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 BUILDILNG COVERAGE: 71% (1.82 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 INFRASTRUTURE/LOW IMPACT DEVELOPMENT PRACTICES WILL BE USED TO THE MAXIMUM EXTENT PRACTICAL DURING THE CREATION OF THE STORMWATER MANAGEMENT PLAN.

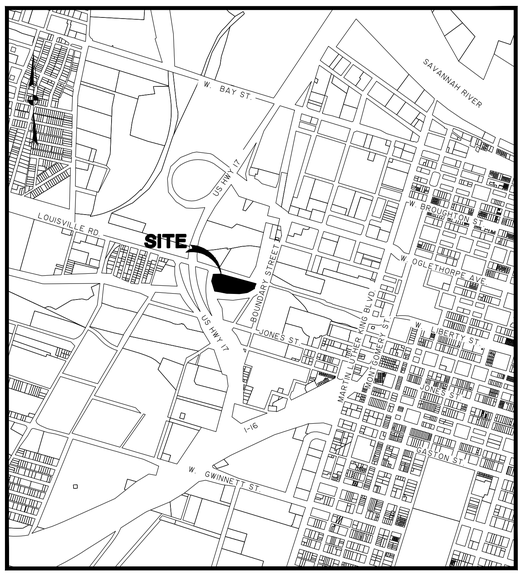
REFERENCE VERTICAL DATUM - NAVD88

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

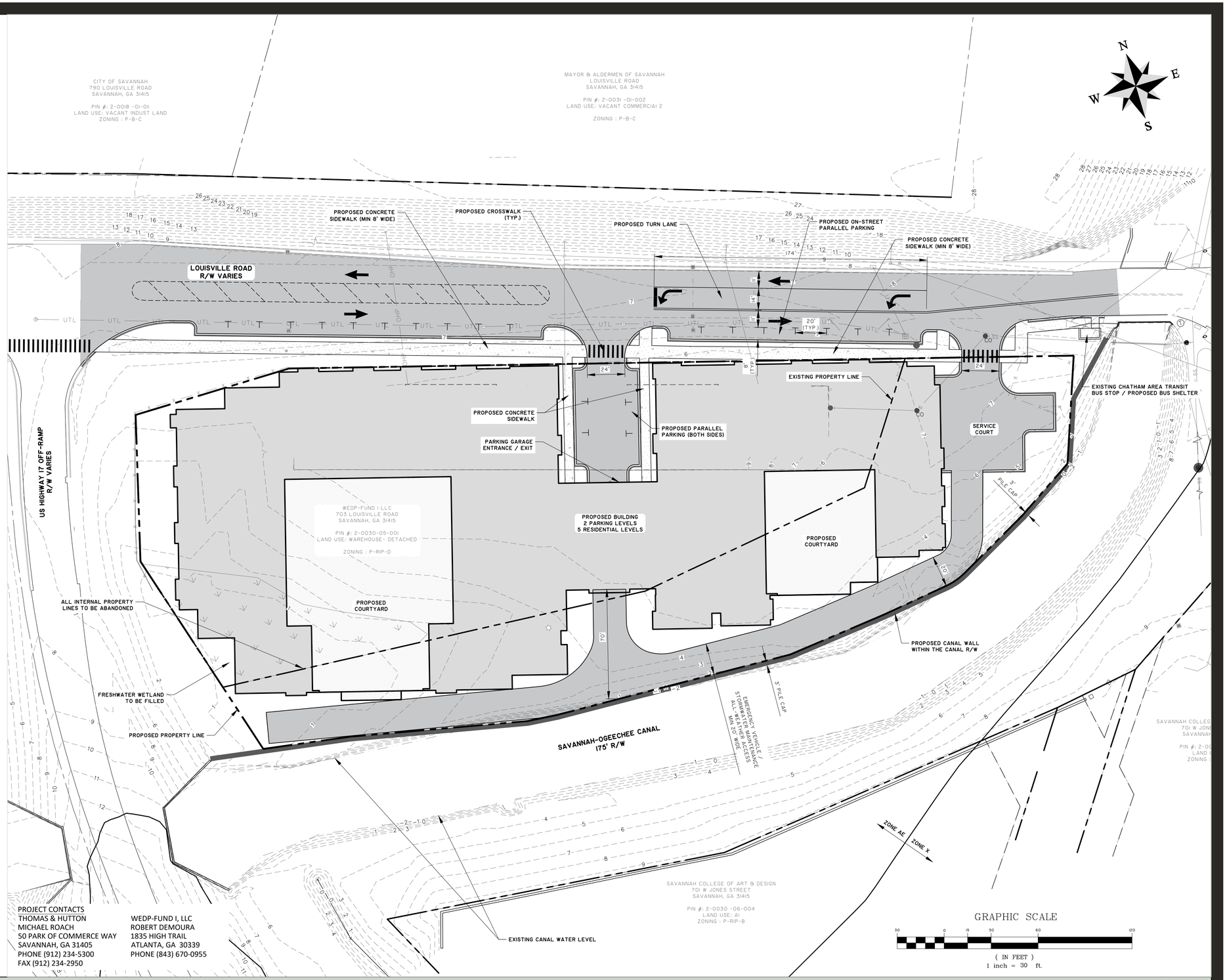
LANDSCAPE QUALITY POINTS REQUIRED
(400 LQP/AC - 2.55 AC PROPOSED PARCEL AREA) **1,020**

PROPOSED LANDSCAPING AND A PAYMENT TO THE TREE FUND WILL BE USED TO MEET TQP/LQP 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

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FAX (912) 234-2950

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5300
www.thomasandhutton.com

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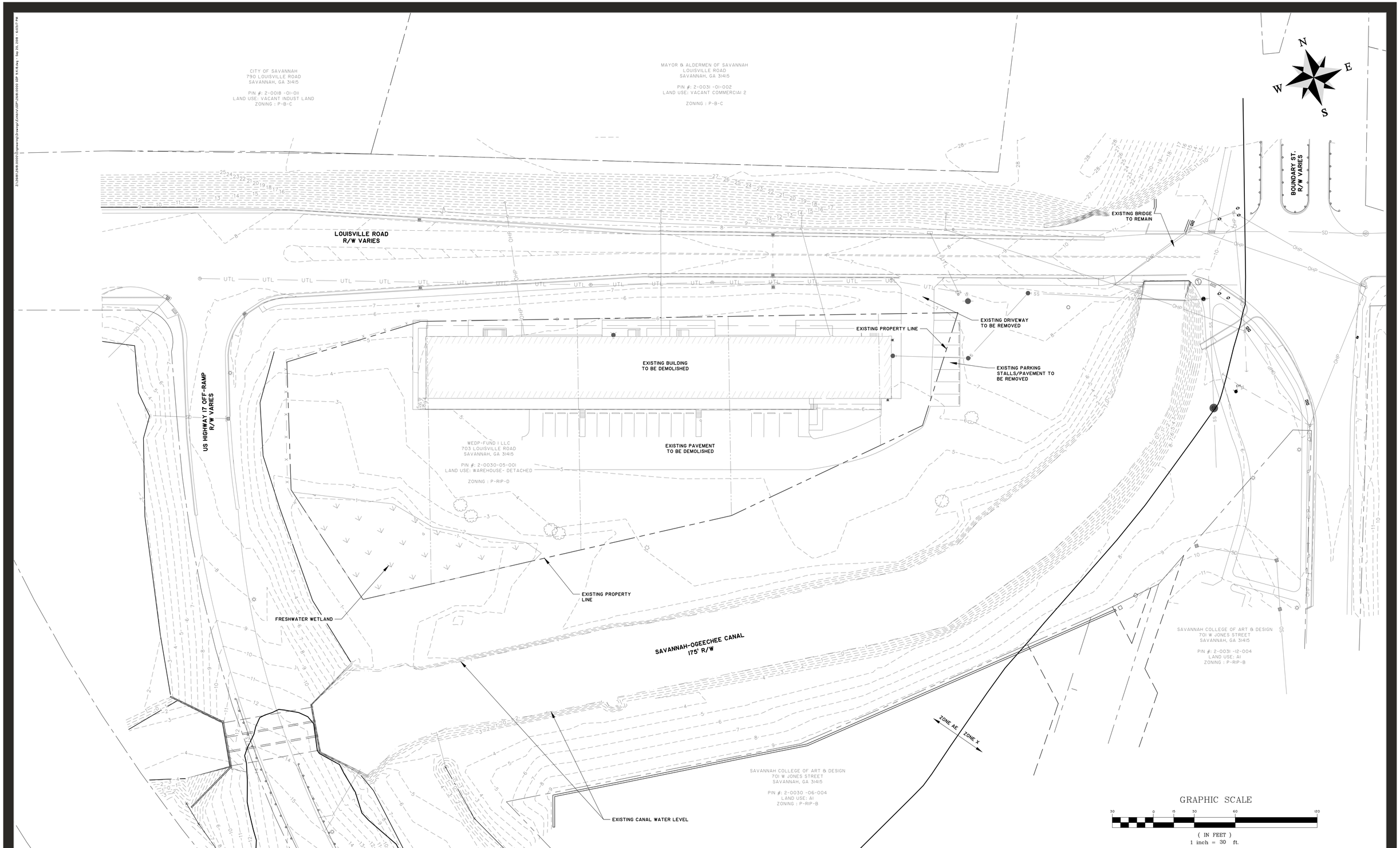
GATEWAY PROJECT
GENERAL DEVELOPMENT PLAN

DECEMBER 13, 2018

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.



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50 PARK OF COMMERCE WAY
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GATEWAY PROJECT
EXISTING CONDITIONS PLAN

SEPTEMBER 20, 2018

PREPARED FOR:

WEDP- FUND I LLC

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