PHASE 1 WEST BUILDING, TOWNHOME, AND MAINTENANCE SHOP PARKING REQUIREMENTS

PHASE 1 WEST BUILDING

	# OF UNITS	MIN PARKING SPACES REQUIRED	TOTAL SPACES REQUIRED
1 BEDROOM UNITS	16	1.5 SPACES/UNIT	24
2 BEDROOM UNITS	32	1.75 SPACES/UNIT	56
3 BEDROOM UNITS	27	2 SPACES/UNIT	54
		TOTAL	134

TOWNHOMES

	# OF UNITS	MIN PARKING SPACES REQUIRED	TOTAL SPACES REQUIRED
TOWNHOMES	7	2 SPACES/UNIT	14

MAINTENANCE SHOP

	# OF UNITS	MIN PARKING SPACES REQUIRED	TOTAL SPACES REQUIRED
MAINTENANCE SHOP	1	2 SPACES/UNIT	2
TOTAL FOR PARKING LOT			150

PROPOSED PARKING

STANDARD SPACES	89
COMPACT SPACES	24
ADA SPACES	5
TOTAL SPACES	118

PHASE 1 EAST BUILDING PARKING REQUIREMENTS

	# OF UNITS/STAFF	MIN PARKING SPACES REQUIRED	TOTAL SPACES REQUIRED
1 BEDROOM UNITS	15	1.5 SPACES/UNIT	22.5
2 BEDROOM UNITS	22	1.75 SPACES/UNIT	38.5
3 BEDROOM UNITS	34	2 SPACES/UNIT	68
TOTAL FOR PARKING LOT			129

PROPOSED PARKING

STANDARD SPACES	74
COMPACT SPACES	20
ADA SPACES	5
TOTAL SPACES	99

PHASE 2 WEST BUILDING AND TOWNHOME PARKING REQUIREMENTS

PHASE 2 WEST BUILDING

	# OF UNITS	MIN PARKING SPACES REQUIRED	TOTAL SPACES REQUIRED
1 BEDROOM UNITS	16	1.5 SPACES/UNIT	24
2 BEDROOM UNITS	28	1.75 SPACES/UNIT	49
3 BEDROOM UNITS	27	2 SPACES/UNIT	54
		TOTAL	127

TOWNHOMES

	# OF UNITS	MIN PARKING SPACES REQUIRED	TOTAL SPACES REQUIRED
TOWNHOMES	8	2 SPACES/UNIT	16
TOTAL FOR PARKING LOT			143

PROPOSED PARKING

STANDARD SPACES	86
COMPACT SPACES	20
ADA SPACES	5
TOTAL SPACES	111

PHASE 2 EAST BUILDING PARKING REQUIREMENTS

	# OF UNITS	MIN PARKING SPACES REQUIRED	TOTAL SPACES REQUIRED
1 BEDROOM UNITS	16	1.5 SPACES/UNIT	24
2 BEDROOM UNITS	24	1.75 SPACES/UNIT	42
3 BEDROOM UNITS	35	2 SPACES/UNIT	70
TOTAL FOR PARKING LOT			136

PROPOSED PARKING

STANDARD SPACES	71
COMPACT SPACES	19
ADA SPACES	5
TOTAL SPACES	95

NORTH COMMERCIAL BUILDING PARKING REQUIREMENTS

	# OF UNITS	MIN PARKING SPACES REQUIRED	TOTAL SPACES REQUIRED
2,300 SF UNIT	5	4 SPACES/UNIT	20
TOTAL FOR PARKING LOT			20

PROPOSED PARKING

STANDARD SPACES	22
ADA SPACES	1
TOTAL SPACES	**23**

SOUTH COMMERCIAL BUILDING PARKING REQUIREMENTS

	# OF UNITS	MIN PARKING SPACES REQUIRED	TOTAL SPACES REQUIRED
2,300 SF UNIT	7	4 SPACES/UNIT	28
TOTAL FOR PARKING LOT			28

PROPOSED PARKING

STANDARD SPACES	26
ADA SPACES	2
TOTAL SPACES	28

SITE DATA NOTES

PROJECT ADDRESS: 401 CAROLAN STREET
SAVANNAH, GEORGIA 31405

OWNER: 401 CAROLAN, LLC C/O CARDINAL CAPITAL MANAGEMENT, INC.
901 SOUTH 70TH STREET
WEST ALLIS, WI 53214

ARCHITECT: LOTT BARBER
114 BARNARD STREET SUITE 2B
SAVANNAH, GA 31401
912-234-5230

ENGINEER: LONG ENGINEERING, INC.
2550 HERITAGE COURT
SUITE 250
ATLANTA, GEORGIA 30339
770-951-2495

CONTACT PERSON: LUKE HANNON 770-951-2495

BUILDING SETBACK LINES: FRONT: 25'
REAR: 25'
SIDE: 10'

THE APPROXIMATE SITE AREA IS 13.78 ACRES.

THE APPROXIMATE DISTURBED AREA IS 13.78 ACRES.

PAVING LEGEND

STANDARD DUTY ASPHALT PAVING

CONCRETE PAVING

PROPOSED PARKING SUMMARY TABLE

PHASE 1

	REQUIRED	PROVIDED
PHASE 1 WEST BUILDING LOT	150	118
PHASE 1 EAST BUILDING	129	99
TOTAL	279	217

PHASE 2

	REQUIRED	PROVIDED
PHASE 2 WEST BUILDING LOT	143	111
PHASE 2 EAST BUILDING	136	95
TOTAL	279	206

COMMERCIAL BUILDINGS

	REQUIRED	PROVIDED
NORTH COMMERCIAL BUILDING	20	23
SOUTH COMMERCIAL BUILDING	28	28
TOTAL	48	51

PARALLEL SPACES ON CLEARVIEW AVE

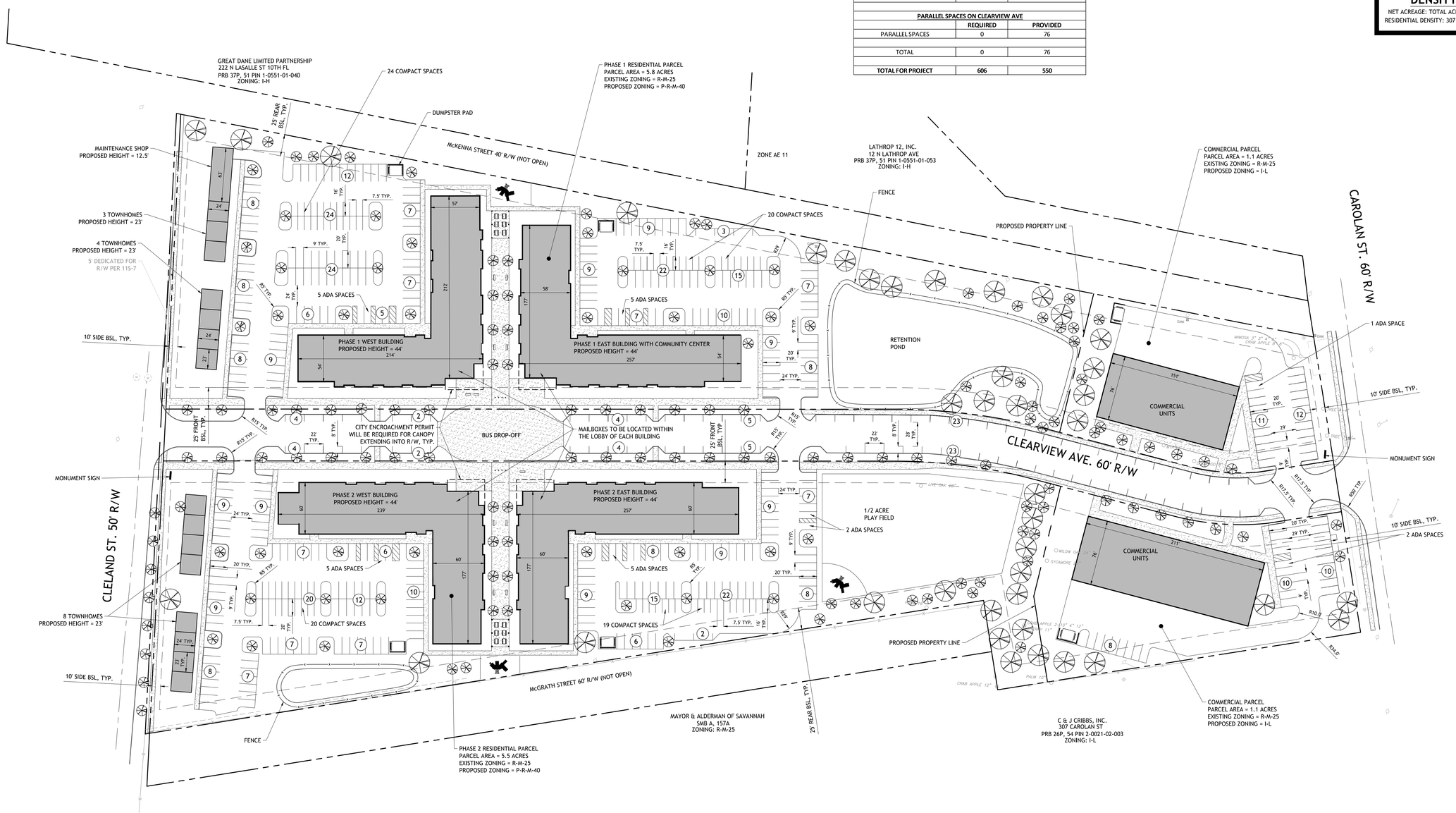
	REQUIRED	PROVIDED
PARALLEL SPACES	0	76
TOTAL	0	76
TOTAL FOR PROJECT	**606**	**550**

LANDSCAPE REQUIREMENTS:

REQUIRED TREE QUALITY POINTS: 1,600 X 11.3 AC = 18,080 REQUIRED POINTS
REQUIRED LANDSCAPE QUALITY POINTS: 400 X 11.3 AC = 4,520 REQUIRED POINTS

DENSITY CALCULATIONS:

NET ACREAGE: TOTAL ACREAGE - PARKING = 11.3 - 3.4 = 7.9 NET AC
RESIDENTIAL DENSITY: 307 TOTAL UNITS/7.9 AC = 38.86 UNITS/NET AC



REVISIONS			
REV #	DATE	DESCRIPTION	

LEI #0202-0050

LONG ENGINEERING, INC.
2550 Heritage Court, Ste 250
Atlanta, GA 30339
Tel 770.951.2495, Fax 770.951.2496
www.longeng.com

GENERAL DEVELOPMENT PLAN FOR CLEARVIEW REDEVELOPMENT

401 CAROLAN STREET
SAVANNAH, CHATHAM GEORGIA

SITE PLAN

GSWCC LEVEL II CERT. #56533, EXPIRES 11-12-17
DATE: 10-03-18
DESIGN QC:
CADD QC:
DESIGNED BY:
DRAWN BY:

SHEET
C-3.0

Drawing path: P:\LEI PROJECTS\2020 Jones Savannah Masterplan\Design Information Site Engineering\Drawings\Civil Drawings\CAD\2020_0050C.dwg C-3.0 Site 24x36 10-03-2018 1:38pm by: hannon