









**COMMERCIAL DEVELOPMENT(PARCEL 1) NOTES**

- INTENDED USE:**  
THE PROPOSED COMMERCIAL DEVELOPMENT LIES WITHIN PARCELS 01-05275. THE PROPOSED PROJECT WILL CONSIST OF THREE (3) BUILDINGS, TWO (2) BUILDINGS @ APPROXIMATELY 8,000 SF EACH AND ONE (1) BUILDING @ APPROXIMATELY 6,000 SF. THE DEVELOPMENT WILL ALSO INCLUDE A NEW PARKING LOT LAYOUT AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON 3.31 ACRES.
- PARKING:**  
HANDICAP PARKING SPACES PROVIDED: 6  
TOTAL PARKING SPACES PROVIDED: 116  
TOTAL PARKING SPACES REQUIRED:  
OFFICE SPACE 17,000 SF @ 1 SPACE FOR EACH 200 SF = 85 SPACES  
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 H/C SPACES ARE 9' X 18' MIN.  
\*ALL SIDEWALKS WILL BE 5' WIDE, CONCRETE  
\*ALL AISLES ARE 24' WIDE
- SITE COVERAGE:**  
TOTAL AREA: +/3.30 AC  
TOTAL IMPERVIOUS: 1.67 AC (50.60%)  
• BUILDINGS: 0.50 AC  
• ASPHALT: 1.02 AC  
• SIDEWALKS: 0.15 AC  
• OTHER: 0.00 AC  
TOTAL PERVIOUS: +/1.63 AC (49.39%)  
• MARSH: 0.05 AC  
• WETLAND: 0.00 AC  
• MARSH BUFFER: 0.17 AC  
• LAGOON AREA: 0.24 AC  
• LANDSCAPE/GREENSPACE: 1.17 AC
- SITE DESCRIPTION:**  
LEGAL DESCRIPTION: PARCEL A MARY YATES ESTATE  
SUBDIVISION: MARY YATES ESTATE  
PROPERTY ADDRESS:  
3217 NORMAN STREET  
BRUNSWICK, GA 31520
- SETBACKS:**  
FRONT YARD: 20 FEET  
SIDE YARD: 0 FEET  
REAR YARD: 5 FEET

**RESIDENTIAL(PARCEL 2) COTTAGE AND LOFT GENERAL NOTES**

- INTENDED USE:**  
THE PROPOSED RESIDENTIAL COTTAGE AND LOFT DEVELOPMENT LIES WITHIN PARCELS 01-05275. THE PROPOSED PROJECT WILL 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.  
CACTUS COTTAGE: 13  
PALMETTO LOFT: 34  
ASPEN COTTAGE: 2  
ALDER/ASH COTTAGE: 1  
BIRCH/BLACKBERRY TWIN: 4
- PARKING:**  
HANDICAP PARKING SPACES PROVIDED:  
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.  
\*ALL SIDEWALKS WILL BE 5' WIDE  
\*ALL AISLES ARE 24' WIDE
- SITE COVERAGE:**  
TOTAL AREA: +/6.00 AC  
TOTAL IMPERVIOUS: 2.25 AC (37.50%)  
• BUILDINGS: 0.81 AC  
• ASPHALT: 1.19 AC  
• SIDEWALKS: 0.25 AC  
• OTHER: 0.09 AC  
TOTAL PERVIOUS: +/3.75 AC (62.50%)  
• MARSH: 0.21 AC  
• WETLAND: 0.00 AC  
• MARSH BUFFER: 0.83 AC  
• LAGOON AREA: 0.14 AC  
• LANDSCAPE/GREENSPACE: 2.57 AC
- DENSITY CALCULATION:**  
ALLOWED DENSITY PER ZONE "GR" ORDINANCE, ONE-FAMILY RESIDENCE: 9 UNITS PER ACRE PERMITTED  
PROPOSED DENSITY: (54 UNITS/6.00 ACRES) = 9 UNITS PER ACRE
- SITE DESCRIPTION:**  
LEGAL DESCRIPTION: PARCEL A MARY YATES ESTATE  
SUBDIVISION: MARY YATES ESTATE  
PROPERTY ADDRESS:  
3217 NORMAN STREET  
BRUNSWICK, GA 31520
- SETBACKS:**  
FRONT YARD: 15 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 10 FEET

**RESIDENTIAL (PARCEL 3) CONDOMINIUM DEVELOPMENT NOTES**

- INTENDED USE:**  
THE PROPOSED CONDOMINIUM DEVELOPMENT LIES WITHIN PARCELS 01-07810. THE PROPOSED PROJECT WILL CONSIST OF TWO (2) CONDOMINIUM BUILDINGS WITH 18 UNITS EACH. THE DEVELOPMENT WILL INCLUDE A POOL, ALONG WITH A NEW PARKING LOT LAYOUT AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON 5.97 ACRES.
- PARKING:**  
HANDICAP PARKING SPACES PROVIDED: 2 SPACES  
TOTAL PARKING SPACES PROVIDED: 73 SPACES (36 SPACES AT GARAGE LEVEL)  
TOTAL PARKING SPACES REQUIRED: 2 SPACES PER UNIT, 36 UNITS X 2 = 72 SPACES  
\*ALL PARKING SPACES AND STRIPED H/C SPACES ARE 9' X 18' MIN.  
\*ALL SIDEWALKS WILL BE 5' WIDE, CONCRETE  
\*ALL AISLES ARE 24' WIDE
- SITE COVERAGE:**  
TOTAL AREA: +/5.97 AC  
TOTAL IMPERVIOUS: 0.96 AC (16.08%)  
• BUILDINGS: 0.58 AC  
• ASPHALT: 0.38 AC  
• SIDEWALKS: 0.00 AC  
• OTHER: 0.00 AC  
TOTAL PERVIOUS: +/5.01 AC (83.92%)  
• MARSH: 3.30 AC  
• WETLAND: 0.00 AC  
• MARSH BUFFER: 0.62 AC  
• LAGOON AREA: 0.25 AC  
• LANDSCAPE/GREENSPACE: 0.84 AC
- DENSITY CALCULATION:**  
ALLOWED DENSITY PER ZONE "GR" ORDINANCE, MULTI-FAMILY: 20 UNITS PER ACRE PERMITTED  
PROPOSED DENSITY: (36 UNITS/5.97 ACRES) = 6 UNITS PER ACRE
- SITE DESCRIPTION:**  
LEGAL DESCRIPTION: TRACT III MARY YATES ESTATE  
SUBDIVISION: MARY YATES ESTATE  
PROPERTY ADDRESS:  
3214 NORMAN STREET  
BRUNSWICK, GA 31520
- SETBACKS:**  
FRONT YARD: 15 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 10 FEET

PRESERVED TREES												REMOVED TREES					
1	Oak 20	60	Oak 18	119	Oak 31	179	Oak 26	239	Palm 17	1	Oak 12	60	Palm 23				
2	Oak 22	61	Oak 40	120	Oak 18	180	Oak 24	240	Palm 17	2	Oak 24	61	Palm 16				
3	Oak 26	62	Oak 22	121	Oak 15	181	Oak 42	241	Palm 21	3	Palm 12	62	Palm 12				
4	Hak 15	63	Oak 37	122	Palm 13	182	Oak 31	242	Palm 13	4	Palm 14	63	Palm 15				
5	Oak 26	64	Palm 11	123	Pine 26	183	Oak 26	243	Palm 13	5	Palm 14	64	Palm 14				
6	Oak 27	65	Oak 25	124	Palm 12	184	Oak 25	244	Palm 16	6	Hak 19	65	Palm 21				
7	Pine 28	66	Hak 27	125	Palm 12	185	Oak 20	245	Palm 23	7	Oak 22	66	Palm 14				
8	Oak 12	67	Hak 18	126	Palm 13	186	Palm 12	246	Palm 12	8	Oak 14	67	Palm 12				
9	Oak 34	68	Palm 15	127	Palm 13	187	Palm 13	247	Oak 23	9	Palm 13	68	Palm 13				
10	Oak 26	69	Oak 17	128	Palm 13	188	Palm 13	248	Oak 17	10	Palm 12	69	Oak 12				
11	Oak 24	70	Palm 21	129	Oak 29	189	Palm 13	249	Oak 25	11	Palm 13	70	Oak 18				
12	Oak 32	71	Palm 22	130	Oak 30	190	Oak 27	250	Palm 14	12	Pec 20	71	Palm 21				
13	Oak 27	72	Oak 12	131	Oak 24	191	Oak 19	251	Oak 24	13	Hak 14	72	Palm 22				
14	Oak 32	73	Palm 19	132	Oak 15	192	Oak 26	252	Pine 18	14	Hak 15	73	Oak 14				
15	Oak 19	74	Oak 16	133	Palm 13	193	Oak 34	253	Pine 16	15	Hak 17	74	Oak 17				
16	Oak 18	75	Oak 14	134	Palm 13	194	Oak 31	254	Oak 18	16	Palm 15	75	Oak 25				
17	Oak 13	76	Oak 14	135	Palm 13	195	Tree 16			17	Hak 18	76	Oak 23				
18	Oak 13	77	Oak 14	136	Palm 14	196	Tree 17			18	Hak 28	77	Oak 20				
19	Pec 13	78	Oak 38	137	Palm 14	197	Oak 36			19	Hak 26	78	Palm 13				
20	Hak 33	79	Oak 16	138	Oak 25	198	Oak 33			20	Hak 20	79	Oak 15				
21	Oak 17	80	Oak 15	139	Oak 21	199	Oak 31			21	Oak 33	80	Oak 22				
22	Oak 24	81	Oak 14	140	Oak 40	200	Oak 40			22	Palm 17	81	Oak 26				
23	Oak 29	82	Oak 20	141	Palm 14	201	Oak 42			23	Pec 30	82	Oak 21				
24	Oak 13	83	Oak 24	142	Oak 17	202	Oak 35			24	Oak 12	83	Palm 14				
25	Oak 20	84	Oak 15	143	Oak 13	203	Palm 14			25	Palm 19	84	Palm 15				
26	Oak 43	85	Oak 26	144	Oak 11	204	Oak 14			26	Oak 15	85	Palm 19				
27	Oak 24	86	Oak 25	145	Oak 16	205	Oak 31			27	Oak 13	86	Hak 14				
28	Oak 31	87	Oak 25	146	Oak 22	206	Palm 14			28	Oak 12	87	Palm 15				
29	Oak 14	88	Oak 14	147	Oak 23	207	Palm 13			29	Oak 14	88	Palm 12				
30	Oak 26	89	Oak 19	148	Palm 13	208	Oak 31			30	Palm 14	89	Palm 17				
31	Oak 18	90	Oak 15	149	Palm 15	209	Oak 24			31	Palm 12	90	Palm 16				
32	Oak 22	91	Oak 23	150	Pine 14	210	Palm 13			32	Palm 12	91	Palm 14				
33	Oak 26	92	Oak 21	151	Oak 24	211	Oak 39			33	Palm 13	92	Palm 15				
34	Oak 25	93	Oak 24	152	Oak 38	212	Oak 36			34	Palm 15	93	Palm 14				
35	Oak 36	94	Oak 12	153	Oak 39	213	Palm 13			35	Palm 18	94	Pine 22				
36	Oak 38	95	Oak 34	154	Pine 21	214	Palm 13			36	Palm 19	95	Oak 26				
37	Oak 30	96	Oak 15	155	Palm 12	215	Palm 16			37	Palm 13	96	Palm 14				
38	Oak 31	97	Oak 18	156	Palm 15	216	Palm 13			38	Palm 13	97	Pine 24				
39	Oak 21	98	Palm 16	157	Oak 42	217	Palm 14			39	Ced 32	98	Palm 12				
40	Oak 32	99	Palm 12	158	Hak 15	218	Palm 18			40	Palm 12	99	Palm 13				
41	Oak 20	100	Oak 18	159	Hak 14	219	Oak 27			41	Palm 13	100	Ced 15				
42	Oak 22	101	Palm 16	160	Hak 18	220	Oak 21			42	Palm 13	101	Palm 14				
43	Oak 19	102	Palm 18	161	Palm 12	221	Oak 21			43	Palm 14	102	Palm 16				
44	Oak 30	103	Palm 16	162	Oak 29	222	Oak 29			44	Palm 14	103	Oak 21				
45	Oak 23	104	Oak 12	163	Pec 12	223	Oak 41			45	Palm 13						
46	Oak 19	105	Palm 21	164	Oak 19	224	Oak 30			46	Palm 14						
47	Oak 19	106	Palm 17	165	Palm 24	225	Palm 21			47	Oak 24						
48	Oak 31	107	Palm 19	166	Hak 17	226	Oak 19			48	Palm 14						
49	Oak 35	108	Oak 17	167	Oak 21	227	Hak 14			49	Pine 26						
50	Oak 28	109	Oak 15	168	Oak 17	228	Oak 15			50	Palm 13						
51	Palm 14	110	Oak 22	169	Oak 25	229	Palm 15			51	Palm 20						
52	Oak 31	111	Oak 32	170	Oak 27	230	Oak 27			52	Palm 12						
53	Oak 47	112	Oak 15	171	Oak 15	231	Oak 30			53	Palm 10						
54	Oak 48	113	Oak 17	172	Oak 21	232	Oak 27			54	Palm 16						
55	Oak 16	114	Oak 26	173	Oak 25	233	Oak 40			55	Palm 26						
56	Oak 14	115	Oak 13	174	Oak 21	234	Oak 47			56	Palm 20						
57	Palm 14	116	Oak 13	175	Oak 23	235	Oak 37			57	Palm 15						
58	Oak 15	117	Oak 19	176	Oak 20	236	Palm 12			58	Palm 16						
59	Oak 16	118	Palm 19	177	Oak 14	237	Palm 12			59	Palm 14						
60	Oak 18	119	Oak 31	178	Oak 17	238	Palm 15			60	Palm 23						

**LANDSCAPING CALCULATIONS (PARCEL 1 & 2)**

REMOVAL OF SEVEN (7) CANOPY TREES = 14 REPLACEMENT CANOPY TREES

870-FEET OF FRONTAGE REQUIRES 18 CANOPY TREES = 18 CANOPY TREES  
TOTAL = 32 CANOPY TREES

EACH TREE ISLAND REQUIRES A CANOPY TREE (37 TREE ISLANDS).

THE LAYOUT OF THE SITE WAS DESIGNED TO PRESERVE AS MANY TREES AS POSSIBLE. 89 CANOPY TREES HAVE BEEN PRESERVED THROUGH THE DESIGN. SOME OF THESE CANOPY TREES RESIDE IN THE PROPOSED TREE ISLANDS AND THE FRONTAGE BUFFER. THE SPECIMEN TREES BEING PLANTED WILL FILL IN THE REQUIRED AREAS (FRONTAGE AND TREE ISLANDS)

**REPLACEMENT TREES**  
(31) 2" LIVE OAK

**LANDSCAPING CALCULATIONS (PARCEL 3)**

REMOVAL OF SEVEN (8) CANOPY TREES = 16 REPLACEMENT CANOPY TREES

530-FEET OF FRONTAGE REQUIRES 11 CANOPY TREES = 11 CANOPY TREES  
TOTAL REQUIRED = 27 CANOPY TREES

EACH TREE ISLAND REQUIRES A CANOPY TREE (4 TREE ISLANDS).

THE LAYOUT OF THE SITE WAS DESIGNED TO PRESERVE AS MANY TREES AS POSSIBLE. 9 CANOPY TREES HAVE BEEN PRESERVED THROUGH THE DESIGN. SOME OF THESE CANOPY TREES RESIDE IN THE PROPOSED TREE ISLANDS AND THE FRONTAGE BUFFER. THE SPECIMEN TREES BEING PLANTED WILL FILL IN THE REQUIRED AREAS (FRONTAGE AND TREE ISLANDS)

**REPLACEMENT TREES**  
(18) 2" LIVE OAK

\*THIS PARCEL IS LOCATED WITHIN THE LOCAL ACCESS FRONTAGE.

PRESERVED TREES (TRACT III)				REMOVED TREES (TRACT III)			
255	Palm 14	315	Oak 12	104	Palm 13	164	Palm 14
256	Palm 14	316	Oak 15	105	Oak 26	165	Oak 14
257	Palm 14	317	Oak 28	106	Oak 20	166	Palm 14
258	Palm 15	318	Oak 16	107	Palm 14	167	Palm 12
259	Oak 18	319	Oak 12	108	Palm 17	168	Oak 19
260	Palm 15	320	Oak 14	109	Oak 22	169	Oak 13
261	Palm 14	321	Oak 12	110	Oak 16	170	Oak 18
262	Oak 15	322	Oak 14	111	Oak 14	171	Hak 13
263	Oak 13	323	Oak 14	112	Palm 15	172	Oak 16
264	Palm 12	324	Oak 12	113	Oak 19	173	Palm 16
265	Palm 13	325	Oak 13	114	Oak 16	174	Oak 18
266	Oak 15	326	Oak 18	115	Tree 23	175	Oak 28
267	Palm 15	327	Oak 25	116	Oak 12	176	Palm 13
268	Oak 15	328	Oak 12	117	Pine 24	177	Oak 23
269	Oak 14	329	Oak 14	118	Pine 24	178	Palm 14
270	Palm 13			119	Palm 13	179	Palm 14
271	Palm 13			120	Pine 19	180	Palm 15
272	Oak 16			121	Oak 20	181	Oak 14
273	Oak 14			122	Pine 17	182	Oak 14
274	Oak 31			123	Pine 17	183	Oak 12
275	Palm 14			124	Hak 12	184	Palm 14
276	Palm 17			125	Palm 13	185	Palm 13
277	Palm 14			126	Palm 14	186	Palm 12
278	Palm 15			127	Palm 14	187	Palm 14
279	Oak 23			128	Palm 14	188	Oak 25
280	Palm 13			129	Pine 20	189	Pine 28
281	Oak 33			130	Pine 17	190	Oak 13
282	Oak 17			131	Oak 15	191	Oak 22
283	Oak 15			132	Oak 12	192	Palm 17
284	Palm 14			133	Pine 14	193	Palm 13
285	Oak 42			134	Palm 14	194	Oak 20
286	Palm 16			135	Oak 12	195	Oak 22
287	Live Oak 39			136	Pine 21	196	Oak 14
288	Live Oak 39			137	Oak 13	197	Oak 12
289	Oak 24			138	Oak 17	198	Oak 16
290	Live Oak 23			139	Pine 18	199	Oak 12
291	Hak 15			140	Oak 20	200	Oak 13
292	Oak 38			141	Oak 13	201	Oak 14
293	Pine 20			142	Oak 14	202	Oak 20
294	Oak 12			143	Oak 22	203	Palm 14
295	Oak 12			144	Oak 12	204	Palm 17
296	Oak 14			145	Palm 14	205	Oak 13
297	Pine 21						