

# QUACCO ROAD SINGLE FAMILY ATTACHED / MULTI-FAMILY DEVELOPMENT

CHATHAM COUNTY, GEORGIA  
LAND USE MASTER PLAN

PREPARED FOR  
QUACCO LAND INVESTMENTS, LLC

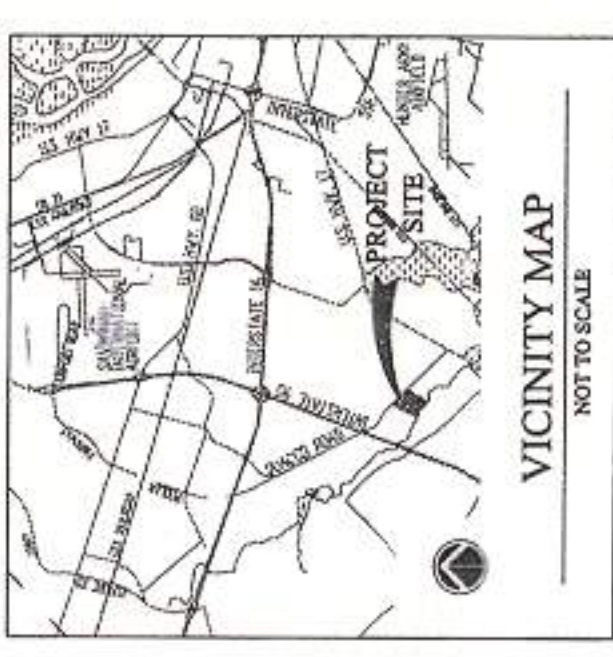
PREPARED BY



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**

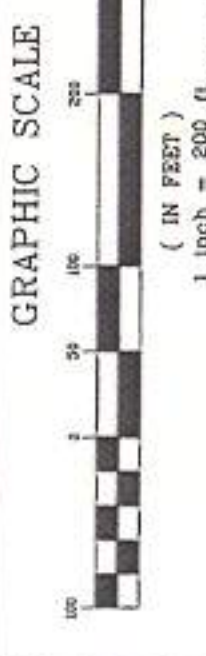
PN	1-1007-01-002
EXISTING ZONING	R-A
PROPOSED ZONING	FUD-M-120
DENSITY / UNIT INFORMATION	TOTAL
GROSS ACREAGE	± 67.1 AC
JURISDICTIONAL WETLANDS ACREAGE	± 53.6 AC
DEVELOPABLE ACREAGE (SEE NOTE #4)	± 33.5 AC
NET DENSITY (SEE NOTE #5)	12.0 D.U./AC
TOTAL UNITS	456 D.U.s

**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 CONCEPTUAL PLAN FOR THE DEVELOPMENT OF THE QUACCO ROAD SINGLE FAMILY ATTACHED / MULTI-FAMILY DEVELOPMENT. THE PLAN IS FOR INFORMATIONAL PURPOSES ONLY, DOES NOT LIMIT OR BIND THE OWNER, AND IS SUBJECT TO CHANGE AND MODIFICATION WITHOUT NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND ACCURATE SURVEY AND PROPERTY DESCRIPTION.



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