NOT RELEASED FOR CONSTRUCTION

ROBERTS CIVIL ENGINEERING

SITE PLAN

WILLIAMS ST. TOWNHOMES
SAVANNAH, GA

PREPARED FOR:
J. SILVER PROPERTIES, LLC.

DATE: 05/06/24
PROJECT NUMBER: 24503
DRAWN BY: OAG
CHECKED BY: JLV
SCALE: 1"=10'

SHEET: SP

GENERAL NOTES

1. EXISTING USE:
   VACANT LOT. DEVELOPMENT WILL CONSIST OF A SINGLE TWO STORY BUILDING CONTAINING THREE TOWNHOME UNITS. A SHARED DRIVEWAY WILL BE CONSTRUCTED, BUT GARAGES WILL NOT BE CONSTRUCTED WITH THIS DEVELOPMENT. SIDEWALK WILL BE CONSTRUCTED WITH PERVIOUS CONCRETE.
2. OWNER/DEVELOPER:
   J SILVER PROPERTIES, LLC
   107 FAIR OAKS DRIVE
   POOLER, GA 31322
   JSILVER1@GMAIL.COM
3. PARKING REQUIREMENTS:
   RESIDENTIAL
   1 SPACES PER UNIT X3 PER TABLE 3.3.1
   TOTAL SPACES REQUIRED
   3 UNITS X 1 SPACE/UNIT = 3 SPACES
   TOTAL SPACES PROVIDED: 3 SPACES
4. SITE COVERAGE:
   TOTAL LOT AREA: 11,329 SF
   TOTAL IMPERVIOUS: 3,940 SF
   - BUILDING: 1,665 SF
   - WALKWAYS: 815 SF
   - DRIVEWAY (PERVIOUS): 2,460 SF (MEPH)
   - OPEN SPACE: 4,864 SF
5. SITE LOCATION:
   LOCATED ON LOT 87 OLYMPUS SUB (COMPLEX LOTS 77 TO 79)
   TAX MAP: 2-0034-44-001
   PROPERTY ADDRESS:
   0 WILLIAMS STREET
   SAVANNAH, GA 31406
6. DEVELOPMENT STANDARDS:
   ZONED: EXISTING R4P - TRADITIONAL SMALL LOT FAMILY RESIDENTIAL
   MINIMUM LOT AREA: 1,800 SF PER UNIT = 5,400 SF
   MAXIMUM BUILDING HEIGHT: 3 STORIES UP TO 45 FEET
   SETBACKS:
   FRONT: 15 FEET (MIN.)
   SIDE YARD: 10 FEET (MIN.)
   REAR YARD: 10 FEET (MIN.)
7. PROVIDED UTILITIES:
   WATER: PROPOSED WATER WILL TIE INTO THE EXISTING WATER LOCATED ON WILLIAMS STREET
   SEWER: PROPOSED SEWER LINE WILL BE CONNECTED TO THE EXISTING SEWER LOCATED ON WILLIAMS STREET
   STORM: THE PROPOSED DEVELOPMENT WILL NOT INCREASE STORMWATER RUNOFF FROM THE SITE
8. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (DESCRIBING FLOOD HAZARD AREA):
   THE SITE IS LOCATED IN ZONE "X" WHICH IS NOT IN A SPECIAL FLOOD HAZARD AREA
9. BUFFERS:
   PROPOSED CLASS 1
   - 10' PERVIOUS (CLASS 3)
   - 10' PLANTING (CLASS 3)
   TYPE A BUFFER REQUIRED FOR ANY NON-RESIDENTIAL DEVELOPMENT ADJACENT TO RESIDENTIAL PROPERTY
   - 6 FOOT OPAQUE BUFFER WITH SUPPORTIVE FENCE

PROPOSED BUILDING
PERVIOUS CONCRETE
PERVIOUS AREA
TYPE 'A' BUFFER
CONCRETE
SANITARY SEWER MANHOLE
STORM DRAIN STRUCTURE
WATER VALVE
SANITARY SEWER LINE
WATER LINE
OVERHEAD POWER LINE
FENCE

GRAPHIC SCALE 1" = 10'

811 Know what's below. Call before you dig.

PROPOSED 2-STORY 3-UNIT TOWNHOME BUILDING 4,339 SF

EXISTING 6-FOOT TALL WOOD FENCE
10' REAR SETBACK
15' SEWER EASEMENT
EXISTING LIGHT POLE
PERVIOUS CONCRETE DRIVEWAY 2,460 SF
10' SIDE SETBACK
PROTECT TREES (TYP.)
TYPE 'A' BUFFER
EXISTING BUILDING
PAD EXISTING CURB CUT
9' FRONT SETBACK
CONCRETE WALKWAY (TYP.)
RELOCATE UTILITY POLE & GUY WIRE

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