

ADDRESS: 703 LOUISVILLE ROAD SAVANNAH, GA 31415
 EXISTING PARCEL ACREAGE 2.55 AC (PIN 20030 05001)
 PROPOSED PARCEL ACREAGE 2.48 AC

CURRENT ZONING DISTRICT - D-X-S

PROPOSED LAND USE - STUDENT HOUSING

BUILDING BREAKDOWN:

BUILDING A	STUDIO SUITE	2BR SUITE	STORIES	MAX HEIGHT
PROPOSED	10	100	6	90'

BUILDING B	2BR APT	4BR APT	STORIES	MAX HEIGHT
PROPOSED	30	80	7	90'

MAXIMUM BUILDING HEIGHT: N/A
 MAXIMUM BUILDING COVERAGE: 100%
 PROPOSED BUILDING COVERAGE: 55% (1.37 AC)
 NET RESIDENTIAL DENSITY 66 DU/AC
 D-X ZONING DISTRICT SETBACKS: 0 FT

PARKING REQUIREMENTS
 1 VEHICLE SPACE / 4 STUDENT HOUSING BEDS.
 1 BICYCLE SPACE / 8 STUDENT HOUSING BEDS.

TOTAL VEHICLE SPACES REQUIRED 160+
 TOTAL BICYCLE SPACES REQUIRED 100

TOTAL VEHICLE SPACES PROVIDED 161
 TOTAL BICYCLE SPACES PROVIDED 130
 TOTAL MOPED SPACES PROVIDED 60

*50% REDUCTION BASED ON DOWNTOWN DISTRICT PARKING REDUCTION AREA STANDARDS
 **INCLUDES 5% REDUCTION IN VEHICLE PARKING REQUIREMENTS FOR ADDITIONAL BICYCLE PARKING SPACES AND 15% REDUCTION FOR ADDITIONAL MOPED PARKING SPACES

REQUIRED ADA PARKING 6 (ADA SPACES TO BE PROVIDED IN ADA PARKING PROVIDED 6 STRUCTURED PARKING UNDER BUILDING)

FEMA FLOOD ZONE AE(9)
 FEMA PANEL: 1305C0153G
 ANY PROPOSED FILL WITHIN THE FLOODPLAIN WILL BE MITIGATED IN ACCORDANCE WITH CITY OF SAVANNAH REQUIREMENTS.

WATER & SEWER - PROVIDED BY CITY OF SAVANNAH

STORM DRAINAGE - ENTIRE DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY CITY OF SAVANNAH STORMWATER MANAGEMENT ORDINANCE. PROJECT WILL DISCHARGE TO THE SAVANNAH-OGEECHEE CANAL. GREEN INFRASTRUCTURE/LOW IMPACT DEVELOPMENT PRACTICES WILL BE USED TO THE MAXIMUM EXTENT PRACTICAL DURING THE CREATION OF THE STORMWATER MANAGEMENT PLAN.

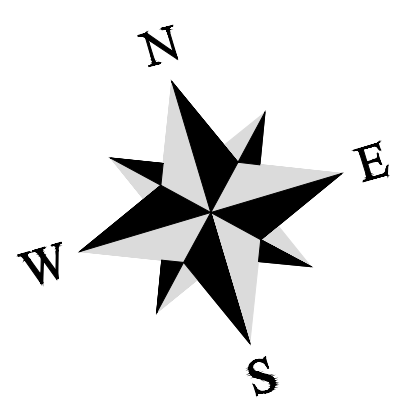
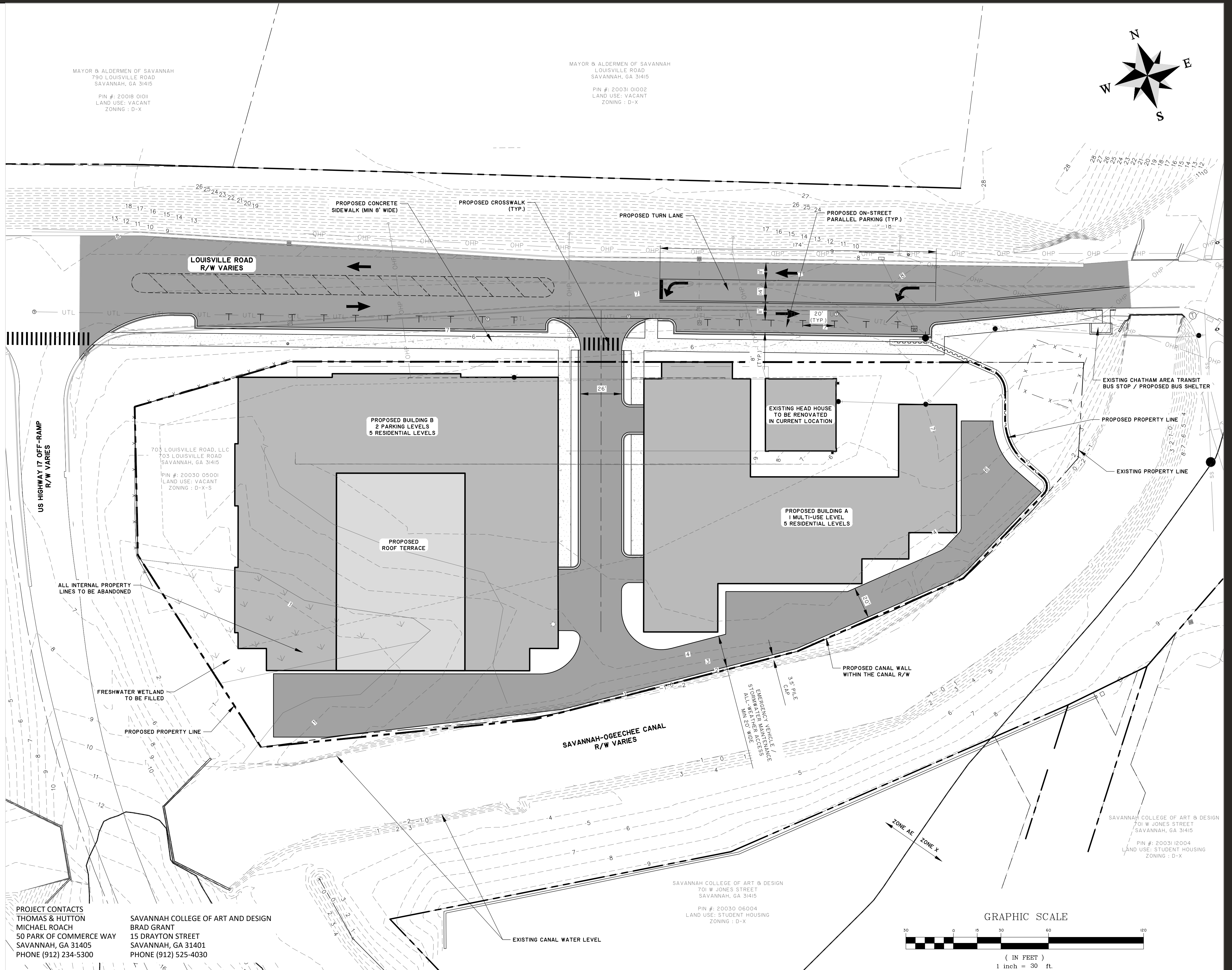
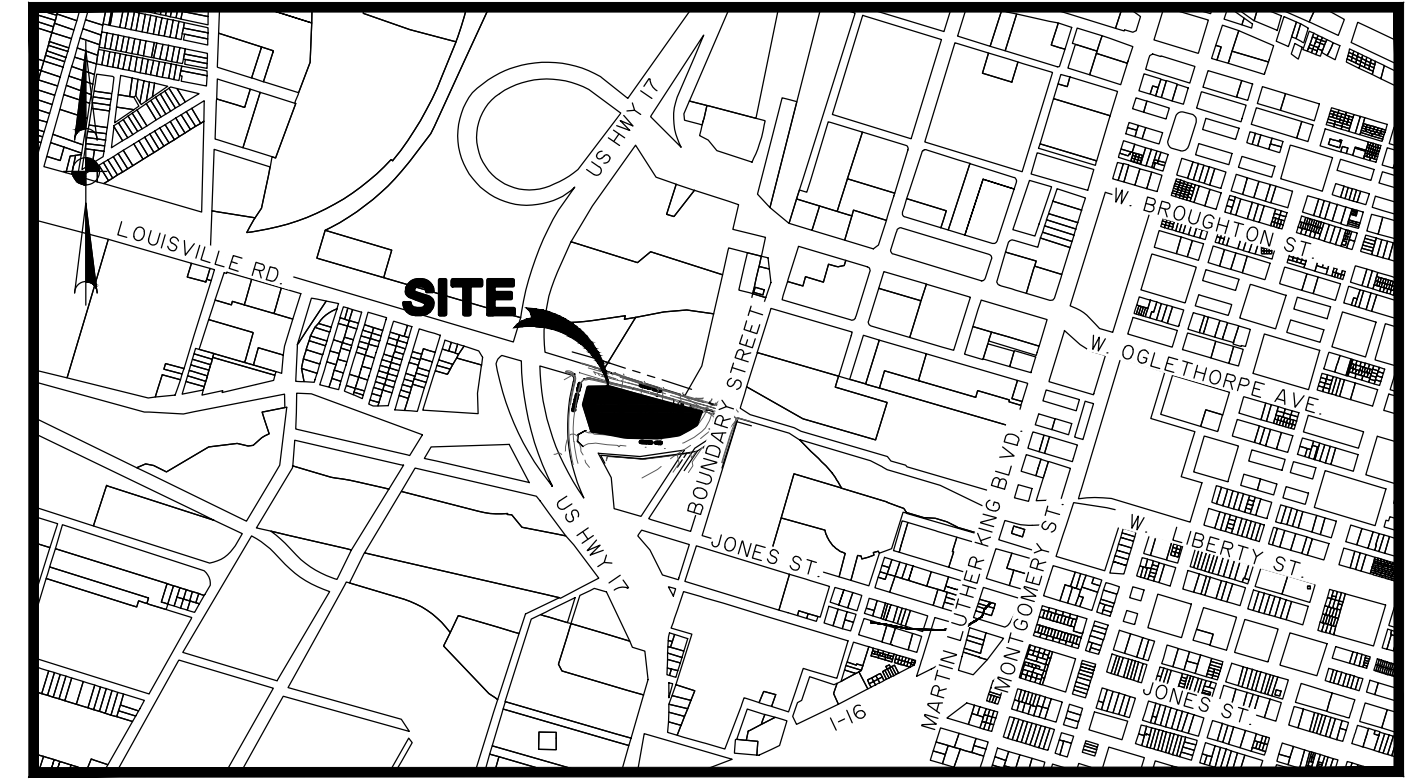
REFERENCE VERTICAL DATUM - NAVD88

TREE QUALITY POINTS REQUIRED (1600 TQP/AC - 2.48 AC PROPOSED PARCEL AREA) 3,968
 LANDSCAPE QUALITY POINTS REQUIRED (400 LQP/AC - 2.48 AC PROPOSED PARCEL AREA) 992

PROPOSED LANDSCAPING AND A PAYMENT TO THE TREE FUND WILL BE USED TO MEET TQP/LQP REQUIREMENTS. PROPOSED MITIGATION WILL REQUIRE PARK & TREE APPROVAL AT TIME OF SPECIFIC DEVELOPMENT PLAN

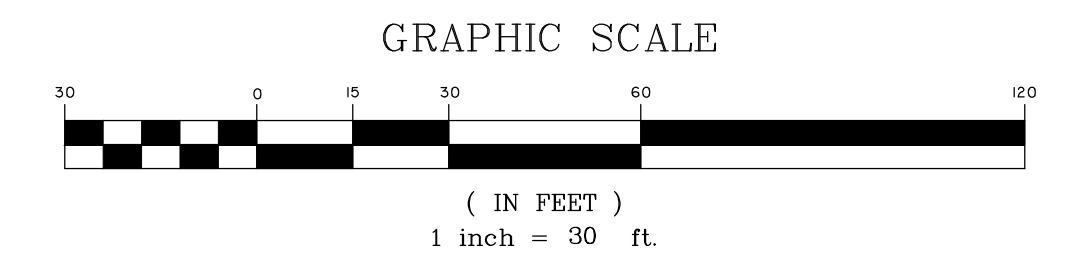
ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE WILL BE PROVIDED

- DEVELOPMENT NOTES**
1. UNIT MIX: THE ANTICIPATED UNIT MIX FOR THE PROJECT IS SUBJECT TO CHANGE BASED ON MARKET CONDITIONS AND DESIGN
 2. GREENSPACE: SCAD IS AWARE OF THE 20% GREENSPACE REQUIREMENT. SCAD'S COMPLIANCE PLAN FOR GREENSPACE WILL BE FINALIZED IN CONNECTION WITH ITS SUBMITTAL OF A SPECIFIC DEVELOPMENT PLAN.
 3. STORMWATER: SCAD IS AWARE OF BOTH THE STORMWATER ORDINANCE AND FLOOD PROTECTION ORDINANCE. SCAD'S COMPLIANCE PLAN WILL BE FINALIZED IN CONNECTION WITH ITS SUBMITTAL OF A SPECIFIC DEVELOPMENT PLAN.
 4. ELEVATIONS AND RENDERINGS: SCAD WILL PROVIDE DETAILED CONCEPT ELEVATIONS AND RENDERINGS IN CONNECTION WITH ITS SUBMITTAL OF A SPECIFIC DEVELOPMENT PLAN.
 5. RE-PURPOSING HISTORIC MATERIALS: SCAD PLANS TO RENOVATE THE "HEAD HOUSE" OF THE FREIGHT DEPOT BUILDING IN ITS CURRENT LOCATION. SCAD WILL ALSO USE ITS BEST EFFORTS TO PARTIALLY DECONSTRUCT THE REMAINDER OF THE BUILDING IN ORDER TO MAKE AVAILABLE ALL HISTORIC MATERIALS FOR RE-PURPOSING TO THE EXTENT POSSIBLE. THIS INCLUDES BRICKS, IRONWORK, AND ANY OTHER SALVAGEABLE MATERIALS.
 6. DOCUMENTATION: SCAD IS AWARE OF THE MPC'S POLICY FOR DOCUMENTING BUILDINGS PRIOR TO DEMOLITION. THIS INCLUDES PROVIDING TO THE MPC PRESERVATION DEPARTMENT, FOR ITS REVIEW AND APPROVAL, THE FOLLOWING: PHOTOGRAPHS, A SCALED SITE PLAN, SCALED FLOOR PLANS, AND SCALED EXTERIOR ELEVATIONS. PRIOR TO DEMOLISHING ANY PORTION OF THE BUILDING, SCAD WILL WORK WITH THE MPC PRESERVATION DEPARTMENT TO SECURE ITS APPROVAL OF SUCH ITEMS AND ENSURE ITS COMPLIANCE WITH THE MPC'S POLICY.



PROJECT CONTACTS
 THOMAS & HUTTON
 MICHAEL ROACH
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 PHONE (912) 234-5300

SAVANNAH COLLEGE OF ART AND DESIGN
 BRAD GRANT
 15 DRAYTON STREET
 SAVANNAH, GA 31401
 PHONE (912) 525-4030



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GATEWAY PROJECT
 GENERAL DEVELOPMENT PLAN
 May 2023

PREPARED FOR:
 SAVANNAH COLLEGE OF ART AND DESIGN

This 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.

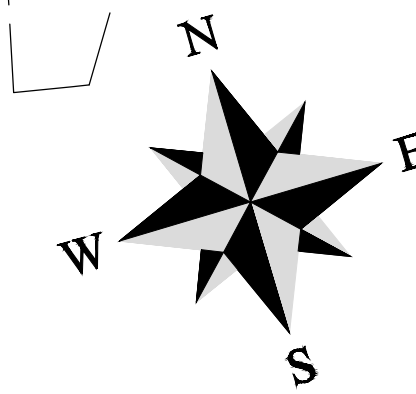
2:\Users\user\OneDrive\Documents\Gateway\Map\20230505\Map_2023_0505.dwg

MAYOR & ALDERMEN OF SAVANNAH
790 LOUISVILLE ROAD
SAVANNAH, GA 31415

PIN #: 20018 0101
LAND USE: VACANT
ZONING : D-X

MAYOR & ALDERMEN OF SAVANNAH
LOUISVILLE ROAD
SAVANNAH, GA 31415

PIN #: 20031 0102
LAND USE: VACANT
ZONING : D-X



BOUNDARY ST.
R/W VARIES

LOUISVILLE ROAD
R/W VARIES

COMMUNICATIONS
HAND HOLE

FIBER MARKER
POST
TMH

US HIGHWAY 17 OFF-RAMP
R/W VARIES

703 LOUISVILLE ROAD, LLC
703 LOUISVILLE ROAD
SAVANNAH, GA 31415
PIN #: 20030 05001
LAND USE: VACANT
ZONING : D-X-S

EXISTING BUILDING TO BE
PARTIALLY DECONSTRUCTED

EXISTING HEAD HOUSE
TO REMAIN

EXISTING PARKING
STALLS/PAVEMENT
TO BE REMOVED

EXISTING PROPERTY LINE

EXISTING PAVEMENT
TO BE DEMOLISHED

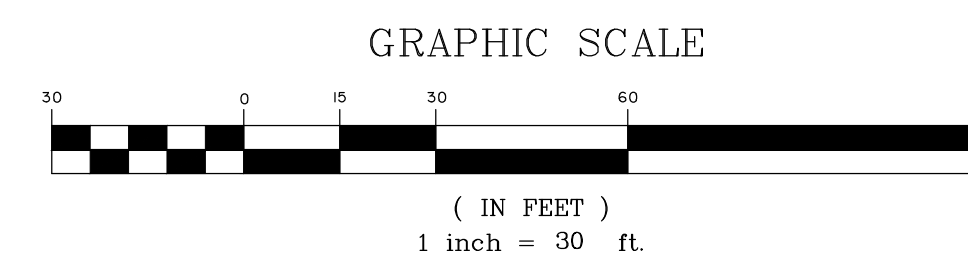
FRESHWATER WETLAND

SAVANNAH-OGEECHEE CANAL
R/W VARIES

EXISTING CANAL WATER LEVEL

SAVANNAH COLLEGE OF ART & DESIGN
701 W JONES STREET
SAVANNAH, GA 31415
PIN #: 20030 06004
LAND USE: STUDENT HOUSING
ZONING : D-X

SAVANNAH COLLEGE OF ART & DESIGN
701 W JONES STREET
SAVANNAH, GA 31415
PIN #: 20031 12004
LAND USE: STUDENT HOUSING
ZONING : D-X



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