

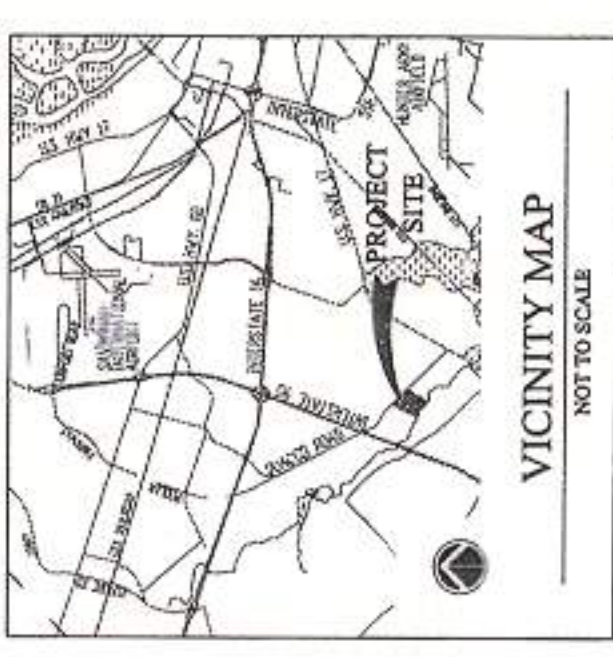
QUACCO ROAD SINGLE FAMILY ATTACHED / MULTI-FAMILY DEVELOPMENT

CHATHAM COUNTY, GEORGIA
LAND USE MASTER PLAN
 PREPARED FOR
QUACCO LAND INVESTMENTS, LLC
 PREPARED BY



50 PARK OF COMMERCE WAY
 POST OFFICE BOX 2727
 SAVANNAH, GA. 31402-2727 (912)234-5300
 CHARLESTON, SC - MYRTLE BEACH, SC

DATE: MAY 17, 2006
 PROJECT NO. 18526



LEGEND

- JURISDICTIONAL WETLANDS
- ACCESS POINTS
- UPLAND AREA

PARCEL INFORMATION SUMMARY

PN	1-1007-01-002
EXISTING ZONING	R-A
PROPOSED ZONING	FUD-M-120
DENSITY / UNIT INFORMATION	TOTAL
GROSS ACREAGE	± 67.1 AC
JURISDICTIONAL WETLANDS ACREAGE	± 53.6 AC
DEVELOPABLE ACREAGE (SEE NOTE #4)	± 33.5 AC
NET DENSITY (SEE NOTE #5)	12.0 D.U./AC
TOTAL UNITS	456 D.U.s

NOTES:

- 1) PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE UPON REVIEW OF VARIOUS GOVERNMENTAL AGENCIES.
- 2) DRAINAGE AND EASEMENTS HAVE NOT BEEN DESIGNED.
- 3) ALL SURVEY INFORMATION IS FROM OTHERS AND HAS NOT BEEN FIELD VERIFIED BY THOMAS & HUTTON ENGINEERING, CO.
- 4) DEVELOPABLE ACREAGE EQUALS (±) GROSS ACREAGE MINUS (±) JURISDICTIONAL WETLANDS ACREAGE.
- 5) NET DENSITY IS DEFINED AS DWELLING UNITS PER DEVELOPABLE ACRE.
- 6) ALL JURISDICTIONAL WETLAND IMPACTS WILL BE REVIEWED BY ALL JURISDICTIONAL WETLAND AGENCIES.
- 7) RELOCATABLE ACCESS POINT MAY BE REMOVED SHOULD FUTURE STUDIES DEEM IT UNNECESSARY.

DISCLAIMER
 THIS MAP ILLUSTRATES A GENERAL PLAN FOR THE DEVELOPMENT OF THE LAND SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT CONSTITUTE A CONTRACT, WARRANTY, OR GUARANTEE OF ANY KIND. THE DEVELOPER, THOMAS & HUTTON ENGINEERING, CO., SHALL NOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THIS MAP. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCURATE SURVEY AND PROPERTY DESCRIPTIONS.



REVISED:
 JUNE 5, 2006 - PER MPC STAFF COMMENTS
 REVISED DENSITY TO 12.0 D.U./AC, ADDED APPROX. 120 ACCESS POINTS, ADDED SINGLE FAMILY DETACHED AS A POTENTIAL USE.