

THIS SPACE RESERVED FOR THE  
CLERK OF SUPERIOR COURT

2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOMED R2
3. 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 AND WAS ADJUSTED BY THE COMPASS RULE METHOD.
4. ALL CORNERS MARKED WITH 1/2" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
5. THIS PLAT HAS A PRECISION OF ONE FOOT IN 198,869 FEET OR BETTER.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83, UNITED STATES.
7. 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 OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
8. PARCEL: C-B AND C-C
9. PROPERTY OWNER: SRL LAND VENTURE, LLC (PER TAX RECORDS)
10. PLAT REFERENCE: BOOK 54, PAGE 353
11. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
12. THIS PROPERTY TO BE SERVED BY THE CITY OF SAVANNAH WATER & SEWER SYSTEMS.
13. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS AS DEFINED IN SECTION 8-3351 GENERAL DEVELOPMENT STANDARDS LOCATED WITHIN THE CITY OF SAVANNAH RIVER LANDING PUD.
14. SIDEWALKS SHALL BE INSTALLED ON ALL LOTS ON THE ADJUTING 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.
15. THE RIGHT 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 HEREON DEDICATED OVER AND UPON THE PRIVATE RIGHT OF WAY FOR INTENDED USES.
16. IMPROVEMENTS EXIST THAT ARE NOT SHOWN.
17. THIS STRIP OF LAND SHALL MERGE WITH THE ADJACENT RIGHT OF WAY.







1. ACCORDING TO F.I.R.M. MAP NO. 1305IC, PANEL 0154G, REVISED AUGUST 16, 2018, PORTIONS OF THE PROPERTY SHOWN ON THIS PLAT LIE IN SPECIAL FLOOD ZONE X (UNDESIGNATED). THE PORTIONS OF THE PROPERTY NOT SHOWN ON THIS PLAT ARE 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 DETERMINATION SHOULD BE OBTAINED FROM THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) OF THE OWNER TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS (F.I.R.M.). SAID MAPS CHANGE PERIODICALLY AND MAY BE OBTAINED FROM THE NATIONAL FLOOD INSURANCE PROGRAM.

2. NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENTS OF BUILDINGS SHALL BE FLOOD PROOFED OR ELEVATED TO NO LOWER THAN TWO ABOVE THE BASE FLOOD ELEVATION (BFE) IN ACCORDANCE WITH DIVISION II, PART 8, CHAPTER 7 OF THE SOUTHERN CALIFORNIA GAS COMPANY'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ORDINANCES.

4. 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 FEBRUARY 27, 2020, RECORDED IN PLAT BOOK 52, PAGE 96, CHATHAM COUNTY RECORDS.
5. PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AND EASEMENT IN REVERSE, BETWEEN THE SAVANNAH RIVER AND THE SUPERIOR COURT ACRES OF THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH, 192 ACRES OF LAND FOR RIGHT-OF-WAY, 33 ACRES OF PERMANENT UTILITY EASEMENT, 42 ACRES OF TEMPORARY CONSTRUCTION EASEMENT, MMA/PFC SAVANNAH RIVER, LLC, BY THOMAS & HUTTON, DATED FEBRUARY 27, 2020, RECORDED ON JANUARY 13, 2017 AND RECORDED IN DEED BOOK 98, PAGE 573, CHATHAM COUNTY RECORDS.
6. A MINOR SUBDIVISION PLAT OF PARCEL C-1 OF EASTERN WHARF, PREPARED FOR COMPANY DATED MAY 13, 2011 AND RECORDED IN DEED BOOK 370-D, PAGE 329, CHATHAM COUNTY RECORDS.
7. EASEMENT IN REVERSE, BETWEEN THE SAVANNAH RIVER AND THE SUPERIOR COURT ACRES OF THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH, RECORDED IN PLAT BOOK 45-P, PAGE 91, CHATHAM COUNTY RECORDS.
8. EASEMENT FROM MMA/PFC SAVANNAH RIVER, LLC TO GEORGIA POWER COMPANY DATED MAY 13, 2011 AND RECORDED IN DEED BOOK 370-D, PAGE 322, CHATHAM COUNTY RECORDS.
9. A MINOR SUBDIVISION OF PARCEL C-2 & EASEMENT PLAT OF DRAINAGE & UTILITY EASEMENTS, EASTERN WHARF, PREPARED FOR SRL LAND VENTURE, LLC & PFC-SRL, LLC, BY THOMAS & HUTTON, DATED FEBRUARY 27, 2020, RECORDED IN PLAT BOOK 52, PAGE 96, CHATHAM COUNTY RECORDS.
10. A MINOR SUBDIVISION PLAT OF PARCEL C-1 OF EASTERN WHARF, PREPARED FOR SRL LAND VENTURE, LLC, BY THOMAS & HUTTON, DATED FEBRUARY 11, 2020, RECORDED ON MAY 13, 2011 AND RECORDED IN PLAT BOOK 54, PAGE 353, CHATHAM COUNTY RECORDS.

LOT 141	1,853 S.F.	0.043 AC.	358 UPPER EAST AVENUE
LOT 142	1,408 S.F.	0.032 AC.	356 UPPER EAST AVENUE
LOT 143	1,408 S.F.	0.032 AC.	354 UPPER EAST AVENUE
LOT 144	1,408 S.F.	0.032 AC.	352 UPPER EAST AVENUE
LOT 145	1,844 S.F.	0.042 AC.	350 UPPER EAST AVENUE
LOT 146	1,773 S.F.	0.045 AC.	339 CORY STREET
LOT 147	1,475 S.F.	0.034 AC.	337 CORY STREET
LOT 148	1,475 S.F.	0.034 AC.	335 CORY STREET
LOT 149	1,485 S.F.	0.034 AC.	333 CORY STREET
LOT 150	1,809 S.F.	0.042 AC.	331 CORY STREET
<b>TOTAL LOTS (10)</b>	<b>16,138 S.F.</b>	<b>0.370 AC.</b>	

PUBLIC RIGHT OF WAY	17,578 S.F.	0.404 AC
PRIVATE LANE	2,925 S.F.	0.067 AC
<b>TOTAL RIGHTS OF WAY</b>	<b>20,503 S.F.</b>	<b>0.471</b>
 <b>GRAND TOTAL</b>	 <b>36,641 S.F.</b>	 <b>0.841 AC</b>

 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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 86°58'15" E	13.00'
L2	S 03°01'45" W	11.05'
L3	S 19°07'27" W	6.43'
L4	S 19°07'27" W	27.27'
L5	N 86°58'15" W	13.00'
L6	N 86°58'15" E	13.00'
L7	S 86°58'15" E	13.00'
L8	S 79°56'17" W	35.32'
L9	N 38°23'40" W	10.67'
L10	S 86°58'15" E	20.00'

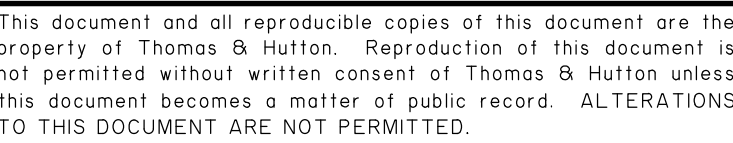
THE FOLLOWING IS TAKEN FROM CODE OF ORDINANCES  
SAVANNAH, DIVISION II, PART 8 - PLANNING AND  
REGULATION OF DEVELOPMENT, CHAPTER 3 - ZONING  
APPENDIX A-2: PLANNED DEVELOPMENT DISTRICTS, A-2.1  
EASTERN WHARF, SEC. 8-3351 GENERAL DEVELOPMENT  
STANDARDS, #3 RESIDENTIAL DEVELOPMENT STANDARDS:

>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.





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

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH


  
\_\_\_\_\_  
JULIE MCLEAN, P.E.  
CITY ENGINEER


  
\_\_\_\_\_  
DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON EXECUTIVE DIRECTOR	DATE
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APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF  
PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION

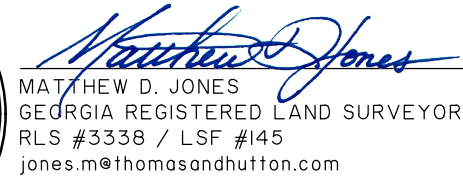
  
\_\_\_\_\_  
DIRECTOR

  
\_\_\_\_\_  
DATE

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 PLAN FOR THE USES INTENDED.

J. Patrick Malloy 8/12/25  
J. PATRICK MALLOY DATE

THIS 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 THE PURPOSES OF THE O.C.G.A. SECTION 15-6-67. SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH AS APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS THEREUNDER. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS 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.



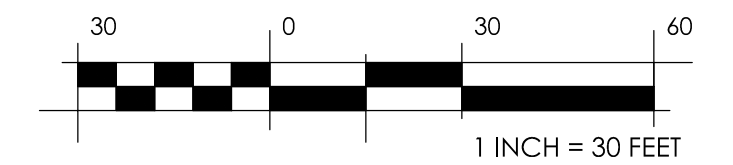
ND G.M. DISTRICT, LAMAR WARD,  
CITY OF SAVANNAH,  
CHATHAM COUNTY, GEORGIA

prepared for  
BALLANTRY PMC 30 ADLERS LLC

No.	Revision	By	Date



www.thomasandhutton.com



plat	drawn	reviewed	field	crew
11/26/2024	APS	MDJ	02/23/2022	JH

job 26193.0004

SHEET 1 OF 1