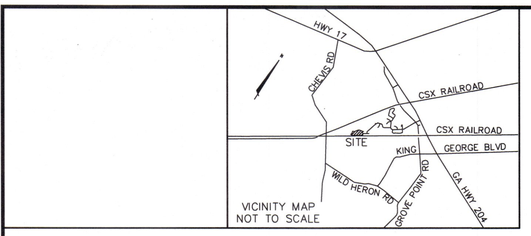


LEGEND

◆		BENCH MARK
●	IRF	IRON ROD FOUND
●	IRFC	IRON ROD FOUND WITH CAP
●	IPF	IRON PIPE FOUND
■	CMF	CONCRETE MONUMENT FOUND
○	IPS	1" IRON PIPE SET
□	CMS	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
	D&A	DRAINAGE & ACCESS EASEMENT
	HOA	HOMEOWNER ASSOCIATION
	BSL	BUILDING SETBACK LINE
	POR	POINT OF REFERENCE

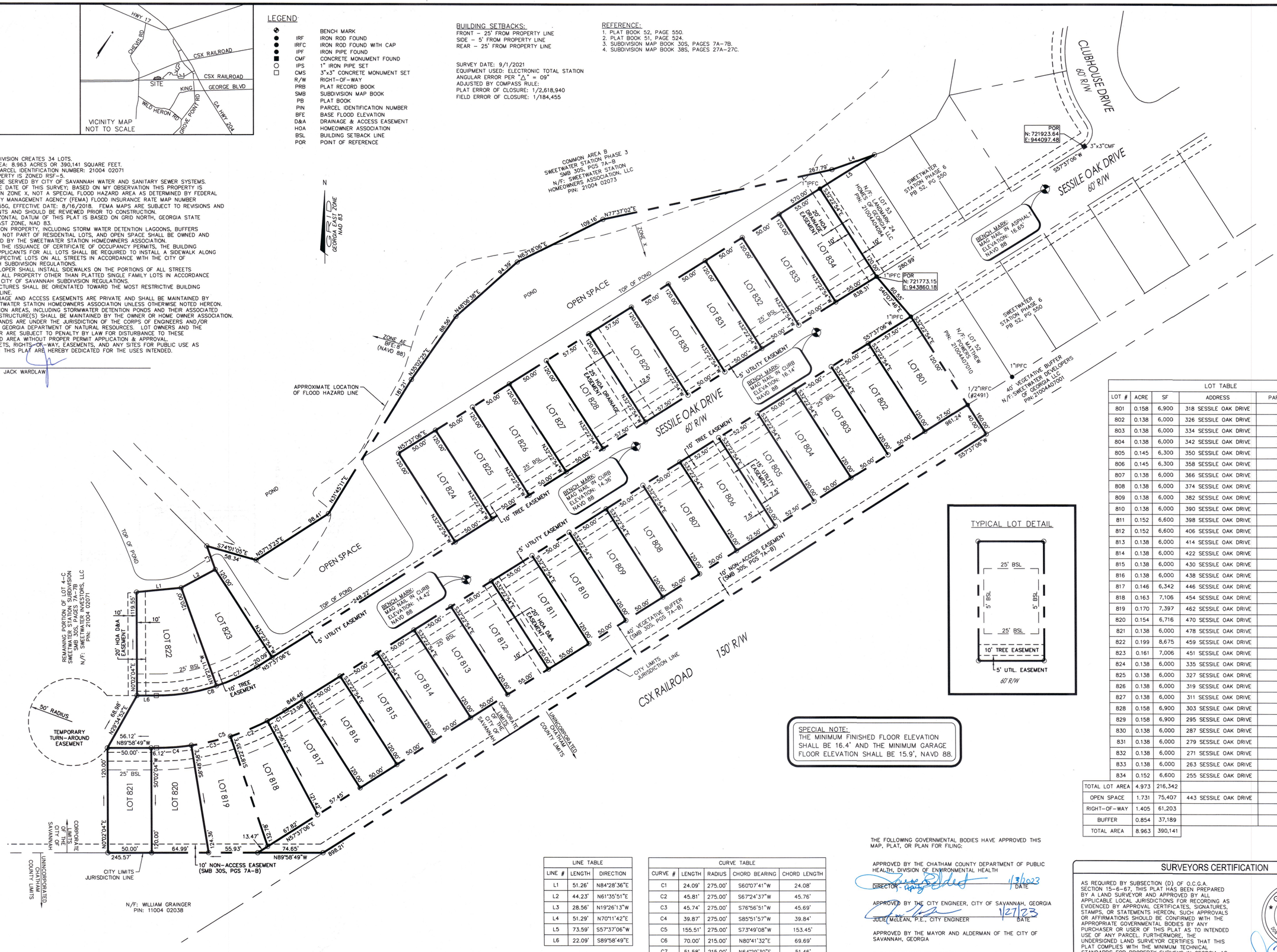
BUILDING SETBACKS:
FRONT – 25' FROM PROPERTY LINE
SIDE – 5' FROM PROPERTY LINE
REAR – 25' FROM PROPERTY LINE

SURVEY DATE: 9/1/2021
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 09"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/2,618,940
FIELD ERROR OF CLOSURE: 1/184,455

REFERENCE:
1. PLAT BOOK 52, PAGE 550.
2. PLAT BOOK 51, PAGE 524.
3. SUBDIVISION MAP BOOK 30S, PAGES 7A–7B.
4. SUBDIVISION MAP BOOK 38S, PAGES 27A–27C.

NOTES:
1. THIS SUBDIVISION CREATES 34 LOTS.
2. TOTAL AREA: 8.963 ACRES OR 390,141 SQUARE FEET.
3. PARENT PARCEL IDENTIFICATION NUMBER: 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 13051C0255G, 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 COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
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. 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



TYPICAL LOT DETAIL

SPECIAL NOTE:
THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 16.4' AND THE MINIMUM GARAGE FLOOR ELEVATION SHALL BE 15.9', NAVD 88.

LOT TABLE

LOT #	ACRE	SF	ADDRESS	PARCEL ID NUMBER
801	0.158	6,900	318 SESSILE OAK DRIVE	21004A09001
802	0.138	6,000	326 SESSILE OAK DRIVE	21004A09002
803	0.138	6,000	334 SESSILE OAK DRIVE	21004A09003
804	0.138	6,000	342 SESSILE OAK DRIVE	21004A09004
805	0.145	6,300	350 SESSILE OAK DRIVE	21004A09005
806	0.145	6,300	358 SESSILE OAK DRIVE	21004A09006
807	0.138	6,000	366 SESSILE OAK DRIVE	21004A09007
808	0.138	6,000	374 SESSILE OAK DRIVE	21004A09008
809	0.138	6,000	382 SESSILE OAK DRIVE	21004A09009
810	0.138	6,000	390 SESSILE OAK DRIVE	21004A09010
811	0.152	6,600	398 SESSILE OAK DRIVE	21004A09011
812	0.152	6,600	406 SESSILE OAK DRIVE	21004A09012
813	0.138	6,000	414 SESSILE OAK DRIVE	21004A09013
814	0.138	6,000	422 SESSILE OAK DRIVE	21004A09014
815	0.138	6,000	430 SESSILE OAK DRIVE	21004A09015
816	0.138	6,000	438 SESSILE OAK DRIVE	21004A09016
817	0.146	6,342	446 SESSILE OAK DRIVE	21004A09017
818	0.163	7,106	454 SESSILE OAK DRIVE	21004A09018
819	0.170	7,397	462 SESSILE OAK DRIVE	21004A09019
820	0.154	6,716	470 SESSILE OAK DRIVE	21004A09020
821	0.138	6,000	478 SESSILE OAK DRIVE	21004A09021
822	0.199	8,675	459 SESSILE OAK DRIVE	21004A08001
823	0.161	7,006	451 SESSILE OAK DRIVE	21004A08002
824	0.138	6,000	335 SESSILE OAK DRIVE	21004A08004
825	0.138	6,000	327 SESSILE OAK DRIVE	21004A08005
826	0.138	6,000	319 SESSILE OAK DRIVE	21004A08006
827	0.138	6,000	311 SESSILE OAK DRIVE	21004A08007
828	0.158	6,900	303 SESSILE OAK DRIVE	21004A08008
829	0.158	6,900	295 SESSILE OAK DRIVE	21004A08009
830	0.138	6,000	287 SESSILE OAK DRIVE	21004A08010
831	0.138	6,000	279 SESSILE OAK DRIVE	21004A08011
832	0.138	6,000	271 SESSILE OAK DRIVE	21004A08012
833	0.138	6,000	263 SESSILE OAK DRIVE	21004A08013
834	0.152	6,600	255 SESSILE OAK DRIVE	21004A08014
TOTAL LOT AREA	4.973	216,342		
OPEN SPACE	1.731	75,407	443 SESSILE OAK DRIVE	21004A08003
RIGHT–OF–WAY	1.405	61,203		
BUFFER	0.854	37,189		21004A09022
TOTAL AREA	8.963	390,141		

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	51.26'	N84°28'36"E
L2	44.23'	N61°35'51"E
L3	28.56'	N19°26'13"W
L4	51.29'	N70°11'42"E
L5	73.59'	S57°37'06"W
L6	22.09'	S89°58'49"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	24.09'	275.00'	S60°07'41"W	24.08'
C2	45.81'	275.00'	S67°24'37"W	45.76'
C3	45.74'	275.00'	S76°56'51"W	45.69'
C4	39.87'	275.00'	S85°51'57"W	39.84'
C5	155.51'	275.00'	S73°49'08"W	153.45'
C6	70.00'	215.00'	N80°41'32"E	69.69'
C7	51.58'	215.00'	N64°29'30"E	51.46'
C8	121.58'	215.00'	N73°49'08"E	119.97'

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 1/3/2023

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE McLEAN, P.E., CITY ENGINEER — DATE 1/27/23

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

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. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR.

1/3/23

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

SWEETWATER STATION, PHASE 8
A MAJOR SUBDIVISION OF A PORTION OF LOT 4-C, SWEETWATER STATION SUBDIVISION,
7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

PREPARED FOR: SWEETWATER DEVELOPERS OF GEORGIA, LLC

JOB NUMBER: 21-344
DATE: 9/19/2022
DRAWN BY: JPA
CHECKED BY: JAT
SCALE: 1" = 50'

MAJOR SUBDIVISION

SHEET: 1/1

DATE PLOTTED: 1/27/2023 9:50 AM BY: JAMES PATTERSON S:\PROJECTS\SWEETWATER STATION\PHASE 8\DRAWINGS\PLAT\SWEETWATER STATION PHASE 8 PLAT.DWG
COLEMAN COMPANY, INC.