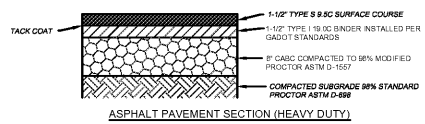
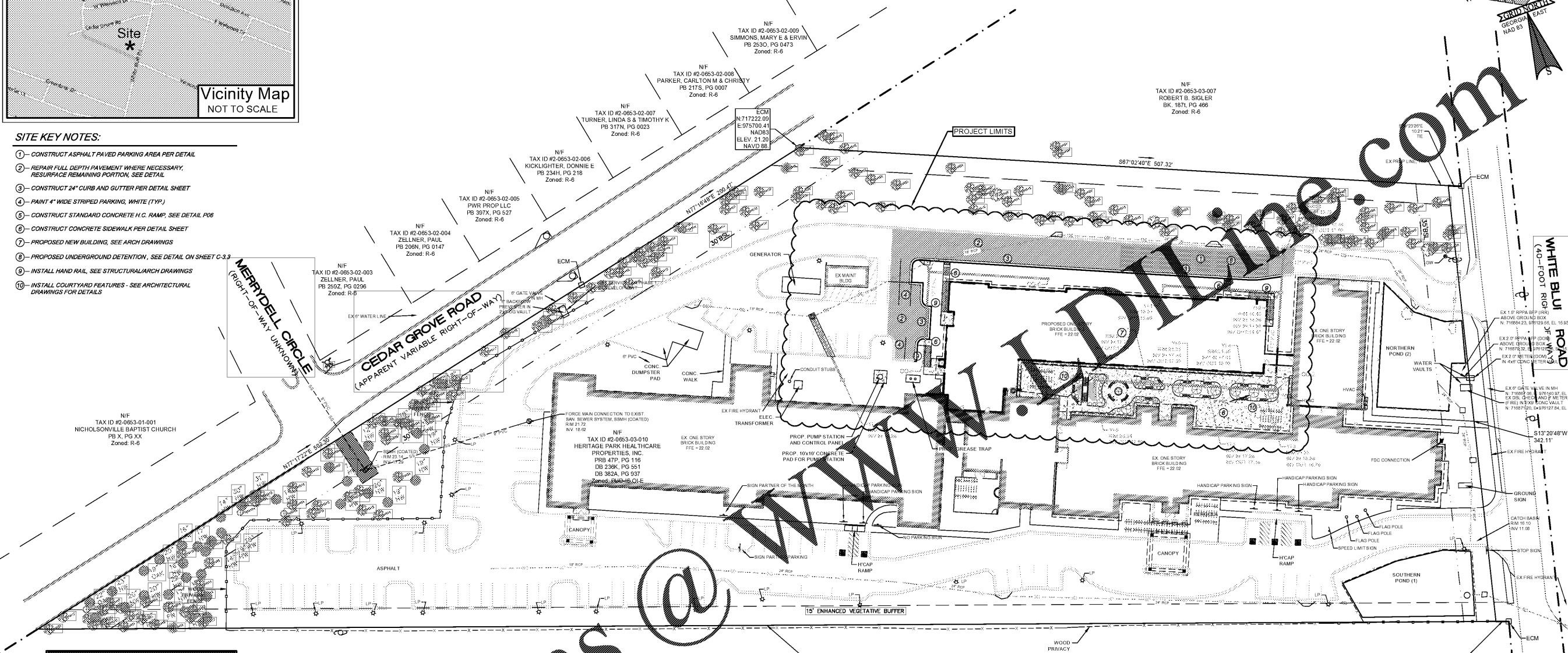


ONSITE UTILITIES (WATER SYSTEM, STORMDRAINAGE FORCE MAIN AND SEWER PUMP STATION ARE PRIVATELY OWNED AND MAINTAINED)



SITE KEY NOTES:

1. CONSTRUCT ASPHALT PAVED PARKING AREA PER DETAIL.
2. REPAIR FULL DEPTH PAVEMENT WHERE NECESSARY, RESURFACE REMAINING PORTION, SEE DETAIL.
3. CONSTRUCT 24" CURB AND GUTTER PER DETAIL SHEET.
4. PAINT 4" WIDE STRIPED PARKING, WHITE (TYP).
5. CONSTRUCT STANDARD CONCRETE H.C. RAMP, SEE DETAIL P06.
6. CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET.
7. PROPOSED NEW BUILDING, SEE ARCH DRAWINGS.
8. PROPOSED UNDERGROUND DETENTION, SEE DETAIL ON SHEET C-3.3.
9. INSTALL HAND RAIL, SEE STRUCTURAL/ARCH DRAWINGS.
10. INSTALL COURTYARD FEATURES - SEE ARCHITECTURAL DRAWINGS FOR DETAILS.



Legend of Symbols & Abbreviations

- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON REBAR
- NIR - NEW IRON REBAR
- S.T. - SIGHT TRIANGLE
- M.B.S. - MINIMUM BUILDING SETBACK
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE
- R/W - RIGHT OF WAY
- P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
- GPUU - GENERAL PUBLIC UTILITY EASEMENT
- C.P. - COMPUTED POINT
- ECM - EXISTING CONCRETE MONUMENT
- E.P.K. - EXISTING P.K. NAIL
- ♿ - HANDICAPPED PARKING
- ⚡ - TRANSMISSION TOWER
- ⊕ - UTILITY POLE
- - UNDERGROUND GASLINE
- - OVERHEAD UTILITY LINE
- - SANITARY SEWER LINE
- ⊙ - SANITARY SEWER MANHOLE
- ⚡ - FIRE HYDRANT
- ⊕ - WATER VALVE
- ⊕ - WATER MANHOLE
- ⊕ - CATCH BASIN
- ==== - RAILROAD TRACK
- ⊕ - MONITORING WELL
- ⊕ - ELECTRIC BOX/TRANSFORMER
- ⊕ - CURB INLET
- ⊕ - YARD INLET
- - STORM DRAIN
- - WATER LINE
- - FENCE LINE
- - ZONING LINE
- - UNDERGROUND TELE-COMMUNICATIONS

SITE AND DEVELOPMENT DATA

JURISDICTION	CITY OF SAVANNAH	
TAX PARCEL(S)	# 2-0653-03-010	
SITE ADDRESS	12825 WHITE BLUFF ROAD, SAVANNAH, GA	
ZONING	O/E	
PARKING REQUIRED	SPACE / 2 BEDS + 1 SPACE / EMP. = 109 REQD	
TOTAL AREA	6.83 AC.	
EXISTING DEVELOPMENT AREA (GFA)	56,063 SF	
PROPOSED NEW DEVELOPMENT AREA (GFA)	16,558 SF	
TOTAL ALL DEVELOPMENT (GFA)	72,621 SF	
EXISTING % OF LOT WITH IMPERVIOUS SURFACE	33,308 SF / 71%	
FINAL % OF LOT WITH IMPERVIOUS SURFACE	35,174 SF / 75%	
PARKING SPACES PROVIDED	117 + 5 HC (122 TOTAL)	
	REQUIRED	PROVIDED
MINIMUM FRONT SETBACK	15 FT	71 FT
MINIMUM SIDE (ST.) SETBACK	15 FT	46 FT
MINIMUM SIDE (INT.) SETBACK	10 FT	78 FT
MINIMUM REAR SETBACK	NA	403 FT
MAXIMUM BUILDING COVERAGE	80%	55,312 SF
MINIMUM LOT SIZE	NA	6.83 AC
MINIMUM LOT WIDTH	NA	225 FT
MINIMUM LOT DEPTH	NA	508 FT
MAXIMUM BUILDING HEIGHT	36 FT	< 25 FT

SITE PLAN NOTES

THE CURRENT SITE MEASURES APPROXIMATELY 8.83 ACRES AND IS OWNED BY HERITAGE PARK HEALTHCARE, INC. THE OWNER REQUESTS TO EXPAND THE EXISTING BUILDING AND ASSOCIATED PARKING. THE SITE IMPROVEMENTS WILL INCLUDE A 16,558 SF ADDITION TO THE EXISTING BUILDING, CONSTRUCTION OF PARKING AREA NORTH AND WEST OF THE BUILDING, REVISIONS TO THE EXISTING STORMWATER MANAGEMENT FACILITIES, AND LANDSCAPING. EXISTING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDE THE REMOVAL OF THE EXISTING INFILTRATION BASIN AND REPLACEMENT BY AN UNDERGROUND DETENTION FACILITY LOCATED IN THE DRIVE AISLE NORTH OF THE BUILDING. EXISTING UNDERGROUND POWER, WATER, AND GAS ARE TO BE RE-ROUTED AROUND THE PROPOSED BUILDING EXPANSION ALONG ITS NORTHERN FACE AND TIE BACK INTO THE ORIGINAL LINES TO THE WEST OF THE NEW EXPANSION. THE EXISTING SANITARY SEWER PUMP STATION AND GREASE TRAP WILL BE REMOVED AND NEW FACILITIES INSTALLED TO THE WEST OF THE NEW EXPANSION, REQUIRING THE RE-ROUTING OF THE EXISTING SANITARY SEWER SERVICES.

THE SITE IS CURRENTLY ZONED "PUD-IS" AND IS CONSISTENT WITH THE DEVELOPMENT IN THE AREA. ADJACENT PROPERTY ZONING IS SHOWN. THE SPECIFIC SITE DATA AND REQUIREMENTS IS SHOWN ON THIS PAGE AS TO PARKING, DEVELOPMENT AREA AND LANDSCAPE AREA.

NO ADDITIONAL FIRE HYDRANTS OR SERVICES ARE REQUIRED FOR THE PLANNED DEVELOPMENT.

ALL DRAINAGE EASEMENTS AND DISTURBED AREAS MUST BE GRASSED AND/OR RIP RAPPED AS REQUIRED TO CONTROL EROSION.

ALL CONSTRUCTION WITHIN SAVANNAH RIGHTS-OF-WAY SHALL CONFORM TO SAVANNAH, GEORGIA STANDARDS AND SPECIFICATIONS.

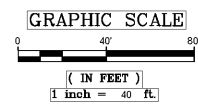
ALL SILT BARRIERS MUST BE PLACED IMMEDIATELY FOLLOWING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS INSTALLATION IS COMPLETED.

CONTRACTOR SHALL CONTACT THE INSPECTION DIVISION OF THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING WORK ON THE PROJECT.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF SIGNS.

APPROVAL BY SAVANNAH, GEORGIA IS FOR THE IMPROVEMENTS SHOWN IN THE SITE PLAN. ANY VARIATION FROM THE APPROVED SITE PLAN MUST BE APPROVED BY THE CITY ENGINEER.

A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CITY ENGINEER OR HIS DESIGNATED REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THIS MEETING SHALL BE SCHEDULED WITH THE DEPARTMENT OF PUBLIC WORKS AT THE TIME OF THE NOTIFICATION OF WORK COMMENCEMENT IS GIVEN.



OWNER'S CERTIFICATION

I AM THE OWNER OF THE PROPERTY AFFECTED BY THIS SITE PLAN. PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY, I WILL SUBMIT A NOTARIZED STATEMENT AS FOLLOWS: "I CERTIFY THAT THE SITE IMPROVEMENTS ARE COMPLETE AND IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS". THIS CERTIFICATION WILL BE BASED ON OBSERVATIONS OF AND SUPERVISION OF CONSTRUCTION BY MY REPRESENTATIVE OR ME. I UNDERSTAND THAT THE CERTIFICATE OF OCCUPANCY WILL NOT BE APPROVED UNTIL THIS CERTIFICATION HAS BEEN MADE.

HERITAGE HEALTHCARE OF SAVANNAH

ARCHITECT
TIMOTHY
KURMASKIE
AIA, NCARB

1100 PINEAPPLE AVENUE
SUITE 200
DUBLIN, GA 31006
PH: 770-476-1200
FAX: 770-476-1201
WWW.EAGLEONLINE.NET



2013A Van Buren Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net



RENOVATION & ADDITION TO:
PruittHealth
Savannah
12825 WHITE BLUFF ROAD
SAVANNAH, GA 31419

Project Reference Numbers
Architect's Project No. 100001
Drawn By: JLR / FLG

REVISIONS

NO.	DATE	DESCRIPTION

DATES

PHASE	ISSUED

SITE PLAN
SHEET NUMBER

C-2.0