

EXISTING PARCEL ACREAGE:	100.34 AC	
UPLAND	77.80 AC (77.54%)	
WETLAND	22.20 AC (22.46%)	
DISTURBED ACREAGE:	71.26 AC	
UPLAND	71.26 AC	
WETLAND	0.00 AC	
REQUIRED NET SETBACKS:		
FRONT SETBACK LINE:	15'	15'
REAR SETBACK LINE:	25'	25'
SIDE SETBACK LINE (STREET):	15'	15'
SIDE SETBACK LINE (INTERIOR):	7.5'	7.5'

ADJACENT USE BUFFER:		
R-5 TO AR-1	30'	
	30'	
R-5 TO R-1	30'	50'
REQUIRED GREEN SPACE:	15%	19.40%
MAX BUILDING HEIGHT:	35'	<35'

SIZE: 6,600 SF MINIMUM
WIDTH: 50' MINIMUM
MAX LOT COVERAGE: 45%
*AS MEASURED AT FRONT SETBACK LINE. MINIMUM MAY
BE REDUCED FOR PIE SHAPED LOTS ON CUL-DE-SACS OR
TIGHT RADII.

UNIT BREAKDOWN:

203 SINGLE FAMILY DETACHED UNITS

55' X 120' LOT:	162 UNITS
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

REQUIRED OPEN SPACE = 465,656 SF
PROVIDED OPEN SPACE = 907,143 SF (20.83 AC - 29.23%)

PROVIDED GREENSPACE SHALL MEET THE REQUIRED PERCENTAGE OF THE OPEN SPACE, PER THE EFFINGHAM COUNTY ZONING CODE, UPON SUBMITTAL OF THE SPECIFIC DEVELOPMENT PLANS.

PARKING REQUIREMENT BREAKDOWN:	
REQUIRED PARKING:	2 SPACES PER UNIT 203 TOTAL UNITS
OVERFLOW PARKING:	1 SPACE PER 5 UNITS
TOTAL REQUIRED SPACES:	406 PARKING SPACES
OVERFLOW PARKING:	41 PARKING SPACES
TOTAL:	447 PARKING SPACES
PROPOSED PARKING:	406 STANDARD PARKING (GARAGE/DRIVEWAY)
OVERFLOW PARKING:	41 PARKING SPACES
TOTAL:	447 PARKING SPACES

FEMA FLOOD ZONE - ZONE X
FEMA PANEL: 13103C0351E & 13103C0353E
(EFF. 03/16/2015)

WATER AND SEWER SERVICE WILL BE PROVIDED BY EFFINGHAM COUNTY.

STORM DRAINAGE - ENTIRE DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY EFFINGHAM COUNTY. GREEN INFRASTRUCTURE/LOW IMPACT DEVELOPMENT PRACTICES WILL BE USED TO THE MAXIMUM EXTENT PRACTICAL DURING THE CREATION OF THE STORMWATER MANAGEMENT PLAN.

STREET TREE PLANS COMPLYING WITH THE REQUIREMENTS OF THE R-5 ZONING DISTRICT WILL BE PROVIDED WITH THE DEVELOPMENT PLAN REVIEW.

REFERENCE VERTICAL DATUM - NAVD88

PROJECT SIGNAGE SHALL COMPLY WITH EFFINGHAM
COUNTY CODE OF ORDINANCES.

SITE LIGHTING TO BE PROVIDED BY GEORGIA POWER.

**ADEQUATE HORIZONTAL & VERTICAL SIGHT DISTANCE TO
BE PROPOSED FOR PROPERTY ENTRY/EXITS.**

PLAN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE
BASED ON FINAL DESIGN AND PERMITTING.

ADDITIONAL ZONING CONDITIONS

1. MINIMUM HEATED AREA WITHIN EACH CONSTRUCTED HOME SHALL BE

A. 2,400 S.F. WITHIN THE 75' WIDE LOTS ADJACENT TO EMERALD PLANTATION.

B. 2,000 S.F. WITHIN THE REMAINING 75' WIDE LOTS.

C. 1,600 S.F. WITHIN THE 55' WIDE LOTS.

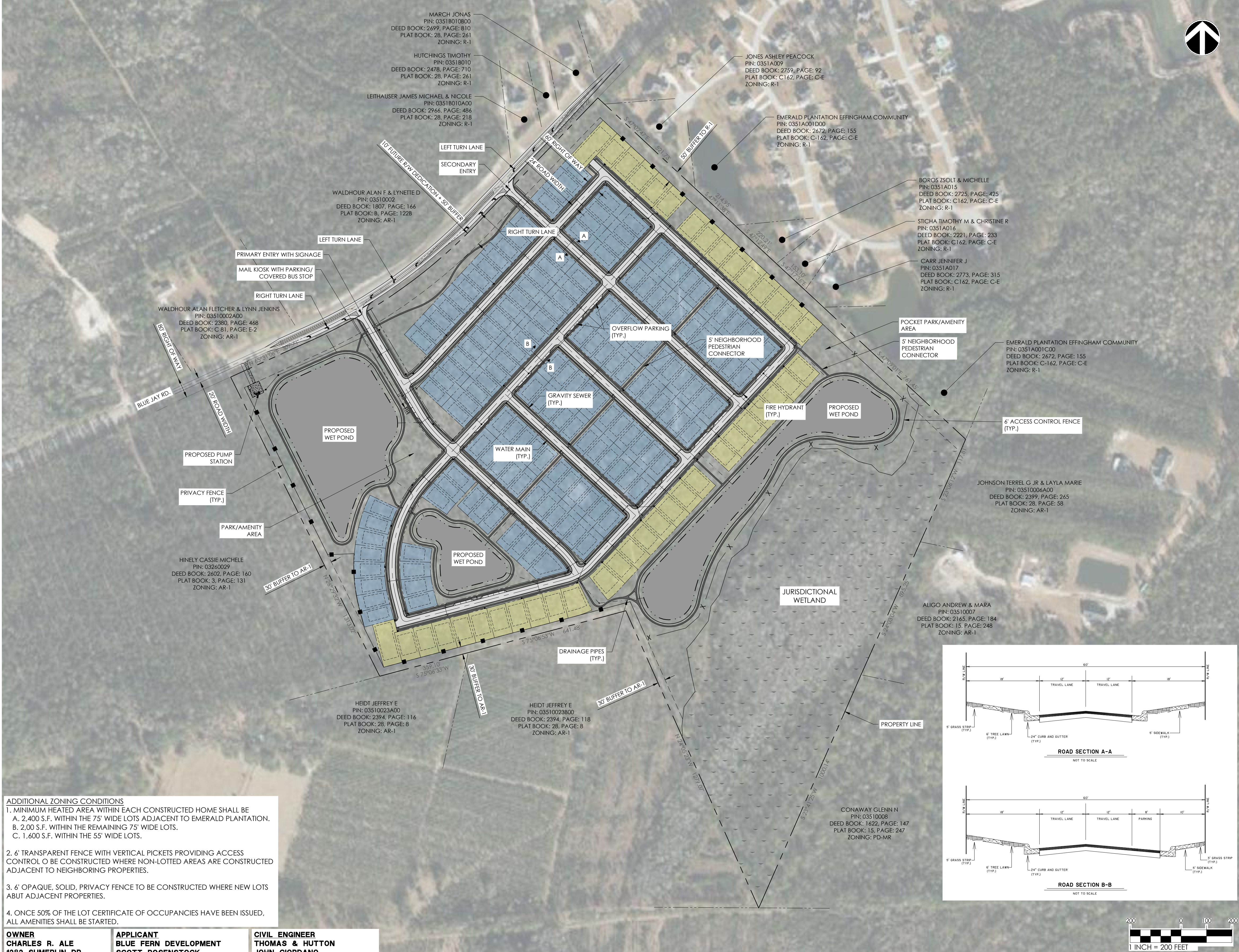
2. 6' TRANSPARENT FENCE WITH VERTICAL PICKETS PROVIDING ACCESS CONTROL TO BE CONSTRUCTED WHERE NON-LOTTED AREAS ARE CONSTRUCTED ADJACENT TO NEIGHBORING PROPERTIES.

3. 6' OPAQUE, SOLID, PRIVACY FENCE TO BE CONSTRUCTED WHERE NEW LOTS ABUT ADJACENT PROPERTIES.

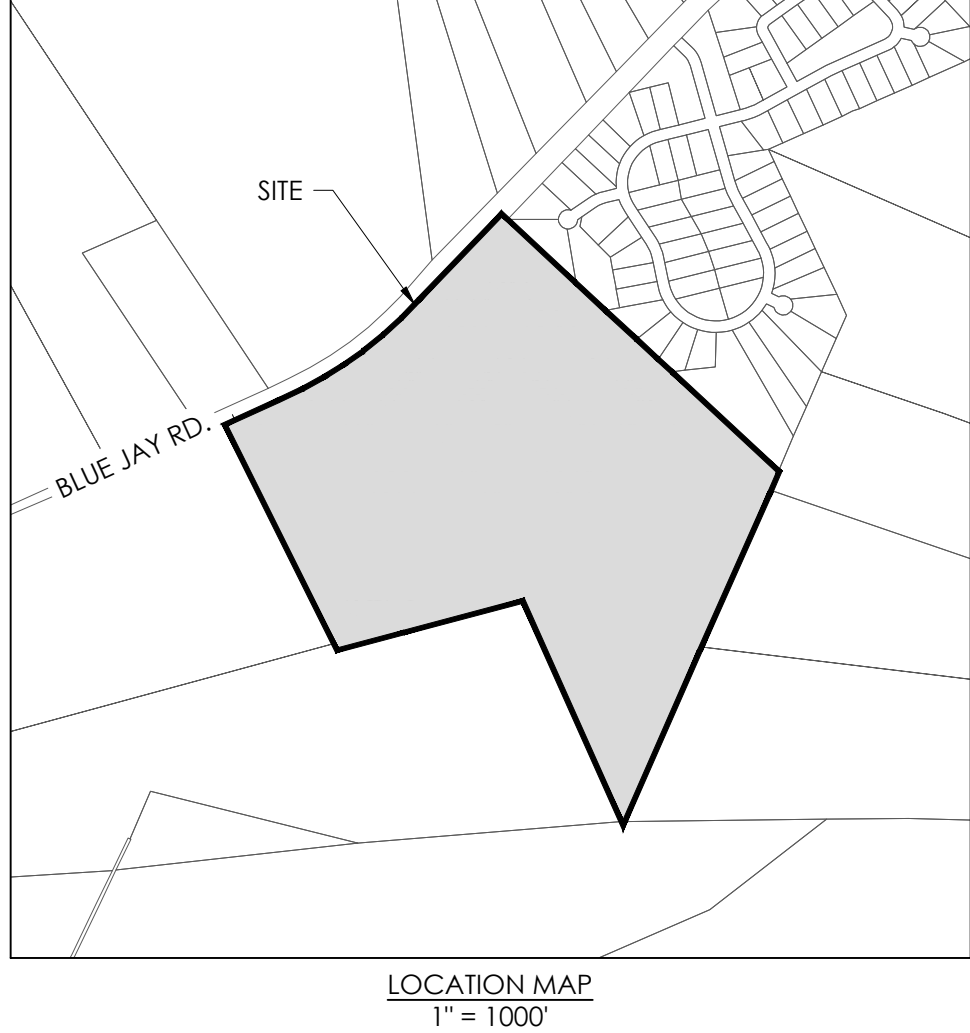
4. ONCE 50% OF THE LOT CERTIFICATE OF OCCUPANCIES HAVE BEEN ISSUED, ALL AMENITIES SHALL BE STARTED.

OWNER	APPLICANT	CIVIL
CHARLES R. ALE	BLUE FERN DEVELOPMENT	THOM
1282 SUMERLIN DR.	SCOTT ROSENSTOCK	JOHN
TALLAHASSEE, FL 32317	18300 REDMOND WAY. STE 120	50 P
	REDMOND, WA 98052	SAVA
	PHONE (425) 403-0818	PHON


CIVIL ENGINEER
THOMAS & HUTTON
JOHN GIORDANO
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
PHONE (912) 721-4098




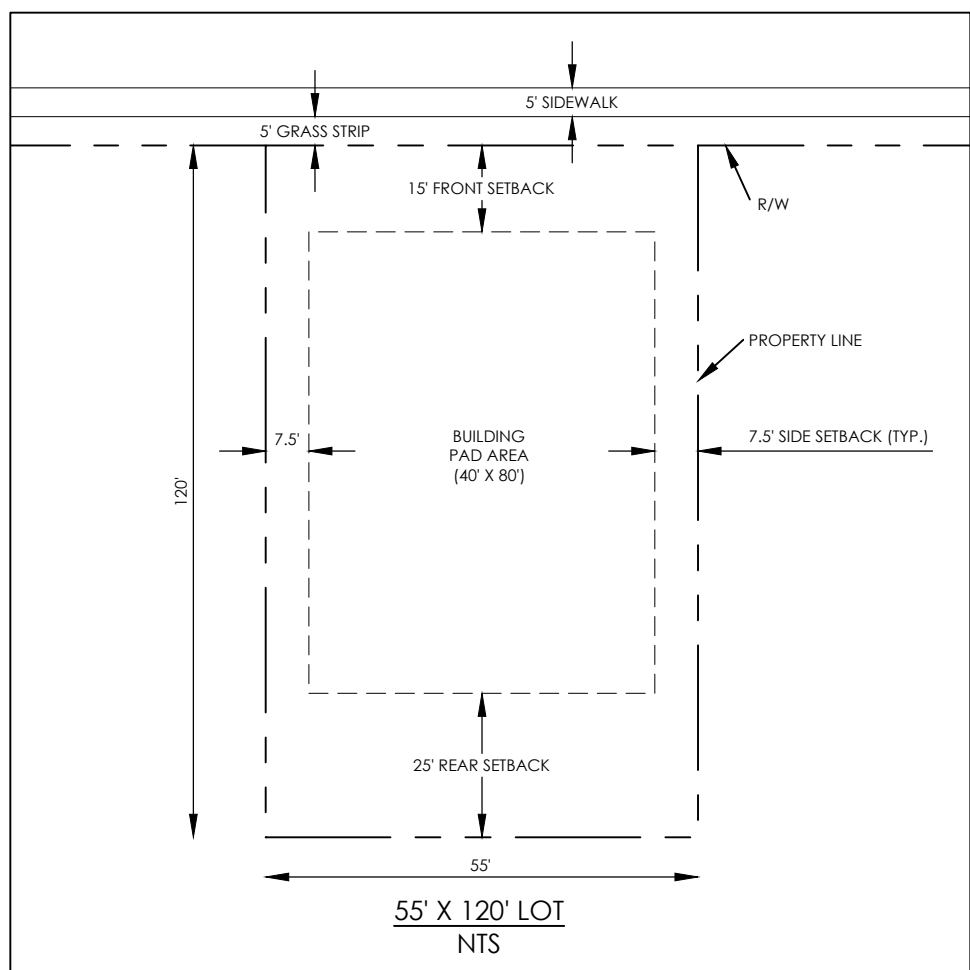
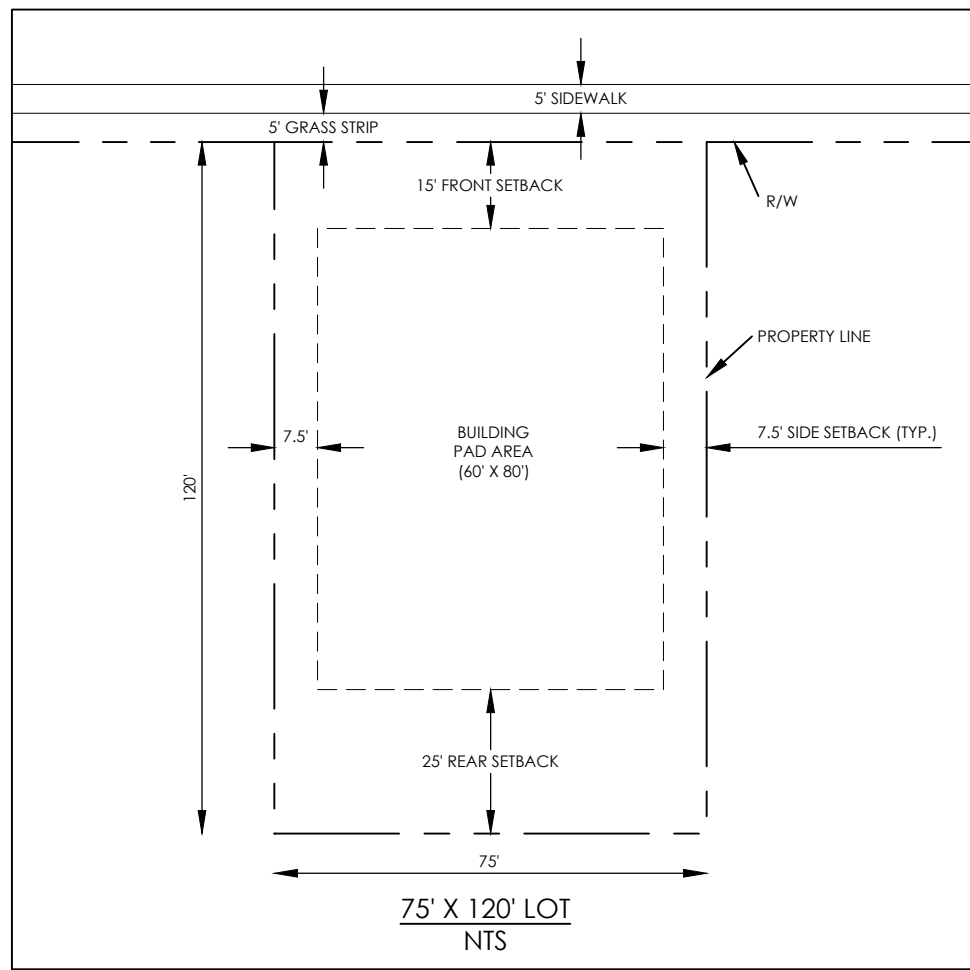
NOTES:
1. AMENITY PLANS TO BE FINALIZED UPON SPECIFIC DEVELOPMENT PLAN SUBMITTAL.



LOT LEGEND


75' X 120'


55' X 120'



PRELIMINARY PLAN
ALE TRACT
EFFINGHAM COUNTY, GA

MAY 09, 2025

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.