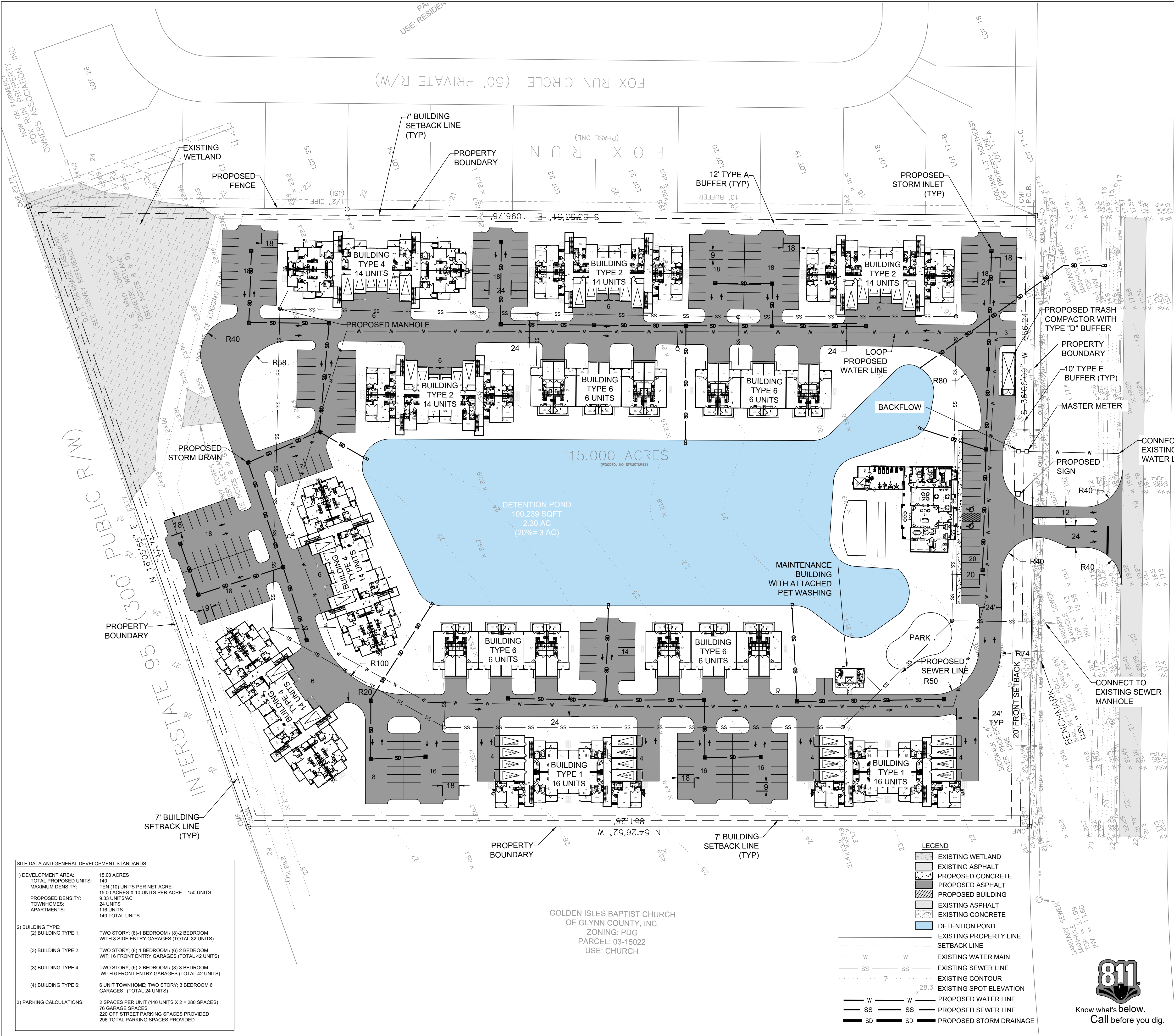
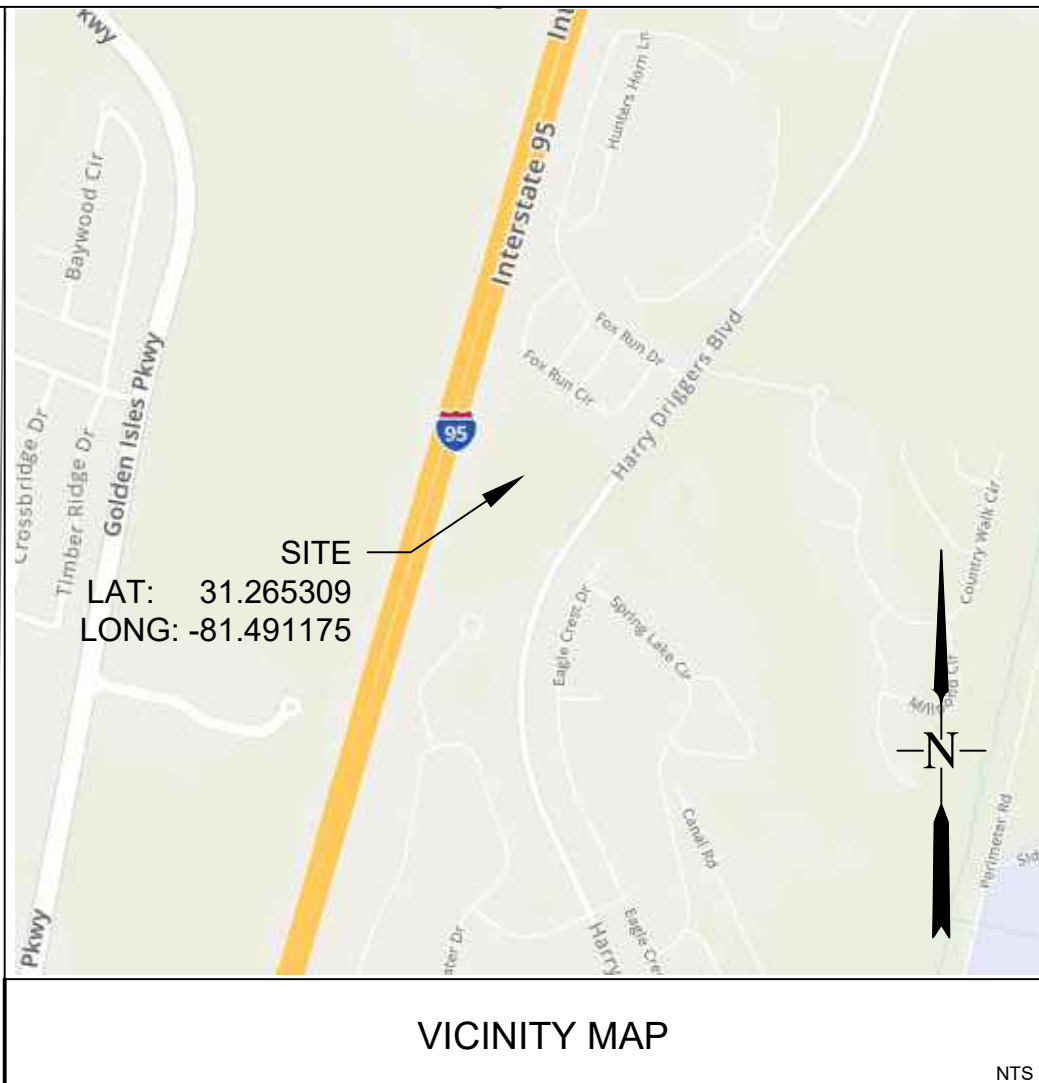




SITE DATA AND GENERAL DEVELOPMENT STANDARDS	
1) DEVELOPMENT AREA:	15.00 ACRES
TOTAL PROPOSED UNITS:	140
MAXIMUM DENSITY:	TEN (10) UNITS PER NET ACRE
PROPOSED DENSITY:	15.00 ACRES X 10 UNITS PER ACRE = 150 UNITS
TOWNHOMES:	9.33 UNITS/AC
APARTMENTS:	24 UNITS
	116 UNITS
	140 TOTAL UNITS
2) BUILDING TYPE:	
(2) BUILDING TYPE 1:	TWO STORY: (8)-1 BEDROOM / (8)-2 BEDROOM WITH 8 SIDE ENTRY GARAGES (TOTAL 32 UNITS)
(3) BUILDING TYPE 2:	TWO STORY: (8)-1 BEDROOM / (8)-2 BEDROOM WITH 6 FRONT ENTRY GARAGES (TOTAL 42 UNITS)
(3) BUILDING TYPE 4:	TWO STORY: (8)-2 BEDROOM / (8)-3 BEDROOM WITH 6 FRONT ENTRY GARAGES (TOTAL 42 UNITS)
(4) BUILDING TYPE 6:	6 UNIT TOWNHOME, TWO STORY; 3 BEDROOM 6 GARAGES (TOTAL 24 UNITS)
3) PARKING CALCULATIONS:	
	2 SPACES PER UNIT (140 UNITS X 2 = 280 SPACES)
	76 GARAGE SPACES
	220 OFF STREET PARKING SPACES PROVIDED
	296 TOTAL PARKING SPACES PROVIDED

LEGEND	
	EXISTING WETLAND
	EXISTING ASPHALT
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED BUILDING
	EXISTING ASPHALT
	EXISTING CONCRETE
	DETENTION POND
	SETBACK LINE
	EXISTING WATER MAIN
	EXISTING SEWER LINE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAINAGE

GOLDEN ISLES BAPTIST CHURCH
OF GLYNN COUNTY, INC.
ZONING: PDG
PARCEL: 03-15022
USE: CHURCH



- GENERAL NOTES**
- INTENDED USE:
SURESTE PROPERTY GROUP IS A 140 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT THAT WILL CONSIST OF (8) TWO STORY APARTMENT BUILDINGS (4) TWO STORY 6 UNIT TOWNHOMES, AMENITY CENTER WITH ALL ASSOCIATED PARKING AND INFRASTRUCTURE. THE PROPOSED DEVELOPMENT LIES WITHIN PARCEL 03-15023.
 - OWNER/DEVELOPER:
DEVELOPER: SURESTE PROPERTY GROUP, LLC.
C/O: GARY BUECHLER
3475 LENOX RD NE, SUITE 760
ATLANTA, GA 30326
470 851-3797
OWNER: SOUTHERN LAND PARTNERS LLC
C/O: BILL HALE
2319 TERRELL DR
CHAMBLEE, GA 30341
 - SITE COVERAGE:
TOTAL AREA: ±15 AC
TOTAL IMPERVIOUS: ±9.33 AC (62.2%)
TOTAL PERVIOUS: ±5.67 AC (37.8%)
TOTAL BUILDING SQFT: 128837.4 SQFT
TOTAL ASPHALT SQFT: 163302.25 SQFT
TOTAL CONCRETE SQFT: 1134.8 SQFT
 - SITE DESCRIPTION:
LEGAL DESCRIPTION:
15 ACRES
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
LOT WIDTH: 60'W
MAXIMUM BUILDING HEIGHT: 35' FEET
SETBACKS:
FRONTAGE ROAD: 20 FEET
SIDE YARD: 7 FEET
REAR YARD: 7 FEET
 - PROPOSED UTILITIES:
WATER WILL TIE INTO EXISTING 8" WATER LINE ALONG HARRY DRIGGERS BOULEVARD AND BE LOOPED THROUGH THE PROJECT AREA. SEWER SERVICE WILL TIE INTO EXISTING SEWER MANHOLE ON HARRY DRIGGERS BOULEVARD AND LOOP THROUGH THE PROJECT AREA. STORM PIPE SYSTEM WILL BE USED TO ROUTE WATER TO EXISTING DETENTION PIPE. EXISTING PIPE IS ROUTED TO AN OUTFLOW 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

SITE PLAN

15 ACRES HARRY DRIGGERS TRACT
GLYNN COUNTY, GA
PREPARED FOR:
SURESTE PROPERTY GROUP, LLC

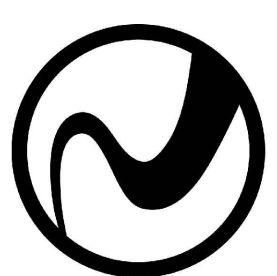
DATE: 2022-01-31
PROJECT NUMBER: 21250
DRAWN BY: BLH
CHECKED BY: JDR
SCALE: 1"=50' (FOR 24"x36" PLT)

1

SHEET:



REVISIONS
2022-03-09 REVISIONS PER COUNTY COMMENTS
2022-03-09 REVISIONS PER COUNTY COMMENTS
2022-03-11 REVISIONS PER COUNTY COMMENTS



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