



## JANUARY 23RD

### SITE DATA:

TOTAL AREA: 288.36 AC  
 TOTAL WETLANDS: 115.43 AC  
 TOTAL UPLANDS: 172.94 AC

### PROPOSED LAND USES:

ZONING: R5/R3  
 NUMBER OF UNITS: 563

SINGLE FAMILY DETACHED: 423 UNITS  
 TOWNHOUSE UNITS: 140 UNITS  
 OPEN SPACE: 41.65 AC / 14.44%  
 PERIMETER BUFFER: 15FT

SETBACKS:  
 FRONT: 15 FT  
 SIDE: 7.5 FT / 15 FT CORNER  
 REAR: 25 FT

DENSITY: 3.26DU/AC

## MARCH 24TH

### SITE DATA:

TOTAL AREA: 288.36 AC  
 TOTAL WETLANDS: 115.43 AC  
 TOTAL UPLANDS: 172.94 AC

### PROPOSED LAND USES:

ZONING: PD-R  
 NUMBER OF UNITS: 460

SINGLE FAMILY DETACHED: 320 UNITS  
 TOWNHOUSE UNITS: 140 UNITS  
 OPEN SPACE: 105.34 AC / 36.53%  
 PERIMETER BUFFER: 35FT

SETBACKS:  
 FRONT: 15 FT  
 SIDE: 5 FT / 10 FT CORNER  
 REAR: 25 FT

DENSITY: 2.67 DU/AC

## JUNE 24TH

### SITE DATA:

TOTAL AREA: 288.36 AC  
 TOTAL WETLANDS: 115.43 AC  
 TOTAL UPLANDS: 172.94 AC

### PROPOSED LAND USES:

ZONING: PD-R  
 NUMBER OF UNITS: 465

SINGLE FAMILY DETACHED: 465 UNITS  
 TOWNHOUSE UNITS: N/A  
 OPEN SPACE: 99.04 AC / 34.35%  
 PERIMETER BUFFER: 50FT

SETBACKS:  
 FRONT: 15 FT  
 SIDE: 7.5 FT / 15 FT CORNER  
 REAR: 25 FT

DENSITY: 2.69 DU/AC

# MIDLAND SANDS

CONCEPT PLAN REVISIONS  
 EFFINGHAM GA  
 JUNE 2024

