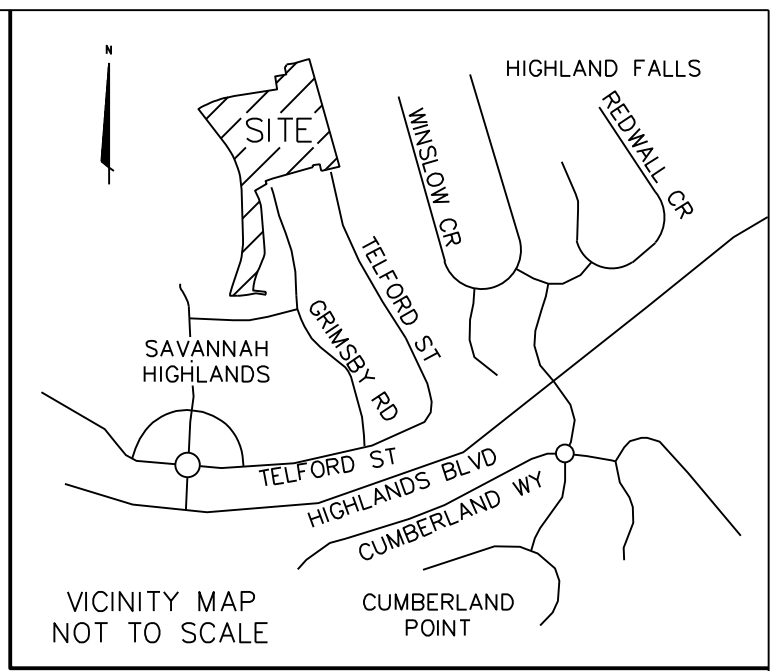


GRID
GEORGIA EAST ZONE
NAD 83(12)

PORTION OF HIGHLAND FALLS
SAVANNAH HIGHLANDS AT GODLEY STATION
PB 359, PG 5
N/F: LAND PROS SOUTHEAST, LLC
PIN: 21016 02060



- NOTES:**
- THIS SUBDIVISION CREATES 42 LOTS.
 - TOTAL AREA: 19.663 ACRES; 856,526 SQUARE FEET.
 - PARENT PARCEL IDENTIFICATION NUMBER: 21016 02061
 - THIS PROPERTY IS CURRENTLY ZONED PUD.
 - LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83(12).
 - BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE V, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0017G, EFFECTIVE DATE: JULY 7, 2014.
 - ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
 - ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE SAVANNAH HIGHLANDS HOME OWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
 - ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 - THE BUILDING PERMIT APPLICANT FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THE ENTIRE WIDTH OF THEIR LOT ON THE ABUTTING STREET PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.
 - THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF ALL STREETS ABUTTING ALL PROPERTIES OTHER THAN SINGLE FAMILY LOTS IN ACCORDANCE WITH THE SAVANNAH SUBDIVISION REGULATIONS.
 - ALL DRAINAGE EASEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE SAVANNAH HIGHLANDS HOME OWNERS ASSOCIATION AND SHALL NOT BECOME THE RESPONSIBILITY OF THE CITY OF SAVANNAH.
 - 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: SHDC, LLC DATE
JERRY KONTER

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 OF HEALTH DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE MCGEAN, P.E. CITY ENGINEER DATE

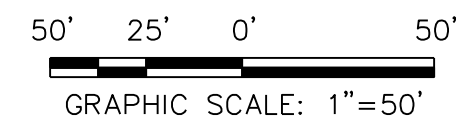
APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA

MARK MASSEY, CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

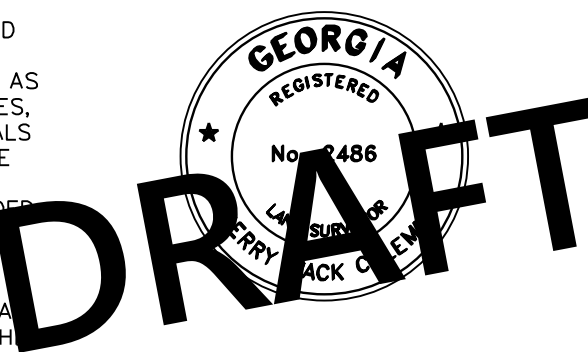
MELANIE WILSON, EXECUTIVE DIRECTOR DATE

BENCH MARK:
BENCHITE IN 15" PINE
ELEVATION: 23.25'
NAVD 88



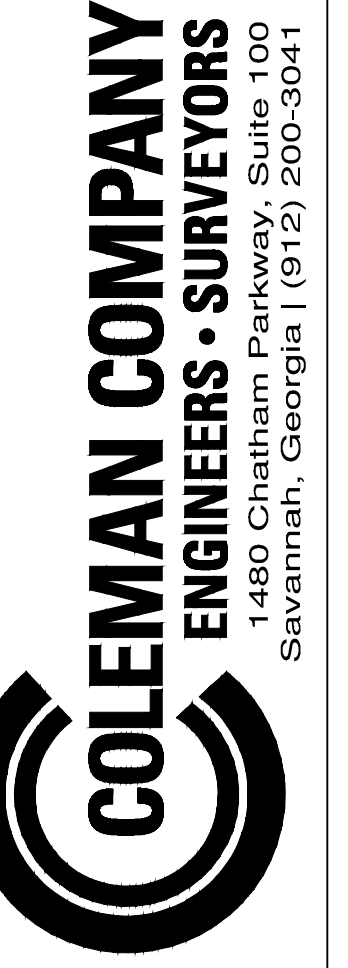
SURVEYORS CERTIFICATION

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.



TERRY MACK COLEMAN
GA REG. LAND SURVEYOR NO. 2486
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

COLEMAN COMPANY, INC. DATE PLOTTED: 9/24/2020 1:58:58 PM DRAWING PATH: \\hmk\0318\18-087\DWG\18-087_2020_7_28_SAVANNAH HIGHLANDS PLAT, PHASE 6.DWG BY: JOH AKINS



SAVANNAH HIGHLANDS, PHASE 6
A MAJOR SUBDIVISION OF A PORTION OF THE REMAINING PORTIONS OF TRACT L
THE HIGHLANDS AT GODLEY STATION,
8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: SHDC, LLC

JOB NUMBER: 18-087
DATE: 7/28/2020
DRAWN BY: JPA
CHECKED BY:
SCALE: 1" = 50'

MAJOR SUBDIVISION

SHEET: