

**SITE DATA**

SITE: +/- 45.97 AC  
PROPOSED DETENTION PONDS: 5.11 AC / 11.1%

B-2 ZONING (COMMERCIAL SITE): 5.3 AC  
OUT PARCEL #1 - 3.74 AC  
OUT PARCEL #2 - 1.56 AC

RESIDENTIAL SITE: 40.67  
CURRENT ZONING: RR-1  
PROPOSED ZONING: RM - TOWNHOMES  
LOTS ALLOWED: 12 / PER AC = 488 UNITS  
1,600 SF MINIMUM LOT SIZE  
MINIMUM LOT WIDTH: 20'  
FRONT SETBACK REQUIRED 20' (25' TO FACE OF GARAGE)  
PROPOSED LOT DIMENSION: 22W X 81D = 1,782 SF  
LOTS PROVIDED: 265 (6.54 U.P.A.)

OPEN SPACE REQUIREMENT: 20% (9.13 ACRES)

- CAN NOT INCLUDE ELECTRIC OR GAS TRANSMISSION LINE
- CAN NOT COUNT DETENTION UNLESS IT IS A MIN. 40' ACROSS AND PROVIDES A DOCK OR OBSERVATION DECK (DETENTION PONDS WERE NOT USED IN OPEN SPACE CALCULATIONS)

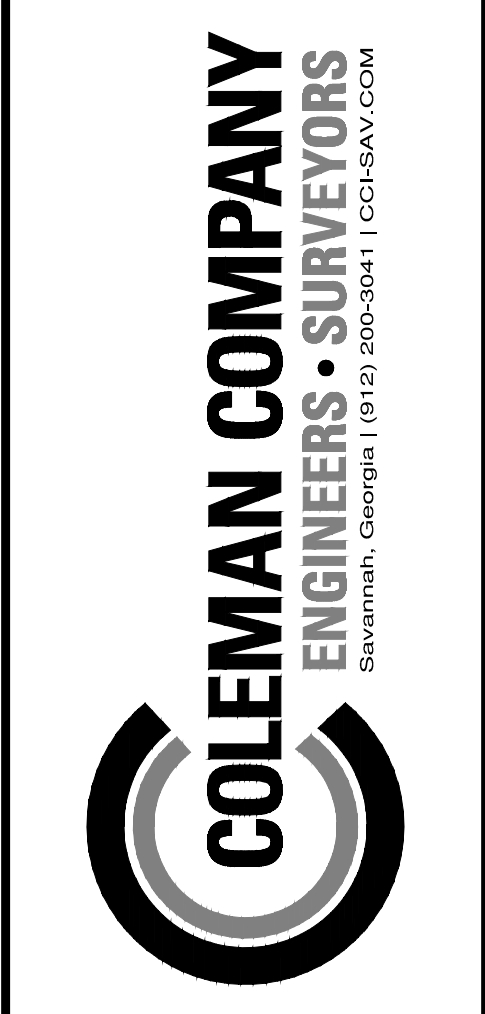
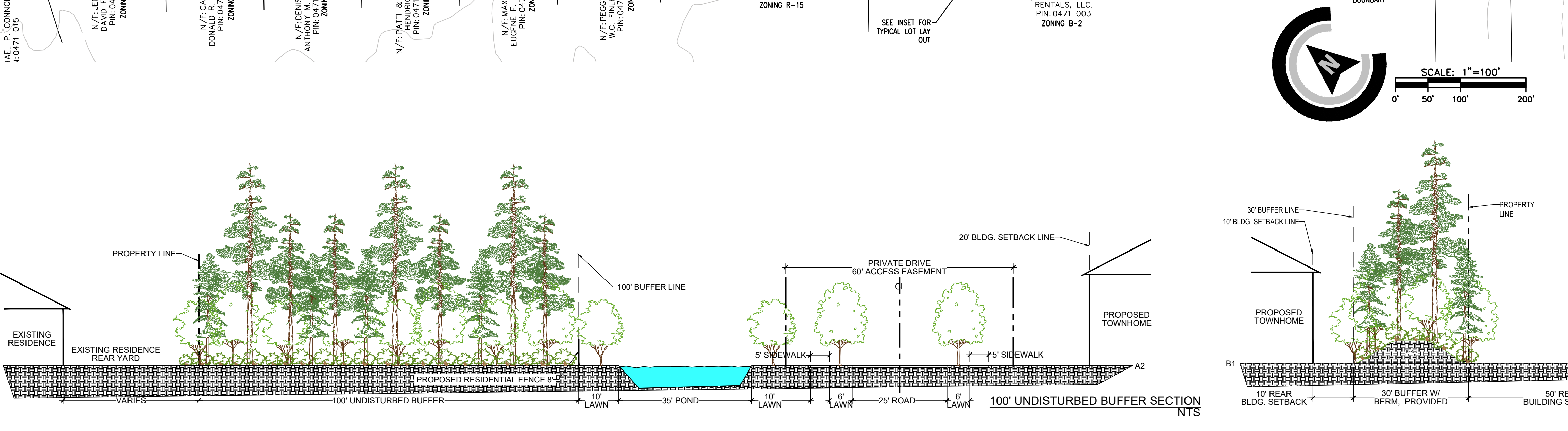
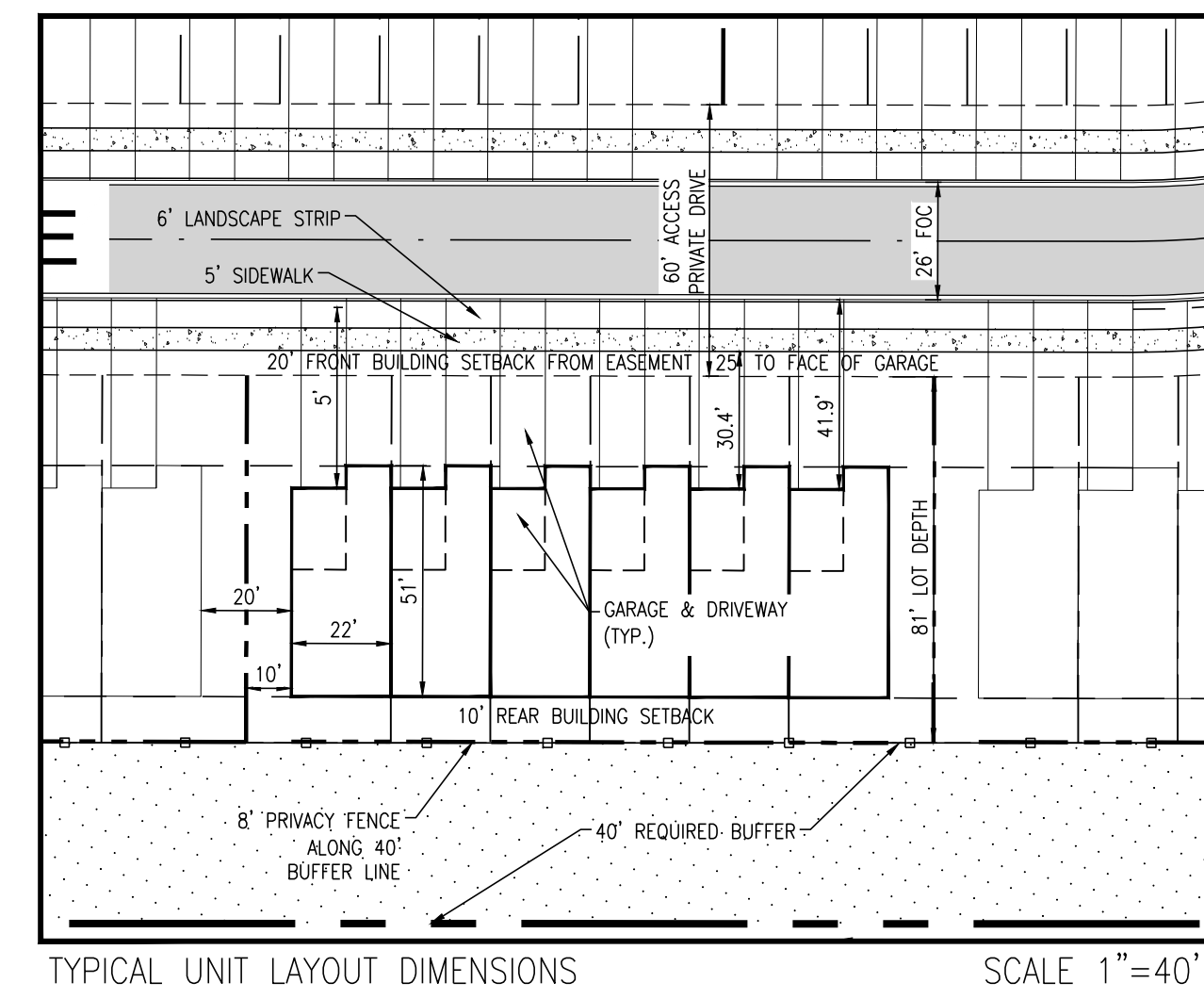
OPEN SPACE AREA PROVIDED = 9.75 ACRES (24%)

RECREATION AREA REQUIRED: 1.5 ACRES FOR 50 DWELLING UNITS PLUS 0.5 ACRES FOR EACH ADDITIONAL 50 UNITS = 3.66 ACRES.  
RECREATION AREA CANNOT BE USED FOR THE OPEN SPACE REQUIREMENT  
RECREATION AREA PROVIDED: 3.67 ACRES

- SWIMMING POOL - AT LEAST 1,250 SF OF POOL SURFACE AND 2,000 SF OF DECK AREA FOR EACH 50 DWELLING UNITS. RESTROOMS, SHOWERS AND CHANGING AREAS ARE REQUIRED. POOL AREA REQUIRED: 6,650 SF. DECK AREA REQUIRED: 10,640 SF.
- OTHER RECREATION AREAS TO BE DETERMINED - CONSISTING OF ACTIVE RECREATION FIELDS, PICNIC AREAS, PLAYGROUNDS AND/OR SPORTS COURTS.

PARKING REQUIRED - (2) PER UNIT PLUS 0.25 PER UNIT FOR GUEST PARKING (67 SPACES REQUIRED)  
(67) PARKING SPACES PROVIDED (INCLUDING 4 ACCESSIBLE SPACES)

600' BLOCK LENGTH IS EXCEEDED DUE TO EXISTING 60' UTILITY EASEMENT THAT BISECTS THE PROPERTY.



**NOT FOR CONSTRUCTION**

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

**REVISIONS:**

BUFFER REVISED	2021.08.16
OWNER COMMENTS	2021.09.02
OWNER COMMENTS	2021.10.11

CONCEPTUAL PLAN

**COMMERCIAL/TOWN HOME DEVELOPMENT**

LOCATED IN BRYAN COUNTY, GEORGIA

JOB NUMBER: 21-183  
DATE: 07/08/21  
DRAWN BY: LJS  
CHECKED BY: GJC  
SCALE: AS NOTED

CONCEPTUAL SITE PLAN

SHEET:  
**CP1.0**

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