1999 PUD MASTER PLAN FOR GODLEY STATION

PUD MASTER PLAN
FOR:
GODLEY STATION

CITIES OF:
POOLER, PORT WENTWORTH,
AND SAVANNAH, GEORGIA

PREPARED BY:
WOOD + PARTNERS INC.
LANDSCAPE ARCHITECTS/LAND PLANNERS
HILTON HEAD ISLAND, SOUTH CAROLINA

THOMAS & HUTTON ENGINEERING CO.
ENGINEERS
SAVANNAH, GEORGIA

HUSSEY, GAY, BELL & DeYOUNG ENGINEERS
ENGINEERS
SAVANNAH, GEORGIA

WILLIAM CHRISTIAN & ASSOCIATES
ECONOMIC & DEVELOPMENT CONSULTANTS
CHAPEL HILL, NORTH CAROLINA

AUGUST 12, 1999
(REZONED PUD-C 11-5-96, MPC FILE 96-11302-S)
(PUD AMENDMENT TO ADD CHURCH 1-5-98, MPC FILE 98-12330-S)

LAND USE LEGEND

- RESIDENTIAL SINGLE FAMILY
- RESIDENTIAL MULTI-FAMILY
- CHURCH
- PUBLIC / INSTITUTIONAL
- COMMERCIAL / RETAIL
- LIGHT INDUSTRIAL / DISTRIBUTION
- GREENSPACE / AGRICULTURE
- EXISTING LAGOON

BRANIGAR
The Branigar Organization, Inc.

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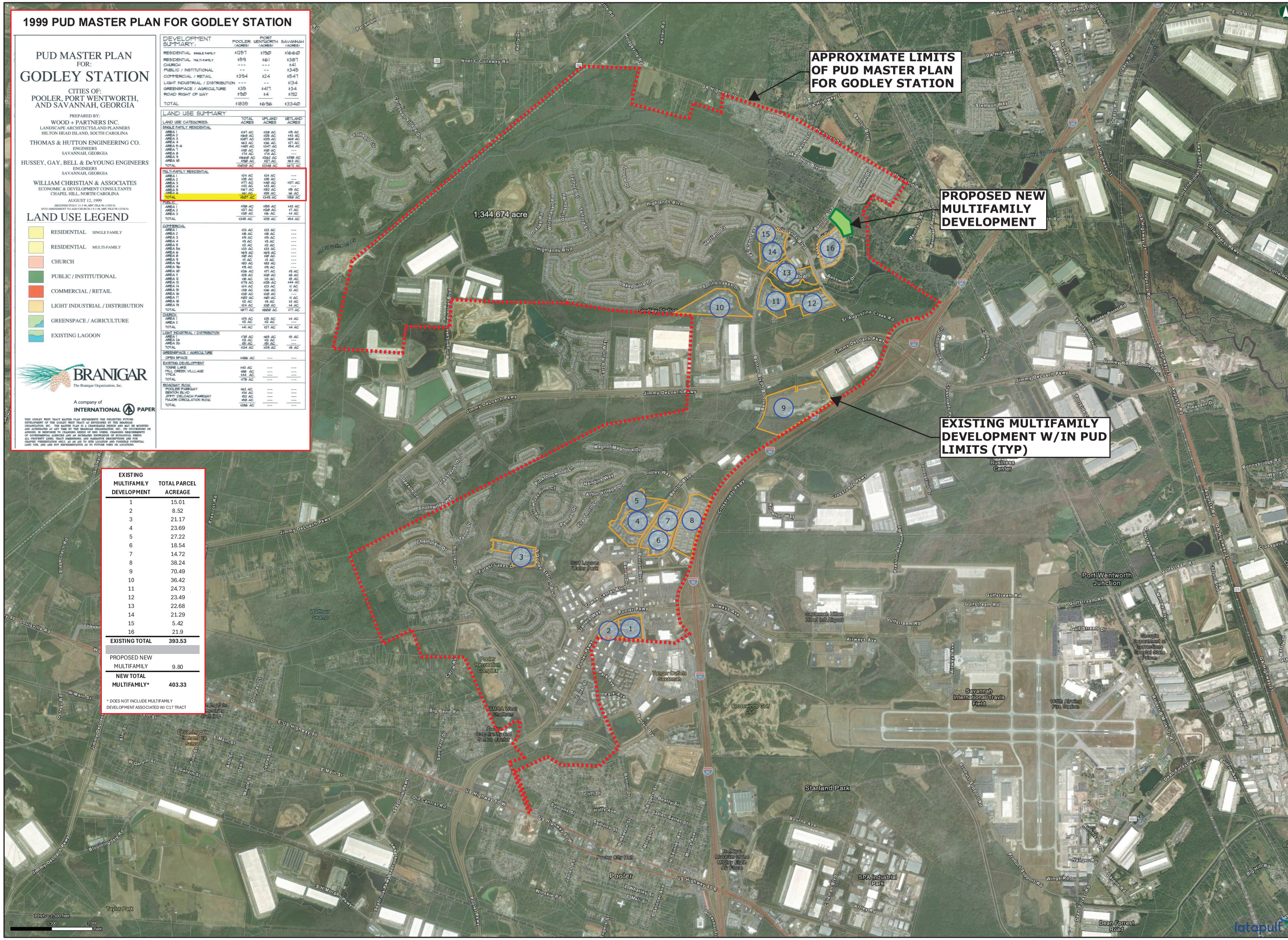
DEVELOPMENT SUMMARY:	POOLER (ACRES)	PORT WENTWORTH (ACRES)	SAVANNAH (ACRES)
RESIDENTIAL SINGLE FAMILY	±1257	±1392	±1660
RESIDENTIAL MULTI-FAMILY	±59	±61	±387
CHURCH	---	---	±41
PUBLIC / INSTITUTIONAL	--	--	±345
COMMERCIAL / RETAIL	±384	±24	±547
LIGHT INDUSTRIAL / DISTRIBUTION	---	--	±134
GREENSPACE / AGRICULTURE	±35	±417	±34
ROAD RIGHT OF WAY	±120	±4	±192
TOTAL	±1835	±1926	±3340

LAND USE SUMMARY LAND USE CATEGORIES:	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SINGLE FAMILY RESIDENTIAL			
AREA 1	1141 AC	1128 AC	13 AC
AREA 2	1868 AC	1825 AC	143 AC
AREA 3	1287 AC	1239 AC	148 AC
AREA 3-a	163 AC	136 AC	127 AC
AREA 3-b	1481 AC	1347 AC	134 AC
AREA 7	1454 AC	1454 AC	---
AREA 8	174 AC	174 AC	---
AREA 9	1846 AC	1262 AC	1398 AC
AREA 10	1798 AC	1271 AC	1163 AC
TOTAL	13010 AC	12348 AC	1672 AC
MULTI-FAMILY RESIDENTIAL			
AREA 1	124 AC	124 AC	---
AREA 2	138 AC	138 AC	---
AREA 3	171 AC	148 AC	131 AC
AREA 4	143 AC	143 AC	---
AREA 9	198 1 AC	1182 AC	18 AC
AREA 10	1461 AC	1319 AC	142 AC
TOTAL	1871 AC	1349 AC	1358 AC
PUBLIC			
AREA 1	1198 AC	1155 AC	143 AC
AREA 2	1271 AC	1128 AC	171 AC
AREA 3	1218 AC	1116 AC	114 AC
TOTAL	1349 AC	1219 AC	1154 AC
COMMERCIAL			
AREA 1	123 AC	123 AC	---
AREA 2	118 AC	118 AC	---
AREA 3	175 AC	175 AC	---
AREA 4	115 AC	115 AC	---
AREA 5	113 AC	113 AC	---
AREA 5a	1 AC	1 AC	---
AREA 6	1469 AC	1469 AC	---
AREA 8	1112 AC	1112 AC	---
AREA 9	111 AC	111 AC	---
AREA 9a	1183 AC	1183 AC	---
AREA 9b	1175 AC	1175 AC	---
AREA 10	1126 AC	1171 AC	1115 AC
AREA 11	1128 AC	1120 AC	1118 AC
AREA 12	1112 AC	113 AC	1115 AC
AREA 14	1214 AC	1770 AC	1444 AC
AREA 15	1124 AC	123 AC	1 AC
AREA 16	1120 AC	1118 AC	1 AC
AREA 17	1182 AC	1181 AC	1 AC
AREA 18	112 AC	119 AC	113 AC
AREA 19	1214 AC	1210 AC	1 4 AC
TOTAL	1877 AC	1806 AC	1771 AC
CHURCH			
AREA 1	129 AC	125 AC	1 4 AC
AREA 2	112 AC	112 AC	---
TOTAL	141 AC	137 AC	1 4 AC
LIGHT INDUSTRIAL / DISTRIBUTION			
AREA 1	1130 AC	1115 AC	115 AC
AREA 2a	151 AC	151 AC	---
AREA 2b	1 53 AC	1 53 AC	---
TOTAL	1334 AC	1319 AC	115 AC
GREENSPACE / AGRICULTURE			
OPEN SPACE	1486 AC	---	---
EXISTING DEVELOPMENT			
YOUNG LAKE	143 AC	---	---
MILL CREEK VILLAGE	188 AC	---	---
YMCA	144 AC	---	---
TOTAL	475 AC	---	---
ROADWAY ROW			
POOLER PARKWAY	162 AC	---	---
BENTON BLVD	1 04 AC	---	---
JIMMY DELOACH PARKWAY	152 AC	---	---
MAJOR CIRCULATION ROW	1 58 AC	---	---
TOTAL	1286 AC	---	---

EXISTING MULTIFAMILY DEVELOPMENT	TOTAL PARCEL ACREAGE
1	15.01
2	8.52
3	21.17
4	23.69
5	27.22
6	18.54
7	14.72
8	38.24
9	70.49
10	36.42
11	24.73
12	23.49
13	22.68
14	21.29
15	5.42
16	21.9
EXISTING TOTAL	**393.53**
PROPOSED NEW MULTIFAMILY	9.80
NEW TOTAL MULTIFAMILY*	**403.33**

* DOES NOT INCLUDE MULTIFAMILY DEVELOPMENT ASSOCIATED W/ C17 TRACT



THOMAS & HUTTON

GODLEY STATION PUD