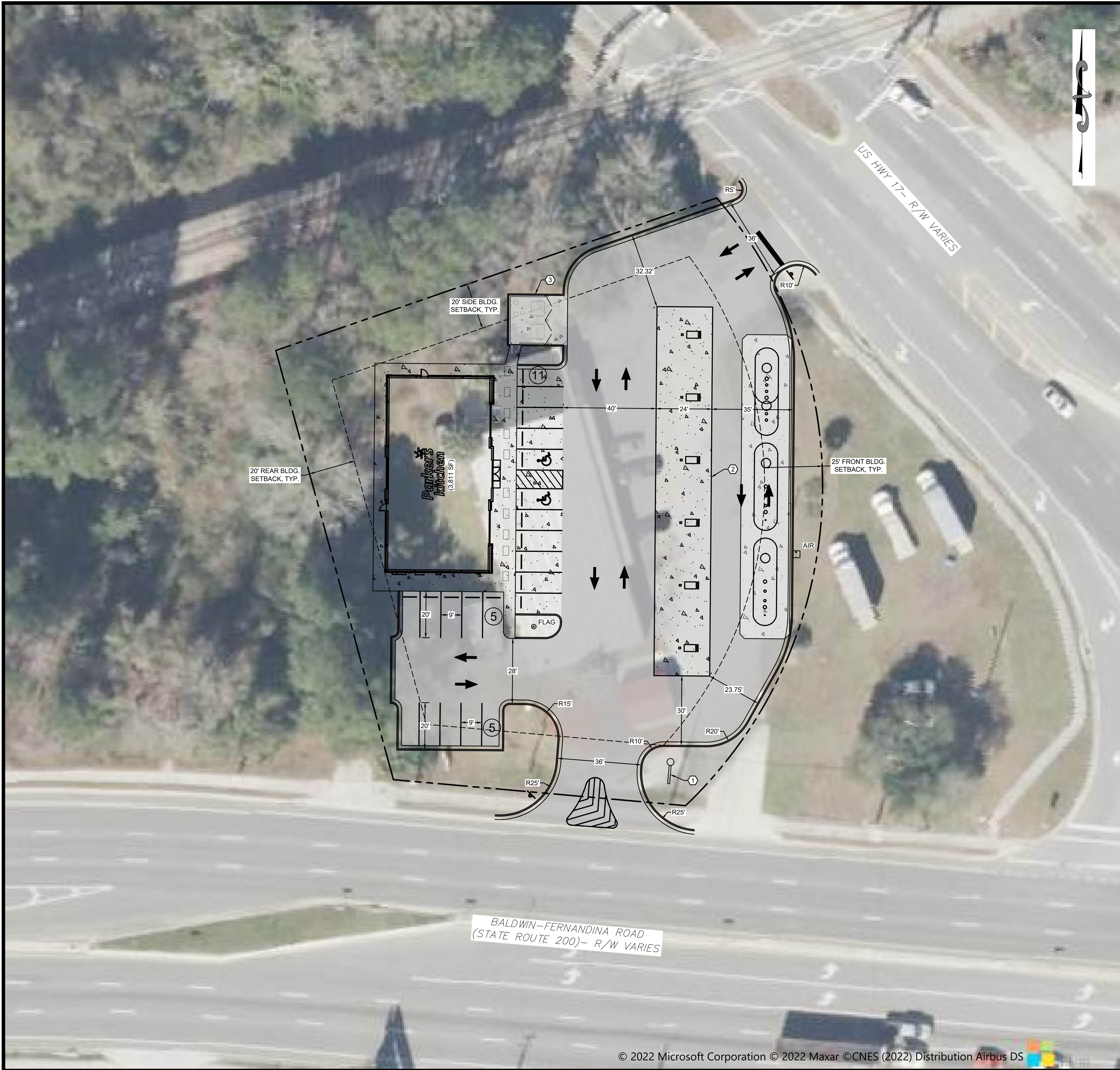


G:\22-22-2066 PARKER'S- HWY 17 & A1A\DWG\22-2066 PARKER'S- HWY 17 & A1A C-B01.DWG 9/27/2022 12:20 PM



VICINITY MAP:
NOT TO SCALE

SITE NOTES:

PROJECT DESCRIPTION	THE SUBJECT SITE CONSISTS OF AN EXISTING BUILDINGS AND ASPHALT PARKING, LYING ON 1 PARCEL OF LAND. IT IS THE INTENTION OF THE OWNER TO REMOVE/DEMOLISH THE EXISTING STRUCTURES IN ORDER TO CONSTRUCT A PROPOSED GAS STATION / CONVENIENCE STORE WITH ASSOCIATED SITE IMPROVEMENTS.	
PROPERTY DESCRIPTION	850891 US HWY 17 PIN# 51-3N-27-0000-0026-0000	
AREA	PROPERTY AREA	1.03-AC
	DISTURBED AREA	TBD
ZONING	EXISTING	COMMERCIAL INTENSIVE
	PROPOSED	COMMERCIAL INTENSIVE
SETBACKS	FRONT SETBACK:	25-FT
	SIDE SETBACK:	20-FT
	REAR SETBACK:	20-FT
OPEN SPACE	REQUIRED MINIMUM:	10%
	PROVIDED:	23%
UTILITIES	WATER SANITARY SEWER	THE DEVELOPER INTENDS TO SERVE THE PROPOSED DEVELOPMENT VIA CONNECTING TO PUBLIC UTILITIES.

OFF STREET PARKING NOTES:

REQUIRED PARKING	1 SPACE PER 300 SQ FT GROSS FLOOR AREA
REQUIRED PARKING DESIGN CONSTRAINT	3,811 SQ FT
REQUIRED PARKING CALCULATION	1 SPACE PER 300 SQ FT * (3,811 SQ FT) = 13 SPACES
PARKING PROVIDED	19 9-FT WIDE REGULAR SPACES 2 9-FT WIDE ADA SPACES 21 TOTAL SPACES

HATCH LEGEND:

	PROPOSED STANDARD DUTY ASPHALT		PROPOSED HEAVY DUTY CONCRETE
	PROPOSED CONCRETE SIDEWALK		

CONCEPTUAL PLAN SPECIAL NOTES

①	PYLON SIGN - TO BE DESIGNED AND PERMITTED BY OTHERS
②	24' X 159' AUTO CANOPY
③	DUMPSTER ENCLOSURE
④	CONCRETE PAD W/ (3) UNDERGROUND FUEL STORAGE TANKS

THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT BIND OR LIMIT THE OWNER / DEVELOPER, NOR SHALL THE ENGINEER BE BOUND OR LIMITED BY THE PLAN. ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE

NO.	REVISION DESCRIPTION	DATE

GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
PO Box 2086
1211 Merchant Way, Suite 201
Statesboro, GA 30458
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com

CIVIL MARINE ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

CONCEPTUAL PLAN

PARKER'S KITCHEN
850891 US HWY 17
YULEE, NASSAU COUNTY, FLORIDA

Prepared for:
THE PARKER COMPANIES

PROJECT NO.:	22-2066
DRAWN BY:	KES
DESIGNED BY:	KES
SURVEYED BY:	-
CHECKED BY:	CPR
SCALE:	1" = 20'
DATE:	09/27/2022

SHEET

1

OF 1