

2:14:28 (10/10/2014) 10:50:00 AM

**ADDRESS:**  
703 LOUISVILLE ROAD  
SAVANNAH, GA 31415

**EXISTING PARCEL ACREAGE** 1.64 AC.  
(PIN 2-0030-05-001)  
**PROPOSED PARCEL ACREAGE** 2.55 AC

**CURRENT ZONING DISTRICT - P-RIP-D**

**PROPOSED LAND USE - (3) DWELLING, MULTI-FAMILY**

**BUILDING BREAKDOWN:**

BUILDING	DWELLING UNITS	STORIES	HEIGHT
PROPOSED	255	7	90'

**MAXIMUM BUILDING HEIGHT:** N/A

**MAXIMUM BUILDING COVERAGE:** 75%

**PROPOSED BUILDING COVERAGE:** 73% (1.87 AC)

**NET RESIDENTIAL DENSITY** 100 DU/AC

**P-RIP-D ZONING DISTRICT SETBACKS:** 0 FT

**TOTAL PARKING REQUIRED** 1 SPACE / UNIT  
(AS ADOPTED AND APPROVED BY THE SAVANNAH CITY COUNCIL ON 11/22/16)

**TOTAL PARKING REQUIRED** 255

**TOTAL PARKING PROVIDED** 357

**REQUIRED ADA PARKING** 8

**ADA PARKING PROVIDED** 8  
(ADA SPACES TO BE PROVIDED IN STRUCTURED PARKING UNDER BUILDING)

**FEMA FLOOD ZONE AE(0)**  
FEMA PANEL: 13051C0153G  
ANY PROPOSED FILL WITHIN THE FLOODPLAIN WILL BE MITIGATED IN ACCORDANCE WITH CITY OF SAVANNAH REQUIREMENTS.

**WATER & SEWER - PROVIDED BY CITY OF SAVANNAH**

**STORM DRAINAGE - ENTIRE DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY CITY OF SAVANNAH STORMWATER MANAGEMENT ORDINANCE. PROJECT WILL DISCHARGE TO THE SAVANNAH-OGEECHEE CANAL. GREEN INFRASTRUCTURE/LOW IMPACT DEVELOPMENT PRACTICES WILL BE USED TO THE MAXIMUM EXTENT PRACTICAL DURING THE CREATION OF THE STORMWATER MANAGEMENT PLAN.**

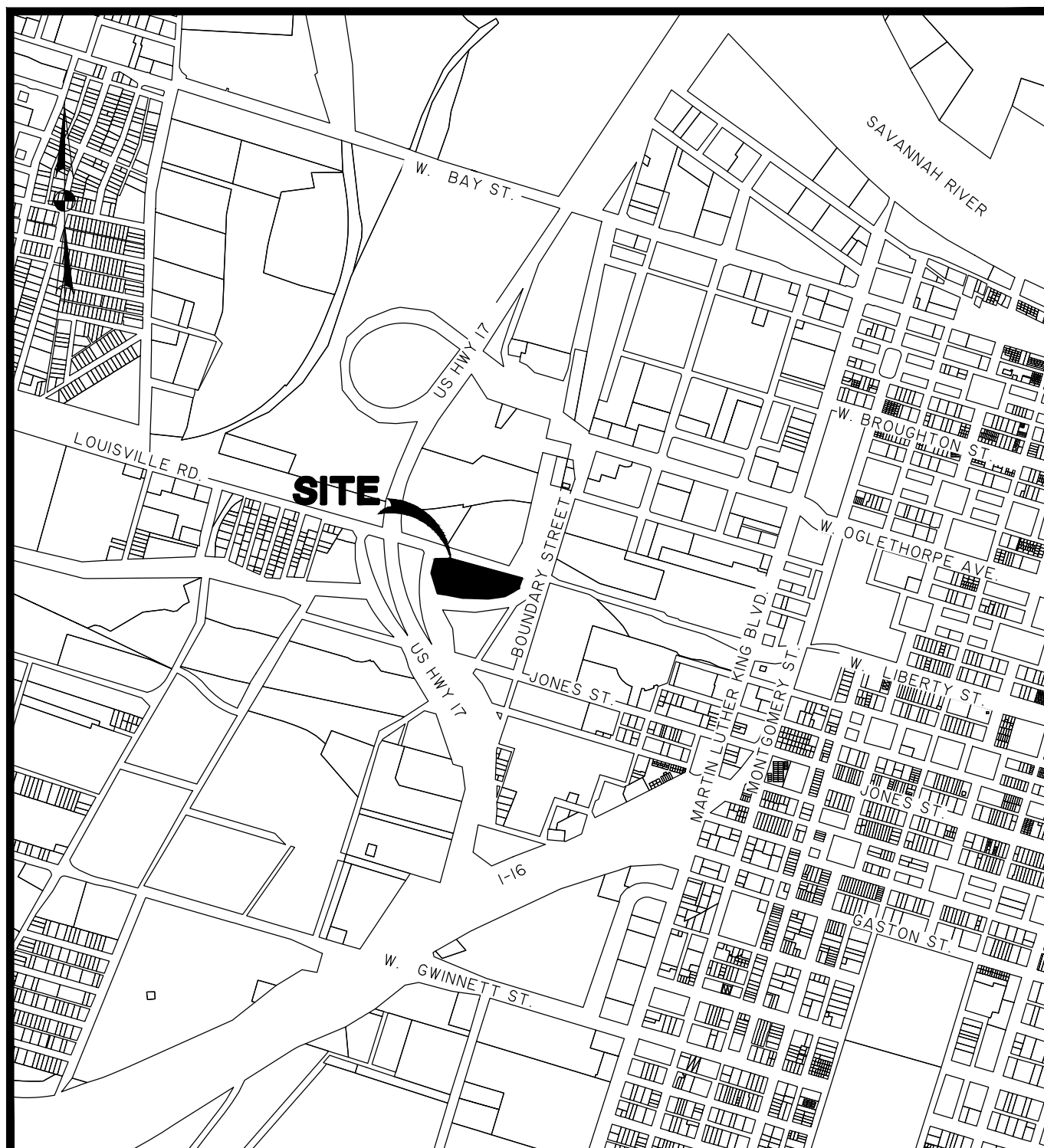
**REFERENCE VERTICAL DATUM - NAVD88**

**TREE QUALITY POINTS REQUIRED**  
(1600 TOP/AC - 2.55 AC PROPOSED PARCEL AREA) 4,080

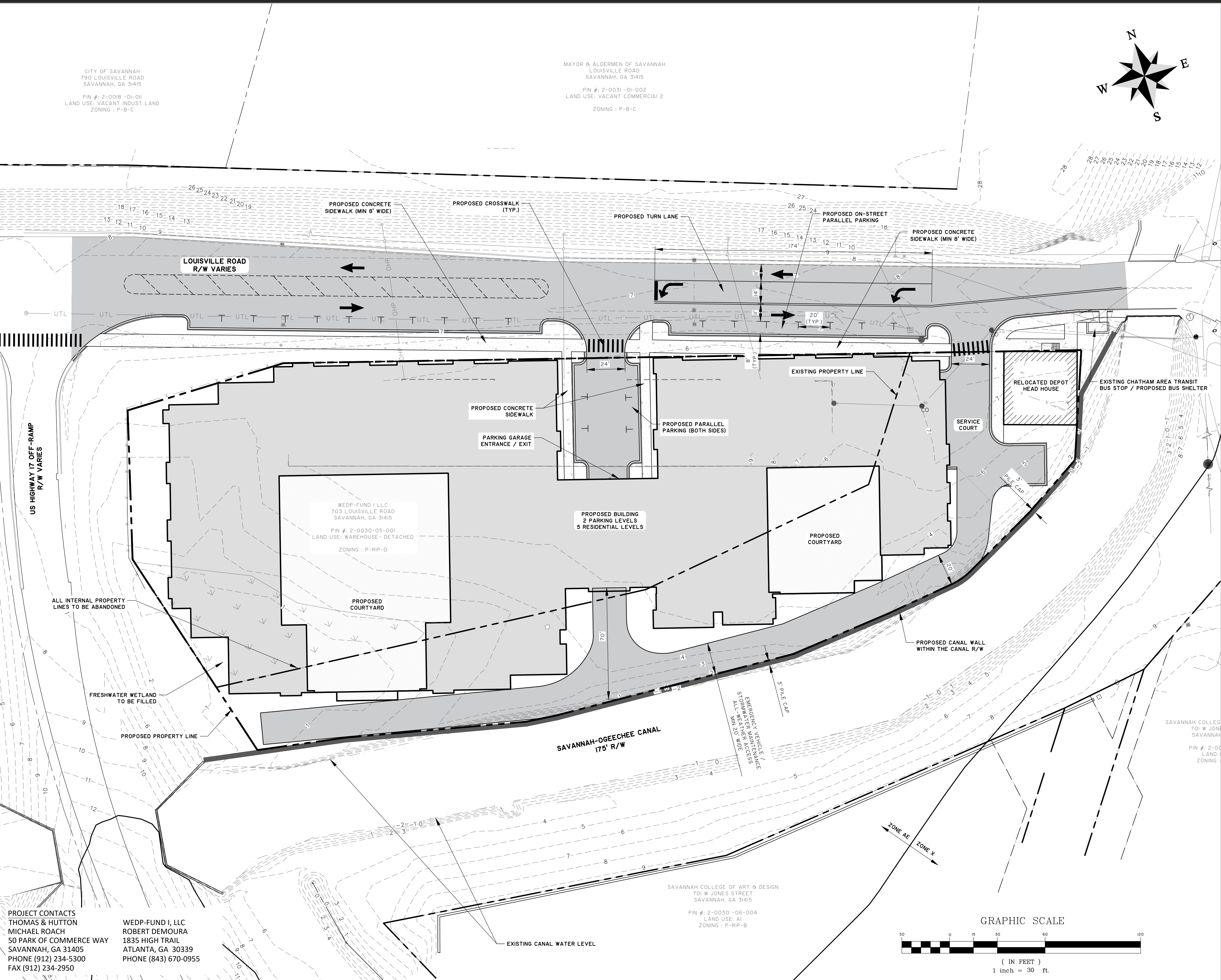
**LANDSCAPE QUALITY POINTS REQUIRED**  
(400 LOP/AC - 2.55 AC PROPOSED PARCEL AREA) 1,020

**PROPOSED LANDSCAPING AND A PAYMENT TO THE TREE FUND WILL BE USED TO MEET TOP/LOP REQUIREMENTS. PROPOSED MITIGATION WILL REQUIRE PARK & TREE APPROVAL AT TIME OF SPECIFIC DEVELOPMENT PLAN**

**ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE WILL BE PROVIDED**



**VICINITY MAP**  
1" = 1,000'



**PROJECT CONTACTS**  
THOMAS & HUTTON  
MICHAEL ROACH  
50 PARK OF COMMERCE WAY  
SAVANNAH, GA 31405  
PHONE (912) 234-5300  
FAX (912) 234-2950

**WEDP-FUND I, LLC**  
ROBERT DEMOURA  
1835 HIGH TRAIL  
ATLANTA, GA 30339  
PHONE (843) 670-0955

**GATEWAY PROJECT**  
**GENERAL DEVELOPMENT PLAN**  
FEBRUARY 26, 2019

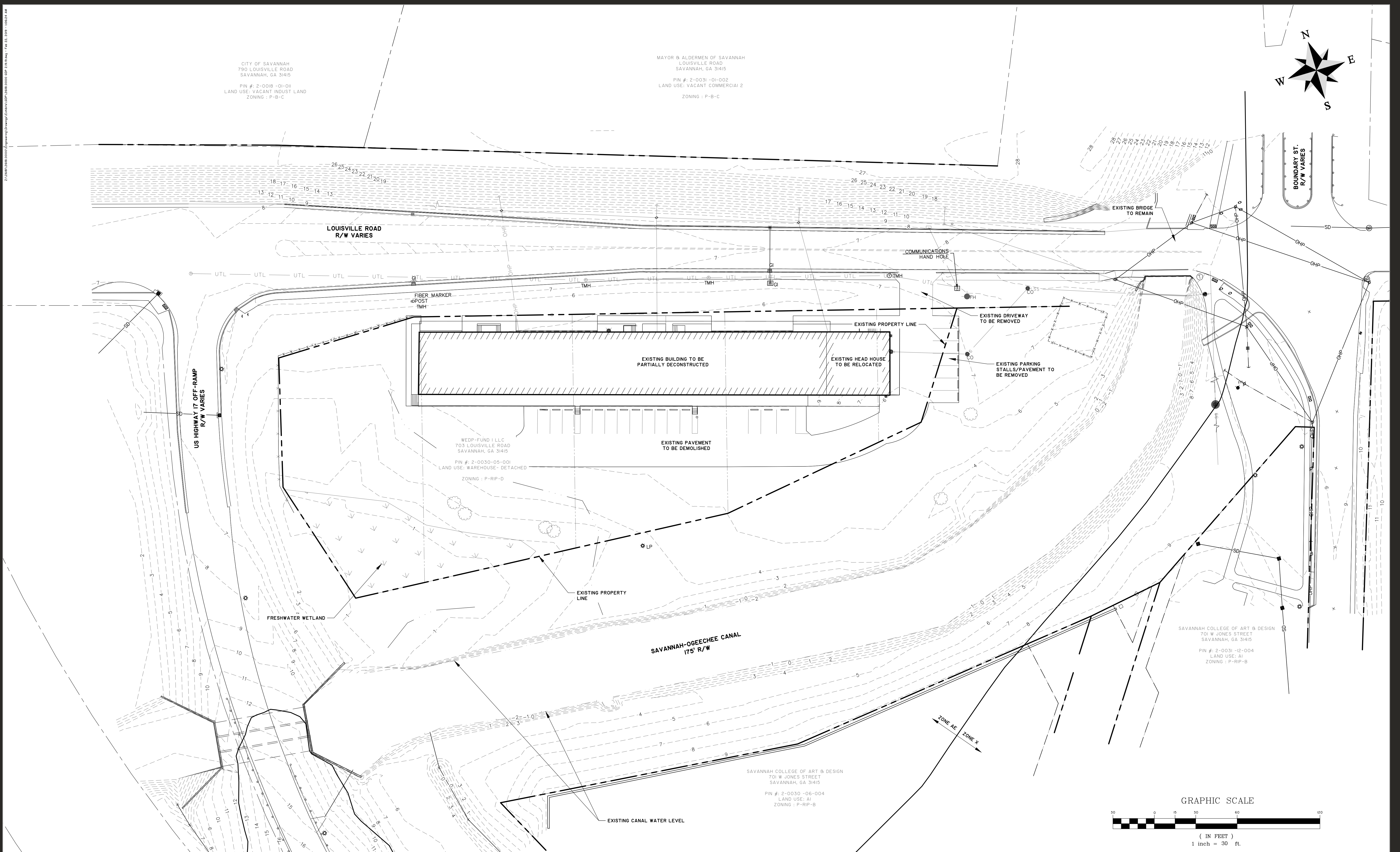
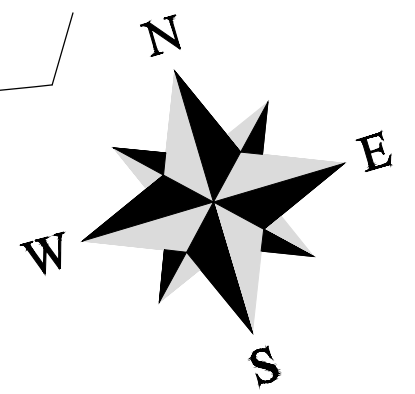
**PREPARED FOR:**  
WEDP-FUND I LLC

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 position locations are for illustrative purposes only and are subject to an accurate survey and property description. The producer assumes no legal responsibility for the appreciation or depreciation of any premises, commercial or otherwise, by reason of their inclusion or exclusion from this map. The information contained in this map is subject to change with out notice and is for illustrative purposes only. Unit counts shown above are approximate and may change. Values were provided by outside sources and have not been verified.

Z:\PROJECTS\2019\Gateway\20190226\20190226.dwg (PLOT) 2/26/2019 10:00:00 AM

CITY OF SAVANNAH  
790 LOUISVILLE ROAD  
SAVANNAH, GA 31415  
PIN #: 2-0018 -01-01  
LAND USE: VACANT INDUSTRIAL LAND  
ZONING : P-B-C

MAYOR & ALDERMEN OF SAVANNAH  
LOUISVILLE ROAD  
SAVANNAH, GA 31415  
PIN #: 2-0031 -01-02  
LAND USE: VACANT COMMERCIAL 2  
ZONING : P-B-C



BOUNDARY ST.  
R/W VARIES

US HIGHWAY 17 OFF-RAMP  
R/W VARIES

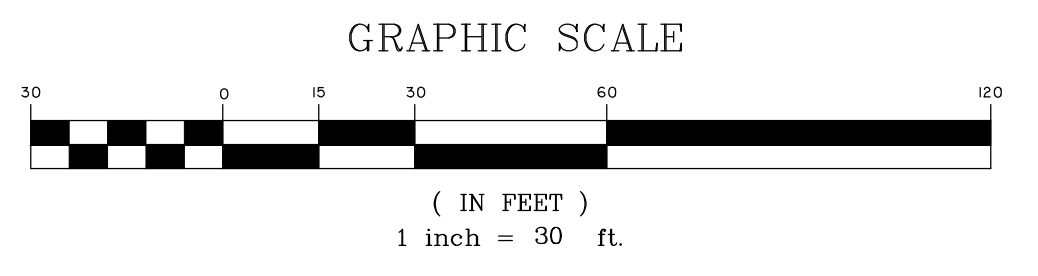
LOUISVILLE ROAD  
R/W VARIES

WEDP-FUND I LLC  
703 LOUISVILLE ROAD  
SAVANNAH, GA 31415  
PIN #: 2-0030-05-001  
LAND USE: WAREHOUSE- DETACHED  
ZONING : P-RIP-D

SAVANNAH-OGEECHEE CANAL  
175' R/W

SAVANNAH COLLEGE OF ART & DESIGN  
701 W JONES STREET  
SAVANNAH, GA 31415  
PIN #: 2-0031 -12-004  
LAND USE: AI  
ZONING : P-RIP-B

SAVANNAH COLLEGE OF ART & DESIGN  
701 W JONES STREET  
SAVANNAH, GA 31415  
PIN #: 2-0030 -06-004  
LAND USE: AI  
ZONING : P-RIP-B



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