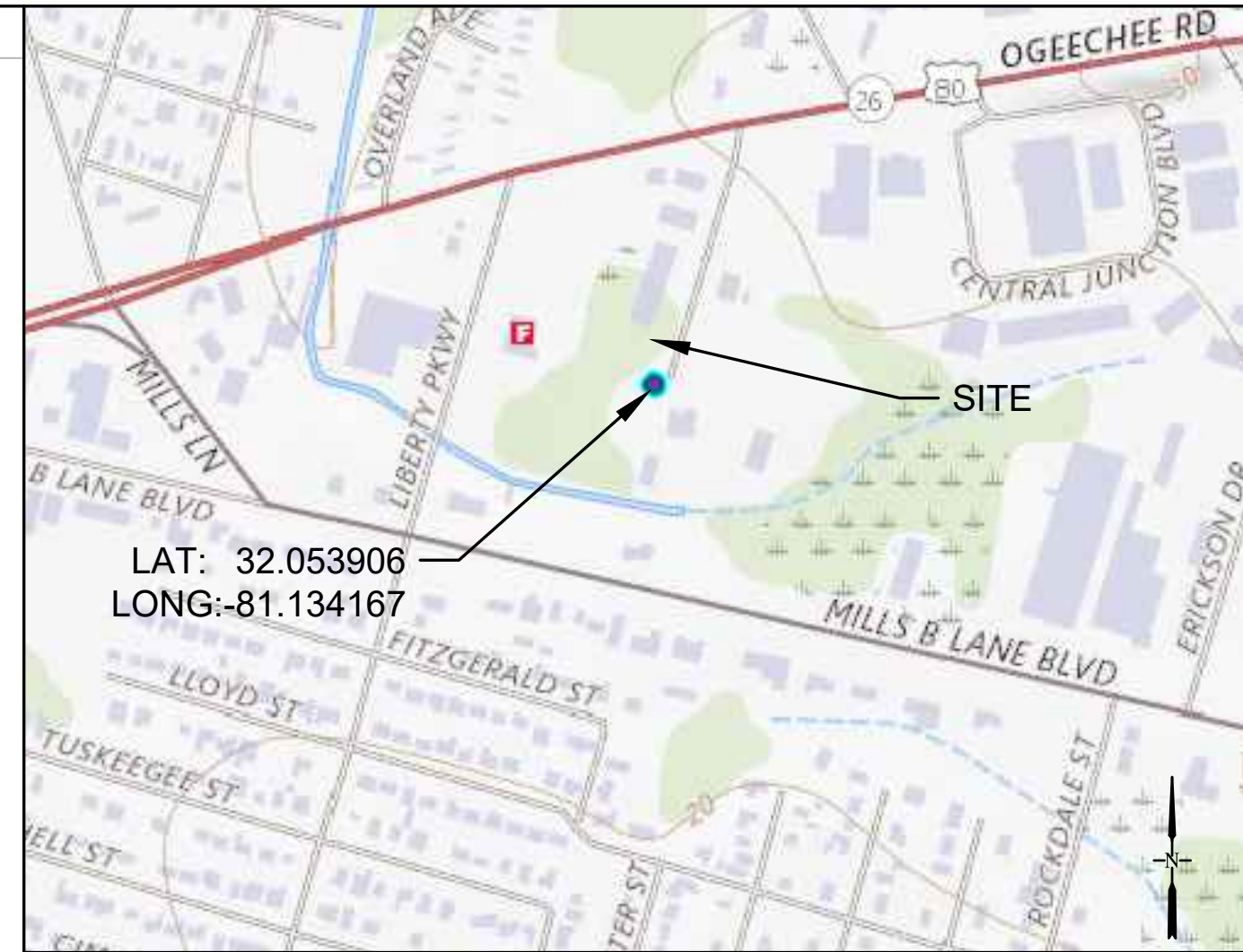


LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S16°17'53"W	35.34'
L2	S39°45'39"W	11.94'
L3	S39°12'26"W	39.14'
L4	S73°41'42"E	33.97'
L5	S16°19'37"W	15.00'
L6	S45°15'31"E	3.25'

IMPERVIOUS AREA ANALYSIS FOR PARCEL 20638-06038
ORIGINAL PLANNED DESIGN VS. NEW PROPOSED DESIGN

Note: Original Plan, "Horizon Industrial Park" was designed by Anderegg Engineering, INC., dated 11/05/2001
(ACAD) PLAN DESIGNED IMPERVIOUS AREA = 21,300 SF
DISCREPANCY (PDF - ACAD) = 241 SF
PLAN DESIGNED IMPERVIOUS AREA = 21,541 SF
PROPOSED IMPERVIOUS AREA = 17,815 SF
*PROPOSED GRAVEL = 8,806 SF
PROPOSED IMPERVIOUS AREA IS DESIGNED LESS THAN THE ORIGINAL PLAN DESIGN FOR 113 HORIZON PARK DRIVE. THE PROPOSED IMPERVIOUS AREA WILL BE MANAGED BY THE REGIONAL DETENTION SYSTEM.



LAT: 32.053906
LONG:-81.134167

VICINITY MAP NTS

NOT RELEASED FOR CONSTRUCTION

REVISIONS



ROBERTS
CIVIL ENGINEERING
15 GARDEN SQUARE, SAVANNAH, GA 31401
WWW.ROBERTSCIVILENGINEERING.COM

GENERAL NOTES

- INTENDED USE:** THE PROPOSED PROJECT WILL CONSIST OF ONE BUILDING STRUCTURE THE DEVELOPMENT WILL INCLUDE DRIVEWAY, WATER LINE, PARKING AND ASSOCIATED INFRASTRUCTURE TO BE CONSTRUCTED ON 1.25 AC.
- PHYSICAL ADDRESS:** 113 HORIZON PARK DR SAVANNAH, GA 31525
- DEVELOPER:** HORIZON PROPERTIES, LLC PO BOX 6 VERONA, PA 15147 412-992-7796
- OWNER:** PARCEL ID: 20638 06039 AVALOTIS HOLDINGS LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY PO BOX 6 VERONA, PA 15147
- SITE COVERAGE:** TOTAL PROJECT AREA: (1.25 AC) 14.40% TOTAL ASPHALT AND CONCRETE: (0.18 AC) 14.40% TOTAL PROPOSED BUILDING FOOTPRINT: (0.23 AC) 18.40% TOTAL GRAVEL AREA: (0.20 AC) 16.00% TOTAL IMPERVIOUS AREA: (0.41 AC) 32.80% TOTAL PERVIOUS AREA: (0.64 AC) 51.20%
- ZONING:** PLANNED DEVELOPMENT: I-L
- DEVELOPMENT STANDARDS:** BUILDING SETBACKS: FRONT BUILDING SETBACK: 25 FT SIDE YARD SETBACK: 20 FT REAR YARD SETBACK: 20 FT MAXIMUM BUILDING HEIGHT: N/A
- PROPOSED UTILITIES:** WATER: PROPOSED WATER LINE TO CONNECT TO EXISTING WATER MAIN ALONG HORIZON PARK DRIVE. SEWER: PROPOSED SEWER LINE TO CONNECT TO EXISTING SEWER MAIN ALONG HORIZON PARK DRIVE. STORM: THE SITE HAS BEEN MASTER PLANNED AND WILL NOT REQUIRE ON-SITE DETENTION. A PROPOSED STORM PIPE SYSTEM WILL BE DESIGNED TO COLLECT THE STORM DRAINAGE AND ROUTE IT TO THE EXISTING DRAINAGE SYSTEM ALONG HORIZON PARK DRIVE ROAD.
- PARKING REQUIREMENTS:** REQUIRED PARKING: 1 PER 1,000 SF FOR THE FIRST 20,000 SF +1 PER 4,000 SF OVER 20,000 SF BUILDING AREA: 10,000 SF REQUIRED SPACES: 10,000 SF / 1,000 SF = 10 SPACES PROPOSED PARKING: 14 SPACES INCLUDING 2 HC SPACES
- FLOOD ZONE:** ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 13051C0142G, DATED 8-16-2018, THE SITE IS LOCATED IN 100 YEAR FLOODPLAIN IN ZONE X AND ZONE X WITH 0.2% CHANCE OF FLOOD.
- HORIZONTAL DATUM BASED ON NAD83 GEORGIA STATE PLANES, EAST ZONE. VERTICAL DATUM BASED ON NAVD 88.
- EXTERIOR LIGHTING IS TO BE COORDINATED WITH A UTILITY CONTRACTOR.

SITE PLAN

113 HORIZON PARK DRIVE WAREHOUSE
SAVANNAH, GA
PREPARED FOR:
HORIZON PROPERTIES

DATE: 2023-09-13
PROJECT NUMBER: 23517

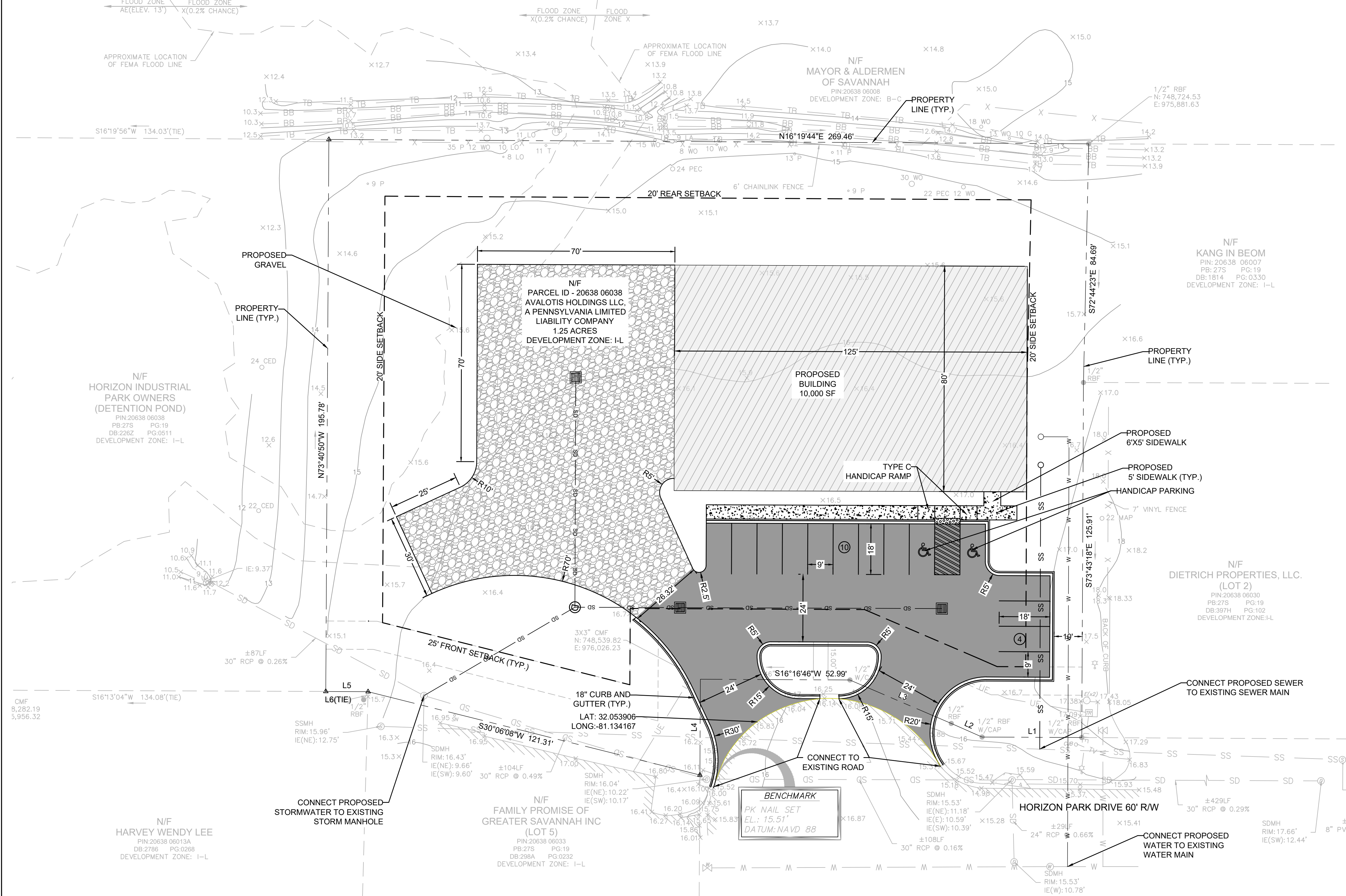
DRAWN BY: IDV

CHECKED BY: JLV

SCALE: 1"=20'

1

SHEET:



LEGEND

	PROPOSED ASPHALT PAVEMENT		EXISTING STORM PIPE
	PROPOSED CONCRETE		EXISTING CONTOUR
	PROPOSED BUILDING		EXISTING STORM MANHOLE
	PROPOSED GRAVEL		EXISTING SEWER MANHOLE
	EXISTING CONCRETE		FEMA FLOOD LINE
	EXISTING UNDERGROUND ELECTRIC LINE		PROPERTY LINE
	EXISTING WATER MAIN		SETBACK LINE
	EXISTING SEWER LINE		

