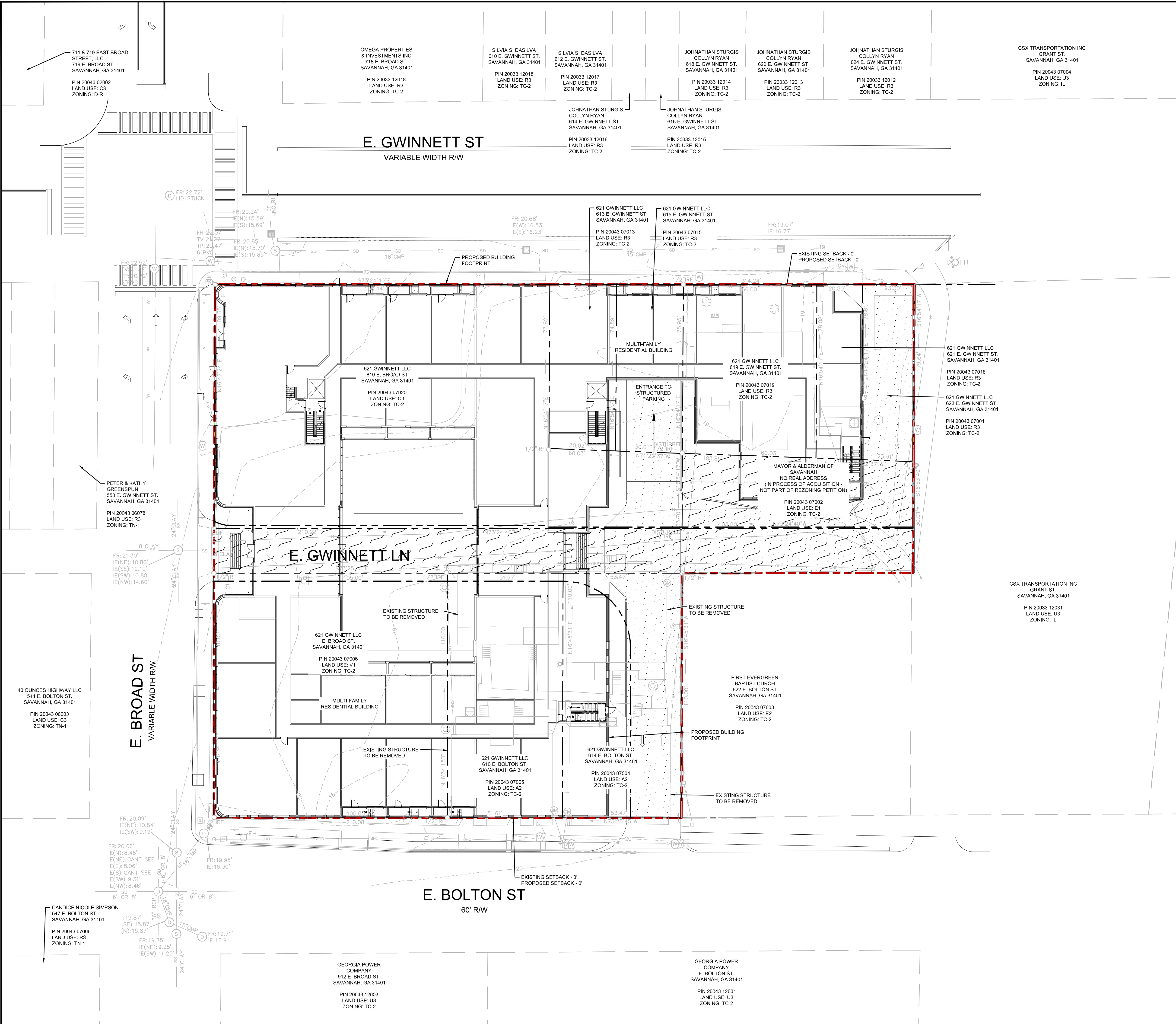


Drawing name: K:\SAV_Civil\14805002_Gwinnett-Broad Apartments\CAD\Exhibits\GDP Plan\KH - GDP PLAN.dwg EXT GDP PLAN Mar 04, 2024 4:44pm By: mike.rtz



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:	78.0%
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:

- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY PANTHEON ADC, DATED 1/26/2024 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BREWER LAND SURVEYING, DATED 11/02/2022.
- FEMA FLOOD ZONE - ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN)
FEMA PANEL: 13051C0154G
- 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.
- REFERENCE VERTICAL DATUM - NAVD88
- TREE QUALITY POINTS REQUIRED 2,336
(1,600 TQP/AC - 1.46 AC PROPOSED PARCEL AREA)
- LANDSCAPE QUALITY POINTS REQUIRED 584
(400 LQP/AC - 1.46 AC PROPOSED PARCEL AREA)
- PROPOSED LANDSCAPE AND A PAYMENT TO THE TREE FUND WILL BE USED TO MEET TOP / LQP REQUIREMENTS. PROPOSED MITIGATION WILL REQUIRE PARK & TREE APPROVAL AT TIME OF SPECIFIC DEVELOPMENT PLAN.
- 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

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NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

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

PROJECT

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

GEORGIA811
 Utilities Protection Center, Inc.
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 Call before you dig.

GRAPHIC SCALE IN FEET
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