

**POD INFORMATION**

<b>POD A - RETAIL/COMMERCIAL (B-1) +/-2.9 AC</b>	
FRONT SETBACK	15'
SIDE SETBACK	10'
REAR SETBACK	25'
MAX. BUILDING HEIGHT	2-STORIES
MIN. OPEN SPACE REQUIRED	20% (0.58 AC)
<b>POD B - DETACHED RESIDENTIAL (R-1 (3)) +/-14.2 AC</b>	
TYPICAL DENSITY	3 - 4 UNITS/AC (42 - 56 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
MIN. OPEN SPACE REQUIRED	20% (2.84 AC)
<b>POD C - DETACHED RESIDENTIAL (R-1 (3)) +/-16.8 AC</b>	
TYPICAL DENSITY	3 - 4 UNITS/AC (50 - 67 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
MIN. OPEN SPACE REQUIRED	20% (3.36 AC)
<b>POD D - DETACHED RESIDENTIAL (R-1 (3)) +/-21.9 AC</b>	
TYPICAL DENSITY	3 - 4 UNITS/AC (65 - 87 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
MIN. OPEN SPACE REQUIRED	20% (4.38 AC)
<b>POD E - DETACHED RESIDENTIAL (R-1 (3)) +/-13.5 AC</b>	
TYPICAL DENSITY	3 - 4 UNITS/AC (40 - 54 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
MIN. OPEN SPACE REQUIRED	20% (2.7 AC)
<b>POD F - TOWNHOMES (R-1 (5)) +/-11.5 AC</b>	
TYPICAL DENSITY	8 - 10 UNITS/AC (92 - 115 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
MIN. OPEN SPACE REQUIRED	20% (2.3 AC)
<b>POD G - TOWNHOMES (R-1 (5)) +/-12.9 AC</b>	
TYPICAL DENSITY	8 - 10 UNITS/AC (103 - 129 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
MIN. OPEN SPACE REQUIRED	20% (2.58 AC)
<b>POD H - TOWNHOMES (R-1 (5)) +/-40.6 AC</b>	
TYPICAL DENSITY	8 - 10 UNITS/AC (324 - 406 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
MIN. OPEN SPACE REQUIRED	20% (8.12 AC)
<b>POD I - RETAIL/COMMERCIAL/HOTEL (B-2) +/-27.8 AC</b>	
FRONT SETBACK	20'
SIDE SETBACK	0/10'
REAR SETBACK	20'
MAX. BUILDING HEIGHT	5-STORIES
MIN. OPEN SPACE REQUIRED	20% (5.56 AC)
<b>POD J - MULTI-FAMILY (R-2) +/-32.7 AC</b>	
TYPICAL DENSITY	10 - 12 UNITS/AC (327 - 392 UNITS)
FRONT SETBACK	30'
REAR SETBACK	35'
SIDE SETBACK	8'
MAX. BUILDING AREA	35%
MAX. BUILDING HEIGHT	3-STORIES
MIN. OPEN SPACE REQUIRED	20% (6.54 AC)
<b>POD K - DETACHED RESIDENTIAL (R-1 (3)) +/-18.9 AC</b>	
TYPICAL DENSITY	3 - 4 UNITS/AC (56 - 75 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
MIN. OPEN SPACE	20% (3.78 AC)
<b>POD L - PUBLIC SCHOOL SITE (INST) +/-11.7 AC</b>	
FRONT SETBACK	20'
SIDE SETBACK	20'
REAR SETBACK	10'
MAX. BUILDING HEIGHT	5-STORIES
<b>POD M - DETACHED RESIDENTIAL (R-1 (3)) +/-22.4 AC</b>	
TYPICAL DENSITY	3 - 4 UNITS/AC (67 - 89 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
MIN. OPEN SPACE	20% (4.48 AC)
<b>PROPOSED BOULEVARD +/-14.0 AC</b>	

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

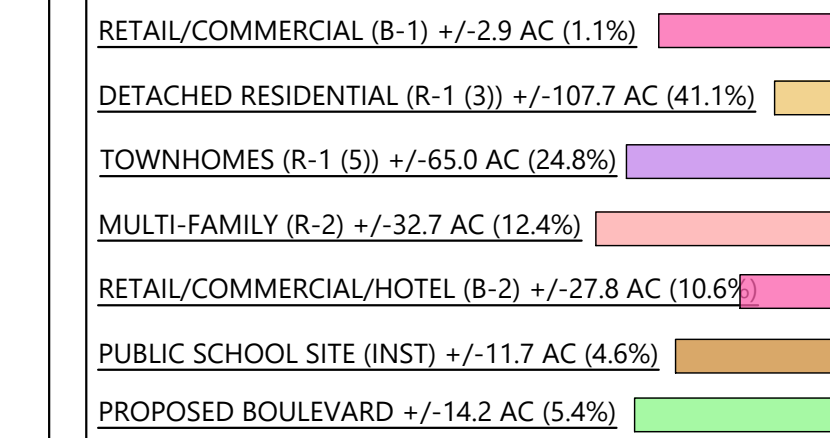
- DEVIATIONS REQUESTED/INCENTIVES OFFERED**
- DEVIATION REQUESTED**
- R-1(3) - LOT WIDTH, LOT AREA, FRONT SETBACK, SIDE SETBACK
- INCENTIVES OFFERED**
- OPEN SPACE IMPROVEMENTS - PEDESTRIAN PATHS, BIKE TRAILS, STREET LIGHTING
  - 11.5 AC PUBLIC SCHOOL SITE PROVIDED

- NOTES**
- BASE INFORMATION PROVIDED BY GIS DATA.
  - REZONING AND ANNEXATION REQUIRED.
  - PROPOSED R/W TO BE 60'
  - 5' SIDEWALKS TO BE INSTALLED ON BOTH SIDES OF PROPOSED ROADS.

**SITE AREA/CALCUATIONS**

TOTAL PROPERTY AREA:	262.4 AC
PROPOSED ZONING:	C-PUD
PROPOSED DENSITY:	1166 UNITS - 1470 UNITS

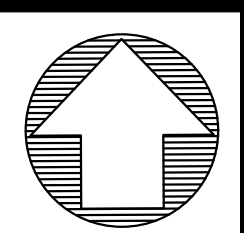
**DEVELOPMENT PROPOSAL USE ANALYSIS**



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

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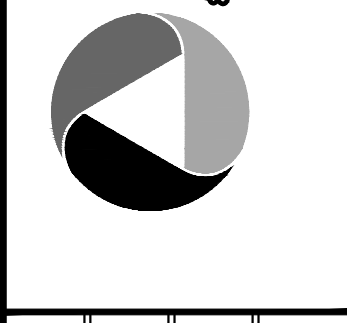
**811**  
Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING 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 HELD RESPONSIBLE FOR ANY DAMAGES TO PERSONS OR PROPERTY OF ANY KIND ARISING FROM THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**24 HOUR EMERGENCY CONTACT**  
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MABLETON, GA 30158  
COAF PFE005804



**ELKTON ROAD**  
**CONCEPT PLAN**  
LIMESTONE COUNTY, ALABAMA

DATE	07-16-2024
REVISIONS	

SCALE: 1"=300'  
DRAWN BY: ####  
CHECKED BY: ####  
PROJECT MANAGER: ####  
JOB #: ####  
FILE CODE: ####  
SHEET NO.  
**CSP**

FILE NAME: K:\Projects\2024\Newell\Elkton\Elkton-Road-BaseMap.dwg LAST SAVED BY: ell 7/16/2024 12:30 PM PLOTTED BY: Report on 7/16/2024 NEWELL ARCH 0 (24x36 x 36) (MCH) PLOT: DWG TO PDF PLOT STYLE: ATWELL.ctb