


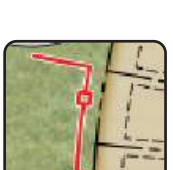


Z:\32225\32225.0000\Landscape Architecture\Illustrative Files\ID\32225.0000-Capacity Study

LEGEND

-  55' X 120' LOT
-  75' X 120' LOT
-  OPEN SPACE/PATHWAY
-  R.O.W./ROAD
-  BUFFER
-  WETLAND
-  6' ACCESS CONTROL FENCE
-  6' PRIVACY FENCE

SITE INFORMATION

APPLICANT:
BLUE FERN MANAGEMENT LLC
18300 REDMOND WAY, SUITE 120
REDMOND, WA 98052

OWNER: CHARLES R. ALE

PIN: 03510003

CURRENT ZONING: AR-1

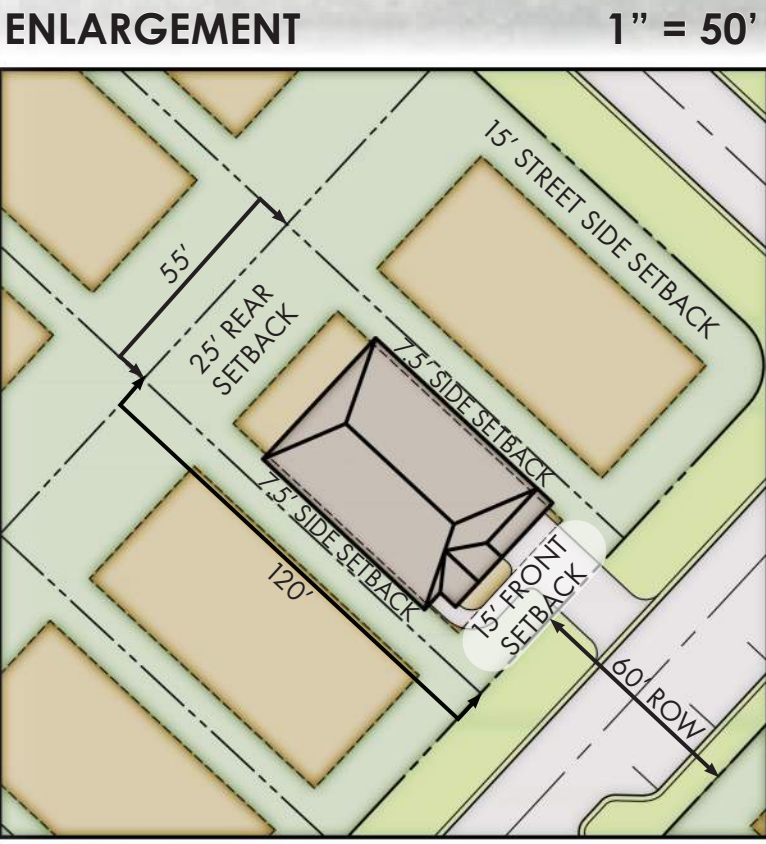
PROPOSED ZONING: R-5

FLOOD ZONES: BASED ON FEMA DFIRM MAP 13103C0351E AND 13103C0353E, NO PORTION OF THIS PROPERTY ARE WITHIN A FLOODZONE A OR AE.

WETLANDS/TOPO: WETLANDS AND AQUATIC RESOURCES ARE BASED ON PRELIMINARY ASSESSMENT BY RESOURCE AND LAND CONSULTANTS, LLC. AND ARE SUBJECT TO PERMITTING FOR ANY NEEDED IMPACTS.

NOTES:

- 1) WATER AND SEWER WILL BE PROVIDED BY EFFINGHAM COUNTY.
- 2) BOUNDARY SURVEY IS FROM JAMES ANDERSON SURVEYING.
- 3) WETLANDS SHOWN AS DELINEATED BY RESOURCE + LAND CONSULTANTS.



PRIMARY ENTRY WITH SIGNAGE
MAIL KIOSK WITH PARKING/
COVERED BUS STOP

PRIVACY FENCE TYP.
PARALLEL PARKING

NEIGHBORHOOD PEDESTRIAN CONNECTOR
6' ACCESS CONTROL FENCE TYP.

DEVELOPMENT SUMMARY

| | |
|--|---|
| SINGLE FAMILY DETACHED 55' X 120' LOT (6,600 S.F. MIN.) | 163 UNITS |
| 75' X 120' LOT (9,000 S.F. MIN.) | 38 UNITS |
| TOTAL UNITS (FINAL YIELD MAY INCREASE OR DECREASE UPON SURVEY AND DESIGN AS LONG AS THE R-5 STANDARDS ARE MET) | 201 UNITS |
| TOTAL ACREAGE | ± 100.0 AC |
| WETLAND ACREAGE | ± 22.2 AC |
| NET USABLE ACREAGE | ± 77.8 AC |
| GROSS DENSITY | ± 2.0 UNITS/AC |
| NET DENSITY | ± 2.6 UNITS/AC |
| R-5 COMMON OPEN SPACE REQUIRED | ±11.7 AC. (15% OF NET USABLE AREA) |
| COMMON OPEN SPACE PROVIDED | ±15.1 AC. (130% OF R-5 REQUIREMENT) |
| R-5 OVERFLOW PARKING SPACES REQUIRED | ±41 SPACES (1 SPACE PER 5 UNITS) |
| OVERFLOW PARKING PROVIDED | ±41 SPACES (100% OF R-5 REQUIREMENT) |

R-5 DEVELOPMENT STANDARDS

| | |
|---|------------------------|
| USE | DETACHED SINGLE-FAMILY |
| SIZE | 6,600 SF MINIMUM |
| WIDTH | *50' MINIMUM |
| MAX LOT COVERAGE | 45% |
| HEIGHT (MAXIMUM) | 35' |
| SETBACKS (MINIMUM) | |
| FRONT | 15' |
| SIDE (INTERIOR) | 7.5' |
| SIDE (STREET) | 15' |
| REAR | 25' |
| *AS MEASURED AT FRONT SETBACK LINE. MINIMUM MAY BE REDUCED FOR PIE SHAPED LOTS ON CUL-DE-SACS OR TIGHT RADII. | |

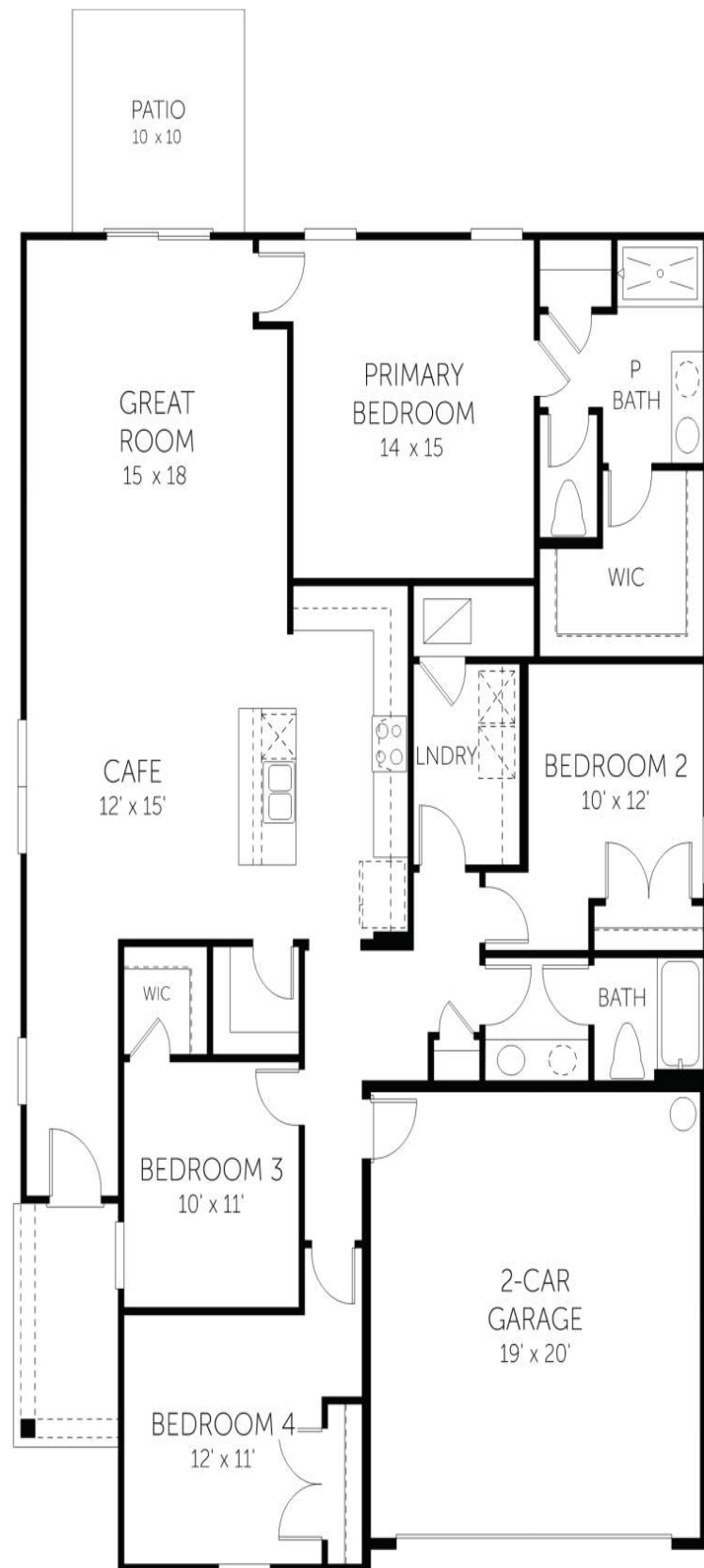
ADDITIONAL ZONING CONDITIONS

- 1) MINIMUM 1,600 S.F. OF HEATED AREA WITHIN EACH CONSTRUCTED HOME.
- 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

Z:\32225\32225-0000\ Landscape Architecture\Illustrative Files\ID\32225-0000-Amenities and Product

4 BEDROOM | 2 BATH | 2 CAR GARAGE | 1,884 SQ. FT. LIVING AREA

FLOOR PLAN



4 BEDROOM | 2 BATH | 2 CAR GARAGE | 1,884 SQ. FT. LIVING AREA



ELEVATION A



ELEVATION B



ELEVATION C

4 BEDROOM | 2.5 BATH | 2 CAR GARAGE | 2,455 SQ. FT. LIVING AREA

FLOOR PLAN



FIRST FLOOR

SECOND FLOOR

4 BEDROOM | 2.5 BATH | 2 CAR GARAGE | 2,455 SQ. FT. LIVING AREA



ELEVATION A



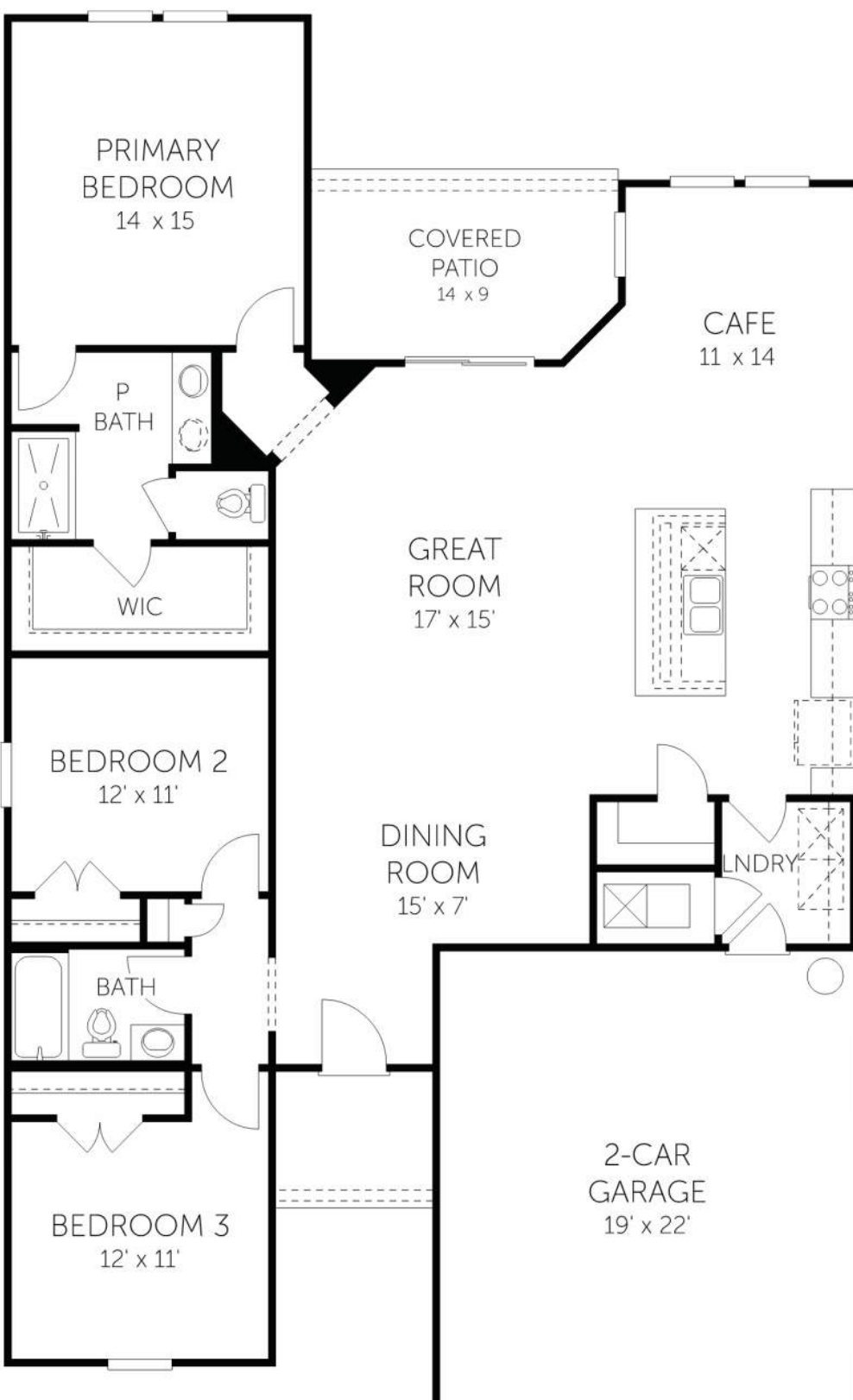
ELEVATION B



ELEVATION C

3 BEDROOM | 2 BATH | 2 CAR GARAGE | 1,711 SQ. FT. LIVING AREA

FLOOR PLAN



3 BEDROOM | 2 BATH | 2 CAR GARAGE | 1,711 SQ. FT. LIVING AREA



ELEVATION A



ELEVATION B



ELEVATION C

Elevations and floor plans shown are illustrative examples only and may vary based on final home builder selections.

BLUE FERN DEVELOPMENT



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.

ALE TRACT - HOME EXAMPLES

EFFINGHAM COUNTY, GA

JANUARY 9, 2025



SCALE: 1" = 200'-0"



50' PRESERVED EXISTING VEGETATION BUFFER ALONG BLUE JAY ROAD



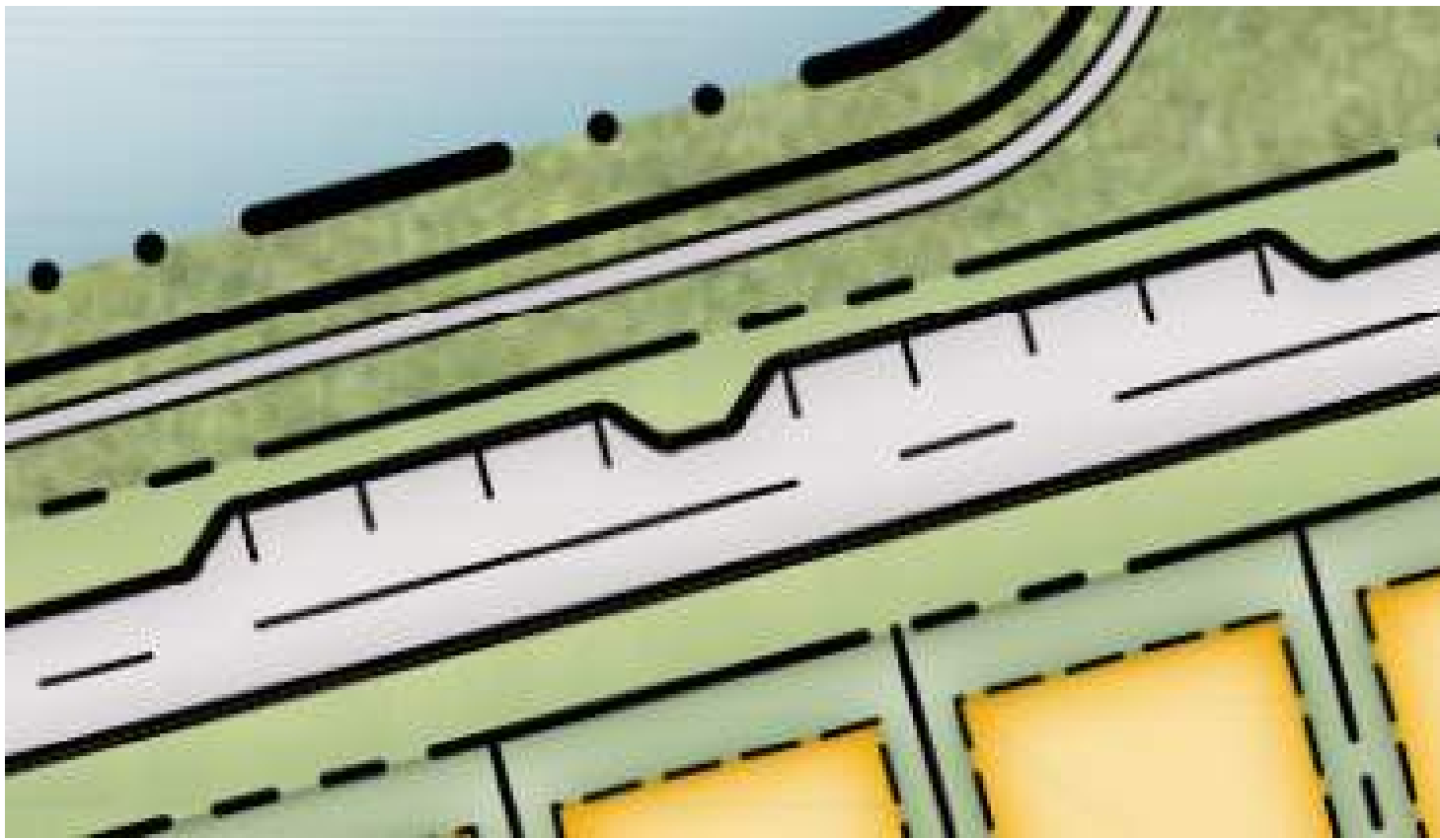
POCKET PARK WITH SEATING



COMMUNITY PONDS PLANNED FOR ACCESS BY ALL OF THE NEIGHBORHOOD



SOFT SURFACE TRAILS



DEDICATED PARALLEL ON STREET PARKING



POCKET PARK WITH SEATING



6' HT. PRIVACY FENCE ALONG ADJACENT PROPERTY LINES



CENTRAL AMENITY AREA



COVERED MAIL KIOSK AND SCHOOL BUS STOP



6' HT. VERTICAL PICKET SECURITY FENCING ALONG NATURAL AREAS AND OPEN SPACES