

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(9)
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

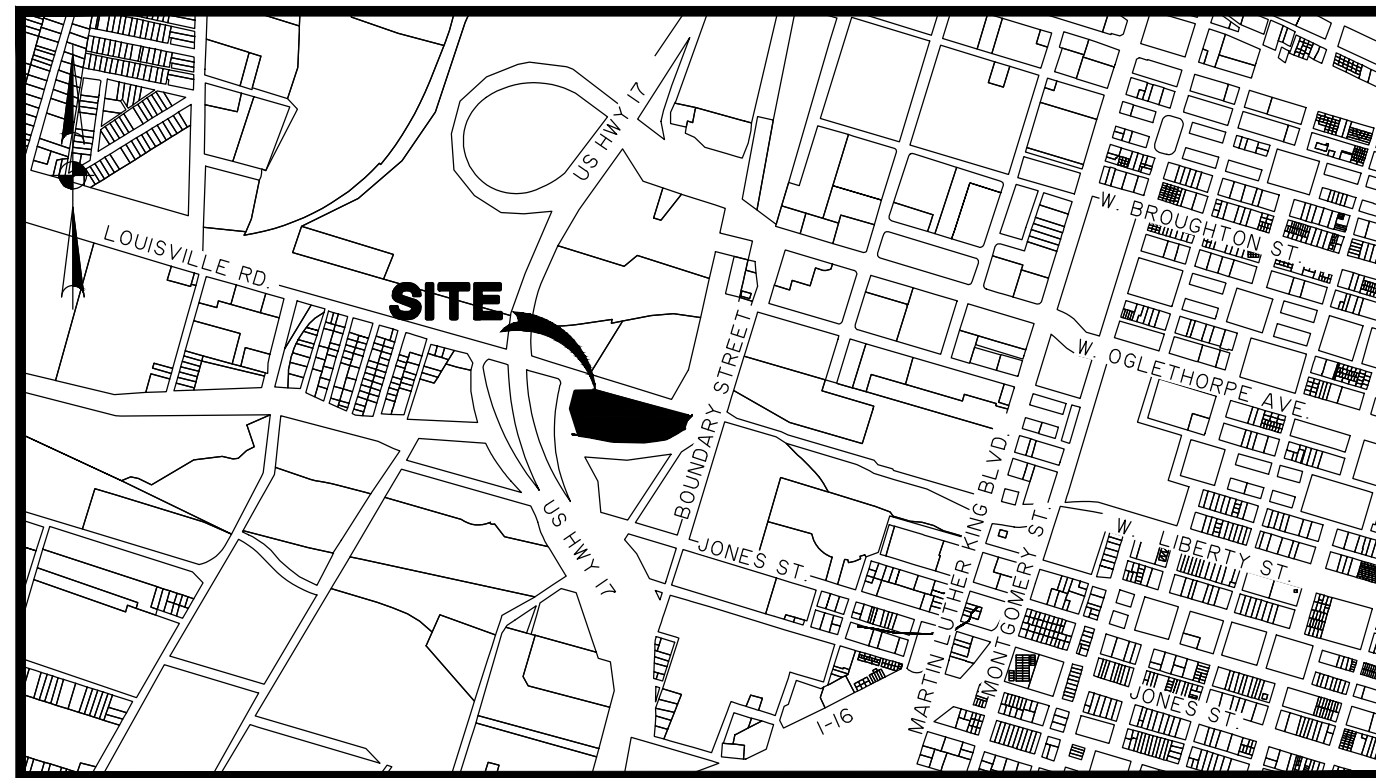
TREE QUALITY POINTS REQUIRED
(1600 TOP/AC - 2.55 AC PROPOSED PARCEL AREA) 4,080

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

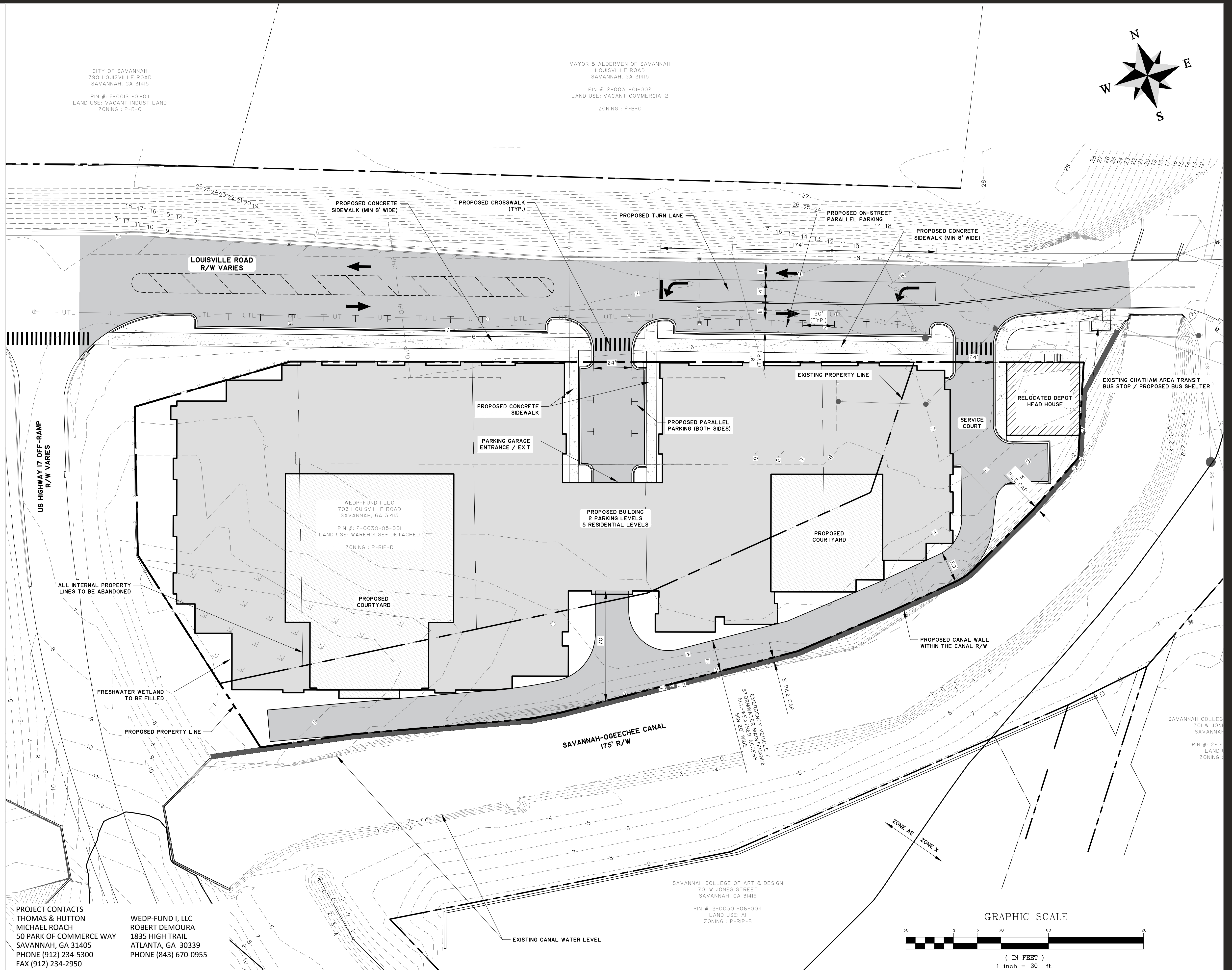
PROPOSED LANDSCAPING AND A PAYMENT TO THE TREE FUND WILL BE USED TO MEET TOP/LQP REQUIREMENTS. PROPOSED MITIGATION WILL REQUIRE PARK & TREE APPROVAL AT TIME OF SPECIFIC DEVELOPMENT PLAN

ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE WILL BE PROVIDED

- DEVELOPMENT NOTES
- UNIT MIX: THE ANTICIPATED UNIT MIX FOR THE PROJECT (SUBJECT TO CHANGE BASED ON MARKET CONDITIONS AND DESIGN) WILL BE 26 3-BDRM UNITS, 102 2-BDRM UNITS, 76 1-BDRM UNITS, AND 51 STUDIO UNITS.
 - GREENSPACE: WEDP IS AWARE OF THE 20% GREENSPACE REQUIREMENT AND WILL COMPLY WITH SUCH REQUIREMENT. WEDP'S COMPLIANCE PLAN FOR GREENSPACE WILL BE FINALIZED IN CONNECTION WITH ITS SUBMITTAL OF A SPECIFIC DEVELOPMENT PLAN.
 - STORMWATER: WEDP IS AWARE OF BOTH THE STORMWATER ORDINANCE AND FLOOD PROTECTION ORDINANCE AND WILL COMPLY WITH BOTH ORDINANCES. WEDP'S COMPLIANCE PLAN WILL BE FINALIZED IN CONNECTION WITH ITS SUBMITTAL OF A SPECIFIC DEVELOPMENT PLAN.
 - ELEVATIONS AND RENDERINGS: WEDP WILL PROVIDE DETAILED CONCEPT ELEVATIONS AND RENDERINGS IN CONNECTION WITH ITS SUBMITTAL OF A SPECIFIC DEVELOPMENT PLAN.
 - RE-PURPOSING HISTORIC MATERIALS: WEDP PLANS TO RELOCATE THE "HEAD HOUSE" OF THE FREIGHT DEPOT BUILDING INTACT TO THE NORTHEAST CORNER OF THE PROPERTY. WEDP WILL ALSO USE ITS BEST EFFORTS TO PARTIALLY DECONSTRUCT THE REMAINDER OF THE BUILDING IN ORDER TO MAKE AVAILABLE ALL HISTORIC MATERIALS FOR RE-PURPOSING TO THE EXTENT POSSIBLE. THIS INCLUDES BRICKS, IRONWORK, AND ANY OTHER SALVAGEABLE MATERIALS.
 - DOCUMENTATION: WEDP IS AWARE OF THE MPC'S POLICY FOR DOCUMENTING BUILDINGS PRIOR TO DEMOLITION AND WILL COMPLY FULLY WITH THAT POLICY. THIS INCLUDES PROVIDING TO THE MPC PRESERVATION DEPARTMENT, FOR ITS REVIEW AND APPROVAL, THE FOLLOWING: PHOTOGRAPHS, A SCALED SITE PLAN, SCALED FLOOR PLANS, AND SCALED EXTERIOR ELEVATIONS. PRIOR TO DEMOLISHING ANY PORTION OF THE BUILDING, WEDP WILL WORK WITH THE MPC PRESERVATION DEPARTMENT TO SECURE ITS APPROVAL OF SUCH ITEMS AND ENSURE ITS COMPLIANCE WITH THE MPC'S POLICY.

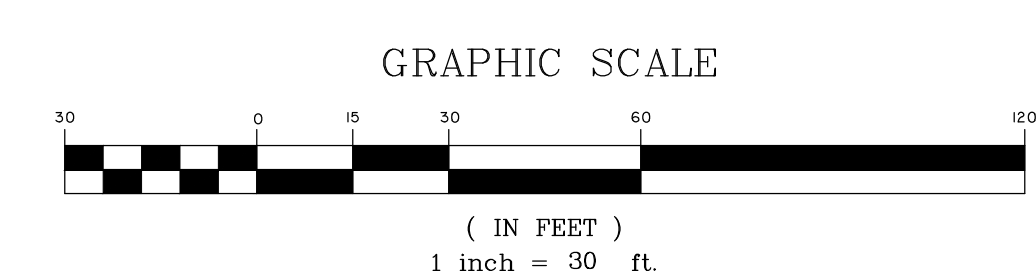


VICINITY MAP
1" = 1,000'



PROJECT CONTACTS
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SAVANNAH, GA 31405
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WEDP-FUND I, LLC
ROBERT DEMOURA
1835 HIGH TRAIL
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DATE: 03/05/2019 10:00 AM

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