



4307 BULL STREET SCHEMATIC DESIGN CONCEPT

GROUND FLOOR AND SITE PLAN

NATHANIEL GREENE PARK

SETBACK NOTES:
 5.13.5 Development Standards States:
 (2) There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.

PARKING NOTES:
 PARKING TOTAL: 74 SPACES

APARTMENT:
 1 VEHICLE PER UNIT | 63 SPACES REQUIRED
 1 BIKE PER 10 UNITS | 9 BIKES REQUIRED
 10% COMPACT PARKING | 6 REQUIRED

RETAIL:
 COMMERCIAL SPACE: 2634 SF
 1 VEHICLE PER 250 SF | 11 SPACES REQUIRED
 5% PARKING FOR BIKES | 1 REQUIRED

SPACE PLANNING LEGEND

- 4 BEDROOM | 2 BATH
- 3 BEDROOM | 2 BATH
- 2 BEDROOM | 2 BATH
- 2 BEDROOM | 1 BATH
- 1 BEDROOM | 1 BATH
- 1 STUDIO | 1 BATH
- RETAIL AND AMENITY SPACE
- BIKE PARKING

SPACE/UNIT TYPE	UNIT COUNT	S.F.	BUILDING LOCATION	REQ. PARKING	PROV. PARKING
4 BEDROOM 2 BATH	6	-	A, E	6	6
3 BEDROOM 2 BATH	6	-	A	6	6
2 BEDROOM 2 BATH	10	-	B, C, D	10	10
2 BEDROOM 1 BATH	12	-	A, B, C, D, E	12	12
1 BEDROOM 1 BATH	19	-	A, B, C, D, E	19	19
1 STUDIO 1 BATH	10	-	B, C, D	10	10
COMMERCIAL SPACE	-	1856 S.F.	C	8	8
COMMERCIAL SPACE	-	778 S.F.	D	3	3
AMENITY SPACE SF	-	1616 S.F.	A, E	N/A	N/A
TOTAL	63	4,250		74	74

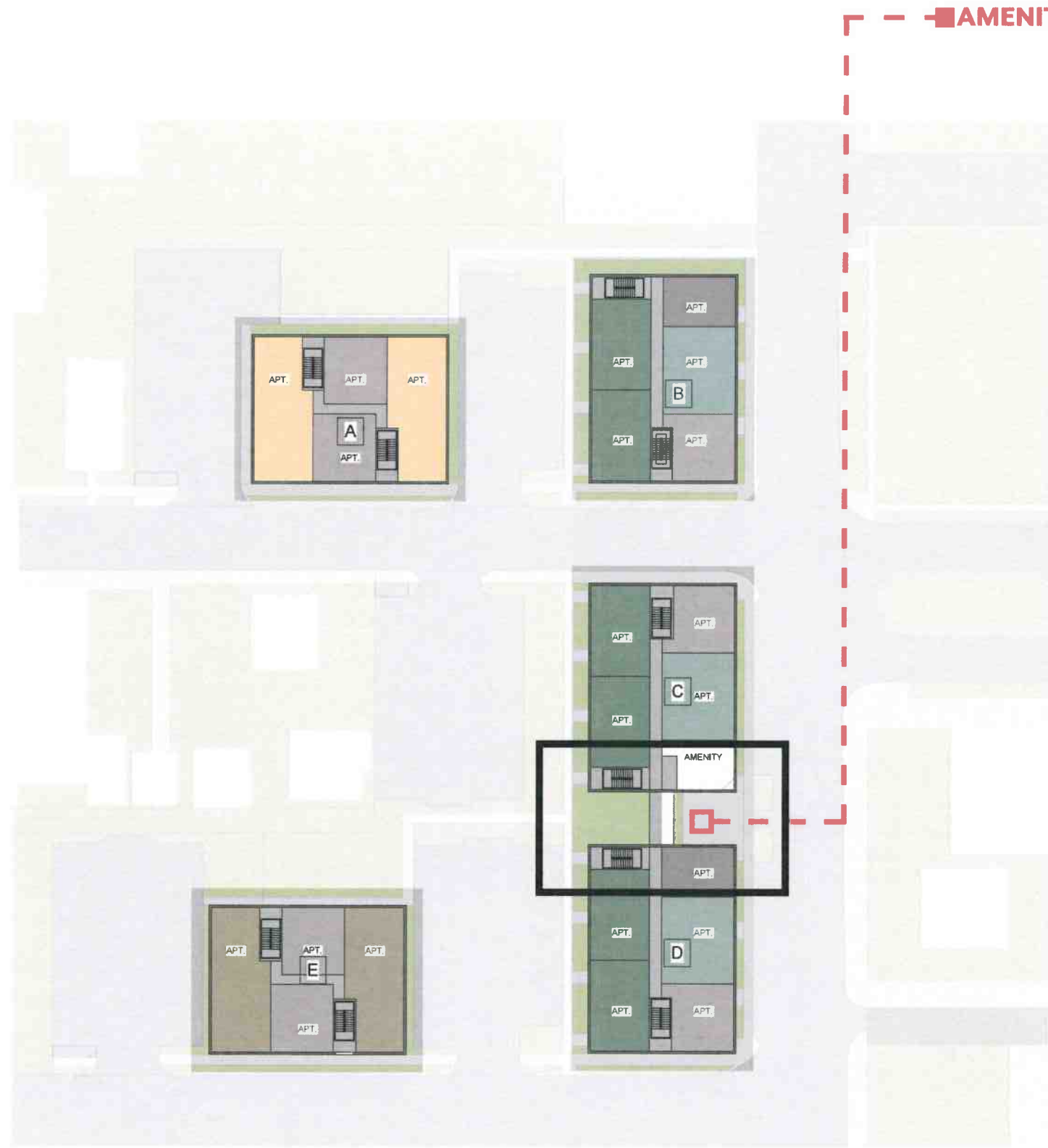


ZONING INFORMATION (6/26/2023)																				SETBACKS						
LOT ID	PIN NUMBER	ADDRESS	AREA (SQ FT)	AREA (ACRES)	CURRENT ZONING	PROPOSED LAND USE	MAX. BLDG. FOOTPRINT ALLOWED (SQ FT)	BLDG. FOOTPRINT PROPOSED (SQ FT)	BLDG. FRONTAGE (MIN)	BLDG. FRONTAGE PROPOSED	BLDG. COVERAGE (MAX)	BLDG. COVERAGE PROPOSED (%)	UPPER STORY RES. LOT WIDTH/UNIT	# OF UNITS PROPOSED	COMMERC. AREA (SQ FT)	MAX. ALLOWED HEIGHT	PROPOSED HEIGHT	MIN. REQ. FOR GREEN SPACE (20% SQ FT)	PROVIDED GREEN SPACE (SQ FT)	PARKING REQUIRED RES NON-RES	PARKING PROVIDED	FRONT	SIDE (CORNER)	SIDE (INT)	REAR	
A	20093 21004	20 W. 59TH ST.	12,160	0.28	TC-1	RESIDENTIAL	5,500	4,800	70%	70%	-	41%	435 SF	11	-	3 STORIES/ 45 FT MAX.	3 STORIES	2,432	100%	13 SPACES	-	13 SPACES	5 FT (MAX)	5 FT (MAX)	10 FT (MIN)	10 FT (MIN)
B	20093 21003	4219 BULL ST.	9,400	0.22	TC-1	RESIDENTIAL & COMMERCIAL	5,500	5,040	70%	100%	-	53%	435 SF	15	2,050	3 STORIES/ 45 FT MAX.	3 STORIES	1,880	100%	8 SPACES	-	8 SPACES	5 FT (MAX)	5 FT (MAX)	10 FT (MIN)	10 FT (MIN)
C	20093 27001	4307 BULL ST.	31,101	0.74	TC-1	RESIDENTIAL & COMMERCIAL	5,500	5,040	70%	90%	-	45%	435 SF	5,040	1976	3 STORIES/ 45 FT MAX.	3 STORIES	6,951	100%	12 SPACES	8 SPACES	36 SPACES	5 FT (MAX)	5 FT (MAX)	10 FT (MIN)	10 FT (MIN)
C	20093 27001	4307 BULL ST.	-	-	TC-1	RESIDENTIAL	5,500	4,800	70%	37%	-	-	-	4,800	-	36 FT	3 STORIES	863	100%	10 SPACES	-	-	20 FT	10 FT	5 FT	25 FT
E	20093 27003	20 W. 60TH ST.	7,794	0.18	RTF	RESIDENTIAL	-	-	-	-	40%	-	-	12	-	36 FT	3 STORIES	863	100%	10 SPACES	-	17 SPACES	20 FT	10 FT	5 FT	25 FT

SECOND AND THIRD FLOOR PLANS

SPACE PLANNING LEGEND

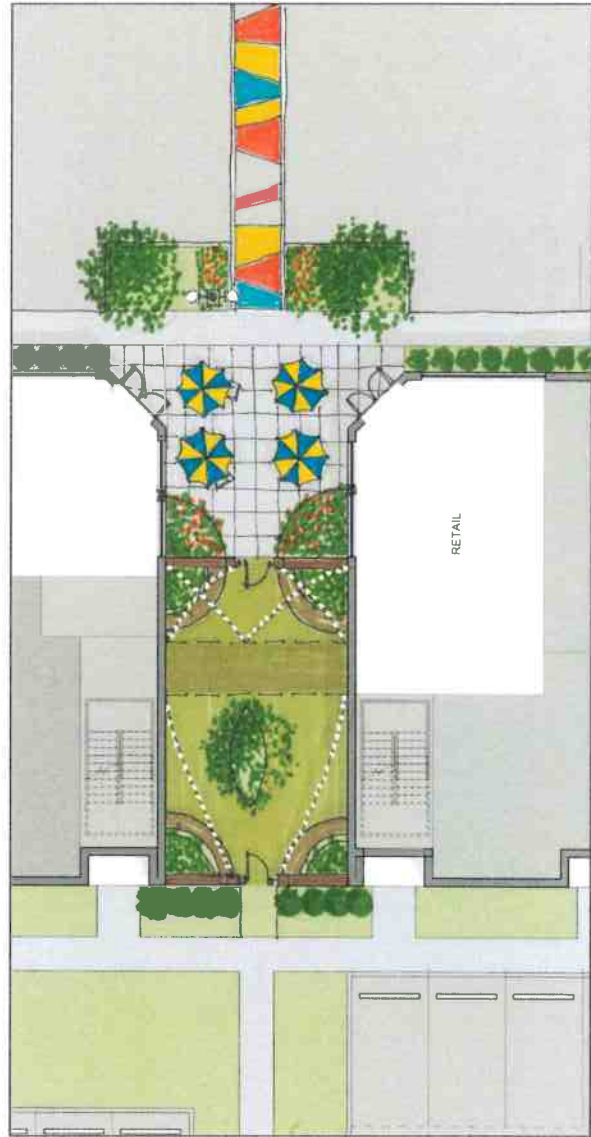
[Dark Grey Box]	4 BEDROOM 2 BATH
[Light Orange Box]	3 BEDROOM 2 BATH
[Medium Grey Box]	2 BEDROOM 2 BATH
[Light Grey Box]	2 BEDROOM 1 BATH
[Dark Grey Box]	1 BEDROOM 1 BATH
[Medium Grey Box]	1 STUDIO 1 BATH
[White Box]	RETAIL AND AMENITY SPACE
[Light Green Box]	BIKE PARKING



AMENITY BRIDGE

Connecting
Enjoyable
Intimate
Views

COURTYARD AREA 



Welcoming
Active
Murals
Gateway
Outdoor Room
Flexible



ENTERTAINMENT AREA

GARDEN AREA



Entertaining
Basketball
Performance
Fragrant Trees

Communal
Activated
Seating
Flexible



Natural
Organic
Calm
Walkable

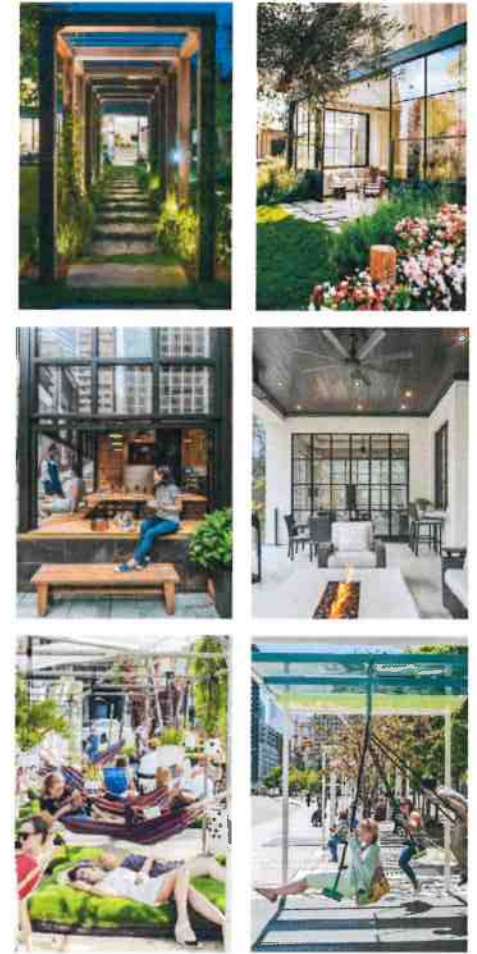
Fruit Trees
Raised Planters
Activated
Communal



FAMILY PLAY AREA



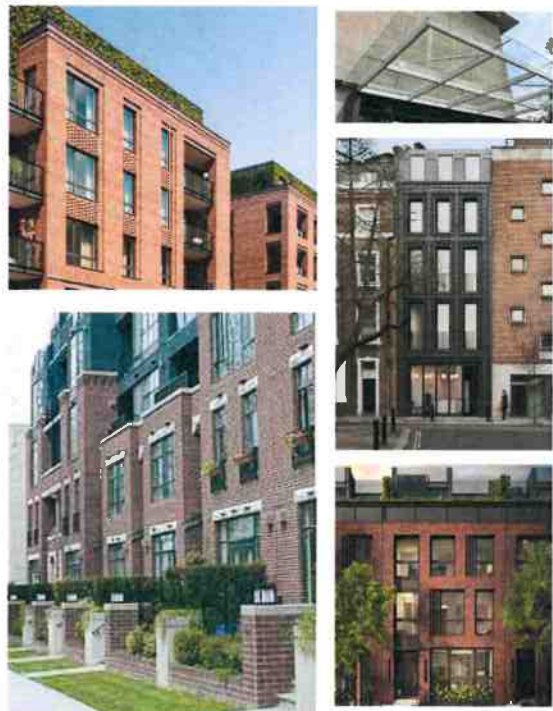
- Flexible
- Serene
- Inviting
- Social
- Sanctuary
- Family
- Connecting
- Walkable
- Versatile
- Car and Dog Wash
- Pet friendly
- Calm



59TH AND BULL ST. 



- Complete Streets
- Vertical Expression
- Walkable
- Activity Friendly
- Regal Presence
- Brick Material
- Outdoor Connection
- Stoop Culture



NATHANIEL GREENE PARK

COLUMBUS DRIVE

BULL STREET

59TH STREET

60TH STREET

Connecting
Inset Entrances
Segmented Rhythm
Journey
Entertaining
Artistic



GRID NORTH
 QUAD: T-141-14003

BARNARD STREET
 (50' R/W)



LEGEND

BENCHMARK		PLANTED SPECIMEN TREE	
●	SURFACE LIGHT	○	PLAC
○	LIGHT STANDARD	○	CEFRAN OUT
○	NW GAS METER	○	ELECTRIC
○	SEWER / SEWER MANHOLE	○	PLAG POLE
○	SEWER REET	○	MAIL POI
○	STORM WATER SAMPLER	○	BUSH
○	WATER METER	○	FLAM
○	WATER VALVE	○	TREE
---	OVERHEAD POWER LINE	---	PROPERTY CORNER LEGEND
---	STORM WATER LINE	---	CONCRETE MONUMENT FOUND
---	SEWER / SEWER LINE	---	IRON PIN FOUND
---	SHIELD ROW	---	IRON PIN SET
---	SECTION LINE	---	
---	FLOOR WALL	---	
---	CONCRETE	---	

GENERAL NOTES:

1. IN MY OPINION IN ACCORDANCE WITH F.E.M. MAP NO. 150510000, REVISED AUGUST 16, 2015, THIS PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE "X").
2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, RESTRICTIONS, SUBSURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, NOT DISCOVERED DURING THIS SURVEY OR BY TITLE EXAMINATION. THIS SURVEY WAS CONDUCTED, PREPARED AND ISSUED WITHOUT BENEFIT OF ANY TITLE EXAMINATION.
3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE. DECLARATION IS MADE ON THE DATE INDICATED AND TO THE PERSON OR ENTITY SHOWN. SURVEY IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, ENTITIES, INSTITUTIONS OR SUBSEQUENT OWNERS.
5. NO WETLAND OR ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED ON THIS PLAN.
6. UNDERGROUND FEATURES ARE LOCATED IN THE FIELD WHERE POSSIBLE BUT NO GUARANTEE CAN BE MADE AS TO LOCATION OR THAT ALL UNDERGROUND FEATURES ARE SHOWN.
7. PORTIONS OF THE METES AND BOUNDS SHOWN MAY HAVE BEEN TAKEN FROM PLATS AND/OR DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
8. SURVEY DATA: HORIZONTAL = GEORGIA STATE PLANE (EAST ZONE HADRI); VERTICAL = NAVD83.
9. ANY VERTICAL INFORMATION SHOWN/INDICATED ON THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
10. BUILDING SETBACK INFORMATION HAS NOT BEEN PROVIDED BY THE GOVERNING AUTHORITY THEREFORE SETBACK REQUIREMENTS AS SHOWN HAVE BEEN DETERMINED BY REFERENCE FROM SECTION 4 OF CHATHAM COUNTY ZONING REGULATIONS AND ARE NOT VERIFIED, CERTIFIED, WARRANTED OR GUARANTEED BY EITHER THE EXISTENCE, PUBLICATION, ENDORSEMENT, RECORDING OF THIS SURVEY. THEREFORE ANY SETBACK INFORMATION SHOWN IS NOT TO BE USED FOR PLANNING, DEVELOPMENT, CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT INDEPENDENT VERIFICATION BY THE USER.
11. THE TERM "CERTIFICATION" AS USED IN RULE 100-6-.02(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-210 AND (D), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.
12. SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE TOPOGRAPHIC ASPECTS OF THIS SURVEY.
13. TOPOGRAPHIC SURVEY AS SHOWN DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.
14. BOUNDARY STATEMENTS AS SHOWN WERE OBTAINED FROM PLAT REFERENCES AS SHOWN.

FIELD EQUIPMENT USED

GEOMAX ZENITH 35 DUAL FREQUENCY - CONTROL POINTS ONLY
 GPS RECEIVER: VISO1000 - SOKKIA D. P. PORTABLE TOTAL STATION
 ANGULAR ERROR: LESS THAN 1" PER POINT
 ERROR OF CLOSURE: FIELD 1/4" 557'
 ERROR OF CLOSURE: PLAT 1/2" 330'
 ADJUSTMENT METHOD: COORDINATE METHOD

SCALE: 1" = 20'

MITR
 GIS/GPS SURVEY
 374 EASTRIDGE DRIVE,
 SAVANNAH, GEORGIA
 PHONE: 912-327-3391
 EMAIL: MITR374@COMCAST.NET



THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR TOPOGRAPHIC SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH BY DEPARTMENT 150, CHAPTER 160-7.

DATE: 04/01/2023
 SIGNATURE: GEORGE M. FERREIRA, RLS #2607

PREPARED FOR:
 RAYFIELD REEVES

TOPOGRAPHIC DESIGN SURVEY

LOTS 1 THRU 5, 18 THRU 24, A 20' LANE, BLOCK "B", AND LOTS 1 THRU 7, BLOCK "A", HUSSARS TRACT, KNOWN AS 4307-4219 BULL STREET, 20 WEST 60TH STREET AND 20 WEST 59TH STREET, HITCH WARD, SAVANNAH, CHATHAM COUNTY, GEORGIA

DATE: MAY 11, 2023
 JOB DATE: APRIL 26, 2023