

- NOTES:**
1. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 2. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X AND ZONE A, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13105C0355E, EFFECTIVE DATE: 03/16/2015, NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 4. THIS PROPERTY BOUNDARY IS A COMPILATION OF PLATS DRAWN BY OTHERS AND IS NOT THE PRODUCT OF A COMPLETE BOUNDARY SURVEY PERFORMED BY COLEMAN COMPANY, INC.

SITE DATA:

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

PROPOSED LAND USES:

SINGLE FAMILY DETACHED

LOT SIZE: 50'x120'
37'x120'

MINIMUM LOT AREA: 4,440 SF

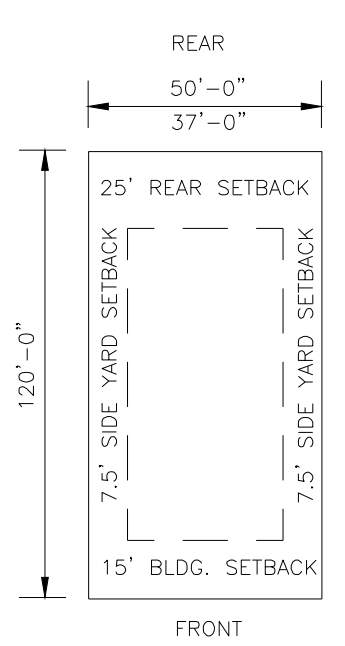
NUMBER OF UNITS: 307 (59th)
158 (37th)

TOTAL PROPOSED UNITS: 465

ALLOWED PD-R DENSITY: 3.0 DU/AC
PROPOSED DENSITY: 2.69 DU/AC

DEVELOPER INFORMATION:

BRD Land & Investment GP
Mr. Bryant Ligon
294 Kinley Park Drive, Suite 100
Fort Mill, SC 29715
919-801-0618

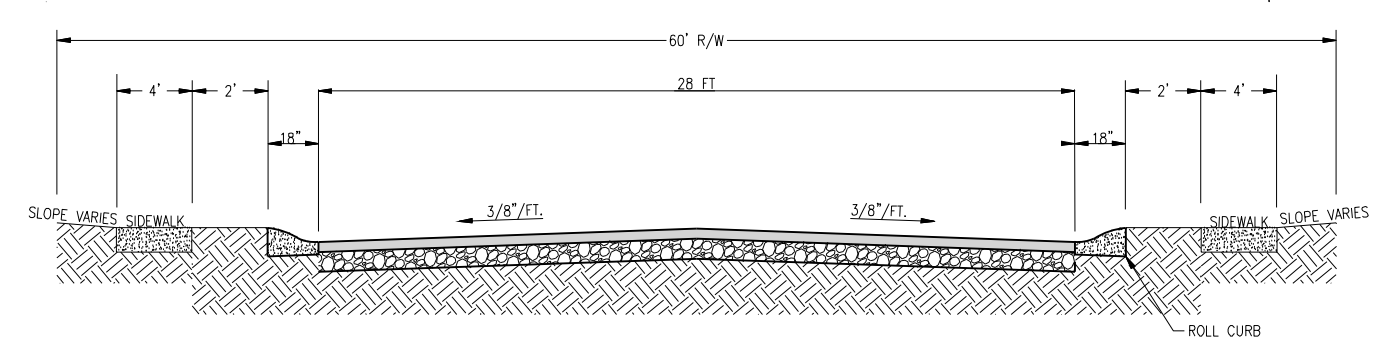


TYPICAL LOT LAYOUT
SINGLE FAMILY DETACHED
NOT TO SCALE

PLAT BOOK 8, PAGE 87
DEED BOOK 2193, PAGE 586
N/F JUSTIN & CRYSTAL ZIPPERER
PIN: 03960061

PARCEL B, PAGE D
PLAT BOOK A199, P. 199
N/F MARVIN ZEGLER ESTATE
PIN: 03960064 & 03970038

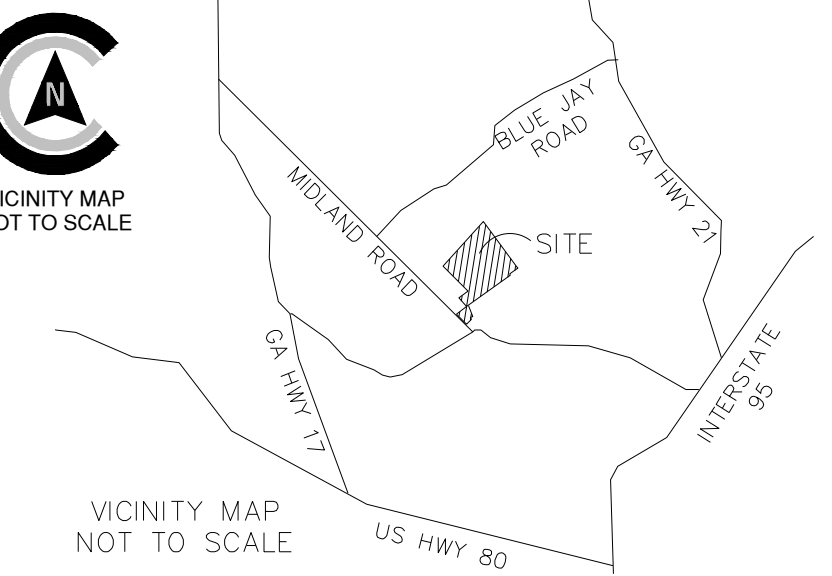
80' ACCESS EASEMENT
PLAT BOOK 28, PAGE 222
DEED BOOK 2442,
PAGES 902-903



P-14A TYPICAL SECTION THRU ROADWAY
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



DEVELOPMENT REQUIREMENTS:

SINGLE FAMILY DETACHED

- FRONT SETBACK: 15' MINIMUM
- SIDE YARD SETBACK: 7.5' / 10' CORNER LOT
- REAR YARD SETBACK: 25'
- MAX. BUILDING HEIGHT: 35'
- BUILDING COVERAGE: 45%
- MINIMUM LOT SIZE: 4,440 SF
- MINIMUM LOT WIDTH: 37'

DESIGN ELEMENTS:

- The following design elements shall be included:
- Variety of housing types - Single Family front loaded - 1 and 2 story
 - Minimum of 12" roof overhang.
 - Architectural Shingles
 - Front porches, when used, shall have a minimum depth of 6'.
 - Side elevations of homes that are abutting street intersections shall not be blank walls, but shall include windows and trim consistent with front elevation or a landscape screening and/or buffer.
 - Minimum first floor ceiling height of 9' on one story homes
 - Identical elevations or colors of homes shall not be allowed within three homes of one another.
 - Side yards require buffering of condenser and other mechanical equipment

OPEN SPACE REQUIREMENT:

REQUIRED OPEN SPACE:	57.67 ACRES (20% TOTAL AREA)
PROVIDED OPEN SPACE:	
PARKS:	10.33 ACRES
AMENITIES:	8.16 ACRES
HOA OPEN SPACE:	13.86 ACRES
WETLANDS:	55.60 ACRES (50%)
PONDS:	17.02 ACRES (50%)
TOTAL OPEN SPACE:	104.97 ACRES PROVIDED
OPEN SPACE CALCULATION:	104.97 AC/288.36 AC = 36.40%

LANDSCAPE REQUIREMENTS

- d) The minimum landscaping shall be as follows:
- (2) Large Trees (one in the front yard, one in the rear yard)
Mature size = 40'-60'
Planted size = 2" cal.
 - (2) Small Trees (one in the front yard, one in the rear yard)
Mature size = 15'-40'
Planted size = 2" cal.
 - (4) Large Shrubs (near foundation; 25% in rear yard)
Mature size = 5'-8'
Planted size = 30"
 - (8) Small Shrubs (near foundation; 25% in rear yard)
Mature size = 2'-4"
Planted size = 20"

COLEMAN COMPANY
ENGINEERS • SURVEYORS
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NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

CONCEPTUAL PLAN
MIDLAND SANDS
PREPARED FOR: BRD LAND AND INVESTMENT, GP
LOCATED IN EFFINGHAM COUNTY, GEORGIA

JOB NUMBER: 22-321
DATE: 01/12/2023
DRAWN BY:
CHECKED BY:
SCALE: AS NOTED

CONCEPTUAL PLAN

SHEET:
CP1.0

