LEGEND

USE IS CONTROLLED BY STREET CLASSIFICATION OF THE MPO ORDINANCE*

- TOWN CENTER
- SCHOOL
- MULTI-FAMILY
- ACTIVE AMENITY PARK
- EXISTING FRONT LOADED LOTS
- EXISTING LOTS TO BE COVERTED TO FRONT LOADED
- FRONT LOADED DEVELOPMENT
- EXISTING LOTS REAR LOADED ONLY

FRONT LOADED PRODUCT AS DEPICTED ON THE APPROVED GENERAL DEVELOPMENT PLAN VOTED ON BY PORT WENTWORTH CITY COUNCIL IN OCTOBER, 2003

* PROPERTIES MARKED WITH AN * ARE NOT OWNED BY BEP AND THE LAND USES SHOWN ARE ASSUMED FROM EITHER THE CURRENT USE ON THE PROPERTY OR THE ORIGINAL LAND USE SHOWN ON THE 2003 GENERAL DEVELOPMENT PLAN.

MULTI FAMILY

LAKE

EXISTING RICE HOPE PLANTATION ROAD (DIRT)

EXISTING RICE HOPE PLANTATION ROAD (DIRT)

MULBERRY

MULTI FAMILY

MULBERRY BLVD.

MARKET BLVD.

TOWN CENTER

SCHOOL

PRESERVED WETLANDS (TYP.)

ACTIVE AMENITY PARK

MULBERRY BLVD.

LAKESIDE

LAKESIDE BLVD.

LAKE

OPEN SPACE

WELCOME CENTER

INTERSTATE 95

HIGHWAY 21

PARKSIDE BLVD.

OPEN SPACE

PARKSIDE

BLACK CREEK

* MULTI FAMILY

PLANNED / FUTURE CITY OF SAVANNAH WATER RESERVOIR

- TOWN BOULEVARD
- NEIGHBORHOOD BOULEVARD
- AVENUE
- FRONTAGE STREET
- MAJOR STREET
- MINOR STREET
- ROAD
- LANE
- EXISTING RICE HOPE PLANTATION ROAD (DIRT)

APPROVED BY THE PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE MAYOR AND ALDERMEN, CITY OF PORT WENTWORTH

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

NOTES

1) PER APPROVED DRI, THE TOTAL ALLOWED NUMBER OF UNITS FOR ENTIRE MASTER PLAN IS 4500 D.U. AND 1,000,000 S.F. OF TOWN CENTER
2) LOT SIZE IS CONTROLLED BY STREET CLASSIFICATION OF THE MPO ORDINANCE*.
3) LOT USE IS CONTROLLED BY THE STREET CLASSIFICATION OF THE MPO ORDINANCE*.
4) BUILDING SIDE AND REAR SETBACKS ARE CONTROLLED BY CITY OF PORT WENTWORTH FIRE CODE.
5) STREET LAYOUT IS FOR ILLUSTRATION ONLY AND MAY VARY IN ACCORDANCE WITH THE THE MPO ORDINANCE*.
6) MINOR STREET LOT COVERAGE SHALL BE 80% MAXIMUM. ALL OTHER LOT COVERAGE IS AS LISTED IN THE MPO ORDINANCE*.
7) BLOCK LENGTHS MAY BE UP TO 1,600 LINEAR FEET.
8) OPEN SPACE AND LAKES ARE FOR ILLUSTRATION PURPOSES ONLY AND FINAL SIZE AND LOCATION SHALL COMPLY WITH THE MPO ORDINANCE*.

* MPO ORDINANCE - OCTOBER 20, 2003

BEP RICE HOPE LLC

SPERRYVILLE, VIRGINIA

GRAPHIC SCALE

300 0 150 300 600 1200

North

MASTER PLAN

(GENERAL DEVELOPMENT PLAN)

RICE HOPE MPO - PHASE II

PORT WENTWORTH, GEORGIA

NOVEMBER 2015

THOMAS & HUTTON

Engineering | Surveying | Planning | GIS | Consulting