

THIS SPACE RESERVED FOR THE  
CLERK OF SUPERIOR COURT

## NOTES

2. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 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 READING AND WAS ADJUSTED BY THE COMPASS RULE METHOD.
4. ALL CORNERS MARKED WITH 1/2" IRON REBAR, 24" LONG WITH CAP STAMPED "T64" UNLESS OTHERWISE NOTED.
5. THIS PLAT HAS A PRECISION OF ONE FOOT IN 198,969 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.
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. TAX MAP NUMBER: 20006-05013
9. PROPERTY OWNER: SRL LAND VENTURE, LLC (PER TAX RECORDS)
10. PLAT REFERENCE: BOOK 5, PAGE 146
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. LOCAL ORDINANCES SHALL SUPERSEDE ANY OTHER LANDING PLAN.
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 PRIVATE RIGHT OF WAY SHOWN 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.

**FLOOD NOTE**

- ACCORDING TO F.I.R.M. MAP NO. 1305IC, PANEL 054G, REVISED AUGUST 16, 2018, PORTIONS OF THE PROPERTY SHOWN ON THIS PLAT LIE IN SPECIAL FLOOD ZONE X (SHADED). PLATT SHALL BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN ZONE X (SHADED), PLATT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION. FLOOD DAMAGE PREVENTION, OF THE CITY OF SAVANNAH DOES NOT ASSUME ANY RESPONSIBILITY OF THE OWNER TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS (FIRM). SAID MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS SHOWN ON THIS PLAT.
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 9, CHAPTER 17, FLOOD DAMAGE PREVENTION, OF THE CITY OF SAVANNAH CODES OR GRONANCES.














## REFERENCES

3. A SUBDIVISION PLAT OF EASTERN WHARF PARCELS C-1, C-3, C-4, C-5, C-6, C-6 & C-7, FORMERLY THE SAVANNAH RIVER LANDING TRACT, PREPARED FOR SRL LAND VENTURE, LLC, DATED JANUARY 13, 2017 AND RECORDED IN DEED BOOK 370-D, PAGE 329, CHATHAM COUNTY RECORDS.
4. PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT CONTAINED IN THAT ORDER AND JUDGMENT IN THE CHATHAM COUNTY SUPERIOR COURT, IN AND TO THE EFFECT OF THE ORDER AND JUDGMENT, DATED JUNE 10, 2019, RECORDED IN PLAT BOOK 52, PAGE 96, CHATHAM COUNTY RECORDS.
5. 192 ACRES OF LAND FOR RIGHT-OF-WAY, 33 ACRES OF PERMANENT UTILITY EASEMENT, 42 ACRES OF TEMPORARY CONSTRUCTION EASEMENT, MMA/PSP SAVANNAH RIVER, LLC TO GEORGIA POWER, LLC, DATED JANUARY 13, 2017 AND RECORDED IN DEED BOOK 388, PAGE 573, CHATHAM COUNTY RECORDS.
6. EASEMENT FROM MMA/PSP SAVANNAH RIVER, LLC TO GEORGIA POWER COMPANY DATED JANUARY 13, 2017 AND RECORDED IN DEED BOOK 370-D, PAGE 329, CHATHAM COUNTY RECORDS.
7. EASEMENT PLAT OF SAVANNAH RIVER LANDINGS PHASE I EASEMENTS RECORDED IN PLAT BOOK 45-P, PAGE 91, CHATHAM COUNTY RECORDS.
8. EASEMENT FROM MMA/PSP SAVANNAH RIVER, LLC TO GEORGIA POWER COMPANY DATED JANUARY 13, 2017 AND RECORDED IN DEED BOOK 370-D, PAGE 322, CHATHAM COUNTY RECORDS.
9. A MNOR SUBDIVISION OF PARCEL C-2 & EASEMENT PLAT OF DRAINAGE & UTILITY EASEMENTS, EASTERN WHARF, PREPARED FOR SRL LAND VENTURE, LLC, DATED JANUARY 13, 2017 AND RECORDED IN DEED BOOK 370-D, PAGE 327, 2000, CHATHAM COUNTY RECORDS.

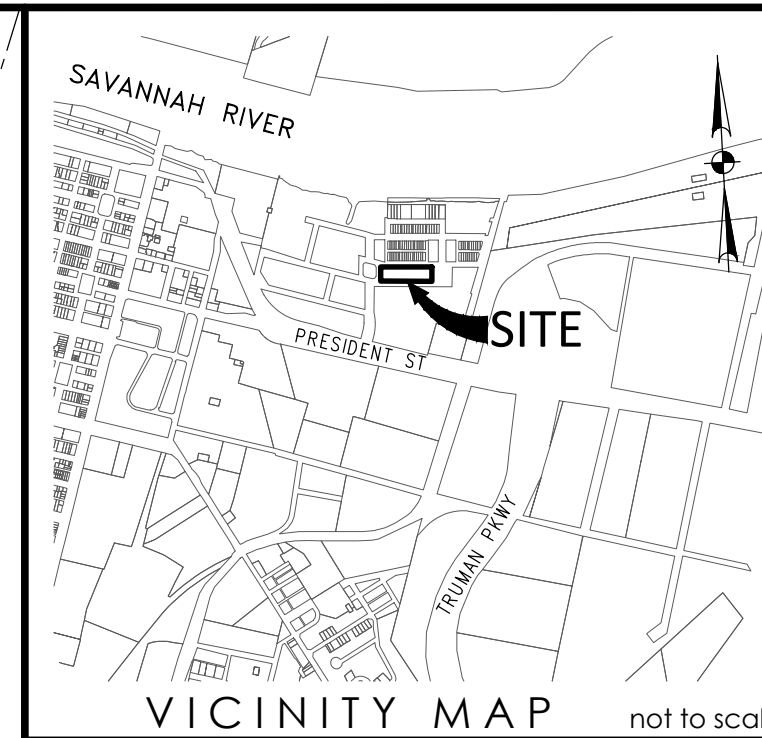
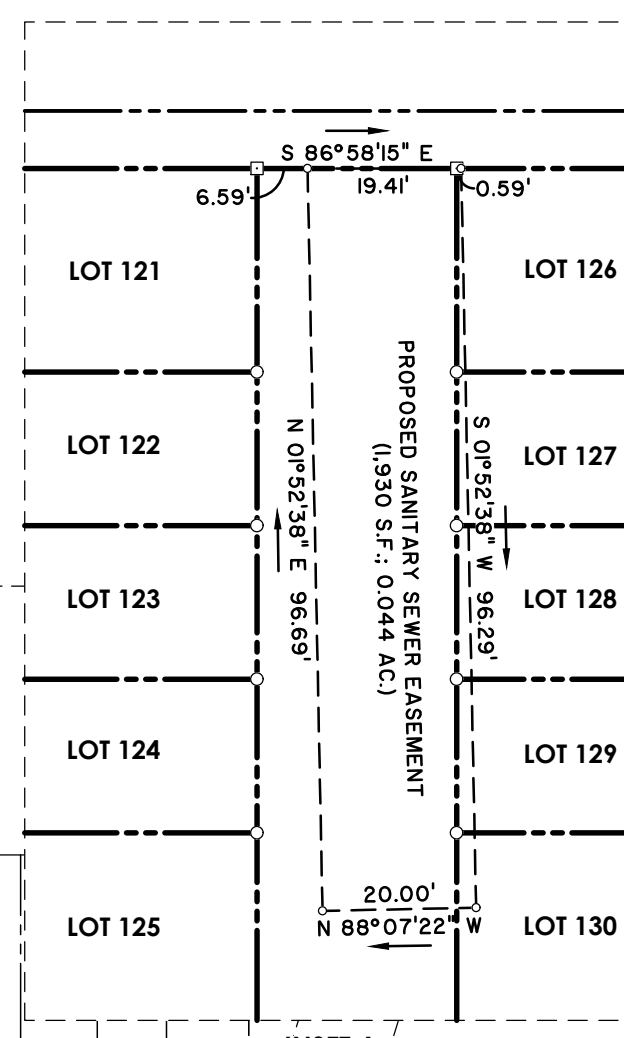
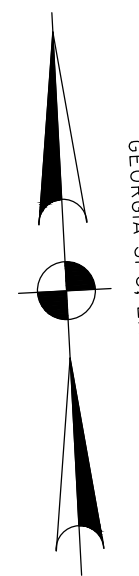
**SUBDIVISION LOT TABLE**

LOT 121	2,175.53	0.050 AC	358 EASTERN WHARF AVENUE
LOT 122	1,663.63	0.038 AC	358 EASTERN WHARF AVENUE
LOT 123	1,663.53	0.038 AC	358 EASTERN WHARF AVENUE
LOT 124	1,663.53	0.038 AC	352 EASTERN WHARF AVENUE
LOT 125	2,173.53	0.050 AC	350 EASTERN WHARF AVENUE
LOT 126	2,207.53	0.051 AC	359 CHATTOOGA LANE
LOT 127	1,663.53	0.038 AC	357 CHATTOOGA LANE
LOT 128	1,663.53	0.038 AC	355 CHATTOOGA LANE
LOT 129	1,663.53	0.038 AC	353 CHATTOOGA LANE
LOT 130	2,174.53	0.050 AC	351 CHATTOOGA LANE
<b>TOTAL LOTS (10)</b>	<b>18,707.53</b>	<b>0.429 AC</b>	
PUBLIC RIGHT OF WAY	12,453.53	0.286 AC	
PRIVATE LANE	2,925.53	0.067 AC	
<b>TOTAL RIGHTS OF WAY</b>	<b>15,378.53</b>	<b>0.353</b>	
<b>GRAND TOTAL</b>	<b>34,085.53</b>	<b>0.782 AC</b>	

### 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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 32°59'53" E	34.00
L2	S 58°47'32" E	15.88
L3	S 86°56'15" E	26.00
L4	N 86°58'15" W	26.00
L5	N 59°42'11" E	43.68



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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

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH

JULIE MCLEAN, P.E.  
CITY ENGINEER

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 8/15/2006  
DATE

## CERTIFICATE OF OWNERSHIP AND DEDICATION

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

8/12/25  
DATE

**SURVEYOR'S CERTIFICATION**

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-61 THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AN APPROVED AND ALL APPLICABLE LOCAL JURISDICTIONS HAVE BEEN ADVISED AS REQUIRED BY O.C.G.A. SECTION 15-6-61. SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH AS 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 PARCELS THEREUNDER. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA SURVEYING BOARD AND THE STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



MAJOR SUBDIVISION OF  
**PARCEL C-8**  
**EASTERN WHARF**  
**PHASE 5**

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

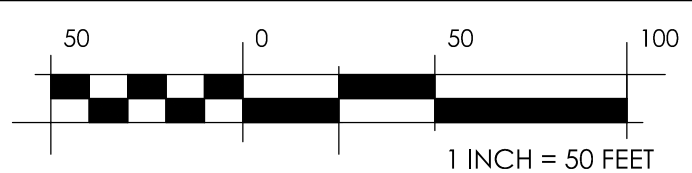
prepared for  
BALLANTRY PMC 30 ADLERS LLC

No. Revision	By	Date



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

job 26193.0004 SHEET 1 OF 1

## 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-2.1  
EASTERN WHARF, SEC. 8-335I 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	
<i>FRONT YARD</i>	
-MIN.	0 FT.
-MAX.	12 FT.
<i>SIDE YARD (INTERIOR TO BLOCK)</i>	
-MIN.	0 FT.
-MAX.	N/A
<i>SIDE YARD (CORNER LOT)</i>	
-MIN.	0 FT.
-MAX.	N/A
<i>REAR YARD</i>	
-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.