

ADDRESS:  
703 LOUISVILLE ROAD  
SAVANNAH, GA 31405

EXISTING PARCEL ACREAGE 1.84 AC.  
(PN 2-0438-01-027)  
DISTURBED PARCEL ACREAGE 1.84 AC.  
BUILDING FOOTPRINT AREA 48,889 SF

SITE BREAKDOWN  
TOTAL PARCEL 1.84 AC  
DISTURBED ACREAGE 1.84 AC

IMPERVIOUS BREAKDOWN 1.28 AC (19.7%)  
EXISTING BUILDING 0.18 AC  
PROPOSED BUILDING 0.89 AC  
CONCRETE DRIVE ABLE 0.14 AC  
MISC. IMPERVIOUS 0.08 AC

PERVIOUS BREAKDOWN 0.56 AC (31.3%)  
OPEN SPACE 0.56 AC

BUILDING BREAKDOWN	DWELLING UNITS	BEDROOMS	STORIES	HEIGHT
PROPOSED	140	APPROX. 240	6	75'

JPROPOSED HEIGHT INCLUDES ELEVATOR SHAFTS AND OTHER MISC. BUILDING APPURTENANCES. TYPICAL ROOF HEIGHT IS 85'.

NET RESIDENTIAL DENSITY 85.4 DU/AC

TOTAL PARKING REQUIRED 1 SPACE / 1 UNIT  
(SEE ZONING REQUIREMENTS)

TOTAL PARKING PROVIDED 140

TOTAL PARKING PROVIDED 178  
(PARKING WILL BE PROVIDED IN A GARAGE UNDER THE BUILDING. THE NUMBER OF BEDROOMS IS APPROXIMATE BUT THE TOTAL PARKING PROVIDED WILL NOT BE LESS THAN 0.5 PARKING SPACE PER BEDROOM.)

REQUIRED ADA PARKING 6

ADA PARKING PROVIDED 6  
(ADA SPACES TO BE PROVIDED UNDER BUILDING)

ZONING DISTRICT - P-RP-D  
PROPOSED LAND USE - (D) DWELLING, MULTI-FAMILY

100 YEAR FLOOD - ZONE AE(1)  
FEMA PANEL: 190910015P

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-OGECHEE 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 - NAVD83 2824

TREE QUALITY POINTS REQUIRED (500 TQP/AC - 1.54 AC. DISTURBED AREA) 656

LANDSCAPE QUALITY POINTS REQUIRED (400 LQP/AC - 1.84 AC. DISTURBED AREA) 108

PARKING AREA TREE QUALITY POINTS REQUIRED (500 TQP/AC - 0.14 AC. PARKING AREA) 68

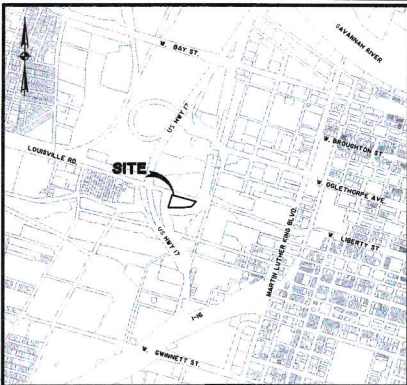
PARKING AREA LANDSCAPE QUALITY POINTS REQUIRED (400 LQP/AC - 0.14 AC. PARKING AREA) 68

TREE QUALITY POINTS, LANDSCAPE QUALITY POINTS AND TREE MITIGATION REQUIREMENTS TO BE SATISFIED WITH THE SUBMITTAL OF THE SPECIFIC DEVELOPMENT PLAN.

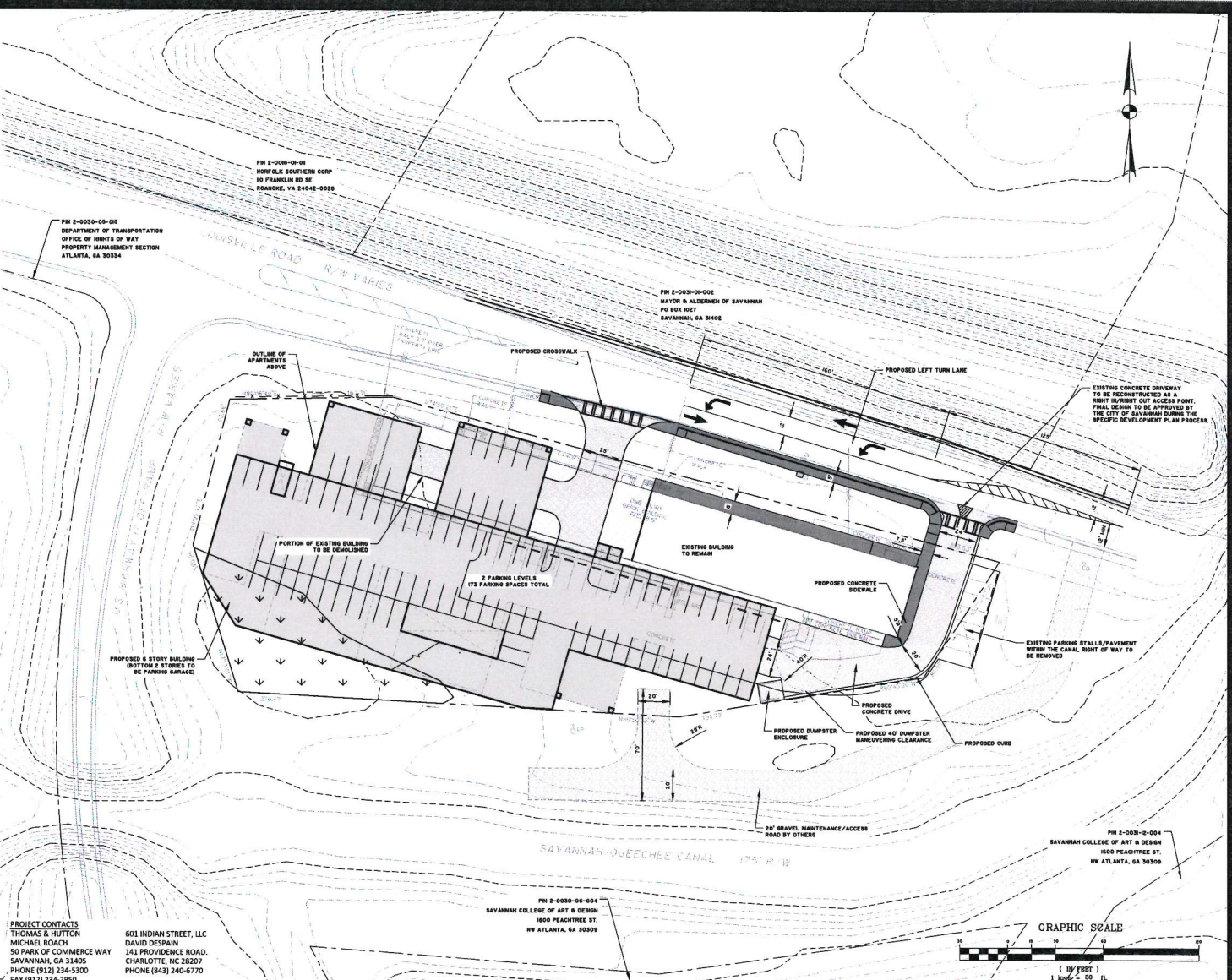
THE PROPOSED ONSITE GREENSPACE PERCENTAGE IS 31.5%, EXCEEDING THE 20% GREENSPACE REQUIREMENT.

P-RP-D ZONING DISTRICT SETBACKS: 0 FT

ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE WILL EXIST.



VICINITY MAP  
1" = 1,000'

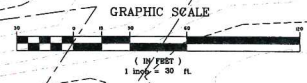


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PN 2-0030-08-004  
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1800 PEACHTREE ST.  
NW ATLANTA, GA 30309

PN 2-0038-10-004  
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703 LOUISVILLE ROAD  
GENERAL DEVELOPMENT PLAN  
ON 12/28/14 2014

PREPARED FOR:  
601 INDIAN STREET, LLC



This map is a portion of a prepared plan for the development which is for illustrative purposes only. One set shall be filed with the local jurisdiction and another set shall be filed with the local jurisdiction. The professional engineer or architect is not responsible for the accuracy or appropriateness of any data, information, or information, by means of their services or otherwise, that may be used in connection with this map. The professional engineer or architect is not responsible for the accuracy or appropriateness of any data, information, or information, by means of their services or otherwise, that may be used in connection with this map. The professional engineer or architect is not responsible for the accuracy or appropriateness of any data, information, or information, by means of their services or otherwise, that may be used in connection with this map. The professional engineer or architect is not responsible for the accuracy or appropriateness of any data, information, or information, by means of their services or otherwise, that may be used in connection with this map.