ADDRESS: MARCH JONAS BLUE JAY RD. PIN: 0351B010B00 GUYTON, GA 31312 DEED BOOK: 2699, PAGE: 810 PLAT BOOK: 28, PAGE: 261 PARCEL NUMBERS: 03510-00000-003-000 ZONING: R-1 **EXISTING ZONING: R5** $\mathsf{SITE} \ extstyle \ extst$ **HUTCHINGS TIMOTHY** JONES ASHLEY PEACOCK PROPOSED LAND USE - DETACHED SINGLE FAMILY PIN: 0351B010 PIN: 0351A009 DEED BOOK: 2478, PAGE: 710 DEED BOOK: 2759, PAGE: 92 EXISTING PARCEL ACREAGE: 100.34 AC PLAT BOOK: 28, PAGE: 261 PLAT BOOK: C162, PAGE: C-E 77.80 AC (77.54%) ZONING: R-1 ZONING: R-1 22.20 AC (22.46%) WETLAND LEITHAUSER JAMES MICHAEL & NICOLE DISTURBED ACREAGE: 71.26 AC PIN: 0351B010A00 71.26 AC UPLAND DEED BOOK: 2966, PAGE: 486 EMERALD PLANTATION EFFINGHAM COMMUNITY PLAT BOOK: 28, PAGE: 218 WETLAND 0.00 AC ZONING: R-1 PIN: 0351A001D00 DEED BOOK: 2672, PAGE: 155 PLAT BOOK: C-162, PAGE: C-E REQUIRED LOT SETBACKS: REQUIRED **PROPOSED** FRONT SETBACK LINE: REAR SETBACK LINE: 25' LEFT TURN LANE SIDE SETBACK LINE (STREET): 15' SECONDARY -SIDE SETBACK LINE (INTERIOR): 7.5 ENTRY BOROS ZSOLT & MICHELLE ADJACENT USE BUFFER: PIN: 0351A015 R-5 TO AR-1 WALDHOUR ALAN F & LYNETTE D DEED BOOK: 2725, PAGE: 425 PIN: 03510002 PLAT BOOK: C162, PAGE: C-E DEED BOOK: 1807, PAGE: 166 ZONING: R-1 R-5 TO R-1 50' PLAT BOOK: B, PAGE: 122B ZONING: AR-1 STICHA TIMOTHY M & CHRISTINE R REQUIRED GREEN SPACE: 19.40% PIN: 0351A016 DEED BOOK: 2221, PAGE: 233 LEFT TURN LANE PLAT BOOK: C162, PAGE: C-E MAX BUILDING HEIGHT: <35' ZONING: R-1 PRIMARY ENTRY WITH SIGNAGE LOCATION MAP CARR JENNIFER J 6.600 SF MINIMUM PIN: 0351A017 1" = 1000' MAIL KIOSK WITH PARKING DEED BOOK: 2773, PAGE: 315 COVERED BUS STOP MAX LOT COVERAGE: PLAT BOOK: C162, PAGE: C-E *AS MEASURED AT FRONT SETBACK LINE. MINIMUM MAY ZONING: R-1 RIGHT TURN LANE -BE REDUCED FOR PIE SHAPED LOTS ON CUL-DE-SACS OR TIGHT RADII. WALDHOUR ALAN FLETCHER & LYNN JENKINS PIN: 03510002A00 LOT LEGEND UNIT BREAKDOWN: POCKET PARK/AMENITY DEED BOOK: 2380, PAGE: 468 OVERFLOW PARKIN PLAT BOOK: C 81, PAGE: E-2 ZONING: AR-1 203 SINGLE FAMILY DETACHED UNITS 5' NEIGHBORHOOD 5' NEIGHBORHOOD - EMERALD PLANTATION EFFINGHAM COMMUNITY PEDESTRIAN PIN: 0351A001C00 ONNECTOR DEED BOOK: 2672, PAGE: 155 CONNECTOR 55' X 120' LOT: 162 UNITS PLAT BOOK: C-162, PAGE: C-E 75' X 120' LOT: 41 UNITS SINGLE-FAMILY DETACHED (R-5) REQUIRED OPEN SPACE CALCULATIONS: 15% OF 71.26 AC = 10.69 AC = 465,656 SF FIRE HYDRANT (WET POND 6' ACCESS CONTROL FENCE REQUIRED OPEN SPACE = 465,656 SF 15' FRONT SETBACK PROPOSED WET POND PROVIDED OPEN SPACE = 907,143 SF (20.83 AC - 29.23%) WATER MAIN PROVIDED GREENSPACE SHALL MEET THE REQUIRED PROPOSED PUMP (TYP.) STATION PERCENTAGE OF THE OPEN SPACE, PER THE EFFINGHAM COUNTY ZONING CODE, UPON SUBMITTAL OF THE SPECIFIC DEVELOPMENT PLANS. JOHNSON TERREL G JR & LAYLA MARIE PIN: 03510006A00 7.5' SIDE SETBACK (TYP. PRIVACY FENCE DEED BOOK: 2399, PAGE: 265 PAD AREA (TYP.) PARKING REQUIREMENT BREAKDOWN: PLAT BOOK: 28, PAGE: 58 ZONING: AR-1 REQUIRED PARKING: 2 SPACES PER UNIT PARK/AMENITY 203 TOTAL UNITS AREA OVERFLOW PARKING: 1 SPACE PER 5 UNITS TOTAL REQUIRED SPACES: 406 PARKING SPACES <u>-----</u> HINELY CASSIE MICHELE WET POND OVERFLOW PARKING: 41 PARKING SPACES PIN: 03260029 TOTAL: 447 PARKING SPACES DEED BOOK: 2602, PAGE: 160 25' REAR SETBACK PLAT BOOK: 3, PAGE: 131 ZONING: AR-1 PROPOSED PARKING: 406 STANDARD PARKING **JURISDICTIONAL** (GARAGE/DRIVEWAY) ALIGO ANDREW & MARA OVERFLOW PARKING: 41 PARKING SPACES PIN: 03510007 75' X 120' LOT NTS 447 PARKING SPACES TOTAL: DEED BOOK: 2165, PAGE: 184 PLAT BOOK: 15, PAGE: 248 ZONING: AR-1 FEMA FLOOD ZONE - ZONE X FEMA PANEL: 13103C0351E & 13103C0353E DRAINAGE PIPES (EFF. 03/16/2015) WATER AND SEWER SERVICE WILL BE PROVIDED BY EFFINGHAM COUNTY. TRAVEL LANE STORM DRAINAGE - ENTIRE DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY HEIDT JEFFREY E 15' FRONT SETBACK EFFINGHAM COUNTY. GREEN INFRASTRUCTURE/LOW IMPACT PIN: 03510023A00 PIN: 03510023B00 DEVELOPMENT PRACTICES WILL BE USED TO THE MAXIMUM DEED BOOK: 2394, PAGE: 116 DEED BOOK: 2394, PAGE: 118 EXTENT PRACTICAL DURING THE CREATION OF THE PLAT BOOK: 28, PAGE: 8 PROPERTY LINE PLAT BOOK: 28, PAGE: 8 GRASS STRIP ZONING: AR-1 ZONING: AR-1 STORMWATER MANAGEMENT PLAN. 6' TREE LAWN STREET TREE PLANS COMPLYING WITH THE REQUIREMENTS ROAD SECTION A-A OF THE R-5 ZONING DISTRICT WILL BE PROVIDED WITH THE DEVELOPMENT PLAN REVIEW. 7.5' SIDE SETBACK (TYP.) BUILDING PAD AREA (40' X 80') REFERENCE VERTICAL DATUM - NAVD88 PROJECT SIGNAGE SHALL COMPLY WITH EFFINGHAM ADDITIONAL ZONING CONDITIONS COUNTY CODE OF ORDINANCES. . MINIMUM HEATED AREA WITHIN EACH CONSTRUCTED HOME SHALL BE CONAWAY GLENN N SITE LIGHTING TO BE PROVIDED BY GEORGIA POWER. PIN: 03510008 A. 2,400 S.F. WITHIN THE 75' WIDE LOTS ADJACENT TO EMERALD PLANTATION. TRAVEL LANE TRAVEL LANE DEED BOOK: 1622, PAGE: 147 ADEQUATE HORIZONTAL & VERTICAL SIGHT DISTANCE TO B. 2,00 S.F. WITHIN THE REMAINING 75' WIDE LOTS. PLAT BOOK: 15, PAGE: 247 C. 1,600 S.F. WITHIN THE 55' WIDE LOTS. BE PROPOSED FOR PROPERTY ENTRY/EXITS. ZONING: PD-MR PLAN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE 2. 6' TRANSPARENT FENCE WITH VERTICAL PICKETS PROVIDING ACCESS BASED ON FINAL DESIGN AND PERMITTING. 25' REAR SETBACK CONTROL O BE CONSTRUCTED WHERE NON-LOTTED AREAS ARE CONSTRUCTED ADJACENT TO NEIGHBORING PROPERTIES. L24" CURB AND GUTTER ROAD SECTION B-B 3. 6' OPAQUE, SOLID, PRIVACY FENCE TO BE CONSTRUCTED WHERE NEW LOTS ABUT ADJACENT PROPERTIES. 55' X 120' LOT NTS 4. ONCE 50% OF THE LOT CERTIFICATE OF OCCUPANCIES HAVE BEEN ISSUED, ALL AMENITIES SHALL BE STARTED. APPLICANT CIVIL ENGINEER CHARLES R. ALE BLUE FERN DEVELOPMENT THOMAS & HUTTON



1282 SUMERLIN DR.

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PRELIMINARY PLAN **ALE TRACT** EFFINGHAM COUNTY, GA

JOHN GIORDANO

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NOTES:

AMENITY PLANS TO BE FINALIZED UPON

SPECIFIC DEVELOPMENT PLAN SUBMITTAL.

MAY 09, 2025



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