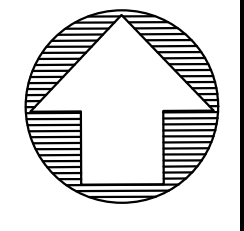


SITE AREA/CALCUATIONS	
TOTAL PROPERTY AREA:	262+ AC
PROPOSED ZONING:	C-PUD
TOTAL PROPOSED RESIDENTIAL DENSITY	1340 UNITS
PROPOSED DENSITY BREAKDOWN	177,200 SF RETAIL/COMMERCIAL AREA 120 HOTEL KEYS 494 UNITS TOWNHOMES 528 UNITS MULTI-FAMILY 318 UNITS SINGLE FAMILY DETACHED
DEVELOPMENT PROPOSAL USE ANALYSIS	
RETAIL/COMMERCIAL (B-1) +/-2.9 AC (1.1%)	
DETACHED RESIDENTIAL (R-1 (3)) +/-104.8 AC (40.0%)	
TOWNHOMES (R-1 (5)) +/-65.7 AC (25.0%)	
MULTI-FAMILY (R-2) +/-34.4 AC (13.1%)	
RETAIL/COMMERCIAL/HOTEL (B-2) +/-25.8 AC (9.8%)	
PUBLIC SCHOOL SITE (INST) +/-15.3 AC (5.8%)	
PROPOSED BOULEVARD +/-13.1 AC (5.2%)	
OPEN SPACE	
MIN. OPEN SPACE REQUIRED	20% (52.4 AC)
OPEN SPACE PROVIDED	20% (52.5 AC)
NOTE: OPEN SPACE INCLUDES UNDISTURBED LANDS, IMPROVED PARK AREAS, TRAILS, BUFFERS.	
DEVIATIONS REQUESTED/INCENTIVES OFFERED	
DEVIATION REQUESTED	
• R-1(B) - LOT WIDTH, LOT AREA, FRONT SETBACK, SIDE SETBACK	
INCENTIVES OFFERED	
• OPEN SPACE IMPROVEMENTS - PEDESTRIAN PATHS, BIKE TRAILS, STREET LIGHTING	
• 15.3 AC PUBLIC SCHOOL SITE PROVIDED	
NOTES	
1. BASE INFORMATION PROVIDED BY GIS DATA.	
2. REZONING AND ANNEXATION REQUIRED.	
3. PROPOSED R/W TO BE 60'	
4. 5' SIDEWALKS TO BE INSTALLED ON BOTH SIDES OF PROPOSED ROADS.	
5. REGIONAL STORMWATER MANAGEMENT TO BE PROVIDED THROUGHOUT SITE.	
6. OPEN SPACE TO BE COUNTED PROJECT WIDE, NOT PER PDD.	



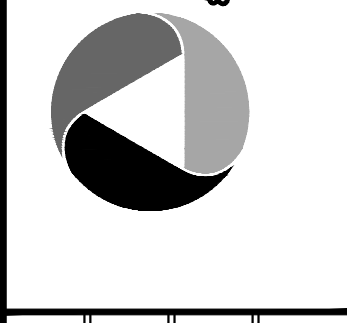
811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES TO THE WORK OR PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
COPYRIGHT © 2024 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

24 HOUR EMERGENCY CONTACT

####

ATWELL
866.850.4200 www.atwell-group.com
1850 PARKWAY PLACE, SUITE 650
MABLETON, GA 30158
COA# PEF005804



ELKTON ROAD
CONCEPT PLAN
REGIONAL SCALE
LIMESTONE COUNTY, ALABAMA

DATE	07-16-2024
REVISIONS	

DRAWN BY: ####
CHECKED BY: ####
PROJECT MANAGER: ####
JOB #: ####
FILE CODE: ###
SHEET NO.
CSP

NOT ISSUED FOR CONSTRUCTION
CAD FILE: ELKTON-ROAD-BASEMAP7

FILE NAME: X:\Projects\2024\Newell\0400-ELKTON-ROAD-BASEMAP7.dwg USER: SWEED, BR. DATE: 8/16/2024 10:52 AM PLOTTED BY: Raghavani Dill 8/16/2024 PAPER: ARCH D (24.00 x 36.00 INCHES) PLOTTER: HP-TO-PDF-PLT PLOT STYLE: ATWELL.DWT