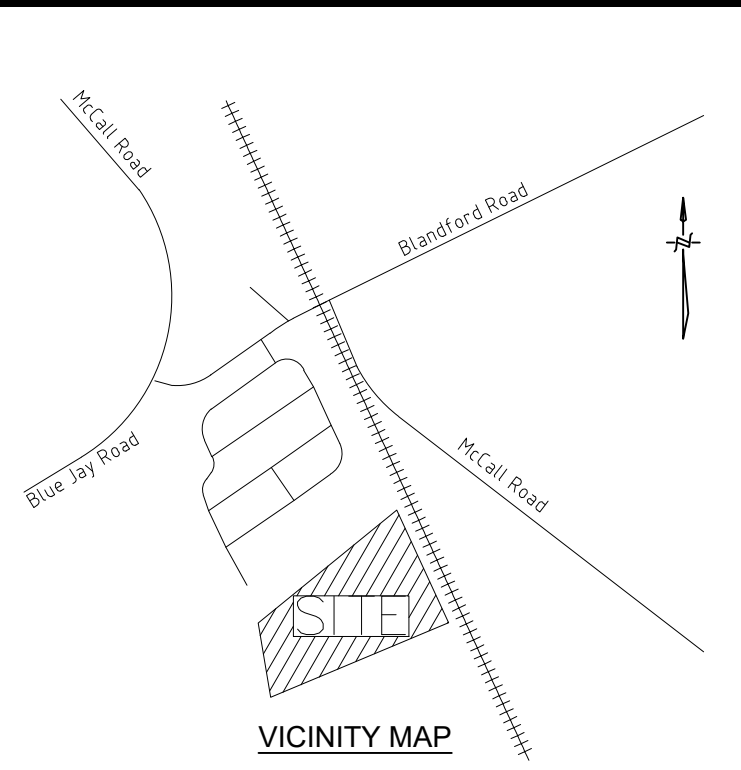




TOTAL ACREAGE: 17.77 AC or 773,912 SF

Total Lots: 59

Proposed Zoning: R-5

Min Lot Size: 6,600 SF (Proposed - 6,600 SF)

Min Lot Width: 50' (Proposed 60')

Max Building Height: 35'

Front Setback: 15'

Side Setback (Interior): 7.5'

Side Setback (Street): 15'

Rear Setback: 25'

Maximum Lot Coverage: 45%

Required Open Space (20%): 154,702 SF

Provided Open Space: 216,576 SF - 28.0%

TOTAL ACREAGE: ACTIVE/PASSIVE/BUFFER

Total Active: 29,886 SF

Total Passive: 139,098 SF

Total Buffer: 47,592 SF

Total Open Space: 216,576 SF

#### SITE DATA:

PROJECT AREA: 20.23 AC

AREA OF DISTURBANCE: 18.63 AC

ZONING: R-5

P.I.N.: 04320045A00

PROJECT ADDRESS: BLUE JAY ROAD

PROJECT CITY: RINCON, GA 31326

DISTRICT NUMBER: 01

LOT NUMBER: ???

OWNER NAME: BRALY INVESTMENT PROPERTIES, LLC

CONTACT: BRANDON LONG

OWNER ADDRESS: P.O. BOX 1655

OWNER CITY: SPRINGFIELD, GA 31329

TELEPHONE NO.: ???

DATE OF SURVEY: 10/7/24

GOVERNING AGENCY: EFFINGHAM COUNTY



#### NOTES:

1. THE SECONDARY EMERGENCY ACCESS TO BLUE JAY ROAD WILL ALSO BE THE CONSTRUCTION ACCESS.
2. THE AMENITIES PACKAGE WILL INCLUDE A COVERED MAIL KIOSK AND COVERED BUS STOP(WHICH CAN ALSO BE PART OF THE MAIL KIOSK), A COVERED PAVILION, AND A PLAYGROUND.
3. 3 ON-LOT PARKING SPACES PER UNIT.
4. THE CERTIFICATES OF OCCUPANCIES FOR THE HOMES WILL NOT BE ISSUED UNTIL THE PARKWAY IS COMPLETED OR MARCH 2026.
5. ANY VINYL USED IN THE CONSTRUCTION OF THE HOMES SHALL BE AT LEAST .44MM.

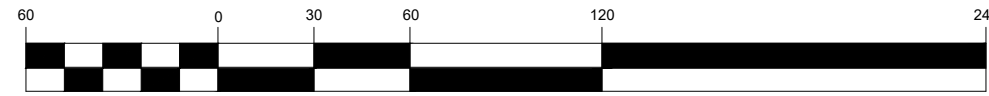
#### UTILITIES PROTECTION CENTER



KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.  
DIAL 811 OR 1-800-282-7411  
WWW.GEORGIA811.COM

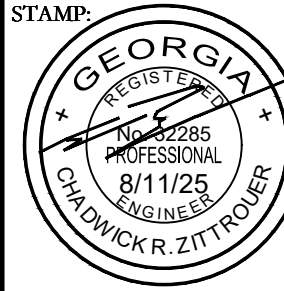
CALL THREE WORKING  
DAYS BEFORE YOU DIG

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

NOT FOR CONSTRUCTION  
RELEASED FOR CONSTRUCTION  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_



STAMP:

ORIGINAL RELEASED FOR  
CONSTRUCTION DATE:

NO DATE REVISION

PLANS OF  
BRINDLEY TRACT  
FOR  
BRALY INVESTMENT PROPERTIES, LLC

DRAWING TITLE:

SITE  
PLAN

SCALE: 1"= 60'

PROJECT NO: 240138.00

DATE: 8/11/25

DRAWN BY: TWM

CHECKED BY: CRZ

SHEET NO:

C1