

VICINITY MAP
SCALE: 1" = 2000'

DEVELOPER/APPLICANT:

AEA FUND, LLC

SITE AREA:

- PARCEL NO. 12-2N-27-0000-0001-0090
- ZONING PUD, NEIGHBORHOOD COMMERCIAL
- UTILITIES AVAILABLE & STUBBED TO SUBJECT PROPERTY
- AREA: ±5.45 ACRES

GENERAL DESIGN & REFERENCE NOTES:

- REQUIRED 10-FT PERIMETER LANDSCAPE BUFFER AROUND PERIMETER OF SITE; NO BUFFER REQUIRED BETWEEN COMMERCIAL PARCELS.
- STORMWATER REQUIREMENTS SHALL COMPLY WITH PERMITTED MASTER PLAN AND SHALL DISCHARGE TO OFFSITE DRAINAGE POND - CURVE NUMBER OF 94 OR LESS PER SJRWMD ERP PERMIT NO. 151312-3
- LAYOUTS ARE SUBJECT TO JURISDICTIONAL PERMIT REVIEW; PRE-APPLICATION MEETINGS ARE RECOMMENDED IN ADVANCE OF PERMIT APPLICATION AND DESIGN DEVELOPMENT.
- AN ADDITIONAL ACCESS MAY BE PERMITTED OFF AMELIA CONCOURSE APPROXIMATELY AT THE MIDPOINT OF THE COMMERCIAL PARCEL.

PARKING SCHEDULE

PARKING REQUIRED

18,100 SQ. FT. DAYCARE FACILITY AT FULL BUILDOUT
• DAY NURSERY AND KINDERGARTEN: TWO (2) SPACES FOR EACH EMPLOYEE PLUS ADEQUATE PROVISION FOR THE LOADING AND UNLOADING OF CHILDREN

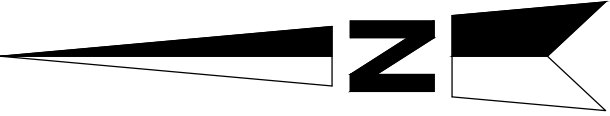
TOTAL REQUIRED = 50 EMPLOYEES*2 = 100 SPACES

ANTICIPATE 25 SPACES FOR LOADING AND UNLOADING

TOTAL SPACES REQUIRED = 125 SPACES (INCLUDING 4 HANDICAP SPACES)

PARKING PROVIDED

REGULAR SPACES (9'x20') = 95
COMPACT SPACES (8'x18') = 0
HANDICAP SPACES = 3
TOTAL = 95



REVISIONS

REV	DATE	DESCRIPTION	BY



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

AEA
LOGO

PROJECT NAME:
AMAZING EXPLORERS
ACADEMY - YULEE
FOR
AEA FUND, LLC

YULEE, NASSAU
COUNTY, FLORIDA

SHEET TITLE

PRELIMINARY
SITE PLAN

PROJECT NO: 21-515

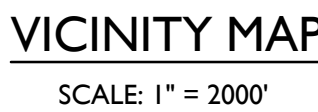
CHECKED BY: JJS

VERTICAL DATUM: NAVD 1988

DATE: 03/31/22

SHEET NUMBER

C-100



AEA FUND, LLC

- ## SITE AREA:
- | | |
|--------------|-----------------------------------------|
| • PARCEL NO. | I2-2N-27-0000-0001-0090 |
| • ZONING | PUD, NEIGHBORHOOD COMMERCIAL |
| • UTILITIES | AVAILABLE & STUBBED TO SUBJECT PROPERTY |
| • AREA: | ±5.45 ACRES |

1. REQUIRED 10-FT PERIMETER LANDSCAPE BUFFER AROUND PERIMETER OF SITE; NO BUFFER REQUIRED BETWEEN COMMERCIAL PARCELS.
2. STORMWATER REQUIREMENTS SHALL COMPLY WITH PERMITTED MASTER PLAN AND SHALL DISCHARGE TO OFFSITE DRAINAGE POND - CURVE NUMBER OF 94 OR LESS PER SJRWMD ERP PERMIT NO. 151312-3
3. LAYOUTS ARE SUBJECT TO JURISDICTIONAL PERMIT REVIEW; PRE-APPLICATION MEETINGS ARE RECOMMENDED IN ADVANCE OF PERMIT APPLICATION AND DESIGN DEVELOPMENT.
4. AN ADDITIONAL ACCESS MAY BE PERMITTED OFF AMELIA CONCOURSE APPROXIMATELY AT THE MIDPOINT OF THE COMMERCIAL PARCEL.

PARKING REQUIRED

18,100 SQ. FT. DAYCARE FACILITY AT FULL BUILDOUT

- DAY NURSERY AND KINDERGARTEN: TWO (2) SPACES FOR EACH EMPLOYEE PLUS ADEQUATE PROVISION FOR THE LOADING AND UNLOADING OF CHILDREN

TOTAL REQUIRED = 50 EMPLOYEES*2 = 100 SPACES

ANTICIPATE 25 SPACES FOR LOADING AND UNLOADING

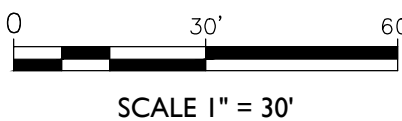
TOTAL SPACES REQUIRED = 125 SPACES (INCLUDING 4 HANDICAP SPACES)

PARKING PROVIDED

REGULAR SPACES (9'x20')	= 95
COMPACT SPACES (8'x18')	= 0
HANDICAP SPACES	= 3
<hr/> TOTAL	<hr/> = 98

ADJACENT PROPERTY LINE	---	---
PROPERTY BOUNDARY	---	---
PROPOSED CONCRETE CURB		
PROPOSED CONCRETE		
LANDSCAPE BUFFER	---	
PROPOSED YARD SETBACK	---	
PROPOSED 6' AMERISTAR FENCE	---X---X---	
WHITE PVC PRIVACY FENCE	---□---□---	
PROPOSED EASEMENT	---	
PROPOSED TRAFFIC SIGN		
PARKING SPACE COUNT		
DESIGNATES COMPACT SPACE		

10"○ = TREE LOCATION & SIZE
LO = LIVE OAK
CP = CABBAGE PALM



MJ STOKES
CONSULTING

P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM

FLORIDA BUSINESS REGISTRY NO. 34448

REVISIONS					
REV	DATE	DESCRIPTION			BY



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

AEA
LOGO

PROJECT NAME:

AMAZING EXPLORERS
ACADEMY - YULEE
FOR
AEA FUND, LLC

YULEE, NASSAU
COUNTY, FLORIDA

SHEET TITLE

PRELIMINARY SITE PLAN

PROJECT NO: 21-515

CHECKED BY: JJS

VERTICAL DATUM: NAVD 1988

DATE: 03/31/22

SHEET NUMBER

C-101