Site Plan Review

(3210 Glynn Avenue)

John Hunter Director Planning, Development, & Codes

Planning & Appeals Commission December 13, 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 locations provided. ADDED AT CONDO LOCATION IN 12/3 REVISIONS.

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. ADDRESSED IN 12/3 REVISIONS

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. **REMOVED FROM PLAN IN 12/3 REVISION.**

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. **PROPOSED ROUNDABOUT REMOVED IN 12/3 REVISION**

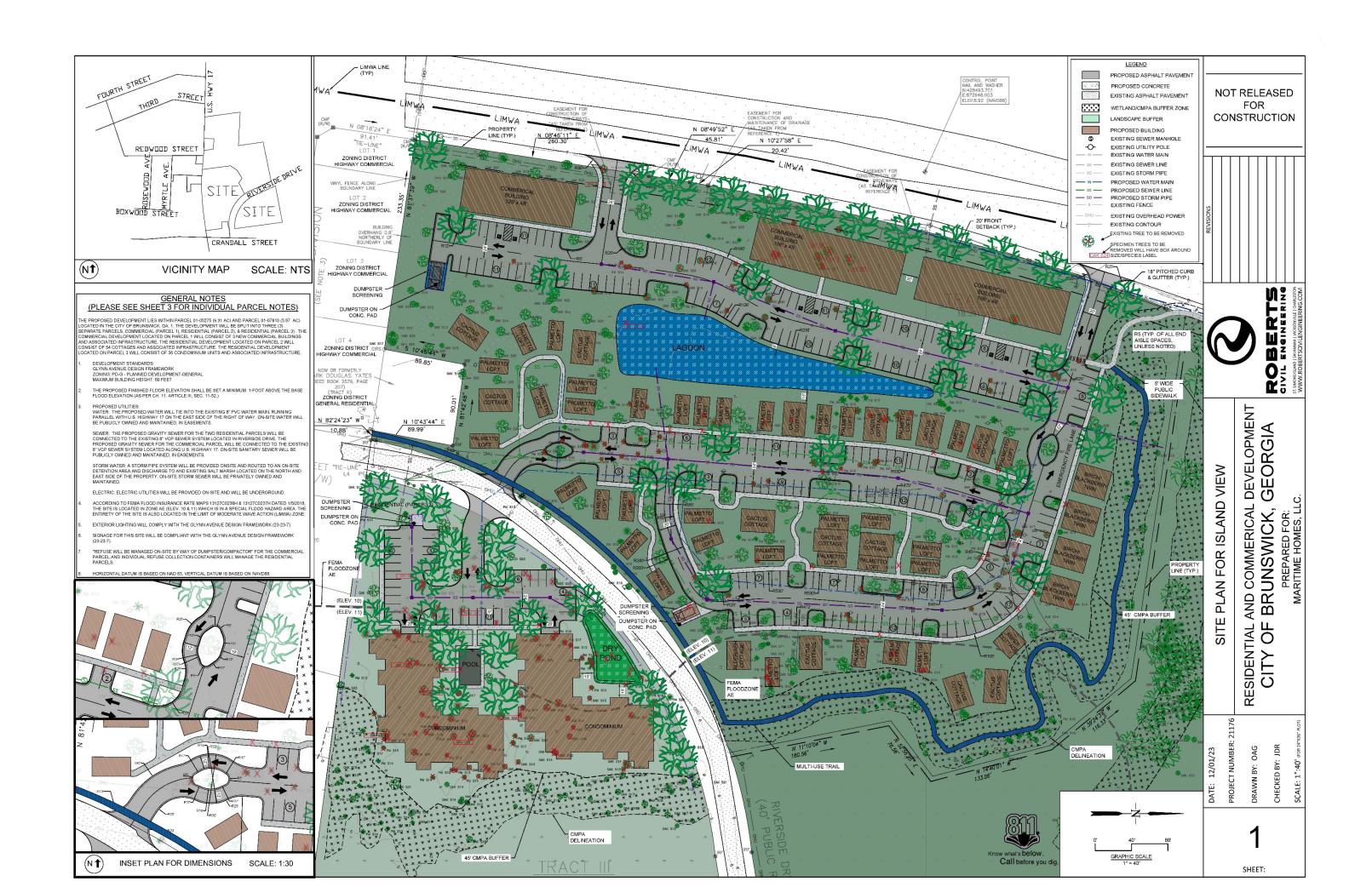
9) Shared Parking From Phase I: In the 90% Site Plan Approval for Phase I, the City Commission accepted the recommendation from Staff that Shared Parking be allowed between Phase I and Phase II. This would allow Phase I to meet parking requirements under the zoning requirements that existed at that time. 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.

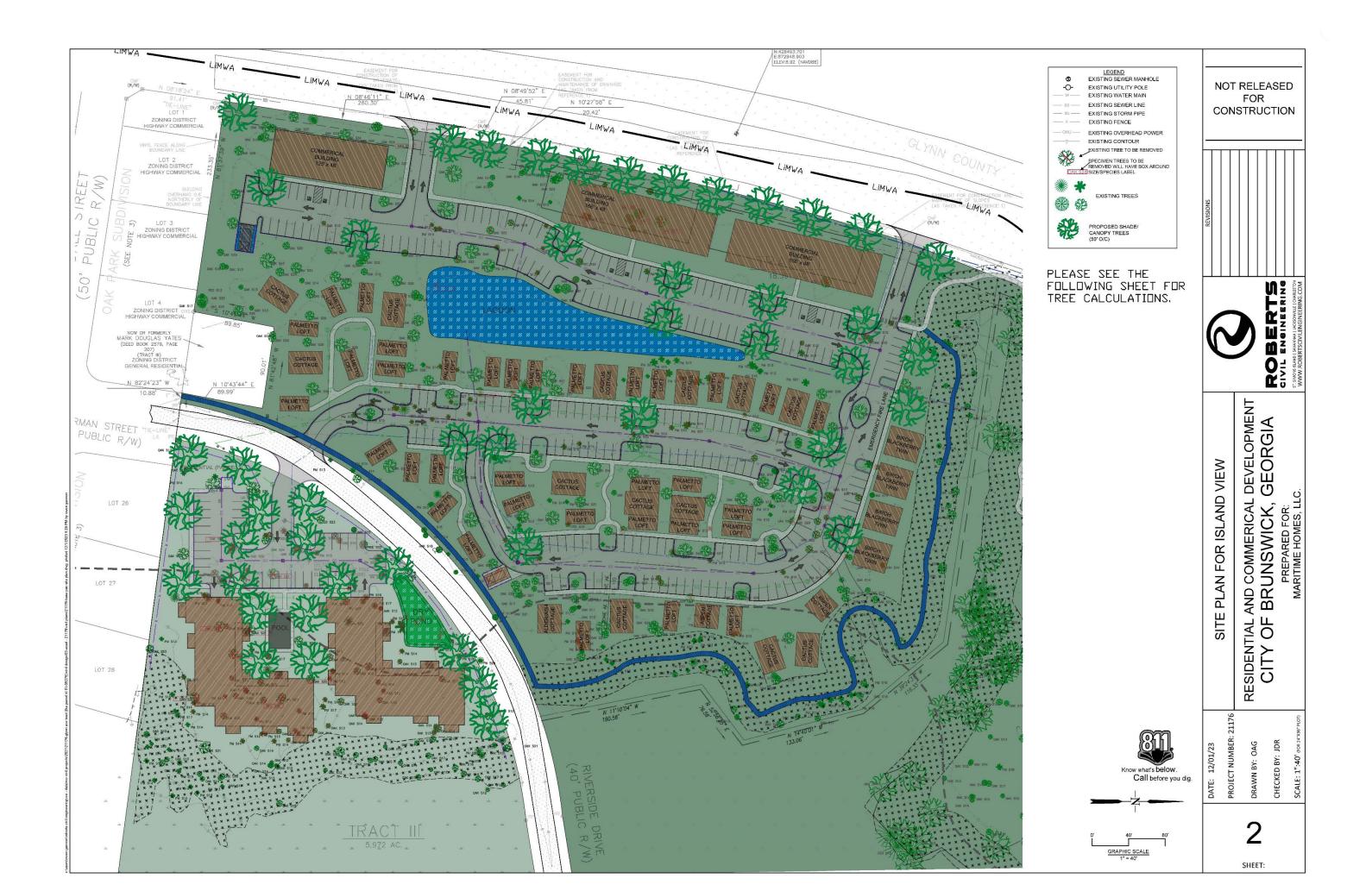
Since the approval of the Phase I site plan, the developer has purchased 800 Marshview Drive, which is to the east of Phase I. Their plan for the site includes an additional 24 2-bedroom apartments and additional parking. In total, between the two locations 402 parking spaces are provided. Under the 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.

Staff Recommendation

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





| COMMERCIAL DEVELOPMENT(PARCEL 1) NOTES | | | PRESERVED T | REES | | REMOVE | D TREES |
|---|-------------------------|------------------------------|-----------------------------|--|----------------------------|--------------------------|---------------------------|
| INTENDED USE: 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 Oak 26 | 239 Palm 17 | 1 Oak 12 | 60 Palm 23 |
| 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 Oak 24 | 240 Palm 17 | 2 Oak 24 | 61 Palm 16 |
| PARKING HANDICAP PARKING SPACES PROVIDED: 6 | 3 Oak 26 | 62 Oak 22 | 121 Oak 15 | 181 Oak 42 | 241 Palm 21 | 3 Palm 12 | 62 Palm 12 |
| TOTAL PARKING SPACES PROVIDED: 116 TOTAL PARKING SPACED REQUIRED: | 4 Hak 15 5 Oak 26 | 63 Oak 37 64 Palm 11 | 122 Palm 13 123 Pine 26 | 182 Oak 31 183 Oak 26 | 242 Palm 13 243 Palm 13 | 4 Palm 14 5 Palm 14 | 63 Palm 15 64 Palm 14 |
| 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 | 6 Oak 20 | 65 Oak 25 | 123 Pille 20 124 Palm 12 | 183 Oak 20 | 243 Palm 15 | 6 Hak 19 | 65 Palm 21 |
| *ALL PARKING SPACES AND STRIPED H/C SPACES ARE 9' X 18' MIN. *ALL SIDEWALKS WILL BE 5' MDE, CONCRETE *ALL ASIES ARE 24' MDE | 7 Pine 28 | 66 Hak 27 | 125 Palm 12 | 185 Oak 20 | 245 Palm 23 | 7 Oak 22 | 66 Palm 14 |
| SITE COVERAGE: | 8 Oak 12 | 67 Hak 18 | 126 Palm 13 | 186 Palm 12 | 246 Palm 12 | 8 Oak 14 | 67 Palm 12 |
| TOTAL AREA: +/-3.30 AC TOTAL IMPERVIOUS: 1.67 AC (50.60%) | 9 Oak 34 | 68 Palm 15 | 127 Palm 13 | 187 Palm 13 | 247 Oak 23 | 9 Palm 13 | 68 Palm 13 |
| BUILDINGS: 0.50 AC ASPHALT 1.02 AC | 10 Oak 26 | 69 Oak 17 | 128 Palm 13 | 188 Palm 13 | 248 Oak 17 | 10 Palm 12 | 69 Oak 12 |
| SIDEVALKS: 0.15 AC OTHER: 0.00 AC TOTAL PERVIOUS: +/-1.63 AC (49.39%) | 11 Oak 24 12 Oak 32 | 70 Palm 21 | 129 Oak 29 | 189 Palm 13 | 249 Oak 25 | 11 Palm 13 12 Pec 20 | 70 Oak 18 71 Palm 21 |
| (0.14 ERVINUS: ++-1.63 AC (+4.3596) (+4.3596) (+4.3596) (+4.3596) (-1.63 AC (+4.3596) (-1.63 AC (+4.3596) (-1.63 AC (+4. | 12 Oak 32 13 Oak 27 | 71 Palm 22 72 Oak 12 | 130 Oak 30 131 Oak 24 | 190 Oak 27 191 Oak 19 | 250 Palm 14 251 Oak 24 | 13 Hak 14 | 71 Palm 21 72 Palm 22 |
| MARSH BUFFER: 0.17 AC LAGOON AREA: 0.24 AC | 13 Oak 27 | 73 Palm 19 | 131 Oak 21 | 192 Oak 26 | 252 Pine 18 | 14 Hak 15 | 73 Oak 14 |
| LANDSCAPE/GREENSPACE1.17 AC | 15 Oak 19 | 74 Oak 16 | 133 Palm 13 | 193 Oak 34 | 253 Pine 16 | 15 Hak 17 | 74 Oak 17 |
| SITE DESCRIPTION: LEGAL DESCRIPTION: PARCEL A MARY YATES ESTATE | 16 Oak 18 | 75 Oak 14 | 134 Palm 13 | 194 Oak 31 | 254 Oak 18 | 16 Palm 15 | 75 Oak 25 |
| SUBDIVISION: MARY YATES ESTATE | 17 Oak 13 | 76 Oak 14 | 135 Palm 13 | 195 Tree 16 | | 17 Hak 18 | 76 Oak 23 |
| PROPERTY ADDRESS: 3217 NORMAN STREET | 18 Oak 13 | 77 Oak 14 | 136 Palm 14 | 196 Tree 17 | | 18 Hak 28 | 77 Oak 20 |
| BRUNSWICK GA 31520 | 19 Pec 13 | 78 Oak 38 | 137 Palm 14 | 197 Oak 36 | | 19 Hak 26 20 Hak 20 | 78 Palm 13 |
| SETBACKS: FRONT YARD: 20 FEET SIDE YARD: 0 FEET | 20 Hak 33 21 Oak 17 | 79 Oak 16 80 Oak 15 | 138 Oak 25 139 Oak 21 | 198 Oak 33 199 Oak 31 | | 20 Hak 20 21 Oak 33 | 79 Oak 15 80 Oak 22 |
| SIDE YARD: U FEET REAR YARD: 5 FEET | 21 Oak 17 | 80 Oak 13 81 Oak 14 | 140 Oak 40 | 200 Oak 40 | | 22 Palm 17 | 81 Oak 26 |
| RESIDENTIAL(PARCEL 2) COTTAGE AND LOFT GENERAL NOTES | 23 Oak 29 | 82 Oak 20 | 141 Palm 14 | 201 Oak 42 | | 23 Pec 30 | 82 Oak 21 |
| 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 | 202 Oak 35 | | 24 Oak 12 | 83 Palm 14 |
| 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 | 203 Palm 14 | | 25 Palm 19 | 84 Palm 15 |
| CACTUS COTTAGE: 13 | 26 Oak 43 | 85 Oak 26 | 144 Oak 11 | 204 Oak 14 | | 26 Oak 15 | 85 Palm 19 |
| PALMETTO LOFT: 34 ASPEN COTTAGE: 2 ALDERASH COTTAGE: 1 | 27 Oak 24 | 86 Oak 25 | 145 Oak 16 146 Oak 22 | 205 Oak 31 | | 27 Oak 13 28 Oak 12 | 86 Hak 14 87 Palm 15 |
| BIRCH/BLACKBERRY TWIN: 4 | 28 Oak 31 29 Oak 14 | 87 Oak 25 88 Oak 14 | 146 Oak 22 | 206 Palm 14 207 Palm 13 | | 28 Oak 12 29 Oak 14 | 87 Palm 15 88 Palm 12 |
| PARKING HANDICAP PARKING SPACES PROVIDED: | 30 Oak 26 | 89 Oak 19 | 147 Oak 20 148 Palm 13 | 207 Pall 10 | | 30 Palm 14 | 89 Palm 17 |
| TOTAL PARKING SPACES PROVIDED: 129 SPACES TOTAL PARKING SPACES REQUIRED: 2 SPACES PER UNIT, 54 UNITS X 2= 108 SPACES TALL PARKING SPACES AND STUPED INC. SPACES ADD 0: X 10 MIN | 31 Oak 18 | 90 Oak 15 | 149 Palm 15 | 209 Oak 24 | | 31 Palm 12 | 90 Palm 16 |
| "ALL PARKING SPACES AND STRIPED H/C SPACES ARE 9' X 18' MIN. *ALL SIDEWALKS WILL BE 5' WIDE *ALL ASLES ARE 24' MDE | 32 Oak 22 | 91 Oak 23 | 150 Pine 14 | 210 Palm 13 | | 32 Palm 12 | 91 Palm 14 |
| SITE COVERAGE: | 33 Oak 26 | 92 Oak 21 | 151 Oak 24 | 211 Oak 39 | | 33 Palm 13 | 92 Palm 15 |
| TOTAL AREA: +/-8.00 AC | 34 Oak 25 | 93 Oak 24 | 152 Oak 38 | 212 Oak 36 | | 34 Palm 15 | 93 Palm 14 |
| TOTAL IMPERVIOUS: 2.25 AC (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 | 213 Palm 13 214 Palm 13 | | 35 Palm 18 36 Palm 19 | 94 Pine 22 95 Oak 26 |
| ASPHALT 1.19 AC SIDEWALKS: 0.25 AC OTHER: 0.00 AC | 36 Oak 38 37 Oak 30 | 95 Oak 34 96 Oak 15 | 154 Pine 21 | 214 Palm 13 215 Palm 16 | | 36 Palm 19 37 Palm 13 | 95 Oak 26 96 Palm 14 |
| TOTAL PERVIOUS: +/-3.75 AC (62.50%) • MARSH: 0.21 AC | 37 Oak 30 38 Oak 31 | 97 Oak 18 | 156 Palm 15 | 216 Palm 13 | | 38 Palm 13 | 97 Pine 24 |
| WETLAND: 0.00 AC MARSH BUFFER: 0.83 AC | 39 Oak 21 | 98 Palm 16 | 157 Oak 42 | 217 Palm 14 | | 39 Ced 32 | 98 Palm 12 |
| LAGOON AREA: 0.14 AC LANDSCAPE/GREENSPACE:2.57 AC | 40 Oak 32 | 99 Palm 12 | 158 Hak 15 | 218 Palm 18 | | 40 Palm 12 | 99 Palm 13 |
| DENSITY CALCULATION ALLOWED DENSITY PER ZONE "GR" ORDINANCE, ONE-FAMILY RESIDENCE: 9 UNITS PER ACRE PERMITTED | 41 Oak 20 | 100 Oak 18 | 159 Hak 14 | 219 Oak 27 | | 41 Palm 13 | 100 Ced 15 |
| PROPOSED DENSITY: (54 UNITS/6.00 ACRES) = 9 UNITS PER ACRE | 42 Oak 22 | 101 Palm 16 | 160 Hak 18 | 220 Oak 21 | | 42 Palm 13 | 101 Palm 14 |
| SITE DESCRIPTION: LEGAL DESCRIPTION: PARCEL A MARY YATES ESTATE | 43 Oak 19 44 Oak 30 | 102 Palm 18 | 161 Palm 12 | 221 Oak 21 | | 43 Palm 14 44 Palm 14 | 102 Palm 16 103 Oak 21 |
| SUBDIVISION: MARY YATES ESTATE PROPERTY ADDRESS: 2014 NODMAIN STREET | 44 Oak 30 45 Oak 23 | 103 Palm 16 104 Oak 12 | 162 Oak 29 163 Pec 12 | 222 Oak 29 223 Oak 41 | | 44 Palm 14 45 Palm 13 | |
| 3217 NORMAN STREET BRUNSWICK, GA 31520 | 46 Oak 19 | 105 Palm 21 | 164 Oak 19 | 223 Oak 41 | | 46 Palm 14 | |
| SETBACKS: FRONT YARD: 15 FEET | 47 Oak 19 | 106 Palm 17 | 165 Palm 24 | 225 Palm 21 | | 47 Oak 24 | |
| SIDE YARD: 5 FEET REAR YARD: 10 FEET | 48 Oak 31 | 107 Palm 19 | 166 Hak 17 | 226 Oak 19 | | 48 Palm 14 | |
| RESIDENTIAL (PARCEL 3) CONDOMINIUM DEVELOPMENT NOTES | 49 Oak 35 | 108 Oak 17 | 167 Oak 21 | 227 Hak 14 | | 49 Pine 26 | |
| INTENDED USE: THE PROPOSED CONDOMINIUM DEVELOPMENT LIES WITHIN PARCELS 01-07810. THE PROPOSED PROJECT WILL CONSIST OF TWO (2) | 50 Oak 28 | 109 Oak 15 | 168 Oak 17 | 228 Oak 15 | | 50 Palm 13 | |
| THE PROPOSED CONDOMINIUM DEVELOPMENT LIES WITHIN PARCELS 01-07810. THE PROPOSED PROJECT MILL 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. | 51 Palm 14 52 Oak 31 | 110 Oak 22 | 169 Oak 25 | 229 Palm 15 | | 51 Palm 20 52 Palm 12 | |
| PARKING | 52 Oak 31 53 Oak 47 | 111 Oak 32 112 Oak 15 | 170 Oak 27 171 Oak 15 | 230 Oak 27 231 Oak 30 | | 52 Palm 12 53 Palm 10 | |
| HANDICAP PARKING SPACES PROVIDED: 2 SPACES TOTAL PARKING SPACES PROVIDED: 73 SPACES (36 SPACES AT GARAGE LEVEL) | 54 Oak 48 | 112 Oak 10 113 Oak 17 | 172 Oak 21 | 231 Oak 30 | | 54 Palm 16 | |
| TOTAL PARKING SPACES REQUIRED: 2 SPACES PER UNITS, 36 UNITS X 2 = 72 SPACES *ALL PARKING SPACES AND STRIPED H/C SPACES ARE 9' X 18' MIN. | 55 Oak 16 | 114 Oak 26 | 173 Oak 25 | 233 Oak 40 | | 55 Palm 26 | |
| *ALL SIDEWALKS WILL BE 5' WIDE, CONCRETE *ALL AISLES ARE 24' WIDE | 56 Oak 14 | 115 Oak 13 | 174 Oak 21 | 234 Oak 47 | | 56 Palm 20 | |
| SITE COVERAGE: TOTAL AREA: +/-5.97 AC | 57 Palm 14 | 116 Oak 13 | 175 Oak 23 | 235 Oak 37 | | 57 Palm 15 | |
| TOTAL IMPERVIOUS: 0.96 AC (16.08%) • BUILDINGS: 0.58 AC | 58 Oak 15 | 117 Oak 19 | 176 Oak 20 | 236 Palm 12 | | 58 Palm 16 | |
| ASPHALT 0.38 AC SIDEWALKS: 0.00 AC | 59 Oak 16 | 118 Palm 19 | 177 Oak 14 | 237 Palm 12 | | 59 Palm 14 | |
| • OTHER: 0.00 AC TOTAL PERVIOUS: */-5.01 AC (83.92%) MARSH: 3.30 AC | 60 Oak 18 | 119 Oak 31 | 178 Oak 17 | 238 Palm 15 | | 60 Palm 23 | |
| MARSH: 3.30 AC WETLAND: 0.00 AC MARSH BUFFER: 0.62 AC | | | | | | | |
| LAGOON AREA 0.02 AC LANDSCAPE/GREENSPACE 0.84 AC | | | | ULATIONS (PAR | | | |
| DENSITY CALCULATION | | | | = 14 REPLACEMENT CANOPY | | | |
| 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-FEET OF F | RONTAGE REQUIRES 18 CA | NOPY TREES = 18 CANOPY T TOTAL = 32 CANOPY TR | | | |
| SITE DESCRIPTION: LEGAL DESCRIPTION: TRACT III MARY YATES ESTATE | | EACH TREE IS | AND REQUIRES A CANOPY | | | | |
| LEGAL DESCRIPTION: TRACTILI MARY YATES ESTATE SUBDIVISION: MARY YATES ESTATE | | THE LAYOUT O | F THE SITE WAS DESIGNED | D TO PRESERVE AS MANY TR | | | |
| PROPERTY ADDRESS: 3214 NORMAN STREET | | TREES RESIDE | IN THE PROPOSED TREE I | THROUGH THE DESIGN. SON SLANDS AND THE FRONTAGE | BUFFER. THE | | |
| BRUNSWICK, GA 3152D | | SPECIMEN TRE TREE ISLANDS | ES BEING PLANTED WILL F | FILL IN THE REQUIRED AREAS | FRONTAGE AND | | |
| SETBACKS FRONT YARD: 15 FEET SIDE YARD: 5 FEET | | REPLACEMEN | | | | | |
| SIDE YARD: 5 FEET REAR YARD: 10 FEET | | (31) 2" LIVE OA | n. | | | | |

PRESERVED TREE

257 Palm 14

282 Oak 17 283 Oak 15 284 Palm 14 285 Oak 42

286 Palm 16

LANDSCAPIN

REMOVAL OF EIGHT (8) CANOPY 530-FEET OF FRONTAGE REQUIR

EACH TREE ISLAND REQUIRES A C THE LAYOUT OF THE SITE WAS DE CANOPY TREES HAVE BEEN PRES RESIDE IN THE PROPOSED TREE I BEING PLANTED WILL FILL IN THE I

REPLACEMENT TREES (18) 2" LIVE OAK

| ES (TRACT III) | REM | OVED TREE | ES (TRACT III) | |
|-----------------------------------|----------|---------------------|---|---|
| 315 Oak 12 | 104 | Palm 13 | 164 Palm 14 | |
| 316 Oak 15 | 105 | Oak 26 | 165 Oak 14 | |
| 317 Oak 28 | 106 | Oak 20 | 166 Palm 14 | |
| 318 Oak 16 | | Palm 14 | 167 Palm 12 | |
| 319 Oak 12 | | Palm 17 | 168 Oak 19 | |
| 320 Oak 14 | | Oak 22 | 169 Oak 13 | |
| 321 Oak 12 | | Oak 16 | 170 Oak 18 | |
| 322 Oak 14 323 Oak 14 | | Oak 14 Palm 15 | 171 Hak 13 172 Oak 16 | |
| 323 Oak 14 324 Oak 12 | | Oak 19 | 173 Palm 16 | |
| 325 Oak 13 | | Oak 16 Oak 16 | 174 Oak 18 | |
| 326 Oak 18 | | Tree 23 | 175 Oak 28 | |
| 327 Oak 25 | | Oak 12 | 176 Palm 13 | |
| 328 Oak 12 | | Pine 24 | 177 Oak 23 | |
| 329 Oak 14 | | Pine 24 | 178 Palm 14 | |
| | 119 | Palm 13 | 179 Palm 14 | |
| | | Pine 19 | 180 Palm 15 | |
| | 121 | Oak 20 | 181 Oak 14 | |
| | 122 | Pine 17 | 182 Oak 14 | |
| | | Pine 17 | 183 Oak 12 | |
| | | Hak 12 | 184 Palm 14 | |
| | | Palm 13 | 185 Palm 13 | |
| | | Palm 14 | 186 Palm 12 | |
| | <u> </u> | Palm 14 | 187 Palm 14 | |
| | | Palm 14 | 188 Oak 25 | |
| | | Pine 20 | 189 Pine 28 | |
| | | Pine 17 | 190 Oak 13 | |
| | | Oak 15 Oak 12 | 191 Oak 22 192 Palm 17 | |
| | | Pine 14 | 193 Palm 13 | |
| | | Palm 14 | 194 Oak 20 | |
| | | Oak 12 | 195 Oak 22 | |
| | | Pine 21 | 196 Oak 14 | |
| | | Oak 13 | 197 Oak 12 | |
| | | Oak 17 | 198 Oak 16 | |
| | 139 | Pine 18 | 199 Oak 12 | |
| | 140 | Oak 20 | 200 Oak 13 | |
| | 141 | Oak 13 | 201 Oak 14 | |
| | 142 | Oak 14 | 202 Oak 20 | |
| | 143 | Oak 22 | 203 Palm 14 | |
| | | Oak 12 | 204 Palm 17 | |
| | | Palm 14 | 205 Oak 13 | |
| | | Palm 15 | | |
| | 147 | | | |
| | | Oak 31 | | |
| | | Hak 17 Pine 26 | | |
| | | Pine 26 Palm 14 | | |
| | | Paint 14 Pine 21 | | |
| | <u> </u> | Pine 20 | | |
| | | Palm 14 | | |
| | | Oak 31 | | |
| | | Oak 16 | | |
| | | Oak 31 | | |
| | 158 | Oak 28 | | |
| | 159 | Palm 15 | | |
| | 160 | Hak 17 | | |
| | | Pine 26 | | |
| | | Palm 15 | | |
| | 163 | Oak 27 | | |
| | | | | _ |
| IG CALCUI | _AT | IONS (F | ARCEL 3) |] |
| TREE\$ = 16 REPLAC | EMEN | T CANOPY TRE | ES . | |
| RES 11 CANOPY TRE | | | | |
| | | = 27 CANOPY | | |
| CANOPY TREE (4 T | REE IŜI | ANDS). | | |
| DESIGNED TO PRESI | | S MANY TREE | S AS POSSIBLE. 9 DF THESE CANOPY TREES | |
| ISLANDS AND THE REQUIRED AREAS | FRONT | AGE BUFFER. | THE SPECIMEN TREES | |
| - NEGOINED AREAD | 1º NON | | | 1 |

