

- LEGEND**
- IRFC
 - IRFC
 - IPF
 - IPF
 - CMF
 - CMF
 - IPS
 - IPS
 - CMS
 - CMS
 - R/W
 - PRB
 - SMB
 - SMB
 - PB
 - PB
 - PIN
 - PIN
 - BFE
 - BFE
 - D&A
 - D&A
 - BSL
 - BSL
 - POR
 - POR
 - NTS
 - NTS

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

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAN, OR PLAN FOR FILING:

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENVIRONMENTAL HEALTH
[Signature] 10/31/2023
 DIRECTOR

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
[Signature] 12/11/23
 JULIE McLEAN, P.E., CITY ENGINEER

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

- NOTES:**
- THIS SUBDIVISION CREATES 47 LOTS.
 - TOTAL AREA: 13,704 ACRES OR 596,899 SQUARE FEET.
 - PARENT PARCEL IDENTIFICATION NUMBER: 21004 02071
 - THIS PROPERTY IS ZONED RSF-5.
 - LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
 - 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 13051C02556, EFFECTIVE DATE: 8/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - 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.
 - 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.
 - 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.
 - ALL STRUCTURES SHALL BE ORIENTATED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
 - ALL DRAINAGE AND ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE SWEETWATER STATION HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.
 - ALL COMMON AREAS, INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
 - 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.
 - GPS WAS UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. THE EQUIPMENT USED WAS A CARLSON BRX78 ON EGPS RTK NETWORK. HORIZONTAL PRECISION IS +1CM. VERTICAL PRECISION IS +2CM. HORIZONTAL PRECISION IS +1 PART PER MILLION AND VERTICAL PRECISION IS +2CM +1 PART PER MILLION.
 - THE PROPOSED SUBDIVISION LIES WITHIN THE AOC (AIRPORT AIRFIELD OVERLAY DISTRICT).
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	28.56'	S19°26'13"E
L2	44.23'	S61°35'51"W
L3	51.26'	S84°28'36"W
L4	25.28'	N67°12'47"E
L5	10.60'	N84°28'36"E
L6	47.07'	N42°14'24"E
L7	7.62'	S67°32'54"E
L8	54.54'	S67°32'54"E
L9	10.37'	S67°32'54"E
L10	43.68'	S67°32'54"E
L11	10.66'	S67°32'54"E
L12	40.13'	S45°14'10"E
L13	25.74'	S45°14'10"E
L14	18.22'	S0°02'04"W
L15	54.03'	S0°02'04"W
L16	22.09'	N89°58'49"W
L17	50.00'	N89°58'49"W

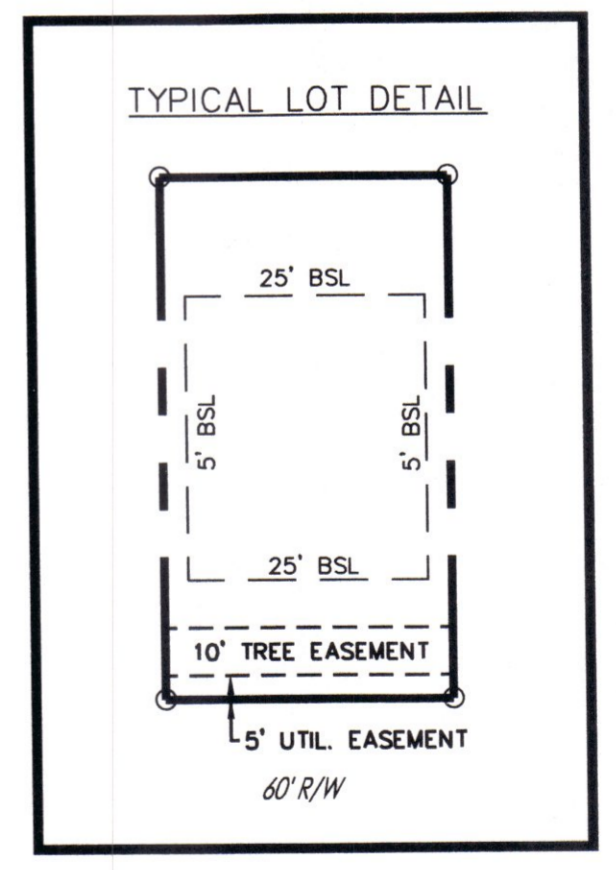
CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	15.98'	180.00'	N87°26'14"W	15.97'
C2	43.64'	180.00'	N77°56'54"W	43.54'
C3	48.00'	180.00'	N63°21'45"W	47.86'
C4	48.00'	180.00'	N48°05'01"W	47.86'
C5	43.64'	180.00'	N33°29'58"W	43.53'
C6	43.68'	180.00'	N19°36'08"W	43.58'
C7	43.75'	180.00'	N5°41'13"W	43.64'
C8	48.24'	180.00'	N8°57'14"E	48.10'
C9	48.36'	180.00'	N24°19'42"E	48.21'
C10	11.11'	180.00'	N33°47'35"E	11.11'
C11	394.40'	180.00'	N27°12'34"W	320.11'
C12	23.68'	180.00'	N39°19'51"E	23.67'
C13	44.01'	180.00'	N50°06'17"E	43.90'
C14	44.01'	180.00'	N64°06'51"E	43.90'
C15	44.01'	180.00'	N78°07'25"E	43.90'
C16	44.01'	180.00'	S87°52'01"E	43.90'
C17	44.01'	180.00'	S73°51'27"E	43.90'
C18	44.01'	180.00'	S59°50'53"E	43.90'
C19	23.90'	180.00'	S49°02'23"E	23.88'
C20	311.65'	180.00'	N85°09'46"E	274.16'
C21	9.73'	270.00'	S44°12'13"E	9.73'
C22	45.82'	270.00'	S38°18'35"E	45.76'
C23	45.82'	270.00'	S28°35'12"E	45.76'
C24	45.82'	270.00'	S18°51'50"E	45.76'
C25	66.35'	270.00'	S6°57'46"E	66.18'
C26	213.53'	270.00'	S22°34'47"E	208.01'
C27	31.44'	20.00'	S44°57'07"E	28.30'
C28	31.39'	20.00'	S45°03'48"W	28.26'
C29	68.25'	120.00'	N73°41'15"W	67.33'
C30	163.27'	120.00'	N18°25'02"W	150.96'
C31	31.42'	120.00'	N28°03'40"E	31.33'
C32	262.93'	120.00'	N27°12'34"W	213.40'
C33	26.50'	120.00'	N41°53'18"E	26.45'
C34	181.27'	120.00'	S88°30'38"E	164.52'
C35	207.77'	120.00'	N85°09'46"E	182.77'
C36	77.53'	210.00'	S34°39'35"E	77.09'
C37	88.66'	210.00'	S11°59'18"E	88.00'
C38	166.19'	210.00'	S22°33'53"E	161.89'
C39	121.58'	215.00'	S73°49'08"W	119.97'

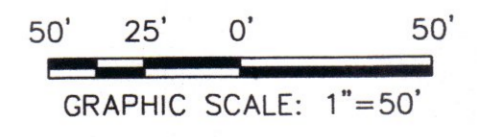
LOT TABLE

LOT #	ACRE	SF	ADDRESS	PARCEL ID NUMBER
1001	0.138	6,000	486 SESSILE OAK DRIVE	21004A10001
1002	0.138	6,000	494 SESSILE OAK DRIVE	21004A10002
1003	0.138	6,000	502 SESSILE OAK DRIVE	21004A10003
1004	0.138	6,000	510 SESSILE OAK DRIVE	21004A10004
1005	0.138	6,000	518 SESSILE OAK DRIVE	21004A10005
1006	0.138	6,000	526 SESSILE OAK DRIVE	21004A10006
1007	0.138	6,000	534 SESSILE OAK DRIVE	21004A10007
1008	0.138	6,000	542 SESSILE OAK DRIVE	21004A10008
1009	0.138	6,000	550 SESSILE OAK DRIVE	21004A10009
1010	0.146	6,350	558 SESSILE OAK DRIVE	21004A10010
1011	0.173	7,552	566 SESSILE OAK DRIVE	21004A10011
1012	0.250	10,873	574 SESSILE OAK DRIVE	21004A10012
1013	0.310	13,485	582 SESSILE OAK DRIVE	21004A10013
1014	0.329	14,319	590 SESSILE OAK DRIVE	21004A10014
1015	0.446	19,442	598 SESSILE OAK DRIVE	21004A10015
1016	0.359	15,636	606 SESSILE OAK DRIVE	21004A10016
1017	0.249	10,861	614 SESSILE OAK DRIVE	21004A10017
1018	0.190	8,284	622 SESSILE OAK DRIVE	21004A10018
1019	0.143	6,224	630 SESSILE OAK DRIVE	21004A10019
1020	0.138	6,000	638 SESSILE OAK DRIVE	21004A10020
1021	0.151	6,593	646 SESSILE OAK DRIVE	21004A10021
1022	0.180	7,853	654 SESSILE OAK DRIVE	21004A10022
1023	0.180	7,831	662 SESSILE OAK DRIVE	21004A10023
1024	0.162	7,037	670 SESSILE OAK DRIVE	21004A10024
1025	0.175	7,635	678 SESSILE OAK DRIVE	21004A10025
1026	0.195	8,478	686 SESSILE OAK DRIVE	21004A10026
1027	0.180	7,861	694 SESSILE OAK DRIVE	21004A10027
1028	0.174	7,559	702 SESSILE OAK DRIVE	21004A10028
1029	0.161	7,024	710 SESSILE OAK DRIVE	21004A10029
1030	0.138	6,000	718 SESSILE OAK DRIVE	21004A10030
1031	0.141	6,153	726 SESSILE OAK DRIVE	21004A10031
1032	0.153	6,666	734 SESSILE OAK DRIVE	21004A10032
1033	0.153	6,658	742 SESSILE OAK DRIVE	21004A10033
1034	0.152	6,620	750 SESSILE OAK DRIVE	21004A10034
1035	0.281	12,261	758 SESSILE OAK DRIVE	21004A10035
1036	0.251	10,946	501 SESSILE OAK DRIVE	21004A11001
1037	0.209	9,104	509 SESSILE OAK DRIVE	21004A11002
1038	0.252	10,961	517 SESSILE OAK DRIVE	21004A11003
1039	0.244	10,635	525 SESSILE OAK DRIVE	21004A11004
1040	0.194	8,456	533 SESSILE OAK DRIVE	21004A11005
1041	0.182	7,946	541 SESSILE OAK DRIVE	21004A11006
1042	0.284	12,381	549 SESSILE OAK DRIVE	21004A11007
1043	0.206	8,991	557 SESSILE OAK DRIVE	21004A11008
1044	0.154	6,715	565 SESSILE OAK DRIVE	21004A11009
1045	0.138	6,020	573 SESSILE OAK DRIVE	21004A11010
1046	0.178	7,737	581 SESSILE OAK DRIVE	21004A11011
1047	0.244	10,648	589 SESSILE OAK DRIVE	21004A11012

TOTAL LOT AREA 9,087,395.791
 OPEN SPACE 2,428,105.741
 RIGHT-OF-WAY 2,189,953.363
 TOTAL AREA 13,704,596.899



SPECIAL NOTE:
 THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 17.7' AND THE MINIMUM GARAGE FLOOR ELEVATION SHALL BE 17.2', NAVD 88.



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 AN 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.

[Signature] 10/31/23
 DON EDWARD TAYLOR, JR.
 GA REG. LAND SURVEYOR NO. 3417
 COLEMAN COMPANY, INC.
 CERTIFICATE OF AUTHORIZATION: LSF 1167

COLEMAN COMPANY, INC. DATE PLOTTED: 10/31/2023 7:13 AM BY: josh.milne DRAWING PATH: C:\2023\1031\344\001\1040\1040.dwg 2023.10.31 11:45 AM

- REFERENCE:**
- PLAT BOOK 52, PAGE 550.
 - PLAT BOOK 51, PAGE 524.
 - SUBDIVISION MAP BOOK 305, PAGES 7A-7B.
 - SUBDIVISION MAP BOOK 385, PAGES 27A-27C.
 - SUBDIVISION MAP BOOK 275, PAGES 48A-48B.
 - PLAT RECORD BOOK 149, PAGE 189.
 - PLAT BOOK 53, PAGE 618.

SURVEY DATE: 9/1/2021
 GPS EQUIPMENT USED: CARLSON BRX78 ON EGPS RTK NETWORK
 CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER "Δ" = 09"
 ADJUSTED BY COMPASS RULE
 PLAT ERROR OF CLOSURE: 1/287,581
 FIELD ERROR OF CLOSURE: 1/184,455

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

SWEETWATER STATION, PHASE 10
 A MAJOR SUBDIVISION OF REMAINING PORTION OF LOT 4-C,
 SWEETWATER STATION SUBDIVISION,
 7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: SWEETWATER INVESTORS, LLC

JOB NUMBER: 21-344.0
 DATE: 7/10/2023
 DRAWN BY: J
 CHECKED BY: J
 SCALE: 1"=50'

MAJOR SUBDIVISION

SHEET: 1/1