

GENERAL DEVELOPMENT NOTES:

- PIN: 20130-04003-05006
ADDRESS: 6203 Abercorn Savannah, GA 31405
- TOTAL LAND ACREAGE = 1.46(±) AC
TOTAL DISTURBED ACREAGE = TBD(±) AC
- EXISTING USE OF PROPERTY : OFFICE
PROPOSED USE OF PROPERTY : HOTEL (108 ROOMS)
- PRESENT SITE ZONING : B-C
MAX HEIGHT : 75FT
- PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0163G, DATED 8/16/2018
- LANDSCAPING CALCULATIONS: SEE TABLE BELOW
TREE FUND >> \$5.84 * 986TQP = \$5,758.24
- PARKING SPACE CALCULATIONS:

REQUIRED:	OFFICE (GENERAL)	10,000SF (LEASABLE) * 1 SPACE/300SF = 33 STALLS
	HOTEL	108 ROOMS * 1 STALL/ROOM = 108 STALLS
	SHARED PARKING	SEE CALCULATION CHART BELOW
PROVIDED:	OFFICE	21 DEDICATED + 25 SHARED = 46 STALLS
	HOTEL	83 DEDICATED + 25 SHARED = 108 STALLS

Shared Parking Calculation

Spaces Required	Weekdays			Weekends		
	6am-5pm	5pm-1am	1am-6am	6am-5pm	5pm-1am	1am-6am
Office	34	7	0	3	2	0
Hotel	108	108	108	65	108	108
Total	142	115	108	68	110	108

****Peak Shared Parking Required = 115**

LANDSCAPING REQUIREMENT CALCS

Total Lot Area, TA	1.46	Acres
Greenscape	0.30 (20.5%)	Acres (%)
Building Coverage (16,535sf)	26.0	%
Parking Area, PA	0.70	Acres
Easement Area	0.15	Acres
Net Lot Area, TAN	1.31	Acres
TQP Required (TAN * 1,600)	2096	TQP
Parking TQP Required (PA * 1,200)	840	TQP _p
LQP Required (TA * 400)	584	LQP
TQP Total Planted	1,110	TQP
Parking TQP Provided	840	TQP _p
LQP Total Provided	tbd	LQP
TQP Unmet	986	TQP

Landscape Requirement UnMet - Tree Fund Required

REVISIONS

NO.	DATE	DESCRIPTION

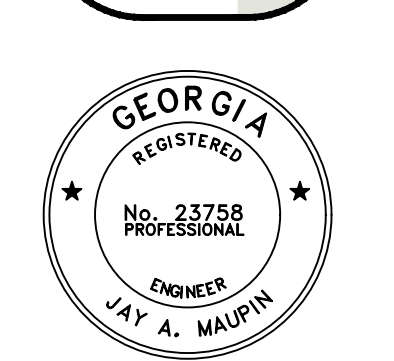
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GENERAL DEVELOPMENT PLAN

6203 Abercorn Hotel



STATUS: SKETCH

DRWN: JAM 7-27-2022
CHKD: JAM DATE

SCALE: 1" = 20'