

BUILDING SETBACKS: FRONT - 25' FROM PROPERTY LINE THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS SIDE - 5' FROM PROPERTY LINE MAP, PLAT, OR PLAN FOR FILING: REAR - 25' FROM PROPERTY LINE

SURVEY DATE: 5/12/2016 EQUIPMENT USED: ELECTRONIC TOTAL STATION ANGULAR ERROR PER " \triangle " = 04" ADJUSTED BY COMPASS RULE: PLAT ERROR OF CLOSURE: 1/196,931

REFERENCE:

1. SUBDIVISION MAP BOOK 30S, PAGES 7A-7B. 2. SUBDIVISION MAP BOOK 38S, PAGES 27A-27C. 3. SUBDIVISION MAP BOOK 27S, PAGES 48A-48B. 4. PLAT RECORD BOOK 14P, PAGE 189.

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH DIRECTOR

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA JULIE McLEAN, P.E., CITY ENGINEER

SAVANNAH, GEORGIA LUCIANA SPRACHER, ACTING CLERK OF COUNCIL DATE

APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	73.27'	1000.00'	4°11'53"	36.65'	S16°59'49"W	73.25'	C21	51.62'	56.50'	52°20'37"	27.77 '	N49°25'52"E	49.84'
C2	84.49'	500.00'	9°40'56"	42.35'	N34°00'23"W	84.39'	C22	43.70'	56.50'	44°19'00"	23.01'	S82°14'19"E	42.62'
C3	69.74'	270.00'	14°47'57"	35.06'	N63°30'16"W	69.55'	C23	46.63	56.50'	47°17'06"	24.73'	S36°26'16"E	45.32'
C4	24.56'	210.00'	6°42'02"	12.29'	N59°27'18"W	24.54'	C24	152.15	56.50'	154 ° 17'43"	247.64	S89 ° 56'35"E	110.17'
C5	69.26'	210.00'	18 ' 53'47"	34.95'	N72°15'13"W	68.95'	C25	47.30'	56.50'	47*57'42"	25.13'	S11°11'08"W	45.93'
C6	8.70'	210.00'	2°22'27"	4.35'	N82*53'20"W	8.70'	C26	66.02	56.50'	66°56'41"	37.36'	S68°38'19"W	62.32'
C7	102.52	210.00'	27 ° 58 ' 16"	52.30'	N70°05'26"W	101.50'	C27	113.31	56.50'	114°54'24"	88.53'	S44°39'28"W	95.25'
C8	45.53'	210.00'	12°25'20"	22.85'	N77 ° 51'53"W	45.44'	C28	24.99'	21.50'	66 ° 35'00"	14.12'	S68°49'10"W	23.60'
С9	54.22'	210.00'	14°47'33"	27.26'	N64°15'27"W	54.07'	C29	24.77	115.00'	12°20'34"	12.43'	S29°21'28"W	24.73'
C10	42.75'	210.00'	11°39'53"	21.45'	N51°01'44"W	42.68'	C30	137.25	115.00'	68 ° 22'58"	78.13'	S11°00'18"E	129.25'
C11	142.50'	210.00'	38°52'46"	74.12'	N64°38'10"W	139.78'	C31	162.03	115.00'	80°43'32"	97.74'	S4°50'01"E	148.95'
C12	22.30'	175.00'	7°18'03"	11.16'	N41°32'46"W	22.28'	C32	29.95'	150.00'	11°26'26"	15.03'	S50°55'00"E	29.90'
C13	53.32'	175.00'	17 ° 27'27"	26.87'	N29°10'00"W	53.12'	C33	66.26'	150.00'	25°18'41"	33.68'	S69°17'33"E	65.73'
C14	53.32'	175.00'	17°27'27"	26.87'	N11°42'33"W	53.12'	C34	5.57	150.00'	2°07'40"	2.79'	S83°00'44"E	5.57'
C15	53.32'	175.00'	17°27'27"	26.87'	N5°44'54"E	53.12'	C35	101.79	150.00'	38°52'46"	52.94'	S64°38'10"E	99.84'
C16	53.32'	175.00'	17°27'27"	26.87'	N23°12'22"E	53.12'	C36	95.01'	270.00'	20°09'45"	48.00 '	S73°59'41"E	94.52'
C17	10.98'	175.00'	3°35'39"	5.49'	N33°43'55"E	10.98'	C37	36.80'	270.00'	7°48'31"	18.43'	S60°00'33"E	36.77'
C18	246.56'	175.00'	80°43'32"	148.74'	N4°50'01"W	226.67'	C38	131.81'	270.00'	27°58'16"	67.25'	S70°05'26"E	130.51
C19	8.49'	21.50'	22°37'12"	4.30'	N24°13'09"E	8.43'	C39	54.24	210.00'	14°47'57"	27.27	S63°30'16"E	54.09'
C20	10.21'	56.50'	10°21'00"	5.12'	N18°05'03"E	10.19'	C40	31.42'	20.00'	90°00'00"	20.00'	S64°05'45"W	28.28'

CURVE TABLE

CURVE TABLE

L1 | 50.85' | S19°05'45"W L2 | 101.02' | N70°54'15"W L3 | 18.75' | N59°02'21"W .17' L4 | 28.80' | N54°44'37"W 93' L5 | 39.02' | S75°58'23"W 32' L6 37.67' N16°40'47"W L7 | 38.47' | N23°11'28"W 60' L8 | 45.64' | N7°51'00"W L9 | 29.00' | N3°05'26"W .25' L10 | 21.12' | N58°25'29"W | L11 | 28.93' | S79°07'46"W |

LINE TABLE

LINE # LENGTH | DIRECTION

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SWEETWATER STATION SUBDIVISION, PHASE 7
A MAJOR SUBDIVISION OF A PORTION OF LOT 4A,
SWEETWATER STATION SUBDIVISION, 8TH G.M. DISTRICT,
CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: SWEETWATER INVESTORS, LLC

CHECKED BY:

	APPROVED BY THE METROPOLITAN PLANNING COMMISSION	C11		42.50' 210.00'			139.78'	C31 162.03' 115.00		
	MELANIE WILSON, EXECUTIVE DIRECTOR DATE	C12		22.30' 175.00' 33.32' 175.00'	7°18'03" 11.16' 17°27'27" 26.87'		22.28' 53.12'	C32 29.95' 150.00 C33 66.26' 150.00		L12 34.13' N37*36'26"W L13 41.58' N28*53'46"W
	MELANIE WILSON, EXECUTIVE DIRECTOR DATE	C14		+ +	17°27'27" 26.87'		53.12'	C34 5.57' 150.00		L14 37.45' N73°06'49"W
		C15 C16		53.32' 175.00' 53.32' 175.00'	17°27'27" 26.87' 17°27'27" 26.87'		53.12' 53.12'	C35 101.79' 150.00 C36 95.01' 270.0		L15 27.69' N54*28'13"W L16 4.61' S54*26'13"E
		C17		+	3°35'39" 5.49'		10.98'	C37 36.80' 270.0		L17 44.70' S72°08'10"E
ZATION II		C18		46.56' 175.00'	+		226.67'	C38 131.81' 270.0 C39 54.24' 210.00		
		C19 C20		- 	22°37'12" 4.30' 10°21'00" 5.12'		8.43' 10.19'	C39 54.24' 210.00 C40 31.42' 20.00		
			l	1 1	1					L21 73.24' N70*54'15"W
	APPROXIMATE LOCATION OF FLOOD HAZARD ZONE							/		L22 31.67' N56°06'18"W L23 31.67' S56°06'18"E
										L24 91.57' S70°54'15"E
(I)	26'13"E 0.00' 50 143.56' 161.83' 8.87' ≥							LOT 2-52 SWEETWATER STATION	N / //	L25 25.51' N19°05'45"E
2986	36.25	_						PHASE 2B SMB 38S, PAGE 27 N/F: WILLIAMS HALL	POR N: 723,110.54 E: 944,349.24	L26 29.33' N70*54'15"W L27 60.00' S19*05'45"W
								N/F: WILLIAMS HALL GROUP, LP PIN: 2-1004A-04-03	1 1 1	L28 81.31' N72°08'25"W
	LOT 14 LOT 13								5/8" IRF RLS#2538	
BENCH MARK: BENCHTIE IN 8" OAK								1.28		
ELEVATION: 20.24' NAVD 88							IPFO			
	16 LOT 12 LOT 12			RECREATION A	ARFA			. 50.615 W. 50.65	SWE THAT PLANE TO THE PARKET NO. 12 PARKET N	
				SWEETWATER ST PHASE 2E	TATION 3			8 2004	SERVICE IN THE SERVIC	
				SMB 38S, PAG N/F: SWEETW STATION HOMEO	ATER WNERS	ılı			A HE 12	
	S55*15'45"E — 94.04'			PIN: 2-1004A-0	04-033			\ \		
	2 104.27' - N54'28'15"W							OPEN %		
	ZONE X					عللد		31 AOL A 3	THE STATE OF THE S	
	0. LOT 16 1. 10.2 4. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6. 6.							\	SALMON CHADE	_ POR
		<u> </u>	عللد	عللد	عالد	عللد	عالد	1		N: 722,872.34 E: 944,328.90
[1. N. 1. 1. 1. 1. 1. 1.	H 109.01' → N54'28'15"W	ZONE (0.2%	NE X-S	SHADED ANCE OF		AMETI AND		\		LOT 2-49 STATION
	No.	`ANN	INUAL F	FLOOD)	siliz siliz	WETLAND		5	RFB 12 1/ RFB 12	2" SWEETWATER 2B 27 PHASE PAGE 27 SMITH
_ /				APPR	OXIMATE LOCATION -			بيا 19	SWEET	SMB 385, F. SMI 1. SMI
RAILROAD	109.05' N54'28'15"W WETLAND S54'28'15"E 140.94'			OF FLC	OOD HAZARD ZONE			19.05,	PERSON I	HI PIN.
	LOT 18		عللد	عللد	ыши 	S5610'53"E	7 K	203.76	26 P. S. P. S. S. S. S. P. S.	5/8" IRF
	60 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			<u> </u>	62.46	5.09' 55.18' 6	51.89' .77'	71.91' 1. 24.78		=
CDASTLINE		2.46' 66	3.99	62.46	160	4 Ni	SEE #15	-	119 5/8" Ed	
		12,		\mathcal{X}			1,	LOT 2 LO	T 1 OPEN IRF	BENCH MARK: MAG NAIL IN ASPHALT
10AR	LOT 19	1	1 /		1	LOT 4 /	LOT 3	42"E	SPACE A	ELEVATION: 14.14' NAVD 88
SEABDARD	OPEN LOT SPACE C	7	/LC	OT 6 / 1	LOT 5	1	05'12"		$\frac{1}{16.21}$ $\frac{1}{16.21}$ $\frac{1}{12}$ $\frac{1}{12}$	
ZONE X	13. E			1	ı	<u>ш</u> _25	BSL			
	0 129.41 C2	- 48'13"	_		E.	48.13	-C36: C38		12	
ZONE X-SHADED	LOT 20 S45 11'47"E APPROXIMATE LOCATION — APPROXIMATE LOCATION —	- Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z	-60.0	00, - 4	4.48.13	3 63			127	/ REMAINING PORTION OF LOT 4-A / SWEETWATER STATION SUBDIVISION
(0.2% CHANCE OF ANNUAL FLOOD)	OF FLOOD HAZARD ZONE			30.25'-	C32. 2 C35	33 Z	CONE X	L22		SMB 30S, PAGES 7A-7B N/F: FIRST CHATHAM BANK PIN: 2-1004-02-069
	PRIM. 237.62'	IRDSE COL 60' R/W	7 <i>URT</i>	L5' UTILITY EA	SEMENT(TYP)		-C5	C4	OPEN /	
	LOT 21			O' TREE EASEMEN	T/		,c6 V.	—— O	SPACE B	
	85.50 — — — — — — — — — — — — — — — — — — —	- L] M	65.	0.00' — _ ?		C11 93-C8	P.		CZ O GO, TWATER	
23,48"	DOT 22	1 - 1.48.1			C10	4.02.8	\	LOT 30	SMB SESSATE STATION DO	
N35:2	13.00' 24.45 LOT 25	 &	, EMENT	44.48		55	1		PGS CMENTAR ZA PA	NE
SATION ZONE	LIS LOT 24		FLOW FEASI			\	LOT 29	\$ /		
AZARE	EASALT THE THE THE THE THE THE THE THE THE TH	1' 1/8	ROUGI	LO.	Т 27	LOT 28	ZONE X-SHADED	- \sigma_{\sigma}	SURVEYORS CER	TIFICATION
OXIMA-	BENCH MARK: BENCHTIE IN 6" GUM ELEVATION: 9.86' BENCH MARK: 90 90 90 10.73: 90 10.73	7	7 ŠĘ			\ \ :	ANNUAL FLOOD)	\(\oldsymbol{Q}_{\old	AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECT 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LA	TION
APPR	NAVD 88 ∠ → → → → → → → → → → → →	,0.60', 	LOT 2	26 Q	21.44	2 98' 34.15'	6° 89.89' -	14.00'	SURVEYOR AND APPROVED BY ALL APPLICABLE LOC JURISDICTIONS FOR RECORDING AS EVIDENCED BY A CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENT	CAL PPROVAL
	WETLAND ZONE AE N33	31.40,	35.68	8, 75, 82.	96' N6	2.09'21"W 124.04'	N53	5'55'58"W	SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CO WITH THE APPROPRIATE GOVERNMENTAL BODIES BY	ONFIRMED GEORG
	BFE:11' (NAVD 88) WETLAND	36.8	171.62			ZONE X	COMMON ARE	A B	PURCHASER OR USER OF THIS PLAT AS TO INTENDE ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAN SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WIT	ND TH THE
	LOT 4-A SWEETWATER STATION SUBDIVISION			BENCH M BENCHTIE ELEVATIO	IN 10" PINE		EETWATER STATION SMB 30S, PAGES N/F: SWEETWATER	SUBDIVISION 7A-7B	MINIMUM TECHNICAL STANDARDS FOR PROPERTY SU GEORGIA AS SET FORTH IN THE RULES AND REGULA THE GEORGIA BOARD OF REGISTRATION FOR PROFES	ATION'S OF SSIONAL ATION AT A TION A
	SMB 30S, PAGES 7A-7B N/F: FIRST CHATHAM BANK APPROXIMATE LOCATION OF FLOOD HAZARD ZONE	\downarrow		NAVD 88		н	OMEOWNERS ASSOC PIN: 2-1004-0	ATION, LLC	ENGINEERS AND LAND SURVEYORS AND AS SET FOR	RTH IN SURVECTOR SURVEYOR SURV
	PIN: 2-1004-02-069 OF FLOOD HAZARD ZONE ZONE X-SHA (0.2% CHANC ANNUAL FLO	E OF	_						JERRY MACK COLEMAN	50' 25' 0' 50'
1 }	I ' ANNOAL FEC								GA REG. LAND SURVEYOR NO. 2486 COLEMAN COMPANY, INC. CERTIFICATE OF AUTHORIZATION; LSF 1167	GRAPHIC SCALE: 1"=50'
									, =====================================	OK/ (1110 30/ KEE: 1 = 30

1. THIS SUBDIVISION CREATES 30 LOTS.

2. TOTAL AREA: 9.437 ACRES OR 411,084 SQUARE FEET. 3. PARENT PARCEL IDENTIFICATION NUMBERS: 2-1004-02-069

4. THIS PROPERTY IS ZONED PUD-M-6. 5. LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS. 6. BASED ON MY OBSERVATION A PORTION OF LOTS 20-25 ARE LOCATED IN A ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY

MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0255F, EFFECTIVE DATE: SEPTEMBER 26, 2008, BASE FLOOD ELEVATION: 11', NAVD 88. 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 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 HOMEOWNERS 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 ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING

SETBACK LINE. 13. ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE SWEETWATER HOME OWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON. 14. 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.

15. WETLANDS LOCATED ON LOTS 3-6, 8-11 AND OPEN SPACE C ARE PERMITTED TO BE FILLED PER LETTER FROM DEPARTMENT OF THE ARMY, U.S. ARMY CORPS OF ENGINEERS DATED APRIL 11, 2018, HAVING A CASE NUMBER OF SAS-2002-05890.

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

POR

BENCH MARK IRF IRON ROD FOUND IRFB IRON FOUND FOUND BENT

IPS 1" IRON PIPE SET PRB PLAT RECORD BOOK SMB SUBDIVISION MAP BOOK PIN PARCEL IDENTIFICATION NUMBER

POINT OF REFERENCE BSL BUILDING SETBACK LINE

			LOT TABLE		
LOT #	ACRE	SF	ADDRESS	FFE	GFE
1	0.171	7,458	2 PRIMROSE COURT	15.7'	15.2'
2	0.163	7,087	4 PRIMROSE COURT	15.2'	14.7'
3	0.206	8,980	6 PRIMROSE COURT	15.0'	14.5'
4	0.215	9,381	8 PRIMROSE COURT	15.0'	14.5'
5	0.213	9,271	10 PRIMROSE COURT	14.9'	14.4'
6	0.190	8,260	12 PRIMROSE COURT	15.3'	14.8'
7	0.166	7,219	14 PRIMROSE COURT	15.3'	14.8'
8	0.230	10,025	16 PRIMROSE COURT	16.1'	15.6'
9	0.194	8,434	18 PRIMROSE COURT	16.5'	16.0'
10	0.194	8,458	20 PRIMROSE COURT	16.9'	16.4
11	0.228	9,931	22 PRIMROSE COURT	17.5'	17.0'
12	0.246	10,706	24 PRIMROSE COURT	18.1'	17.6'
13	0.303	13,197	26 PRIMROSE COURT	18.1'	17.6'
14	0.320	13,953	33 PRIMROSE COURT	18.3'	17.8'
15	0.250	10,884	31 PRIMROSE COURT	18.3'	17.8'
16	0.149	6,503	29 PRIMROSE COURT	17.3'	16.8'
17	0.150	6,542	27 PRIMROSE COURT	17.2'	16.7'
18	0.155	6,750	25 PRIMROSE COURT	16.9'	16.4
19	0.191	8,334	23 PRIMROSE COURT	16.2'	15.7'
20	0.274	11,922	21 PRIMROSE COURT	15.9'	15.4'
21	0.300	13,051	19 PRIMROSE COURT	15.4'	14.9'
22	0.206	8,954	17 PRIMROSE COURT	14.9'	14.4'
23	0.234	10,201	15 PRIMROSE COURT	14.6'	14.1'
24	0.178	7,743	13 PRIMROSE COURT	14.2'	13.8'
25	0.199	8,684	11 PRIMROSE COURT	15.4'	14.9'
26	0.213	9,299	9 PRIMROSE COURT	15.4'	14.9'
27	0.201	8,757	7 PRIMROSE COURT	15.6'	15.1'
28	0.197	8,600	5 PRIMROSE COURT	15.6'	15.1

3 PRIMROSE COURT

1 PRIMROSE COURT

15.8' 15.3'

15.8' 15.3'

30 0.209 9,115 LOT TOTAL 6.396 278,637 OPEN SPACE A 0.375 | 16,314

OPEN SPACE B | 0.203 | 8,832 OPEN SPACE C | 0.120 | 5,240 BUFFER AREA | 0.549 | 23,933

29 0.251 10,938

OPEN SPACE TOTAL 0.698 30,386 RIGHT-OF-WAY | 1.794 | 78,128 TOTAL AREA 9.437 411,084