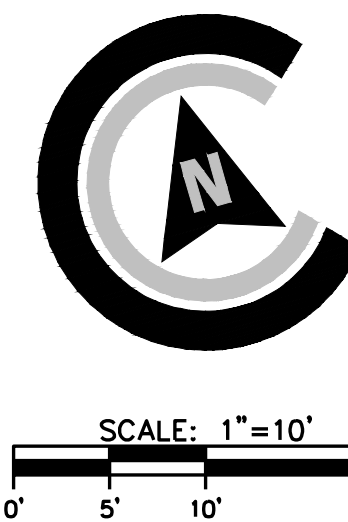


N/F RODRIGUEZ, LAWRENCE & CYNTHIA E  
LOT 58, SUBDIVISION OF FARM LOT 5,  
THROCKMORTON STREET WARD,  
PIN: 20053 33018  
DEED BOOK 631, PAGE 34  
ZONING TN-2  
USE: RESIDENTIAL

N/F SARVIS & KRUNZER MELINDA P.  
318 E. 33RD. ST.

BENCH MARK:  
MAG NAIL IN ASPHALT  
ELEVATION: 35.13'  
NAVD 88

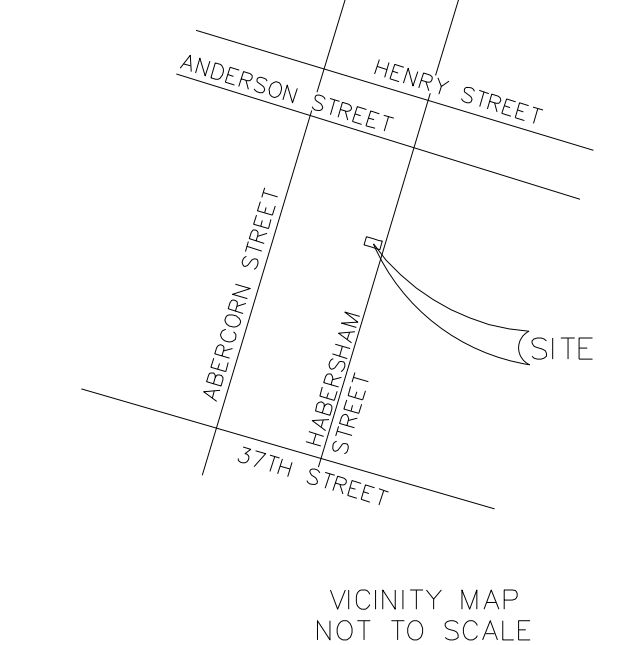


**LANDSCAPE REQUIREMENTS:**  
REQUIRED TREE QUALITY POINTS:  
1600 X 0.128 ACRES = 204.8 REQUIRED POINTS  
REQUIRED LANDSCAPE QUALITY POINTS:  
400 X 0.128 ACRES = 51.2 REQUIRED POINTS  
REQUIRED PARKING AREA TREE QUALITY POINTS:  
1200 X 0 ACRES = 0 REQUIRED POINTS  
REQUIRED PARKING AREA LANDSCAPE QUALITY POINTS:  
400 X 0 ACRES = 0 REQUIRED POINTS

**SITE DATA:**  
TOTAL SITE AREA: 0.128 ACRES  
TOTAL DISTURBED AREA: 0.128 ACRES  
ZONING: TC-1 STREETCAR HISTORIC DISTRICT  
FLOOD ZONE: X  
PIN: 20053 3301, 20053 3007, 20053 33016, 20053 33015, & 20053 33014  
PROJECT ADDRESS: 317, 319 & 321 E. 32nd ST. SAVANNAH, GEORGIA 31401  
EXISTING LAND USE: VACANT  
SOIL TYPE: Ur, URBAN LAND  
PROPOSED LAND USE: RESTAURANT, PRIVATE CLUB, SRO UNITS FOR LODGE MEMBERS, MEETING SPACE  
OWNER NAME: GORDON DEVELOPMENT GROUP, INC. AND STATEWIDE REPRESENTATIVE PAYEE & FINANCIAL SERVICE (NON-PROFIT ORGANIZATION)  
OWNER ADDRESS: 4745 FAIRFAX DRIVE SAVANNAH, GEORGIA 31405  
OWNER TELEPHONE: 912-596-2531  
CONTACT NAME: DOUG FAIRCLOTH  
CONTACT ADDRESS: 1480 CHATHAM PARKWAY SUITE 100 SAVANNAH, GEORGIA 31405  
CONTACT TELEPHONE: 912-200-3041  
**SITE INFORMATION:**  
PROPERTY AREA: 5,570 SF  
BUILDING AREA: GROUND FLOOR 4,195 GSF (75.3%)  
PARKING & ROADWAY AREA: 403 SF (7.2%)  
SIDEWALK AREA: 439 SF (7.9%)  
GREENSPACE AREA: 879 SF (15.8%)  
**DEVELOPMENT REQUIREMENTS:**  
FRONT YARD SETBACK: MAX. 5'  
SIDE YARD SETBACK: 10'  
REAR YARD SETBACK: 10'  
MAX. BUILDING HEIGHT: 3 STORIES (UP TO 45' HT.)  
BUILDING COVERAGE: N/A  
BUILDING FRONTAGE: MIN. 70%  
BUILDING FOOTPRINT: MAX. 5,500 SF  
DENSITY REQUIREMENTS: N/A  
BUFFER REQUIREMENTS: PROPERTIES LOCATED WITHIN ANY TN- OR TC- ZONING DISTRICT ARE EXEMPT FROM THE STREET YARD BUFFER PROVISIONS ONLY WHEN THE ADJACENT PROPERTIES ARE WITHIN ANY TN-, TC-, OR D- ZONING DISTRICT. THIS EXEMPTION DOES NOT APPLY TO THE OFF-STREET PARKING LOT BUFFER.

- NOTES:**
1. 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 13051C0161G, EFFECTIVE DATE: AUGUST 16, 2008.
  2. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
  3. TOPOGRAPHIC AND SURVEY PREPARED BY COLEMAN COMPANY, INC ON JULY 21, 2020.
  4. WATER AND SEWER WILL BE PROVIDED BY CITY OF SAVANNAH.
  5. THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.
  6. THERE ARE NO APPARENT WETLAND AREAS FOUND IN AND/OR WITHIN 200 FEET OF THE PROJECT AREA.
  7. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
  8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
  9. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.
  10. PER THE 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.

**PARKING REQUIREMENTS:**  
PRIVATE CLUB OR LODGE: (1) SPACE PER 100 SF - BICYCLE PARKING REQUIRED 5%  
OFFICE (MEETING ROOMS): (1) SPACE PER 300 SF - BICYCLE PARKING REQUIRED 5%  
RESTAURANT: (1) SPACE PER 100 SF - BICYCLE PARKING REQUIRED 5%  
VICTORIAN AND STREET CAR PARKING REDUCTIONS ALLOWED:  
25% RESTAURANT  
25% OFFICE  
TOTAL PARKING REQUIRED: 32 CAR PARKING SPACES, 10 BICYCLE SPACES  
ADA ACCESSIBLE PARKING SPACES REQUIRED : 2  
PARKING PROVIDED:  
STREET PARKING AND OFF-SITE AGREEMENT WITH PRIVATE PARKING LOT LOCATED AT 1801 HABERSHAM DRIVE (25) SPACES DURING BUSINESS HOURS. ON-SITE ADA ACCESSIBLE PARKING SPACES PROVIDED: 2



**NOT FOR CONSTRUCTION**

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

GENERAL DEVELOPMENT PLAN  
**CLUB HABERSHAM**  
32ND ST. & HABERSHAM ST.  
LOCATED IN SAVANNAH, GEORGIA

JOB NUMBER: 19-485.001  
DATE: 08/19/2020  
DRAWN BY: LJS  
CHECKED BY: DLF  
SCALE: AS NOTED

GENERAL DEVELOPMENT PLAN

SHEET:  
**CP1.0**

