

N/F JEWISH EDUCATIONAL ALLIANCE
 5111 ABERCORN ST.
 SAVANNAH, GEORGIA 31405
 PIN: 20128 02001
 USE: ALL EDUCATIONAL USES
 CLASS 4
 NO BUFFER REQUIRED
 ZONING D-1

N/F MARION L. JR & FRANCES S DEWIT
 1 JOHNSON ST., SITE 2
 SAVANNAH, GA 31405
 PIN: 20112 06001
 USE: SINGLE FAMILY RESIDENTIAL
 CLASS 1
 TYPE 'B' BUFFER: 15' WITH 6' HT.
 FENCE REQUIRED
 ZONING RSF-10

USE: RESIDENTIAL TOWNHOUSE
 (4 UNITS PER BUILDING)
 CLASS 2
 TYPE 'B' BUFFER: 15' WITH 6' HT.
 FENCE REQUIRED
 ZONING RSF-10
 SEE OWNER'S LIST BELOW

N/F LEWIS COMMERCIAL PROPERTIES, LLC
 P.O. BOX 60759
 SAVANNAH, GA 31420
 PIN 20128 02004
 USE: RETAIL UNDER 100,000 SF
 CLASS 4
 NO BUFFER REQUIRED
 ZONING B-C

- PROPERTY OWNERS ALONG E. 67TH ST.**
- PIN 20112 06008
ANTONIO H WALLEN
1 E. 67TH ST. APT. 1
SAVANNAH, GA 31405
 - PIN 20112 06009
JUAN C AYALA
1 E. 67TH ST. APT. 2
SAVANNAH, GA 31405
 - PIN 20112 06010
JILL MARIE BURR
7 GREYHAM LANE
SAVANNAH, GA 31411
 - PIN 20112 06011
KESHA CYNTHIA HAGERMAN
1 E. 67TH ST. APT. 4
SAVANNAH, GA 31405
 - PIN 20112 06012
TERRY M & JACQUELINE M BELL
123 W. WHITE ST.
ALPENA, MI 49707
 - PIN 20112 06013
GLENPORT ASSET MANAGEMENT
303 ATKINSON AVE.
SAVANNAH, GA 31404
 - PIN 20112 06014
GLENPORT ASSET MANAGEMENT
303 ATKINSON AVE.
SAVANNAH, GA 31404
 - PIN 20112 06015
STEPHEN HALL, ETAL
1539 LUTLAND DR.
TRINITY, FL 34655

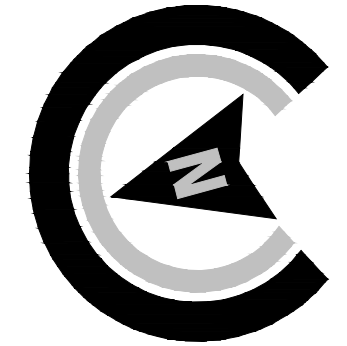


SITE DATA:

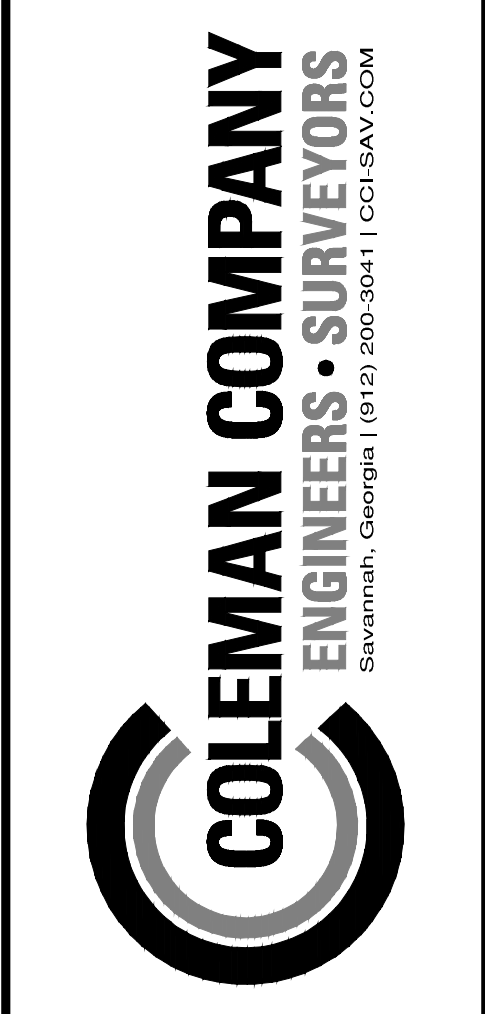
TOTAL SITE AREA:	3.72 ACRES
TOTAL DISTURBED AREA:	3.48
ZONING:	O-E
FLOOD ZONE:	X
P.L.N.:	20128 02001
PROJECT ADDRESS:	5111 ABERCORN STREET SAVANNAH, GEORGIA
EXISTING LAND USE:	ATHLETIC FIELDS
PROPOSED LAND USE:	MULTI-FAMILY (APARTMENTS)
OWNER NAME:	RPM LIVING
OWNER ADDRESS:	710 PEACHTREE ST., NE, SUITE 100 ATLANTA, GEORGIA 30308
CONTACT NAME:	MR. DAVE LEMCO
CONTACT ADDRESS:	710 PEACHTREE ST., NE, SUITE 100 ATLANTA, GEORGIA 30308
CONTACT TELEPHONE:	610-220-7025
SITE INFORMATION:	
PROPERTY AREA:	3.72 AC (162,043.2 SF)
BUILDING:	26,235 SF (16.2%) (1ST FLOOR W/O BALCONIES)
PARKING, ROADWAYS, & DUMPSTER:	58,867 SF (36.3%)
SIDEWALKS:	6,313 SF (3.9%)
GREEN SPACE: (MIN OF 20% REQUIRED)	62,256.2 SF (38.4%)
AMENITY AREA:	8,372 SF (5.2%)

- NOTES:**
- THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NUMBER 1305100163G, EFFECTIVE DATE: AUGUST 16, 2022.
 - 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 MAY 25, 2022.
 - WATER AND SEWER WILL BE PROVIDED BY CITY OF SAVANNAH.
 - THERE ARE NO APPARENT WETLAND AREAS FOUND IN AND/OR WITHIN 200 FEET OF THE PROJECT AREA.
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 - 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.
 - STORMWATER DETENTION MAY BE PROVIDED VIA AN UNDERGROUND SYSTEM, TO BE DETERMINED WITH GEOTECHNICAL REPORT AND ANALYSIS.

- PARKING REQUIREMENTS:**
- (1) SPACE PER UNIT = (93) SPACES REQUIRED
 SPACES PROVIDED = (123) SPACES INCLUDING (5) ADA SPACES (1.32 SPACES / UNIT)
 BICYCLE SPACES REQUIRED: (1) SPACE / 10 UNITS = 9.3 REQUIRED
 ADA SPACES REQUIRED 101 - 150 SPACES = (5) ADA SPACES REQUIRED (INCLUDES (1) VAN ACCESSIBLE SPACE)
- LANDSCAPE REQUIREMENTS:**
- REQUIRED TREE QUALITY POINTS:**
 1,600 X 3.72 ACRES = 5,952 REQUIRED POINTS
- REQUIRED LANDSCAPE QUALITY POINTS:**
 400 X 3.72 ACRES = 1,488 REQUIRED POINTS
- REQUIRED PARKING AREA TREE QUALITY POINTS:**
 1,200 X 1.35 ACRES = 1,620 REQUIRED POINTS
- REQUIRED PARKING AREA LANDSCAPE QUALITY POINTS:**
 400 X 1.35 ACRES = 540 REQUIRED POINTS
- EXISTING TREES SHOWN TO BE SAVED ARE SUBJECT TO CHANGE WITH CERTIFIED ARBORIST INSPECTION AND EVALUATION
- DEVELOPMENT REQUIREMENTS:**
- FRONT SETBACK: 15'
 FRONT PARKING SETBACK: 15'
- SIDE YARD (STREET) SETBACK: 10'
 SIDE YARD (INTERIOR) SETBACK: 10'
 REAR YARD SETBACK: 20'
- MAX. BUILDING HEIGHT: 60'
 PROPOSED BUILDING HEIGHT: 50'
- BUILDING COVERAGE: 75%
- DENSITY PROVIDED: 25 UPA (BASED ON GROSS ACREAGE)
 BUFFER REQUIREMENTS: AS SHOWN ON PLAN



SCALE: 1" = 50'



NOT FOR CONSTRUCTION

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

REVISIONS:

GENERAL DEVELOPMENT PLAN

ARCADIA SAVANNAH

LOCATED IN SAVANNAH, GEORGIA

PREPARED FOR: RPM LIVING

JOB NUMBER: 22-271
 DATE: 08/23/2022
 DRAWN BY: LJS
 CHECKED BY: DLF
 SCALE: AS NOTED

GENERAL DEVELOPMENT PLAN

SHEET:
GDP1.0