

GEORGIA HIGHWAY #30
100' R/W

25' NATURAL BUFFER
ALONG HWY. 30

S89°07'30"E 1755.13'

S74°35'37"W
178.0±

383.04
N48°03'08"E

PIN# 81-83
N/F SUSTAINABLE FOREST LLC

EFFINGHAM COUNTY
CHATHAM COUNTY
PORT WENTWORTH

APPROXIMATE LIMITS OF
WETLANDS TYP.

ZONE A
ZONE AE
N49°06'15"E 1050.53'

8
±1.6 AC.
GROSS AC.

7
±1.6 AC.
GROSS AC.

6
±1.3 AC.
GROSS AC.

5
±1.1 AC.
GROSS AC.

1
±1.8 AC.
GROSS AC.

9
±2.0 AC.
GROSS AC.

12
±1.1 AC.
GROSS AC.

4
±1.8 AC.
GROSS AC.

2
±1.4 AC.
GROSS AC.

10
±1.7 AC.
GROSS AC.

11
±1.3 AC.
GROSS AC.

3
±1.4 AC.
GROSS AC.

LAGOON
±1.0 AC.

LAGOON
±1.4 AC.

PROPOSED
COMMERCIAL - C1 ZONING
±38.9 GROSS ACRES
±25.1 UPLAND ACRES

± 38.8 AC.
FUTURE DEVELOPMENT
(NOT INCLUDED IN THIS REZONING)

PIN# 7-1017-01-004
DOTSON ANDREW JERALD

APPROXIMATE LIMITS OF
THE 100-YEAR FLOOD.

N14°29'09"W 698.53'

16

N02°00'58"E 373.22'

N76°33'25"W 563.70'

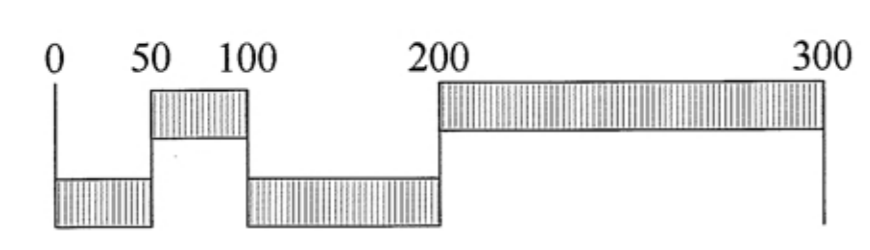
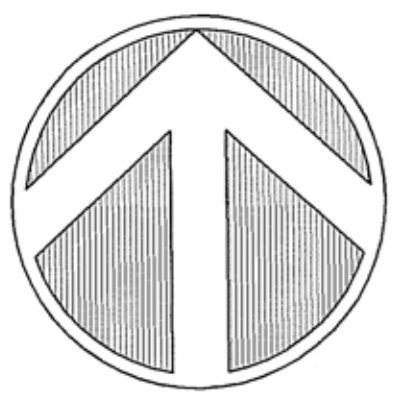
N87°28'09"W 2160.00'

N/F PIN# 7-1017-01-007
INTERNATIONAL PAPER REALTY CORPORATION

DISCLAIMER

THIS MAP ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY. DOES NOT LIMIT OR BIND THE OWNER, 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.

DATE: JUNE 11, 2008



SCALE: 1" = 100'

MARION VILLAGE COMMERCIAL P-C-1 - ZONING CONCEPT

PORT WENTWORTH, GEORGIA

RADHE KRISHNA PROPERTIES



THOMAS & HUTTON ENGINEERING CO.

GEORGIA - SAVANNAH, BRUNSWICK
SOUTH CAROLINA - CHARLESTON, MYRTLE BEACH
NORTH CAROLINA - WILMINGTON

01/20/08/Commercial Rezoning Documents/2008-003.dwg Jun 8, 2008 - 12:35