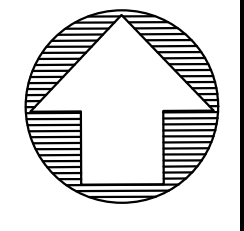


SITE AREA/CALCUATIONS	
TOTAL PROPERTY AREA:	262+ AC
PROPOSED ZONING:	C-PUD
TOTAL PROPOSED RESIDENTIAL DENSITY	1340 UNITS
PROPOSED DENSITY BREAKDOWN	177,200 SF RETAIL/COMMERCIAL AREA 120 HOTEL KEYS 494 UNITS TOWNHOMES 528 UNITS MULTI-FAMILY 318 UNITS SINGLE FAMILY DETACHED
DEVELOPMENT PROPOSAL USE ANALYSIS	
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	
<ul style="list-style-type: none"> <li>R-1(3) - LOT WIDTH, LOT AREA, FRONT SETBACK, SIDE SETBACK</li> </ul>	
INCENTIVES OFFERED	
<ul style="list-style-type: none"> <li>OPEN SPACE IMPROVEMENTS - PEDESTRIAN PATHS, BIKE TRAILS, STREET LIGHTING</li> <li>15.3 AC PUBLIC SCHOOL SITE PROVIDED</li> </ul>	
NOTES	
<ol style="list-style-type: none"> <li>BASE INFORMATION PROVIDED BY GIS DATA.</li> <li>REZONING AND ANNEXATION REQUIRED.</li> <li>PROPOSED R/W TO BE 60'</li> <li>5' SIDEWALKS TO BE INSTALLED ON BOTH SIDES OF PROPOSED ROADS.</li> <li>REGIONAL STORMWATER MANAGEMENT TO BE PROVIDED THROUGHOUT SITE.</li> <li>OPEN SPACE TO BE COUNTED PROJECT WIDE, NOT PER PDD.</li> </ol>	



**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 AGREE 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 OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**24 HOUR EMERGENCY CONTACT**  
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 WAREHOUSES, VA  
 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

FILE NAME: X:\Projects\2024\Newbie\0400 ELKTON ROAD REGIONAL SCALE.dwg LAST SAVED BY: cdt 8/20/2024 11:48 AM PLOTTED BY: bapwood ON 8/20/2024 PAPER: ARCH D (24x36 x 36) INCHES) PLOT: PDS TO PDF PDS PLOT STYLE: ATWELL.DWT

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