C:\Users\jessi\robertscivilengineering.com\RCE - Data\RCE Civil Projects Sav\2020\20513-Cobblestone Subdivision\Civil Design\03-Acad\Civil Plans\PRELIM Cobblestone.dwg, 4/30/2021 10:25:58 PM, DWG To PDF.pc3

SITE DATA AND GENERAL DEVELOPMENT STANDARDS

1) DEVELOPABLE AREA: 38.49 ACRES
TOTAL PROPOSED LOTS: 140 STREET ACCESSIBLE LOTS
PROPOSED DENSITY: 3.69 LOTS/AC

2) MAXIMUM HEIGHT: THIRTY-SIX (36) FEET

3) MINIMUM LOT REQUIREMENTS:
A) MINIMUM LOT AREA: STREET ACCESSIBLE - 6,000 SQ. FT.
B) MINIMUM LOT WIDTH: MINIMUM LOT WIDTH PROVIDED - 60'
C) MINIMUM FRONT YARD SETBACK: 20 FEET
D) MINIMUM SIDE YARD (INTERIOR) SETBACK: 5 FEET
E) MINIMUM SIDE YARD (STREET) SETBACK: 10 FEET
F) MINIMUM REAR YARD SETBACK: 30 FEET

4) WETLAND IMPACT (PERMANENT): 0.5 AC MAX
5) WETLAND IMPACT (TEMPORARY): 0.0 AC MAX

5) PONDS ACRES: 4.87 ACRES AND 12% OF TOTAL DEVELOPABLE AREA

6) RIGHT-OF-WAY WIDTHS AND LANE/ROAD WIDTHS AND CURB AND GUTTER:
ALL ROADS WITHIN THE DEVELOPMENT SHALL BE PUBLIC ROADS AND SHALL HAVE A MINIMUM RIGHT-OF-WAY WIDTH OF 50'. STANDARD CROWN ROAD WITH 18" ROLL (MONTHBLE) CURB AND GUTTER. LANE WIDTH TO BE 12' WIDE (2 LANES) 24' WIDE TOTAL ROAD WIDTH. ALL ROADS WITH PARKING ON ONE SIDE SHALL BE 28' WIDE (MEASURED FROM BACK OF CURB TO BACK OF CURB) TO ACCOMMODATE 8' OF PARKING. ALL CURVES SHALL HAVE A MINIMUM CENTERLINE RADIUS OF 150' AND MINIMUM EDGE OF PAVEMENT (90' RADIUS).

TOTAL PAVEMENT AREA INCLUDING
ROLL CURB AND GUTTER: 189,563.41 S.F. / 4.59 ACRES

7) SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF ROAD 6' PAST BACK OF CURB AND GUTTER ON ROADS AND 3' PAST BACK OF CURB AND GUTTER ON ALLEYS.
MINIMUM SIDEWALK WIDTH IS 4' - SIDEWALKS ON PLAN SHOWN AS 5'

TOTAL SIDEWALK AREA: 67,238.31 S.F. / 1.55 ACRES

8) AMENITIES AND AMENITY PARKING AREA SHOWN ARE SUBJECT TO CHANGE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY

SHEET: 4	DATE: 04/30/21 PROJECT NUMBER: 20513 DRAWN BY: JAF CHECKED BY: JLV/JDR SCALE: 1":100'	OVERALL SITE COBBLESTONE SUBDIVISION SAVANNAH, GA PREPARED FOR: SOUTHERN LAND PARTNERS, LLC	ROBERTS CIVIL ENGINEERING ST. SIMONS ISLAND | SAVANNAH WWW.ROBERTSCIVILENGINEERING.COM	REVISIONS ROBERTS CIVIL ENGINEERING, LLC 301 SEA ISLAND ROAD, SUITE 10 ST. SIMONS, GA 31522 912-638-9681 OFFICE 912-289-0339 FAX	NOT RELEASED FOR CONSTRUCTION 04/30/21