

DATE PLOTTED: 9/27/2025 8:50 AM BY: Ashley Hagalla-White. DRAWING PATH: Q:\2024\24-274-000\DWG\Survey\Phase 5\24-274 Brookline Ph. 5-2025.05.dwg

COLEMAN COMPANY, INC.

SPECIAL NOTE:
THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 22.4' AND THE MINIMUM GARAGE FLOOR ELEVATION SHALL BE 21.9', NAVD 88.

SURVEY DATE:
GPS EQUIPMENT USED: CARLSON BRX78 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 04"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/3,678,729
FIELD ERROR OF CLOSURE: 1/10,000+

REFERENCE:

1. PLAT RECORD BOOK 51, PAGE 488.
2. PLAT RECORD BOOK 52, PAGE 772.
3. PLAT RECORD BOOK 53, PAGE 586.

TOTAL LOT AREA	5.994	260,700
OPEN SPACE 1	0.750	32,680
OPEN SPACE 2	0.634	27,600
OPEN SPACE TOTAL	1.384	60,280
BROOKLINE DR. R/W	0.972	42,739
ROXBURY DR. R/W	0.899	39,156
RIGHT-OF-WAY	1.871	81,895
TOTAL PLAT AREA	9.249	402,875

LOT #	ACRE	SF	ADDRESS	PARCEL ID NUMBER
501	0.138	6,000	286 BROOKLINE DRIVE	
502	0.138	6,000	284 BROOKLINE DRIVE	
503	0.138	6,000	282 BROOKLINE DRIVE	
504	0.138	6,000	280 BROOKLINE DRIVE	
505	0.138	6,000	278 BROOKLINE DRIVE	
506	0.138	6,000	276 BROOKLINE DRIVE	
507	0.138	6,000	274 BROOKLINE DRIVE	
508	0.138	6,000	272 BROOKLINE DRIVE	
509	0.138	6,000	270 BROOKLINE DRIVE	
510	0.138	6,000	268 BROOKLINE DRIVE	
511	0.138	6,000	263 BROOKLINE DRIVE	
512	0.138	6,000	265 BROOKLINE DRIVE	
513	0.138	6,000	267 BROOKLINE DRIVE	
514	0.138	6,000	269 BROOKLINE DRIVE	
515	0.138	6,000	271 BROOKLINE DRIVE	
516	0.138	6,000	273 BROOKLINE DRIVE	
517	0.138	6,000	275 BROOKLINE DRIVE	
518	0.138	6,000	277 BROOKLINE DRIVE	
519	0.138	6,000	279 BROOKLINE DRIVE	
520	0.138	6,000	281 BROOKLINE DRIVE	
521	0.138	6,000	283 BROOKLINE DRIVE	
522	0.138	6,000	44 ROXBURY DRIVE	
523	0.138	6,000	42 ROXBURY DRIVE	
524	0.138	6,000	40 ROXBURY DRIVE	
525	0.138	6,000	38 ROXBURY DRIVE	
526	0.138	6,000	36 ROXBURY DRIVE	
527	0.138	6,000	34 ROXBURY DRIVE	
528	0.138	6,000	32 ROXBURY DRIVE	
529	0.138	6,000	30 ROXBURY DRIVE	
530	0.138	6,000	28 ROXBURY DRIVE	
531	0.138	6,000	26 ROXBURY DRIVE	
532	0.138	6,000	24 ROXBURY DRIVE	
533	0.138	6,000	19 ROXBURY DRIVE	
534	0.138	6,000	21 ROXBURY DRIVE	
535	0.138	6,000	23 ROXBURY DRIVE	
536	0.138	6,000	25 ROXBURY DRIVE	
537	0.158	6,900	27 ROXBURY DRIVE	
538	0.158	6,900	29 ROXBURY DRIVE	
539	0.138	6,000	31 ROXBURY DRIVE	
540	0.138	6,000	33 ROXBURY DRIVE	
541	0.138	6,000	35 ROXBURY DRIVE	
542	0.138	6,000	37 ROXBURY DRIVE	
543	0.138	6,000	39 ROXBURY DRIVE	

LEGEND

- BENCHMARK
- CONCRETE MONUMENT SET
- 1" IRON PIPE FOUND
- 1" IRON PIPE SET
- RIGHT-OF-WAY
- PARCEL IDENTIFICATION NUMBER
- BUILDING SETBACK LINE
- HOME OWNER ASSOCIATION
- POINT OF REFERENCE

N/F: GODLEY STATION ENTERPRISES, LLC
PB 51, PG 488
PIN: 21016 02140

TEMPORARY TURNAROUND ACCESS ESMT. (TYP)

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NOTES:

1. THIS SUBDIVISION CREATES 43 LOTS.
2. TOTAL AREA: 9.249 ACRES OR 402,875 SQUARE FEET.
3. PARENT PARCEL IDENTIFICATION NUMBER: 21016 02140
4. THIS PROPERTY IS ZONED PD.
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 AREAS, INCLUDING STORM WATER DETENTION PONDS AND THEIR ASSOCIATED STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER 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 EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
14. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

OWNER: GODLEY STATION ENTERPRISES, LLC
JACK WARDLAW

BENCHMARK 1:
MAG NAIL IN ASPHALT
ELEVATION: 21.77'
NAVD 88

BENCHMARK 2:
MAG NAIL IN ASPHALT
ELEVATION: 21.41'
NAVD 88

BENCHMARK 3:
MAG NAIL IN ASPHALT
ELEVATION: 21.61'
NAVD 88

BENCHMARK 4:
MAG NAIL IN ASPHALT
ELEVATION: 20.70'
NAVD 88

BENCHMARK 5:
"X" IN CATCH BASIN
ELEVATION: 23.03'
NAVD 88

BENCHMARK 6:
"X" IN CATCH BASIN
ELEVATION: 22.23'
NAVD 88

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

DIRECTOR *[Signature]* 9/26/25
DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE MCLEAN, P.E., CITY ENGINEER 9/26/25
DATE

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

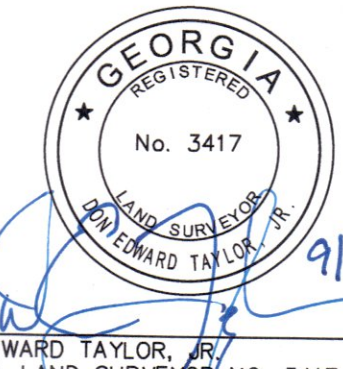
MARK MASSEY, CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR DATE

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.



DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

BROOKLINE SUBDIVISION, PHASE 5
A MAJOR SUBDIVISION OF A PORTION OF PARCEL 3,
FORMERLY TRACT M, THE HIGHLANDS AT GODLEY STATION,
8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: GODLEY STATION ENTERPRISES, LLC

JOB NUMBER: 24-274
DATE: 05/13/2025
DRAWN BY: DET
CHECKED BY:
SCALE: 1"=50'

MAJOR SUBDIVISION

SHEET:

1/1