

FOX RUN CIRCLE (50' PRIVATE R/W)

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

**SITE PLAN**

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**CHAPMAN TOWNHOMES  
GLYNN COUNTY, GA**

**PREPARED FOR:**  
**JIM CHAPMAN CONSTRUCTION GROUP**

# 1

**SHEET:**

### GENERAL NOTES

1. 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.
2. 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
3. SITE COVERAGE:  
TOTAL AREA: ±15 AC  
  
TOTAL IMPERVIOUS: ±6.98 AC (46.5%)  
TOTAL BUILDING SQFT: ±3.24 AC  
TOTAL ASPHALT SQFT: ±1.48 AC  
TOTAL CONCRETE SQFT: ±2.26 AC  
  
TOTAL PERVIOUS: ±8.02 AC (53.5%)
4. SITE DESCRIPTION:  
LEGAL DESCRIPTION:  
15 AC GOLDEN ISLES GATEWAY TRACT  
  
PARCEL #03-15023  
PROPERTY ADDRESS:  
275 HARRY DRIGGERS BLVD  
GLYNN COUNTY, GA 31520
5. 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
6. 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
7. 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 REMOVE 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.
8. ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0115H, EFFECTIVE DATE 01/05/2018, THE SITE IS LOCATED IN ZONE "X" UNHAZDED WHICH INDICATES AREAS OF MINIMAL FLOOD HAZARD.
9. EXTERIOR LIGHTING WILL COMPLY WITH 622 OF THE GLYNN COUNTY ZONING ORDINANCE.
10. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH 811.7 OF THE GLYNN COUNTY ZONING ORDINANCE.
11. VERTICAL DATUM BASED ON NAVD 88

