

NARRATIVE:

THIS MAP ILLUSTRATES THE EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP. THE EFFECTIVE FEMA FLOODPLAIN/FLOODWAY INFORMATION WAS OBTAINED FROM FLEMINGTON, GEORGIA FLOODWAY MAPS, PANELS 1 (REVISED 9/30/1988) & 2 (DATED 5/17/1982) , AS WELL AS HINESVILLE, GEORGIA FLOODWAY MAPS, PANELS 3 (REVISED 2/4/1987) & 4 (REVISED 2/4/1987).

FRASER PROPERTY DEVELOPMENT DENSITY

FLEMINGTON, GEORGIA

MULTIFAMILY, SINGLE FAMILY & TWO FAMILY

PARCEL A	16± AC	R-3
PARCEL B	16± AC	R-3
PARCEL C	7± AC	R-2A
PARCEL D	20± AC	R-2A
PARCEL L	4± AC	R-3
TOTAL	63± AC	

NEIGHBORHOOD COMMERCIAL & GENERAL COMMERCIAL

PARCEL G	27± AC	B-2
PARCEL H	9± AC	B-2
PARCEL I	3± AC	B-2
PARCEL J	7± AC	B-1
PARCEL K	3± AC	B-1
TOTAL	49± AC	

HINESVILLE, GEORGIA

RESIDENTIAL

PARCEL E	71± AC *	R-4
PARCEL F	203± AC *	R-3
TOTAL	274± AC *	

* INCLUDES OPEN SPACE IN TOTAL ACREAGE

(FLEMINGTON & HINESVILLE)
TOTAL MULTIFAMILY, SINGLE FAMILY & TWO FAMILY
337± AC

FRASER PROPERTY

FINAL
MASTER PLAN
EXHIBIT

HINESVILLE & FLEMINGTON, GEORGIA

PREPARED FOR:

FRASER REALTY CORP AND PINE HOPE LLC

PREPARED BY:

THOMAS & HUTTON ENGINEERING CO.

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

CHARLESTON, SC - MYRTLE BEACH, SC

JOB # 13107

SCALE: 1" = 300'

DATE: JUNE 16, 2003

LAST REVISED: JANUARY 14, 2009

CITY OF FLEMINGTON APPROVAL: MAY 8, 2006

CITY OF HINESVILLE APPROVAL: MAY 9, 2006

DISCLAIMER:

THIS MAP ILLUSTRATES A GENERAL PLAN OF THE DEVELOPMENT WHICH IS FOR DISCUSSION PURPOSES ONLY. DOES NOT LIMIT OR BIND THE OWNER, AND IS SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND POSITION LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.

LEGEND

- - - - - PEACOCK CANAL CENTERLINE

- - - - - EXISTING CONTOUR

- GREEN SPACE
10.38 Ac
56.25 Ac
8.43 Ac
1.81 Ac
76.87 Ac (Total)

- PROPOSED FILL

- JURISDICTIONAL WETLANDS

- TWO FAMILY RESIDENTIAL DISTRICT (R-2)

- MULTI-FAMILY RESIDENTIAL DISTRICT (R-3)

- GENERAL COMMERCIAL DISTRICT (B-2)

- OFFICE-INSTITUTIONAL DISTRICT (O-1)

- CONSERVATION/RECREATION/OPEN SPACE

- RESIDENTIAL (R-3) (85 X 142)

- 3 UNITS PER ACRE

- RESIDENTIAL (R-4) (70 X 115)

- 4 UNITS PER ACRE

NOTE:

THE DATUM USED FOR THE CONTOURS AND THE
POINTS ARE BASED ON N.G.V.D.28.

