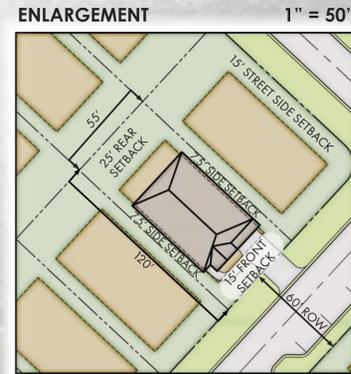


LEGEND

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



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

PRIVACY FENCE TYP.
PARALLEL PARKING

NEIGHBORHOOD PEDESTRIAN CONNECTOR
6' ACCESS CONTROL FENCE TYP.

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.

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	201 UNITS
<small>(FINAL YIELD MAY INCREASE OR DECREASE UPON SURVEY AND DESIGN AS LONG AS THE R-5 STANDARDS ARE MET)</small>	
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. <small>(15% OF NET USABLE AREA)</small>
COMMON OPEN SPACE PROVIDED	±15.1 AC. <small>(130% OF R-5 REQUIREMENT)</small>
R-5 OVERFLOW PARKING SPACES REQUIRED	±41 SPACES <small>(1 SPACE PER 5 UNITS)</small>
OVERFLOW PARKING PROVIDED	±41 SPACES <small>(100% OF R-5 REQUIREMENT)</small>

R-5 DEVELOPMENT STANDARDS

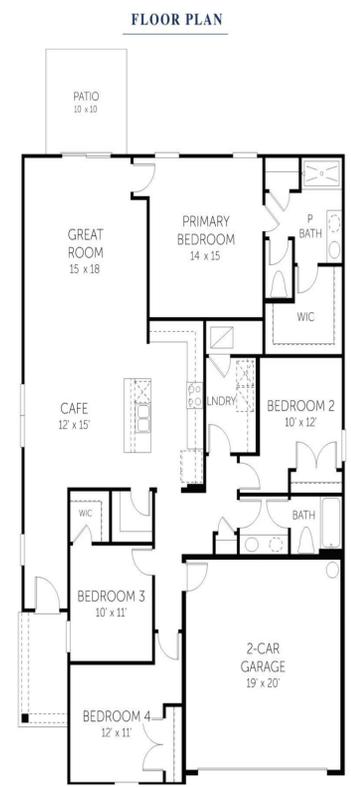
USE	DETACHED SINGLE-FAMILY
SIZE	6,600 SF MINIMUM
WIDTH	*50' MINIMUM
MAX LOT COVERAGE	45%
HEIGHT (MAXIMUM)	35'
SETBACKS (MINIMUM)	
FRONT	15'
SIDE (INTERIOR)	7.5'
SIDE (STREET)	15'
REAR	25'
<small>*AS MEASURED AT FRONT SETBACK LINE. MINIMUM MAY BE REDUCED FOR PIE SHAPED LOTS ON CUL-DE-SACS OR TIGHT RADII.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

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-LOTED 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\Landscpe Architecture\Illustrative Files\ID\32225-0000-Amenities and Product

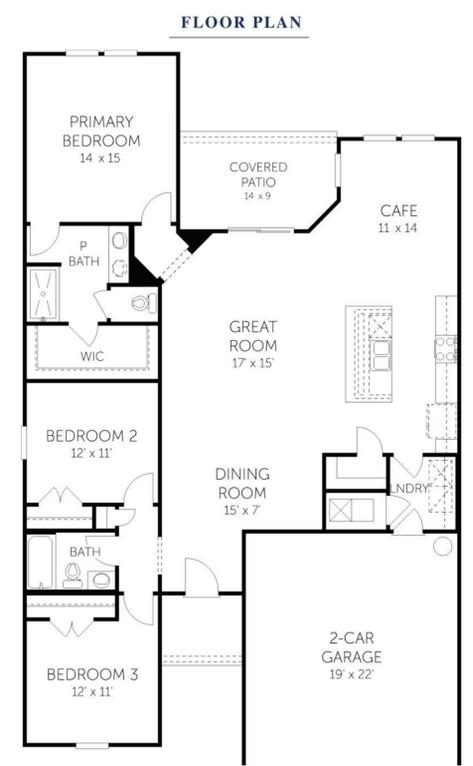
4 BEDROOM | 2 BATH | 2 CAR GARAGE | 1,884 SQ. FT. LIVING AREA



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



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



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



ELEVATION A

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



ELEVATION A

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



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION B



ELEVATION C



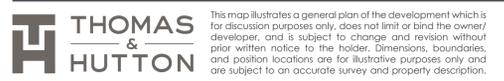
ELEVATION B



ELEVATION C

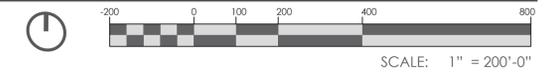
Elevations and floor plans shown are illustrative examples only and may vary based on final home builder selections.

BLUE FERN DEVELOPMENT



ALE TRACT - HOME EXAMPLES EFFINGHAM COUNTY, GA

JANUARY 9, 2025





50' PRESERVED EXISTING VEGETATION BUFFER ALONG BLUE JAY ROAD



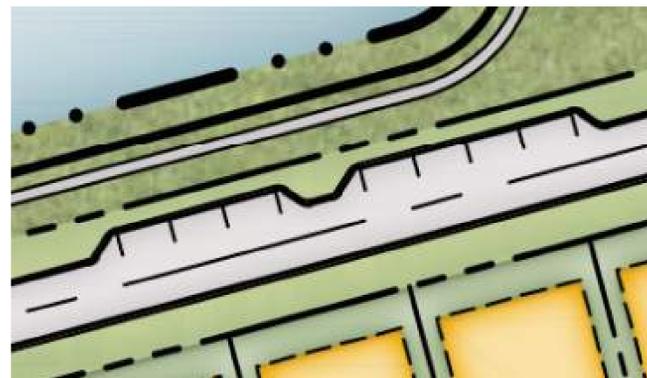
POCKET PARK WITH SEATING



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