

- A) OFFICES
 - B) ~~MINI-WAREHOUSES~~
 - C) COMBINED OFFICE / WAREHOUSE USE - FLEX BUILDINGS
(MAXIMUM OF 70,000 S.F. OF TOTAL BUILDING AREA. PROPOSED BUILDING SHALL INCLUDE AN OFFICE COMPONENT AND MAY INCLUDE A WAREHOUSE COMPONENT UP TO 35,000 S.F.)
(INCLUDE OFFICE COMPONENT)
 - D) ~~RESEARCH AND DEVELOPMENT USE~~
 - E) MINI-WAREHOUSES
 - F) OFFICES / SHOWROOMS
 - G) PROFESSIONAL OFFICES
 - H) INSTITUTIONS / USES
 - I) CULTURAL FACILITIES
 - J) HEALTH SERVICES (DOCTORS OFFICES, HOSPITALS, HEALTH SERVICE CLINIC, ETC. - STAND-ALONE PHARMACIES SHALL BE PROHIBITED)
 - K) FINANCIAL SERVICES (BANKS)
 - L) SCHOOLS
 - M) ~~CHURCHES~~
 - N) DAYCARE CENTERS
 - O) SHOWROOMS / WAREHOUSES (MAXIMUM OF 70,000 S.F. OF TOTAL BUILDING AREA. PROPOSED BUILDING SHALL INCLUDE AN SHOWROOM/RETAIL COMPONENT AND MAY INCLUDE A WAREHOUSE COMPONENT UP TO 35,000 S.F.)
4. SIGNAGE STANDARDS:





- a) ONE MONUMENT STYLE DIRECTORY SIGN SHALL BE ALLOWED AT EACH OF THE FOUR ENTRANCES
INTO THE SUBDIVISION. EACH DIRECTORY SIGN MUST INCLUDE THE DEVELOPMENT IDENTIFICATION AND ADDRESS. EACH DIRECTORY MAY HAVE A MAXIMUM OF 10 IDENTIFICATION SIGNS. THE MAXIMUM SIGNAGE AREA ALLOWED PER DIRECTORY SIGN SHALL BE 75 SQUARE FEET.
 - b) ONE MONUMENT SIGN WITH A MAXIMUM SIZE OF 25 SQUARE FEET AND A MAXIMUM HEIGHT OF 5 FEET SHALL BE ALLOWED FOR EACH PARCEL. IF THE SIGNS ARE TO BE INTERNALLY ILLUMINATED, REVERSE SILHOUETTE LIGHTING SHALL BE USED.
 - c) FASCIA SIGNAGE IS PERMITTED AT A LOCATION RELATED TO THE PRINCIPAL ENTRANCE FOR EACH BUILDING. TWO SQUARE FEET OF SIGNAGE IS PERMITTED PER LINEAR FOOT OF BUILDING FRONTAGE. FASCIA SIGNAGE SHALL NOT EXCEED 100 SQUARE FEET.
 - d) PROPERTIES WITH FRONTAGE ON HIGHLANDS BOULEVARD AND/OR BENTON BOULEVARD ARE ALLOWED ONE MONUMENT SIGN WITH A MAXIMUM SIZE OF 30 SQUARE FEET AND A MAXIMUM HEIGHT OF 8 FEET ADJACENT TO THE RESPECTIVE RIGHT-OF-WAY. IF THE SIGNS ARE TO BE INTERNALLY ILLUMINATED, REVERSE SILHOUETTE LIGHTING SHALL BE USED.
 - e) IF THE OPTIONAL MONUMENT SIGN IS USED ADJACENT TO THE RIGHT-OF-WAY, NO FASCIA SIGNAGE SHALL BE ALLOWED ON THAT SIDE OF THE BUILDING.
 - f) IF THE OPTIONAL MONUMENT SIGN IS USED ADJACENT TO THE RIGHT-OF-WAY, THEN THAT BUSINESS WILL NOT BE ALLOWED A SIGN ON THE DIRECTORY SIGN.
5. OUTDOOR STATION WITHIN VIEW FROM THE RIGHT-OF-WAY(S) OF BENTON BOULEVARD AND/OR HIGHLANDS BOULEVARD SHALL BE PROHIBITED. IF OUTDOOR STATION IS PROPOSED, IT SHALL HAVE ADEQUATE SCREENING TO ENSURE COMPLIANCE WITH THIS CONDITION.
6. BUFFERS SHALL CONSIST OF A SUFFICIENT AMOUNT OF EXISTING AND/OR PLANTED VEGETATION TO ENSURE A "SOFTENING EFFECT" IN RELATION TO THE SURROUNDING PARCELS / DEVELOPMENTS. REQUIRED EASEMENTS MAY BE CONTAINED WITHIN BUFFERS PROVIDED THERE IS REMAINING VEGETATION REMAINING AND / OR PLANTED WITHIN THE REMAINING AREA TO MEET THE INTENT OF THE BUFFER.
- OTHER ELEMENTS PERMITTED WITHIN BUFFERS ARE:
- LANDSCAPE PLANTING
 - PEDESTRIAN PATHWAYS
 - IRRIGATION
 - SCREENING STRUCTURES SUCH AS FENCES
 - SIGNAGE WITH APPROPRIATE LIGHTING
 - DRIVEWAY CUTS PERPENDICULAR TO BUFFERS
7. BUILDING HEIGHT: 50' MAXIMUM
 8. GREENSPACE: 25% MINIMUM
 9. A TWENTY (20) FOOT WIDE PLANTED BUFFER SHALL BE PROVIDED WHERE SCHOOLS AND / OR DAYCARE CENTERS ARE ADJACENT TO THE OTHER USES ALLOWED BY THIS MASTER PLAN. THE WIDTH OF THE BUFFER MAY BE REDUCED TO TEN FEET IF A SIX (6) FOOT HIGH SOLID FENCE IS PROVIDED.

MASTER PLAN AMENDMENT #3 NOTES:

1. MASTER PLAN AMENDMENT #3 PROPOSES NO CHANGES TO THE PUBLIC/INSTITUTIONAL/OFFICE AND MULTIFAMILY USES.
2. ALL DEVELOPMENT STANDARDS WITHIN THE NEIGHBORHOOD CENTER LAND USE (B-N) SHALL BE GOVERNED BY THE CITY OF SAVANNAH ZONING ORDINANCE, SEE TABLE BELOW.

Table 1. Example of a Schedule of Values for a Single-Family Home		
Item	Quantity	Unit Price
1.00 Demolition (per sq ft)		
Lot (entire) (sq ft)	—	—
Lot area per unit for Upper Story	—	—
Residential use (sq ft)	3,813	—
Lot area (sq ft)	—	—
2.00 Foundation (per sq ft)		
Building Coverage	—	—
Height (ft)	40	—
Ground floor area (sq ft)	50,000	—
3.00 Building Setback (per sq ft)		
Front yard	15	—
Side (street) yard	15	—
Side (rear) yard	—	—
Rear yard	—	—
Rear Yard (adjacent to street/lane)	15	—
From access easement	5	—
Building separation	See Fire Code	—
4.00 Access (per sq ft)		
Parking Access (per sq ft)		
From collector and arterial street	15	—
Right-of-way	—	—
From local street right-of-way	10	—
Abutting lane or access easement	5	—

LAND USE LEGEND

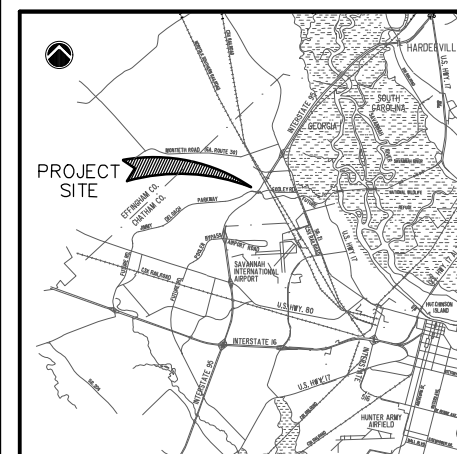
- | | |
|---|---|
|  | PUBLIC/INSTITUTIONAL/OFFICE +/- 57 ACRES
(REMAINS UNCHANGED) |
|  | MULTI-FAMILY RESIDENTIAL +/-22 ACRES - 14 DU'S/ G.A.
(REMAINS UNCHANGED) |
|  | NEIGHBORHOOD CENTER +/- 12.2 ACRES
(*AMENDMENT #4 AREA) |
|  | MULTI-FAMILY RESIDENTIAL +/-9.8 ACRES - 23 DU'S/ G.A.
(*AMENDMENT #4 AREA) |

BUFFER / SETBACK / EASEMENT SUMMARY

LOCATION	BUILDING SETBACK	PARKING SETBACK / BUFFER
BENTON BLVD.	50'	40' (20' EASEMENT & 20' BUFFER)
HIGHLANDS BLVD.	50'	40' (20' EASEMENT & 20' BUFFER)
INTERNAL RIGHT-OF-WAYS	30'	20'
SIDE AND REAR PROPERTY LINES	25'	15'
NORTH LINEAR PARK	25'	15'

*MASTER PLAN AMENDMENT #4 NOTES:

1. MASTER PLAN AMENDMENT #4 PROPOSES NO CHANGES TO THE MULTIFAMILY RESIDENTIAL (14 DU/AC) USE.
2. THE NEIGHBORHOOD CENTER USE ACREAGE WAS REDUCED BY 9.8 ACRES, WHICH IS CONVERTED TO THE NEW MULTIFAMILY RESIDENTIAL (23 DU/AC) USE.
3. ESTABLISH A MULTIFAMILY RESIDENTIAL (23 DU/AC) USE TO INCLUDE ±9.8 AC.
4. DEVELOPMENT WITHIN THE MULTIFAMILY RESIDENTIAL (23 DU/AC) LAND USE SHALL COMPLY WITH THE CITY OF SAVANNAH RMF 2-23 DEVELOPMENT STANDARDS AS ESTABLISHED BY THE CITY OF SAVANNAH ZONING ORDINANCE.



LOCATION MAP
NOT TO SCALE

MASTER PLAN
AMENDMENT #4
EXHIBIT

HIGHLANDS PARK
SAVANNAH, GEORGIA

PREPARED FOR
LIBERTY STREET DEVELOPMENT, LLC
SAVANNAH, GEORGIA

PREPARED BY
THOMAS & HUTTON
SAVANNAH, GEORGIA

DATE
JANUARY 2025

JOB NO.
J-24956

SCALE:
1" = 200'

NOTE:
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.