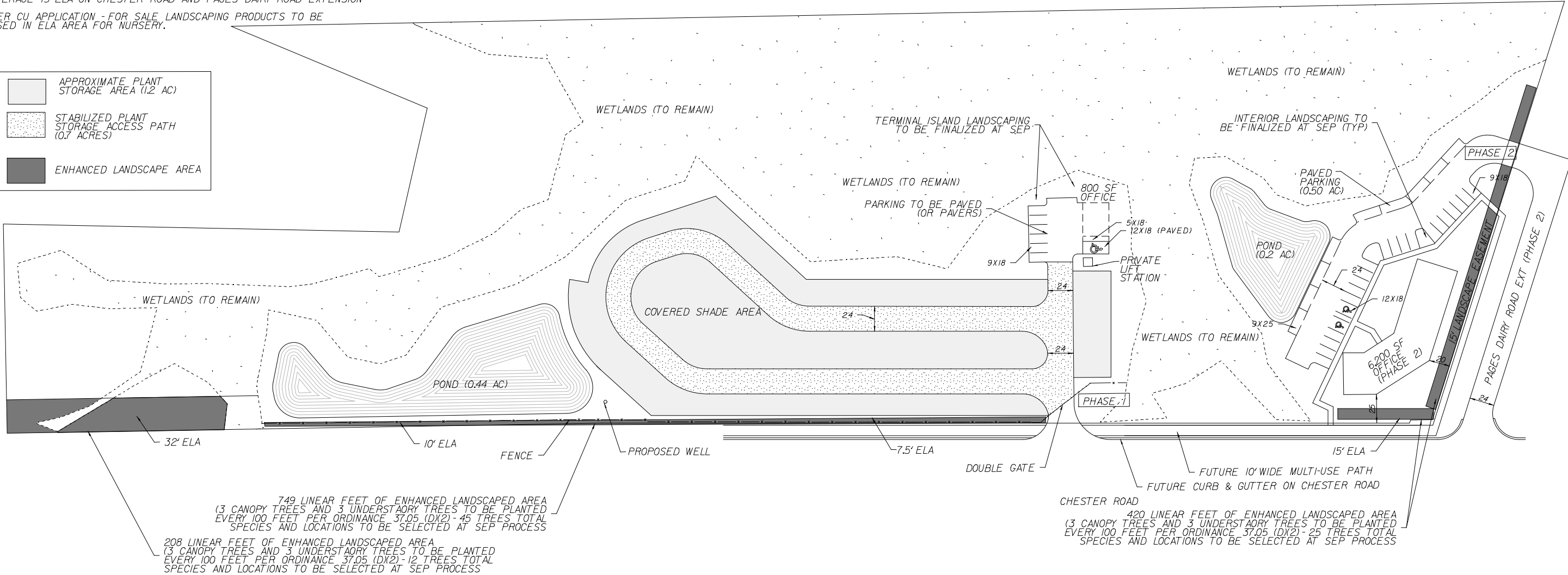
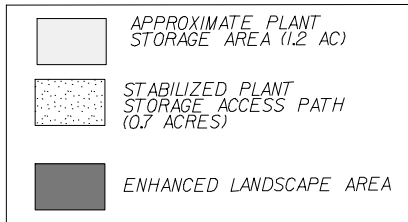
2" ASPHALT MILLINGS (OR EQUIVALENT)

12" MIX SUBBASE (MIN LBR 40) WITH CRUSH-CRETE MINIMUM 98% (MODIFIED PROCTOR)

ONSITE ACCESS AISLE DETAIL



Scale in Feet



749 LINEAR FEET OF ENHANCED LANDSCAPED AREA  
(3 CANOPY TREES AND 3 UNDERSTORY TREES TO BE PLANTED  
EVERY 100 FEET PER ORDINANCE 37.05 (DX2) - 45 TREES TOTAL  
SPECIES AND LOCATIONS TO BE SELECTED AT SEP PROCESS

208 LINEAR FEET OF ENHANCED LANDSCAPED AREA  
(3 CANOPY TREES AND 3 UNDERSTORY TREES TO BE PLANTED  
EVERY 100 FEET PER ORDINANCE 37.05 (DX2) - 12 TREES TOTAL  
SPECIES AND LOCATIONS TO BE SELECTED AT SEP PROCESS

420 LINEAR FEET OF ENHANCED LANDSCAPED AREA  
(3 CANOPY TREES AND 3 UNDERSTORY TREES TO BE PLANTED  
EVERY 100 FEET PER ORDINANCE 37.05 (DX2) - 25 TREES TOTAL  
SPECIES AND LOCATIONS TO BE SELECTED AT SEP PROCESS

\$\$\$Time\$\$\$

\$\$\$Time\$\$\$

11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
No.	By	Date	Revision

Scale:	
Project Mgr:	NG
Designed by:	NG
Drawn by:	NG
QA/QC:	AB/TL

Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034
Certificate of Authorization No. 9332
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

**G & A**

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CHESTER ROAD  
NURSERY

FOURTEENTH STREET  
PROPERTIES

PRELIMINARY SITE PLAN

Registered Professional

Sheet No.

1 of 1

Issue Date

December 9, 2024

Project No.