

- GENERAL NOTES**
- INTENDED USE: THE PROPOSED APARTMENT DEVELOPMENT LIES WITHIN PARCEL 03-03351. THE PROPOSED PROJECT WILL CONSIST OF NINE (9) APARTMENT BUILDINGS WHICH WILL HOUSE 30 UNITS EACH. THE DEVELOPMENT WILL INCLUDE PARKING LAYOUT, FIVE (5) PARKING GARAGES, AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON THE 16.88 ACRE PORTION OF PARCEL 1A.
 - OWNER: RIDGE ENTERPRISES, INC
ADDRESS: 1295 OAK GROVE ROAD, BRUNSWICK, GA 31520
DEVELOPER: MISSION PROPERTIES c/o JORDAN MCCARLEY
ADDRESS: 5800 OLD PINEVILLE ROAD, SUITE 201, CHARLOTTE, NC 28217
PHONE NUMBER: 704-604-5260
EMAIL: JORDAN@MISSIONPROP.COM
 - PARKING REQUIREMENTS:
ZONING: PD (PLANNED DEVELOPMENT)
1.5 SPACES PER UNIT PER THE CAPITAL SQUARE PD TEXT AMENDMENT
NINE (9) BUILDINGS X 30 UNITS = 270 UNITS
SPACES REQUIRED: 270 UNITS X 1.5 SPACES/UNIT = 405
TOTAL SPACES PROVIDED: 491 SPACES
 - SITE COVERAGE:
TOTAL AREA: 16.88 AC
TOTAL IMPERVIOUS: 7.08 AC (41.94%)
TOTAL PERVIOUS: 9.749 AC (58.06%)
 - SITE DESCRIPTION:
PARCEL NUMBER: 03-03351 ACRES: 21.95 AC TOTAL
PARCEL 1A=16.88 PARCEL 1B=5.08 AC
SUBDIVISION: N/A
PROPERTY ADDRESS: 130 CAPITAL SQUARE DR, 185 CAPITAL SQUARE DR #31000, 255 CAPITAL SQUARE DRIVE #31000, 301 CAPITAL SQUARE DRIVE #31000, BRUNSWICK, GA 31525
 - DEVELOPMENT STANDARDS:
ZONING: PD
BUILDING HEIGHT: 60 FEET
MINIMUM LOT AREA: N/A
MINIMUM LOT WIDTH: N/A
MINIMUM FRONT YARD: TEN (10) FEET
MINIMUM SIDE YARD: TEN (10) FEET
MINIMUM REAR YARD: TEN (10) FEET
BUFFERS: TWENTY (20) FEET TYPE "A" BUFFER FOR PROPERTY THAT ABUTS EXISTING RESIDENTIAL.
 - PROPOSED UTILITIES:
WATER & SEWER: THE WATER SYSTEM WILL CONNECT TO THE 8" WATER MAIN ALONG CAPITAL SQUARE DRIVE, AND THE GRAVITY SEWER WILL TIE INTO A PROPOSED LIFT STATION ON SITE AND BE PUMPED TO THE EXISTING LIFE STATION IN SANDLEWOOD SUBDIVISION.
FIRE PROTECTION: THERE ARE TWO (2) EXISTING FIRE HYDRANTS ALONG CAPITAL SQUARE DRIVE ADJACENT TO THE PROPOSED SITE. ADDITIONAL HYDRANTS WILL BE PLACED AROUND THE DEVELOPMENT FOR ADDITIONAL PROTECTION. FIRE LINES WILL BE PROVIDED TO EACH BUILDING AS REQUIRED BY THE BUILDING CODE.
STORMWATER: THE STORMWATER WILL BE COLLECTED AND ROUTED TO AN EXISTING STORMWATER DETENTION POND THAT HAS BEEN PREVIOUSLY MASTER PLANNED FOR THE DEVELOPMENT.
 - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 13127C0207H, DATED 1/05/2018, THE PROPERTY IS LOCATED IN ZONE "X", WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - EXTERIOR LIGHTING SHALL COMPLY WITH THE GLYNN COUNTY LIGHTING ORDINANCE.
 - ALL SIGNAGE SHALL COMPLY WITH REQUIREMENTS PERTAINING TO COMMERCIAL SIGNS WITHIN COMMERCIAL DISTRICTS IN GLYNN COUNTY AS CONTAINED WITHIN ARTICLE VIII, SIGNS OF THE GLYNN COUNTY ZONING ORDINANCE.
 - REFUSE FOR THE PROPOSED BUILDING WILL PROVIDED BY ON SITE DUMPSTER.
 - DENSITY CALCULATION:
ALLOWED: 16 UNITS/ACRE

REVISIONS
2022-09-13: REVISED PER COUNTY COMMENTS
2022-09-26: REVISED PER COUNTY COMMENTS

SITE PLAN
MISSION PROPERTIES
GLYNN COUNTY, GEORGIA
PREPARED FOR:

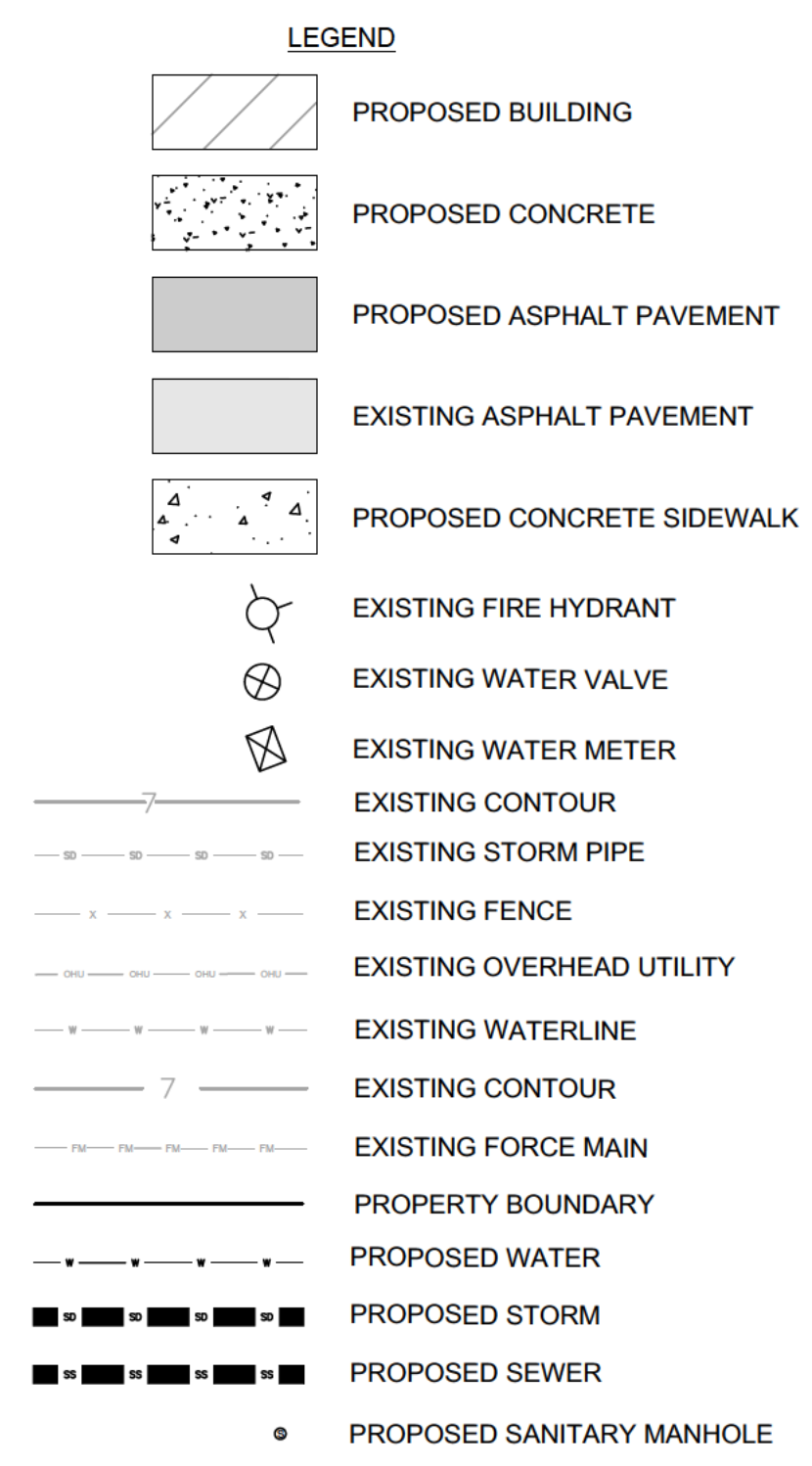
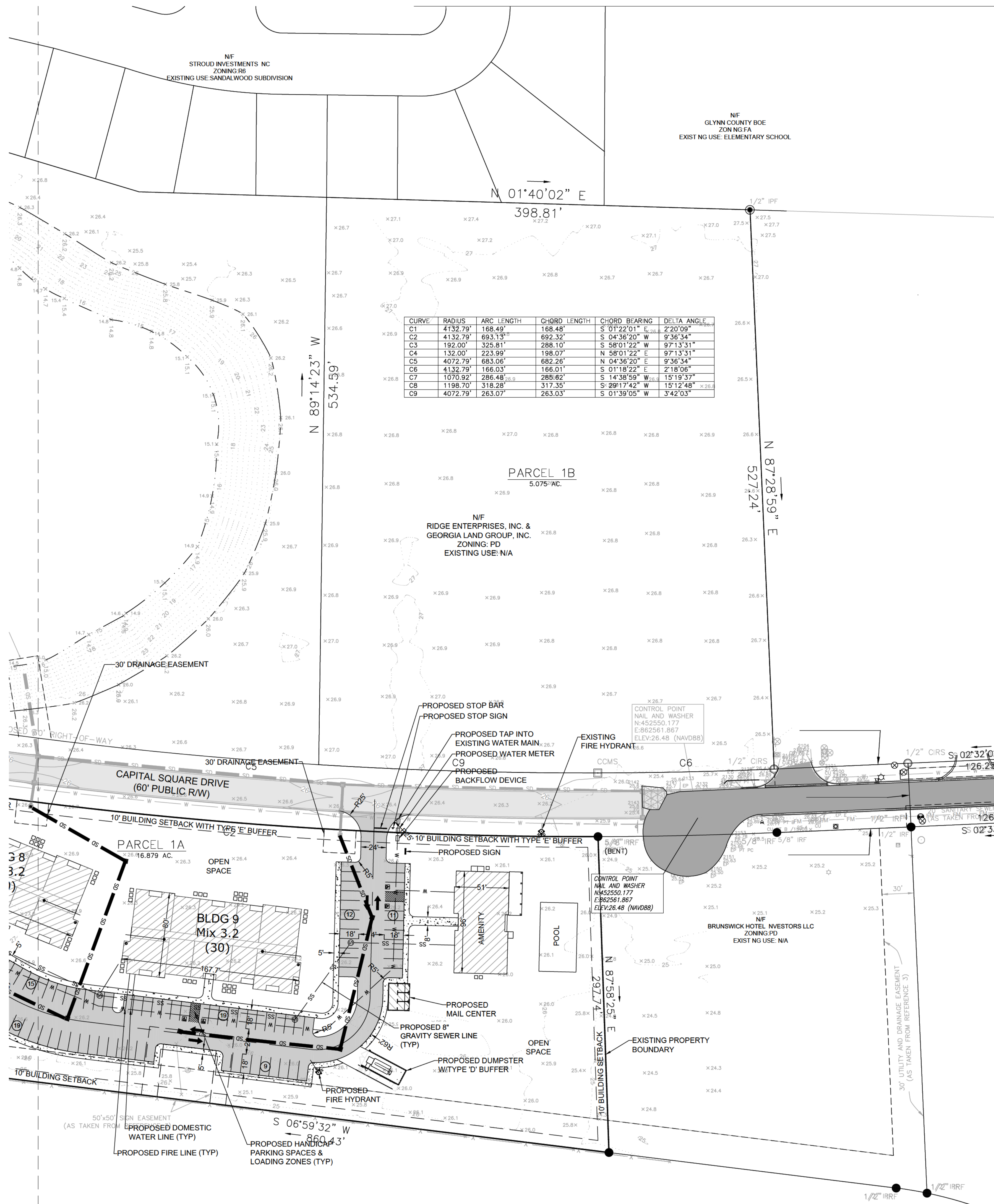
DATE: 2022-08-23
PROJECT NUMBER: 221139
DRAWN BY: JCV
CHECKED BY: JDR
SCALE: 1" = 50' (FOR 44"x36" PLOT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4132.79'	168.49'	188.48'	S 01°22'01" E	2°20'09"
C2	4132.79'	693.13'	692.32'	S 04°36'20" W	9°36'34"
C3	192.00'	325.81'	288.10'	S 58°01'22" W	97°13'31"
C4	132.00'	223.99'	198.07'	N 58°01'22" E	97°13'31"
C5	4072.79'	683.06'	682.26'	N 04°36'20" E	9°36'34"
C6	4132.79'	168.03'	186.01'	S 01°18'22" E	2°18'06"
C7	1070.92'	286.48'	285.62'	S 14°38'59" W	15°19'37"
C8	1198.70'	318.28'	317.35'	S 29°17'42" W	15°12'48"
C9	4072.79'	263.07'	263.03'	S 01°39'05" W	3°42'03"

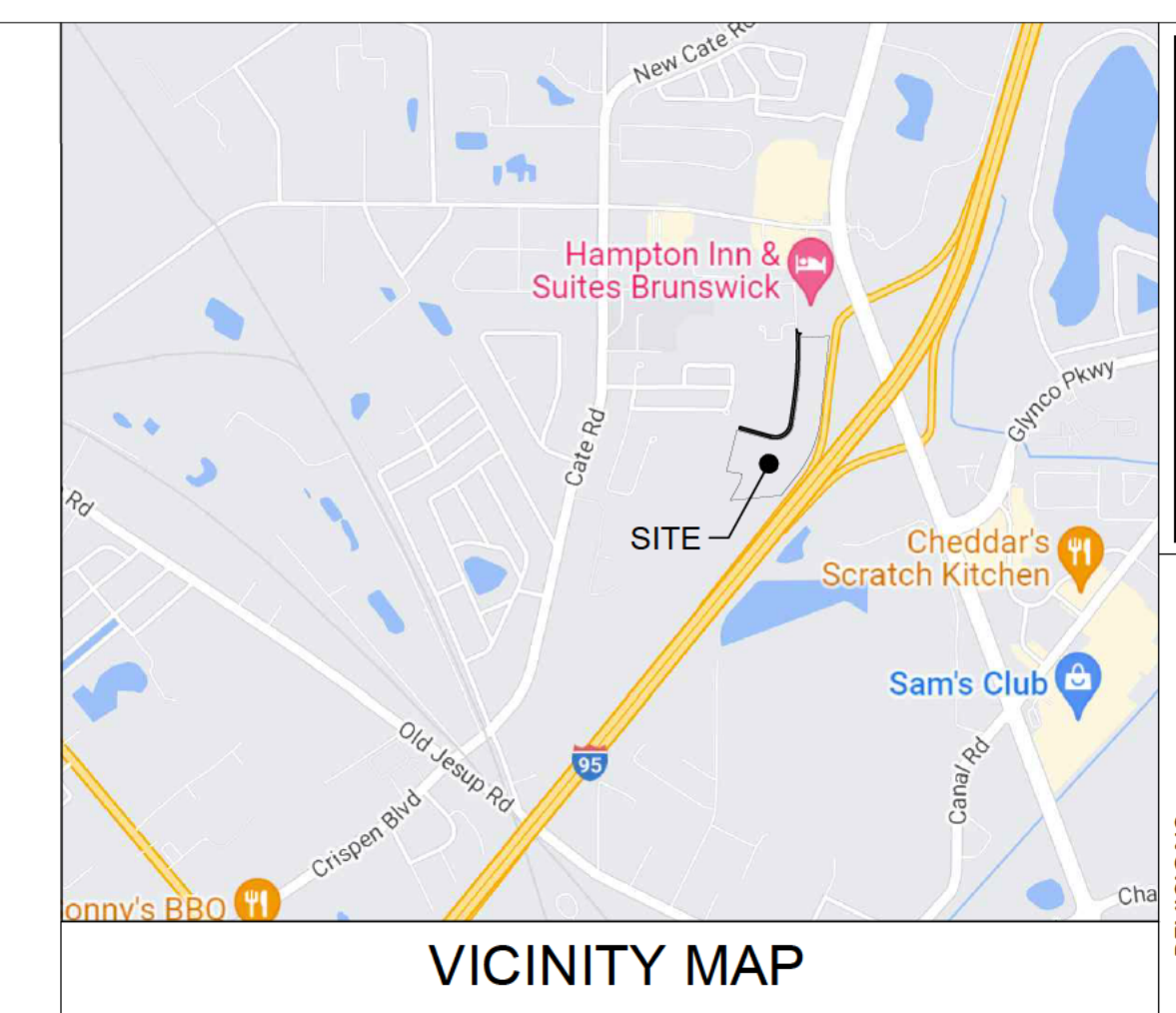
SCALE: 1" = 50'

1 SHEET:

I-95 EXIT 38
(VARYING PUBLIC R/W)



- REFERENCES:
1. PLAT DRAWER 34, PAGE 462
 2. PLAT CABINET 2, PLAT 100
 3. PLAT BOOK 33, PAGE 379
 4. PLAT DRAWER 29, PAGE 128A
 5. PLAT BOOK 32, PAGE 57
 6. PLAT BOOK 33, PAGE 221
 7. PLAT DRAWER 22, PAGE 70
 8. SURVEY BY ATLANTIC SURVEY PROFESSIONALS, TITLED BOUNDARY SURVEY OF A PORTION OF BRUNSWICK PENINSULA TRACT, DATED 12/08/2005.
 9. SURVEY BY EVERETT TOMBERLIN AND ASSOCIATES, TITLED A SPLIT OF PARCEL 03-12444, DATED 08/22/2017.

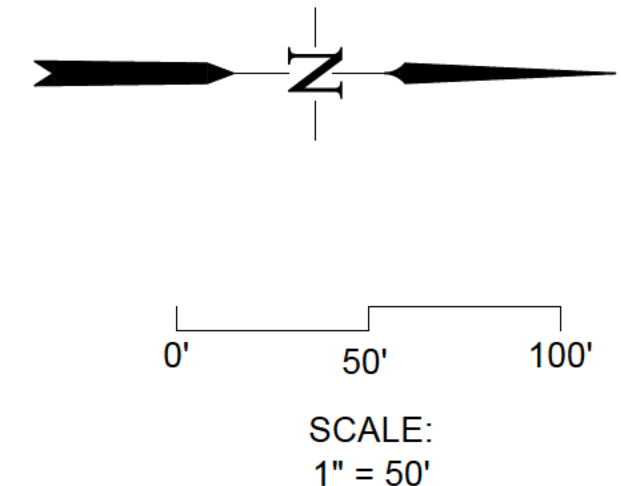


- GENERAL NOTES
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 2. OWNER: RIDGE ENTERPRISES, INC
ADDRESS: 1295 OAK GROVE ROAD, BRUNSWICK, GA 31520
DEVELOPER: MISSION PROPERTIES c/o JORDAN MCCARLEY
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EMAIL: JORDAN@MISSIONPROP.COM
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NINE (9) BUILDINGS X 30 UNITS = 270 UNITS
SPACES REQUIRED: 270 UNITS X 1.5 SPACES/UNIT = 405
TOTAL SPACES PROVIDED: 491 SPACES
 4. SITE COVERAGE:
TOTAL AREA: 34.08 AC
TOTAL IMPERVIOUS: 7.08 AC (20.8%)
TOTAL PERVIOUS: 27 AC (79.2%)
 5. SITE DESCRIPTION:
LEGAL DESCRIPTION: 34.144 AC BWK PEN TR C
PARCEL NUMBER: 03-03351 ACRES: 34.08
SUBDIVISION: N/A
PROPERTY ADDRESS: 130 CAPITAL SQUARE DR, 185 CAPITAL SQUARE DR #31000, 255 CAPITAL SQUARE DRIVE #31000, 301 CAPITAL SQUARE DRIVE #31000, BRUNSWICK, GA 31525
 6. DEVELOPMENT STANDARDS:
ZONING: PD
BUILDING HEIGHT: 60 FEET
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MINIMUM LOT WIDTH: N/A
MINIMUM FRONT YARD: TEN (10) FEET
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MINIMUM REAR YARD: TEN (10) FEET
BUFFERS: TWENTY (20) FEET TYPE "A" BUFFER FOR PROPERTY THAT ABUTS EXISTING RESIDENTIAL.
 7. PROPOSED UTILITIES:
WATER & SEWER: THE WATER SYSTEM WILL CONNECT TO THE 8" WATER MAIN ALONG CAPITAL SQUARE DRIVE, AND THE GRAVITY SEWER WILL TIE INTO A PROPOSED LIFT STATION ON SITE AND BE PUMPED TO THE EXISTING LIFE STATION IN SANDLEWOOD SUBDIVISION.
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 11. REFUSE FOR THE PROPOSED BUILDING WILL PROVIDED BY ON SITE DUMPSTER.
 12. DENSITY CALCULATION:
ALLOWED: 16 UNITS/ACRE
PROVIDED: 7.76 UNITS/ACRE

REVISIONS
2022-09-13: REVISED PER COUNTY COMMENTS
2022-09-26: REVISED PER COUNTY COMMENTS

SITE PLAN
MISSION PROPERTIES
GLYNN COUNTY, GEORGIA
PREPARED FOR:

DATE: 2022-08-23
PROJECT NUMBER: 22139
DRAWN BY: JCV
CHECKED BY: JDR
SCALE: 1" = 50' (FOR 44"x36" PLOT)



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SHEET: