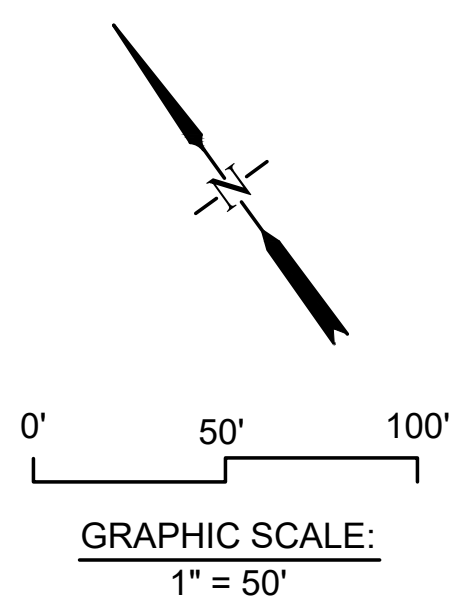


VICINITY MAP

GENERAL NOTES

- INTENDED USE:  
THE PROPOSED DEVELOPMENT WILL INCLUDE A NEW 150 UNIT TOWNHOME DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON PARCEL 03-15023(15AC) LOCATED OFF HARRY DRIGGERS BOULEVARD.
- OWNER/DEVELOPER:  
DEVELOPER:  
JIM CHAPMAN CONSTRUCTION GROUP  
2700 CUMBERLAND PARKWAY SE, SUITE 130  
ATLANTA, GA 30339  
678-919-4863  
OWNER:  
SURESTE AT DRIGGERS LANDING, LLC  
3475 LENOX ROAD NE  
ATLANTA, GA 30326
- SITE COVERAGE:  
TOTAL AREA: ±15 AC  
TOTAL IMPERVIOUS:  
TOTAL BUILDING SQFT: ±6.98 AC (46.5%)  
TOTAL ASPHALT SQFT: ±3.24 AC  
TOTAL CONCRETE SQFT: ±1.48 AC  
TOTAL PERVIOUS: ±8.02 AC (53.5%)
- SITE DESCRIPTION:  
LEGAL DESCRIPTION:  
15 AC GOLDEN ISLES GATEWAY TRACT  
PARCEL #03-15023  
PROPERTY ADDRESS:  
275 HARRY DRIGGERS BLVD  
GLYNN COUNTY, GA 31520
- DEVELOPMENT STANDARDS:  
CURRENT ZONING: PD (THE GOLDEN ISLES GATEWAY)  
MINIMUM LOT SIZE: NA  
MAXIMUM BUILDING HEIGHT: 35' FEET  
SETBACKS:  
FRONTAGE ROAD: 20 FEET  
SIDE YARD: 7 FEET  
REAR YARD: 7 FEET  
MAX DENSITY: 10 UNITS/AC  
PROPOSED DENSITY: 10 UNITS/AC
- PARKING REQUIREMENTS:  
TOTAL PROPOSED UNITS: 150  
SPACES REQUIRED: 225 SPACES, 1.5 SPACES PER UNIT  
SPACES PROVIDED: 300 SPACES, 2 SPACES PER UNIT  
43 ADDITIONAL SPACES
- PROPOSED UTILITIES:  
WATER: THE WATER WILL TIE INTO EXISTING 8" WATER LINE ALONG HARRY DRIGGERS BOULEVARD AND BE LOOPED THROUGH THE PROJECT AREA.  
SEWER: THE PROPOSED GRAVITY SEWER SYSTEM WILL TIE INTO THE EXISTING SEWER LOCATED ALONG HARRY DRIGGERS BOULEVARD.  
STORM: A PROPOSED STORM PIPE SYSTEM WILL BE USED TO COLLECT AND ROUTE THE STORM RUNOFF WATER TO A PROPOSED DETENTION POND LOCATED ON SITE. THE DISCHARGE FROM THE DETENTION POND WILL BE ROUTED TO AN EXISTING DRAINAGE DITCH LOCATED ALONG HARRY DRIGGERS BOULEVARD.
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0115H, EFFECTIVE DATE 01/05/2018, THE SITE IS LOCATED IN ZONE "X" UNSHADED WHICH INDICATES AREAS OF MINIMAL FLOOD HAZARD.
- EXTERIOR LIGHTING WILL COMPLY WITH 622 OF THE GLYNN COUNTY ZONING ORDINANCE.
- SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH 811.7 OF THE GLYNN COUNTY ZONING ORDINANCE.
- VERTICAL DATUM BASED ON NAVD 88



NOT RELEASED  
FOR  
CONSTRUCTION

REVISIONS

2025-01-28	REVISIONS PER CLIENT COMMENTS
2025-02-07	REVISIONS PER CLIENT COMMENTS
2025-02-11	REVISIONS PER CLIENT COMMENTS

ROBERTS  
CIVIL ENGINEERING  
ST. SIMONS ISLAND | SAVANNAH  
WWW.ROBERTSCIVILENGINEERING.COM

SITE PLAN

CHAPMAN TOWNHOMES  
GLYNN COUNTY, GA  
PREPARED FOR:  
JIM CHAPMAN CONSTRUCTION GROUP

DATE: 2025-01-21  
PROJECT NUMBER: 25004  
DRAWN BY: RCE  
CHECKED BY: JLL  
SCALE: 1"=50' (FOR 24"x36" PLOT)

1  
SHEET: