

25' UNDISTURBED (EXCEPT FOR STORM WATER MANAGEMENT, LANDSCAPING, FENCING, AND MAINTENANCE)  
110' WITH MINIMUM 25' TALL BERM, LANDSCAPED AND IRRIGATED

GOSHEN VILLAS SUBDIVISION

WESTWOOD FARMS SUBDIVISION

EXLEY TRACT NORTH

MULTIFAMILY TO INDUSTRIAL: ±173 AC

150' TOTAL SETBACK (EXCEPT FOR STORM WATER MANAGEMENT, LANDSCAPING, FENCING, AND MAINTENANCE)  
15' CONSTRUCTION AND MAINTENANCE  
110' WITH MINIMUM 25' TALL BERM, LANDSCAPED AND IRRIGATED

EXLEY TRACT NORTH BOUNDARY

EXLEY TRACT SOUTH BOUNDARY

EXLEY TRACT NORTH

EXLEY TRACT SOUTH

WETLAND IMPACTS (TYP.)

WETLANDS (TYP.)

EFFINGHAM COUNTY LINE  
CHATHAM COUNTY LINE

GA SR 21 - AUGUSTA HWY

FULL ACCESS

COMMERCE DR

FULL ACCESS

10' SETBACK HIGHWAY COMMERCIAL SETBACK

FULL ACCESS

TABLE E-1: LAND USES

ZONING KEY	TOTAL ACRES	UPLAND ACRES
INDUSTRIAL	±816	±595
MULTIFAMILY TO INDUSTRIAL	±173	±123
HIGHWAY COMMERCIAL	±62	±55
TOTAL	±1,051	±773

NOTES:  
1. ACCESS ROADS SHOWN ON THIS PLAN HAVE BEEN ENLARGED FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ARTICLE VII, SECTION 7.1.13 FOR STREET RIGHT OF WAY WIDTHS.  
2. LINE WEIGHTS WIDTHS FOR BUFFERS, SETBACKS, ETC... ON THIS PLAN HAVE BEEN ENLARGED FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO PD-MU DEVELOPMENT TEXT FOR SPECIFIC DIMENSIONS.

# EXLEY TRACT NORTH & SOUTH

Highway 21, Effingham County | Chatham County, Georgia

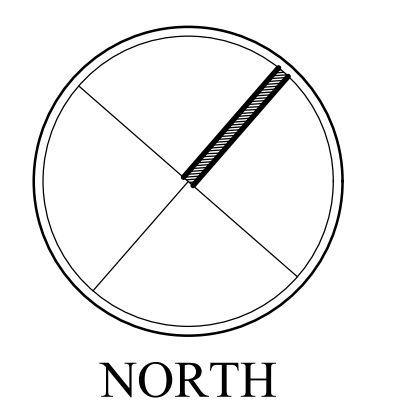
## PLANNED DEVELOPMENT DISTRICT - MIXED USE - DISTRICT EXHIBIT

LAND PLANNING & ENGINEERING:  
Thomas & Hutton Engineering Co.

ENVIRONMENTAL CONSULTANT:  
Resource & Land Consultants

June 11, 2008  
Modified \_\_\_\_\_, 2023

EXHIBIT A



0 300' 600' 1,200' 1,800'

Scale: 1" = 300'