

REVISION

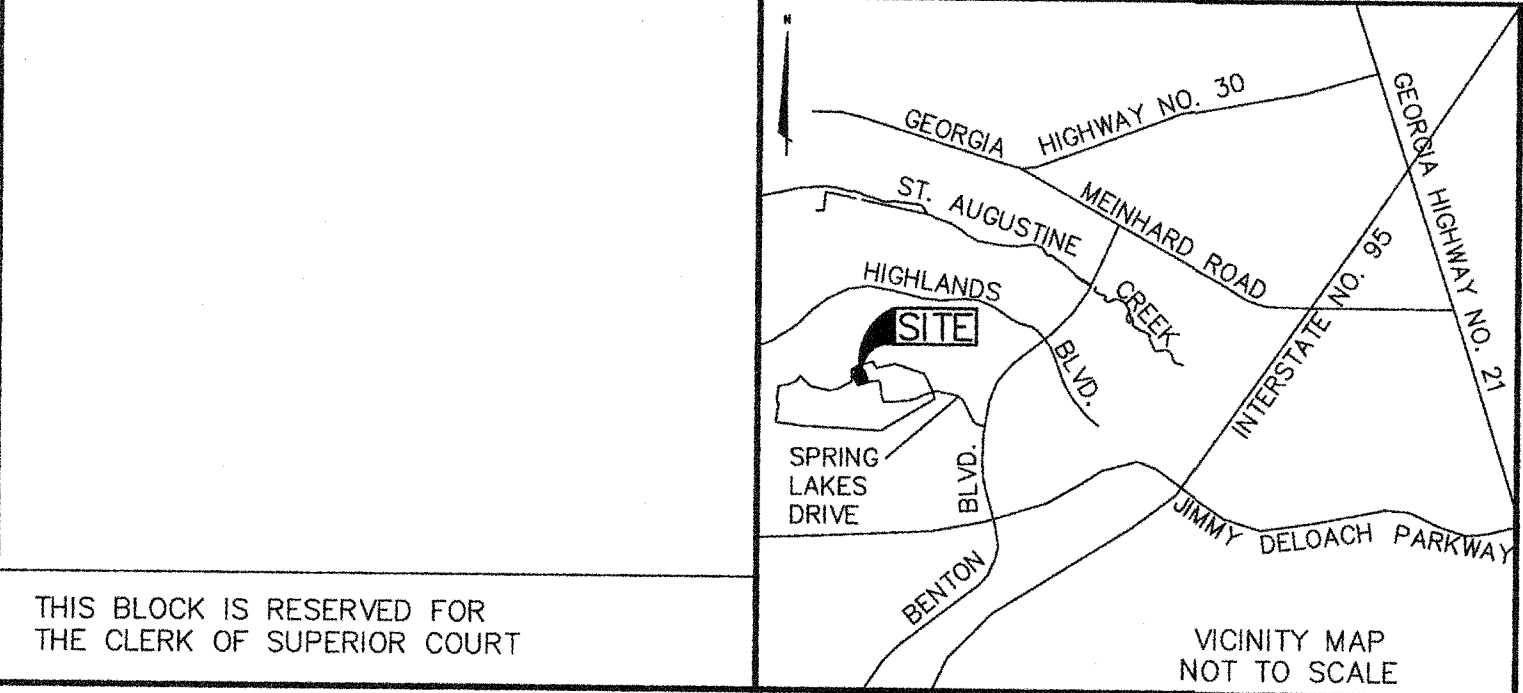
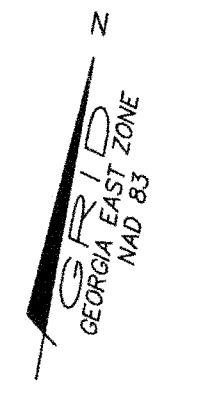

SPRING LAKES SUBDIVISION, PHASE ID-5  
 A SUBDIVISION OF LOT B, A PORTION OF SPRING LAKES, PHASE IC, TRACT K-2 OF  
 THE HIGHLANDS AT GODLEY STATION  
 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA  
 PREPARED FOR: LANDMARK 24 HOMES OF SAVANNAH, LLC.

MAJOR  
SUBDIVISION

DATE: 1/23/2018  
 SCALE: 1"=30'  
 JOB #: 17-794  
 DRAWN BY: DET  
 CHECKED BY: MJA

SHEET  
1/1

RECEIVED  
 JUN 04 2018  
 METROPOLITAN PLANNING  
 COMMISSION

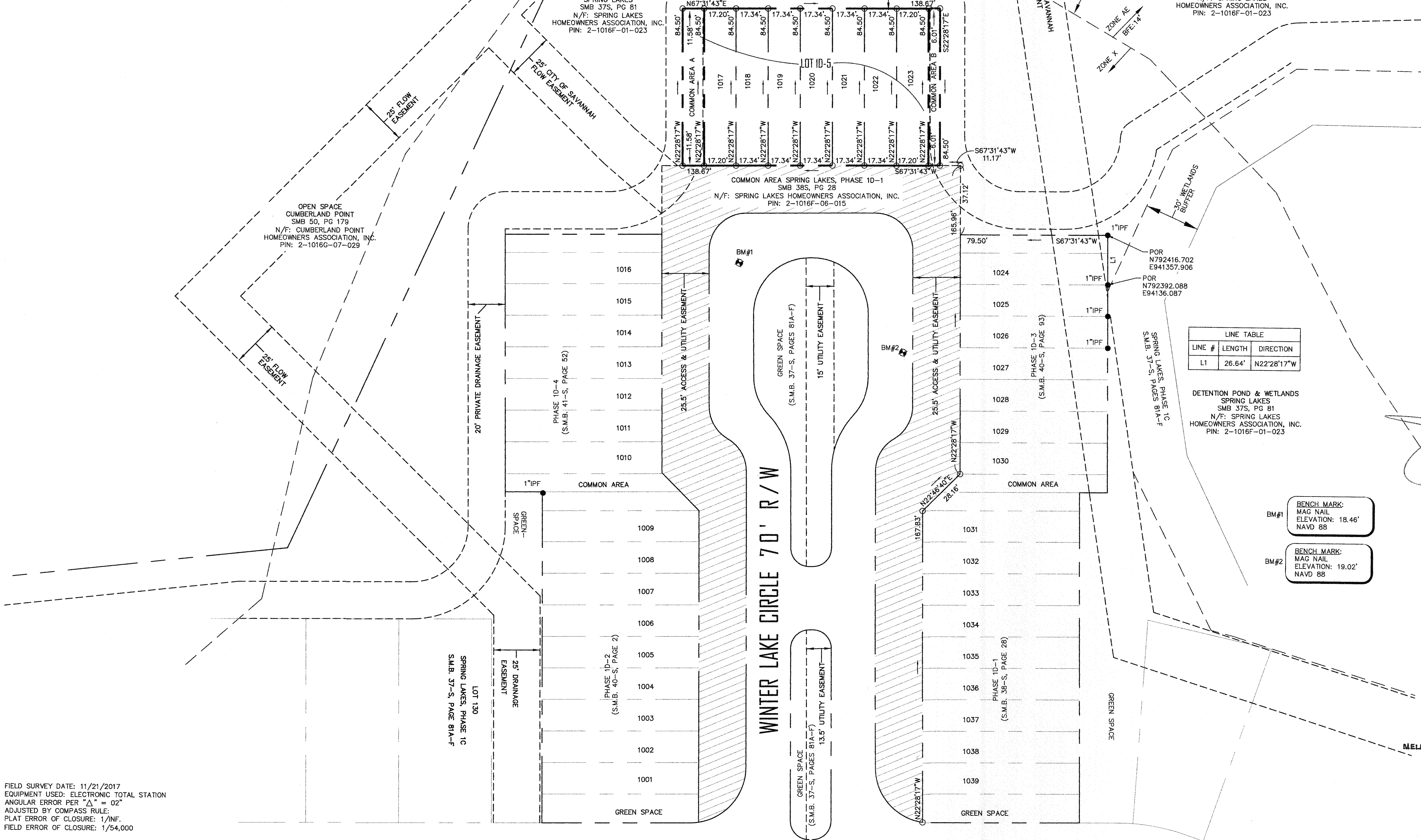


THIS BLOCK IS RESERVED FOR  
 THE CLERK OF SUPERIOR COURT

LOT TABLE

LOT #	ACRES	SF	STREET ADDRESS	FFE
1017	0.033	1,453	46 WINTER LAKE CIRCLE	21.10'
1018	0.034	1,465	44 WINTER LAKE CIRCLE	21.10'
1019	0.034	1,465	42 WINTER LAKE CIRCLE	21.10'
1020	0.034	1,465	40 WINTER LAKE CIRCLE	21.10'
1021	0.034	1,465	38 WINTER LAKE CIRCLE	21.10'
1022	0.034	1,465	36 WINTER LAKE CIRCLE	21.10'
1023	0.033	1,453	34 WINTER LAKE CIRCLE	21.10'

TOTAL LOT AREA	0.236	10,231
COMMON AREA A	0.023	979
COMMON AREA B	0.010	507
TOTAL AREA	0.269	11,717



- SUBDIVISION NOTES:
1. THIS SUBDIVISION CONTAINS 7 LOTS.
  2. TOTAL AREA: 0.269 ACRES (11,717 S.F.).
  3. PROPERTY ADDRESS: WINTER LAKE CIRCLE, SAVANNAH, GA.
  4. PROPERTY IDENTIFICATION NUMBER: 2-1016F-06-002.
  5. THIS PROPERTY IS CURRENTLY ZONED: PUD-C.
  6. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NUMBER 13051C0036G, EFFECTIVE DATE: JULY 7, 2014B.
  7. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD83.
  8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
  9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
  10. ALL LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
  11. ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
  12. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICATION 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.
  13. THE DEVELOPER SHALL INSTALL SIDEWALKS ON ALL STREETS ALONG ALL PROPERTY OTHER THAN PLATTED LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
  14. ALL BENCHMARK ELEVATIONS ARE BASED ON NAVD 89 DATUM.
  15. THERE ARE NO GARAGES FOR THE PROPOSED LOTS.
  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/AGENT: LANDMARK 24, LLC.

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  
 [Signature] 4/25/18 DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA  
 JULIE McLEAN, P.E., CITY ENGINEER 5/3/18 DATE

APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA  
 [Signature] 10/14/2018 DATE  
 LUCIANA SPENCER, ACTING CLERK OF COUNCIL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION  
 MELANIE WILSON, [Signature] 6-5-18 DATE  
 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.

TERRY MACK COLEMAN  
 GA REG. LAND SURVEYOR NO. 2486  
 COLEMAN COMPANY, INC.  
 REGISTRATION: 15C 1167

30' 15' 0' 30'  
 GRAPHIC SCALE: 1"=30'

FIELD SURVEY DATE: 11/21/2017  
 EQUIPMENT USED: ELECTRONIC TOTAL STATION  
 ANGULAR ERROR PER "Δ" = 02"  
 ADJUSTED BY COMPASS RULE:  
 PLAT ERROR OF CLOSURE: 1/INF.  
 FIELD ERROR OF CLOSURE: 1/54,000

REFERENCE:  
 1. SUBDIVISION MAP BOOK 40S, PAGE 93.