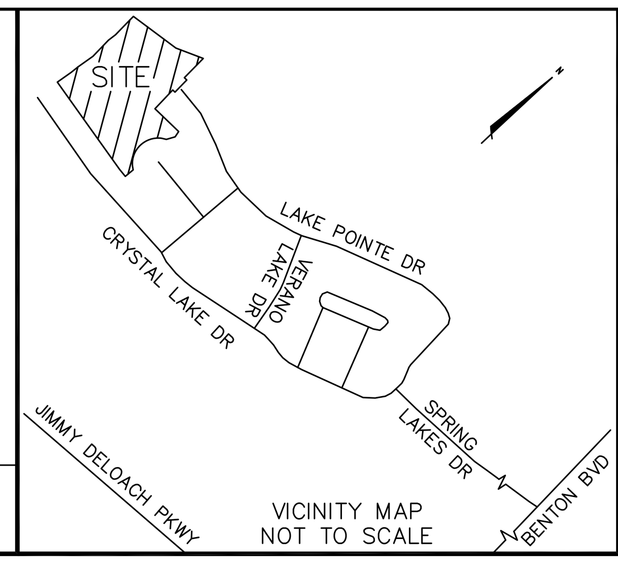
THIS BLOCK IS RESERVED FOR
THE CLERK OF SUPERIOR COURT



VICINITY MAP
NOT TO SCALE

LEGEND

Symbol	Abbreviation	Meaning
⊕		BENCH MARK
●	IPF	1" IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
●	IPFB	1" IRON PIPE FOUND BENT
□	CMS	CONCRETE MONUMENT SET
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	BSL	BUILDING SETBACK LINE
	POR	POINT OF REFERENCE
	COS	CITY OF SAVANNAH
	HOA	HOME OWNERS ASSOCIATION
	FFE	FINISHED FLOOR ELEVATION
	GFE	GARAGE FLOOR ELEVATION
	COS	CITY OF SAVANNAH

SURVEY DATE: 12/3/2015
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 04"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/43,513
FIELD ERROR OF CLOSURE: 1/55,472

REFERENCE:
1. SUBDIVISION MAP BOOK 40S, PAGES 104A–C.
2. SUBDIVISION MAP BOOK 42S, PAGES 167A–C.
3. PLAT RECORD BOOK 49P, PAGE 11.
4. PLAT BOOK 50, PAGE 180.

NOTES:
1. THIS SUBDIVISION CONTAINS 36 LOTS.
2. TOTAL AREA: 11.668 ACRES; 508,270 SQUARE FEET.
3. PARENT PARCEL IDENTIFICATION NUMBERS: 2–1016–02–132; 2–1016–02–042; 2–1016F–08–028; 2–1016F–01–084
4. THIS PROPERTY IS CURRENTLY ZONED PUD–C.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA EAST ZONE, STATE PLANE, NAD 83.
6. 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: JULY 7, 2014.
7. DRAINAGE EASEMENTS CONTINUE THROUGH DETENTION PONDS AS FLOW EASEMENTS.
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 SPRING LAKES 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. ALL LANDSCAPED AREAS WITHIN STREET RIGHTS–OF–WAY SHALL BE MAINTAINED BY THE SPRING LAKES HOMEOWNERS ASSOCIATION.
11. BY EXECUTING THIS PLAT, THE OWNER GRANTS A NON–EXCLUSIVE EASEMENT TO THE CITY OF SAVANNAH TO PLANT TREES AND MAINTAIN TREES AND IRRIGATION SYSTEMS WITHIN THE TREE EASEMENT AREA. THE GRANT OF THIS EASEMENT SHALL NOT RESTRICT THE RIGHT OF THE OWNER OF THE PROPERTY TO CONSTRUCT DRIVEWAYS, UTILITY LINES AND SIDEWALKS WITHIN THE EASEMENT AREA, OR TO PREVENT THE MAINTENANCE OR REMOVAL OF TREES AND VEGETATION LOCATED WITHIN SUCH EASEMENT AREA, IF SUCH REMOVAL WOULD OTHERWISE BE ALLOWED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS OF THE ZONING DISTRICT IN WHICH THE SITE IS LOCATED. THE EASEMENT MAY BE AMENDED OR CANCELED BY MUTUAL AGREEMENT OF THE PROPERTY OWNER AND THE CITY OF SAVANNAH.
12. LOTS ARE TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
13. BUILDING SETBACKS AS LISTED UNLESS OTHERWISE NOTED:
    FRONT – 25' FROM PROPERTY LINE
    SIDE – 5' FROM PROPERTY LINE
    REAR – 25' FROM PROPERTY LINE
14. THE BUILDING PERMIT APPLICANT FOR ALL LOTS SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THE ENTIRE WIDTH OF THEIR LOT ON CRYSTAL LAKE DRIVE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.
15. THE DEVELOPER SHALL INSTALL SIDEWALKS ON THE PORTIONS OF CRYSTAL LAKE DRIVE ABUTTING ALL PROPERTIES OTHER THAN SINGLE FAMILY LOTS, IF ANY, IN ACCORDANCE WITH THE SAVANNAH SUBDIVISION REGULATIONS WITH THE EXCEPTION OF THE AREA IDENTIFIED AS POSSIBLE FUTURE 60 FOOT RIGHT–OF–WAY.
16. ALL STREETS, RIGHTS–OF–WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER: JACK WARDLAW DATE

OWNER: SPRING LAKES HOMEOWNERS ASSOCIATION DATE

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	21.27'	S86°55'49"W
L2	43.02'	S13°04'39"E
L3	61.83'	S26°35'43"W
L4	33.58'	S55°47'41"W
L5	33.58'	S44°46'57"W
L6	33.58'	S33°46'14"W
L7	33.58'	S22°45'30"W
L8	33.58'	S11°44'46"W
L9	33.58'	S0°44'02"W
L10	33.58'	S10°16'41"E
L11	33.58'	S21°17'25"E
L12	25.87'	S31°02'09"E
L13	25.87'	S39°30'53"E
L14	25.87'	S47°59'37"E
L15	25.87'	S56°28'21"E
L16	68.66'	S3°27'43"W
L17	60.85'	N86°33'15"W

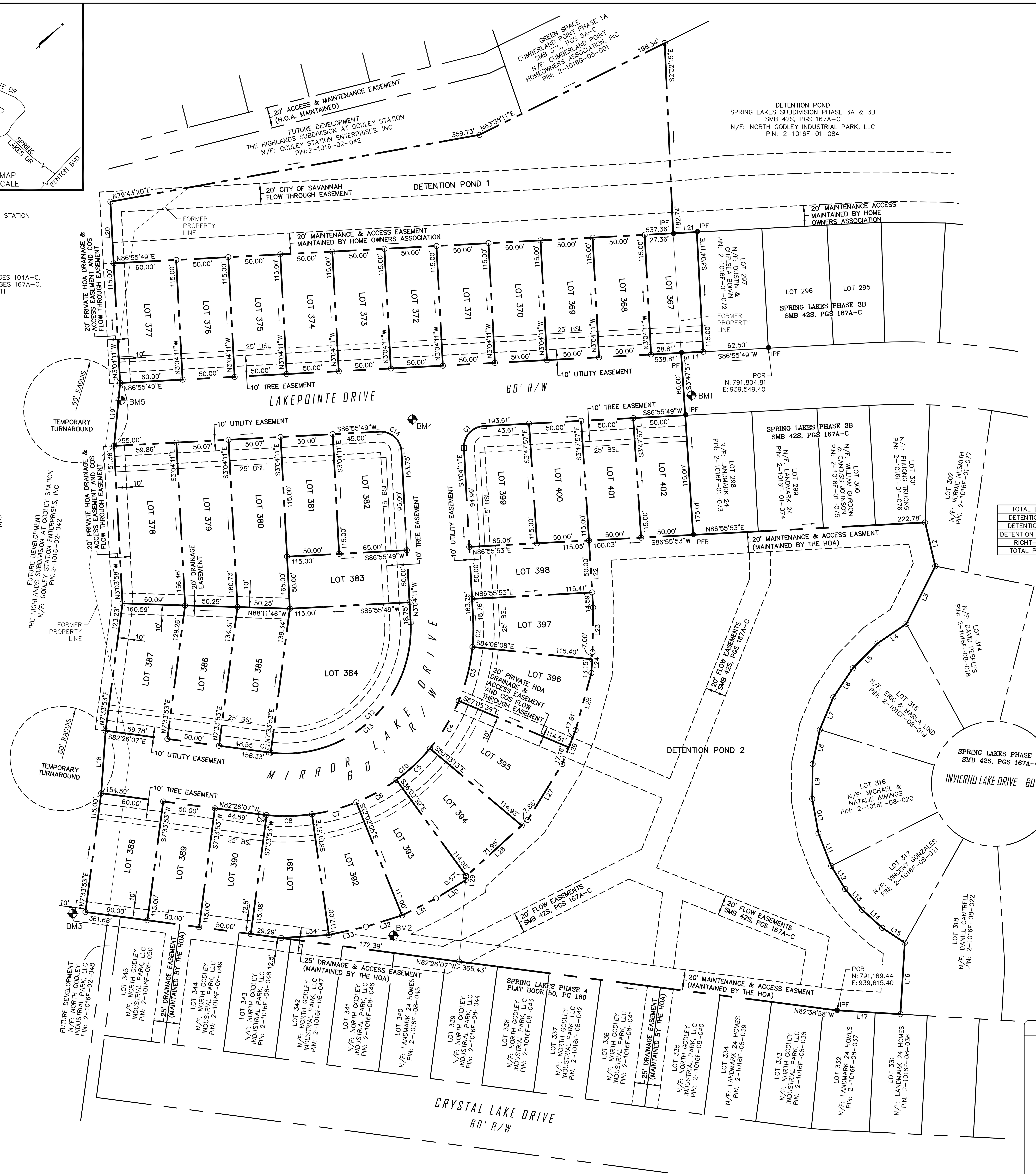
LINE TABLE

LINE #	LENGTH	DIRECTION
L18	60.12'	N3°59'52"E
L19	60.68'	N5°29'48"E
L20	59.16'	N3°04'11"W
L21	22.71'	N86°47'52"E
L22	64.59'	S3°29'02"E
L23	42.55'	S0°45'23"W
L24	20.15'	S3°10'38"W
L25	56.90'	S15°23'55"W
L26	34.97'	S21°37'47"W
L27	62.99'	S31°34'57"W
L28	80.37'	S47°33'41"W
L29	3.51'	S4°29'30"W
L30	33.47'	S58°18'52"W
L31	36.33'	S63°29'51"W
L32	36.33'	S72°25'59"W
L33	36.33'	S77°27'19"W
L34	46.05'	S86°22'01"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	20.00'	S41°55'49"W	28.28'
C2	27.43'	180.00'	8°43'49"	13.74'	S1°17'43"W	27.40'
C3	53.59'	180.00'	17°03'35"	27.00'	S14°11'25"W	53.40'
C4	53.64'	180.00'	17°04'31"	27.02'	S31°15'28"W	53.45'
C5	44.13'	180.00'	14°02'53"	22.18'	S46°49'10"W	44.02'
C6	44.15'	180.00'	14°03'17"	22.19'	S60°52'15"W	44.04'
C7	44.17'	180.00'	14°03'31"	22.19'	S74°55'39"W	44.06'
C8	43.62'	180.00'	13°53'01"	21.92'	S88°53'55"W	43.51'
C9	5.42'	180.00'	1°43'27"	2.71'	N83°17'51"W	5.42'
C10	316.15'	180.00'	100°38'04"	216.94'	S47°14'51"W	277.05'
C11	1.45'	120.00'	0°41'39"	0.73'	S82°46'57"E	1.45'
C12	209.31'	120.00'	99°56'25"	142.86'	N46°54'01"E	183.77'
C13	210.77'	120.00'	100°38'04"	144.63'	N47°14'51"E	184.70'
C14	31.42'	20.00'	90°00'00"	20.00'	N48°04'11"W	28.28'

Tue, 15 May 2018 - 3:56pm jakins
DRAWING PATH: L:\15-221\DWG\PLAT_PHASE 5_4-24-2018.dwg



LOT TABLE

LOT #	ACRES	SF	STREET ADDRESS	FFE	FFE	GFE
367	0.132	5,760	222 LAKEPOINTE DRIVE	2–1016F–01–100	21.8'	21.3'
368	0.132	5,750	224 LAKEPOINTE DRIVE	2–1016F–01–101	21.9'	21.4'
369	0.132	5,750	226 LAKEPOINTE DRIVE	2–1016F–01–102	22.1'	21.6'
370	0.132	5,750	228 LAKEPOINTE DRIVE	2–1016F–01–103	22.4'	21.9'
371	0.132	5,750	230 LAKEPOINTE DRIVE	2–1016F–01–104	22.6'	22.1'
372	0.132	5,750	232 LAKEPOINTE DRIVE	2–1016F–01–105	22.6'	22.1'
373	0.132	5,750	234 LAKEPOINTE DRIVE	2–1016F–01–106	22.5'	22.0'
374	0.132	5,750	236 LAKEPOINTE DRIVE	2–1016F–01–107	22.3'	21.8'
375	0.132	5,750	238 LAKEPOINTE DRIVE	2–1016F–01–108	22.0'	21.5'
376	0.132	5,750	240 LAKEPOINTE DRIVE	2–1016F–01–109	21.8'	21.3'
377	0.158	6,900	242 LAKEPOINTE DRIVE	2–1016F–01–110	21.5'	21.0'
378	0.212	9,213	239 LAKEPOINTE DRIVE	2–1016F–09–001	22.8'	22.3'
379	0.182	7,941	237 LAKEPOINTE DRIVE	2–1016F–09–002	23.0'	22.5'
380	0.187	8,155	235 LAKEPOINTE DRIVE	2–1016F–09–003	23.3'	22.8'
381	0.132	5,750	233 LAKEPOINTE DRIVE	2–1016F–09–004	23.3'	22.8'
382	0.170	7,389	231 LAKEPOINTE DRIVE	2–1016F–09–005	23.1'	22.6'
383	0.132	5,750	1 MIRROR LAKE DRIVE	2–1016F–09–006	23.5'	23.0'
384	0.337	14,661	3 MIRROR LAKE DRIVE	2–1016F–09–007	23.4'	22.9'
385	0.157	6,841	5 MIRROR LAKE DRIVE	2–1016F–09–008	23.4'	22.9'
386	0.151	6,589	7 MIRROR LAKE DRIVE	2–1016F–09–009	23.1'	22.6'
387	0.173	7,547	9 MIRROR LAKE DRIVE	2–1016F–09–010	22.9'	22.4'
388	0.158	6,900	22 MIRROR LAKE DRIVE	2–1016F–01–099	22.3'	21.8'
389	0.132	5,750	20 MIRROR LAKE DRIVE	2–1016F–01–098	22.3'	21.8'
390	0.132	5,750	18 MIRROR LAKE DRIVE	2–1016F–01–097	22.5'	22.0'
391	0.159	6,904	16 MIRROR LAKE DRIVE	2–1016F–01–096	22.5'	22.0'
392	0.156	6,791	14 MIRROR LAKE DRIVE	2–1016F–01–095	22.4'	21.9'
393	0.156	6,786	12 MIRROR LAKE DRIVE	2–1016F–01–094	22.2'	21.7'
394	0.150	6,549	10 MIRROR LAKE DRIVE	2–1016F–01–093	22.0'	21.5'
395	0.186	8,112	8 MIRROR LAKE DRIVE	2–1016F–01–092	21.8'	21.3'
396	0.186	8,107	6 MIRROR LAKE DRIVE	2–1016F–01–091	22.1'	21.6'
397	0.146	6,344	4 MIRROR LAKE DRIVE	2–1016F–01–090	22.3'	21.8'
398	0.132	5,761	2 MIRROR LAKE DRIVE	2–1016F–01–089	22.8'	22.3'
399	0.168	7,313	229 LAKEPOINTE DRIVE	2–1016F–01–088	22.6'	22.1'
400	0.132	5,750	227 LAKEPOINTE DRIVE	2–1016F–01–087	22.6'	22.61'
401	0.132	5,750	225 LAKEPOINTE DRIVE	2–1016F–01–086	22.3'	21.8'
402	0.132	5,750	223 LAKEPOINTE DRIVE	2–1016F–01–085	22.3'	21.8'

	ACRES	SF
TOTAL LOT AREA	5.566	242,562
DETENTION POND 1	1.266	55,143
DETENTION POND 2	3.251	141,561
DETENTION POND TOTAL	4.517	196,708
RIGHT–OF–WAY	1.585	69,000
TOTAL PLAT AREA	11.668	508,270

BENCH MARK 1:
MAG NAIL IN ASPHALT
ELEVATION: 19.48'
NAVD 88

BENCH MARK 2:
BENCHTIE IN 17" PINE
ELEVATION: 20.51'
NAVD 88

BENCH MARK 3:
BENCHTIE IN 10" OAK
ELEVATION: 21.38'
NAVD 88

BENCH MARK 4:
"X" SCRIBED IN GUTTER
ELEVATION: 20.66'
NAVD 88

BENCH MARK 5:
"X" SCRIBED IN CONCRETE
ELEVATION: 19.71'
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 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

LUCIANA SPRACHER, ACTING 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.

GEORGIA REGISTERED No. 2486 LAND SURVEYOR TERRY MACK COLEMAN

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

50' 25' 0' 50'
GRAPHIC SCALE: 1"=50'

COLEMAN COMPANY, INC.
SURVEYORS • ENGINEERS
17 PARK OF COMMERCE | SUITE 201
SAVANNAH, GA 31405
(O) 912.200.3041 | (F) 912.200.3056

REVISION

SPRING LAKES SUBDIVISION, PHASE 5

A MAJOR SUBDIVISION OF A PORTION OF PHASE 2 OF TRACT K-2, FUTURE DEVELOPMENT AND DETENTION POND, SPRING LAKES SUBDIVISION, PHASE 3A & 3B, THE HIGHLANDS SUBDIVISION AT GODLEY STATION, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR: NORTH GODLEY DEVELOPERS, INC.

MAJOR SUBDIVISION

DATE: 4/17/2018
SCALE: 1"=50'
JOB #: 15-221
DRAWN BY: JPA
CHECKED BY:

SHEET 1/1