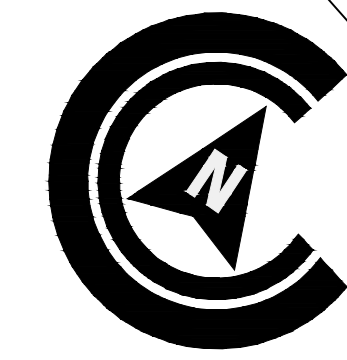
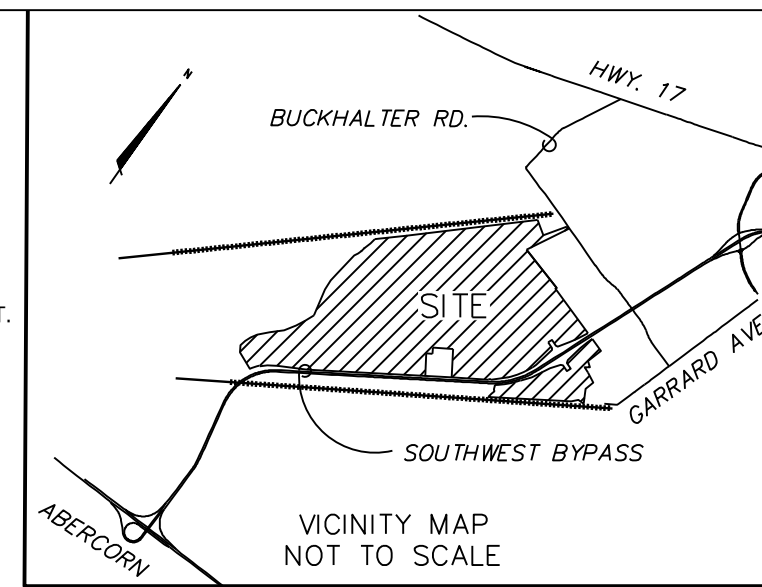


SITE DATA:
 TOTAL SITE AREA: 1,090.38 AC
 ZONING: IL
 FLOOD ZONE: X, AND A PORTION IN AE-8
 P.I.N.: 10943 01001
 PROJECT ADDRESS: VETERANS PARKWAY SAVANNAH, GA 31405
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: WAREHOUSE DEVELOPMENT
 OWNER NAME: ROCKINGHAM FARMS, LLC
 OWNER ADDRESS: 2702 WHATLEY AVENUE SAVANNAH, GA 31404
 CONTACT ADDRESS: TRAVIS BURKE, PE 1480 CHATHAM PARKWAY SAVANNAH, GA 31405 912-200-3041

DEVELOPMENT REQUIREMENTS:
 FRONT SETBACK: 25'
 SIDE YARD SETBACK: 20' (INTERIOR); 30' (STREET); 15' (ARTERIAL STREET)
 REAR YARD SETBACK: 20'
 MAX. BUILDING HEIGHT: BUILDINGS PROPOSED WITHIN 50' OF RESIDENTIAL MAY INCREASE IN 1' HEIGHT FOR EVERY 1' OF DISTANCE FROM THE RESIDENTIAL ZONING DISTRICT.
 BUILDING COVERAGE: 80%
 DENSITY REQUIREMENTS: N/A
 BUFFER REQUIREMENTS: - TYPE E (40' ADJACENT TO R DISTRICT)
 - TYPE C (20' OR 25' ADJACENT TO SCHOOL)
 - N/A ADJACENT TO VETERANS PARKWAY



NOTES:
 1. 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 13051C0144F, EFFECTIVE DATE: AUGUST 16, 2018.
 2. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 3. SURVEY PREPARED BY COLEMAN COMPANY ON MARCH 10, 2020.
 4. WATER AND SEWER WILL BE PROVIDED BY CITY OF SAVANNAH.
 5. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 6. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 7. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.
 8. PER THE CITY OF SAVANNAH STORMWATER ORDINANCE, THIS DEVELOPMENT INVOLVES THE CREATION, ADDITION, OR REPLACEMENT OF MORE THAN 5,000 SF OF IMPERVIOUS SURFACE AND MORE THAN ONE ACRE OF LAND DISTURBING ACTIVITIES AND THEREFORE MUST MEET THE REQUIREMENTS OF THE STORMWATER ORDINANCE.
PARKING REQUIREMENTS:
 INDUSTRIAL: ONE SPACE PER 1,000 SF OR 1 PER EMPLOYEE, WHICHEVER IS GREATER; 9' WIDE EMPLOYEE SPACES
 WAREHOUSE: ONE SPACE PER 1,000 SF FOR THE FIRST 20,000 SF + ONE SPACE PER 4,000 SF OVER 20,000 SF
 OFFICE (WITHIN EACH WAREHOUSE): ONE SPACE PER 300 SF
LANDSCAPE REQUIREMENTS:
 • TREE REQUIREMENT: 1,600 TREE QUALITY POINTS PER ACRE.
 • A MINIMUM OF 1,200 TREE QUALITY POINTS PER ACRE IN CANOPY TREES SHALL BE PLANTED AND/OR PRESERVED WITHIN LANDSCAPED ISLANDS AND MEDIANS LOCATED BETWEEN PARKING BAYS. LANDSCAPE QUALITY POINTS MAY ALSO BE PLANTED IN THESE AREAS.
 • CANOPY TREES PLANTED IN PARKING ISLANDS SHALL HAVE 400 SQUARE FEET OF UNPAVED SOIL FOR ROOT DEVELOPMENT. THE STANDARD TREE ISLAND SHALL BE 20 FEET BY 20 FEET; PROVIDED, HOWEVER, THAT WHERE THE ISLANDS ARE AN EXTENSION OF A TEN-FOOT-WIDE LANDSCAPE MEDIAN, THE ISLANDS MAY BE REDUCED IN WIDTH TO 16 FEET.
 • ISLANDS SHALL NOT BE SEPARATED BY MORE THAN 12 PARKING SPACES, INCLUDING THE LANDSCAPED ENDS OF DRIVE AISLES, AND SHALL BE DESIGNED SO AS TO MINIMIZE FOOT TRAFFIC ACROSS THEM.
 • LIGHT POLES, POWER POLES, UTILITY BOXES OR UTILITY VAULTS SHALL BE LOCATED SUCH THAT THEY DO NOT INTERFERE WITH THE PLANTING AND GROWTH OF LARGE CANOPY TREES IN AND AROUND PARKING LOTS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE RESTRICTION OF SAID UTILITY POLES AND VAULTS FROM BEING LOCATED WITHIN TREE ISLANDS OR WITHIN 20 FEET OF ANY SUCH TREES ALONG THE PERIMETER OF PARKING AREAS. ALL PROPOSED LIGHTING MUST BE SHOWN ON THE LANDSCAPE PLAN SUBMITTED FOR REVIEW IN ORDER TO VERIFY NO SUCH CONFLICTS EXIST PRIOR TO THE FINAL ACCEPTANCE OF A DEVELOPMENT PLAN.
 • THE USE OF POROUS PAVING WITHIN PARKING LOTS TO PROVIDE ROOT SPACE FOR PLANTED AND PRESERVED TREES TO MEET THE NECESSARY FOOTING SPACE REQUIREMENT MAY BE ALLOWED AT THE DISCRETION OF THE ADMINISTRATOR.
 A CERTIFIED ARBORIST WILL PERFORM AN ON SITE INSPECTION OF ALL TREES THAT MEET THE MINIMUM REQUIREMENTS OF A SPECIMEN & EXCEPTIONAL TREE DEFINITION TO DETERMINE THE HEALTH AND VIABILITY OF THOSE TREES. AN ARBORIST REPORT WILL BE PROVIDED WITH THE CIVIL CONSTRUCTION DOCUMENTS. EACH TRACT WILL BE RESPONSIBLE TO MEET THE TREE, LANDSCAPE, AND PARKING AREA REQUIREMENTS INDIVIDUALLY.

SITE INFORMATION:
 PROPERTY AREA: 47,496,952.80 SF / 1,090.38 AC
 BUILDING: 9,999,260 SF / 222.55 AC - 21%
 PARKING, ROADWAYS, DUMPSTER, & SIDEWALKS: 9,882,270 SF / 226.87 AC - 20%
 GREEN SPACE: 187,361,411 SF / 421.52 AC - 39%
 WETLANDS: 7,258,838.40 SF / 166.64 AC - 15% SALT WATER WETLANDS
 2,302,053.90 SF / 52.85 AC - 5% FRESH WATER WETLANDS

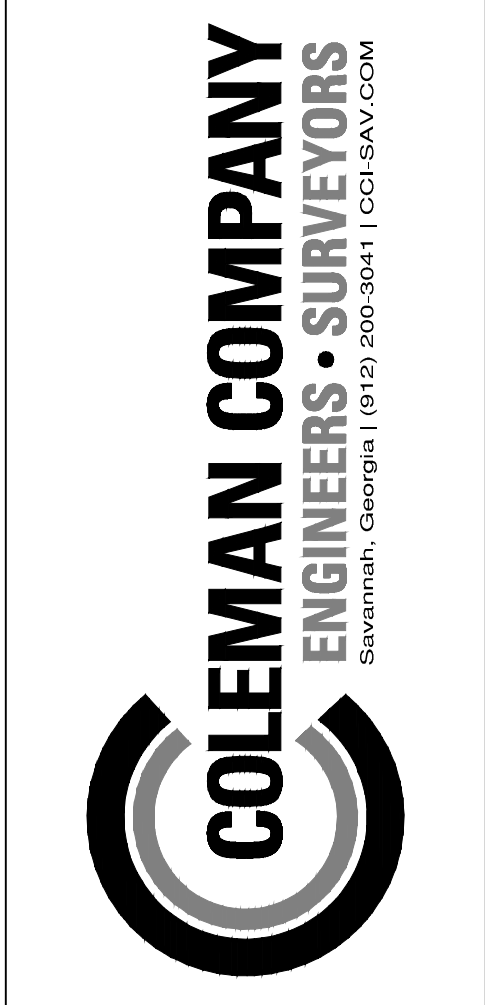
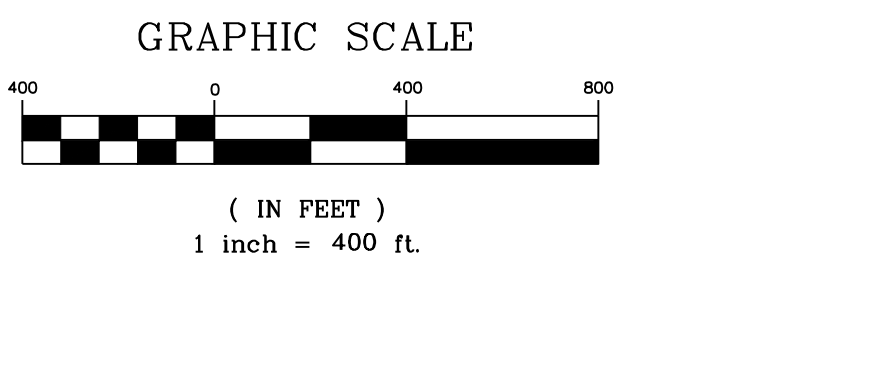
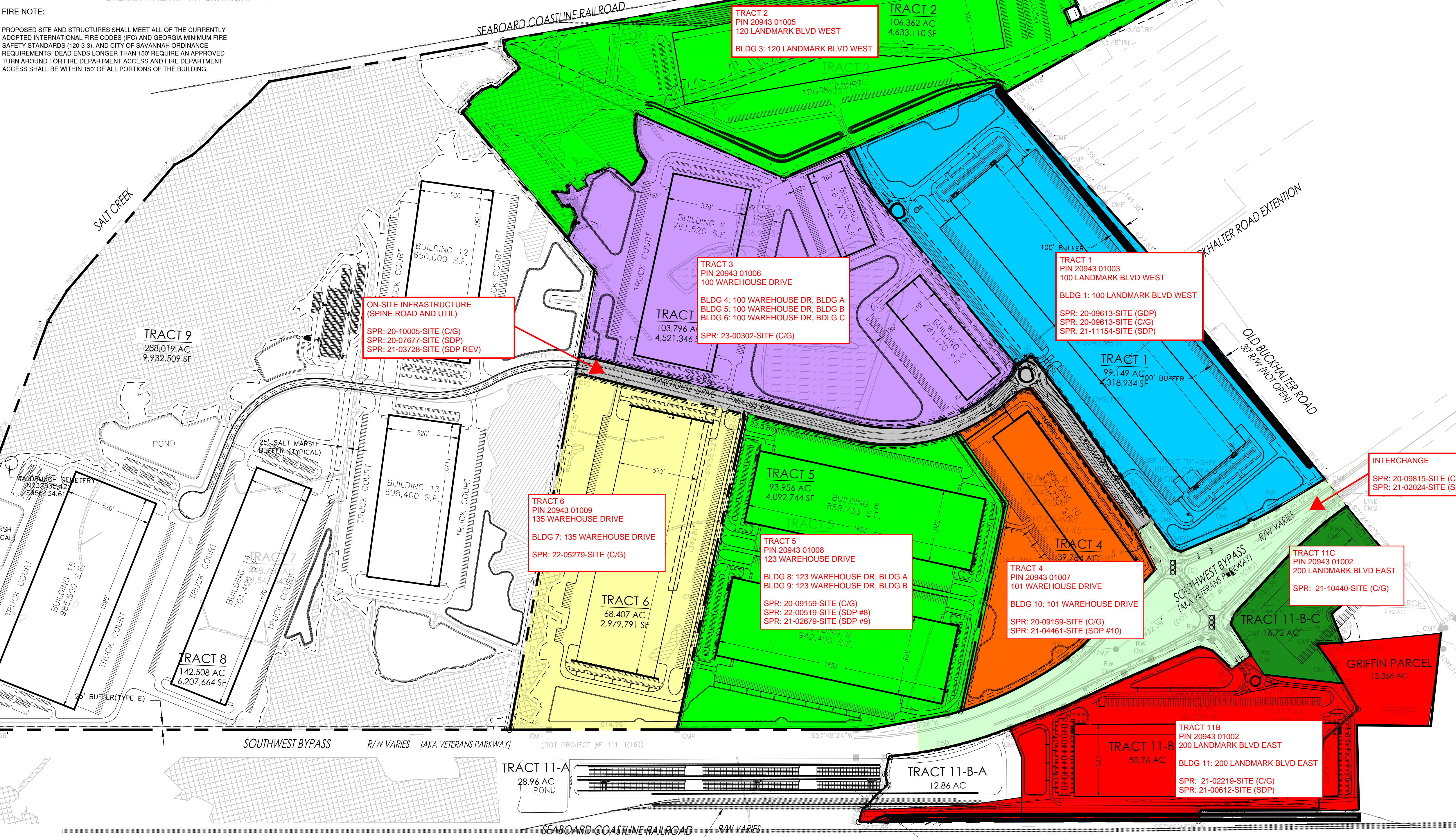
FIRE NOTE:
 PROPOSED SITE AND STRUCTURES SHALL MEET ALL OF THE CURRENTLY ADOPTED INTERNATIONAL FIRE CODES (IFC) AND GEORGIA MINIMUM FIRE SAFETY STANDARDS (120-3-3), AND CITY OF SAVANNAH ORDINANCE REQUIREMENTS. DEAD ENDS LONGER THAN 150' REQUIRE AN APPROVED TURN AROUND FOR FIRE DEPARTMENT ACCESS AND FIRE DEPARTMENT ACCESS SHALL BE WITHIN 150' OF ALL PORTIONS OF THE BUILDING.

INDUSTRIAL: ONE SPACE PER 1,000 SF OR 1 PER EMPLOYEE, WHICHEVER IS GREATER; 9' WIDE EMPLOYEE SPACES
WAREHOUSE: ONE SPACE PER 1,000 SF FOR THE FIRST 20,000 SF + ONE SPACE PER 4,000 SF OVER 20,000 SF
OFFICE (WITHIN EACH WAREHOUSE): ONE SPACE PER 300 SF

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© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 7/25/2022 8:55 AM BY: Tracey Wrayburn DRAWING PATH: C:\2020\30-540-000\DWG\Civil\Master\CP1.0.dwg, GDT 06.30.22.dwg
 PROPERTY LINE (HIGH WATER LINE)
 20' REAR SETBACK TYP.
 25' SALT MARSH BUFFER (TYPICAL)
 25' SALT MARSH BUFFER (TYPICAL)
 25' BUFFER (TYPE E)
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 400 ft.



NOT FOR CONSTRUCTION
 SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

GENERAL DEVELOPMENT PLAN FOR
ROCKINGHAM FARMS
 LOCATED IN SAVANNAH, GA

JOB NUMBER: 19-622
 DATE: 07/21/2021
 DRAWN BY: DCP
 CHECKED BY: TGB
 SCALE: AS NOTED

GENERAL DEVELOPMENT PLAN

SHEET:
CP1.0