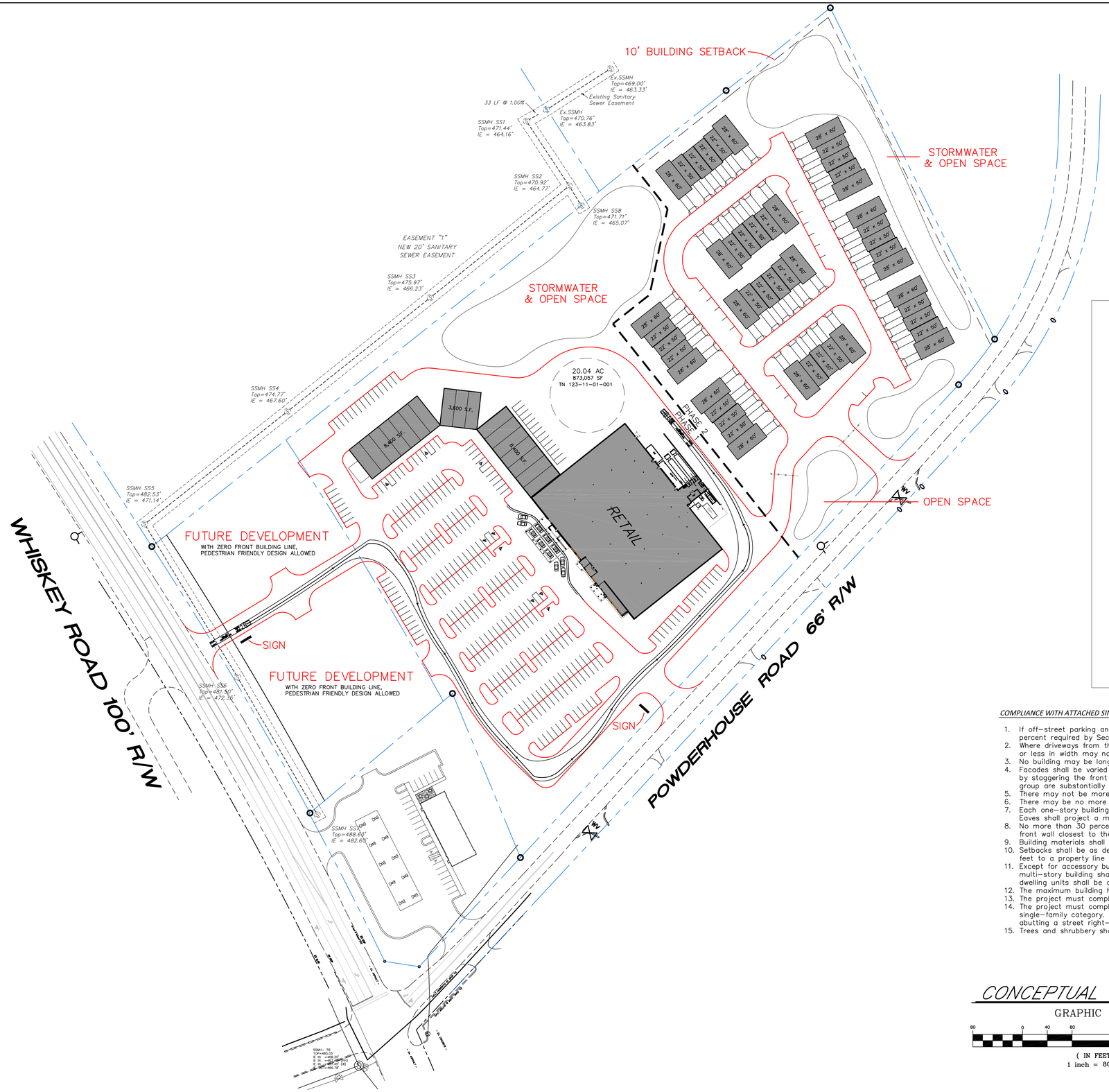
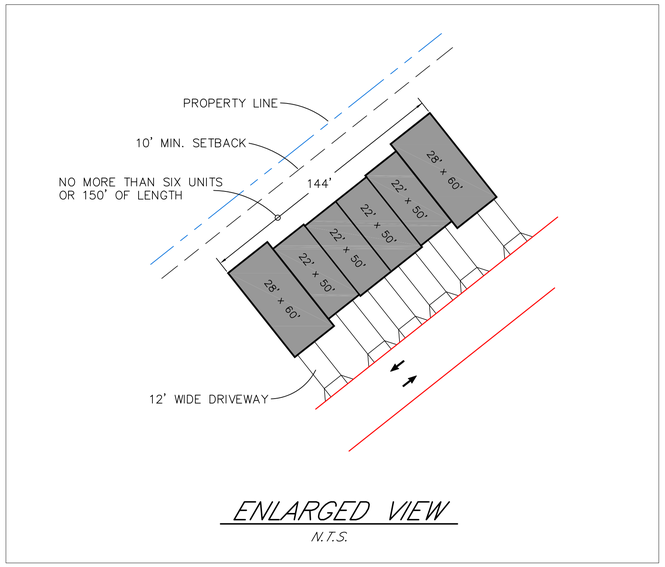
REVISIONS			
NO.	BY	DESCRIPTION	DATE





ENLARGED VIEW

N.T.S.

COMPLIANCE WITH ATTACHED SINGLE-FAMILY RESIDENTIAL PROJECT

1. If off-street parking and driveways are to be accessed directly from the primary street, open space in excess of the minimum of 20 percent required by Section 4.2.9.D to be used as recreation area.
2. Where driveways from the primary street are allowed, there shall be no more than one driveway per lot. Any driveway on a lot of 30 feet or less in width may not exceed 12 feet in width.
3. No building may be longer than 150 feet or appear to consist of more than six units.
4. Facades shall be varied to avoid long, flat building fronts by using such features as projections, porches, bay windows, and dormers, and by staggering the front walls so that no more than two abutting units are substantially the same, and no more than four units in a group are substantially the same.
5. There may not be more than three dwelling units in a row without a variation in the front façade of at least one foot in depth.
6. There may be no more than three dwelling units in a row without a variation in the roofline of at least one foot in height.
7. Each one-story building must have a minimum roof pitch of 7:12 except that a building of at least two stories may have a flat roof. Eaves shall project a minimum of one foot from the exterior wall.
8. No more than 30 percent of the units may have a garage facing the primary street, and such a garage may not project beyond the front wall closest to the street.
9. Building materials shall be those commonly used in single-family detached dwellings in the Aiken area.
10. Setbacks shall be as determined by City Council through approval of the concept plan except that no building shall be closer than 10 feet to a property line on the perimeter of the project excluding right-of-way.
11. Except for accessory buildings, no single-story building shall be erected within 15 feet of any other single-story building, and no multi-story building shall be erected within 20 feet of any other building except for encroachments permitted by 4.1.3.C. Attached dwelling units shall be considered one building.
12. The maximum building height shall be 35 feet.
13. The project must comply with the tree provisions 4.6.4.
14. The project must comply with the buffer provisions at 4.6.7.E where it abuts land occupied by single-family dwellings or zoned in a single-family category. The buffer must be owned and maintained by the homeowners association. This provision shall not apply to land abutting a street right-of-way.
15. Trees and shrubbery shall be provided between driveways along the primary road.

SP-9

CONCEPTUAL SITE PLAN

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

HAINES, GIPSON & ASSOCIATES, INC.
CONSULTING ENGINEERS
1550 NORTH BROWN RD., SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 491-7550 FAX: (770) 491-7750

NEW DEVELOPMENT

AIKEN, SOUTH CAROLINA

Drn. JBS	Des. JBS	Chk.	Date 6/3/22	Sheet 2022-025