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 1 & 2 = 0.17 AC
2 TOTAL PAVED IMPERVIOUS - PHASES 1 & 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

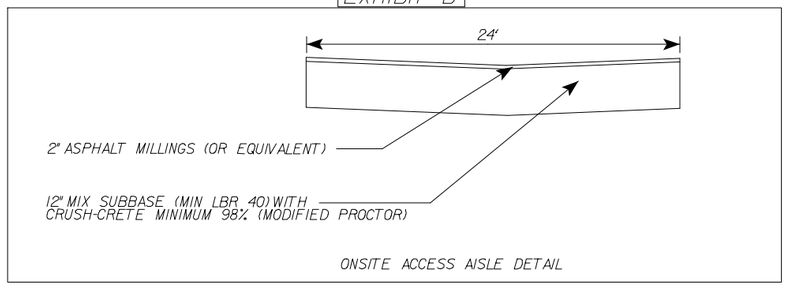
ZONING: PUD (ORD 2003-32)
SETBACKS:
25' FRONT
15' SIDE (20' SIDE ON CORNER)
20' REAR

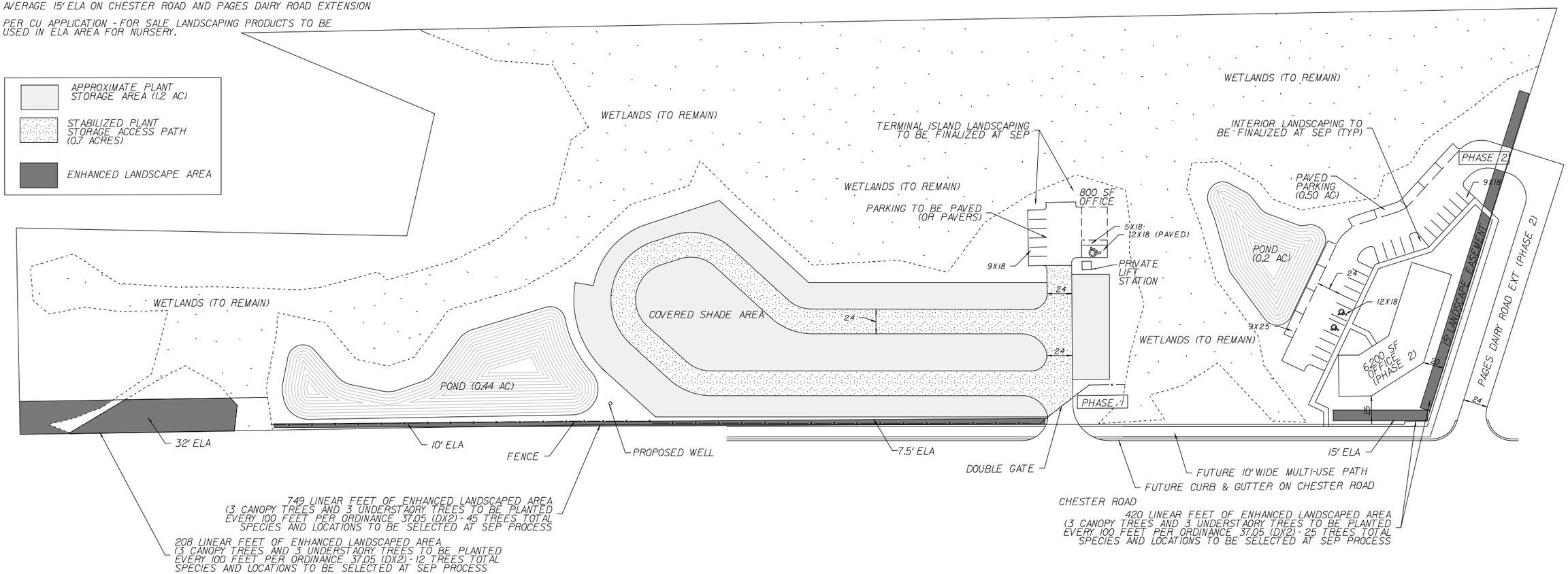
NURSERY TO BE SERVED BY PRIVATE WELL AND JEA SEWER
OFFICE TO BE SERVED BY WATER/SEWER - JEA

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





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

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
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819
FAX: (904) 261-9905

CHESTER ROAD NURSERY

FOURTEENTH STREET PROPERTIES

PRELIMINARY SITE PLAN

Registered Professional

Sheet No.
1 of 1
Issue Date
December 9, 2024
Project No.

$$FileName$$
$$time$$
$$date$$