

Know what's below. Call before you dig.
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE REPRESENTATION. 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 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 DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

24 HOUR EMERGENCY CONTACT
 ####

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 COA# PEF005804



LIMESTONE COUNTY, ALABAMA

ELKTON ROAD
 BUBBLE DIAGRAM

DATE 05-21-2024

REVISIONS

SCALE: 1"=300'

DRAWN BY: ####
 CHECKED BY: ####
 PROJECT MANAGER: ####
 JOB #: ####
 FILE CODE: ####
 SHEET NO. EX1

SITE AREA/CALCUATIONS

TOTAL PROPERTY AREA: 322.4 AC
 PROPOSED ZONING: C-PUD
 PROPOSED DENSITY: 1281 UNITS - 1605 UNITS

DEVELOPMENT PROPOSAL

SINGLE FAMILY DETACHED (REAR ENTRY) (R-1 (3)) +/-7.5 AC (2.3%)

TYPICAL DENSITY 4 - 6 UNITS/AC (30 - 45 UNITS)
 LOT WIDTH (TYP) 40'-50' (DEVIATION REQUESTED)
 LOT AREA (TYP) 5,000 SF - 6,000 SF (DEVIATION REQUESTED)
 FRONT SETBACK 20' (DEVIATION REQUESTED)
 REAR SETBACK 25'
 SIDE SETBACK 5' (DEVIATION REQUESTED)
 MAX. BUILDING HEIGHT 2-STORIES

SINGLE FAMILY DETACHED (FRONT ENTRY) (R-1 (3)) +/-105.6 AC (32.7%)

TYPICAL DENSITY 3 - 4 UNITS/AC (316 - 422 UNITS)
 LOT WIDTH (TYP) 50' - 70'
 LOT AREA (TYP) 6,000 SF - 8,400 SF
 FRONT SETBACK 20' (DEVIATION REQUESTED)
 REAR SETBACK 25'
 SIDE SETBACK 8'
 MAX. BUILDING HEIGHT 2-STORIES

TOWNHOMES (REAR ENTRY) (R-1 (5)) +/-40.1 AC (12.4%)

TYPICAL DENSITY 8 - 10 UNITS/AC (320 - 400 UNITS)
 LOT WIDTH (TYP) 25'
 LOT AREA (TYP) 3,125 SF
 FRONT SETBACK 20'
 REAR SETBACK 20'
 SIDE SETBACK 0'
 TYPICAL BUILDING SEPARATION 20'
 MAX. BUILDING HEIGHT 2-STORIES

MULTI-FAMILY (R-2) +/-61.5 AC (19.0%)

TYPICAL DENSITY 10 - 12 UNITS/AC (615 - 738 UNITS)
 FRONT SETBACK 30'
 REAR SETBACK 35'
 SIDE SETBACK 8'
 MAX. BUILDING AREA 35%
 MAX. BUILDING HEIGHT 3-STORIES

RETAIL/COMMERCIAL (B-1) +/-4.4 AC (1.3%)

FRONT SETBACK 15'
 SIDE SETBACK 10'
 REAR SETBACK 25'
 MAX. BUILDING HEIGHT 2-STORIES

HOTEL (B-2) +/-3.5 AC (1.0%)

FRONT SETBACK 20'
 SIDE SETBACK 0/10'
 REAR SETBACK 20'
 MAX. BUILDING HEIGHT 5-STORIES

PUBLIC SCHOOL SITE (INST) +/-11.5 AC (3.5%)

FRONT SETBACK 20'
 SIDE SETBACK 20'
 REAR SETBACK 10'
 MAX. BUILDING HEIGHT 5-STORIES

OPEN SPACE +/-87.9 AC (27.2%)

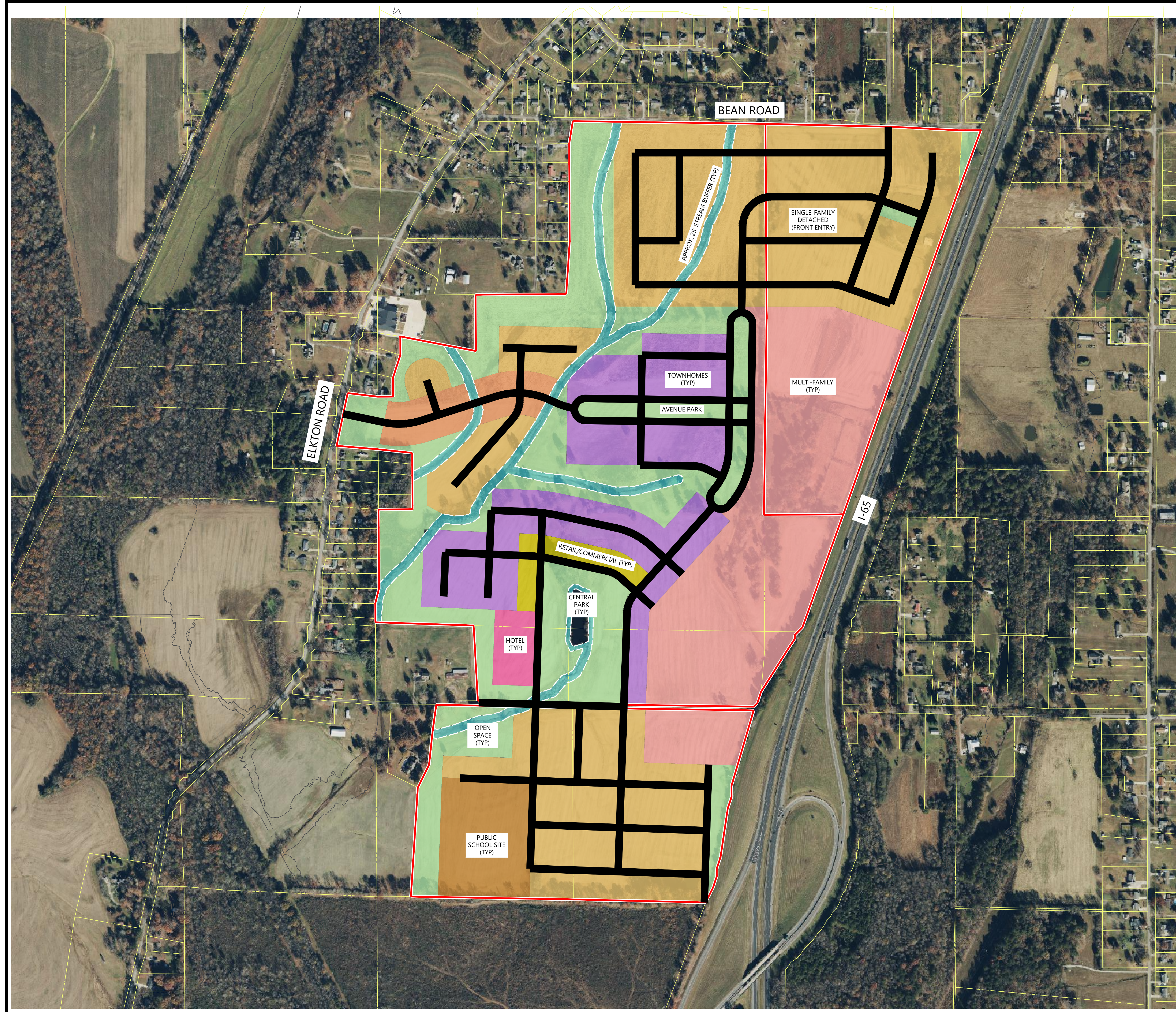
OPEN SPACE INCLUDES UNDISTURBED LANDS, IMPROVED PARK AREAS, TRAILS, BUFFERS.

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
 - PARKS AND RECREATION AREA - MIN. FIVE ACRES OF PARK TO BE MAINTAINED FOR ACTIVE AND PASSIVE RECREATION
 - 11.5 AC PUBLIC SCHOOL SITE PROVIDED

NOTES

- BASE INFORMATION PROVIDED BY GIS DATA.
- REZONING AND ANNEXATION REQUIRED.
- PROPOSED R/W TO BE 50' (33' B-C)
- 5' SIDEWALKS TO BE INSTALLED ON BOTH SIDES OF PROPOSED ROADS.



FILE NAME: X:\Projects\2024\Newell\GIS\Map\ELKTON-ROAD-BUBBLE-DIAGRAM.dwg USER: SALES BY: DATE: 5/21/2024 2:31 PM PLOTTER: HP DesignJet 5000 Plotter PLOT DATE: 5/21/2024 2:31 PM PLOTTER: HP DesignJet 5000 Plotter PLOT SCALE: 1"=300'

NOT ISSUED FOR CONSTRUCTION CAD FILE: ELKTON-ROAD-BUBBLE-DIAGRAM.dwg