



SITE DATA:

TOTAL SITE AREA:	1.5
TOTAL DISTURBED AREA:	1.44 ACRES
ZONING:	B-C
FLOOD ZONE:	X
P.L.N.:	20873 01022
PROJECT ADDRESS:	4410 OGEECHEE RD SAVANNAH, GEORGIA
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RETAIL SHOPS
OWNER NAME:	RICHARD A. & ERNESTINE M. STARLING
OWNER ADDRESS:	318 LAUREL OAK LANE SAVANNAH, GEORGIA 31404
CONTACT NAME:	4410 PROPERTIES, LLC
CONTACT ADDRESS:	424 CARDINAL ST. POOLER, GEORGIA 31322
CONTACT TELEPHONE:	609-410-6260

SITE INFORMATION:

PROPERTY AREA:	1.44 ACRES (62,726 SF)
BUILDING:	7,260 SF (11.6%)
PARKING, ROADWAYS, & DUMPSTER:	26,328 SF (41.9%)
SIDEWALKS:	1,248 SF (2.0%)
GREEN SPACE: (MIN OF 20% REQUIRED)	27,890 SF (44.5%)

- NOTES:**
- THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL HAZARDOUS AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE RATE MAP NUMBER 13051C0145G, EFFECTIVE DATE: AUGUST 16, 2018.
 - THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - TOPOGRAPHIC AND SURVEY PREPARED BY COLEMAN COMPANY, INC ON DECEMBER 22, 2018.
 - WATER AND SEWER WILL BE PROVIDED BY CITY OF SAVANNAH.
 - THERE ARE NO APPARENT WETLAND WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.
 - THERE ARE NO 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.
 - 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:

1 SPACE PER 250 SF OF RETAIL = 29.04 SPACES
 26-50 PARKING SPACES REQUIRES 2 ADA SPACES (ONE VAN ACCESSIBLE)
 PARKING PROVIDED = 38 SPACES, INCLUDING 2 ADA SPACES

LANDSCAPE REQUIREMENTS:

REQUIRED TREE QUALITY POINTS:
 1600 X 1.44 ACRES = 2,304 REQUIRED POINTS

REQUIRED LANDSCAPE QUALITY POINTS:
 400 X 1.44 ACRES = 576 REQUIRED POINTS

REQUIRED PARKING AREA TREE QUALITY POINTS:
 1200 X 0.37 ACRES = 444 REQUIRED POINTS

REQUIRED PARKING AREA LANDSCAPE QUALITY POINTS:
 400 X 0.37 ACRES = 148 REQUIRED POINTS

AN ARBORIST REPORT TO BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS TO DETERMINE THE HEALTH AND VIABILITY OF ANY TREE THAT MEETS THE DEFINITION OF A SPECIMEN TREE PER THE CITY OF SAVANNAH'S TREE ORDINANCE.

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK:	15'
SIDE YARD SETBACK (INTERIOR):	0'
REAR YARD SETBACK:	0'
MAX. BUILDING HEIGHT:	75' (PROPOSED BUILDINGS WITHIN 50' OF RESIDENTIAL ZONED DISTRICT SHALL BE SUBJECT TO HEIGHT RESTRICTIONS ESTABLISHED IN SUCH RESIDENTIAL ZONING DISTRICTS, AND THEN MAY INCREASE ONE FOOT FOR EVERY ONE FOOT OF DISTANCE FROM RESIDENTIAL DISTRICT.)
BUILDING COVERAGE:	N/A
DENSITY REQUIREMENTS:	N/A
BUFFER REQUIREMENTS:	SUBJECT PROPERTY: CLASS 4 - NO BUFFER REQUIRED EASTERN PROPERTY: CLASS 4 - NO BUFFER REQUIRED WESTERN PROPERTY: CLASS 3 (VACANT) - NO BUFFER REQUIRED 10' STREET BUFFER

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

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

REVISIONS:

GENERAL DEVELOPMENT PLAN
PROPOSED SHOPS
 4410 OGEECHEE RD.
 SAVANNAH, GEORGIA

JOB NUMBER:	20-733
DATE:	12/30/2020
DRAWN BY:	LJS
CHECKED BY:	TMC
SCALE:	AS NOTED

GENERAL DEVELOPMENT PLAN

SHEET:
CP1.3