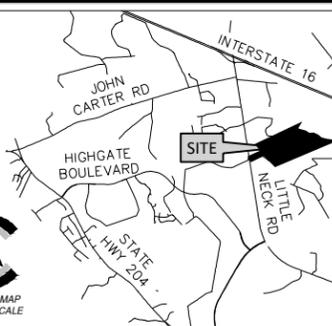




VICINITY MAP
NOT TO SCALE



PARCEL A-2
N/F COTTAGE ROW LLC
PIN 2-1024-01-003
SMB 40-S, PAGE 101
1-2006

PARCEL B
N/F NEW HAMPSHIRE HOLDINGS LLC
PIN 2-1024-01-003
SMB 36-S, PAGE 84

PORTION OF PARCEL C-2
N/F FIGURE 8 (GEORGIA) LLC
PIN 2-1024-01-001
PRB 33P, PAGE 36

PORTION OF PARCEL C-2
N/F FIGURE 8 (GEORGIA) LLC
PIN 2-1024-01-001
PRB 33P, PAGE 36

DEVELOPMENT SUMMARY:

PIN	21039 02001
EXISTING ZONING	PUD-D-M-9.1
TOTAL ACREAGE	±137.68
WETLANDS ACREAGE	±36.41
EXISTING BORROW PIT ACREAGE	±15.66
EPHEMERAL CANAL ACREAGE	±0.295
UPLAND ACREAGE	±100.98

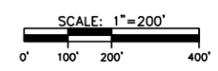
RESIDENTIAL LOT SCHEDULE:

50' WIDE, 128' DEEP LOTS

TOTAL LOTS: 404

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK:	20' MIN.
SIDE YARD SETBACK:	5' MIN. / 10' SIDE STREET
REAR YARD SETBACK:	20' MIN.
MAX. BUILDING HEIGHT:	50'
BUILDING MAX. COVERAGE:	40%
DENSITY REQUIREMENTS:	4 UNITS PER UPLAND ACRE MAX.
BUFFER REQUIREMENTS:	20' PERIMETER VEGETATIVE BUFFER 20' VEGETATIVE BUFFER ALONG MAIN BLVD. FROM PROPERTY ENTRANCE TO FIRST INTERSECTION.



PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON REVIEW OF VARIOUS GOVERNMENTAL AGENCIES.



NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

CONCEPTUAL MASTERPLAN
THE SPENCER CONNERAT TRACT

LOCATED IN SAVANNAH, GEORGIA

JOB NUMBER: 19-427
DATE: 2/12/2020
DRAWN BY: BMT
CHECKED BY: LJS
SCALE: AS NOTED

AMENDED MASTER PLAN

SHEET:
CP1.0