Site Plan Review

(3210 Glynn Avenue)

John Hunter Director Planning, Development, & Codes

Planning & Appeals Commission Public Hearing November 8, 2023

Requested Land Use Approvals

Maritime Homes, LLC, owner, has submitted a site plan for review by the Planning and Appeals Commission. This review and recommendation was required by the City Commission as a part of their approval of the request to rezone the property to PD-G in 2022. This site plan covers the portion of the development at 3210 Glynn Avenue.



Proposed Development

Maritime Homes, LLC proposes the construction of 54 cottages, 36 condominium units, and 3 commercial buildings, and associated parking and infrastructure on 15.28 acres.

Staff Analysis

When reviewing a site plan prior to having a complete Permit Package staff reviews key items for consistency with city ordinances and other regulatory requirements.

Task 1: Review for consistency with PD Text

- 1) Do the proposed uses follow the PD Text? Yes
- 2) Does the site plan follow the development requirements established by the PD Text?
 - Residential follows our standard setback, heights, density used in GR citywide. 15 ft front/5 side/10 rear.

-Commercial setback follow those outlined in GADF.

-Density for Cottages is based on Single Family GR = 9 units an acre -54 units shown on 6 acres = 9 units per acre units per

-Density for Multi-Family (condos) is based on Multi-Family GR = 20 units per acre -36 units shown on 5.97 acres = 6 units per acre

This does represent an increase of 27 residential units when compared to the Concept Plan. However, as shown above it meets the density standards for each location and unit type as outlined in the PD text. The PD density is also identical to the standards in the Brunswick General Residential Zoning currently.

3)Water/Sewer: Water Sewer Plan connects as discussed in PD Text: Yes

Task 2: Review for consistency with Concept Plan

The site plan shows a natural evolution from Concept Plan to a reality that reflects development constraints. The Commercial portion is consistent with the Concept Plan. However, what was envisioned as Townhouses in the Concept Plan has changed to a "cottage" style development, with 54 single-family units replacing the Townhouses and Multi-Family (Condos) south of Riverside/Norman St. This reflects the impact of a significant effort to work within the natural setting and preserve existing tree canopy. As Single-Family and Multi-Family are allowed uses within the PD Text, this does not constitute a deviation from the PD and has a beneficial impact on the development as it reduces the potential density.

Task 3: Review for General Regulations and Ordinances

Generally involves a cursory review by Planning, Engineering, Public Works, and the Fire Marshal.

1) Multi-Family Parking – With the adoption of the new Zoning Ordinance, Multi-Family development of 2-bedroom units with more than 25 units requires 1.75 spaces per unit. 63 required for units; 73 are provided.

2) Single -Family Parking – 108 Spaces required (2 per unit); 129 provided.

3) Commercial Parking – The commercial portion anticipates 17,000 square feet of office space and 5,000 square feet of restaurant space. Our ordinance requires 1 space per 300 GSF of Office use (57 spaces) and 1 space per 100 GSF of restaurant use including outdoor seating (50 spaces). 116 spaces are provided, exceeding the amount required.

4) Buffers – No buffer required between adjacent residential or adjacent commercial properties.

5) Flood Damage Prevention

- LiMWA line -- This is the Limit of Moderate Wave Action. Any development on the east (seaward) side of this line must comply with V-zone regulations. This is discussed in Section 11-55 of the ordinance, and is reflected on the site plan. The impacts on building design and site conditions will be reviewed as a part of the building permit approval process.
- -Freeboard requirement The ordinance includes a one-foot freeboard requirement. Any of the development in the AE-10 zone on the landward side of the LiMWA line must have a FFE of 11.0 or higher. This requirement will be confirmed during the building permit approval process.

-Storm Water – Site plan reflects consideration of collecting storm water from impervious surfaces and detaining on site. Collection calculations, any required permits, etc. will be reviewed, verified and approved by the City Engineer prior to issuance of a building permit. Depth of detention may require fencing.

6) Sanitation: Dumpster/Compactor location provided.

7) Fire Access: Fire Marshal has reviewed and believes the current plan provides adequate access for equipment, other than the "tree split" at the northern. Suggested relocating planned planted tree, widening the northern arm and converting the adjacent parking to a Fire Access Lane.

8) US 17 ROW Access: Final requirements will be permitted via GDOT. Traffic study has been provided. Sightlines from entrances, neighboring commercial and residential access points need to be considered in landscape plan.

9) Norman Street/Riverside Dr ROW Access: The developer has suggested that a roundabout be installed to address access and traffic control. City Engineering and Public Works has no issue with this solution.

7) Water/Sewer Connectivity: Detail provided within the plan.

<u>Task 4: Review for consistency with the US 17 Overlay District/Glynn Avenue Design</u> <u>Framework</u>

The project falls within the US 17 Overlay and is subject to the Glynn Avenue Design Framework. While this has minimal impact upon uses, it will guide the overall character and design of the development. Within the Overlay, PD-G is considered a Special District. To establish the Special District General, a proposed development must contain an area of not less than three acres, have direct access to at least one street, and conform with the Guiding Principles and Design Principles of the US 17 Overlay District as stated in Section 1.3.1 and 1.3.2 of the Glynn Avenue Design Framework.

Guiding Principles state:

1. Glynn Avenue should reflect vernacular architecture appropriate to coastal Georgia. – Architectural review was not required by the PD-G approval, only the

site plan. Architectural review will be conducted by staff prior to issuance of the Building Permits.

- 2. Our marshes, waterways, and scenic vistas are natural resources that should be available and accessible to all. *–Principle is met by maintaining the 45' marsh setback and includes an access path within the setback.*
- 3. Responsible development should minimize impact to the sensitive natural environment, particularly along the eastern edge of Glynn Avenue. –*Principle is met by maintaining the 45' marsh setback.*
- 4. Access to properties along Glynn Avenue should be safely and easily accessible for pedestrians and cyclists, as well as motorists. *Internal connectivity via sidewalks with connectivity to exterior sidewalks meet this principle.*
- 5. Individual development should respect and contribute positively to the public realm. There are no proposed public assets within the development, however maintaining the 45' marsh setback and introduction of a marsh front trail connecting Riverside/Norman with Glynn Avenue meets this principle. Addressing traffic concerns and safety with a roundabout also contributes to this principle.
- 6. Glynn Avenue should evolve into an activity center that is complimentary to, but not competitive with, downtown Brunswick.
- 7. Investment in the public realm should guide and enhance private sector investment.

The Design Principles state:

1. Public Waterfront + *Public Space:* The marsh and waterfront are public resources and should not be privatized for the enjoyment of only a few. Maintaining public access along the marsh and waterfront is a high priority. Public access may be achieved through a roadway along the waterfront which continues the design elements of Main Street - on-street parking, generous sidewalks, street trees, etc., or though a waterfront park or pedestrian promenade along the marsh.

-Provisions for sidewalks, street trees, and the preservation of the 45' marsh setback meet this principle.

2. Pedestrian-orientation: The current condition of Glynn Avenue does not lend itself to the creation of a 'Main Street.' However, this does not mean that the desire to create walkable, human scaled places should be abandoned. These regulations set forth a development strategy to capture passing vehicles while also fostering a 'Main Street' character on streets parallel to Glynn Avenue.

- Walkability is provided through the connectivity of internal sidewalks and the connection to US 17 sidewalks. There are no parallel public streets, however the alignment of buildings, parking, and travel lanes does mimic a traditional block format.

3. *Mixed-Use Environment:* The creation of a mixed use environment provides an ideal transition from more highway-oriented scale along US 17 to more neighborhood-compatible scale, while accommodating a variety of uses, including commercial, office, institutional, and residential.

- The development involves commercial and 2 residential types within easy walking distance on a single site.

4. Blocks + *Streets*: Building an interconnected network of compact blocks is critical to ensure a walkable area that fosters diverse uses and building types. This block pattern can still accommodate large-scale retailers, but does so in a way that maintains the importance of human-scaled development.

Streets should generally include on-street parking, street trees, sidewalks, and pedestrian amenities such as benches, street lights, trash facilities, etc. Highly connected streets are important to provide access without requiring traffic to re-enter Glynn Avenue to reach nearby destinations.

-As a single development and not a development of many individual parcels, the site plan does mimic a linear block pattern as much as practicable. The addition of sidewalks, street trees and lighting create a very similar pattern to the function of traditional city blocks.

5. *Quality Design:* The importance of urban form cannot be overstated. To foster community character and create a walkable, vibrant community, the elements of the built environment are more critical than the use. Buildings should be human-scaled, have a primary entrance facing the public realm, and be set close to the street to foster a pedestrian environment.

-The design mimics a traditional block form even though it is not installing public roads. Buildings entrances face the internal circulation and are set close to street fronts and are connected via a network of sidewalks.

6. Sense of Place: The Glynn Avenue corridor is intended to develop as a high quality, mixed-use, pedestrian oriented environment. This area should develop as a complement to, not in competition with, downtown Brunswick. Civic buildings are places of community focus and center. They should be located in places of prominence, such as facing a square, town green, or other central public space.

Under the GADF, a PD is considered a "Special District", and the PD Text and Concept plan as adopted dictate the development parameters such as setbacks, building size and forms, heights, road and parking forms and locations, etc. Because of this, most of the applicable portions of the GADF are related to aesthetics.

1) Existing Trees: 534 are inventoried on the site plan. 329 will be preserved and 205 removed. Of the 534 trees, 113 are considered "Specimen Trees" as defined in the GADF. 98 Specimen Trees will be preserved with 15 Specimen Trees noted for removal and replacement. The tree plan calls for the planting of 84 new trees to satisfy replacement tree, street tree, and parking island tree requirements. An additional note about the trees designated for removal – 86 are of the same species that qualify for "Specimen Tree" status (Live Oaks, Hackberry or Willow Oaks). Non-specimen species that will be removed includes 97 Palm Trees, 18 pines, 1 pecan, and 1 cedar. Total loss of specimen species trees on the site will be 2.

2) Landscaping

- Landscaping will need to feature native vegetation as outlined in GADF and plans will need to be submitted for permitting.

- Landscape plan will need to detail screening of dumpsters and any on-ground mechanical equipment

- Lighting, and signage are referenced that they will meet Sec. 23-23-7: Glynn Avenue Design Framework and will be verified during the building permit review process.

- 3) 45' Marsh Buffer: Is reflected in the plan. Only amenity provided within the setback is a pedestrian path. This meets the requirements of the GADF.
- 4) Sidewalks: Sidewalks provide connectivity throughout the site and connect to the main sidewalks along US 17.
- 5) Bike racks will be required at each commercial and multi-family building.
- 6) Lot Coverage: The GADF limits lot coverage to 80%. Lot coverage is 32%.
 - Commercial Lot coverage is 50.6%
 - Single Family Lot Coverage is 37.5%
 - Multi-Family Lot Coverage is 16.08%

7) Utilities: All utilities will be underground meeting the requirements of the GADF.

8) Access: Access to US 17 is granted via a permitting and design review process controlled by GDOT. A traffic study has been submitted to the City, and any improvements or signalization will be determined by GDOT. Access to Norman St/Riverside Drive does require a City ROW review. City Engineering has reviewed the proposed roundabout and has no issue with the proposed access solution.

9) Shared Parking From Phase I: In the 90% Site Plan Approval for Phase I, the City Commission accepted the recommendation from Staff that Shared Parking be allowed between Phase I and Phase II. This would allow Phase I to meet parking requirements under the zoning requirements that existed at that time. On September 6, 2023 the City Commission passed a revised Zoning Ordinance at the recommendation of the Staff and the PAC that had been in development for 3 years. This included a revision to the parking requirements for Multi-Family Developments, creating a scale based on unit type. For developments with 2 bedroom units, the amount of required parking was reduced from 2 spaces per unit to 1.75. As Phase I has not been issued a Building Permit, this means that the required parking for Phase I of the PD was reduced from 408 spaces to 357. Phase I called for 311 spaces. This reduced the needed shared parking spaces to 46.

Since the approval of the Phase I site plan, the developer has purchased 800 Marshview Drive, which is to the east of Phase I. Their plan for the site includes an additional 24 2-bedroom apartments and additional parking. In total, between the two locations 402 parking spaces are provided. Under the parking standards, 399 spaces are required to satisfy the total 228 apartments. While 800 Marshview Drive is not a part of the PD-G, under the GADF shared parking between parcels and uses is encouraged. The proposed parking plan considers this. The parking requirements are now met for Phase I, and no shared parking will need to be considered in Phase II and all parking requirements have been satisfied.

Applicant Request

The applicant has requested that due to the advanced detail provided in this site plan that the PAC forgo the 50% review and consider this as the 90% review. Staff and the City Attorney have no issue with this request.

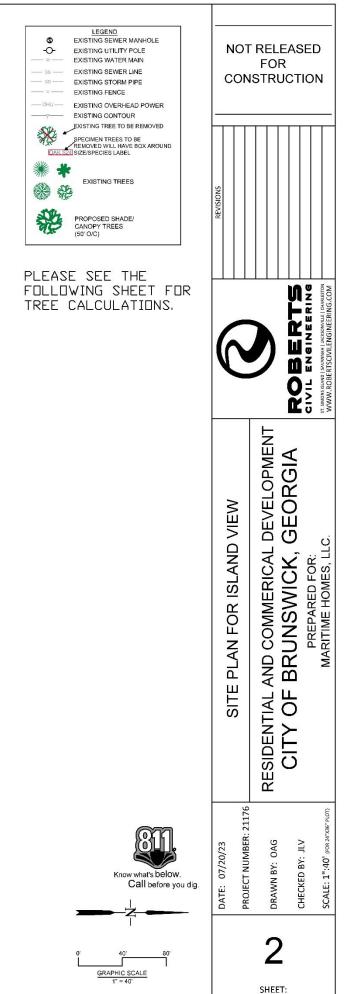
Staff Recommendation

Staff recommends that the PAC recommend approval of site plan as it satisfies all requirements.

Public Comment







COMMERCIAL DEVELOPMENT(PARCEL 1) NOTES									
1. INTENDED USE:			PRESERVED TI	REES			REMOVE	ED TREES	PRESERVED TREES (
THE PROPOSED COMMERCIAL DEVELOPMENT LIES WITHIN PARCELS 01-05275. THE PROPOSED PROJECT WILL CONSIST OF THREE (3) BUILDINGS, TWO (2) BUILDINGS @ APPROXIMATLEY 8,000 SF EACH AND ONE (1) BUILDING @ APPROXIMATELY 6,000 SF. THE	1 Oak 20	60 Oak 18	119 Oak 31	179		239 Palm 17	1 Oak 12	60 Palm 23	255 Palm 14 31
DEVELOPMENT WILL ALSO INCLUDE A NEW PARKING LOT LAYOUT AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON 3.31 ACRES.	2 Oak 22	61 Oak 40	120 Oak 18	180		240 Palm 17	2 Oak 24	61 Palm 16	256 Palm 14 31
2. PARKING HANDICAP PARKING SPACES PROVIDED: 6	3 Oak 26 4 Hak 15	62 Oak 22 63 Oak 37	121 Oak 15 122 Palm 13	181 182		241 Palm 21 242 Palm 13	3 Palm 12 4 Palm 14	62 Palm 12 63 Palm 15	257 Palm 14 31 258 Palm 15 31
TOTAL PARKING SPACES PROVIDED: 116 TOTAL PARKING SPACED REQUIRED: OFFICE SPACE 17,000 SF @ 1 SPACE FOR EACH 200 SF = 85 SPACES	5 Oak 26	64 Palm 11	123 Pine 26	182		242 Palm 13	5 Palm 14	64 Palm 14	259 Oak 18 31
CHERCE SPACE 1700 SF 00 15FACE FOR EACH 70 SG 5FACES RESTAURANT: 5,000 SF TOTAL, ONE SPACE FOR EACH 70 SQ OF PATRON SPACE & 1 SPACE PER 2 EMPLOYEES = 31 SPACES *ALL PARKING SPACES AND STRIPED HC SPACES ARE 9'X 18' MIN.	6 Oak 27	65 Oak 25	124 Palm 12	184		244 Palm 16	6 Hak 19	65 Palm 21	260 Palm 15 320
*ALL SIDEWALKS WILL BE 5' WIDE, CONCRETE *ALL AISLES ARE 24' WIDE	7 Pine 28	66 Hak 27	125 Palm 12		Oak 20	245 Palm 23	7 Oak 22	66 Palm 14	261 Palm 14 32
3. SITE COVERAGE: TOTAL AREA: +/-3.30 AC	8 Oak 12	67 Hak 18	126 Palm 13		Palm 12	246 Palm 12	8 Oak 14	67 Palm 12	262 Oak 15 32
TOTAL IMPERVIOUS: 1.67 AC (50.60%) • BUILDINGS: 0.50 AC	9 Oak 34 10 Oak 26	68 Palm 15 69 Oak 17	127 Palm 13 128 Palm 13		Palm 13 Palm 13	247 Oak 23 248 Oak 17	9 Palm 13 10 Palm 12	68 Palm 13 69 Oak 12	263 Oak 13 323 264 Palm 12 324
ASPHALT 1.02 AC SIDEWALKS: 0.15 AC	11 Oak 24	70 Palm 21	128 Paint 13		Palm 13	249 Oak 25	11 Palm 13	70 Oak 18	265 Palm 13 32
OTHER: 0.00 AC TOTAL PERVIOUS: +/-1.63 AC (49.39%) MARSH: 0.05 AC	12 Oak 32	71 Palm 22	130 Oak 30	190		250 Palm 14	12 Pec 20	71 Palm 21	266 Oak 15 32
WETLAND: 0.00 AC MARSH BUFFER: 0.17 AC	13 Oak 27	72 Oak 12	131 Oak 24	191	Oak 19	251 Oak 24	13 Hak 14	72 Palm 22	267 Palm 15 32
LAGOON AREA: 0.24 AC LANDSCAPE/GREENSPACE1.17 AC	14 Oak 32	73 Palm 19	132 Oak 15	192		252 Pine 18	14 Hak 15	73 Oak 14	268 Oak 15 32
4. SITE DESCRIPTION	15 Oak 19 16 Oak 18	74 Oak 16 75 Oak 14	133 Palm 13 134 Palm 13	193 194		253 Pine 16 254 Oak 18	15 Hak 17 16 Palm 15	74 Oak 17 75 Oak 25	269 Oak 14 329 270 Palm 13
LEGAL DESCRIPTION: PARCEL A MARY YATES ESTATE SUBDIVISION: MARY YATES ESTATE	17 Oak 13	76 Oak 14	134 Palm 13		Tree 16	204 Oak 10	17 Hak 18	76 Oak 23	270 Palm 13
PROPERTY ADDRESS:	18 Oak 13	77 Oak 14	136 Palm 14		Tree 17		18 Hak 28	77 Oak 20	272 Oak 16
3217 NORMAN STREET BRUNSWICK, GA 31520	19 Pec 13	78 Oak 38	137 Palm 14	197	Oak 36		19 Hak 26	78 Palm 13	273 Oak 14
5. SETBACKS: FRONT YARD: 20 FEET	20 Hak 33	79 Oak 16	138 Oak 25	198			20 Hak 20	79 Oak 15	274 Oak 31
SIDE YARD: 0 FEET REAR YARD: 5 FEET	21 Oak 17	80 Oak 15	139 Oak 21	199			21 Oak 33 22 Palm 17	80 Oak 22 81 Oak 26	275 Palm 14 276 Palm 17
RESIDENTIAL(PARCEL 2) COTTAGE AND LOFT GENERAL NOTES	22 Oak 24 23 Oak 29	81 Oak 14 82 Oak 20	140 Oak 40 141 Palm 14	200			22 Palm 17 23 Pec 30	81 Oak 26 82 Oak 21	276 Paim 17 277 Paim 14
1. INTENDED USE: THE PROPOSED RESIDENTIAL COTTAGE AND LOFT DEVELOPMENT LIES WITHIN PARCELS 01-05275. THE PROPOSED PROJECT WILL	24 Oak 13	83 Oak 24	142 Oak 17	201			24 Oak 12	83 Palm 14	277 Palm 15
CONSIST OF FIFTY-FOUR (54) ONE UNIT BUILDINGS. THE DEVELOPMENT WILL INCLUDE COTTAGES AND LOFTS ALONG WITH A NEW PARKING LOT LAYOUT AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON 6.00 ACRES.	25 Oak 20	84 Oak 15	143 Oak 13		Palm 14		25 Palm 19	84 Palm 15	279 Oak 23
CACTUS COTTAGE: 13	26 Oak 43	85 Oak 26	<u>1</u> 44 Oak 11	204	Oak 14		26 Oak 15	85 Palm 19	₂₈₀ Palm 13
PALMETTO LOFT: 34 ASPEN COTTAGE: 2 ALDER/ASH COTTAGE: 1	27 Oak 24	86 Oak 25	145 Oak 16	205			27 Oak 13	86 Hak 14	281 Oak 33
ALDEMAN COTTAGE: 1 BIRCH/BLACKBERRY TWIN: 4	28 Oak 31 29 Oak 14	87 Oak 25 88 Oak 14	146 Oak 22 147 Oak 23		Palm 14 Palm 13		28 Oak 12 29 Oak 14	87 Palm 15 88 Palm 12	282 Oak 17 283 Oak 15
2. PARKING HANDICAP PARKING SPACES PROVIDED:	30 Oak 26	89 Oak 19	148 Palm 13	207			30 Palm 14	89 Palm 17	283 Oak 15 284 Palm 14
TOTAL PARKING SPACES PROVIDED: 129 SPACES TOTAL PARKING SPACES REQUIRED: 2 SPACES PER UNIT, 54 UNITS X 2= 108 SPACES *ALL PARKING SPACES AND STRIPED H/C SPACES ARE 9'X 18' MIN.	31 Oak 18	90 Oak 15	149 Palm 15		Oak 24		31 Palm 12	90 Palm 16	285 Oak 42
*ALL PARKING SPACES AND STRIPED HIC SPACES ARE 9 X 18 MIN. *ALL SIDEWALKS WILL BE 5 WIDE *ALL AISLES ARE 24 WIDE	32 Oak 22	91 Oak 23	150 Pine 14		Palm 13		32 Palm 12	91 Palm 14	286 Palm 16
3. SITE COVERAGE:	33 Oak 26	92 Oak 21	151 Oak 24	211	Oak 39		33 Palm 13	92 Palm 15	287 Live Oak 39
TOTAL AREA: +/6.00 AC	34 Oak 25	93 Oak 24	152 Oak 38	212			34 Palm 15	93 Palm 14	288 Live Oak 39
TOTAL IMPERVIOUS: 2.2 SAC (37.50%) • BUILDINGS: 0.81 AC • ASPHALT 1.19 AC	35 Oak 36 36 Oak 38	94 Oak 12 95 Oak 34	153 Oak 39 154 Pine 21		Palm 13 Palm 13		35 Palm 18 36 Palm 19	94 Pine 22 95 Oak 26	289 Oak 24 290 Live Oak 23
SIDEWALKS: 0.25 AC OTHER: 0.00 AC	36 Oak 30	96 Oak 15	155 Palm 12		Palm 16		37 Palm 13	96 Palm 14	290 Live Oak 25 291 Hak 15
TOTAL PERVIOUS: +/-3.75 AC (62.50%) • MARSH: 0.21 AC	38 Oak 31	97 Oak 18	156 Palm 15		Palm 13		38 Palm 13	97 Pine 24	292 Oak 38
WETLAND: 0.00 AC MARSH BUFFER: 0.83 AC LAGOON AREA: 0.14 AC	39 Oak 21	98 Palm 16	157 Oak 42	217	Palm 14		39 Ced 32	98 Palm 12	293 Pine 20
LANDSCAPE/GREENSPACE 2.57 AC	40 Oak 32	99 Palm 12	158 Hak 15		Palm 18		40 Palm 12	99 Palm 13	294 Oak 12
 DENSITY CALCULATION ALLOWED DENSITY:PER ZONE "GR" ORDINANCE, ONE-FAMILY RESIDENCE: 9 UNITS PER ACRE PERMITTED 	41 Oak 20 42 Oak 22	100 Oak 18	159 Hak 14 160 Hak 18	219	Oak 27 Oak 21		41 Palm 13 42 Palm 13	100 Ced 15 101 Palm 14	295 Oak 12 296 Oak 14
PROPOSED DENSITY: (54 UNITS/6.00 ACRES) = 9 UNITS PER ACRE 5. SITE DESCRIPTION:	43 Oak 19	101 Palm 18	160 Hak 18 161 Palm 12		Oak 21 Oak 21		42 Faim 13 43 Paim 14	102 Palm 16	297 Pine 21
LEGAL DESCRIPTION: PARCEL A MARY YATES ESTATE SUBDIVISION: MARY YATES ESTATE	44 Oak 30	102 Palm 16	162 Oak 29		Oak 29		44 Palm 14	103 Oak 21	299 Pine 16
PROPERTY ADDRESS: 3217 NORMAN STREET DOWNLOC OF SUCC	45 Oak 23	104 Oak 12	163 Pec 12	223	Oak 41		45 Palm 13		299 Oak 12
BRUNSWICK, GA 31520 6. SETBACKS:	46 Oak 19	105 Palm 21	164 Oak 19	224			46 Palm 14		300 Oak 20
FRONT YARD: 15 FEET SIDE YARD: 5 FEET	47 Oak 19	106 Palm 17	165 Palm 24		Palm 21		47 Oak 24		301 Pine 25
REAR YARD: 10 FEET	48 Oak 31 49 Oak 35	107 Palm 19 108 Oak 17	166 Hak 17 167 Oak 21		Oak 19 Hak 14		48 Palm 14 49 Pine 26		302 Pine 18 303 Oak 18
RESIDENTIAL (PARCEL 3) CONDOMINIUM DEVELOPMENT NOTES	49 Oak 35 50 Oak 28	109 Oak 15	167 Oak 21		Oak 15		50 Palm 13		303 Oak 10 304 Oak 16
INTENDED USE: THE PROPOSED CONDOMINIUM DEVELOPMENT LIES WITHIN PARCELS 01-07810. THE PROPOSED PROJECT WILL CONSIST OF TWO (2) CONDOMINUM BUILDINGS WITH 13 UNITS EACH. THE DEVELOPMENT WILL INCLUDE A POOL, ALONG WITH A NEW PARKING LOT	51 Palm 14	100 Oak 22	169 Oak 25		Palm 15		51 Palm 20		305 Oak 17
LAYOUT AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON 5.97 ACRES.	52 Oak 31	111 Oak 32	170 Oak 27	230	Oak 27		52 Palm 12		306 Oak 12
2. PARKING HANDICAP PARKING SPACES PROVIDED: 2 SPACES	53 Oak 47	112 Oak 15	171 Oak 15	231			53 Palm 10		307 Oak 12
TOTAL PARKING SPACES PROVIDED. 73 SPACES (38 SPACES AT GARAGE LEVEL) TOTAL PARKING SPACES REQUIRED: 2 SPACES (38 SPACES AT GARAGE LEVEL) "ALL PARKING SPACES AND STRIPED HIC SPACES ARE 9'X 18' MIN.	54 Oak 48	113 Oak 17	172 Oak 21	232			54 Palm 16		308 Oak 15
*ALL SIDEWALKS MILL BE 5' WIDE, CONCRETE *ALL AISLES ARE 24' WIDE	55 Oak 16 56 Oak 14	114 Oak 26 115 Oak 13	173 Oak 25 174 Oak 21	233 234			55 Palm 26 56 Palm 20		<u>309</u> Oak 17 <u>310</u> Oak 12
3. SITE COVERAGE:	57 Palm 14	116 Oak 13	175 Oak 23	234			57 Palm 15		311 Oak 14
TOTAL AREA: +/-5.97 AC TOTAL IMPERVIOUS: 0.96 AC (16.08%) • BUILDINGS: 0.58 AC	58 Oak 15	117 Oak 19	176 Oak 20		Palm 12		58 Palm 16		312 Oak 14
ASPHALT 0.38 AC SIDEWALKS: 0.00 AC	59 Oak 16	118 Palm 19	177 Oak 14	237	Palm 12		59 Palm 14		313 Oak 18
OTHER: 0.00 AC TOTAL PERVIOUS: +/-5.01 AC (83.92%)	60 Oak 18	119 Oak 31	178 Oak 17	238	Palm 15		60 Palm 23		314 Oak 15
MARSH: 3.30 AC WETLAND: 0.00 AC					1.10116				
MARSH BUFFER: 0.62 AC LAGOON AREA: 0.25 AC LANDSCAPE/GREENSPACE:0.84 AC		LAN	DSCAPING CA	LCUL	ATIONS	(PARCEL 1 & 2)	2		LANDSCAPI
4. DENSITY CALCULATION			AL OF SEVEN (7) CANOPY TH						REMOVAL OF SEVEN (8) CANOF
ALLOWED DENSITY 'PER ZONE "GR* ORDINANCE, MULTI-FAMILY: 20 UNITS PER ACRE PERMITTED PROPOSED DENSITY: (36 UNITS/5.97 ACRES) = 6 UNITS PER ACRE		870-FEE	T OF FRONTAGE REQUIRES		Y TREES = 18 CA TOTAL = 32 CAN				530-FEET OF FRONTAGE REQU
5. SITE DESCRIPTION: LEGAL DESCRIPTION: TRACT III MARY YATES ESTATE		EACH TR	REE ISLAND REQUIRES A CA	ANOPY TRE	E (37 TREE ISLA	.NDS).			EACH TREE ISLAND REQUIRES
SUBDIVISION: MARY YATES ESTATE						ANY TREES AS POSSIBLE. 89			THE LAYOUT OF THE SITE WAS
PROPERTY ADDRESS: 3214 NORMAN STREET DEVINENT OF OFFER		TREES F	/ TREES HAVE BEEN PRESE RESIDE IN THE PROPOSED ⁻ EN TREES BEING PLANTED	TREE ISLAN	DS AND THE FR				CANOPY TREES HAVE BEEN PE RESIDE IN THE PROPOSED TRE
BRUNSWICK, GA 31520 6. SETBACKS:		TREE IS	LANDS)	VVILL FILL IN	THE REQUIRE	D AREAS (FRUNTAGE AND			BEING PLANTED WILL FILL IN T
FRONT YARD: 15 FEET SIDE YARD: 5 FEET		REPLAC (31) 2" LI	EMENT TREES						REPLACEMENT TREES (18) 2" LIVE OAK
REAR YARD: 10 FEET	J						J		*THIS PARCEL IS LOCATED WIT

SERVED TR	EES (T	RACI	F 111)	REM	OVED TRE	ES (TE	
alm 14		Oak			Palm 13		Palm 14
alm 14		Oak			Oak 26		Oak 14
alm 14		Oak			Oak 20		Palm 14
alm 15		Oak		107	Palm 14		Palm 12
ak 18		Oak		108	Palm 17	168	Oak 19
alm 15		Oak			Oak 22	169	Oak 13
alm 14		Oak		110	Oak 16	170	Oak 18
ak 15		Oak		111	Oak 14	171	Hak 13
ak 13		Oak		112	Palm 15	172	Oak 16
alm 12		Oak		113	Oak 19	173	Palm 16
alm 13		Oak		114	Oak 16	174	Oak 18
ak 15		Oak		115	Tree 23	175	Oak 28
alm 15		Oak		116	Oak 12	176	Palm 13
ak 15		Oak		117	Pine 24	177	Oak 23
ak 14		Oak		118	Pine 24	178	Palm 14
alm 13				119	Palm 13	179	Palm 14
alm 13	1			120	Pine 19	180	Palm 15
ak 16	1			121	Oak 20	181	Oak 14
ak 14					Pine 17	182	Oak 14
ak 31				123	Pine 17		Oak 12
alm 14					Hak 12	184	Palm 14
alm 17					Palm 13	185	Palm 13
alm 14					Palm 14		Palm 12
alm 15					Palm 14		Palm 14
ak 23				128	Palm 14		Oak 25
alm 13					Pine 20		Pine 28
ak 33				130	Pine 17	190	Oak 13
ak 17	1			131	Oak 15	191	Oak 22
ak 15	1			132	Oak 12	192	Palm 17
alm 14	1			133	Pine 14	193	Palm 13
ak 42				134	Palm 14	194	Oak 20
alm 16	1			135	Oak 12	195	Oak 22
ve Oak 39				136	Pine 21	196	Oak 14
re Oak 39				137	Oak 13	197	Oak 12
ak 24				138	Oak 17	198	Oak 16
ve Oak 23	1			139	Pine 18	199	Oak 12
ak 15				140	Oak 20	200	Oak 13
ak 38				141	Oak 13	201	Oak 14
ne 20				142	Oak 14	202	Oak 20
ık 12				143	Oak 22	203	Palm 14
ak 12				144	Oak 12	204	Palm 17
ak 14				145	Palm 14	205	Oak 13
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