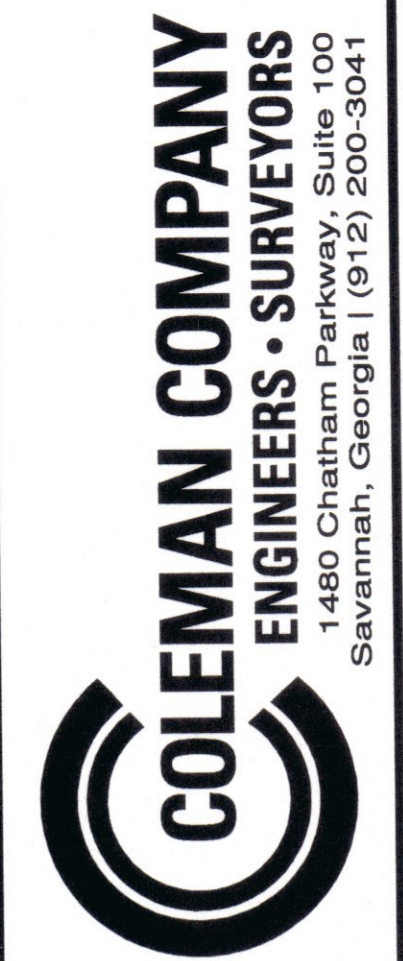


SUBDIVISION NOTES:

1. THIS SUBDIVISION CONTAINS 99 LOTS.
2. TOTAL AREA: 28.759 ACRES; 1,252,727 SQUARE FEET.
3. PROPERTY ADDRESS: LITTLE NECK ROAD, SAVANNAH.
4. PARENT PROPERTY IDENTIFICATION NUMBER: 21039 02001.
5. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X & X(SHADED), NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13050C0104G AND 13050C0108G, EFFECTIVE DATE: AUGUST 16, 2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
6. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD83.
7. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
9. ALL LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
10. ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
11. ALL BENCHMARK ELEVATIONS ARE BASED ON NAVD 88 DATUM.
12. ALL COMMON AREA (OPEN SPACES) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICANT FOR EACH LOT SHALL BE REQUIRED TO INSTALL A SIDEWALK ALONG THEIR RESPECTIVE LOTS ON ALL STREETS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
14. THE DEVELOPER SHALL INSTALL SIDEWALKS ON ALL STREETS ADJACENT TO ALL OPEN SPACES IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
15. ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
16. IN ACCORDANCE WITH THE STREET LIGHTING ORDINANCE OF THE CITY OF SAVANNAH, THE LAYOUT OF STREET LIGHTING SHOULD BE APPROVED BY THE DEPARTMENT OF TRAFFIC ENGINEERING. THE DEVELOPER IS OBLIGATED TO PROVIDE THE EXPENSES OF INSTALLATION AND OPERATION UNTIL STREETS ARE TURNED OVER TO THE CITY FOR OPERATION AND MAINTENANCE.
17. FINISHED FLOOR AND FINISHED PAD ELEVATIONS SHOWN HEREON ARE MINIMUM ALLOWABLE VALUES FOR THIS SUBDIVISION. PLEASE REFER TO THE NEIGHBORHOOD GRADING PLAN FOR THIS SUBDIVISION FOR MORE PRECISE ELEVATIONS.
18. THE 60' ACCESS & UTILITY EASEMENT SHALL BE ABANDONED IN ACCORDANCE WITH NOTE 9 ON SUBDIVISION MAP BOOK 105, PAGE 75.
19. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

BENCH MARKS:

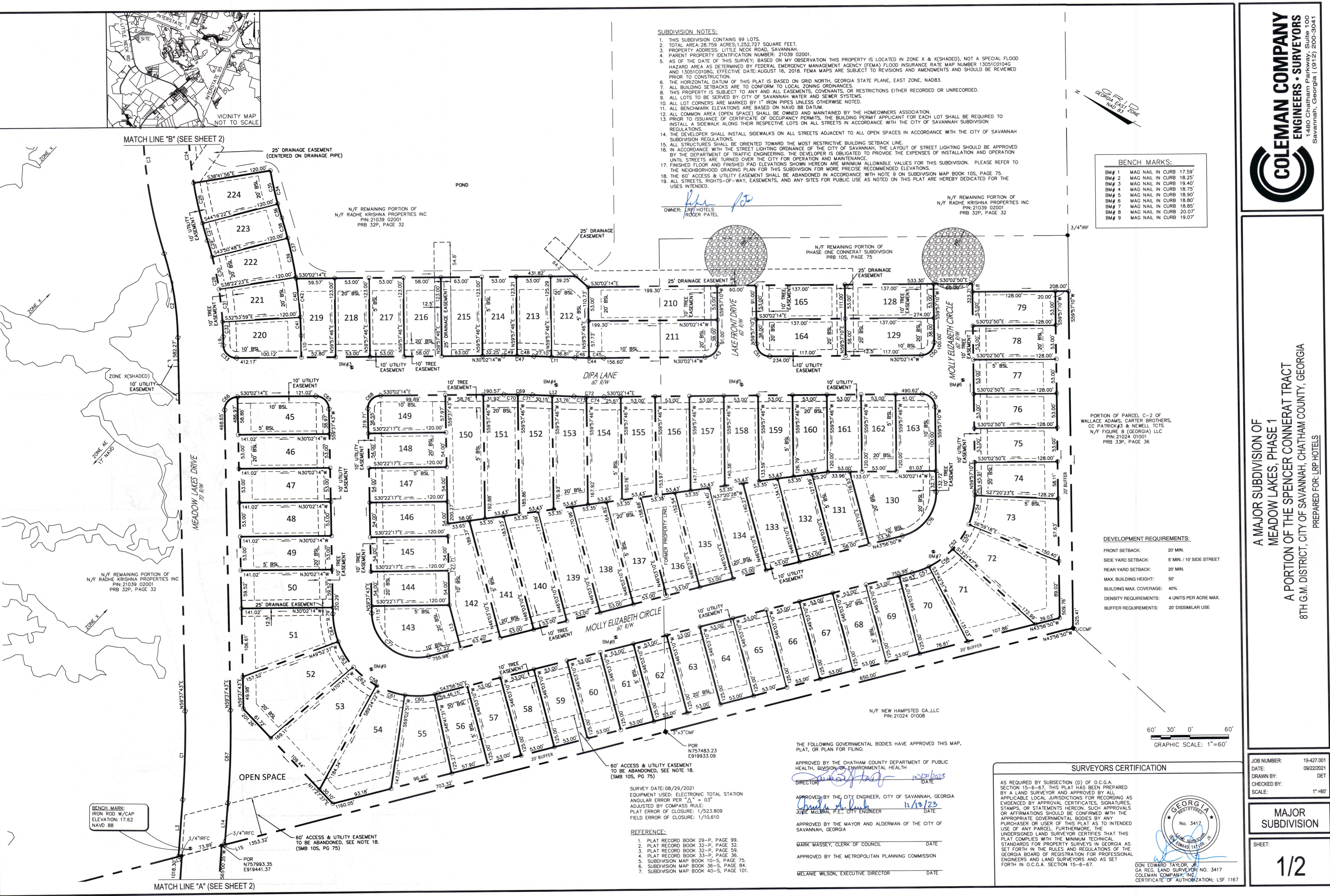
BM# 1	MAG NAIL IN CURB	17.59'
BM# 2	MAG NAIL IN CURB	18.25'
BM# 3	MAG NAIL IN CURB	19.40'
BM# 4	MAG NAIL IN CURB	18.75'
BM# 5	MAG NAIL IN CURB	18.90'
BM# 6	MAG NAIL IN CURB	18.80'
BM# 7	MAG NAIL IN CURB	18.85'
BM# 8	MAG NAIL IN CURB	20.07'
BM# 9	MAG NAIL IN CURB	19.07'



A MAJOR SUBDIVISION OF
MEADOW LAKES, PHASE 1
A PORTION OF THE SPENCER CONNERAT TRACT
8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: LRP HOTELS

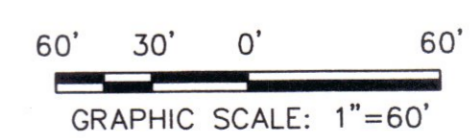
MATCH LINE "B" (SEE SHEET 2)

MATCH LINE "A" (SEE SHEET 2)



PORTION OF PARCEL C-2 OF WALLACE ADAMS, CARTER BROTHERS, CC PATRICK #3 & NEWELL TOTS N/F FIGURE B (GEORGIA) LLC PIN: 21024 01001 PRB 33P, PAGE 36

- DEVELOPMENT REQUIREMENTS:**
- FRONT SETBACK: 20' MIN.
 - SIDE YARD SETBACK: 5' MIN. / 10' SIDE STREET
 - REAR YARD SETBACK: 20' MIN.
 - MAX. BUILDING HEIGHT: 50'
 - BUILDING MAX. COVERAGE: 40%
 - DENSITY REQUIREMENTS: 4 UNITS PER ACRE MAX.
 - BUFFER REQUIREMENTS: 20' DISSIMILAR USE



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
 MARK MASSEY, CLERK OF COUNCIL
 APPROVED BY THE METROPOLITAN PLANNING COMMISSION
 MELANIE WILSON, EXECUTIVE DIRECTOR

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.

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

SURVEY DATE: 08/29/2021
 EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER "Δ" = 03"
 ADJUSTED BY COMPASS RULE
 PLAT ERROR OF CLOSURE: 1/523.809
 FIELD ERROR OF CLOSURE: 1/10,610

- REFERENCE:**
1. PLAT RECORD BOOK 29-P, PAGE 99.
 2. PLAT RECORD BOOK 32-P, PAGE 32.
 3. PLAT RECORD BOOK 32-P, PAGE 59.
 4. PLAT RECORD BOOK 33-P, PAGE 36.
 5. SUBDIVISION MAP BOOK 105, PAGE 75.
 6. SUBDIVISION MAP BOOK 36-S, PAGE 84.
 7. SUBDIVISION MAP BOOK 40-S, PAGE 101.

BENCH MARK:
 IRON ROD W/CAP
 ELEVATION: 17.62
 NAVD 88

JOB NUMBER: 19-427.001
 DATE: 09/22/2021
 DRAWN BY: DET
 CHECKED BY: DET
 SCALE: 1"=60'
MAJOR SUBDIVISION
 SHEET: 1/2

