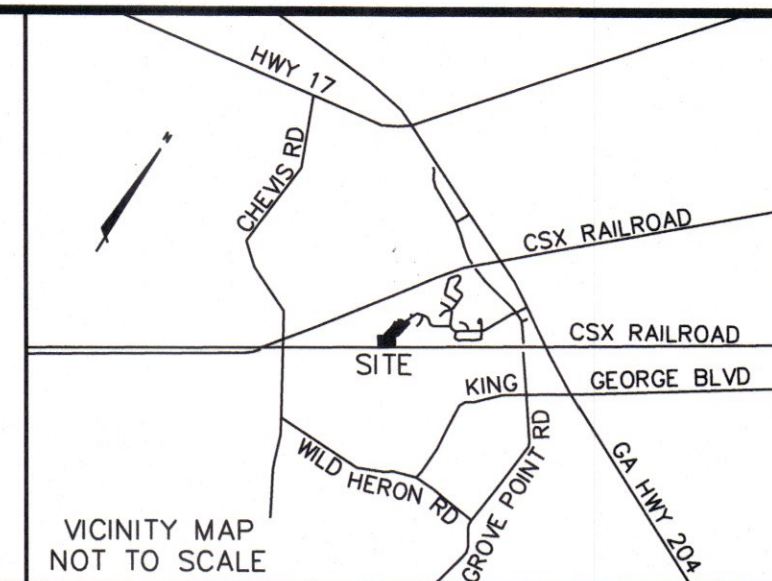


COLEMAN COMPANY, INC. DATE: 11/2/2021 11:26 AM BY: John Allen DRAWING PATH: C:\2020\20-629\DWG\Survey\20-629_2021.7.6_SWEETWATER PHASE 9 PLAT.DWG



LEGEND

- IRF BENCH MARK
IPF IRON ROD FOUND
IPS IRON PIPE FOUND
CNS 3"x3" CONCRETE MONUMENT SET
R/W RIGHT-OF-WAY
PRB PLAT RECORD BOOK
SMB SUBDIVISION MAP BOOK
PB PLAT BOOK
PIN PARCEL IDENTIFICATION NUMBER
BFE BASE FLOOD ELEVATION
GFE GARAGE FINISHED FLOOR
FFE FINISHED FLOOR ELEVATION
SSMH SANITARY SEWER MANHOLE
WMH WATER MANHOLE
FH FIRE HYDRANT
WV WATER VALVE

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Includes lines L1 through L6 with their respective measurements and bearings.

REFERENCE:

- 1. PLAT BOOK 52, PAGE 550.
2. PLAT BOOK 51, PAGE 524.
3. SUBDIVISION MAP BOOK 305, PAGES 7A-7B.
4. SUBDIVISION MAP BOOK 385, PAGES 27A-27C.
5. SUBDIVISION MAP BOOK 275, PAGES 48A-48B.
6. PLAT RECORD BOOK 149, PAGE 189.
7. DEED BOOK 1958, PAGE 388.

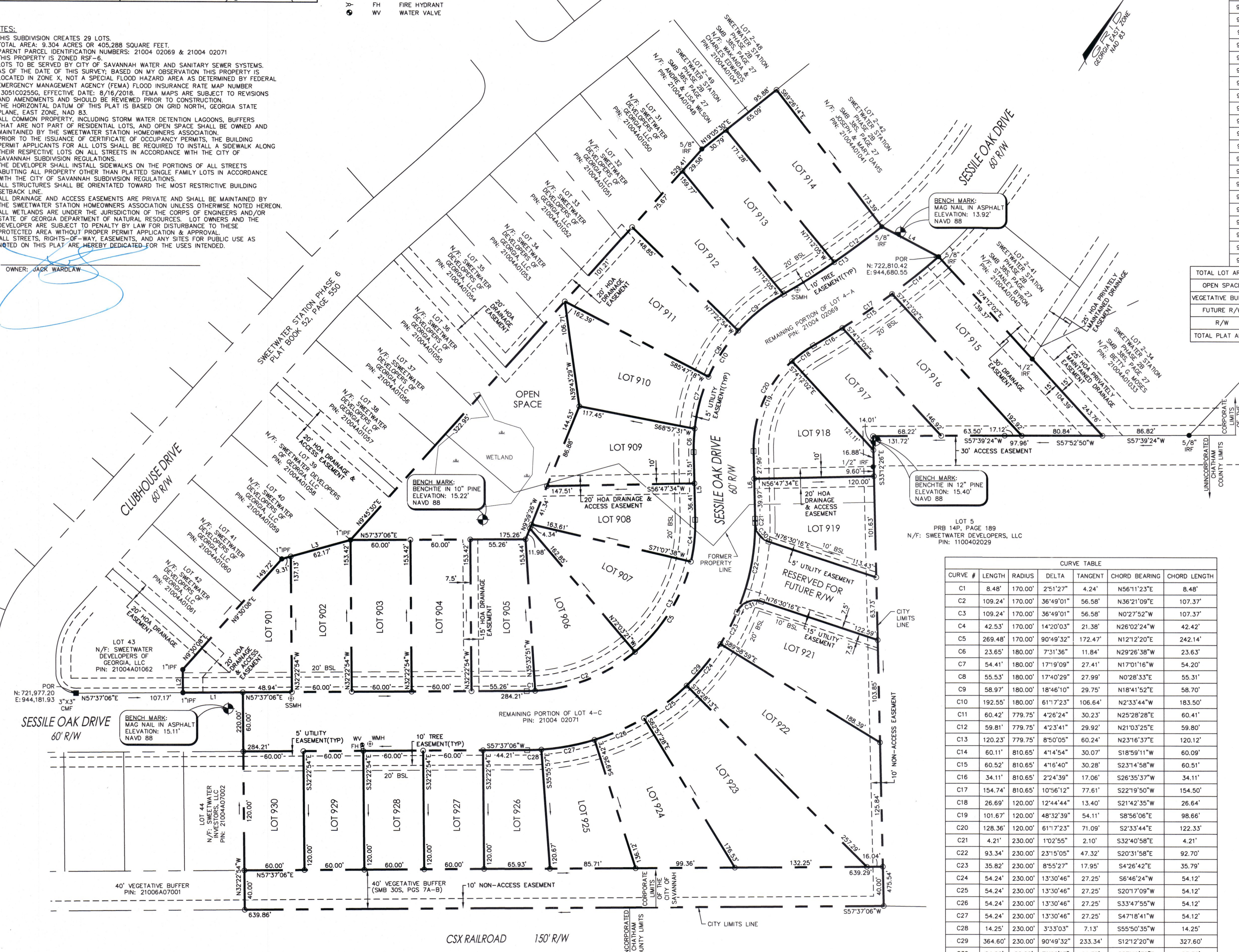
BUILDING SETBACKS:

- FRONT - 20' FROM PROPERTY LINE
SIDE (INTERIOR) - 5' FROM PROPERTY LINE
REAR - 20' FROM PROPERTY LINE
SIDE (STREET) - 10' FROM PROPERTY LINE

SURVEY DATE: 9/29/2020
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 09"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/52,793
FIELD ERROR OF CLOSURE: 1/184,455

- NOTES:
1. THIS SUBDIVISION CREATES 29 LOTS.
2. TOTAL AREA: 9.304 ACRES OR 405,288 SQUARE FEET.
3. PARENT PARCEL IDENTIFICATION NUMBERS: 21004 02069 & 21004 02071
4. THIS PROPERTY IS ZONED RSF-6.
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 13051C02550, EFFECTIVE DATE: 8/16/2018. 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. ALL COMMON PROPERTY, INCLUDING STORM WATER DETENTION LAGOONS, BUFFERS THAT ARE NOT PART OF RESIDENTIAL LOTS, AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE SWEETWATER STATION HOMEOWNERS ASSOCIATION.
9. 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.
10. 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.
11. ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
12. ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE SWEETWATER STATION HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
13. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS 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.
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.

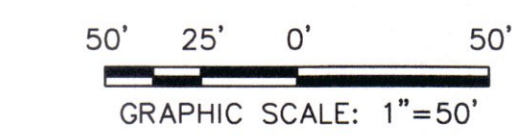
OWNER: JACK WARDLAW



LOT TABLE with columns: LOT #, ACRE, SF, ADDRESS, PARCEL IDENTIFICATION #, FFE(MIN), GFE(MIN). Includes summary rows for TOTAL LOT AREA, OPEN SPACE, VEGETATIVE BUFFER, FUTURE R/W, R/W, and TOTAL PLAT AREA.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C31 with their geometric data.

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.
APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA.
APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA.
APPROVED BY THE METROPOLITAN PLANNING COMMISSION.
MELANIE WILSON, EXECUTIVE DIRECTOR



SURVEYORS CERTIFICATION section including a signature, date, and the Georgia State Seal for Don Edward Taylor, Jr., Land Surveyor No. 3417.

COLEMAN COMPANY ENGINEERS - SURVEYORS logo and address: 1480 Chatham Parkway, Suite 100, Savannah, Georgia | (912) 200-3041

SWEETWATER STATION, PHASE 9
A MAJOR SUBDIVISION OF LOTS 4-A AND 4-C,
SWEETWATER STATION SUBDIVISION,
7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: SWEETWATER DEVELOPERS OF GEORGIA, LLC

JOB NUMBER: 20-629
DATE: 5/25/2021
DRAWN BY: JPA
CHECKED BY: JST
SCALE: 1"=50'
MAJOR SUBDIVISION
SHEET: 1/1