

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 11/22/2024 9:42 AM BY: NML/MS/MS/DLS DRAWING PATH: C:\2024\24-296\000\DWG\CP1.0.dwg SKETCH PLAN UPDATE FROM PLANNING BOARD COMMENTS: 11.19.24.dwg



LOT DATA:
 37 X 110 = 250 LOTS (50%)
 55 X 110 = 248 LOTS (50%)
TOTAL = 498 LOTS



VICINITY MAP
NOT TO SCALE

SITE DATA:

TOTAL SITE AREA: 247.20 ACRES
 DISTURBED AREA: TBD
 ZONING: PD-R
 FLOOD ZONE: X, AE
 ZONE P.I.N.: 02980009
 PROJECT ADDRESS: SANDHILL ROAD, EFFINGHAM COUNTY, GEORGIA
 EXISTING LAND USE: AGRICULTURE
 PROPOSED LAND USE: RESIDENTIAL

NOTES:

- THIS PROPERTY IS LOCATED IN ZONE X & AE. FLOOD INSURANCE RATE MAP NUMBER 13051C0127H, EFFECTIVE DATE, MAY 19, 1987.
- ALL TOPOGRAPHIC DATA BASED ON LIDAR.
- THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
- SURVEY PREPARED BY COLEMAN COMPANY, INC.
- WATER AND SEWER WILL BE PRIVATE.
- THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.
- THERE ARE APPARENT WETLAND AREAS FOUND IN AND/OR WITHIN 200 FEET OF THE PROJECT AREA.
- ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
- ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK: 20'
 SIDE YARD SETBACK: 7.5' (TRADITIONAL) / 5' (COTTAGE)
 REAR YARD SETBACK: 25'
 MAX. BUILDING HEIGHT: 35'
 MINIMUM OPEN SPACE: 20%
 MAX. DENSITY ALLOWED: 3.2 DU/ACRE
 BUFFER REQUIREMENTS: 30' (ADJACENT TO AR-1)

COLEMAN COMPANY
 ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 906-3041 | CCI.SAV.COM

NOT FOR CONSTRUCTION

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

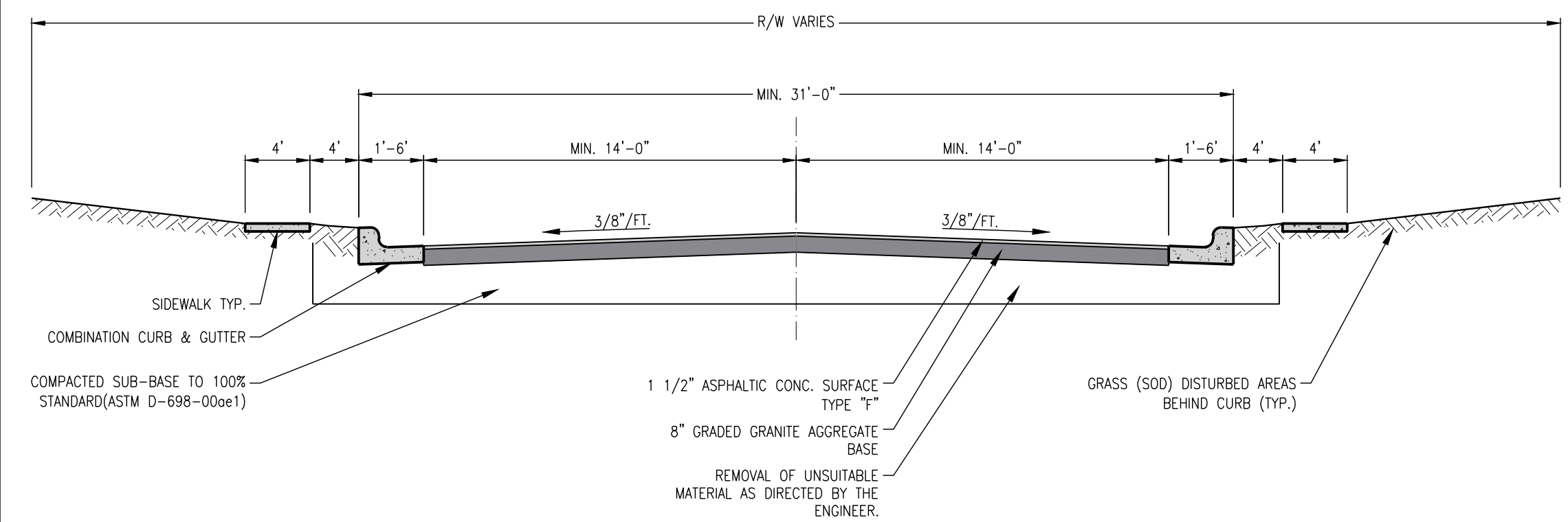
REVISIONS:

GENERAL DEVELOPMENT PLAN
HINELY TRACT PD-R
 EFFINGHAM COUNTY, GEORGIA

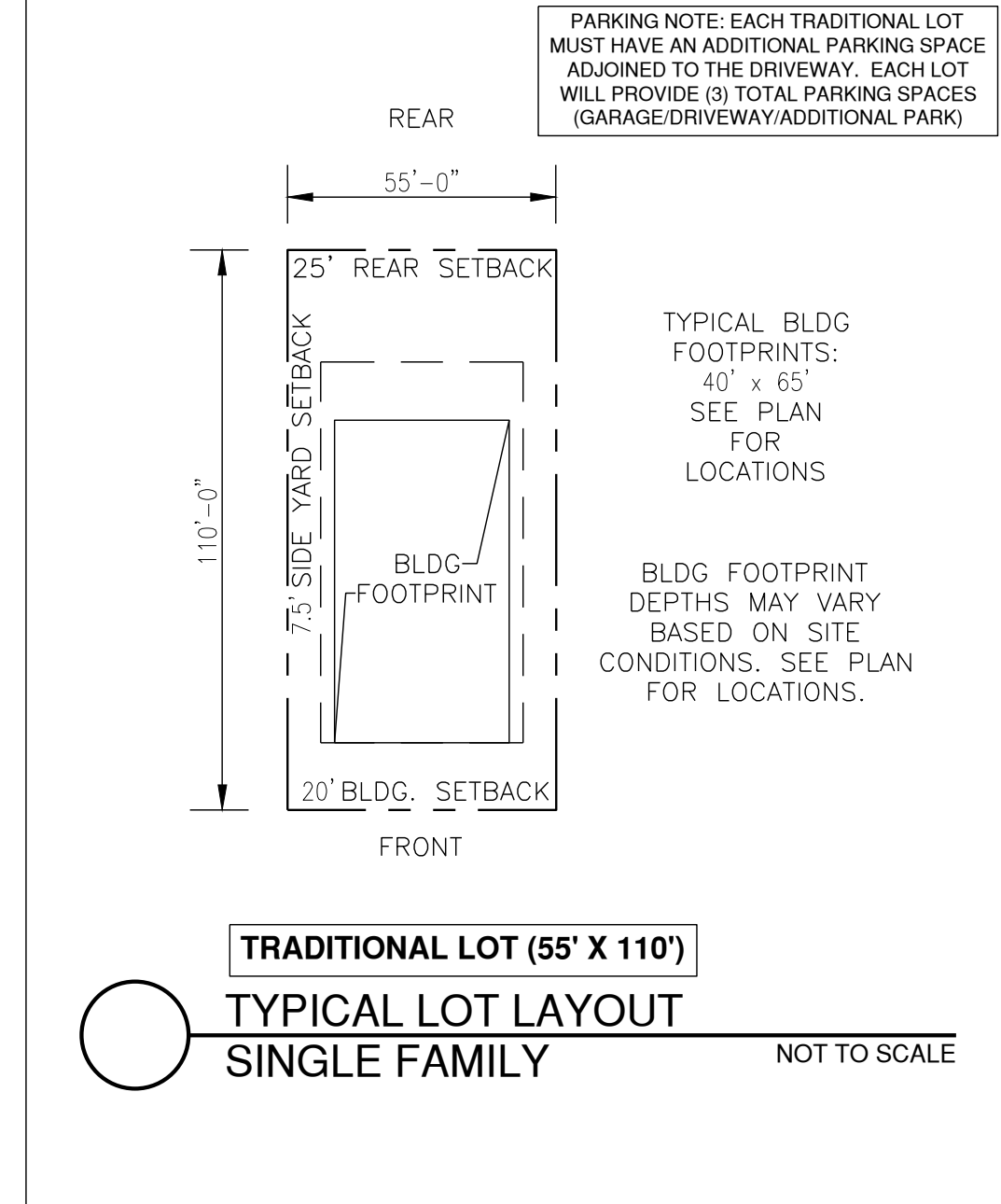
JOB NUMBER: 24-296.000
 DATE: 6/20/2024
 DRAWN BY: DCP
 CHECKED BY: NPM
 SCALE: AS NOTED

GENERAL DEVELOPMENT PLAN

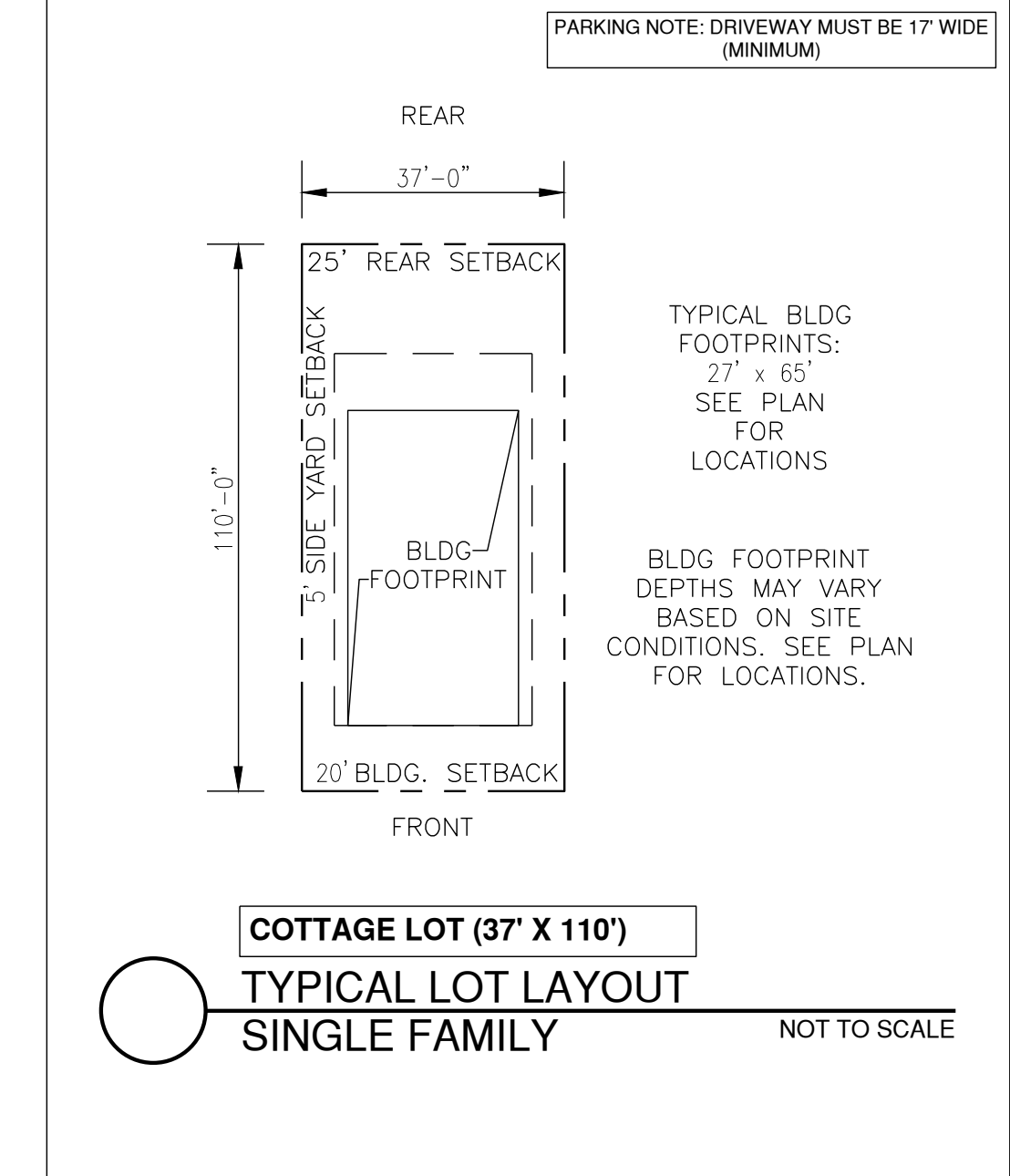
SHEET:
CP1.0



P-14C TYPICAL CROWNED ROAD SECTION WITH SIDEWALK
NOT TO SCALE



TRADITIONAL LOT (55' X 110')
TYPICAL LOT LAYOUT SINGLE FAMILY
NOT TO SCALE



COTTAGE LOT (37' X 110')
TYPICAL LOT LAYOUT SINGLE FAMILY
NOT TO SCALE

