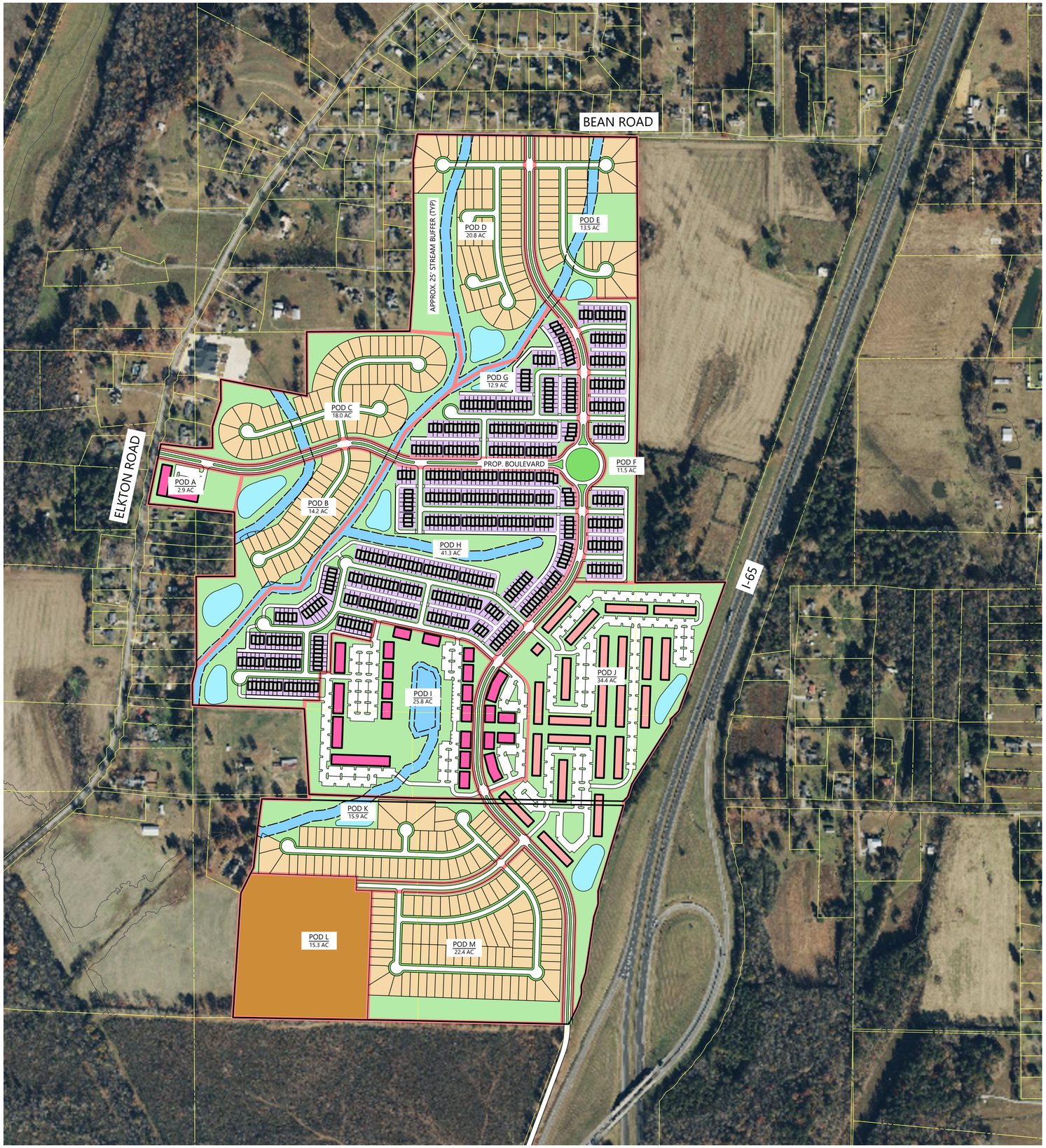

POD INFORMATION

POD A - RETAIL/COMMERCIAL (B-1) +/-2.9 AC

PROPOSED RETAIL/COMMERCIAL AREA	22,500 SF
MIN. PARKING REQUIRED	68 SPACES
FRONT SETBACK	15'
SIDE SETBACK	10'
REAR SETBACK	25'
MAX. BUILDING HEIGHT	2-STORIES

POD B - DETACHED RESIDENTIAL (R-1 (3)) +/-14.2 AC

PROPOSED DENSITY	34 UNITS
MIN. LOT WIDTH (TYP)	50'
MIN. LOT AREA (TYP)	6,000 SF
FRONT SETBACK	20' (DEVIATION REQUESTED)
REAR SETBACK	25'
SIDE SETBACK	8'
MAX. BUILDING HEIGHT	2-STORIES

POD C - DETACHED RESIDENTIAL (R-1 (3)) +/-18.0 AC

PROPOSED DENSITY	56 UNITS
MIN. LOT WIDTH (TYP)	50'
MIN. LOT AREA (TYP)	6,000 SF
FRONT SETBACK	20' (DEVIATION REQUESTED)
REAR SETBACK	25'
SIDE SETBACK	8'
MAX. BUILDING HEIGHT	2-STORIES

POD D - DETACHED RESIDENTIAL (R-1 (3)) +/-20.8 AC

PROPOSED DENSITY	50 UNITS
MIN. LOT WIDTH (TYP)	50'
MIN. LOT AREA (TYP)	6,000 SF
FRONT SETBACK	20' (DEVIATION REQUESTED)
REAR SETBACK	25'
SIDE SETBACK	8'
MAX. BUILDING HEIGHT	2-STORIES

POD E - DETACHED RESIDENTIAL (R-1 (3)) +/-13.5 AC

PROPOSED DENSITY	35 UNITS
MIN. LOT WIDTH (TYP)	50'
MIN. LOT AREA (TYP)	6,000 SF
FRONT SETBACK	20' (DEVIATION REQUESTED)
REAR SETBACK	25'
SIDE SETBACK	8'
MAX. BUILDING HEIGHT	2-STORIES

POD F - TOWNHOMES (R-1 (5)) +/-11.5 AC

PROPOSED DENSITY	80 UNITS
MIN. LOT WIDTH (TYP)	25'
MIN. LOT AREA (TYP)	3,125 SF
FRONT SETBACK	20'
REAR SETBACK	20'
SIDE SETBACK	0'
TYPICAL BUILDING SEPARATION	20'
MAX. BUILDING HEIGHT	2-STORIES

POD G - TOWNHOMES (R-1 (5)) +/-12.9 AC

PROPOSED DENSITY	112 UNITS
MIN. LOT WIDTH (TYP)	25'
MIN. LOT AREA (TYP)	3,125 SF
FRONT SETBACK	20'
REAR SETBACK	20'
SIDE SETBACK	0'
TYPICAL BUILDING SEPARATION	20'
MAX. BUILDING HEIGHT	2-STORIES

POD H - TOWNHOMES (R-1 (5)) +/-41.3 AC

PROPOSED DENSITY	302 UNITS
MIN. LOT WIDTH (TYP)	25'
MIN. LOT AREA (TYP)	3,125 SF
FRONT SETBACK	20'
REAR SETBACK	20'
SIDE SETBACK	0'
TYPICAL BUILDING SEPARATION	20'
MAX. BUILDING HEIGHT	2-STORIES

POD I - RETAIL/COMMERCIAL/HOTEL (B-2) +/-25.8 AC

PROPOSED RETAIL/COMMERCIAL AREA	154,700 SF
PROPOSED HOTEL	120 KEYS
MIN. PARKING REQUIRED	585 SPACES
FRONT SETBACK	20'
SIDE SETBACK	0'/10'
REAR SETBACK	20'
MAX. BUILDING HEIGHT	5-STORIES

POD J - MULTI-FAMILY (R-2) +/-34.4 AC

PROPOSED DENSITY	528 UNITS
FRONT SETBACK	30'
REAR SETBACK	35'
SIDE SETBACK	8'
MAX. BUILDING AREA	35%
MAX. BUILDING HEIGHT	3-STORIES

POD K - DETACHED RESIDENTIAL (R-1 (3)) +/-15.9 AC

PROPOSED DENSITY	55 UNITS
MIN. LOT WIDTH (TYP)	50'
MIN. LOT AREA (TYP)	6,000 SF
FRONT SETBACK	20' (DEVIATION REQUESTED)
REAR SETBACK	25'
SIDE SETBACK	8'
MAX. BUILDING HEIGHT	2-STORIES

POD L - PUBLIC SCHOOL SITE (INST) +/-15.3 AC

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

POD M - DETACHED RESIDENTIAL (R-1 (3)) +/-22.4 AC

PROPOSED DENSITY	88 UNITS
MIN. LOT WIDTH (TYP)	50'
MIN. LOT AREA (TYP)	6,000 SF
FRONT SETBACK	20' (DEVIATION REQUESTED)
REAR SETBACK	25'
SIDE SETBACK	8'
MAX. BUILDING HEIGHT	2-STORIES

PROPOSED BOULEVARD +/-13.1 AC

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
- 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 POD.

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(3) - 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.
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6. OPEN SPACE TO BE COUNTED PROJECT WIDE, NOT PER POD.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN 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 OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY 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 EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
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ATWELL
866.850.4200 www.atwell-group.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
COA# PEF002804

LIMESTONE COUNTY, ALABAMA

ELKTON ROAD

CONCEPT PLAN

DATE 08-15-2024

REVISIONS

0 150' 300'
SCALE: 1" = 300'

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

CAD FILE: ELKTON-ROAD-BASEMAP8

NOT ISSUED FOR CONSTRUCTION

FILE NAME: G:\Projects\2024\Workfile\Civil\ Work\ELKTON-ROAD-BASEMAP8.dwg LAST SAVED BY: rdill 8/20/2024 11:49 AM PLOTTED BY: Raghavd DSI 8/20/2024 PAPER: ARCH D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB