

MASTER PLAN
For:
NEW HAMPSTEAD

PLANNED UNIT DEVELOPMENT

City of Savannah, Georgia

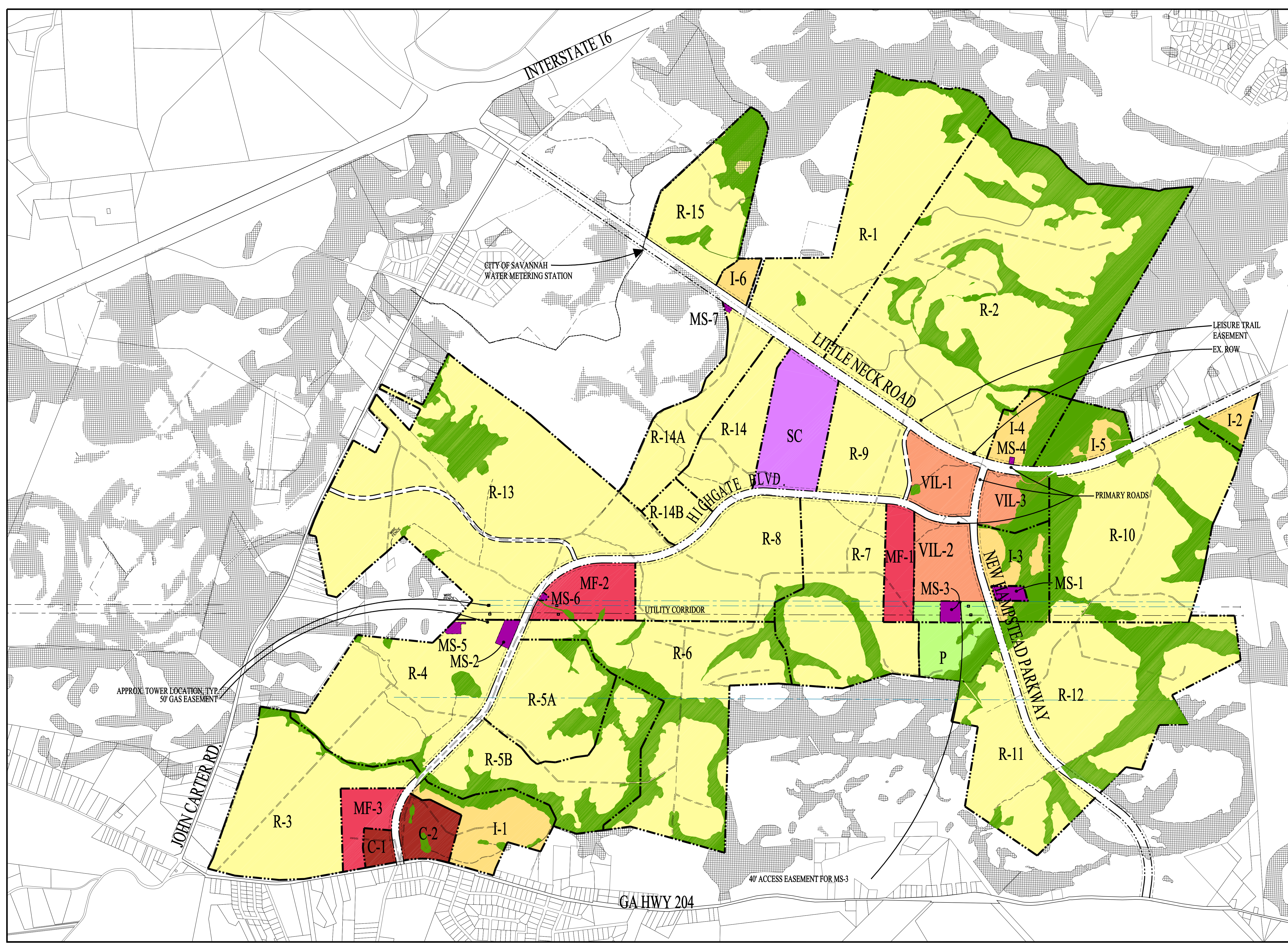
Prepared For:

**INTERNATIONAL PAPER
REALTY CORPORATION**

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Approved by the City of Savannah on September 1, 2005
Revised January 15, 2006 (MS1,MS3)
Revised July 20, 2006 (MS4-MS6,R14A,R15,C2,I6)
Revised May 14, 2007 (MS1-MS3,Added Lewis Prop. & Adjusted)
Revised Oct 12, 2007 (Removed Lewis Prop., Revised Property Line at Vil-2, Shifted MS-1 and MS-3, Adjusted Park Property Line to include Utility Easement)
Revised Apr 15, 2009 (New High School site added, Old School site converted to R-14B and overall density decreased by 177 du's to 11,098 du's, Added City of Sav. WMS, Split Parcel R-5 to and R-5B, Updated density and acreage summaries, and Max. Dwelling Unit count.)



- R SINGLE FAMILY
- MF MULTIFAMILY
- C COMMERCIAL
- MS MUNICIPAL SERVICE
- VIL VILLAGE COMMERCIAL
- I INSTITUTIONAL
- SC SCHOOL
- P PARK
- JURISDICTIONAL DITCH
- CONNECTOR ROAD (ALIGNMENT TO BE DETERMINED)
- OFF SITE WETLANDS
- WETLANDS

DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS
RESIDENTIAL TRACTS (R1-R15)	13,506 AC	19,160 DU
204 COMMERCIAL TRACTS (C1-C2)	139 AC	10 DU
NEIGHBORHOOD VILLAGE TRACTS (VIL1-VIL3)	122 AC	1848 DU
MULTIFAMILY TRACTS (MF1-MF3)	110 AC	1090 DU
INSTITUTIONAL TRACTS (I1-I6)	125 AC	10 DU
SCHOOL TRACT (SC)	111 AC	10 DU
PUBLIC PARK TRACT (P)	49 AC	10 DU
PUBLIC SAFETY TRACT (MS1-MS6)	116 AC	10 DU
RIGHT OF WAYS	116 AC	10 DU
TOTAL	14,250 AC	11,098 DU

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL	4 DU/UPLAND AC
ATTACHED SINGLE FAMILY RESIDENTIAL	8 DU/UPLAND AC
MULTI-FAMILY RESIDENTIAL	12 DU/UPLAND AC

MAXIMUM DWELLING UNITS
DU COUNT SHALL NOT EXCEED 11,098

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
RESIDENTIAL TRACTS	13,506 AC	12,252 AC	1,254 AC
204 COMMERCIAL TRACTS	139 AC	131 AC	8 AC
NEIGHBORHOOD VILLAGE TRACTS	122 AC	109 AC	13 AC
MULTIFAMILY TRACTS	110 AC	108 AC	2 AC
INSTITUTIONAL TRACTS	125 AC	115 AC	10 AC
SCHOOL TRACT	111 AC	111 AC	0 AC
PUBLIC PARK TRACT	49 AC	35 AC	14 AC
PUBLIC SAFETY TRACT	116 AC	114 AC	2 AC
RIGHT OF WAYS	116 AC	107 AC	9 AC
TOTAL	14,250 AC	13,450 AC	800 AC

