

LOT 31

LOT 32
N/F SHELL OIL

PARK OF COMMERCE BLVD.

PROPOSED BUILDING
F.F. ELEV. 18.00

CHATHAM PARKWAY R/W VARIES



POINT OF BEGINNING
PROPERTY CORNER

CONTROL LINE
(ALL DIMENSIONS ARE PERPENDICULAR/PARALLEL TO THIS LINE UNLESS OTHERWISE NOTED)

NOTES:

1. DIMENSIONS TO CURB AND GUTTER ARE TO FACE OF CURB.
2. DIMENSIONS TO WALK ARE TO FACE OF WALK.
3. DIMENSIONS TO BUILDING ARE TO FACE OF BUILDING.
4. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
5. STRIPING COLOR TO BE WHITE & SHALL BE IN ACCORDANCE WITH THE LATEST REVISIONS OF GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION.
6. 3' HT-UNIVERSAL HANDICAP SYMBOL PAINTED WHITE.
7. BLUE METAL REFLECTIVE SIGN • LEAST 12" IN WIDTH & 18" IN LENGTH & ERECTED AT SUCH HEIGHT OR IN SUCH MANNER SO AS TO BE CLEARLY VISIBLE TO THE PARKING VEHICLE. THE SIGN SHALL HAVE PRINTED IN WHITE LETTERS NOT LESS THAN ONE INCH IN HEIGHT ON THREE SEPARATE LINES & CENTERED. THE FOLLOWING WORDS: "PERMIT PARKING ONLY", "TOW-AWAY ZONE", & "MAXIMUM FINE \$500.00". SUCH SIGNS SHALL ALSO DISPLAY THE SYMBOL FOR HANDICAP ACCESSIBILITY CENTERED BETWEEN THE SECOND & THIRD LINES.
VAN ACCESSIBLE SPACE SHALL HAVE ADDITIONAL SIGN WITH FOLLOWING: "VAN ACCESSIBLE".
8. LANDSCAPE AREAS SHALL BE FINE-GRADED AS NECESSARY TO PROVIDED POSITIVE DRAINAGE. ALL PRECAUTIONS SHALL BE TAKEN TO
9. PROJECT SITE - PIN# 2-0931-02-005
10. REFERENCE SURVEYS:
A. BOUNDARY PLAT - SAVANNAH PARK OF COMMERCE PH.3 THOMAS & HUTTON ENGINEERING CO. DATED: 11/26/86
B. TREE/TOPO - MOORE LAND SURVEYING DATED: 6/07/00

SUMMARY - LOT 33	
TOTAL SITE ACREAGE	1.70 AC.
TOTAL BUILDING	15,729 S.F.
TOTAL LEASEABLE AREA	15,729 S.F.
RETAIL	13,125 S.F.
RESTAURANT	2,604 S.F.
TOTAL PARKING REQUIRED	69
RETAIL 1/250 S.F. X 13,125 S.F.	53
RESTAURANT 1/4 SEATS X 64 SEATS	16
TOTAL PARKING PROVIDED (INCLUDING 3 HANDICAP)	69
TOTAL OPEN SPACE REQUIRED	20% (0.34 Ac.)
TOTAL OPEN SPACE PROVIDED	32% (0.54 Ac.)
ZONING DISTRICT -	PUD-B-R
100 YEAR FLOOD PLAIN -	ZONE X NOT WITHIN 100 YEAR FLOOD PLAIN
WATER & SEWER -	PROVIDED BY CITY OF SAVANNAH
STORM DRAINAGE -	WILL BE DETAINED ON-SITE AND DISCHARGED AT THE PRE-DEVELOPMENT RUN-OFF RATE. DETENTION POND IS CONCEPTUAL ONLY, AND MAY CHANGE IN SIZE & LOCATION ONCE A DRAINAGE STUDY IS COMPLETED.