

LEGEND

●	BENCH MARK
○	IRON PIPE FOUND
○	1" IRON PIPE SET
□	CONCRETE MONUMENT SET
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
PIN	PARCEL IDENTIFICATION NUMBER
BFE	BASE FLOOD ELEVATION
POR	POINT OF REFERENCE
BSL	BUILDING SETBACK LINE

BENCH MARK 1: MAG NAIL IN ASPHALT ELEVATION: 18.12' NAVD 88	BENCH MARK 5: NAIL SET ELEVATION: 21.03' NAVD 88	BENCH MARK 9: MAG NAIL IN ASPHALT ELEVATION: 21.58' NAVD 88	BENCH MARK 13: MAG NAIL IN ASPHALT ELEVATION: 20.21' NAVD 88
BENCH MARK 2: 1" IRON PIPE FOUND ELEVATION: 19.76' NAVD 88	BENCH MARK 6: MAG NAIL IN ASPHALT ELEVATION: 20.83' NAVD 88	BENCH MARK 10: MAG NAIL IN ASPHALT ELEVATION: 20.68' NAVD 88	BENCH MARK 14: MAG NAIL IN ASPHALT ELEVATION: 20.29' NAVD 88
BENCH MARK 3: MAG NAIL IN ASPHALT ELEVATION: 19.37' NAVD 88	BENCH MARK 7: HUB W/ TACK SET ELEVATION: 22.94' NAVD 88	BENCH MARK 11: MAG NAIL IN ASPHALT ELEVATION: 21.16' NAVD 88	
BENCH MARK 4: MAG NAIL IN ASPHALT ELEVATION: 19.54' NAVD 88	BENCH MARK 8: MAG NAIL IN ASPHALT ELEVATION: 20.36' NAVD 88	BENCH MARK 12: MAG NAIL IN ASPHALT ELEVATION: 21.16' 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 OF HEALTH DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE McLEAN, P.E. CITY ENGINEER DATE

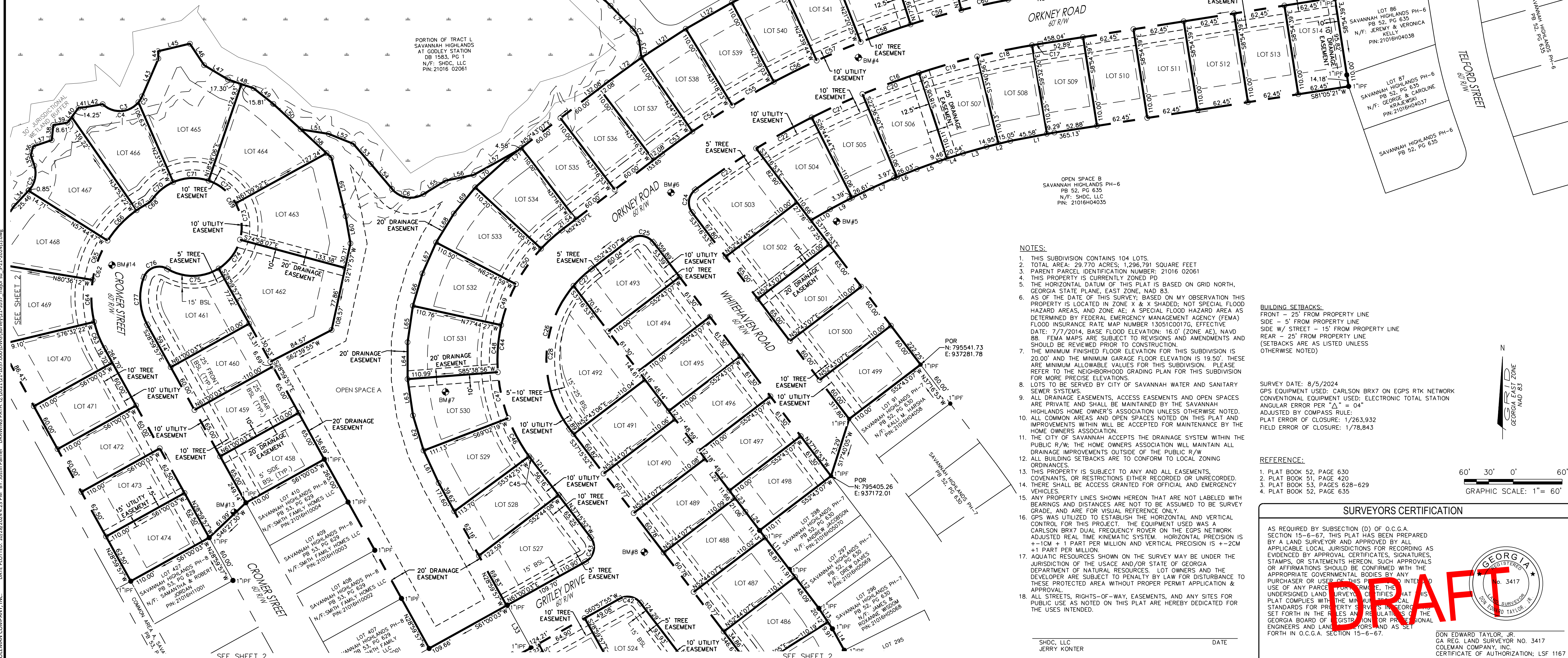
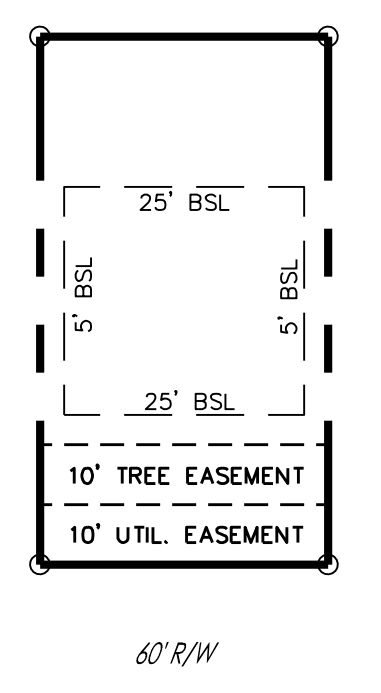
APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA

MARK MASSEY, CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR DATE

TYPICAL LOT DETAIL



- NOTES:**
1. THIS SUBDIVISION CONTAINS 104 LOTS.
 2. TOTAL AREA: 29,770 ACRES, 1,296,791 SQUARE FEET
 3. PARENT PARCEL IDENTIFICATION NUMBER: 21016 02061
 4. THIS PROPERTY IS CURRENTLY ZONED PD
 5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 6. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X & X SHADED; NOT SPECIAL FLOOD HAZARD AREAS, AND ZONE AE; A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0017G, EFFECTIVE DATE: 7/7/2014, BASE FLOOD ELEVATION: 16.0' (ZONE AE), NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 7. THE MINIMUM FINISHED FLOOR ELEVATION FOR THIS SUBDIVISION IS 20.00' AND THE MINIMUM GARAGE FLOOR ELEVATION IS 19.50'. THESE ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE NEIGHBORHOOD GRADING PLAN FOR THIS SUBDIVISION FOR MORE PRECISE ELEVATIONS.
 8. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
 9. ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS AND OPEN SPACES ARE PRIVATE AND SHALL BE MAINTAINED BY THE SAVANNAH HIGHLANDS HOME OWNERS ASSOCIATION UNLESS OTHERWISE NOTED.
 10. ALL COMMON AREAS AND OPEN SPACES NOTED ON THIS PLAT AND IMPROVEMENTS WITHIN WILL BE ACCEPTED FOR MAINTENANCE BY THE HOME OWNERS ASSOCIATION.
 11. THE CITY OF SAVANNAH ACCEPTS THE DRAINAGE SYSTEM WITHIN THE PUBLIC R/W; THE HOME OWNERS ASSOCIATION WILL MAINTAIN ALL DRAINAGE IMPROVEMENTS OUTSIDE OF THE PUBLIC R/W
 12. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 13. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 14. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
 15. ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
 16. GPS WAS UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. THE EQUIPMENT USED WAS A CARLSON BRX7 DUAL FREQUENCY ROVER ON THE EGPS NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS +/- 1CM + 1 PART PER MILLION AND VERTICAL PRECISION IS +/- 2CM + 1 PART PER MILLION
 17. AQUATIC RESOURCES SHOWN ON THE SURVEY MAY BE UNDER THE JURISDICTION OF THE USACE AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
 18. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

BUILDING SETBACKS:
FRONT - 25' FROM PROPERTY LINE
SIDE - 5' FROM PROPERTY LINE
SIDE W/ STREET - 15' FROM PROPERTY LINE
REAR - 25' FROM PROPERTY LINE
(SETBACKS ARE AS LISTED UNLESS OTHERWISE NOTED)

SURVEY DATE: 8/5/2024
GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 04"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/263,932
FIELD ERROR OF CLOSURE: 1/78,843

REFERENCE:

1. PLAT BOOK 52, PAGE 630
2. PLAT BOOK 51, PAGE 420
3. PLAT BOOK 53, PAGES 628-629
4. PLAT BOOK 52, PAGE 635

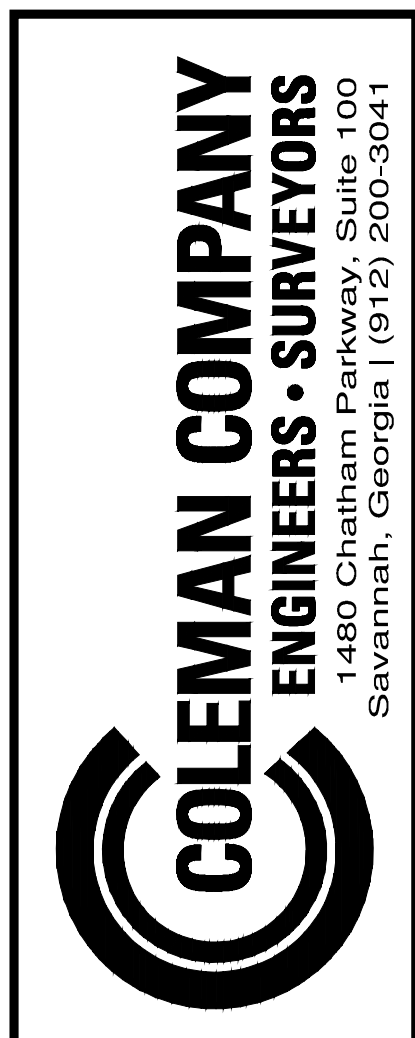
SURVEYORS CERTIFICATION

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. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN THE JURISDICTIONAL REGULATIONS OF THE GEORGIA BOARD OF DISTRICTION OR 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



A MAJOR SUBDIVISION OF SAVANNAH HIGHLANDS PHASE 9
BEING A PORTION OF TRACT L
SAVANNAH HIGHLANDS AT GODLEY STATION
8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: KONTER HOMES



JOB NUMBER: 21-1057
DATE: 8/1/2024
DRAWN BY: JBT/JTP
CHECKED BY: SCALE: 1" = 60'
MAJOR SUBDIVISION
SHEET: 1/3

DATE PLOTTED: 10/28/2024 4:23 PM BY: Justin Palmer DRAWING PATH: C:\2023\21-1057\000\DWG\SURV\21-1057.dwg PLOT: 5-21-2024 10:08 AM

DATE PLOTTED: 10/28/2024 4:24 PM BY: Justin Palmer DRAWING PATH: C:\2024\21-202410.DWG DATE PLOTTED: 10/28/2024 4:24 PM BY: Justin Palmer DRAWING PATH: C:\2024\21-202410.DWG

LEGEND

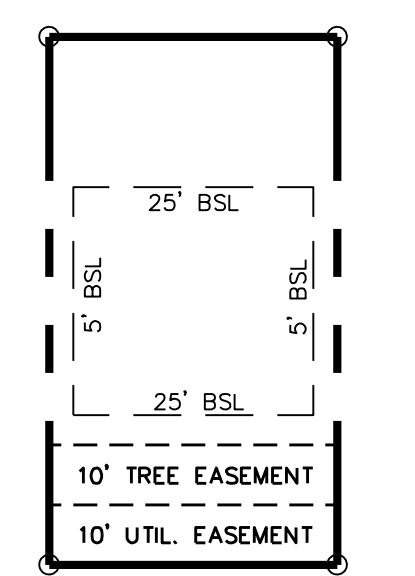
- BENCH MARK
IRON PIPE FOUND
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R/W RIGHT-OF-WAY
PLAT BOOK
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BFE BASE FLOOD ELEVATION
POR POINT OF REFERENCE
BSL BUILDING SETBACK LINE

NOTES

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SHDC, LLC DATE
JERRY KONTER

TYPICAL LOT DETAIL



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SIDE W/ STREET - 15' FROM PROPERTY LINE
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ANGULAR ERROR PER "Δ" = 04"
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- REFERENCE:
1. PLAT BOOK 52, PAGE 630
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3. PLAT BOOK 53, PAGES 628-629

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

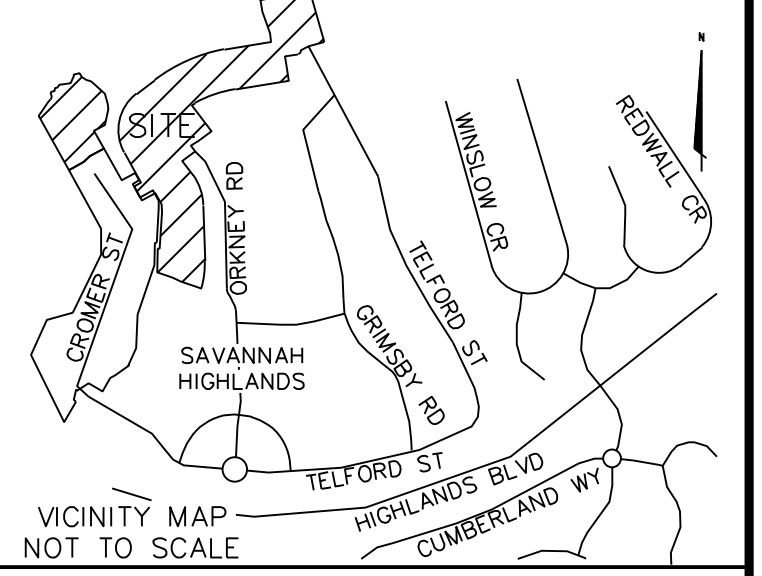
DIRECTOR OF HEALTH DATE

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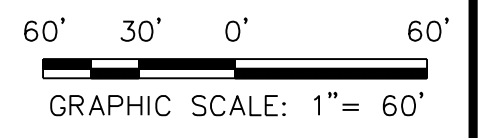
JULIE McLEAN, P.E. CITY ENGINEER DATE
APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA

MARK MASSEY, CLERK OF COUNCIL DATE
APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR DATE



A MAJOR SUBDIVISION OF SAVANNAH HIGHLANDS PHASE 9 BEING A PORTION OF TRACT L SAVANNAH HIGHLANDS AT GODLEY STATION 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA PREPARED FOR: KONTER HOMES



SURVEYORS CERTIFICATION

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JOB NUMBER: 21-1057
DATE: 7/29/2024
DRAWN BY: JBT/JTP
CHECKED BY:
SCALE: 1" = 60'

MAJOR SUBDIVISION

SHEET: 2/3

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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 MCLEAN, 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

SHDC, LLC JERRY KONTER DATE

Table with 3 columns: LINE #, LENGTH, DIRECTION. Contains 20 rows of line data.

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Table with 5 columns: CURVE #, LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Contains 20 rows of curve data.

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SURVEYORS CERTIFICATION

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JOB NUMBER: 21-1057 DATE: 7/29/2024 DRAWN BY: JBT/JTP CHECKED BY: SCALE: 1" = 60'

MAJOR SUBDIVISION

SHEET:

