



SITE DATA:
 PARENT PARCEL 21003 03001 (227.22 ACRES)
 PORTION SUBJECT TO RE-ZONING AND SUBDIVISION: 105.41 ACRES

TRACT A - TOWNHOMES: 11.00 ACRES
 PROPOSED ZONING: RMF-1-X
 DWELLING UNITS: 90 UNITS (MAX)
 GROSS DENSITY: 8.2 UPA

TRACT B - SINGLE FAMILY DETACHED: 94.41 ACRES
 PROPOSED ZONING: RSF-4
 DWELLING UNITS: 309 UNITS (MAX)
 DEVELOPMENT WILL BE A MIX OF 40 FT AND 50 FT LOTS
 GROSS DENSITY: 3.2 UPA
 UPLAND: 73.81 ACRES
 WETLAND: 20.60 ACRES

TRACT C/D - UNDEVELOPED/AGRICULTURAL: 121.81 ACRES
 RETAIN A-1 ZONING CLASSIFICATION

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	259.55'	544.23'	N78°02'48"E	257.10'
C2	102.23'	1349.04'	N82°12'48"E	102.21'

- NOTES:**
1. ALL ELEVATIONS BASED ON NAVD 88.
 2. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 4. THE HORIZONTAL DATUM OF THIS PLAN IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 5. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 1305100256G, EFFECTIVE DATE 8/16/2018 BASE FLOOD ELEVATION: 8.0', NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 6. WETLANDS FLAGGED BY HAUP SHIPKINS. AQUATIC RESOURCES SHOWN ON THE SURVEY MAY BE UNDER THE JURISDICTION OF THE USAGE AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
 7. THIS PLAN COMPILED FROM PLATS DRAWN BY OTHERS, AND IS NOT THE PRODUCT OF A COMPLETE BOUNDARY SURVEY PERFORMED BY COLEMAN COMPANY, INC. NO FIELD SURVEY DONE THIS DATE.



A CONCEPT PLAN FOR A PORTION OF
 PARCEL 2, WILLIAM D. FAWCETT TRACT
 A PORTION OF WILD HERON PLANTATION
 7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: LANDMARK24

JOB NUMBER: 22-397
 DATE: 05/17/2022
 DRAWN BY: DET
 CHECKED BY:
 SCALE: 1" = 200'

CONCEPT
 EXHIBIT

SHEET:
 1/1

COLEMAN COMPANY, INC. DATE: 05/17/2022 1:17 PM 1:17 PM DRAWING: PATH: C:\Projects\22-397\Drawings\22-397.dwg



ADJACENT PROPERTY OWNERS

OWNER	PIN
1. THOMAS BROWN ET AL.	11003A 02001
2. WND CORPORATION & DED ENTERPRISES, LP	11003A 02002
3. BESSIE W. RILEY	11003A 02003
4. BERNARD WESTON	11003A 02004
5. TORONDA L. WILLIAMS	11003A 02005
6. CARRIE & TURNER MILLS	11003A 02008
7. CHERIE BUTLER	11003A 02009
8. WILLIE BOLES	11003A 02014
9. ROSA SMALLS	11003 02004
10. REBECCA W. DAVIS	11003 02005
11. JERMAINE WESTON	11003 01017
12. MARGARETT & WILLIAM D. FAWCETT, JR.	11003 01007

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON JURISDICTIONAL AND ENVIRONMENTAL REGULATIONS.

