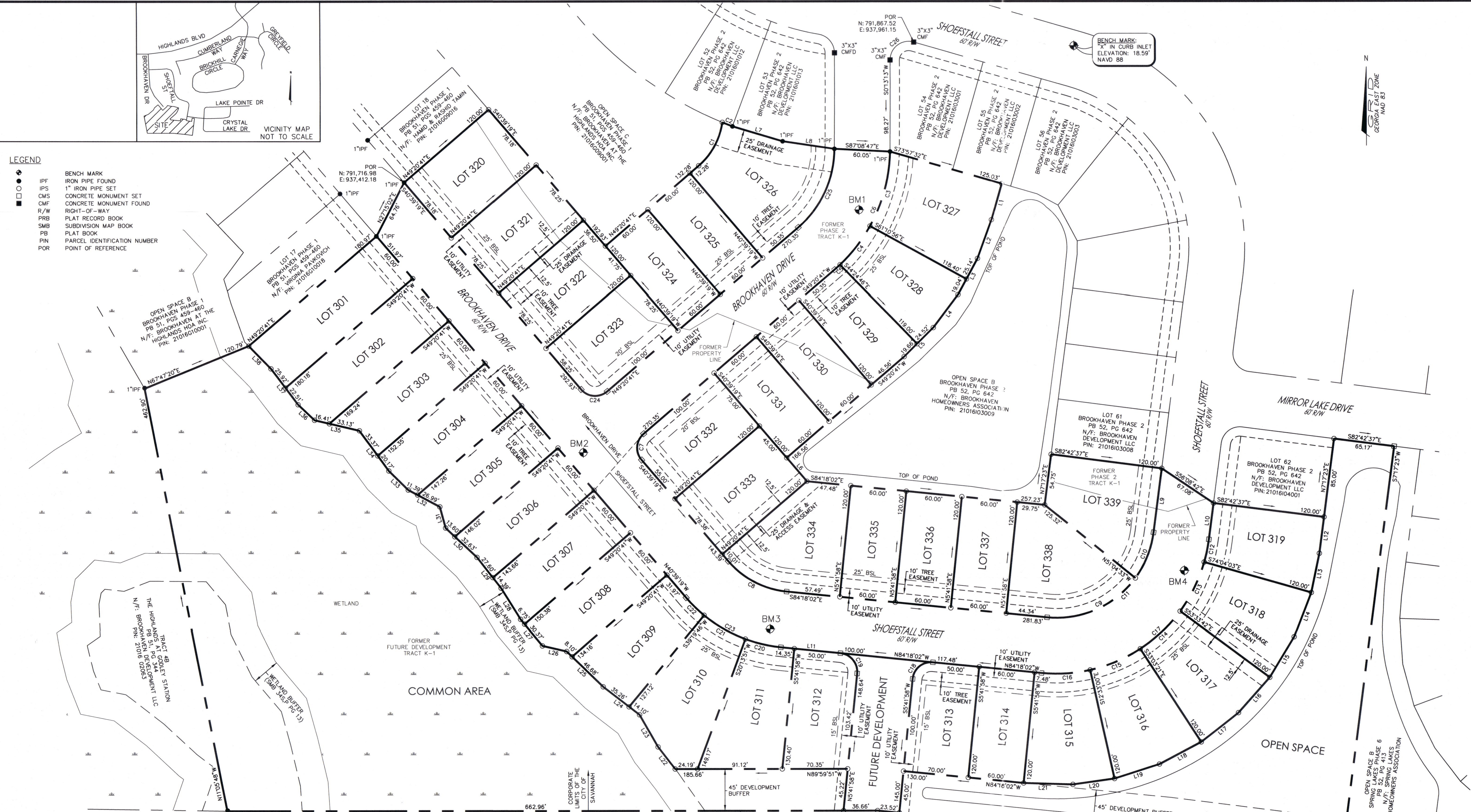


- LEGEND**
- BENCH MARK
 - IPF IRON PIPE FOUND
 - IPS 1" IRON PIPE SET
 - CMS CONCRETE MONUMENT SET
 - CMF CONCRETE MONUMENT FOUND
 - R/W RIGHT-OF-WAY
 - PRB PLAT RECORD BOOK
 - SMB SUBDIVISION MAP BOOK
 - PB PLAT BOOK
 - PIN PARCEL IDENTIFICATION NUMBER
 - POR POINT OF REFERENCE



- NOTES:**
1. THIS SUBDIVISION CREATES 39 LOTS.
 2. TOTAL AREA: 15.970 ACRES OR 695,665 SQUARE FEET.
 3. PARENT PARCEL IDENTIFICATION NUMBERS: 21016 02042 & 21016 02055
 4. THIS PROPERTY IS ZONED RD.
 5. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
 6. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0017G, EFFECTIVE DATE: 7/7/2014. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 7. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 8. DRAINAGE EASEMENTS CONTINUE THROUGH DETENTION PONDS AS FLOW EASEMENTS.
 9. ALL COMMON PROPERTY, INCLUDING STORM WATER DETENTION LAGOONS, BUFFERS THAT ARE NOT PART OF RESIDENTIAL LOTS, AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE BROOKHAVEN HOMEOWNERS ASSOCIATION.
 10. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANTS FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
 11. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTY OTHER THAN PLATTED SINGLE FAMILY LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
 12. ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
 13. ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE BROOKHAVEN HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
 14. ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOMEOWNERS ASSOCIATION.
 15. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH
[Signature] DATE *5/14/22*

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
[Signature] DATE *5/17/22*

APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA
 DATE

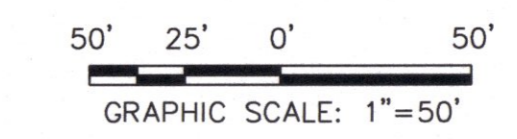
APPROVED BY THE METROPOLITAN PLANNING COMMISSION
 DATE

MARK MASSEY, CLERK OF COUNCIL DATE

MELANIE WILSON, EXECUTIVE DIRECTOR DATE

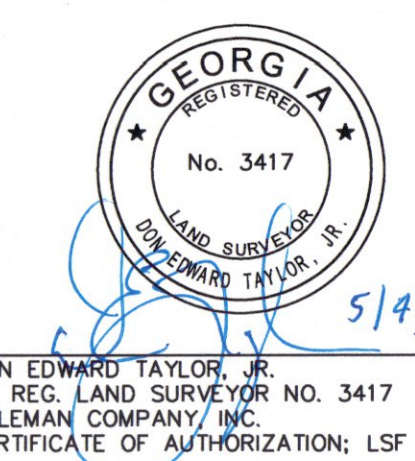
- BENCH MARK 1:
"X" IN CONCRETE
ELEVATION: 19.55'
NAVD 88
- BENCH MARK 2:
"X" IN CONCRETE
ELEVATION: 21.50'
NAVD 88
- BENCH MARK 3:
"X" IN CONCRETE
ELEVATION: 20.56'
NAVD 88
- BENCH MARK 4:
"X" IN CONCRETE
ELEVATION: 19.49'
NAVD 88

**SEE SHEET TWO FOR NOTES, LOT INFORMATION AND LINE & CURVE TABLES.



SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



JOB NUMBER: 21-281
 DATE: 9/22/2021
 DRAWN BY: JPA
 CHECKED BY: JBT
 SCALE: 1" = 50'

MAJOR SUBDIVISION

SHEET: 1/2

BROOKHAVEN SUBDIVISION, PHASE 3
 A MAJOR SUBDIVISION OF FUTURE DEVELOPMENT AND PORTION OF
 PHASE 2, TRACT K-1, THE HIGHLANDS SUBDIVISION AT GODLEY STATION,
 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: BROOKHAVEN DEVELOPMENT, LLC



COLEMAN COMPANY, INC. DATE PLOTTED: 5/14/2022 11:09 AM BY: Josh Akins DRAWING PATH: G:\2021\21-281\000\DWG\SURVEY\21-281_2021.9.DWG BROOKHAVEN PHASE 3 PLAT.DWG