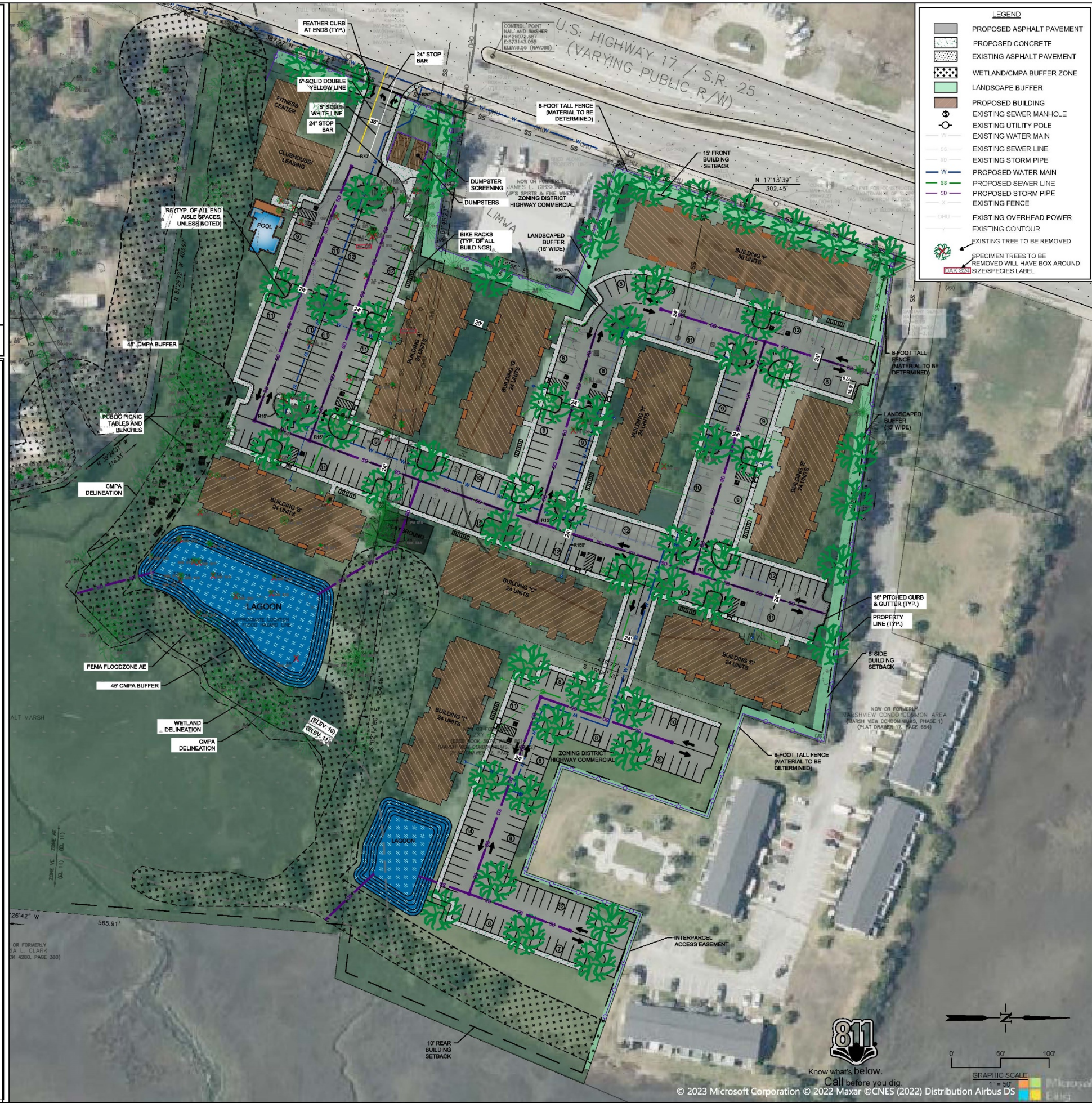


VICINITY MAP SCALE: NTS

GENERAL NOTES

- INTENDED USE:**
THE PROPOSED ISLAND VIEW DEVELOPMENT LIES WITHIN PARCELS 01-00145, 01-07809, & 01-06798. THE PROPOSED PROJECT WILL CONSIST OF EIGHT (8) TWENTY-FOUR UNIT BUILDINGS AND ONE (1) THIRTY-SIX UNIT BUILDINGS FOR A TOTAL OF 228 UNITS. THE DEVELOPMENT WILL INCLUDE AN OFFICE, POOL, FITNESS CENTER, NEW PARKING LOT LAYOUT AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON 17.23 ACRES.
- PARKING**
HANDICAP PARKING SPACES PROVIDED: 18
TOTAL PARKING SPACES PROVIDED: 403
*ALL PARKING SPACES AND STRIPED H/C SPACES ARE 8.5' X 18' MIN.
*ALL SIDEWALKS WILL BE 5' WIDE, CONCRETE WITH A TURNDOWN EDGE
*ALL AISLES ARE 24' WIDE
- SITE COVERAGE:**
TOTAL AREA: 17.23 AC
TOTAL IMPERVIOUS: 5.91 AC (34.30%)
BUILDINGS: 2.20 AC
ASPHALT/SIDEWALKS: 3.56 AC
OTHER: 0.15 AC
TOTAL PERVIOUS: 11.32 AC (65.70%)
MARSH: 5.06 AC
WETLAND: 0.64 AC
MARSH BUFFER: 2.00 AC
LAGOON AREA: 0.60 AC
LANDSCAPE/GREENSPACE: 3.02 AC
- DENSITY CALCULATION**
ALLOWED DENSITY PER ZONE "GR" ORDINANCE, 3-STORY, 2-BEDROOM APARTMENTS: 20 UNITS PER ACRE PERMITTED
PROPOSED DENSITY: (228 UNITS/17.23 ACRES) = 13.23 UNITS PER ACRE
- SITE DESCRIPTION**
LEGAL DESCRIPTION: 460X571 TRACTE OF US17
SUBDIVISION: BRUNSWICK FARMS
PROPERTY ADDRESS:
3210 & 3302 GLYNN AVENUE (US HIGHWAY 17) & 800 MARSHVIEW CIRCLE DR
BRUNSWICK, GA 31520
- DEVELOPMENT STANDARDS**
GLYNN AVENUE DESIGN FRAMEWORK
ZONING: PD-G - PLANNED DEVELOPMENT-GENERAL & HC-HIGHWAY COMMERCIAL
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)
- AMENITIES CENTER (CLUBHOUSE/OFFICE, FITNESS ENTER, POOL) LAYOUT AND CONFIGURATION SUBJECT TO CHANGE. FINAL CONFIGURATION WILL BE SHOWN ON CONSTRUCTION PLANS.
- THE PROPOSED FINISHED FLOOR ELEVATION SHALL BE SET A MINIMUM 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 ONSITE AND ROUTED TO AN ON-SITE DETENTION AREA AND DISCHARGE TO AND EXISTING SALT MARSH LOCATED ON THE EAST AND SOUTHEAST SIDE OF THE PROPERTY. ON-SITE STORM SEWER WILL BE PRIVATELY OWNED AND MAINTAINED.
ELECTRIC: ELECTRIC UTILITIES WILL BE PROVIDED ON-SITE AND WILL BE UNDERGROUND.
- 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. A PORTION OF THE SITE IS ALSO LOCATED IN THE LIMIT OF MODERATE WAVE ACTION (LIMWA) ZONE.
- EXTERIOR LIGHTING WILL COMPLY WITH THE GLYNN AVENUE DESIGN FRAMEWORK (23-23-7).
- SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH THE GLYNN AVENUE DESIGN FRAMEWORK (23-23-7).
- "REFUSE WILL BE MANAGED ON-SITE BY WAY OF DUMPSTER/COMPACTOR"
- ALL PROPERTIES ADJACENT TO THIS DEVELOPMENT ARE ZONED HIGHWAY COMMERCIAL (HC).
- HORIZONTAL DATUM IS BASED ON NAD 83. VERTICAL DATUM IS BASED ON NAVD83.



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

NO.	DATE	DESCRIPTION



SITE PLAN (PHASE II)

ISLAND VIEW APARTMENTS
CITY OF BRUNSWICK, GEORGIA

PREPARED FOR:
MARITIME HOMES, LLC.

DATE: 03/23/23
PROJECT NUMBER: 21176
DRAWN BY: OAG
CHECKED BY: JLV
SCALE: 1"=50' (FOR 24'X36" PLOT)

1

SHEET:

