

© 2023 COLEMAN COMPANY, INC. DATE PLOTTED: 1/6/2023 11:47 AM BY: JANE HUBBARD SAVANNAH, GA JOB NUMBER: 21-879-000 SHEET: CP1.0



**NOT FOR CONSTRUCTION**

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

REVISIONS:


CONCEPTUAL PLAN

**HILL - DURRENCE PROPERTY**

LOCATED IN SAVANNAH, GEORGIA

JOB NUMBER: 21-879-000  
 DATE: 02/27/2023  
 DRAWN BY: FPJG  
 CHECKED BY: SMA  
 SCALE: AS NOTED

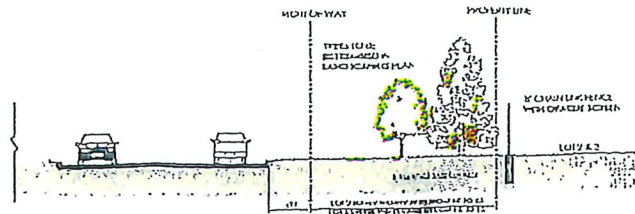
CONCEPTUAL PLAN

SHEET:  
**CP1.0**

- ZONING B-C NORTH COMMERCIAL:**  
 UPLAND: 23.23 AC  
 WETLAND: 10.55 AC  
 TOTAL AREA: 33.78 AC
- SOUTH COMMERCIAL:**  
 UPLAND: 14.37 AC  
 WETLAND: 7.97 AC  
 TOTAL AREA: 22.34 AC
- PROPOSED B-1 LIGHT INDUSTRIAL TRANSITION SITE: 104.68 AC**  
 BUFFER / PRESERVED WETLANDS: 39.71 AC  
 WAREHOUSE: 393,000 SF
- #100: BUILDING 78,000 SF**  
 PARKING PROVIDED: 60 SPACES  
 TRUCK STORAGE: 19  
 WETLAND: 14.25 AC  
 UPLAND: 9.48 AC  
 TOTAL AREA: 23.71 AC
- #200: BUILDING 77,000 SF**  
 PARKING PROVIDED: 40 SPACES  
 TRUCK STORAGE: 26  
 WETLAND: 12.29 AC  
 UPLAND: 15.83 AC  
 TOTAL AREA: 27.92 AC
- #300: BUILDING 78,000 SF**  
 PARKING PROVIDED: 38 SPACES  
 TRUCK STORAGE: 20  
 WETLAND: 4.97 AC  
 UPLAND: 12.78 AC  
 TOTAL AREA: 17.87 AC
- #400: BUILDING 110,000 SF**  
 PARKING PROVIDED: 33 SPACES  
 TRUCK STORAGE: 39  
 WETLAND: 2.18 AC  
 UPLAND: 12.48 AC  
 TOTAL AREA: 14.67 AC
- #500: BUILDING 50,000 SF**  
 PARKING PROVIDED: 38 SPACES  
 TRUCK STORAGE: 39  
 WETLAND: 4.48 AC  
 UPLAND: 14.44 AC  
 TOTAL AREA: 18.98 AC
- PROPOSED L4 LIGHT INDUSTRIAL SITE: 156.82 AC**  
 BUFFER / PRESERVED WETLANDS: 20.20 AC  
 WAREHOUSE: 2,093,410 SF
- #600: 157,500 SF**  
 PARKING PROVIDED: 49 SPACES  
 TRUCK STORAGE: 26
- #700: 262,550 SF**  
 PARKING PROVIDED: 252 SPACES  
 TRUCK STORAGE: 36
- #800: 262,550 SF**  
 PARKING PROVIDED: 252 SPACES  
 TRUCK STORAGE: 74
- #900: 1,021,435 SF**  
 PARKING PROVIDED: 323 SPACES  
 TRUCK STORAGE: 204
- #950A: 312,929 SF**  
 PARKING PROVIDED: 156 SPACES  
 TRUCK STORAGE: 76

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





**LOT 2 & 3 CROSS SECTION**

HRS

NOTE:  
 THE CROSS SECTION IS TO BE CONSIDERED AS A GENERAL GUIDE ONLY. THE EXACT BUFFER WIDTH, TREE SPECIES, AND PLANTING DENSITY WILL BE DETERMINED BY THE ARCHITECT AND LANDSCAPE ARCHITECT.

BY CITY OF TAMPA  
 COUNTY OF HILLSBOROUGH  
 (SEE PAGE 64)

BY CITY OF TAMPA  
 COUNTY OF HILLSBOROUGH  
 (SEE PAGE 71)

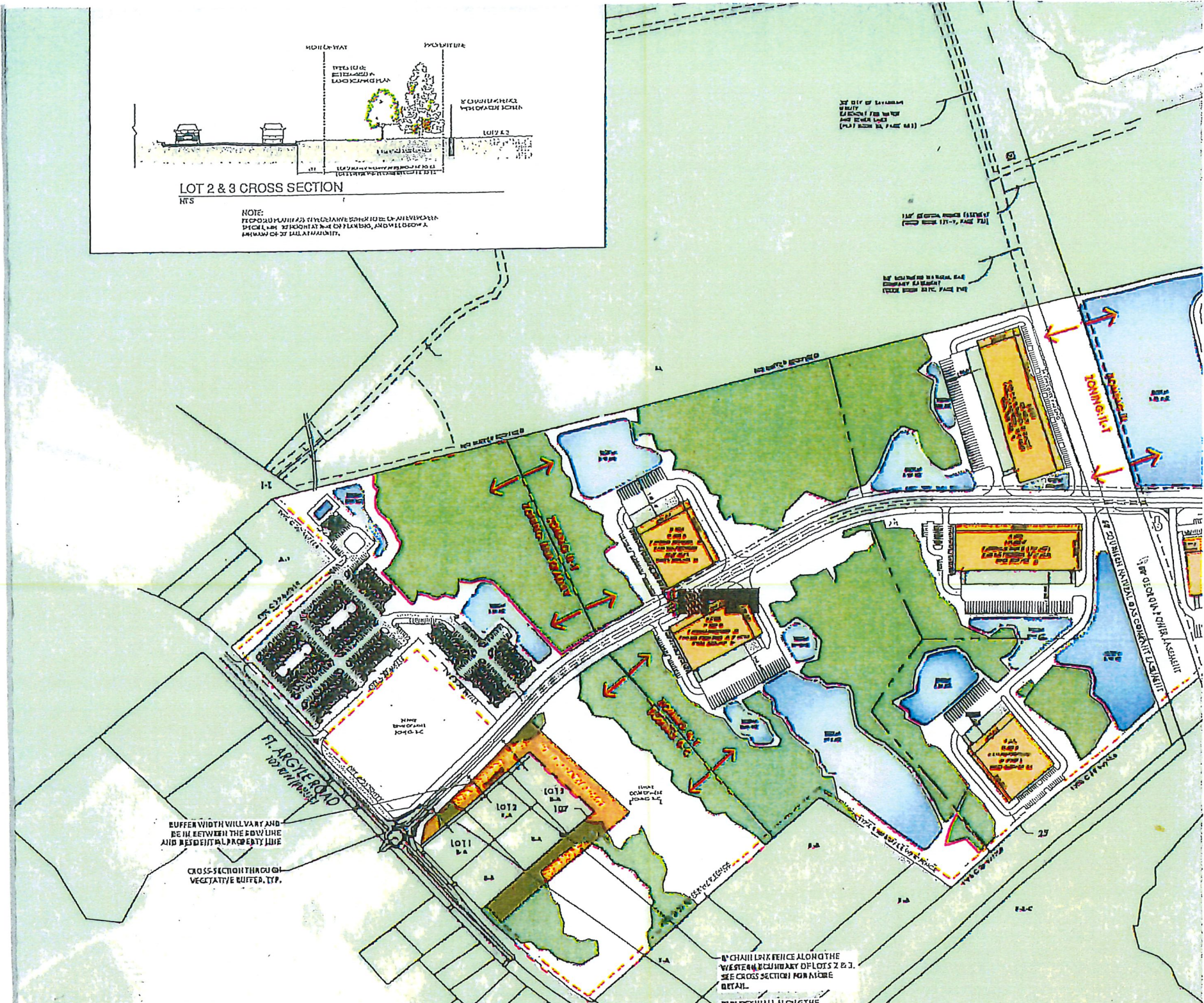
BY CITY OF TAMPA  
 COUNTY OF HILLSBOROUGH  
 (SEE PAGE 74)

BUFFER WIDTH WILL VARY AND BE IN BETWEEN THE ROW LINE AND RESIDENTIAL PROPERTY LINE

CROSS SECTION THROUGH VEGETATIVE BUFFER, TYP.

8' CHAIN LINK FENCE ALONG THE WESTERN BOUNDARY OF LOTS 2 & 3. SEE CROSS SECTION FOR MORE DETAIL.

8' BLOCK WALL ALONG THE





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REVISED:

CONCEPTUAL PLAN  
**SAVANNAH INTERCHANGE PARK - 95**  
LOCATED IN SAVANNAH, GEORGIA

JOB NUMBER: 21-879-000  
DATE: 3/27/2024  
DRAWN BY: 2099  
CHECKED BY: DJ  
SCALE: AS NOTED

CONCEPTUAL PLAN

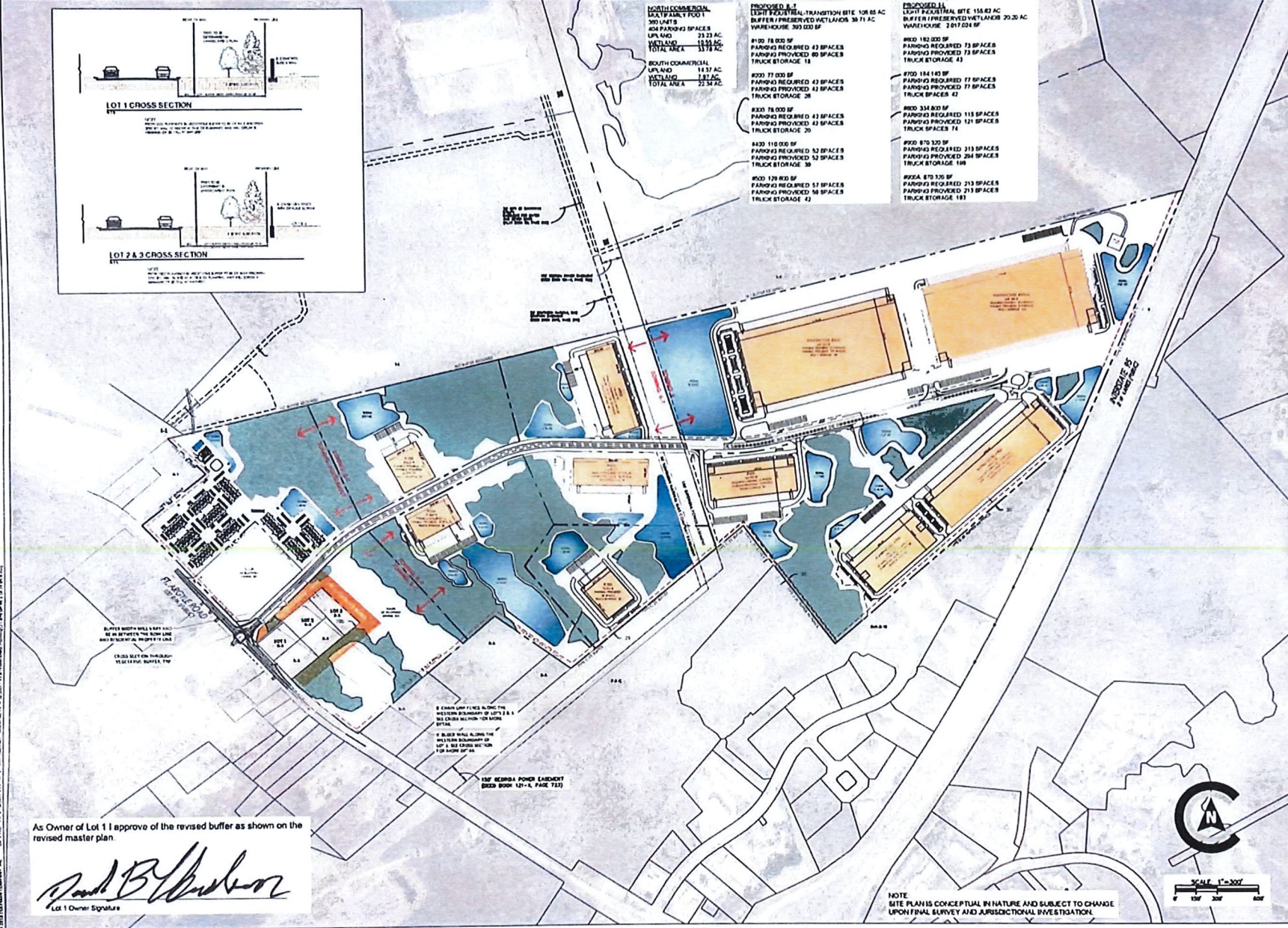
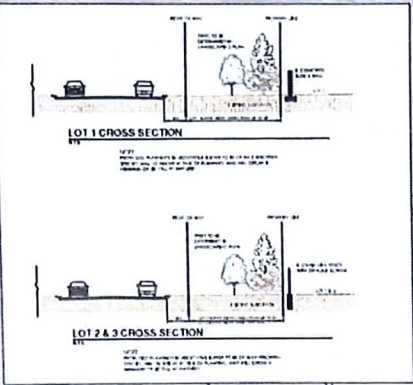
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**CP1.0**

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



**PROPOSED B-1 LIGHT INDUSTRIAL/TRANSITION SITE: 108.85 AC**  
BUFFER/PRESERVED WETLANDS: 38.71 AC  
MANEUVER: 2.81/0.8 AC  
#R00 78,000 SF  
PARKING REQUIRED: 43 SPACES  
PARKING PROVIDED: 43 SPACES  
TRUCK STORAGE: 18  
#R00 77,000 SF  
PARKING REQUIRED: 43 SPACES  
PARKING PROVIDED: 43 SPACES  
TRUCK STORAGE: 20  
#R00 78,000 SF  
PARKING REQUIRED: 43 SPACES  
PARKING PROVIDED: 43 SPACES  
TRUCK STORAGE: 20  
#R00 110,000 SF  
PARKING REQUIRED: 52 SPACES  
PARKING PROVIDED: 52 SPACES  
TRUCK STORAGE: 39  
#R00 129,800 SF  
PARKING REQUIRED: 57 SPACES  
PARKING PROVIDED: 58 SPACES  
TRUCK STORAGE: 42  
#R00 142,000 SF  
PARKING REQUIRED: 73 SPACES  
PARKING PROVIDED: 73 SPACES  
TRUCK STORAGE: 43  
#R00 184,143 SF  
PARKING REQUIRED: 115 SPACES  
PARKING PROVIDED: 121 SPACES  
TRUCK STORAGE: 74  
#R00 870,320 SF  
PARKING REQUIRED: 319 SPACES  
PARKING PROVIDED: 284 SPACES  
TRUCK STORAGE: 108  
#R00A 870,120 SF  
PARKING REQUIRED: 213 SPACES  
PARKING PROVIDED: 213 SPACES  
TRUCK STORAGE: 183

**NORTH COMMERCIAL**  
SCALE: 1/4"=1'-0"  
300 UNITS  
654 PARKING SPACES  
UPLAND: 23.23 AC  
WETLAND: 13.45 AC  
TOTAL SITE: 36.68 AC  
**SOUTH COMMERCIAL**  
UPLAND: 14.37 AC  
WETLAND: 18.2 AC  
TOTAL AREA: 32.57 AC

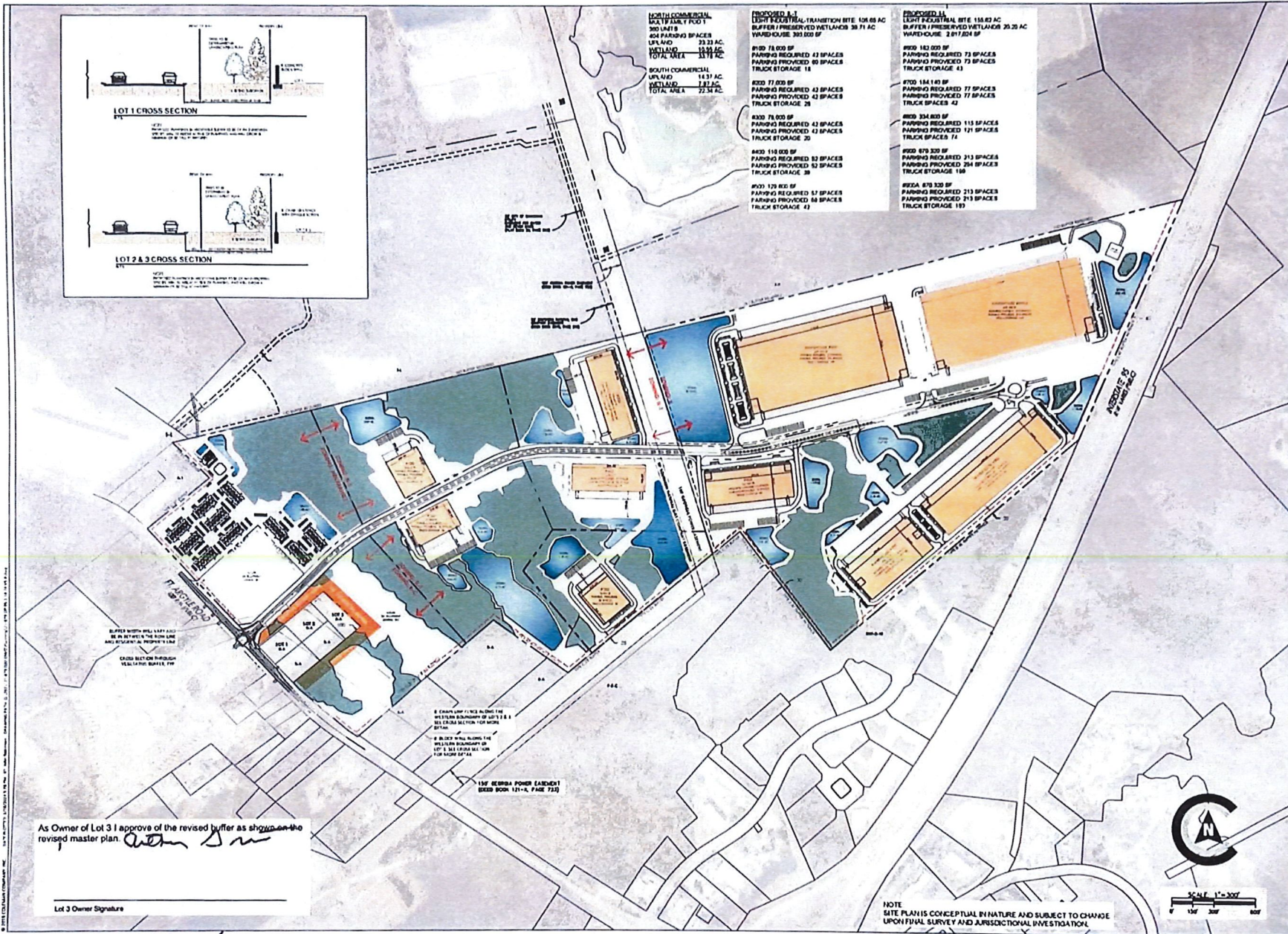


As Owner of Lot 1 I approve of the revised buffer as shown on the revised master plan.  
*Paul B. Johnson*  
Lot 1 Owner Signature

8' CANAL SETBACK ALONG THE WESTERN BOUNDARY OF LOTS 2 & 3 AS SHOWN ON THE REVISION OF MASTER PLAN.  
10' BUFFER SHALL ALONG THE WESTERN BOUNDARY OF LOT 1 AS SHOWN SECTION FOR NORTH OF 88.  
15KV GEORGIA POWER LAYOUT (SEE BOOK 127-4, PAGE 733)

BUFFER WIDTH SHALL BE 10' AND BE IN SETBACK FROM BOUNDARY AND STRUCTURAL HEIGHTS TO LINE.  
CROSS SETBACK THROUGH VEG. BUFFER SHALL BE 10'.





**COLEMAN COMPANY**  
 ENGINEERS • SURVEYORS

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REVISIONS:

CONCEPTUAL PLAN

SAVANNAH INTERCHANGE PARK - 95

LOCATED IN SAVANNAH, GEORGIA

JOB NUMBER: 21-079 000  
 DATE: 3/27/2024  
 DRAWN BY: JWR  
 CHECKED BY: DLF  
 SCALE: AS NOTED

CONCEPTUAL PLAN

SHEET: CP1.0

As Owner of Lot 3 I approve of the revised buffer as shown on the revised master plan.

*John Doe*

Lot 3 Owner Signature

*fence / black coating / commercial grade / Black out slats (sheeting)*