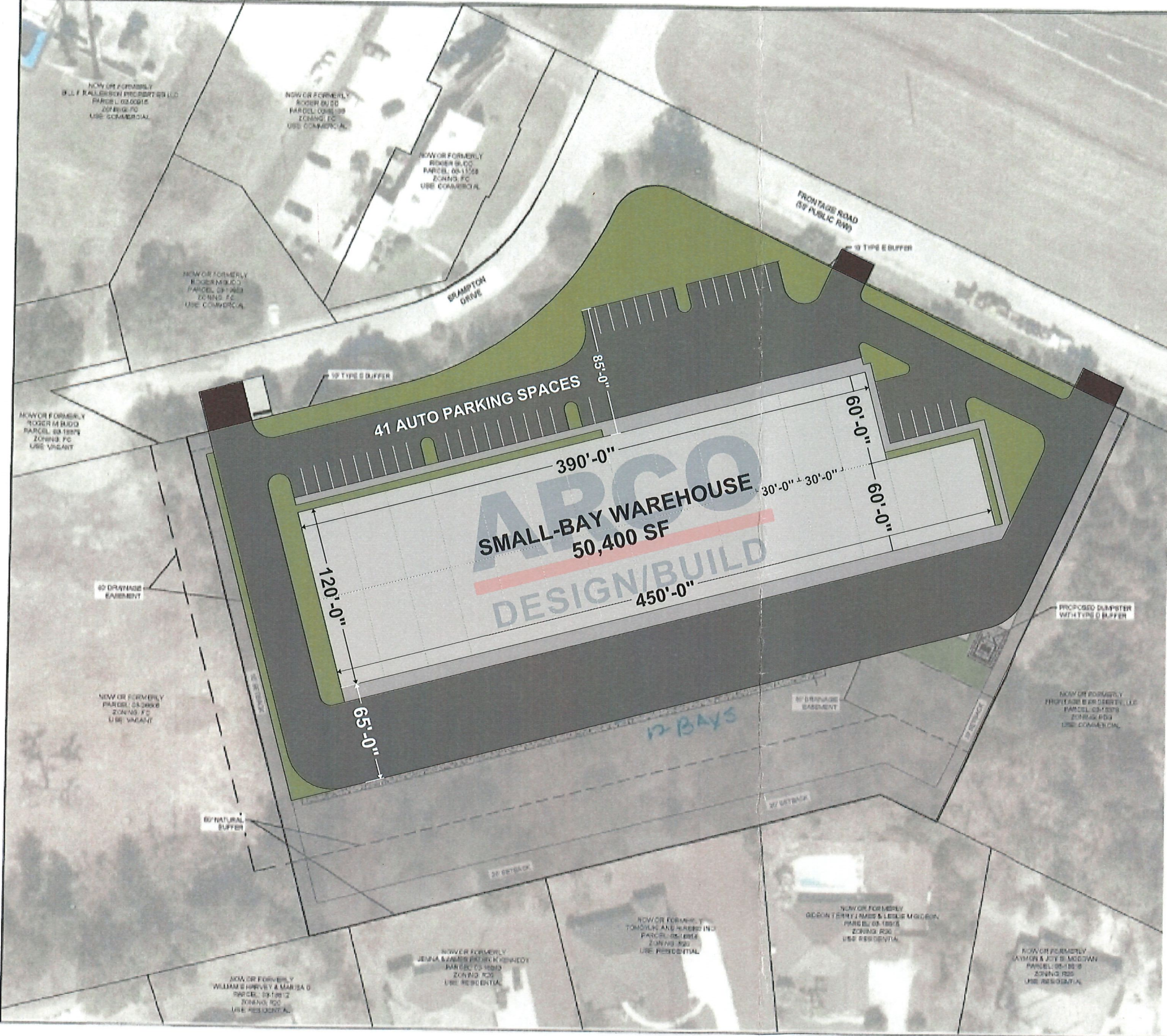




LEGEND

- PROPOSED BUILDING AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED INTERIOR PAVING
- PROPERTY BOUNDARY
- SETBACK LINES

GENERAL NOTES

1. 80% COMMERCIAL RETAIL = 10,720 SQ. FT.
2. TOTAL BUILDING SQ. FOOTAGE = 47,480 SQ. FT.
3. COMMERCIAL RETAIL PARKING: 1 SPACE FOR EVERY 300 SQ. FT. (80% COMMERCIAL RETAIL, 80% USER EQUIPMENT STORAGE) (47,480 SQ. FT. / 300 PER X 80% = 125.13 SPACES REQUIRED) SPACES PROVIDED = 144 SPACES PROVIDED

CURRENT LAYOUT:
46,800 TOTAL SF
26 UNITS - 1,800 SF (EA)

PROPOSED LAYOUT:
50,400 TOTAL SF
6 UNITS - 3,600 SF (EA)
16 UNITS - 1,800 SF (EA)

811
Know what's below.
Call before you dig.

GRAPHIC SCALE
1" = 50'

DATE: 2025/02/18
PROJECT NUMBER: 99999
DRAWN BY: DM
CHECKED BY: JLL
SCALE: 1"=50' (vertical/horizontal)

NOT RELEASED FOR CONSTRUCTION

ROBERTS CIVIL ENGINEERING
WWW.ROBERTSCIVILENGINEERING.COM

CONCEPTUAL PLAN

140 FRONTAGE ROAD, GA
GLYNN COUNTY, GA
PREPARED FOR: PATEL & MODI INC

1
SHEET:

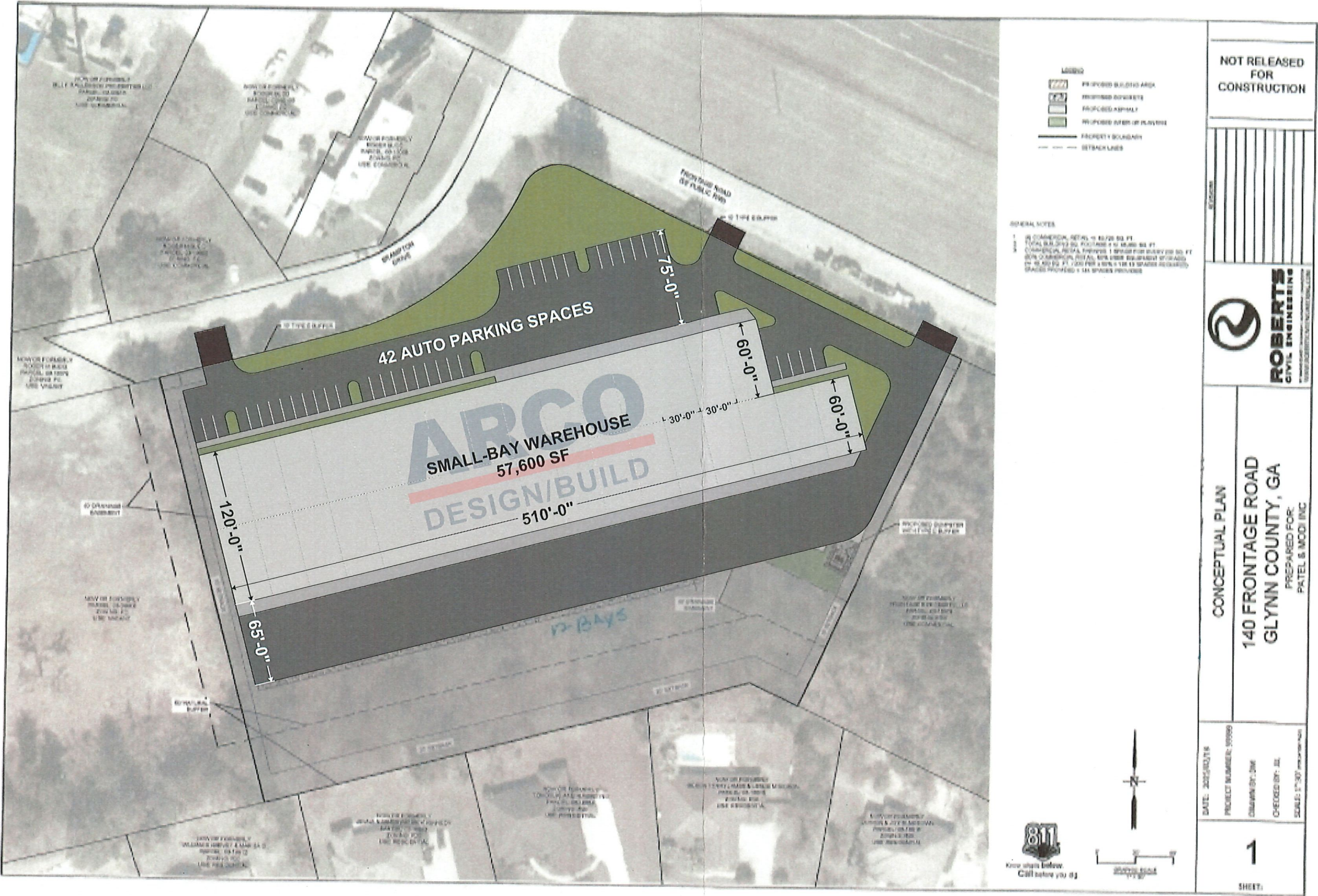
PRELIMINARY SITE LAYOUT CONCEPT v.1.2



OBRECHT-RIEHL - BRUNSWICK, GA SITE

REVISIONS		
	MM/DD/YY	REMARKS
1	04 / 18 / 25	...
2	...	...
3	...	...
4	...	...
5	...	...

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PRELIMINARY SITE LAYOUT CONCEPT v.1



OBRECHT-RIEHL - BRUNSWICK, GA SITE

REVISIONS		
	MM/DD/YY	REMARKS
1	04 / 18 / 25	...
2	...	...
3	...	...
4	...	...
5	...	...