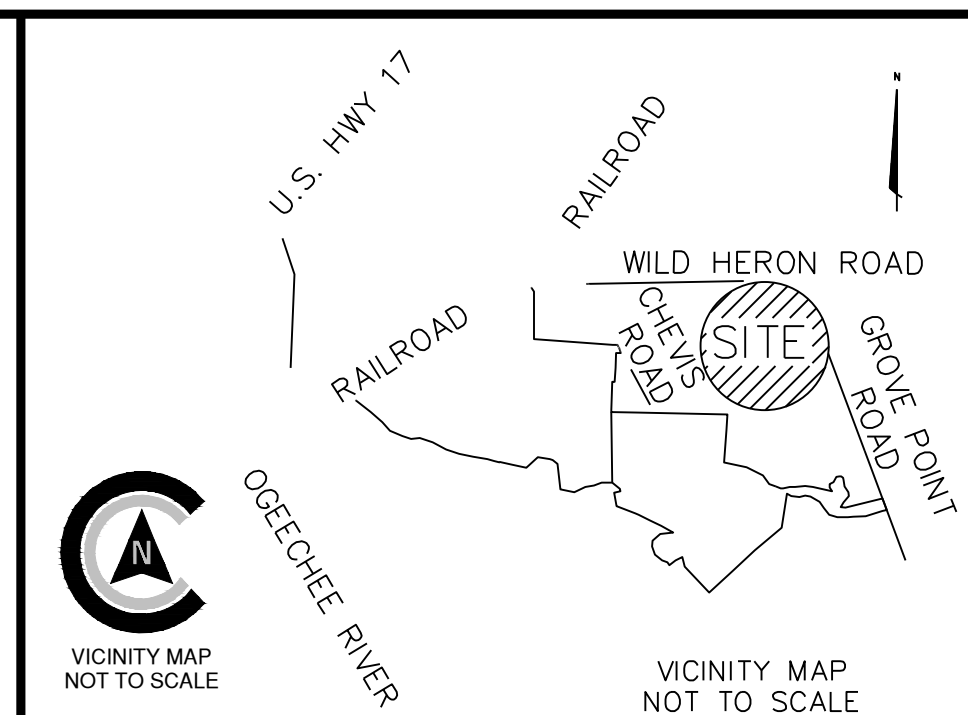
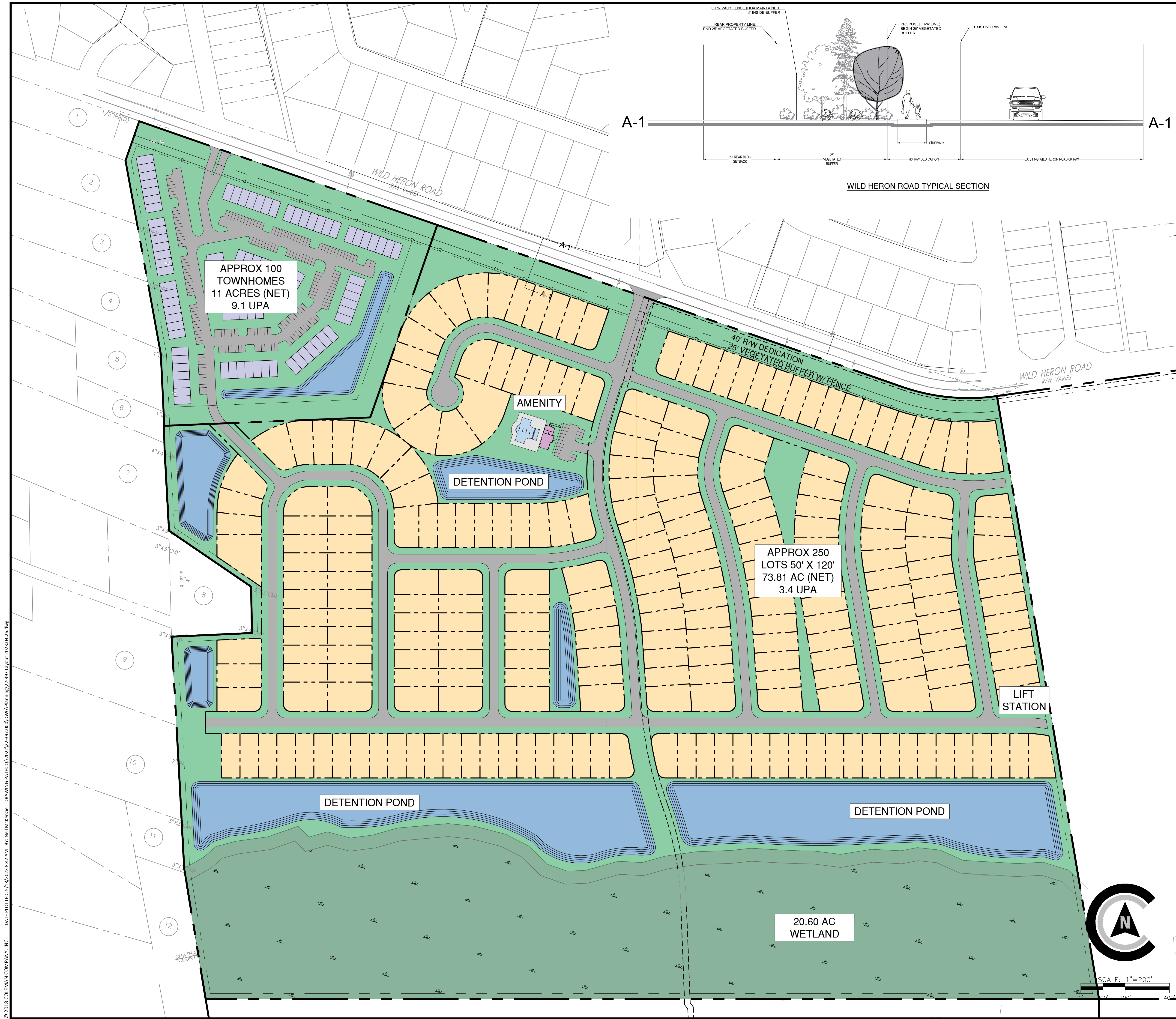


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SITE DATA:

TOTAL SITE AREA:	105.41 AC
TOTAL DISTURBED AREA:	84.81 AC
ZONING:	EXISTING A-1; RSF-5 PROPOSED
FLOOD ZONE:	X, X-SHADED
P.I.N.:	21003 03001
PROJECT ADDRESS:	WILD HERON ROAD SAVANNAH, GA
EXISTING LAND USE:	AGRICULTURAL
PROPOSED LAND USE:	RESIDENTIAL
OWNER NAME:	#####
OWNER ADDRESS:	#####
CONTACT NAME:	GT DEVELOPERS, LLC
CONTACT ADDRESS:	2702 WHATLEY AVE, STE B-1 SAVANNAH, GA 31404
CONTACT TELEPHONE:	

- NOTES:**
- THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE RATE MAP NUMBER 13051C0127H, EFFECTIVE DATE: MAY 19, 1987.
 - ALL TOPOGRAPHIC DATA BASED ON FIELD SURVEY.
 - THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - SURVEY PREPARED BY COLEMAN COMPANY, INC.
 - WATER AND SEWER WILL BE PROVIDED BY CITY OF SAVANNAH.
 - THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.
 - THERE ARE APPARENT WETLAND AREAS FOUND IN AND/OR WITHIN 200 FEET OF THE PROJECT AREA.
 - ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.

- LANDSCAPE REQUIREMENTS:**
- REQUIRED TREE QUALITY POINTS:**
- 1800 X 105.41 ACRES = 168,656 REQUIRED POINTS
- DEVELOPMENT REQUIREMENTS:**
- FRONT SETBACK: 25 FT
 SIDE YARD SETBACK: 5 FT
 REAR YARD SETBACK: 20 FT
 MAX. BUILDING HEIGHT: 35 FT
 BUILDING COVERAGE: TBD
 DENSITY REQUIREMENTS: TBD
 BUFFER REQUIREMENTS: TBD

- RE-ZONING CONDITIONS:**
- MAX 350 TOTAL DUs (SFD + TOWNHOMES)
 - DEDICATE 40' R/W TO CHATHAM COUNTY FOR FUTURE WIDENING OF WILD HERON ROAD
 - INSTALL SIDEWALK ALONG PROJECT FRONTAGE
 - PROVIDE CONNECTIVITY THRU DEVELOPMENT
 - DEVELOPER CONTRIBUTE A PORTION OF FUNDS NEEDED FOR WILD HERON AND KING GEORGE INTERSECTION IMPROVEMENTS
 - LOTS WILL BE MINIMUM OF 50' X 120' (6,000 SF LOT MINIMUM)
 - INSTALL HOA MAINTAINED PRIVACY FENCE ALONG WILD HERON FRONTAGE.

CONCEPTUAL PLAN

FAWCETT TRACT

LOCATED IN SAVANNAH, GA

JOB NUMBER: 22-397
 DATE: ??/??/??
 DRAWN BY: NPM
 CHECKED BY: NPM
 SCALE: AS NOTED

CONCEPTUAL PLAN

SHEET: CP1.0

COLEMAN COMPANY
 ENGINEERS • SURVEYORS
 Savannah, Georgia | (912) 900-3041 | CCI@SAV.COM

NOT FOR CONSTRUCTION

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

REVISIONS:

CONCEPTUAL PLAN

FAWCETT TRACT

LOCATED IN SAVANNAH, GA

CONCEPTUAL PLAN

SHEET: CP1.0