

PROJECT NAME:
1025 GWINNETT MULTIFAMILY
APPLICANT:
SPANDREL DEVELOPMENT PARTNERS
ADDRESS:
1025 W GWINNETT STREET
SAVANNAH, GA 31415

PROPERTY INFORMATION
TOTAL PROPERTY AREA 23.214 AC.
PIN (PARCEL A): 2-0046-08-002
ZONED: PD-S
PROJECT DISTURBED ACREAGE ±20.00 AC.
REFERENCE VERTICAL DATUM - NAVD88

FLOOD ZONE:
ACCORDING TO F.I.R.M. MAP NO. 13051 C 29, PANEL 13051C0153G,
EFFECTIVE DATE 8/16/18, THE ENTIRE PROPERTY IS ZONE AE, EL. 9' AND LIES WITHIN
A FLOOD HAZARD AREA.

MAXIMUM DENSITY ALLOWED
NO MAXIMUM

BUILDING SETBACKS/BUFFERS/BUILDING HEIGHT

	MIN	MAX
FRONT YARD:	0'	N/A
SIDE YARD:	3'	N/A
REAR YARD:	5'	N/A

BUFFERS SHALL COMPLY W/ CITY OF STANDARD MINIMUMS

PARKING REQUIRED PARKING - 1 SPACE/ DWELLING UNIT

WATER AND SEWER - PROVIDED BY CITY OF SAVANNAH

STORM DRAINAGE - ENTIRE DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY THE CITY OF SAVANNAH STORMWATER MANAGEMENT ORDINANCE. PROJECT WILL DISCHARGE INTO THE SPRINGFIELD CANAL. GREEN INFRASTRUCTURE / LOW IMPACT DEVELOPMENT PRACTICES WILL BE USED TO THE MAXIMUM EXTENT PRACTICAL DURING THE CREATION OF THE STORMWATER MANAGEMENT PLAN. SPECIAL FLOOD HAZARD AREAS WILL BE EVALUATED IN ACCORDANCE WITH CITY STANDARDS. FLOOD PLAIN MITIGATION WILL BE CALCULATED BASED ON THE SPRINGFIELD CANAL NORMAL WATER ELEVATION (-1.0).

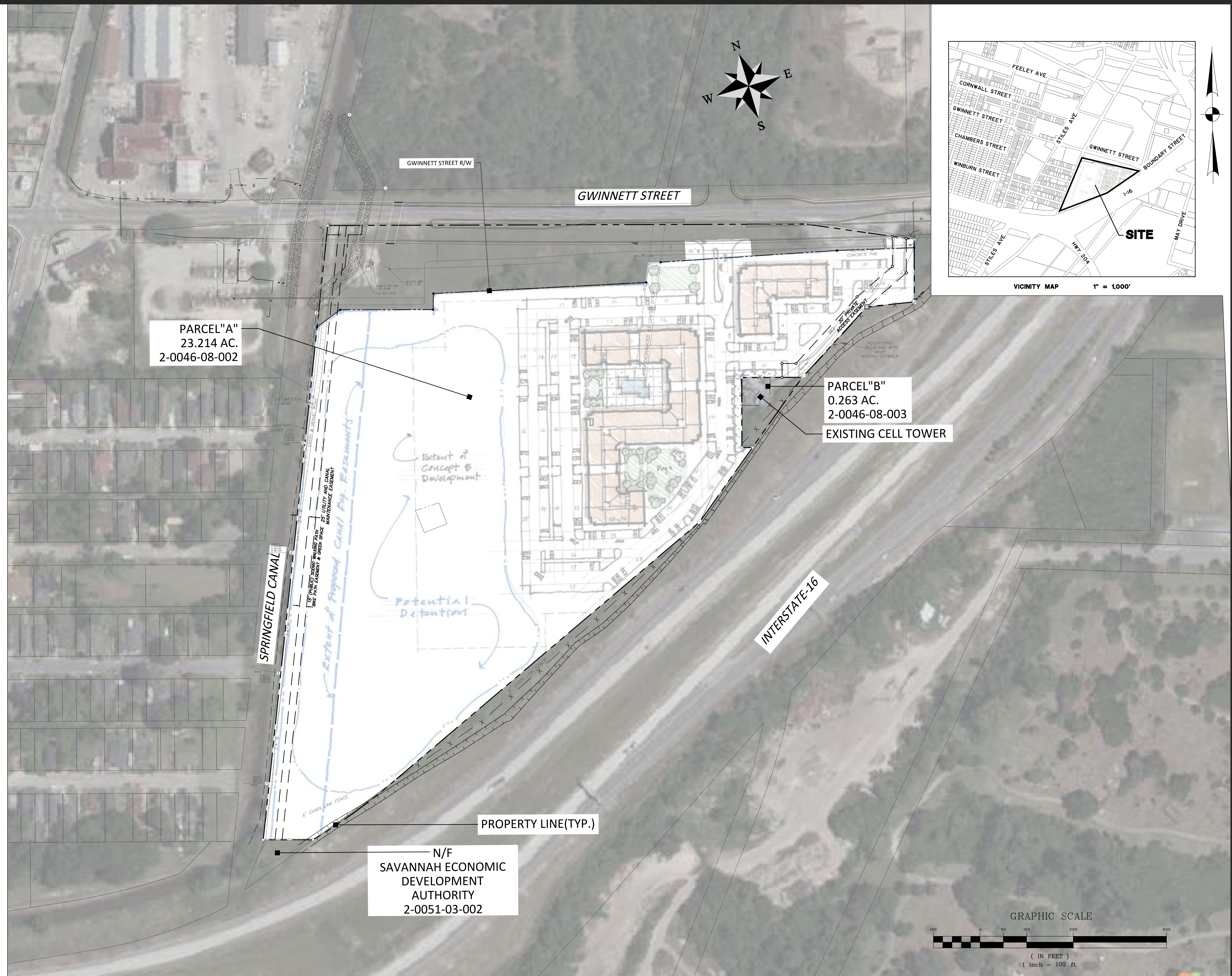
TREE QUALITY POINTS REQUIRED
1600 TQP/AC

LANDSCAPE QUALITY POINTS REQUIRED
400 LQP/AC

TREE QUALITY POINTS, LANDSCAPE POINTS AND TREE MITIGATION REQUIREMENTS TO BE SATISFIED WITH SUBMITTAL OF SPECIFIC DEVELOPMENT PLAN.

THE DEPICTED PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. APPROVAL OF A GENERAL DEVELOPMENT PLAN, DEFINING HOW THE PROPOSED DEVELOPMENT COMPLIES WITH THE REQUIREMENTS SET FORTH WITH THIS MASTER PLAN IS REQUIRED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.

THIS PLAN AND INCLUDED DEVELOPMENT CRITERIA AMEND AND RESTATE THE DEVELOPMENT CRITERIA DEPICTED ON THE GWINNETT STREET WEST CIVIC MASTER PLAN PREPARED BY SOTILLE & SOTILLE.



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The map illustrates a general plan of the development which is for discussion purposes only. Does not limit or bind the owner and is subject to change and position locations are for illustrative purposes only and are subject to an accurate survey and property description. The producer assumes no legal responsibility for the appreciation or depreciation of any premises, commercial or otherwise, by reason of their inclusion or exclusion from this map. The information contained in this map is subject to change with out notice and is for illustrative purposes only. Unit counts shown above are approximate and may change. Values were provided by outside sources and have not been verified.