

580 – 730 unit subdivision plans for directly behind the subject property.

Lula Capital, LLC

PO box 1109
Lula, GA 30554

City of Baldwin
Planning and Zoning
Att: Emily Woodmaster
186 US HWY 441
P.O. Box 247
Baldwin, GA 30511-0247

Re: Baldwin Village Annexation

Lula Capital, LLC is requesting Annexation and rezoning of tax parcel 053 029 consisting of +/- 145 acres into the City of Baldwin. We are proposing a Planned Residential Development that incorporates a mix of housing types along with a neighborhood shopping area.

Lula Capital has agreed to reduce the residential density from 730 units to 580 units and add a secondary entrance to help mitigate traffic concerns. The estimated construction timetable is as follows:

Pod E (single Family Detached) construction will begin as soon as permits are approved. The estimated completion of Pod E is 2 years.

Pod D (single Family Detached) construction is anticipated to start in approximately 2 years and take 4 to 5 years to complete.

PODS A, B, & C are projected to start in 4 years and completion would take 8-10 years.

This proposed construction schedule will aid The City of Baldwin and Habersham county in planning for the growth in the area.

The proposed development will boast approx. 34 acres of park area. A portion of the park areas lie within a FEMA flood plain. The portions of the park area within the flood plain will not be altered in a way that increases the 100yr flood elevation and no inhabitable structures will be built within the flood plain. All stormwater facilities will be designed to state standards and be reviewed for compliance by the Georgia EPD prior to any development permits being issued. The park spaces will have dedicated trails that connect all residential and commercial areas. Multi use fields and gathering areas will also be located within the park area.

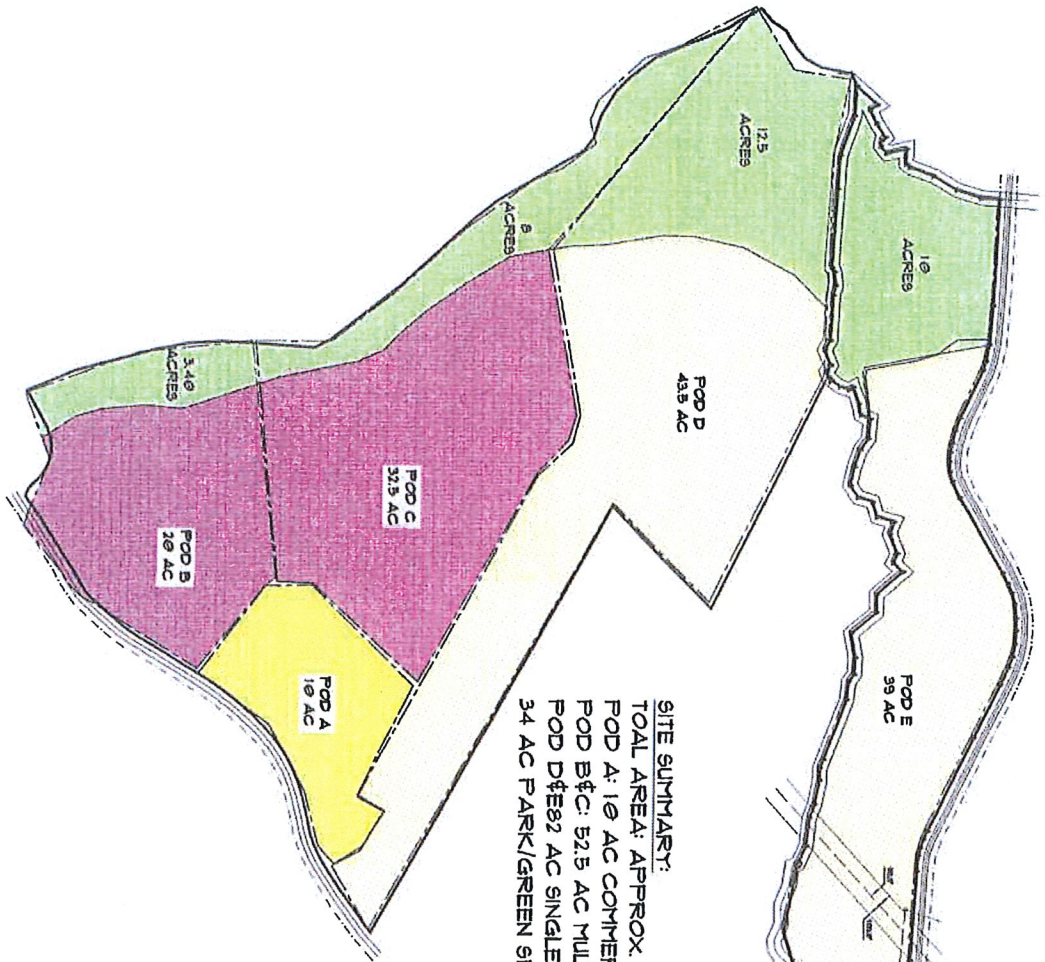
The proposed development will tie into existing City of Baldwin infrastructure located just outside of the property boundary. Water service will be extended from the intersection of Wilbanks Road and Thompson Road. Sanitary Sewer service will tie to an existing manhole adjacent to the lift station on the opposite right of way from the southeastern corner of the project.

Lula Capital respectfully request the approval of the annexation and rezoning application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Chitwood', with a stylized, cursive script.

Ryan Chitwood
Owner
Lula Capital, LLC

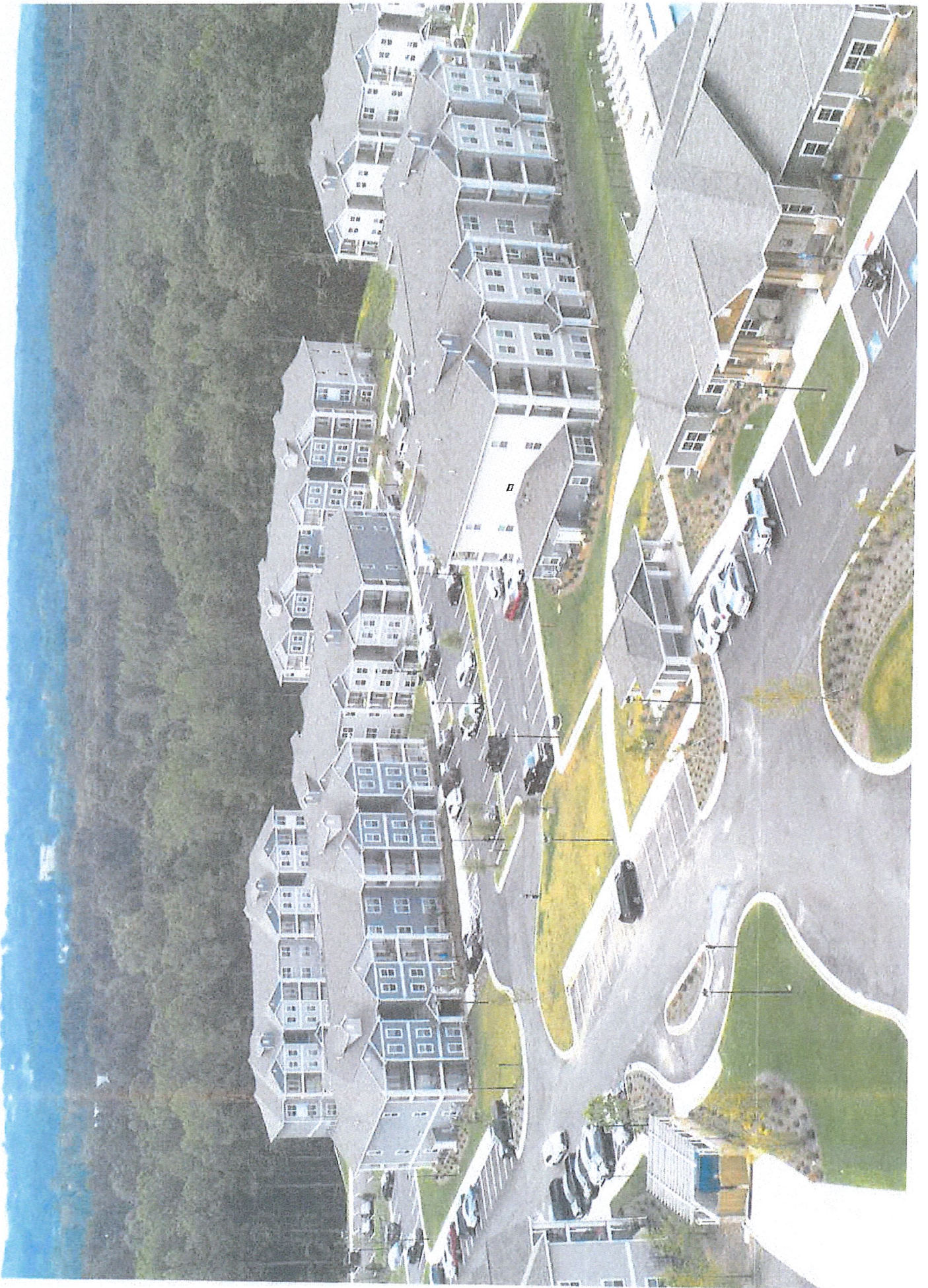


SITE SUMMARY:
 TOTAL AREA: APPROX. 145 ACRES
 POD A: 10 AC COMMERCIAL / NEIGHBORHOOD SHOPPING
 POD B&C: 52.5 AC MULTI FAMILY / SINGLE FAMILY ATTACHED
 POD D&E: 82 AC SINGLE FAMILY
 34 AC PARK/GREEN SPACE (TOTAL)

X
 Site

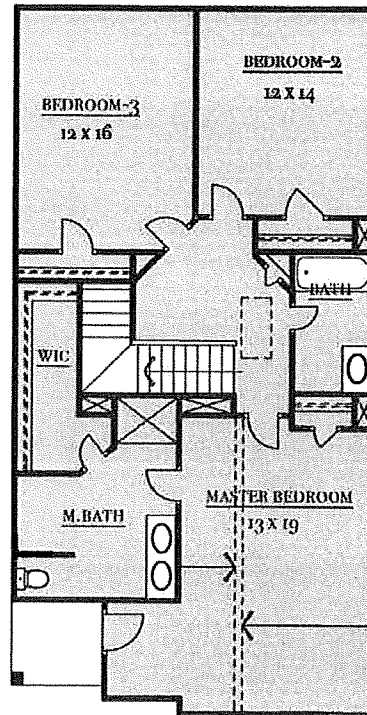
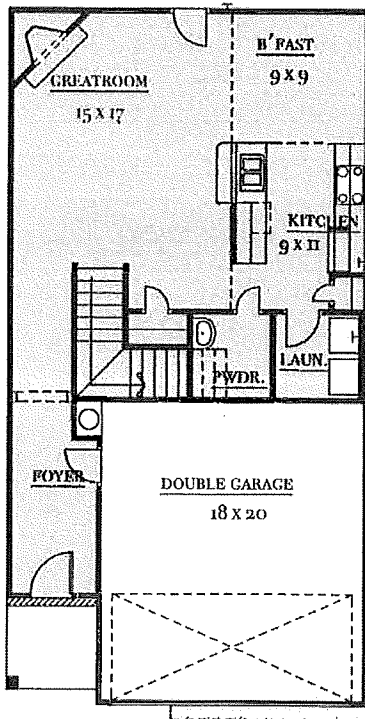


C 10	5/15/2020	DATE	NO.	DESCRIPTION	BALDWIN VILLAGE THOMPSON RD AT WLBANKS RD CITY OF BALDWIN HABERSHAM COUNTY, GEORGIA	 170 BELLAIR COUNTY - WINDY, GA 30094 770-870-8100 HSL@RIDGELINELANDPLANNING.COM	
	5/15/2020	DATE	NO.	DESCRIPTION			
JOB NUMBER							
AREA USE PLAN					SHEET TITLE		

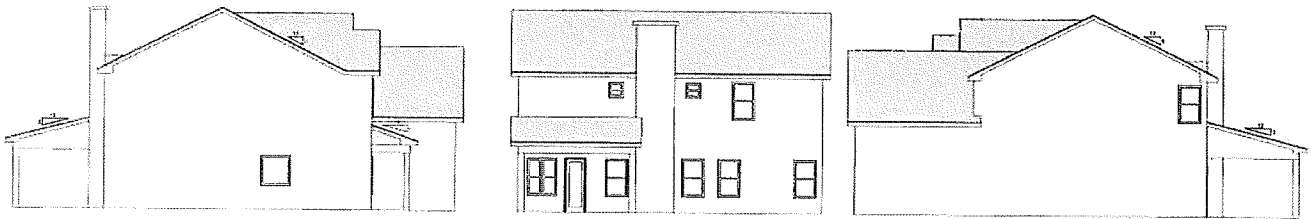


YORKTOWN

24'-0" x 46'-0"
1738 SQ. FT.



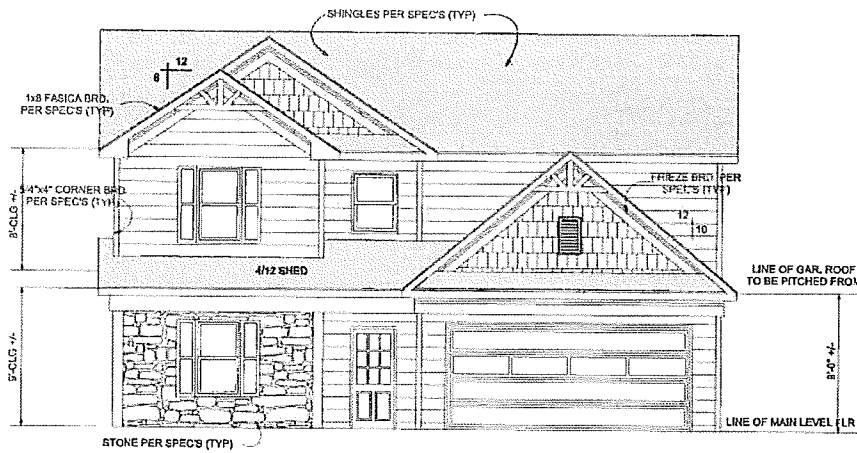
WE PLAN HOMES, LLC
770-616-0741
WWW.WEPLANHOMES.COM



LEFT ELEVATION
1/8"---1'-0"

REAR ELEVATION
1/8"---1'-0"

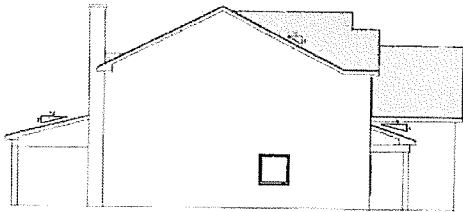
RIGHT ELEVATION
1/8"---1'-0"



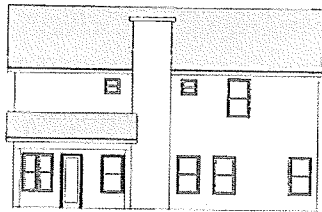
FRONT ELEVATION
1/4"---1'-0"

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION

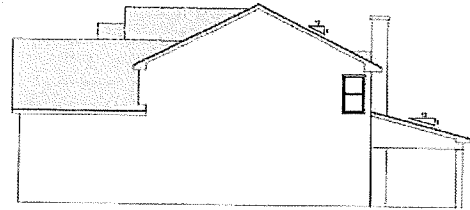
REV#	
DATE	
ALL PLANS HAVE BEEN COPYRIGHTED BY WE PLAN HOMES	
WE PLAN HOMES CONSTRUCTION	
ASHLEY ELEVATIONS A	
DRW. BY:	PWLSAM
DATE:	9-25-12
SHEET:	1



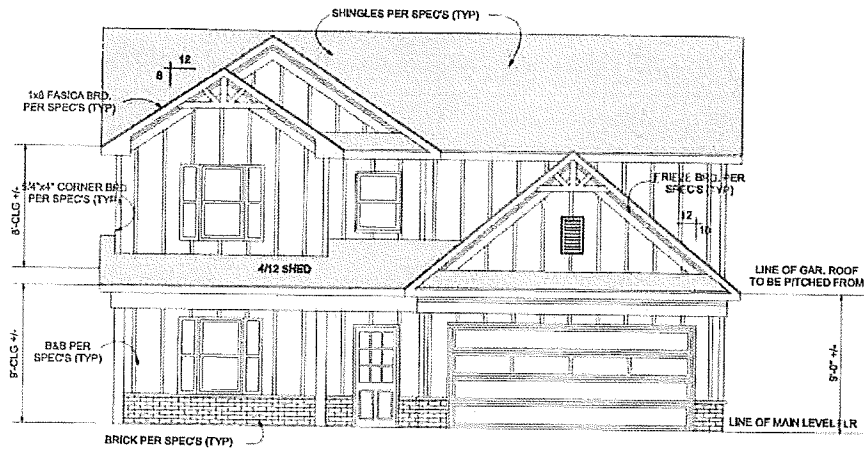
LEFT ELEVATION
1/8"---1'-0"



REAR ELEVATION
1/8"---1'-0"



RIGHT ELEVATION
1/8"---1'-0"



FRONT ELEVATION
1/4"---1'-0"

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) RELEASED FOR CONSTRUCTION

REV.

DATE

ALL PLANS HAVE BEEN
CHECKED AND APPROVED BY
WE PLAN HOMES

WE PLAN
HOMES
MULTIFAMILY

ASHLEY
ELEVATIONS B

DWG. BY:
PWL/SAM

DATE:
5-25-12

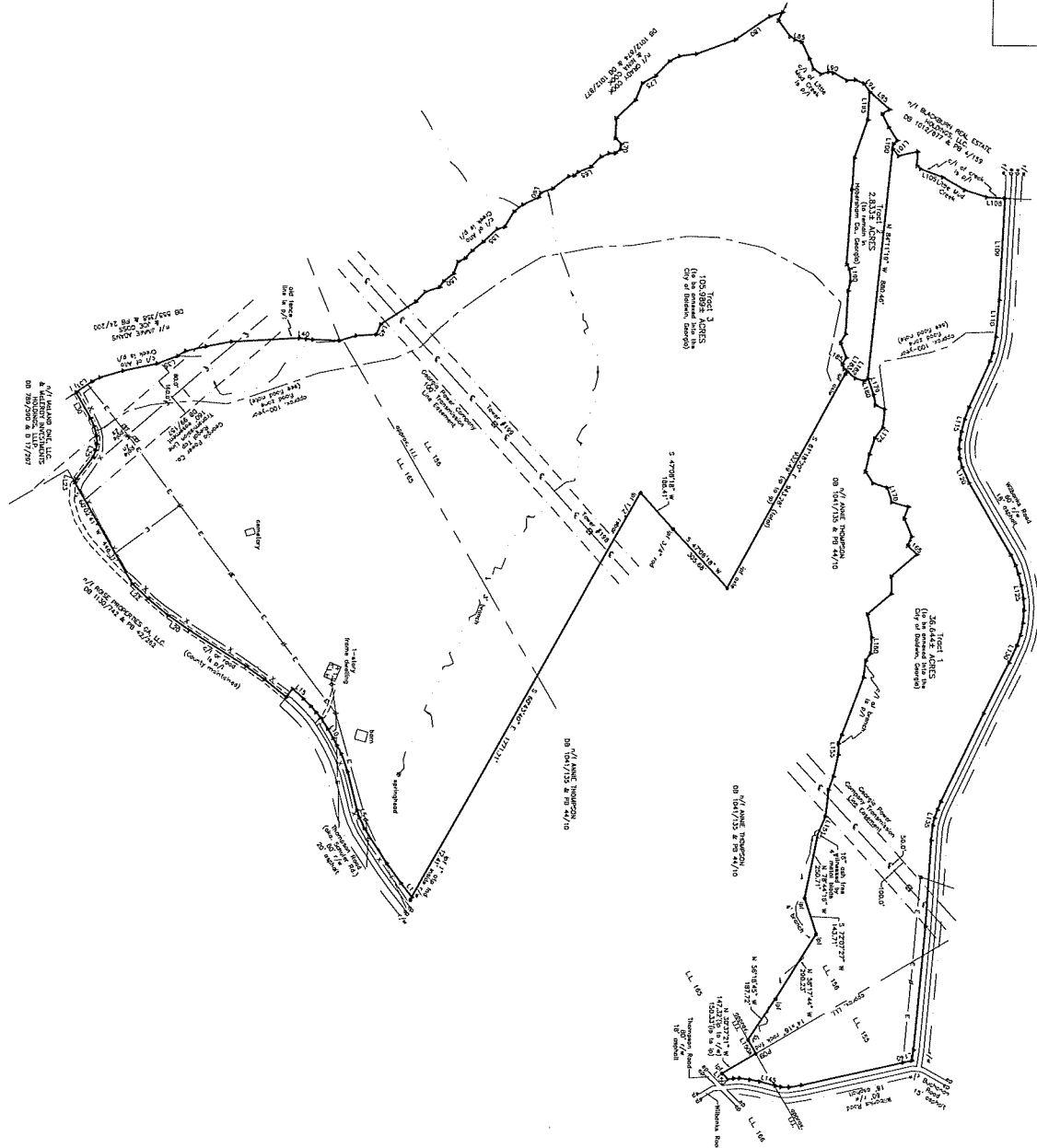
SHEET
1



SURVYOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same was made in accordance with the provisions of the Surveying Law of the State of Florida, and that the same was made on the date herein stated.

Surveyor's Name: E. G. (Bob) Davidson
 State: Florida
 License No.: 25002



LINE	BEARING	DISTANCE	AREA
1	S 89° 15' 00\"/>		

LEGEND

--- Road of Construction
 --- Electric
 --- Telephone
 --- Water Pipe
 --- Utility Pole
 --- Iron Pin Found
 --- Iron Pin Found
 --- Monument Found
 --- Brick N/P 1

The map data obtained is based upon GPS observations collected during the survey. The survey was conducted in accordance with the provisions of the Surveying Law of the State of Florida, and that the same was made on the date herein stated.

A PORTION OF THE PROPERTY IS SUBJECT TO BE LOCATED WITHIN A 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF THE COUNTY OF DADE, FLORIDA, AND IS SUBJECT TO BE DAMAGED BY FLOODING. THE OWNER HAS BEEN ADVISED TO MAKE THE NECESSARY ARRANGEMENTS TO PROTECT THE INVESTMENT.

DAVIDSON LAND SURVEYING, INC.
 E. G. (BOB) DAVIDSON, P.S.
 2200 BROADWAY
 MIAMI, FLORIDA 33133
 (305) 754-7400
 FAX (305) 754-7400
 E-MAIL: bob@dlssurvey.com
 WWW: www.dlssurvey.com

NOTES:

- The land being surveyed is subject to any easements, encroachments, or other interests that may exist thereon.
- All lot area 1/2" round unless otherwise noted.
- All lot area 1/2" round unless otherwise noted.

LULLA CAPITAL, LLC

0 200' 400' 600'

Scale: 1"=400'