

- NOTES:
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 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

LEGEND

- BENCH MARK
- IRF IRON ROD FOUND
- IRFB IRON FOUND FOUND BENT
- IRF 1" IRON PIPE SET
- PRB PLAT RECORD BOOK
- SMB SUBDIVISION MAP BOOK
- PIN PARCEL IDENTIFICATION NUMBER
- POR 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'
29	0.251	10,938	3 PRIMROSE COURT	15.8'	15.3'
30	0.209	9,115	1 PRIMROSE COURT	15.8'	15.3'

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
OPEN SPACE TOTAL	0.698	30,386
BUFFER AREA	0.549	23,933
RIGHT-OF-WAY	1.794	78,128
TOTAL AREA	9.437	411,084

BUILDING SETBACKS:  
FRONT - 25' FROM PROPERTY LINE  
SIDE - 5' FROM PROPERTY LINE  
REAR - 25' FROM PROPERTY LINE

SURVEY DATE: 5/12/2016  
EQUIPMENT USED: ELECTRONIC TOTAL STATION  
ANGULAR ERROR PER "Δ" = 04"  
ADJUSTED BY COMPASS RULE:  
PLAT ERROR OF CLOSURE: 1/196,931  
FIELD ERROR OF CLOSURE: 1/10,000+

REFERENCE:

1. SUBDIVISION MAP BOOK 305, PAGES 7A-7B
2. SUBDIVISION MAP BOOK 385, PAGES 27A-27C
3. SUBDIVISION MAP BOOK 275, PAGES 48A-48B
4. PLAT RECORD BOOK 14P, PAGE 189

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

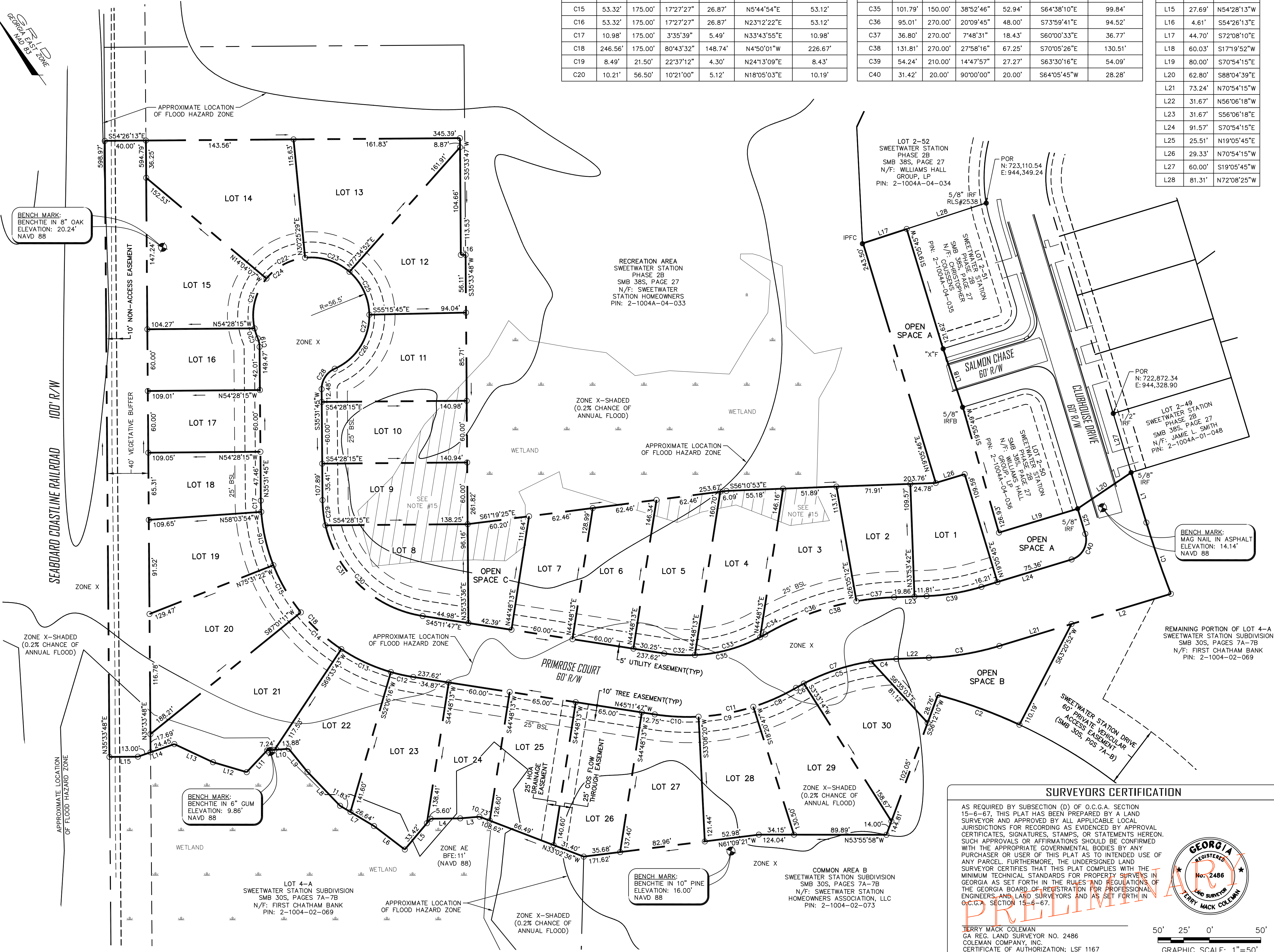
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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

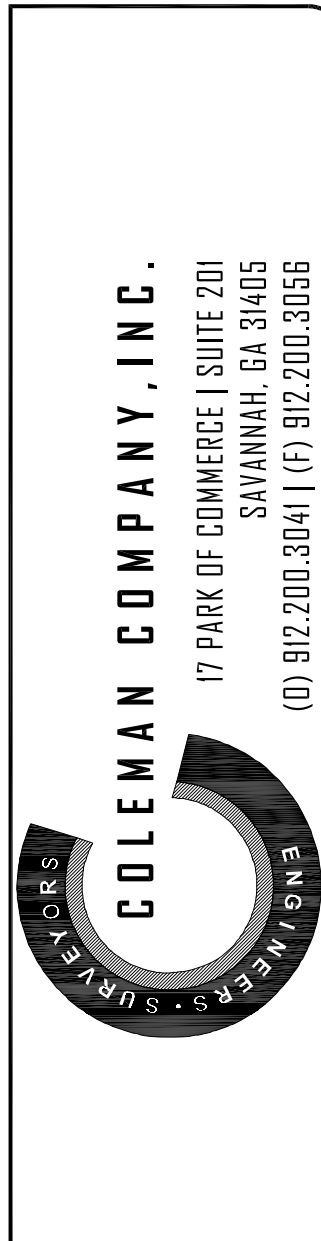
MELANIE WILSON, EXECUTIVE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



CURVE TABLE						
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'
C2	84.49'	500.00'	9°40'56"	42.35'	N34°00'23"W	84.39'
C3	69.74'	270.00'	14°47'57"	35.06'	N63°30'16"W	69.55'
C4	24.56'	210.00'	6°42'02"	12.29'	N59°27'18"W	24.54'
C5	69.26'	210.00'	18°53'47"	34.95'	N72°15'13"W	68.95'
C6	8.70'	210.00'	2°22'27"	4.35'	N82°53'20"W	8.70'
C7	102.52'	210.00'	27°58'16"	52.30'	N70°05'26"W	101.50'
C8	45.53'	210.00'	12°25'20"	22.85'	N77°51'53"W	45.44'
C9	54.22'	210.00'	14°47'33"	27.26'	N64°15'27"W	54.07'
C10	42.75'	210.00'	11°39'53"	21.45'	N51°01'44"W	42.68'
C11	142.50'	210.00'	38°52'46"	74.12'	N64°38'10"W	139.78'
C12	22.30'	175.00'	7°18'03"	11.16'	N41°32'46"W	22.28'
C13	53.32'	175.00'	17°27'27"	26.87'	N29°10'00"W	53.12'
C14	53.32'	175.00'	17°27'27"	26.87'	N11°42'33"W	53.12'
C15	53.32'	175.00'	17°27'27"	26.87'	N5°44'54"E	53.12'
C16	53.32'	175.00'	17°27'27"	26.87'	N23°12'22"E	53.12'
C17	10.98'	175.00'	3°35'39"	5.49'	N33°43'55"E	10.98'
C18	246.56'	175.00'	80°43'32"	148.74'	N4°50'01"W	226.67'
C19	8.49'	21.50'	22°37'12"	4.30'	N24°13'09"E	8.43'
C20	10.21'	56.50'	10°21'00"	5.12'	N18°05'03"E	10.19'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C21	51.62'	56.50'	52°20'37"	27.77'	N49°25'52"E	49.84'
C22	43.70'	56.50'	44°19'00"	23.01'	S82°14'19"E	42.62'
C23	46.63'	56.50'	47°17'06"	24.73'	S36°26'16"E	45.32'
C24	152.15'	56.50'	154°17'43"	247.64'	S89°56'35"E	110.17'
C25	47.30'	56.50'	47°57'42"	25.13'	S11°11'08"W	45.93'
C26	66.02'	56.50'	66°56'41"	37.36'	S68°38'19"W	62.32'
C27	113.31'	56.50'	114°54'24"	88.53'	S44°39'28"W	95.25'
C28	24.99'	21.50'	66°35'00"	14.12'	S68°49'10"W	23.60'
C29	24.77'	115.00'	12°20'34"	12.43'	S29°21'28"W	24.73'
C30	137.25'	115.00'	68°22'58"	78.13'	S11°00'18"E	129.25'
C31	162.03'	115.00'	80°43'32"	97.74'	S4°50'01"E	148.95'
C32	29.95'	150.00'	11°26'26"	15.03'	S50°55'00"E	29.90'
C33	66.26'	150.00'	25°18'41"	33.68'	S69°17'33"E	65.73'
C34	5.57'	150.00'	2°07'40"	2.79'	S83°00'44"E	5.57'
C35	101.79'	150.00'	38°52'46"	52.94'	S64°38'10"E	99.84'
C36	95.01'	270.00'	20°09'45"	48.00'	S73°59'41"E	94.52'
C37	36.80'	270.00'	7°48'31"	18.43'	S60°00'33"E	36.77'
C38	131.81'	270.00'	27°58'16"	67.25'	S70°05'26"E	130.51'
C39	54.24'	210.00'	14°47'57"	27.27'	S63°30'16"E	54.09'
C40	31.42'	20.00'	90°00'00"	20.00'	S64°05'45"W	28.28'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.85'	S19°05'45"W
L2	101.02'	N70°54'15"W
L3	18.75'	N59°02'21"W
L4	28.80'	N54°44'37"W
L5	39.02'	S75°58'23"W
L6	37.67'	N16°40'47"W
L7	38.47'	N23°11'28"W
L8	45.64'	N7°51'00"W
L9	29.00'	N3°05'26"W
L10	21.12'	N58°25'29"W
L11	28.93'	S79°07'46"W
L12	34.13'	N37°36'26"W
L13	41.58'	N28°53'46"W
L14	37.45'	N73°06'49"W
L15	27.69'	N54°28'13"W
L16	4.61'	S54°26'13"E
L17	44.70'	S72°08'10"E
L18	60.03'	S17°19'52"W
L19	80.00'	S70°54'15"E
L20	62.80'	S88°04'39"E
L21	73.24'	N70°54'15"W
L22	31.67'	N56°06'18"W
L23	31.67'	S56°06'18"E
L24	91.57'	S70°54'15"E
L25	25.51'	N19°05'45"E
L26	29.33'	N70°54'15"W
L27	60.00'	S19°05'45"W
L28	81.31'	N72°08'25"W



REVISION

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

MAJOR  
SUBDIVISION

DATE: 5/10/2018  
SCALE: 1"=50'  
JOB #: 16-667  
DRAWN BY: JPA  
CHECKED BY:

SHEET  
1/1

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

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