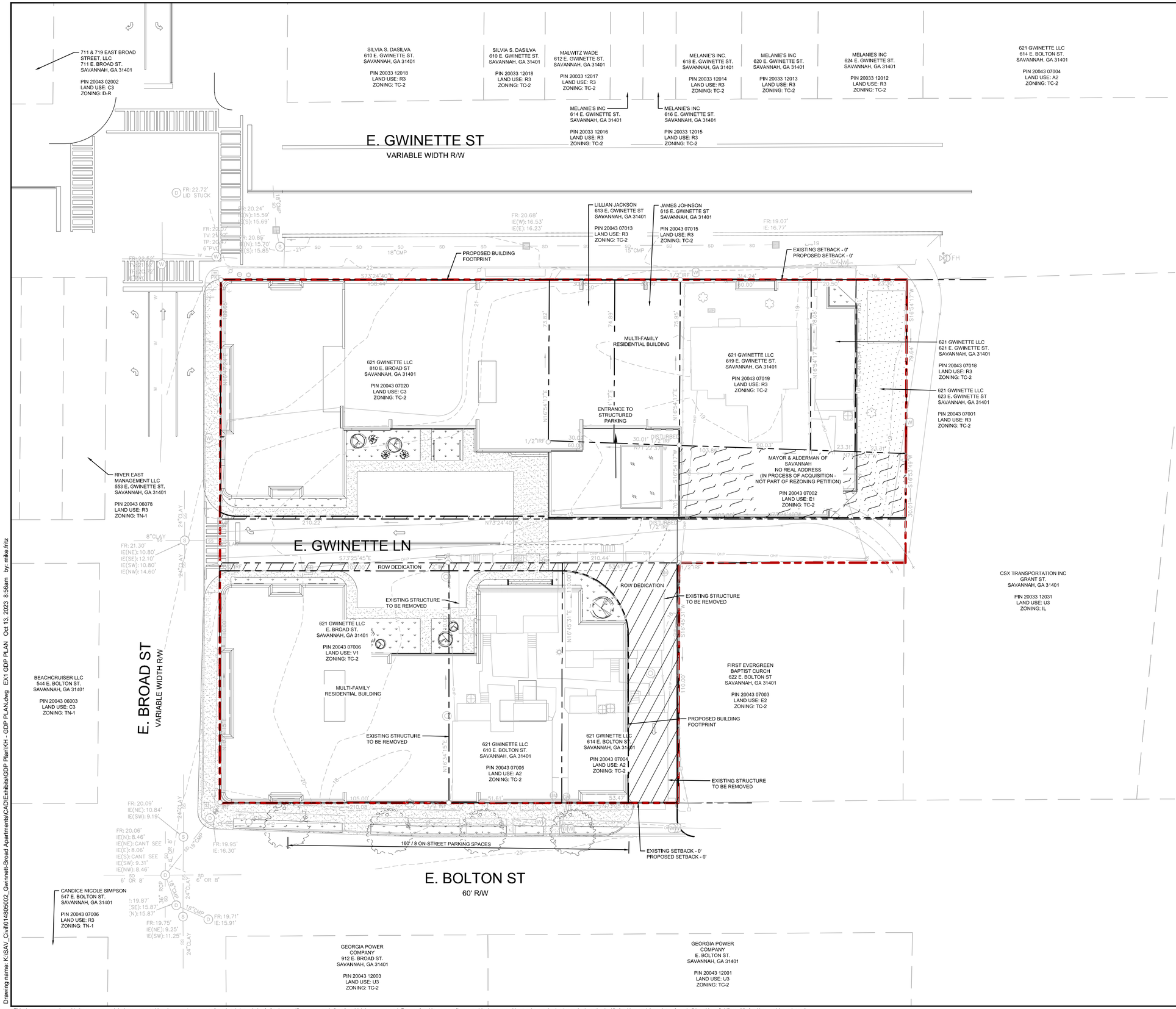

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	TC-2	
PROPOSED ZONING:	S-PD	
SITE AREA:	1.46	ACRES
ROW DEDICATION:	0.08	ACRES
ROW VACATION:	0.00	ACRES
ADJUSTED SITE AREA:	1.38	ACRES

BUILDING COVERAGE: 100% MAX
PROPOSED BUILDING COVERAGE - 77.4%

BUILDING FRONTAGE: 70% MIN
PROPOSED BUILDING FRONTAGE - 90%

RESIDENTIAL DENSITY: 185 UNITS MAX

TOTAL DISTURBED AREA: 1.46 ACRES

REQUIRED BUILDING SETBACK:

FRONT :	0 FT
SIDE :	0 FT
BACK :	0 FT

REQUIRED LANDSCAPE SETBACK:

FRONT :	0 FT
SIDE :	0 FT
BACK :	0 FT

PARKING REQUIREMENT:

SEE PARKING REQUIREMENT IN ATTACHED SUPPLEMENTAL DOCUMENTS / ADA PARKING SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SAVANNAH.

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY FORAM GROUP, DATED 9/06/2023 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BREWER LAND SURVEYING, DATED 11/02/2022.
3. FEMA FLOOD ZONE - ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN)
   FEMA PANEL: 13051C0154G
4. STORM DRAINAGE - ENTIRE DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY CITY OF SAVANNAH STORMWATER MANAGEMENT ORDINANCE. PROJECT WILL DISCHARGE TO THE EXISTING PUBLIC STORMWATER SYSTEM. GREEN INFRASTRUCTURE / LOW IMPACT DEVELOPMENT PRACTICES WILL BE USED TO THE MAXIMUM EXTENT PRACTICAL DURING THE CREATION OF THE STORMWATER MANAGEMENT PLAN.
5. REFERENCE VERTICAL DATUM - NAVD88
6. TREE QUALITY POINTS REQUIRED 2,336
   (1,600 TQP/AC - 1.46 AC PROPOSED PARCEL AREA)
7. LANDSCAPE QUALITY POINTS REQUIRED 584
   (400 LQP/AC - 1.46 AC PROPOSED PARCEL AREA)
8. PROPOSED LANDSCAPE 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.
9. ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE WILL EXIST.

SITE PLAN LEGEND:

- PROPERTY LINE
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE PAVEMENT
- RIGHT-OF-WAY DEDICATION
- PROPERTY IN PROCESS OF ACQUISITION (NOT PART OF RE-ZONING PETITION)
- FIRE LANE ACCESS ROAD

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PREPARED BY
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 770.740.0740
WWW.KIMLEY-HORN.COM

PREPARED FOR
FORAM GROUP
21 WEST PERRY STREET
SAVANNAH, GA 31401
PHONE: 000.000.0000

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
MIXED-USE RESIDENTIAL
EAST BROAD STREET & EAST GWINETTE STREET,
SAVANNAH, GA 31401

GSWCC NO. (LEVEL II)	00000XXXXX
DRAWN BY	MRF
DESIGNED BY	MRF
REVIEWED BY	JRW
DATE	10/12/2023
PROJECT NO.	014805002

TITLE
GDP PLAN

SHEET NUMBER
EX1

Drawing name: K:\SAV_Civil\014805002_Gwinnett-Broad Apartments\CAD\Exhibits\GDP Plan\KH - GDP PLAN.dwg EX1 GDP PLAN Oct 13, 2023 8:56am by: mike.fritz

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.