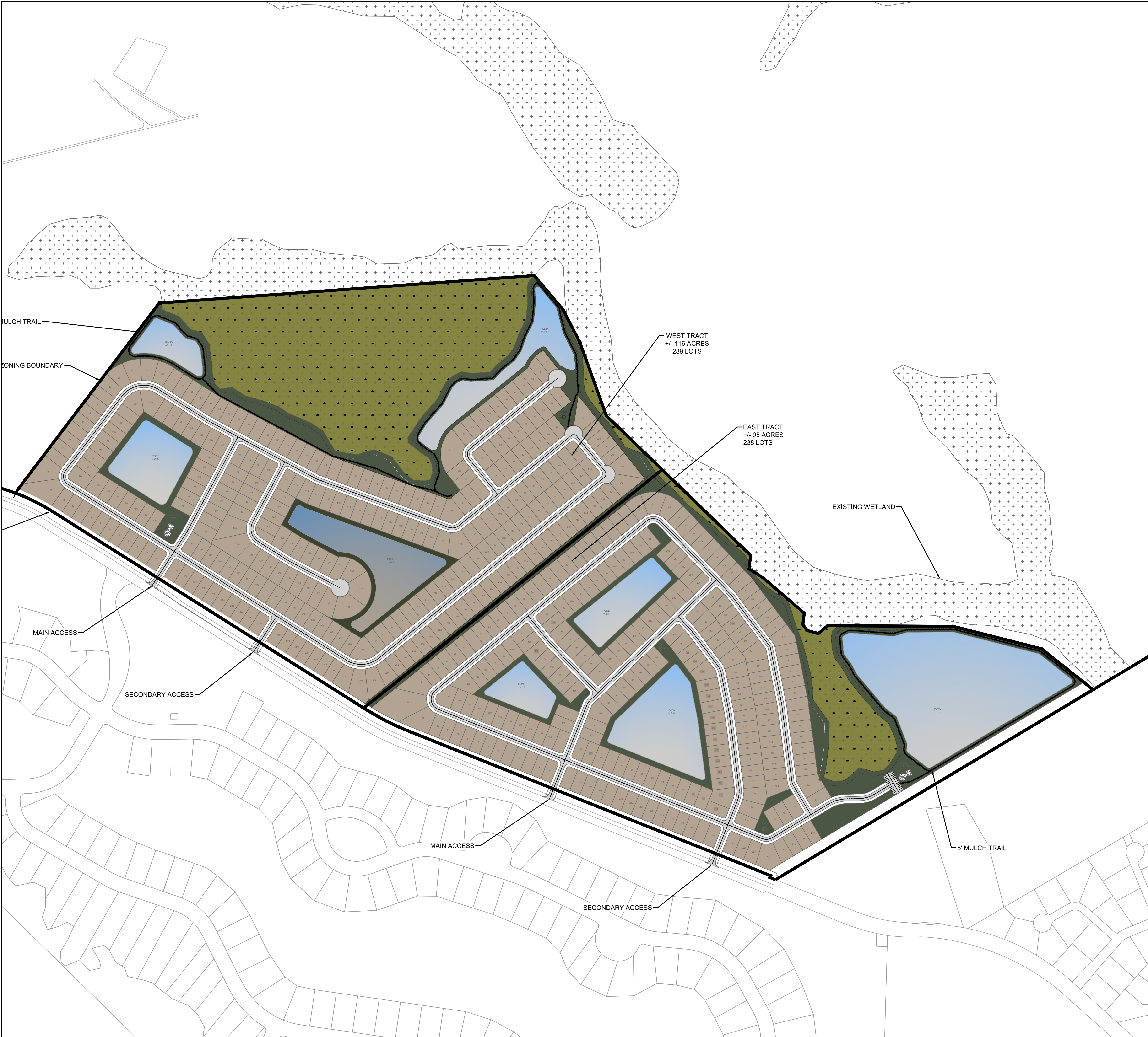




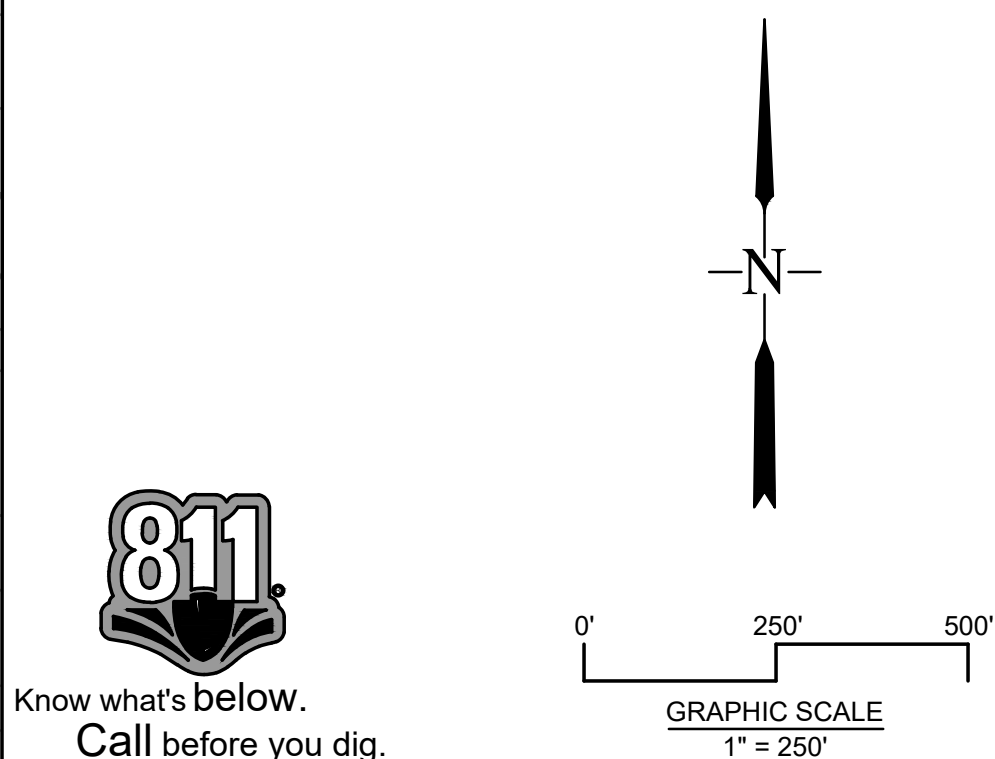
VICINITY MAP NTS

- GENERAL NOTES
1. PHYSICAL ADDRESS:
1572 BUCK SWAMP ROAD
BRUNSWICK, GA 31523
 2. ZONING:
EXISTING: GR (GENERAL RESIDENTIAL) , +/- 211 ACRES
 3. DEVELOPMENT STANDARDS:
GR MAXIMUM DENSITY: 2.5 UNITS PER GROSS ACRE
CURRENT DENSITY PER SKETCH PLAN: 527 UNITS,
MAXIMUM BUILDING HEIGHT: 35 FEET
GR MINIMUM LOT AREA: 6,000 SQUARE FEET
MINIMUM LOT WIDTH: 60'
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 7'
MINIMUM REAR YARD: 7'
BUFFER: TYPE "A" BUFFER ABUTTING BUCK SWAMP ROAD
 4. PROPOSED UTILITIES:
WATER: THE DEVELOPMENT WILL TIE INTO THE EXISTING 12" WATER MAIN ON BUCK SWAMP ROAD

SEWER: THE DEVELOPMENT WILL TIE INTO THE EXISTING FORCEMAIN ON BUCK SWAMP ROAD. A LIFT STATION WILL BE PROPOSED AS PART OF THE DEVELOPMENT.

STORM WATER: THE DEVELOPMENT WILL PROPOSE MULTIPLE PONDS ON-SITE TO MEET THE COUNTY WATER QUALITY AND QUANTITY REQUIREMENTS.
 5. HORIZONTAL DATUM BASED ON NAD83 GEORGIA STATE PLANES, EAST ZONE.
VERTICAL DATUM BASED ON NAVD88.
 6. EXTERIOR LIGHTING WILL COMPLY WITH 622 OF THE GLYNN COUNTY ZONING ORDINANCE.
 7. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH 811.7 OF THE GLYNN COUNTY ZONING ORDINANCE.

- LEGEND
- PROPERTY BOUNDARY
 - EXISTING WETLAND
 - PROPOSED DETENTION POND
 - PROPOSED LOTS (STANDARD LOT 60'X120')
 - PROPOSED GREENSPACE
 - PROPOSED ASPHALT



NOT RELEASED
FOR
CONSTRUCTION

REVISIONS									



ROBERTS
CIVIL ENGINEERING
1572 BUCK SWAMP ROAD, SUITE 101, BRUNSWICK, GA 31523
WWW.ROBERTSCIVILENGINEERING.COM

OVERALL PLAN

PARCEL 02-01744

GLYNN COUNTY, GA

PREPARED FOR:
BUCK SWAMP LLC

DATE: 2026-04-24

PROJECT NUMBER: 25111

DRAWN BY: PC

CHECKED BY: DM

SCALE: 1"=250' (FOR 24"X36" PLOT)

EX

SHEET:



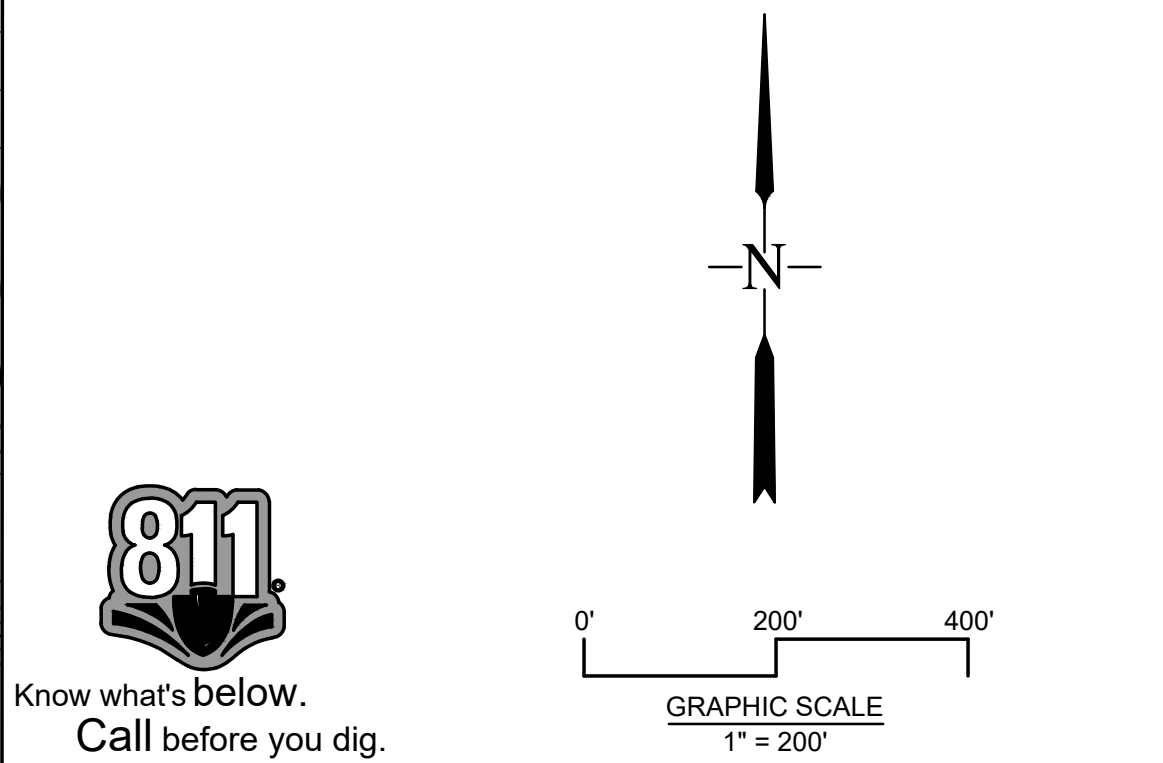
VICINITY MAP NTS

- GENERAL NOTES
1. PHYSICAL ADDRESS:
1572 BUCK SWAMP ROAD
BRUNSWICK, GA 31523
 2. ZONING:
EXISTING: GR (GENERAL RESIDENTIAL) , +/- 116 ACRES
 3. DEVELOPMENT STANDARDS:
GR MAXIMUM DENSITY: 2.5 UNITS PER GROSS ACRE
CURRENT DENSITY PER SKETCH PLAN: 289 UNITS,
MAXIMUM BUILDING HEIGHT: 35 FEET
GR MINIMUM LOT AREA: 6,000 SQUARE FEET
MINIMUM LOT WIDTH: 60'
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 7'
MINIMUM REAR YARD: 7'
BUFFER: TYPE "A" BUFFER ABUTTING BUCK SWAMP ROAD
 4. PROPOSED UTILITIES:
WATER: THE DEVELOPMENT WILL TIE INTO THE EXISTING 12" WATER MAIN ON BUCK SWAMP ROAD

SEWER: THE DEVELOPMENT WILL TIE INTO THE EXISTING FORCEMAIN ON BUCK SWAMP ROAD. A LIFT STATION WILL BE PROPOSED AS PART OF THE DEVELOPMENT.

STORM WATER: THE DEVELOPMENT WILL PROPOSE MULTIPLE PONDS ON-SITE TO MEET THE COUNTY WATER QUALITY AND QUANTITY REQUIREMENTS.
 5. HORIZONTAL DATUM BASED ON NAD83 GEORGIA STATE PLANES, EAST ZONE.
VERTICAL DATUM BASED ON NAVD88.
 6. EXTERIOR LIGHTING WILL COMPLY WITH 622.0F OF THE GLYNN COUNTY ZONING ORDINANCE.
 7. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH 811.7 OF THE GLYNN COUNTY ZONING ORDINANCE.

- LEGEND
- PROPERTY BOUNDARY
 - EXISTING WETLAND
 - PROPOSED DETENTION POND
 - PROPOSED LOTS (STANDARD LOT 60'X120')
 - PROPOSED GREENSPACE
 - PROPOSED ASPHALT



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WEST SKETCH PLAN

PARCEL 02-01744

GLYNN COUNTY, GA

PREPARED FOR:
BUCK SWAMP LLC

DATE: 2026-04-24

PROJECT NUMBER: 25111

DRAWN BY: PC

CHECKED BY: DM

SCALE: 1"=200' (FOR 24"X36" PLOT)

EX

SHEET:



VICINITY MAP NTS

- GENERAL NOTES
1. PHYSICAL ADDRESS:
1572 BUCK SWAMP ROAD
BRUNSWICK, GA 31523
 2. ZONING:
EXISTING: GR (GENERAL RESIDENTIAL) , +/- 95 ACRES
 3. DEVELOPMENT STANDARDS:
GR MAXIMUM DENSITY: 2.5 UNITS PER GROSS ACRE
CURRENT DENSITY PER SKETCH PLAN: 237 UNITS,
MAXIMUM BUILDING HEIGHT: 35 FEET
GR MINIMUM LOT AREA: 6,000 SQUARE FEET
CURRENT MINIMUM LOT AREA PER SKETCH PLAN: 8,000 SQUARE FEET
MINIMUM LOT WIDTH: 60'
MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 7'
MINIMUM REAR YARD: 7'
BUFFER: TYPE "A" BUFFER ABUTTING BUCK SWAMP ROAD
 4. PROPOSED UTILITIES:
WATER: THE DEVELOPMENT WILL TIE INTO THE EXISTING 12" WATER MAIN ON BUCK SWAMP ROAD

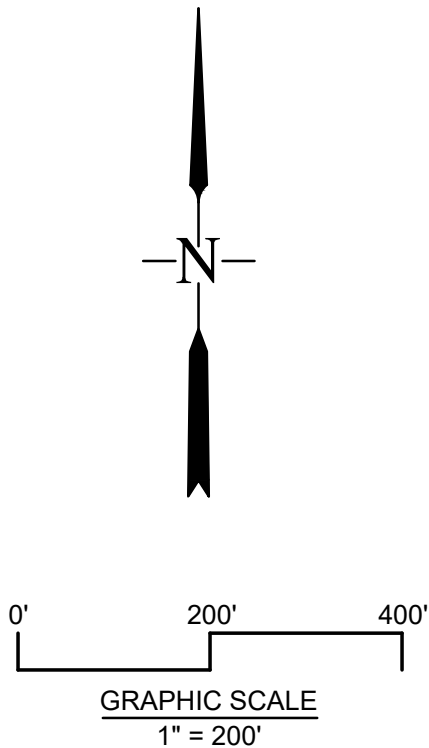
SEWER: THE DEVELOPMENT WILL TIE INTO THE EXISTING FORCEMAIN ON BUCK SWAMP ROAD. A LIFT STATION WILL BE PROPOSED AS PART OF THE DEVELOPMENT.

STORM WATER: THE DEVELOPMENT WILL PROPOSE MULTIPLE PONDS ON-SITE TO MEET THE COUNTY WATER QUALITY AND QUANTITY REQUIREMENTS.
 5. HORIZONTAL DATUM BASED ON NAD83 GEORGIA STATE PLANES, EAST ZONE.
VERTICAL DATUM BASED ON NAVD88.
 6. EXTERIOR LIGHTING WILL COMPLY WITH 622 OF THE GLYNN COUNTY ZONING ORDINANCE.
 7. SIGNAGE FOR THIS SITE WILL BE COMPLIANT WITH 811.7 OF THE GLYNN COUNTY ZONING ORDINANCE.

- LEGEND
- PROPERTY BOUNDARY
 - EXISTING WETLAND
 - PROPOSED DETENTION POND
 - PROPOSED LOTS (STANDARD LOT 60'X120')
 - PROPOSED GREENSPACE
 - PROPOSED ASPHALT



Know what's below.
Call before you dig.



NOT RELEASED
FOR
CONSTRUCTION

REVISIONS

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CIVIL ENGINEERING
1572 BUCK SWAMP ROAD | JACKSONVILLE, FL 32218
WWW.ROBERTSCIVILENGINEERING.COM

EAST SKETCH PLAN

PARCEL 02-01744
GLYNN COUNTY, GA
PREPARED FOR:
BUCK SWAMP LLC

DATE: 2026-04-24
PROJECT NUMBER: 25111
DRAWN BY: PC
CHECKED BY: DM
SCALE: 1"=200' (FOR 24"X36" PLOT)

EX

SHEET: