

**SITE DATA:**

**TOTAL SITE AREA:** 15.05 ACRES

**TOTAL DISTURBED AREA:** 15.05 ACRES

**CURRENT ZONING:** R-1

**PROPOSED ZONING:** R-3-5

**P.I.N.:** 1-0363-01-025, 1-0363-01-003, 1-0363-01-004, 1-0363-01-014

**PROJECT ADDRESS:** LA ROCHE AVENUE SAVANNAH, GA 31406

**OWNER NAME:** GODLEY STATION WEST, LLC

**OWNER ADDRESS:** 2702 WHATLEY AVE., SUITE B-1 SAVANNAH, GA 31404 (912) 925-3440

**CONTACT NAME:** MR. TRAVIS BURKE

**CONTACT ADDRESS:** 17 PARK OF COMMERCE BLVD. SUITE 201 SAVANNAH, GA 31405 912-200-3041

**TELEPHONE:** 912-200-3041

**EXISTING LAND USE:** RESIDENTIAL

**PROPOSED LAND USE:** TWO FAMILY DWELLING UNIT DEVELOPMENT

**PROJECT NAME:** HERB RIVER BLUFF

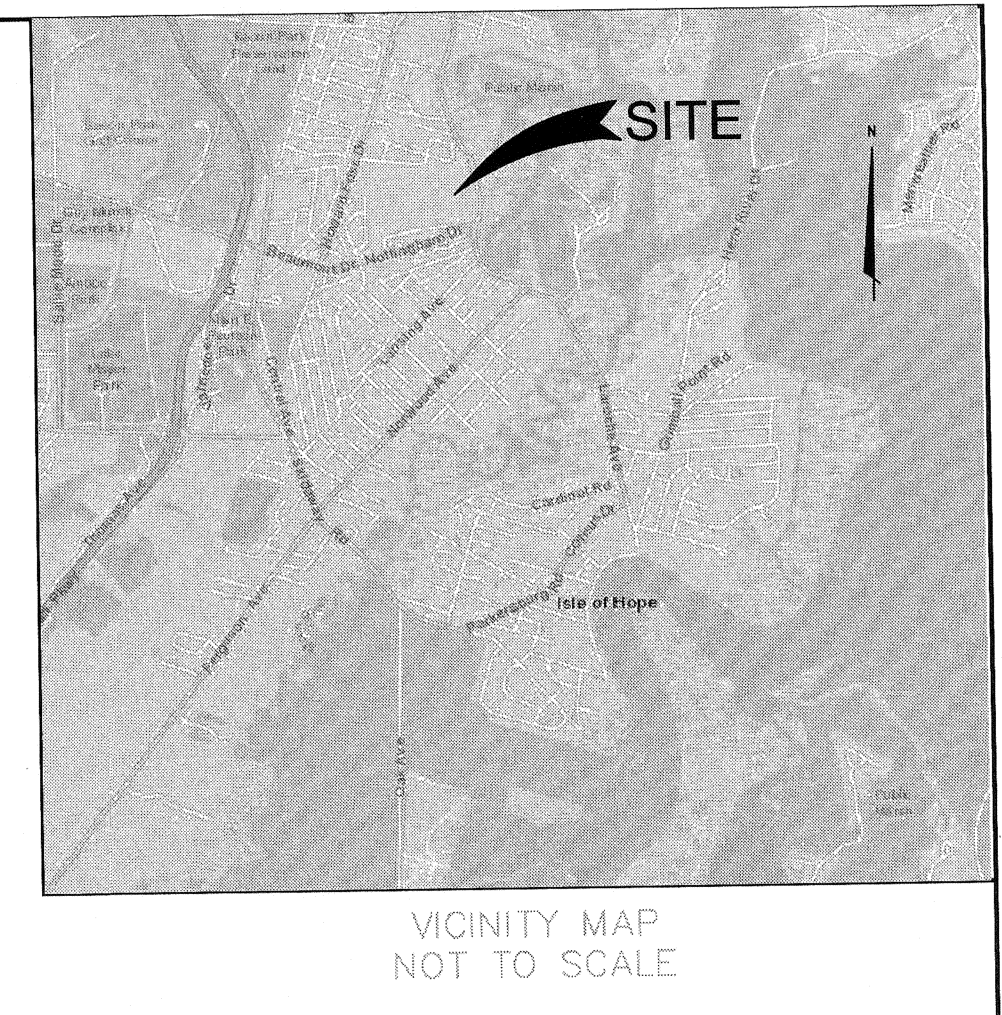
**SITE INFORMATION:**

PROPERTY AREA	655,793 SQ. FT.
BUILDINGS	134,463 SQ. FT. (20.5%)
DRIVEWAYS & ROADWAYS	126,647 SQ. FT. (19.3%)
PROPOSED PONDS	36,437 SQ. FT. (5.6%)
OPEN SPACE (MIN OF 60% REQUIRED)	394,683 SQ. FT. (60.2%)

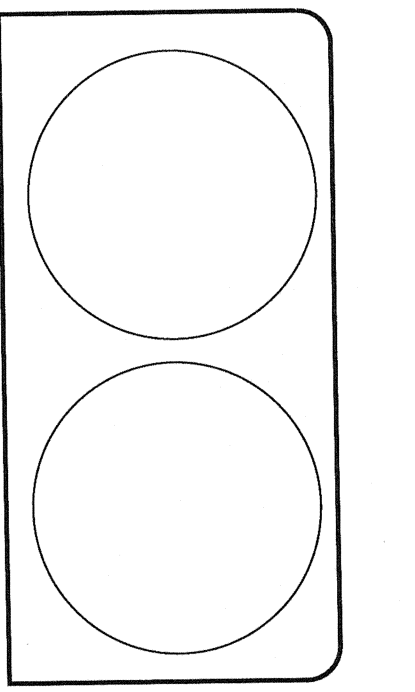
- DEVELOPMENT REQUIREMENTS:**
- FRONT SETBACK:** 55' FROM STREET CENTERLINE
- SIDE YARD SETBACKS:** 0
- REAR YARD SETBACK:** 25' MIN. BLDG. SETBACK
- MAX. BUILDING HEIGHT:** 36' MAX.
- BUILDING COVERAGE:** N/A
- PROPOSED BUFFER:** 8' HIGH FENCE WITH 5' WIDE PLANTED STRIP (TYPE A)
- DENSITY PLANNED:** 4.6 UNITS PER NET RESIDENTIAL ACRE

- LANDSCAPE REQUIREMENTS:**
- REQUIRED TREE QUALITY POINTS:**
- 1600 X 15.05 ACRES = 24,080 REQUIRED POINTS
- REQUIRED LANDSCAPE QUALITY POINTS:**
- 400 X 15.05 ACRES = 6,020 REQUIRED POINTS

- 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 13051C0164F, EFFECTIVE DATE: SEPTEMBER 26, 2008.
  - ALL TOPOGRAPHIC DATA BASED ON LIDAR
  - THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
  - SURVEY PREPARED BY COLEMAN COMPANY, INC.
  - WATER AND SEWER WILL BE PROVIDED BY CITY OF SAVANNAH. CONNECTION TO EXISTING SERVICE WILL BE PROVIDED IN THE SPECIFIC DEVELOPMENT PLANS.
  - THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.
  - THERE ARE 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 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.
  - ON SITE DETENTION SHALL BE PROVIDED TO MEET CITY OF SAVANNAH STORMWATER ORDINANCE.
  - LANDSCAPE, SIGNAGE, ETC. WILL NOT BLOCK SIGHT DISTANCE AT ENTRY DRIVE. ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE WILL EXIST.

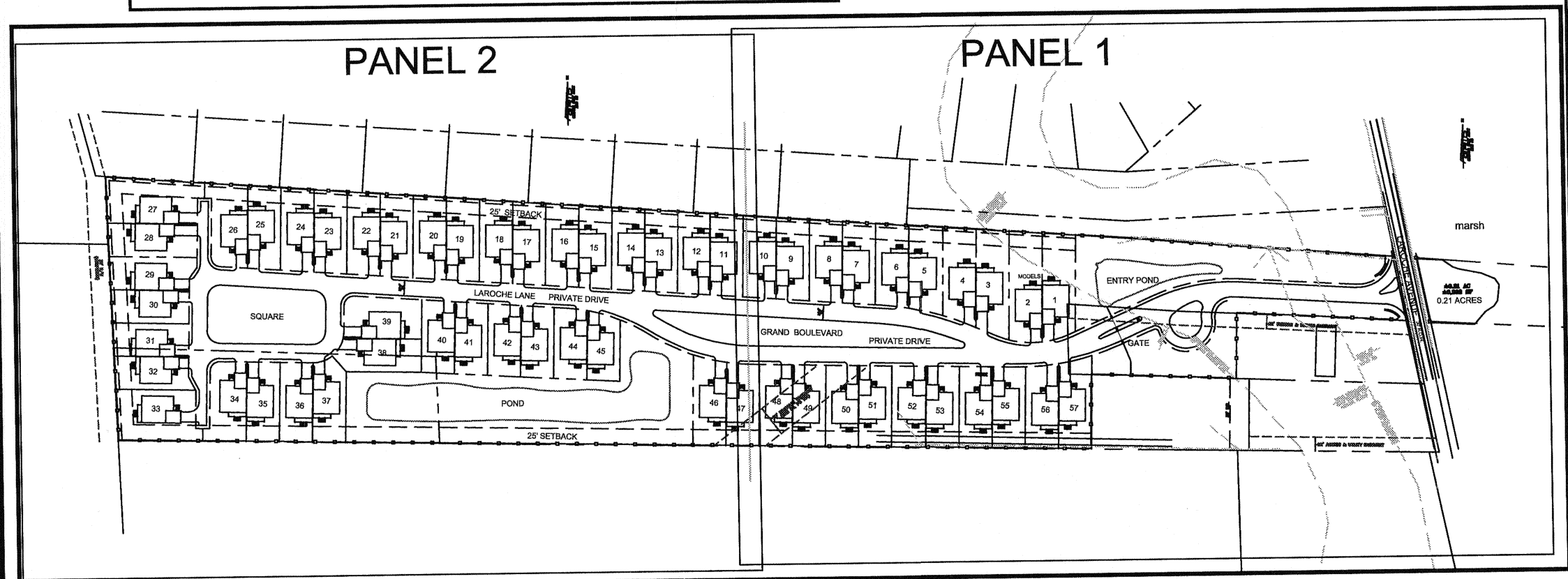
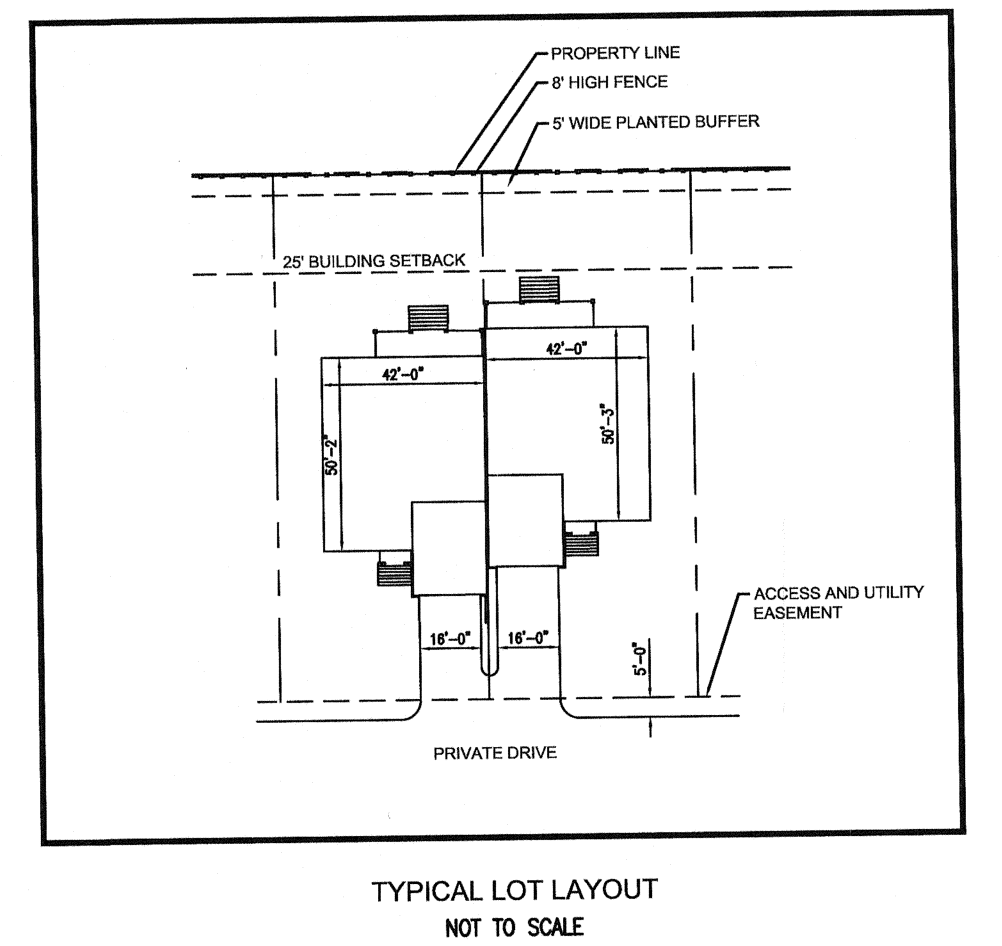


**COLEMAN COMPANY, INC.**  
17 PARK OF COMMERCE | SUITE 201  
SAVANNAH, GA 31405  
(912) 200-3041 | (F) 912-200-3055



**REVISION**


GENERAL DEVELOPMENT PLANS  
HERB RIVER BLUFF  
PREPARED FOR:  
GODLEY STATION WEST, LLC



**KEY MAP**  
NOT TO SCALE

0 30' 60' 120'

SCALE: 1" = 60'

NOT FOR CONSTRUCTION  
RELEASED FOR CONSTRUCTION  
DATE: BY:

**GENERAL DEVELOPMENT PLAN**

DATE: 05/29/2018  
SCALE: NTS  
JOB #: 17-180  
DRAWN BY: JWR  
CHECKED BY: LJS

**SHEET GDP 1.0**