THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

GEOD NORTH (NAD83) GEORGIA SPC, EAST ZONE

NOTES

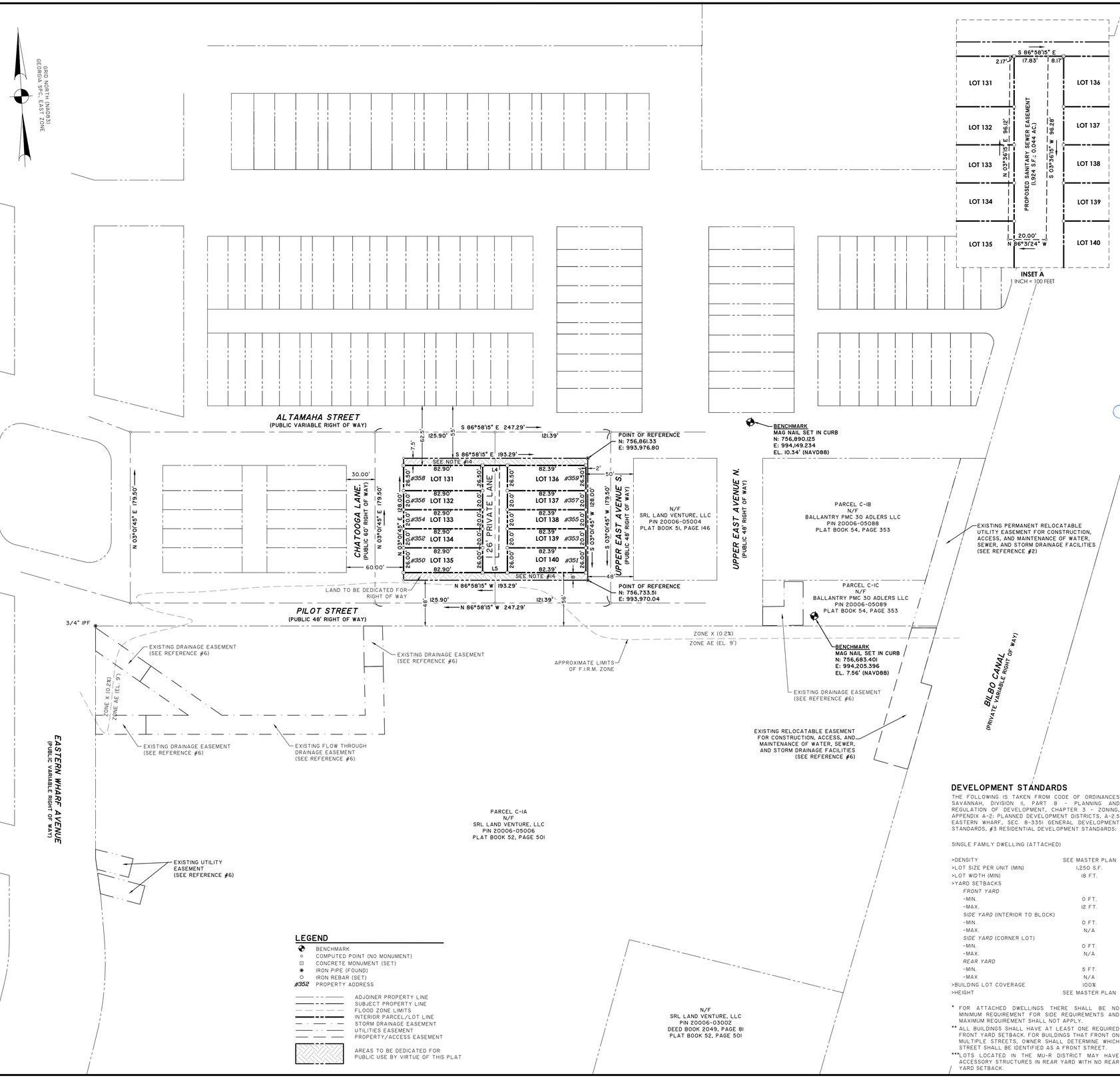
1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 483,470 FEET, AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 1/2" IRON REBAR, 24" LONG WITH CAP STAMPED "THH" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 198,869 FEET OR BETTER.
5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88, UNLESS OTHERWISE NOTED.
6. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
7. TAX MAP NUMBER: 20006-05013
   PROPERTY OWNER: SRL LAND VENTURE, LLC (PER TAX RECORDS)
   PLAT REFERENCE: BOOK 51, PAGE 146
8. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
9. THIS PROPERTY TO BE SERVED BY THE CITY OF SAVANNAH WATER & SEWER SYSTEMS.
10. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS AS DEFINED IN SECTION 8-3351 GENERAL DEVELOPMENT STANDARDS LOCATED WITHIN THE SAVANNAH RIVER LANDING PUD.
11. SIDEWALKS SHALL BE INSTALLED ALONG ALL LOTS ON THE ABUTTING STREET RIGHT-OF-WAY IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS OF THE SAVANNAH RIVER LANDING PUD PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.
12. THE PRIVATE RIGHTS OF WAY SHOWN HEREON ARE TO OWNED AND MAINTAINED BY THE OWNER AND NOT THE RESPONSIBILITY OF THE CITY OF SAVANNAH UNTIL SUCH TIME THAT THE ROAD INFRASTRUCTURE IS COMPLETE. UNTIL SUCH TIME SAID RIGHT OF WAY IS TO BE DEDICATED, AN ACCESS AND UTILITY EASEMENT IS HEREBY DEDICATED OVER AND UPON THE PRIVATE RIGHT OF WAY FOR INTENDED USES.
13. IMPROVEMENTS EXIST THAT ARE NOT SHOWN.
14. THIS STRIP OF LAND SHALL MERGE WITH THE ADJACENT RIGHT OF WAY.

FLOOD NOTE

1. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0154G, REVISED AUGUST 16, 2018, PORTIONS OF THE PROPERTY SHOWN ON THIS PLAT LIES IN SPECIAL FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 9 FEET), AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN ZONE X (SHADED). PLAT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION. FLOOD ZONE LINE SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE. IT IS THE RESPONSIBILITY OF THE OWNER TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS (F.I.R.M.). SAID MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS SHOWN HEREON.
2. NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENTS OF BUILDINGS SHALL BE FLOOD PROOFED OR ELEVATED TO NO LOWER THAN TWO FEET ABOVE THE BASE FLOOD ELEVATION (BFE) IN ACCORDANCE WITH DIVISION II, PART 8, CHAPTER 7 - FLOOD DAMAGE PREVENTION, OF THE CITY OF SAVANNAH CODE OF ORDINANCES.

REFERENCES

1. A SUBDIVISION PLAT OF EASTERN WHARF PARCELS C-1, C-3, C-4, C-5, C-6, & C-7, FORMERLY THE SAVANNAH RIVER LANDING TRACT, PREPARED FOR SRL LAND VENTURE, LLC, BY THOMAS & HUTTON, DATED JUNE 20, 2019, RECORDED IN PLAT BOOK 52, PAGE 96, CHATHAM COUNTY RECORDS.
2. PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT CONTAINED IN THAT ORDER AND JUDGMENT IN THE CHATHAM COUNTY SUPERIOR COURT CASE OF THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH VS. 1.92 ACRES OF LAND FOR RIGHT-OF-WAY, .33 ACRES OF PERMANENT UTILITY EASEMENT, .42 ACRES OF TEMPORARY CONSTRUCTION EASEMENT, MMA/PSP SAVANNAH RIVER, LLC AND MMA CAPITAL CORPORATION, SAID ORDER AND JUDGMENT ENTERED ON JANUARY 13, 2017 AND RECORDED IN DEED BOOK 988, PAGE 573, CHATHAM COUNTY RECORDS.
3. EASEMENT FROM MMA/PSP SAVANNAH RIVER, LLC TO GEORGIA POWER COMPANY DATED MAY 13, 2011 AND RECORDED IN DEED BOOK 370-D, PAGE 329, CHATHAM COUNTY RECORDS.
4. EASEMENT PLAT OF SAVANNAH RIVER LANDINGS PHASE 1 EASEMENTS RECORDED IN PLAT BOOK 45-P, PAGE 91, CHATHAM COUNTY RECORDS.
5. EASEMENT FROM MMA/PSP SAVANNAH RIVER, LLC TO GEORGIA POWER COMPANY DATED MAY 13, 2011 AND RECORDED IN DEED BOOK 370-D, PAGE 322, CHATHAM COUNTY RECORDS.
6. A MINOR SUBDIVISION OF PARCEL C-2 & EASEMENT PLAT OF DRAINAGE & UTILITY EASEMENTS, EASTERN WHARF, PREPARED FOR SRL LAND VENTURE, LLC & PMC-SRL, LLC, BY THOMAS & HUTTON, DATED FEBRUARY 27, 2020, RECORDED IN PLAT BOOK 52, PAGE 508, CHATHAM COUNTY RECORDS.



LEGEND

- BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- IRON REBAR (SET)
- #352 PROPERTY ADDRESS
- ADJOINER PROPERTY LINE
- SUBJECT PROPERTY LINE
- FLOOD ZONE LIMITS
- INTERIOR PARCEL/LOT LINE
- STORM DRAINAGE EASEMENT
- UTILITIES EASEMENT
- PROPERTY/ACCESS EASEMENT
- AREAS TO BE DEDICATED FOR PUBLIC USE BY VIRTUE OF THIS PLAT

SUBDIVISION LOT TABLE

LOT 131	2,180 S.F.	0.050 AC.	358 CHATOOGA LANE
LOT 132	1,658 S.F.	0.038 AC.	356 CHATOOGA LANE
LOT 133	1,658 S.F.	0.038 AC.	354 CHATOOGA LANE
LOT 134	1,658 S.F.	0.038 AC.	352 CHATOOGA LANE
LOT 135	2,155 S.F.	0.049 AC.	350 CHATOOGA LANE
LOT 136	2,183 S.F.	0.050 AC.	359 UPPER EAST AVENUE
LOT 137	1,648 S.F.	0.038 AC.	357 UPPER EAST AVENUE
LOT 138	1,648 S.F.	0.038 AC.	355 UPPER EAST AVENUE
LOT 139	1,648 S.F.	0.038 AC.	353 UPPER EAST AVENUE
LOT 140	2,142 S.F.	0.049 AC.	351 UPPER EAST AVENUE
TOTAL LOTS (10)	**18,578 S.F.**	**0.426 AC.**	
PUBLIC RIGHT OF WAY	3,217 S.F.	0.074 AC.	
PRIVATE LANE	2,925 S.F.	0.067 AC.	
TOTAL RIGHTS OF WAY	**6,142 S.F.**	**0.141**	
GRAND TOTAL	**24,720 S.F.**	**0.567 AC.**	

DEVELOPMENT STANDARDS

THE FOLLOWING IS TAKEN FROM CODE OF ORDINANCES SAVANNAH, DIVISION II, PART 8 - PLANNING AND REGULATION OF DEVELOPMENT, CHAPTER 3 - ZONING, APPENDIX A-2: PLANNED DEVELOPMENT DISTRICTS, A-2.5 EASTERN WHARF, SEC. 8-3351 GENERAL DEVELOPMENT STANDARDS, #3 RESIDENTIAL DEVELOPMENT STANDARDS:

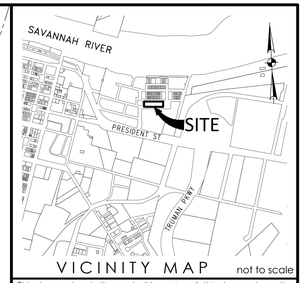
SINGLE FAMILY DWELLING (ATTACHED)

>DENSITY	SEE MASTER PLAN
>LOT SIZE PER UNIT (MIN)	1,250 S.F.
>LOT WIDTH (MIN)	18 FT.
>YARD SETBACKS	
FRONT YARD	
-MIN.	0 FT.
-MAX.	12 FT.
SIDE YARD (INTERIOR TO BLOCK)	
-MIN.	0 FT.
-MAX.	N/A
SIDE YARD (CORNER LOT)	
-MIN.	0 FT.
-MAX.	N/A
REAR YARD	
-MIN.	5 FT.
-MAX	N/A
>BUILDING LOT COVERAGE	100%
>HEIGHT	SEE MASTER PLAN

* FOR ATTACHED DWELLINGS THERE SHALL BE NO MINIMUM REQUIREMENT FOR SIDE REQUIREMENTS AND MAXIMUM REQUIREMENT SHALL NOT APPLY.

** ALL BUILDINGS SHALL HAVE AT LEAST ONE REQUIRED FRONT YARD SETBACK. FOR BUILDINGS THAT FRONT ON MULTIPLE STREETS, OWNER SHALL DETERMINE WHICH STREET SHALL BE IDENTIFIED AS A FRONT STREET.

***LOTS LOCATED IN THE MU-R DISTRICT MAY HAVE ACCESSORY STRUCTURES IN REAR YARD WITH NO REAR YARD SETBACK.



VICINITY MAP not to scale

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CITY OF SAVANNAH APPROVAL

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

APPROVED BY THE MAYOR AND ALDERMAN, CITY OF SAVANNAH

MARK MASSEY, CLERK OF COUNCIL — DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH

JULIE MCLEAN, P.E., CITY ENGINEER — DATE 9/6/25

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR — DATE

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

DIRECTOR — DATE 8/15/2025

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

J. PATRICK MALLOY, BALLANTRY PMC 30 ADLERS LLC — DATE 8/12/25

SURVEYOR'S 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.

GEORGIA REGISTERED 8/12/2025 No. 3338 LAND SURVEYOR MATTHEW D. JONES

MATTHEW D. JONES
GEORGIA REGISTERED LAND SURVEYOR
RLS #3338 / LSF #145
jones.m@thomasandhutton.com

MAJOR SUBDIVISION OF

PARCEL C-8
EASTERN WHARF
PHASE 6

2ND G.M. DISTRICT, LAMAR WARD,
CITY OF SAVANNAH,
CHATHAM COUNTY, GEORGIA

prepared for
BALLANTRY PMC 30 ADLERS LLC

No.	Revision	By	Date

THOMAS & HUTTON
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50 0 50 100
1 INCH = 50 FEET

plat	drawn	reviewed	field	crew
11/25/2024	APS	MDJ	02/23/2022	JH

job 26193.0004