

**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: 303 (50ft)  
158 (37ft)  
TOTAL PROPOSED UNITS: 461  
ALLOWED PD-R DENSITY: 3.0 DU/AC  
PROPOSED DENSITY: 2.67 DU/AC

**DEVELOPER INFORMATION:**

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

**DESIGN ELEMENTS:**

- The following design elements shall be included:
- a. Variety of housing types - Single Family front loaded - 1 and 2 story
  - b. Minimum of 12" roof overhang.
  - c. Architectural Shingles
  - d. Front porches, when used, shall have a minimum depth of 6'.
  - e. 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.
  - f. Minimum first floor ceiling height of 9' on one story homes
  - g. Identical elevations or colors of homes shall not be allowed within three homes of one another.
  - h. 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%



# MIDLANDROAD SANDS

ADJACENT PROPERTY DISTANCES  
EFFINGHAM GA  
JUNE 2024

