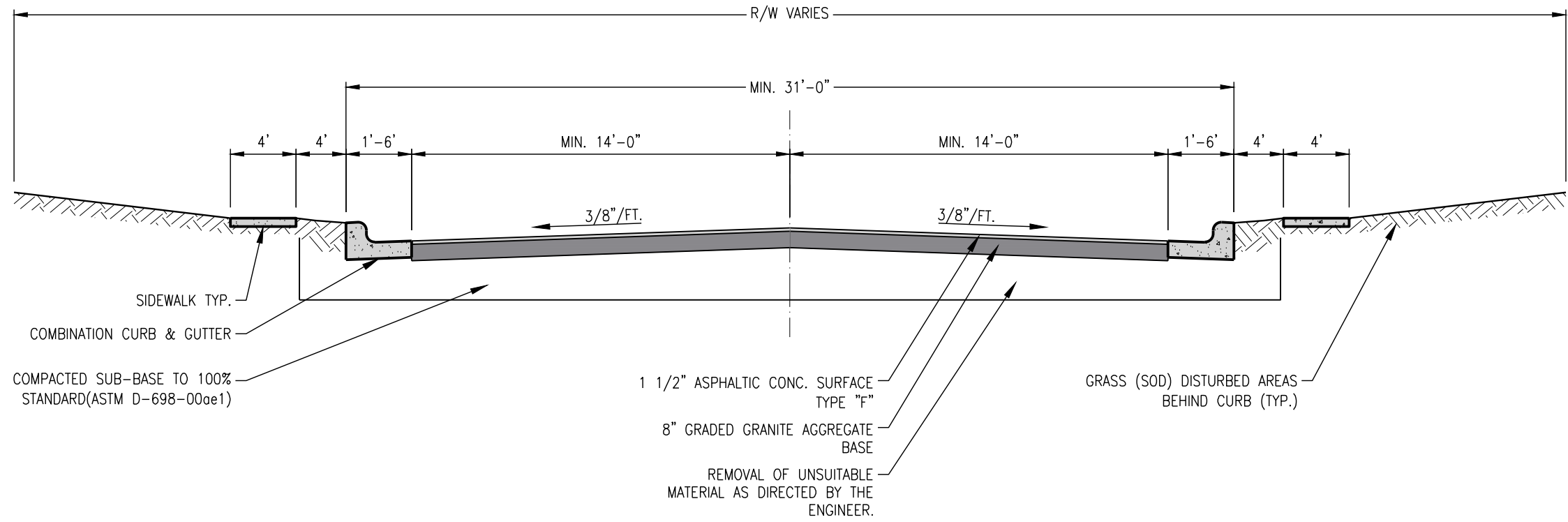
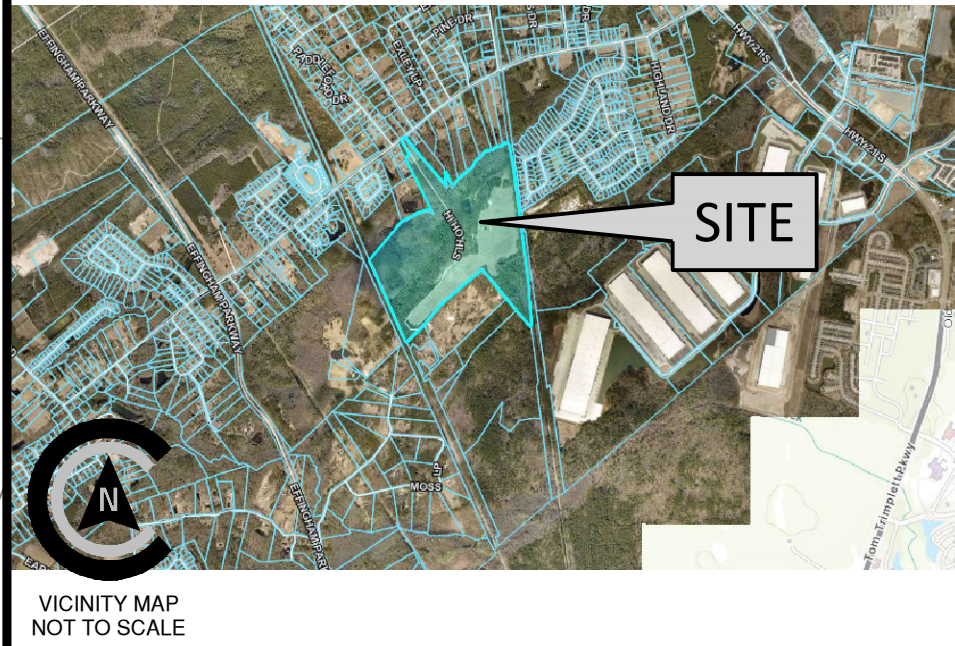


© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/4/2025 9:13 AM BY: Neil McKendie DRAWING PATH: C:\2024\24-008-000\24-009-000\DWG\Planning\039 Goshen Road Sketch Plan.dwg



P-140 TYPICAL CROWNED ROAD SECTION WITH SIDEWALK

NOT TO SCALE



SITE DATA:

TOTAL SITE AREA: 221.87 ACRES
DISTURBED AREA: 1127.52 ACRES
EXISTING ZONING: AR-1
PROPOSED ZONING: R-5
FLOOD ZONE: ZONE-X, AE
ZONE P.I.N.: 04510041
PROJECT ADDRESS: 939 GOSHEN ROAD, RINCON, GA 31326
EXISTING LAND USE: AGRICULTURE
PROPOSED LAND USE: RESIDENTIAL
OWNER NAME: TURKEY BLUFF PLANTATION, LLC
OWNER ADDRESS: 5 SOUNDING POINT RETREAT, SAVANNAH, GA 31411
CONTACT NAME: NICK FINLAND
CONTACT ADDRESS: 5 SOUNDING POINT RETREAT, SAVANNAH, GA 31411
CONTACT TELEPHONE: 202-400-0247

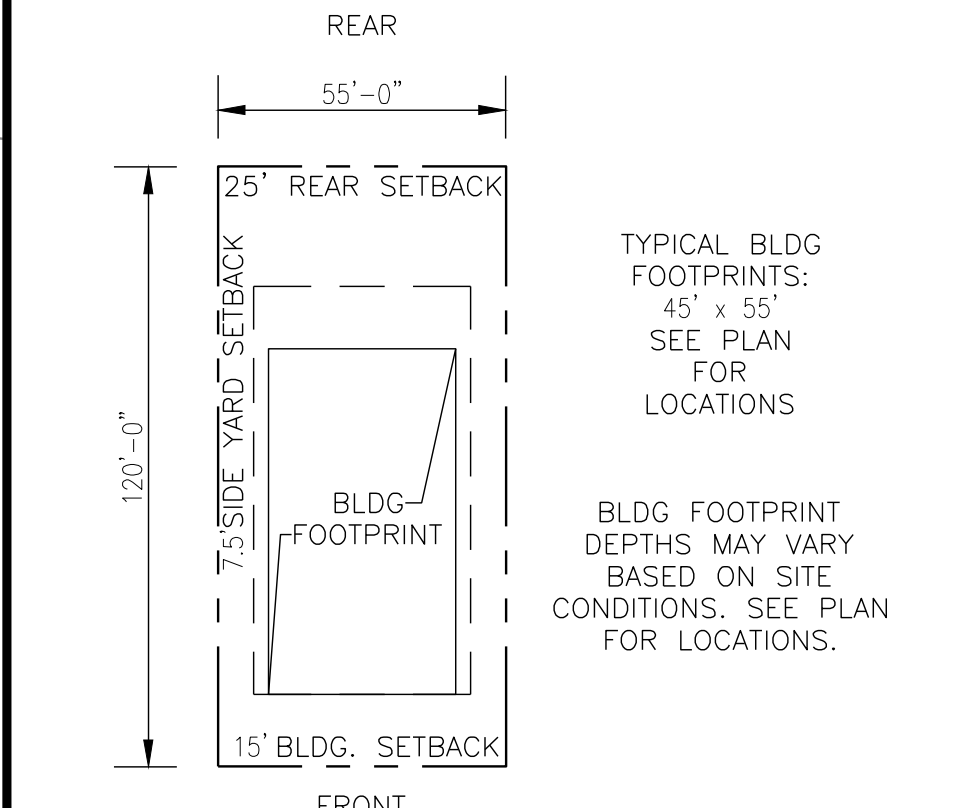
SITE INFORMATION:

PROPERTY ADDRESS: 939 GOSHEN ROAD, RINCON, GA 31326
PROPERTY PIN: 04510041
PROPERTY AREA: 221.87 ACRES
WETLANDS: 107.47 ACRES
POND: 15.76 ACRES
BUILDING: 21.00 ACRES
ROADWAYS: 10.68 ACRES
SIDEWALKS: 1.49 ACRES
OPEN SPACE: 78.20 ACRES; 35% (INCLUDING 50% OF WETLAND & POND AREA) (MIN OF 15% REQUIRED)
TOTAL SINGLE FAMILY LOTS: 377

- NOTES:**
1. THIS PROPERTY IS LOCATED IN ZONE X & AE AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NUMBER 1310802080E, EFFECTIVE DATE: DECEMBER 21, 2017.
 2. ALL TOPOGRAPHIC DATA BASED ON SURVEY.
 3. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 4. SURVEY PREPARED BY COLEMAN COMPANY, INC.
 5. WATER AND SEWER WILL BE PROVIDED BY COUNTY OF EFFINGHAM.
 6. THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.
 7. THERE ARE APPARENT WETLAND AREAS FOUND IN AND/OR WITHIN 200 FEET OF THE PROJECT AREA.
 8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 10. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.

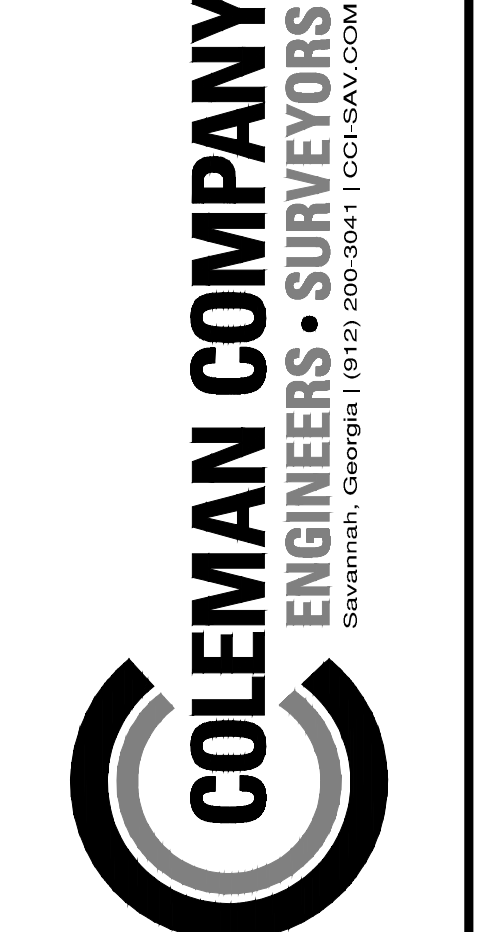
DEVELOPMENT REQUIREMENTS:

FRONT SETBACK: 15'
SIDE YARD SETBACK: 7.5'
REAR YARD SETBACK: 25'
MAX. BUILDING HEIGHT: 35'
MINIMUM OPEN SPACE: 15%
MAX. DENSITY ALLOWED: 5 DWELLINGS PER ACRE (0.15 ACRE LOT MIN.)
BUFFER REQUIREMENTS: 45' (ADJACENT TO RAIL), 50' (ADJACENT TO AR-1)



TYPICAL LOT LAYOUT SINGLE FAMILY

NOT TO SCALE



NOT FOR CONSTRUCTION

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

REVISIONS:

GENERAL DEVELOPMENT PLAN

939 GOSHEN ROAD RESIDENTIAL DEVELOPMENT

EFFINGHAM COUNTY, GEORGIA

PREPARED FOR TURKEY BLUFF PLANTATION, LLC

JOB NUMBER: 24-009-000
DATE: 3/21/2024
DRAWN BY: DCP
CHECKED BY: NPM
SCALE: AS NOTED

GENERAL DEVELOPMENT PLAN

SHEET:

CP1.0