



## SP-25-3

### Site Plan

Status: Active

Submitted On: 1/21/2025

### Primary Location

275 HARRY DRIGGERS  
BLVD  
BRUNSWICK, GA 31525

### Owner

SURESTE AT DIGGERS  
LANDING LLC  
3475 LENOX RD NE  
ATLANTA GA 30326

### Applicant

 Roberts Civil Engineering  
 912-638-9681  
 zjohnson@robertscivilengineering.com  
 301 Sea Island Rd  
St Simons Island, Ga 31522

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## Project Information

### Name of Project, including former name(s)\*

Chapman Townhomes

### Description of Project\*

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.

### Additional Requests/Comments

PC agenda.

### Type of Submission\*

Initial Submittal or Revised Plans after 1  
Year

### Do you have a Surveyor or Engineer?\*

Both

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## Surveyor Information

**Name\***

Shupe Surveying Company, P.C.

**Contact\***

Gary Nevill

**Address\***

3837 Darien Highway

**City\***

Brunswick

**State\***

Ga

**Zip\***

31525

**Phone\***

912-265-0562

**Email\***

gnevill@shupesurvey.com

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## Owner Information

**Name\***

SURESTE AT DRIGGERS LANDING, LLC

**Contact\***

N/A

**Mailing Address\***

3475 LENOX ROAD NE

**City\***

ATLANTA

**State\***

30326

**Zip\***

30326

**Phone\***

N/A

**Email\***

N/A

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## Engineer

**Name\***

Roberts Civil Engineering

**Contact\***

Jake Lemmings

**Address\***

301 Sea Island Rd

**City\***

St Simons Island

**State\***

GA

**Zip\***

31522

**Phone\***

9124344386

**Email\***

zjohnson@robertscivilengineering.com

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## Agent

**Agent Type\***

Engineer

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## Supplemental Information

**Project Type\***

Residential

**Zoning of Site\***

PD

Size of tract to be subdivided:

**Total**

—

**This Phase Only**

—

Proposed Number of Lots:

Total	This Phase Only
113	—

Number of Lots:

Total	This Phase Only
113	—

Smallest Lot Size	Smallest Lot #
—	—

Area in proposed right-of-way:

Total	This Phase Only
0.12	—

Roadway Type*	Proposed Water Supply*
Public	Public

Proposed Sewage Disposal\*

Public

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## Checklist

Name of project and name of owner of the property

**Sheet\***

**Note #\***

1

2

Names of project planner and developer and contact information

**Sheet\***

**Note #\***

1

2

North arrow

**Sheet\***

**Note #\***

1

0

Date, including all revision dates

**Sheet\***

**Note #\***

1

0

General location map

**Sheet\***

**Note #\***

1

0

Total area and development area in acres

**Sheet\***

**Note #\***

1

3

Zoning District and any zoning variances or conditions. If a project is in a Planned Development district, the name of the planned development and the date it was approved

Sheet*	Note #*
1	5

Zoning of contiguous properties and existing uses on contiguous property

Sheet*	Note #*
1	0

Boundary survey of the site with dimensions and bearings referenced to a permanent marker

Sheet*	Note #*
1	0

Existing topography at one (1) foot contour intervals or spot elevations often enough to adequately determine the slope of the site

Sheet*	Note #*
1	0

Flood zone boundary lines and flood hazard area statement

Sheet*	Note #*
1	8

Existing and proposed easement locations and uses including the holder of the easement and any restrictions imposed by the easement

Sheet*	Note #*
1	0

Required yards (building setbacks)

Sheet*	Note #*
1	0

Existing streets, buildings, water bodies, beaches, dunes and marsh boundary line, and development setback line

Sheet*	Note #*
1	0

Existing water lines, sewer lines, and fire hydrants

Sheet*	Note #*
1	0

Existing storm water drainage structures

Sheet*	Note #*
1	0

Proposed locations of storm water management areas, if required

Sheet*	Note #*
1	0

Locations, dimensions, building area, and uses of all proposed buildings and structures. Indicate building overhangs including, but not limited to, balconies, cantilevers, eaves, and bay windows

Sheet*	Note #*
1	0

Conceptual building elevations

Sheet*	Note #*
0	0

Location of any existing or proposed underground storage tanks

Sheet*	Note #*
0	0

Curb cuts, vehicular access and circulation

Sheet*	Note #*
1	0

Pedestrian and other types of circulation

Sheet*	Note #*
1	0



## Off street parking and loading areas and dimensions

Sheet*	Note #*
1	0

## Recreation areas

Sheet *	Note #*
1	0

## Buffer dimension and composition

Sheet*	Note #*
1	0

## Refuse collections areas

Sheet*	Note #*
0	0

## Proposed and existing sign locations

Sheet*	Note #*
1	10

## Project phasing, if applicable

Sheet\*

Note #\*

0

0

All trees with a trunk diameter of twenty-four (24) inches or more, measured four and five-tenths (4.5) feet up from the ground

Sheet\*

Note #\*

0

0

Outdoor lighting arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind

Sheet\*

Note #\*

1

9

Location of existing graves

Sheet\*

Note #\*

0

0

Signed seal of the design professional

Sheet\*

Note #\*

0

0

Other required information that may be presented separately or on the Site Plan (619.2(b))

Tabulation of the project density in dwelling units per net acre, if applicable

Sheet*	Note #*
1	5

Tabulation of site coverage, allowed and proposed

Sheet*	Note #*
1	3

Tabulation of impervious surface coverage

Sheet*	Note #*
1	3

Tabulation of the number of required parking and loading spaces, required and proposed

Sheet*	Note #*
1	6

A statement describing the character and intended use of the development

Sheet*	Note #*
1	1

If common facilities, including, but not limited to, recreation areas, private streets, and common open spaces to be provided. Statements as to how they will be provided and maintained shall be submitted.

Sheet\*

Note #\*

0

0

Description or drawing of the proposed water and sewer system

Sheet\*

Note #\*

1

7

Description or drawing of the proposed storm water drainage system

Sheet\*

Note #\*

1

7

Elevation of proposed buildings for multifamily, commercial, office or industrial sites

Sheet\*

Note #\*


0

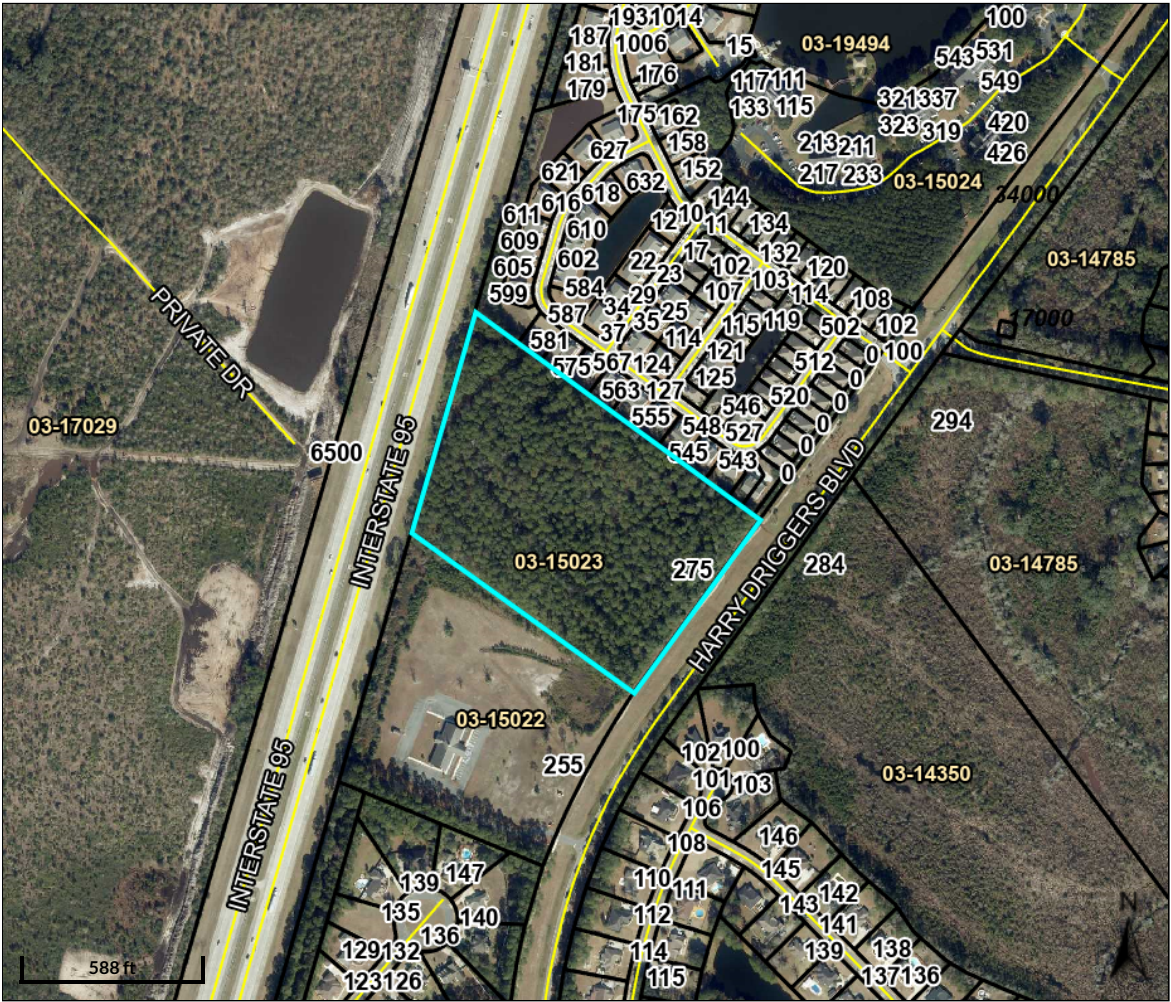
0

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Owner or Authorized Agent Signature

Signature\*






 Jake Lemmings  
Jan 21, 2025



**Overview**

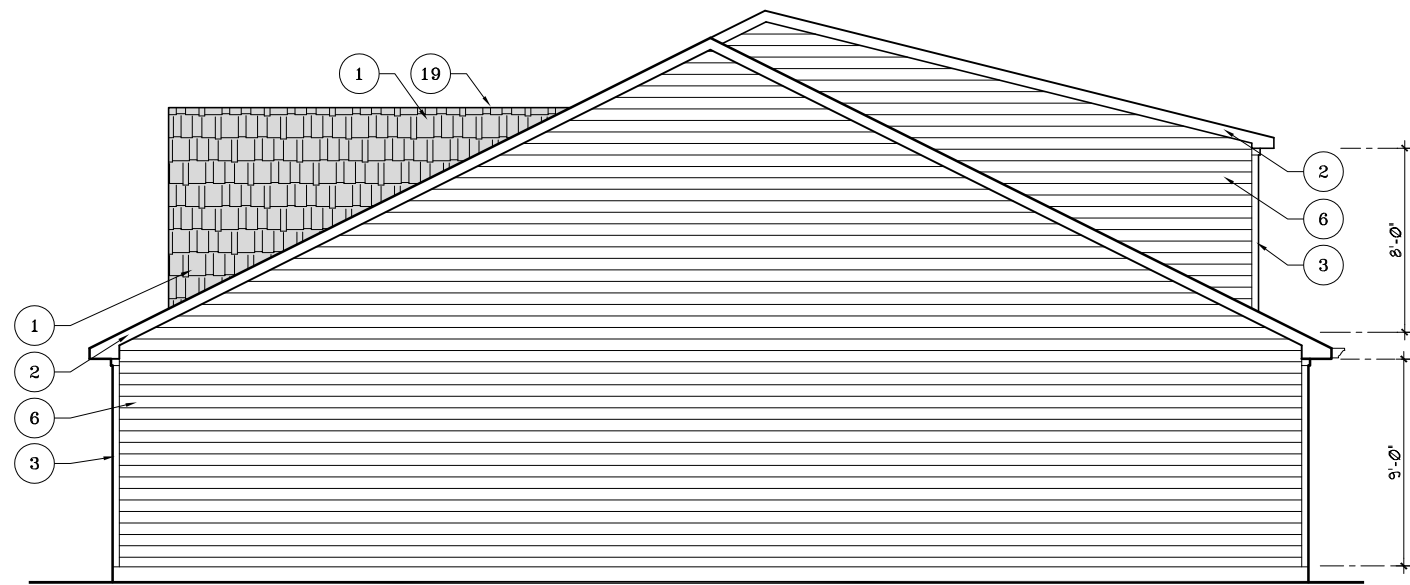


**Legend**

-  Parcels
-  Parcel Numbers
-  Address Numbers
-  Unit Numbers
-  Roads

<b>Parcel ID</b>	03-15023	<b>Owner</b>	SURESTE AT DIGGERS LANDING LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial Small Tracts		3475 LENOX RD NE	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	03-CENTRAL GLYNN		ATLANTA, GA 30326	11/1/2022	\$1625000	n/a	U
	BRUNSWICK	<b>Physical Address</b>	275 HARRY DRIGGERS BLVD	7/21/2021	0	Q	U
<b>Acres</b>	14.98	<b>Market Value</b>	\$750000				

Date created: 1/21/2025  
 Last Data Uploaded: 1/20/2025 6:19:40 AM



**RIGHT ELEVATION**

TULSA



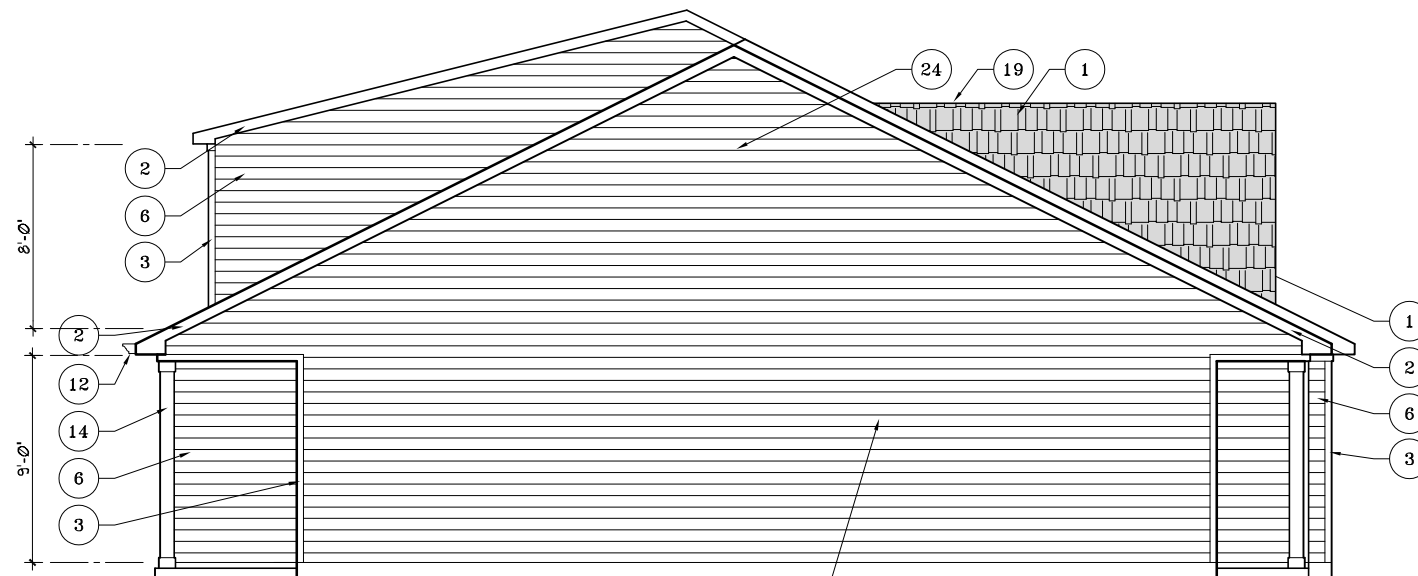
**FRONT ELEVATION**

TULSA



**REAR ELEVATION**

TULSA



**LEFT ELEVATION**

TULSA

**EXTERIOR ELEVATION  
KEY NOTES:**

1. FIBERGLASS SHINGLES (SEE NEIGHBORHOOD SPECS.)
2. SEE NEIGHBORHOOD SPECS FOR FASCIA MATERIALS
3. 5/4" X 4" HARDIE OR EQUAL CORNER TRIM
4. 5/4" X 4" HARDIE TRIM AT WINDOWS AND DOORS
5. BRICK RUNNING BOND VENEER AT EXTERIOR
6. HARDIE OR EQUAL HORZ. LAP SIDING (MIN. 6" LAP EXPOSURE)
7. HARDIE OR EQUAL SHAKE SIDING
8. HARDIE OR EQUAL BOARD & BATTEN SIDING
9. BRICK ROWLOCK SILL AT WINDOWS
10. BRICK SOLDIER AT WINDOW AND DOOR HEADERS
11. PRE-FINISHED STAMPED STEEL GARAGE DOOR
12. PRE-FINISHED METAL GUTTERS AND DOWNSPOUT
13. PRE-FINISHED STANDING SEAM METAL ROOF
14. 8" BOXED PORCH COLUMNS WITH 1X HARDIE WRAPS
15. WOOD FRAMED CHIMNEY WITH BRICK EXTERIOR FINISH
16. PRE-FINISHED METAL CHIMNEY WIND SCREEN
17. FIBERGLASS MESH INSECT SCREEN
18. 10" STONE JACKARCH AT FRONT ELEVATION
19. RIDGE VENT AT ALL RIDGES OVER 4'-0" IN LENGTH AND INSET 12" FROM TRANSITIONS.
20. 1 X 6 CYPRESS (V-ROUTED/ BISCUITED JOINTS) SHUTTERS W/ GALV. (PAINTED) HINGES AND SHUTTER DOGS
21. WATERTABLE WITH 1 X 12 BAND BOARD
22. STONE VENEER (SEE COMMUNITY SPECS.)
23. BRICK ROWLOCK CAP OVER STONE VENEER
24. WOOD LOUVER ATTIC VENT WITH SCREEN BACKING
25. HARDIE PANEL WITH PANEL MOULDING (SEE COMMUNITY SPECS)
26. CHAMPION MILLWORK (2424COVBKT) BRACKET
27. CHAMPION MILLWORK (2424NC) BRACKET
28. CHAMPION MILLWORK (6x8COR) BRACKET



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:**



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.

DEVELOPER:  
JIM CHAPMAN CONSTRUCTION GROUP  
2700 CUMBERLAND PARKWAY SE, SUITE 130  
ATLANTA, GA 30339  
678-919-4863

3. SITE COVERAGE:

TOTAL AREA:	±15 AC
TOTAL IMPERVIOUS:	±6.98 AC (46.5%)
TOTAL BUILDING SQFT:	13,24 AC
TOTAL ASPHALT SQFT:	±1.48 AC
TOTAL CONCRETE SQFT:	±2.26 AC
TOTAL PERVIOUS:	±8.02 AC (53.5%)

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

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.

8. 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.

10. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH 811.7 OF THE GLYNN COUNTY ZONING ORDINANCE.

11. VERTICAL DATUM BASED ON NAVD 88

