

ADDRESS:
4654-4996 BLUE JAY RD
GUYTON, GA 31312

PARCEL NUMBERS: 03260017E00
EXISTING ZONING: R-3
PROPOSED LAND USE - MULTI-FAMILY HOUSING

EXISTING PARCEL ACREAGE: 44.25 AC
UPLAND 21.93 AC (49.56%)
WETLAND 22.32 AC (50.44%)

DISTURBED ACREAGE: 22.11 AC
UPLAND 21.93 AC
WETLAND 0.175 AC

DEVELOPMENT BREAKDOWN:
PROPOSED BUILDINGS 3.43 AC
PROPOSED PAVEMENT 5.25 AC
MISC. IMPERVIOUS 1.09 AC
OPEN SPACE 12.16 AC

MULTI-FAMILY (R-3) REQUIRED OPEN SPACE CALCULATIONS:

150 SF x 304 DU = 45,600 SF -OR-
15% OF 21.93 AC = 143,291 SF

REQUIRED OPEN SPACE = 143,291 SF
PROVIDED OPEN SPACE = 250,470 SF (5.75 AC)

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

REQUIRED SETBACKS:

REQUIRED	PROPOSED
STREET SETBACK LINE: 35'	35'
SIDE/REAR SETBACK LINE: 15'	15'

ADJACENT USE BUFFER:

R-3 TO AR-1	30'	30'
R-3 TO B-3	20'	20'

REQUIRED GREEN SPACE: 15% 41%

MAX BUILDING HEIGHT: 60' * 60'
* MAX HEIGHT VARIANCE GRANTED AT 11/21/23 BOC MEETING

UNIT BREAKDOWN:

288 MULTIFAMILY UNITS, 16 CARRIAGE HOUSE UNITS
TOTAL: 304 UNITS

1 BEDROOM: 112 UNITS
2 BEDROOM: 164 UNITS
3 BEDROOM: 28 UNITS

PARKING REQUIREMENT BREAKDOWN:

REQUIRED PARKING CRITERIA: 1.5 SPACES PER UNIT
304 TOTAL UNITS
9 ADA SPACES

TOTAL REQUIRED SPACES: 456 PARKING SPACES

PROPOSED PARKING:
438 STANDARD SPACES
18 ADA SPACES
40 CARRIAGE HOUSE SPACES
16 GARAGE SPACES
TOTAL: 494 PARKING SPACES

FEMA FLOOD ZONE - A PORTION OF THE SITE RESIDES IN ZONE AE (42)
FEMA PANEL: 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.

TREE & LANDSCAPE QUALITY POINTS AND TREE MITIGATION REQUIREMENTS TO BE SATISFIED WITH THE SUBMITTAL OF THE SPECIFIC DEVELOPMENT PLAN.
PROJECT TREE AND LANDSCAPE QUALITY POINTS TO BE FULLY ADDRESSED THROUGH A COMBINATION OF NEW PLANTINGS AND THE PRESERVATION OF EXISTING TREES.

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.

PREPARED FOR:

MARINER GROUP

SKETCH PLAN
BLUE JAY APARTMENTS

EFFINGHAM COUNTY, GA
JANUARY 8, 2024

THOMAS & HUTTON

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NOTES:
1. FINAL SIDEWALK LAYOUT TO BE COMPLETED UPON SPECIFIC DEVELOPMENT PLAN SUBMITTAL.
2. AMENITY PLANS TO BE FINALIZED UPON SPECIFIC DEVELOPMENT PLAN SUBMITTAL.

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