



VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES

- INTENDED USE:**
THE PROPOSED ISLAND VIEW DEVELOPMENT LIES WITHIN PARCELS 01-00145 & 01-05275. THE PROPOSED PROJECT WILL CONSIST OF TWO (2) TWELVE UNIT BUILDINGS, FIVE (5) TWENTY-FOUR UNIT BUILDINGS AND TWO (2) THIRTY-SIX UNIT BUILDINGS FOR A TOTAL OF 204 UNITS AND NINE BUILDINGS. THE DEVELOPMENT WILL INCLUDE AN OFFICE, POOL, NEW PARKING LOT LAYOUT AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON 10.57 ACRES.
- PARKING**
HANDICAP PARKING SPACES PROVIDED: 18
TOTAL PARKING SPACES PROVIDED: 306
*ALL PARKING SPACES AND STRIPED HIC SPACES ARE 8'5" X 18' MIN.
*ALL SIDEWALKS WILL BE 5' WIDE, CONCRETE WITH A TURN-DOWN EDGE
*ALL AISLES ARE 24' WIDE
- SITE COVERAGE:**
TOTAL AREA: 13.98 AC
TOTAL IMPERVIOUS: 5.04 AC (36.05%)
BUILDINGS: 2.40 AC
ASPHALT/SIDEWALKS: 2.62 AC
OTHER: 0.02 AC
TOTAL PERVIOUS: 8.72 AC (63.95%)
SITE COVERAGE ALLOWED: N/A
- SITE DESCRIPTION:**
LEGAL DESCRIPTION: 460X571 TRACTE OF US 17
SUBDIVISION: BRUNSWICK FARMS

PROPERTY ADDRESS:
3210 & 3302 GLYNN AVENUE (US HIGHWAY 17)
BRUNSWICK, GA 31520
- DEVELOPMENT STANDARDS:**
ZONING: PD-G - PLANNED DEVELOPMENT-GENERAL
MAXIMUM BUILDING HEIGHT: 60 FEET

SETBACKS:
FRONT YARD: 15 FEET
SIDE YARD: 5 FEET
REAR YARD: 10 FEET
- ADJACENT PROPERTIES WILL BE SCREENED WITH A STRUCTURAL BUFFER (FENCE) AND LANDSCAPING (AS SHOWN ON PLANS)
- TWO (2) SPECIMEN TREES ARE DESIGNATED TO BE REMOVED (25" OAK AND 30" OAK) BOTH TREES WILL BE REPLACED BY TWO (2) ACCEPTABLE REPLACEMENT TREES EACH (4 TREES TOTAL). SPECIMEN TREES REFERS TO THE DEFINITION IN THE GLYNN AVENUE DESIGN FRAMEWORK (24" x @ DBH, LIVE OAK, WILLOW OAK, HACKBERRY).
- THE PROPOSED FINISHED FLOOR ELEVATION SHALL BE SET 1-FOOT ABOVE THE BASE FLOOD ELEVATION (AS PER CH. 11, ARTICLE III, SEC. 11-52.)
- PROPOSED UTILITIES:**
WATER: THE PROPOSED WATER WILL TIE INTO THE EXISTING 8" PVC WATER MAIN, RUNNING PARALLEL WITH U.S. HIGHWAY 17 ON THE EAST SIDE OF THE RIGHT OF WAY. ON-SITE WATER WILL BE PUBLICLY OWNED AND MAINTAINED, IN EASEMENTS.

SEWER: THE PROPOSED GRAVITY SEWER WILL BE CONNECTED TO THE EXISTING 8" VCP SEWER SYSTEM LOCATED ALONG U.S. HIGHWAY 17. ON-SITE SANITARY SEWER WILL BE PUBLICLY OWNED AND MAINTAINED, IN EASEMENTS.

STORM WATER: A STORM PIPE SYSTEM WILL BE PROVIDED ON-SITE AND ROUTED TO AN ON-SITE DETENTION AREA AND DISCHARGE TO AN EXISTING SALT MARSH LOCATED ON THE EAST AND SOUTHEAST SIDE OF THE PROPERTY. ON-SITE STORM SEWER WILL BE PRIVATELY OWNED AND MAINTAINED.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS 13127C0236H & 13127C0237H DATED 1/5/2018, THE SITE IS LOCATED IN ZONE AE (ELEV. 10' & 11') WHICH IS IN A SPECIAL FLOOD HAZARD AREA.
- EXTERIOR LIGHTING WILL COMPLY WITH ARTICLE XV, §23-15-5.1 OF THE CITY OF BRUNSWICK ORDINANCES.
- SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH ARTICLE XXIV, OF THE CITY OF BRUNSWICK ORDINANCES.
- DENSITY CALCULATION**
ALLOWED DENSITY: PER ZONE "GR" ORDINANCE, 3-STORY, 2-BEDROOM APARTMENTS: 20 UNITS PER ACRE PERMITTED
PROPOSED DENSITY: (204 UNITS/13.98 ACRES) = 14.59 UNITS PER ACRE
- *REFUSE WILL BE MANAGED ON-SITE BY WAY OF DUMPSTER/COMPACTOR*
- ALL PROPERTIES ADJACENT TO THIS DEVELOPMENT ARE ZONED HIGHWAY COMMERCIAL (HC). PROPERTIES TO THE NORTH AND EAST TO THIS DEVELOPMENT ARE RESIDENTIAL USE. THE PROPERTY OWNED BY N/F JAMES L. GIBSON IS COMMERCIAL USE.
- HORIZONTAL DATUM IS BASED ON NAD 83, VERTICAL DATUM IS BASED ON NAVD88.



LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- EXISTING ASPHALT PAVEMENT
- WETLAND/CMPA BUFFER ZONE
- LANDSCAPE BUFFER
- PROPOSED BUILDING
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING STORM PIPE
- PROPOSED WATER MAIN
- PROPOSED SEWER LINE
- PROPOSED STORM PIPE
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- EXISTING CONTOUR
- EXISTING TREE TO BE REMOVED
- SPECIMEN TREES TO BE REMOVED WILL HAVE BOX AROUND SIZE/SPECIES LABEL

NOT RELEASED FOR CONSTRUCTION

REVISIONS

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SITE PLAN

ISLAND VIEW APARTMENTS
CITY OF BRUNSWICK, GEORGIA

PREPARED FOR:
MARITIME HOME, LLC.

DATE: 02/01/23
PROJECT NUMBER: 211176
DRAWN BY: OAG
CHECKED BY: JLV
SCALE: 1"=40' (FOR 24"X36" PLOT)

1
SHEET:

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 55°07'34" E | 17.29' |
| L2 | S 21°01'32" W | 3.57' |
| L3 | S 11°54'34" E | 13.65' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 3282.86' | 429.59' | 429.29' | S 13°38'28" W | 7°29'52" |

