



**SITE AREA/CALCUATIONS**

TOTAL PROPERTY AREA: 262± AC  
 PROPOSED ZONING: C-PUD  
 PROPOSED DENSITY: 1166 UNITS - 1470 UNITS

**DEVELOPMENT PROPOSAL USE ANALYSIS**

RETAIL/COMMERCIAL (B-1) +/-2.9 AC (1.1%)	
DETACHED RESIDENTIAL (R-1 (3)) +/-107.7 AC (41.1%)	
TOWNHOMES (R-1 (5)) +/-65.0 AC (24.8%)	
MULTI-FAMILY (R-2) +/-32.7 AC (12.4%)	
RETAIL/COMMERCIAL/HOTEL (B-2) +/-27.8 AC (10.6%)	
PUBLIC SCHOOL SITE (INST) +/-11.7 AC (4.6%)	
PROPOSED BOULEVARD +/-14.2 AC (5.4%)	

NOTE: OPEN SPACE INCLUDES UNDISTURBED LANDS, IMPROVED PARK AREAS, TRAILS, BUFFERS.

**DEVIATIONS REQUESTED/INCENTIVES OFFERED**

DEVIATION REQUESTED

- R-1(3) - LOT WIDTH, LOT AREA, FRONT SETBACK, SIDE SETBACK

INCENTIVES OFFERED

- OPEN SPACE IMPROVEMENTS - PEDESTRIAN PATHS, BIKE TRAILS, STREET LIGHTING
- 11.5 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.

**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 REPRESENTATIVE. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY BY THE OWNER OR ITS REPRESENTATIVE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED 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 DEEMED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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 COA# PEF005804

ELKTON ROAD  
 CONCEPT PLAN  
 REGIONAL SCALE  
 LIMESTONE COUNTY, ALABAMA

DATE	07-16-2024
REVISIONS	

SCALE: 1"=500'

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

NOT ISSUED FOR CONSTRUCTION

FILE NAME: X:\Projects\2024\NewHomes\0400\ELKTON-ROAD-REGIONAL-CONCEPT-PLAN.dwg LAST SAVED BY: user: 7/16/2024 12:30:36 PM PLOTTED BY: Report on 7/16/2024 12:30:36 PM PLOTTER: HP DesignJet T1100PS (44) PLOT STYLE: ATWELL.ctb