

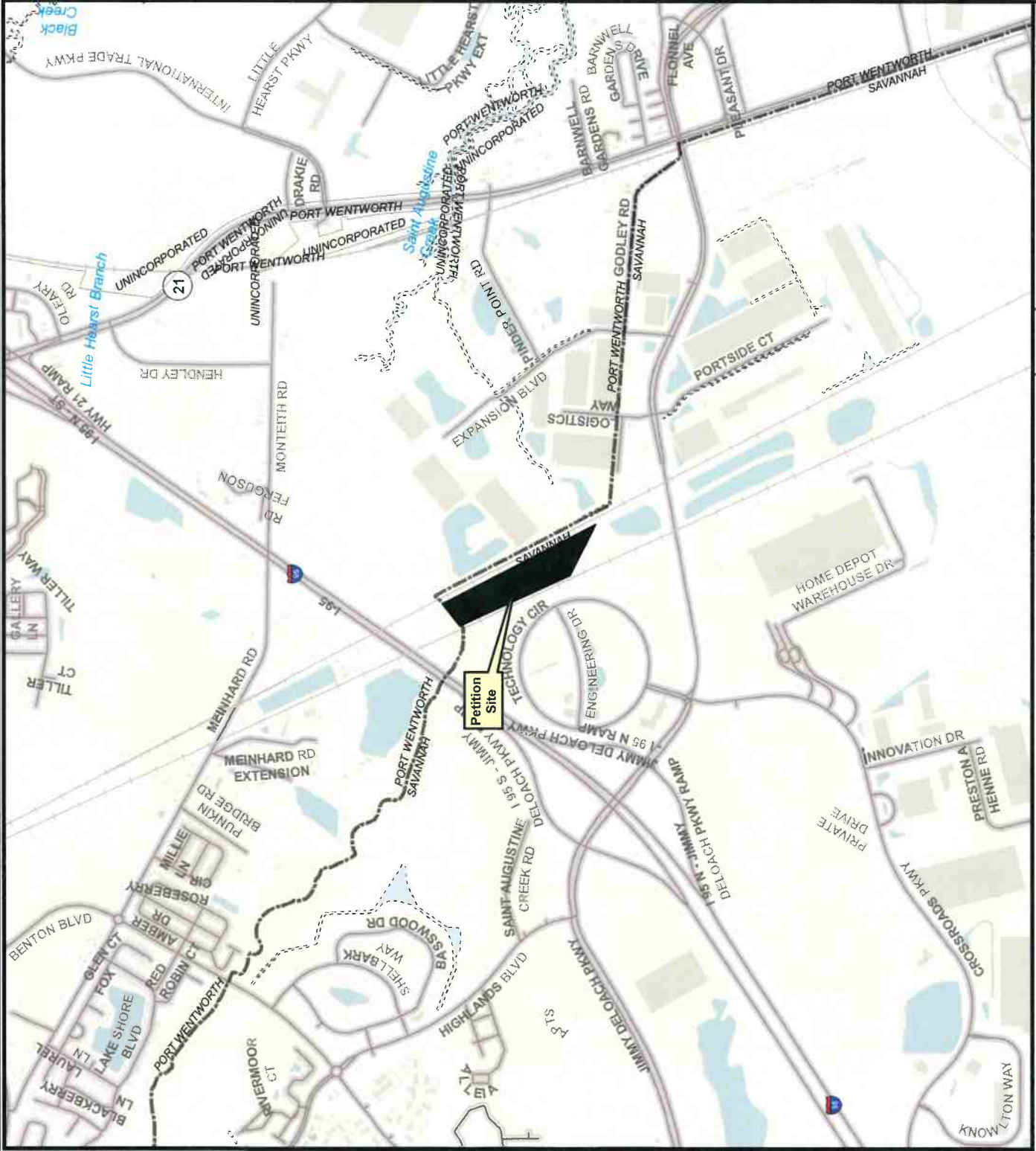
VICINITY MAP

21-000863-ZA
 Godley Rd.
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
 Neighborhood: See Map
 PIN(s): See Map

Date: 2/23/2021



CHATHAM COUNTY · SAVANNAH
 METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440



1 inch = 2,000 feet



THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.

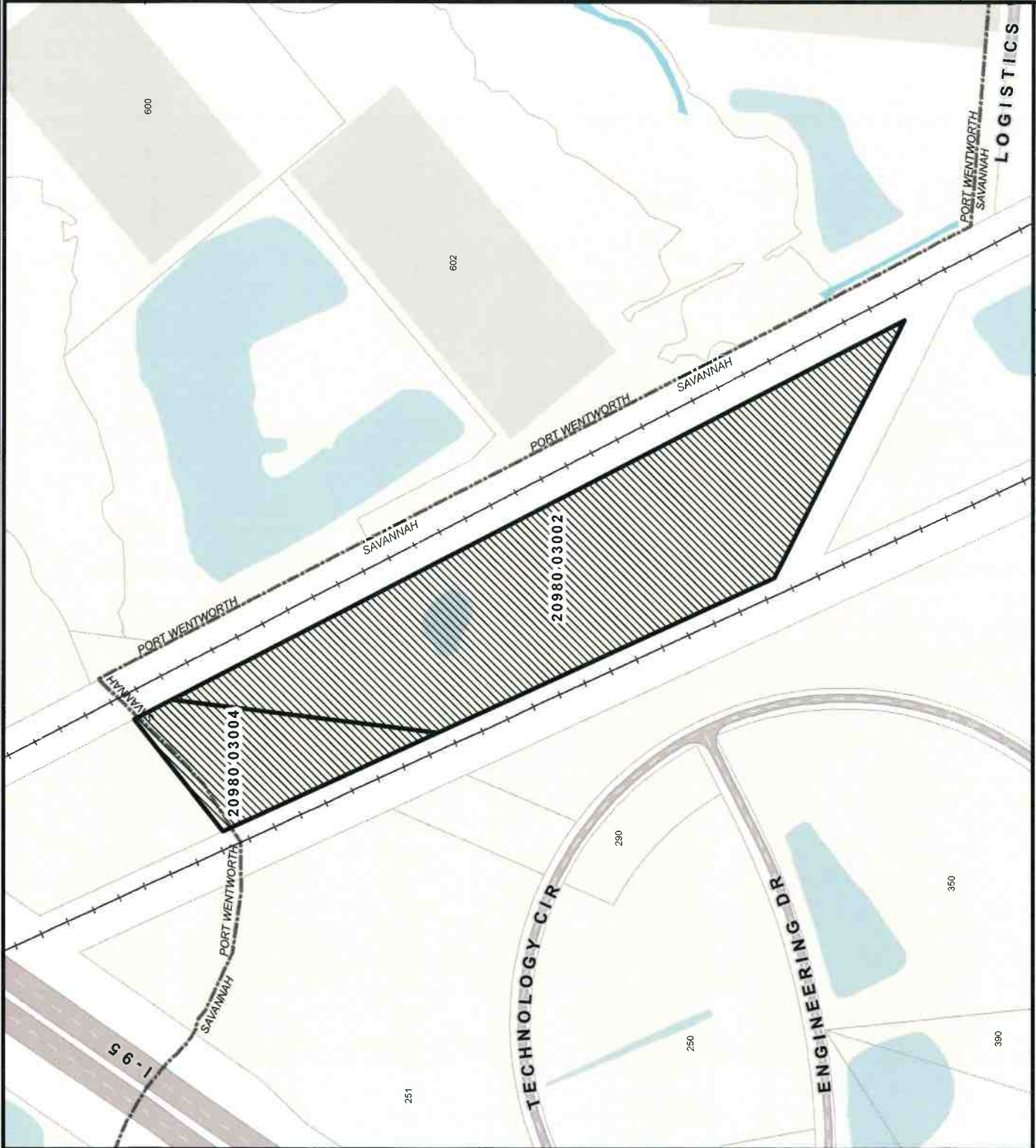
TAX MAP

21-000863-ZA
Godley Rd.
Savannah, Ga
Aldermanic District: 1 (Lanier)
Commission District: 8 (Adams)
Neighborhood: See Map
PIN(s): See Map

Date: 2/23/2021



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-851-1440



1 inch = 400 feet

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ZONING MAP

21-000863-ZA
 Godley Rd.
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
 Neighborhood: See Map
 PIN(s): See Map

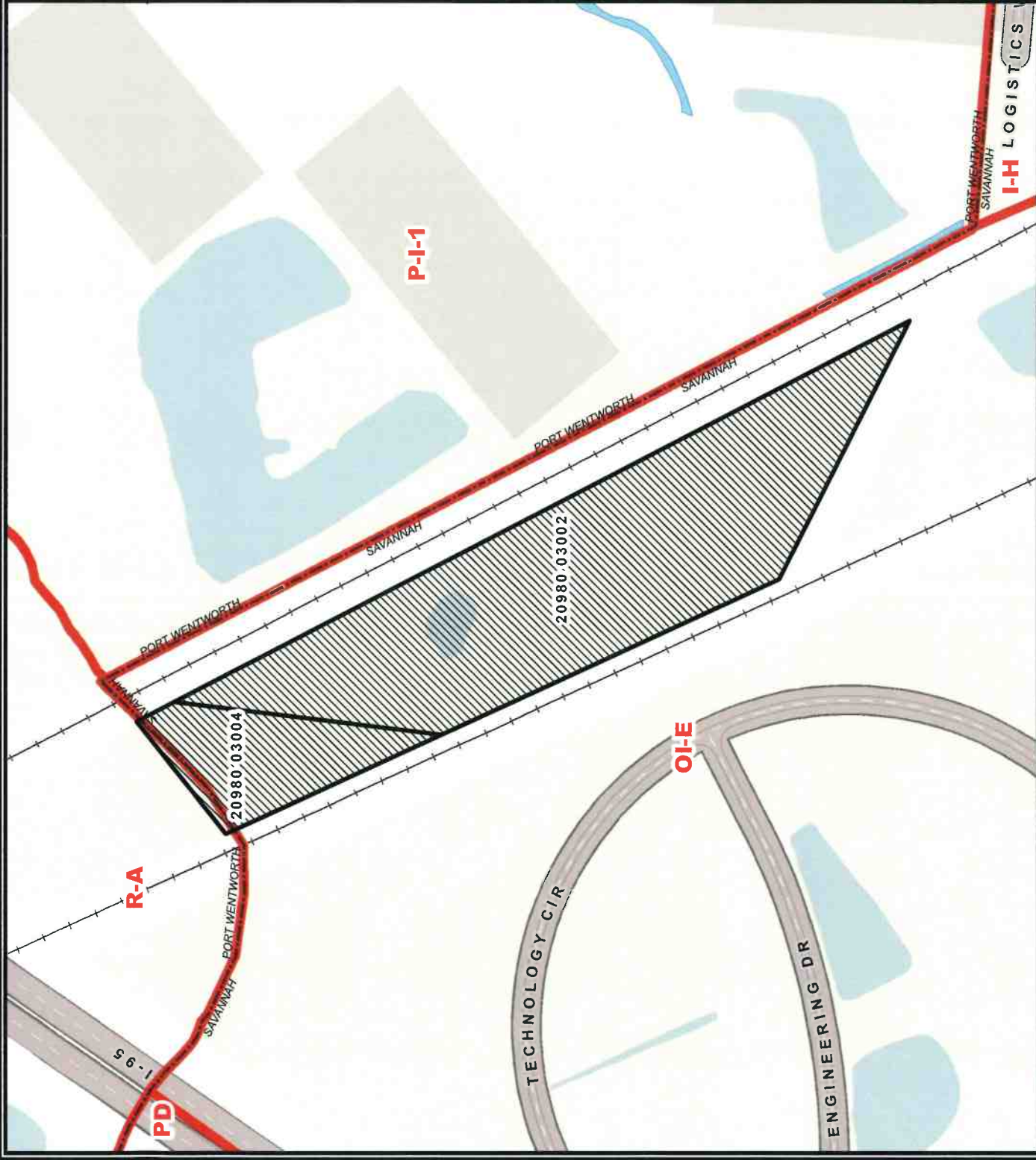
Current property zoning(s) is primarily
 OI-E
 Proposed property zoning:
 I-H

City of Savannah NewZoo Zoning When Applicable

Date: 2/23/2021



CHATHAM COUNTY · SAVANNAH
 METROPOLITAN PLANNING COMMISSION
 119 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440



1 inch = 400 feet

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AERIAL MAP

21-000863-ZA
Godley Rd.
Savannah, Ga
Aldermanic District: 1 (Lanier)
Commission District: 8 (Adams)
Neighborhood: See Map
PIN(s): See Map

Date: 2/23/2021



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
119 E. STATE ST. SAVANNAH, GA 31472-8246 PHONE 912-051-1440



1 inch = 400 feet

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.

FUTURE LAND USE

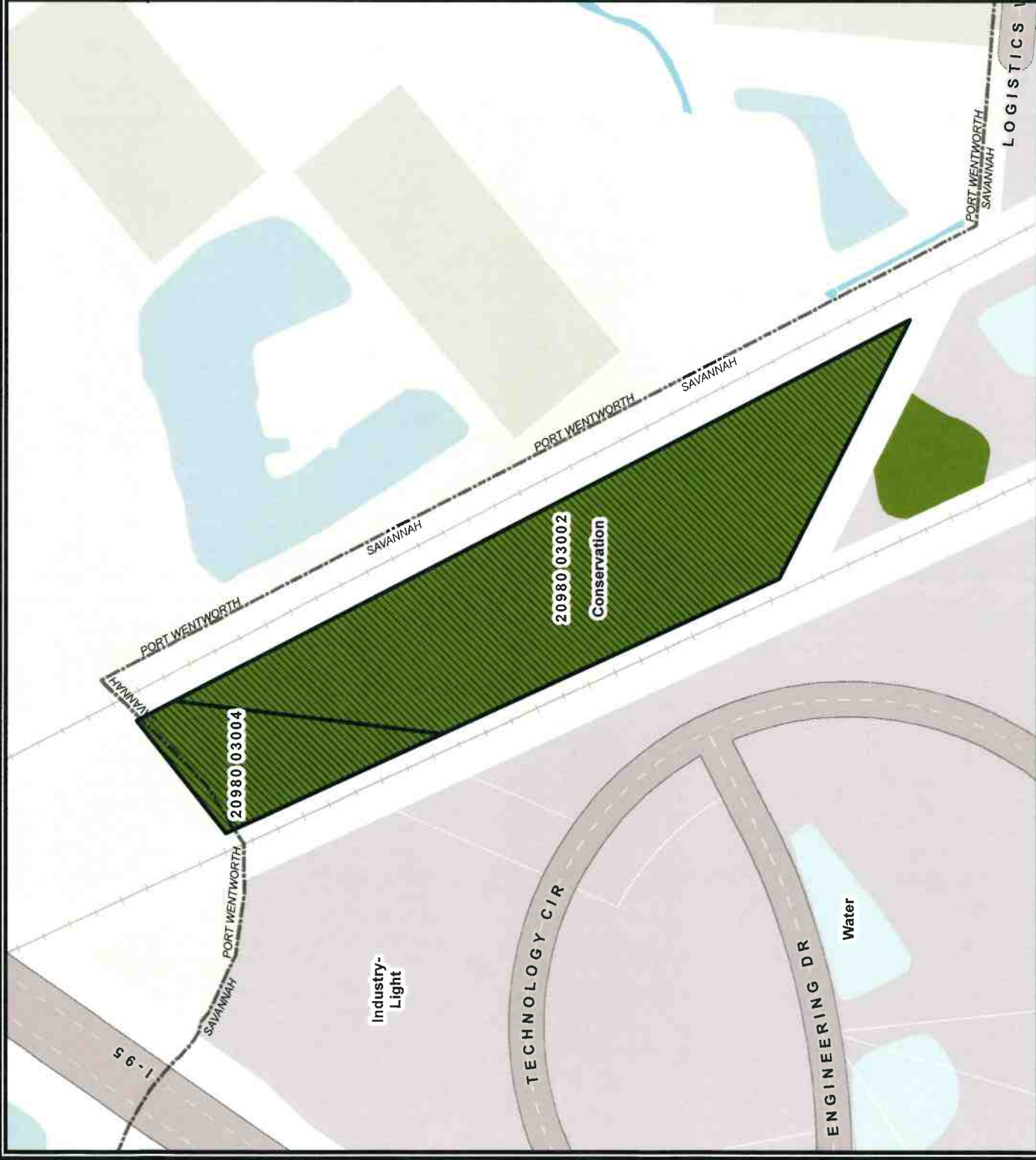
21-000863-ZA
 Godley Rd.
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
 Neighborhood: See Map
 PIN(s): See Map

- Industry- Light
- Conservation
- Open Water

Date: 2/23/2021



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31472-9246 PHONE 912-851-1440

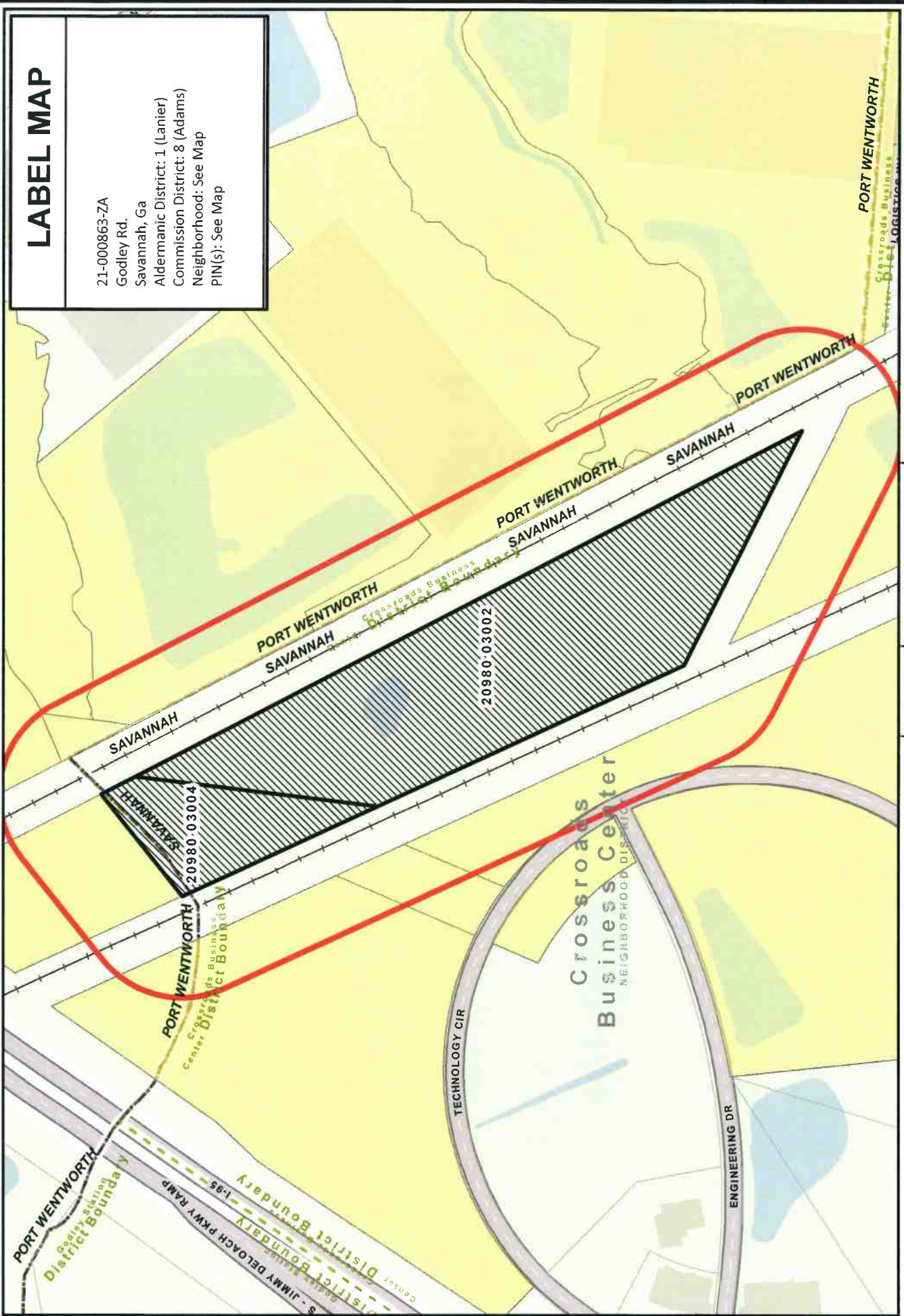


1 inch = 400 feet

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.

LABEL MAP

21-000863-ZA
 Godley Rd.
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
 Neighborhood: See Map
 PIN(s): See Map



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440



1 inch = 400 feet

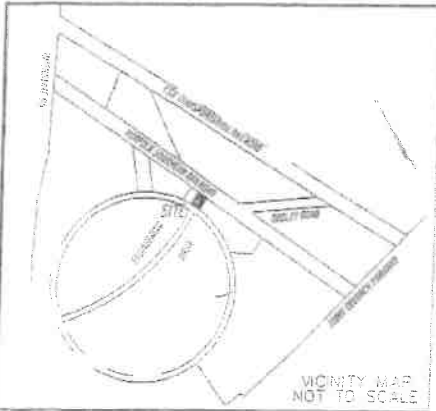


THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED.
USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



01/22/2020

EXHIBIT A-1



NOTES

1. PROPERTY ADDRESSES: 351 TECHNOLOGY CIRCLE
SAVANNAH, GA. 31322
2. PARCEL IDENTIFICATION NUMBER: 2-0960-03-005
3. THIS PROPERTY IS CURRENTLY ZONED P-1-H.
4. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
5. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE AE. A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 1306100400, EFFECTIVE DATE: AUGUST 3, 2013, BASE FLOOD ELEVATION: 11.0', NAVD 88.

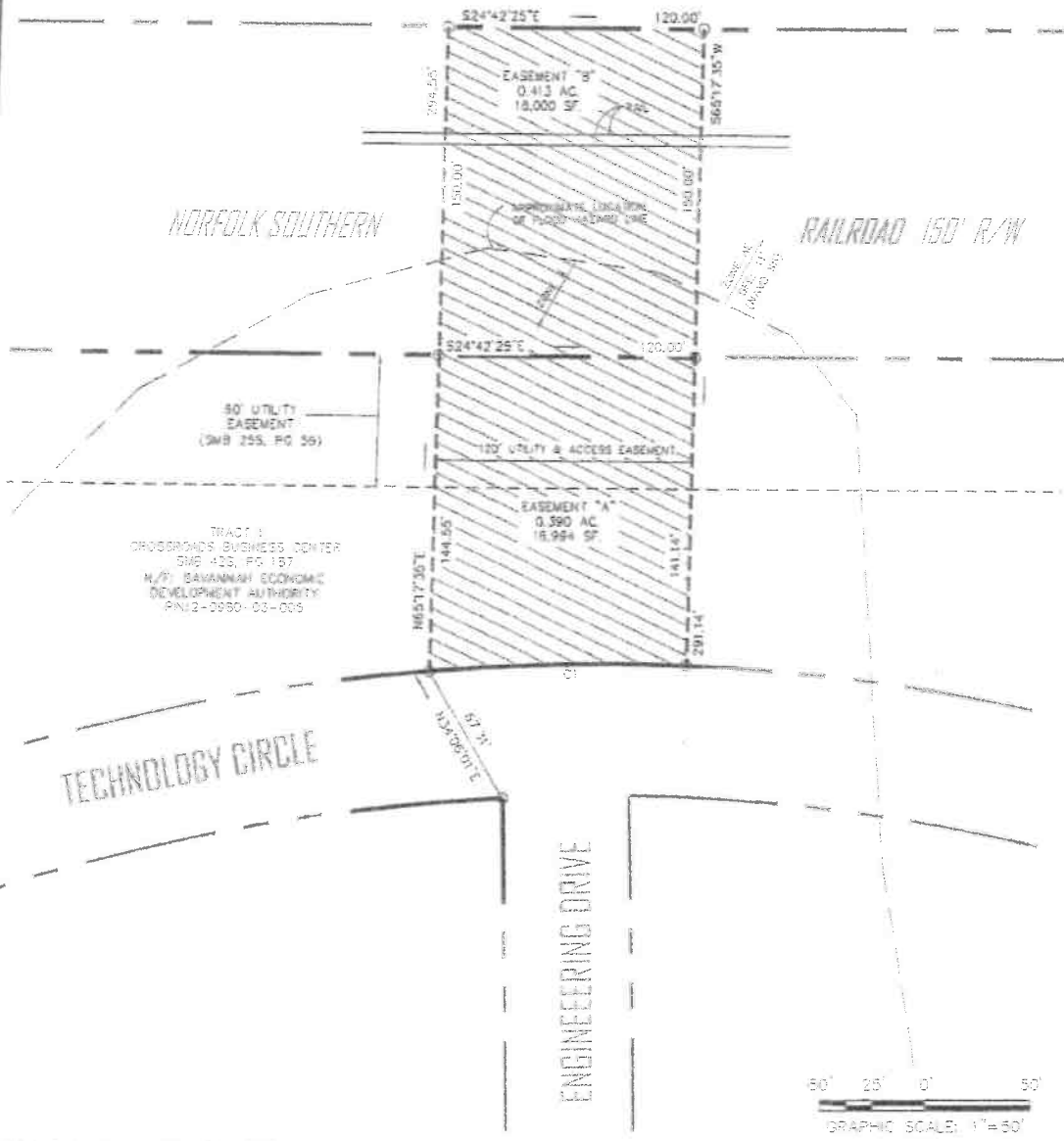
REFERENCE:

1. PLAT RECORD BOOK 145, PAGE 72A-F
2. PLAT RECORD BOOK 309, PAGES 10A-B
3. SUBDIVISION MAP BOOK 425, PAGES 187.
4. SUBDIVISION MAP BOOK 255, PAGES 56.



PORTION OF THE
R.L. GOBLEY TRACT
PFB 309, PG 10A
N/W/4 NORTHPOINT INDUSTRIAL,
LLC
PWB 2-0920-03-002

| CURVE TABLE | | | | | | |
|-------------|---------|---------|----------|---------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | TANGENT | CHORD BEARING | CHORD LENGTH |
| C1 | 120.00' | 977.01' | 7°02'40" | 60.14' | N68°20'00"W | 120.05' |



COLEMAN COMPANY, INC. 111 PARK OF COMMERCE, SUITE 201

| | | | | | | | | | | | |
|--------|-----|------|----------|-------------|---------|----------|-----|------------|--|-------|--------|
| SHEET# | 1/1 | DATE | 11-14-09 | DESIGNED BY | WDS/026 | DRAWN BY | DET | CHECKED BY | | SCALE | 1"=50' |
|--------|-----|------|----------|-------------|---------|----------|-----|------------|--|-------|--------|

AN EXHIBIT OF A 120' UTILITY & ACCESS EASEMENT
TRACT 1, CROSSBROADS BUSINESS CENTER
AND A PORTION OF NORFOLK SOUTHERN RAILROAD
5TH S.W. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, STATE OF GEORGIA
PREPARED FOR: SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY

COLEMAN COMPANY
ENGINEERS - SURVEYORS

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

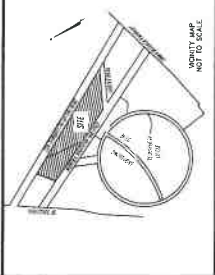
GENERAL DEVELOPMENT PLAN

JIT WAREHOUSING AND LOGISTICS
PREPARED FOR NORTHPOINT INDUSTRIAL, LLC
LOCATED IN SAVANNAH, GEORGIA

JOB NUMBER: 17-242
DATE: 04/29/21
DRAWN BY: GSK
CHECKED BY: GSK
SCALE: AS SHOWN

GENERAL DEVELOPMENT PLAN

SHEET: GDP



SITE DATA

| | |
|--------------------|-----------------------------|
| TOTAL SITE AREA | 22.1 AC |
| STATE RIGHTS AREA | 0.0 AC |
| USE | IND |
| COMB | AKK |
| LOCAL ZONE | IND |
| FUTURE ZONE | IND |
| PRECEDENT ZONE | IND |
| CONVICTED LAND USE | IND |
| CURRENT ZONE | IND |
| OWNER | NORTHPOINT INDUSTRIAL, LLC |
| PROJECT ADDRESS | 2001 NORTH INDUSTRIAL BLVD. |
| CONTACT TELEPHONE | (912) 436-3000 |
| OWNER'S ADDRESS | 2001 NORTH INDUSTRIAL BLVD. |
| CITY | SAVANNAH, GA |
| COUNTY | CHATHAM |

NOTES

- THIS SITE IS LOCATED IN THE CITY OF SAVANNAH, GEORGIA. THE CITY OF SAVANNAH HAS JURISDICTION OVER THE SITE AND THE CITY ENGINEER MUST APPROVE THE FINAL SITE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAVANNAH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF GEORGIA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FEDERAL GOVERNMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF GEORGIA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FEDERAL GOVERNMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

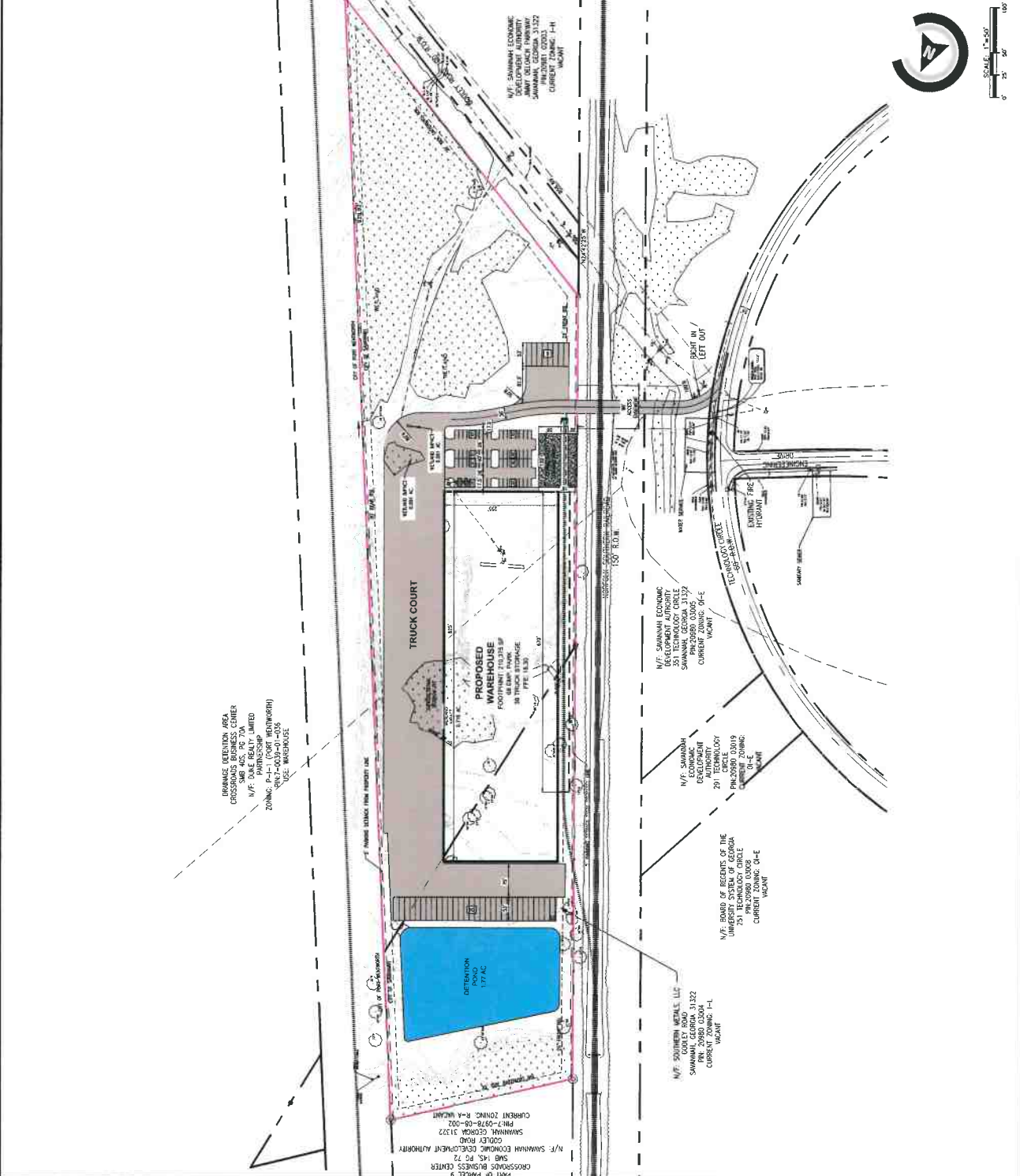
PERMITS REQUIRED

1. CITY OF SAVANNAH PERMIT
2. STATE OF GEORGIA PERMIT
3. FEDERAL PERMIT

- #### DEVELOPMENT REQUIREMENTS
- HEIGHT: 30' MAX
 - SETBACKS: 10' FRONT, 10' SIDE, 10' REAR
 - AREA: 100,000 SQ FT
 - MAXIMUM GROUND COVER: 10%
 - MAXIMUM LOT COVER: 10%
 - MAXIMUM NUMBER OF UNITS: 10

RECOMMENDATIONS

- THE SITE SHOULD BE DEVELOPED AS A WAREHOUSE AND LOGISTICS CENTER.
- THE SITE SHOULD BE DEVELOPED AS A WAREHOUSE AND LOGISTICS CENTER.
- THE SITE SHOULD BE DEVELOPED AS A WAREHOUSE AND LOGISTICS CENTER.
- THE SITE SHOULD BE DEVELOPED AS A WAREHOUSE AND LOGISTICS CENTER.



NOT FOR CONSTRUCTION

REVISIONS:

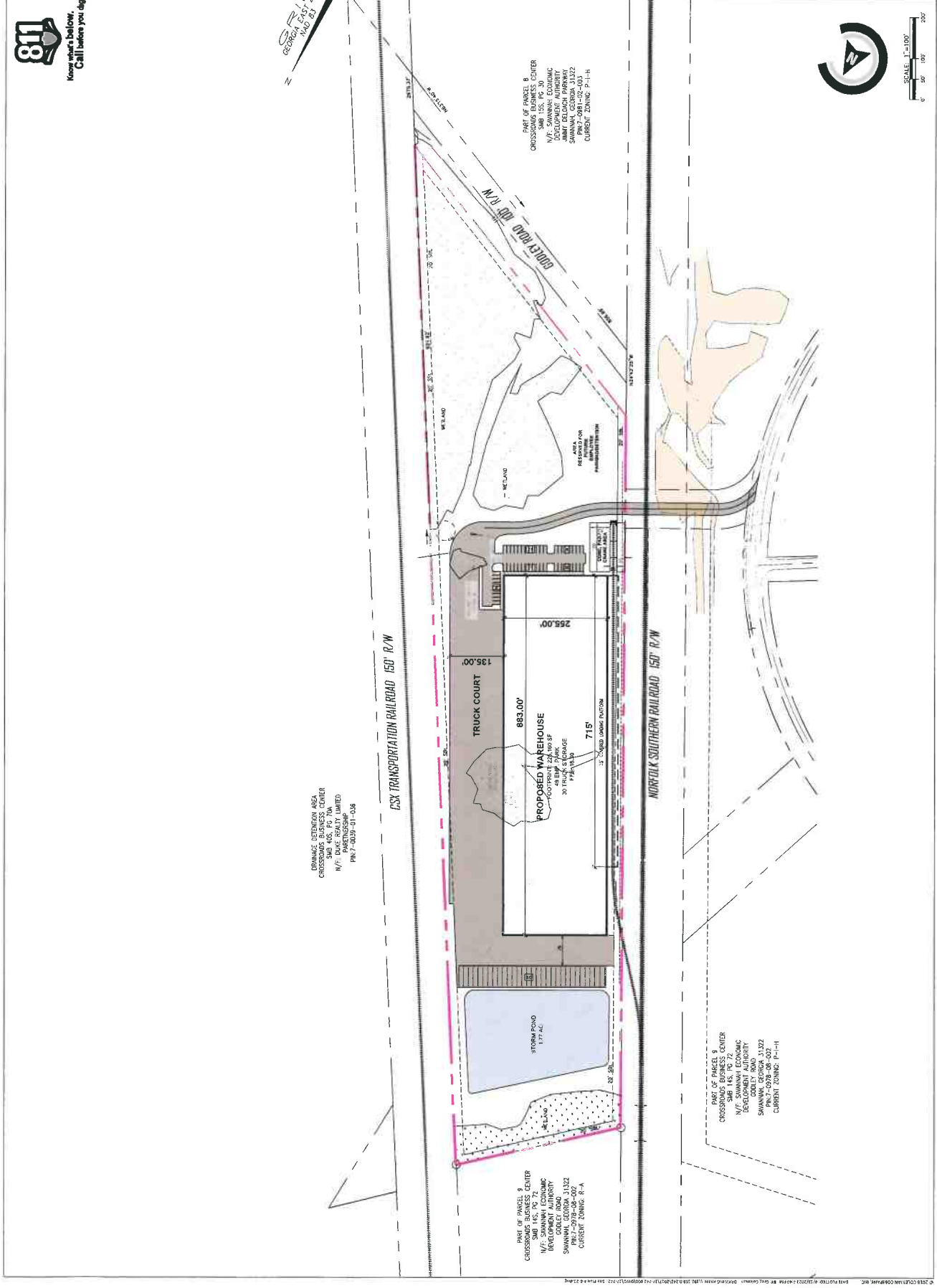
| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

JIT WAREHOUSING & LOGISTICS
CONCEPTUAL SITE PLAN FOR
LOCATED IN SAVANNAH, GEORGIA
PREPARED FOR NORTHPOINT INDUSTRIAL, LLC.

JOB NUMBER: 17-742
DATE: 4/13/2011
DRAWN BY: GJC
CHECKED BY: GJC
SCALE: AS NOTED

CONCEPTUAL SITE PLAN

SHEET: **CP1.0**



BRUNNAGE DEVENTON AREA
CROSSROAD BUSINESS CENTER
SUB 155, PG 30
N/F: DAKE REALTY LIMITED PARTNERSHIP
PR: 7-0819-01-048

PART OF PARCEL 9
CROSSROAD BUSINESS CENTER
SUB 155, PG 30
N/F: SWANNAH ECONOMIC DEVELOPMENT AUTHORITY
SWANNAH, GEORGIA 31322
SWANNAH COUNTY, GA
CURRENT ZONING: P-1-H

PART OF PARCEL 9
CROSSROAD BUSINESS CENTER
SUB 155, PG 30
N/F: SWANNAH ECONOMIC DEVELOPMENT AUTHORITY
SWANNAH, GEORGIA 31322
SWANNAH COUNTY, GA
CURRENT ZONING: P-1-H

PART OF PARCEL 8
CROSSROAD BUSINESS CENTER
SUB 155, PG 30
N/F: SWANNAH ECONOMIC DEVELOPMENT AUTHORITY
SWANNAH, GEORGIA 31322
SWANNAH COUNTY, GA
CURRENT ZONING: P-1-H