eFiled and eRecorded
DATE: 03/28/2022
TIME: 10:05 AM
PLAT BOOK: 65
PAGE: 391 - 391
FILING FEES: $10.00
PART ID: 3182057576
RECORDED BY: AW
Janie J. Jones
Barrow County, GA
CLERK OF SUPERIOR COURT
THE CLERK OF SUPERIOR COURT

SPRINGSIDE MEADOWS ~ PHASE 2

PIPE CHART		
PIPE (In - Out)	SIZE (in.)	LENGTH (ft.)
E5 -E4	18	106
E4 -E3	18	76
E3 -E2	18	30
E2 -E1	24	164
K9 -K7	30	200
K7 -K6	36	200
K6 -K5	36	30
K5 -K4	42	48
K4 -K3	42	198
K3 -K2	42	138
L6 -L5	24	137
L5 -L4	30	198
L4 -L3	30	185
L3.2 -L3.1	18	30
L3.1 -L3	18	47
L3 -L2	30	30
L2 -L1	36	112
M3 -M2	18	30
M2 -M1	18	196
N2 -N1	36	41

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDATION:

All requirements of the Barrow County Unified Development Code having been represented as being fulfilled by this plat [and the related as-built surveys approved on 3-15-22] I, the undersigned acting under authority of the Board of Commissioners of Barrow County, Georgia, hereby approves this plat for recordation by the Clerk of the Superior Court [along with the accompanying deeds of dedication of all streets, easements and other public areas and improvements shown thereon] subject to maintenance and guarantee by the owner for one and one-half years from the date of this approval. This approval recognizes the receipt of appropriate surety by the Board of Commissioners of Barrow County in the amount of $ 61,000.00 to assure the completion and maintenance of all streets and drainage facilities appurtenant to this subdivision.

Rebecca Whaddon — DATE: 3-15-22
(SIGNATURE, DIRECTOR of PLANNING)

OWNER/DEVELOPER:

THOMAS F. LEDBETTER
1392 HWY. 211 NE
WINDER, GA 30680
PH: 770-307-7359
EMAIL: FLANIGAN.D@COMCAST.NET

24-HOUR CONTACT:

DARRELL FLANNIGAN
PH: 770-307-7359

~ LEGEND ~

R/W = RIGHT OF WAY
I/P = IRON PIN FOUND (1/2" REBAR)
D.E. = DRAINAGE EASEMENT
C.B. = CATCH BASIN
D.I. = DROP INLET
J.B. = JUNCTION BOX
H.W. = HEAD WALL
OCS = OUTLET CONTROL STRUCTURE
F.H. = FIRE HYDRANT
[###] = STREET ADDRESS

GENERAL NOTES:

1. TOTAL AREA 31.26 ACRES WITH 3.91 ACRES OPEN SPACE ~ 33 LOTS
2. PART OF TAX MAP PARCEL XX133 049
3. HYDROLOGY ENGINEER: MATT SULLINS
   302 WEST MAY STREET
   WINDER, GA. 30680
   PH 678-687-6219
4. THE DETENTION PONDS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.)
5. BARROW COUNTY IS NOT RESPONSIBLE FOR ANY REQUIRED MAINTENANCE OR REPAIRS ASSOCIATED WITH THE DETENTION POND OR OPEN SPACES.
6. BUILDERS ARE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS & HANDICAP RAMPS PRIOR TO C.O.
7. MINIMUM LOT SIZE IS 25,500 SQ.FT.
8. MINIMUM LOT WIDTH AT BUILDING LINE IS 100'
9. BUILDING LINES:
   FRONT 35'
   SIDE 15'
   REAR 40'
10. WATER SERVICE PROVIDED BY CITY OF STATHAM
11. SEPTIC SYSTEM SEPTIC TANK
12. REZONED TO R-1 RESIDENTIAL PER CASE No. RZ2018-021 WITH THE FOLLOWING CONDITIONS:
    1) HOUSES SHALL BE CONSTRUCTED OF BRICK, STONE, OR MASONRY SIDING.
    2) ALL FRONT AND 15' OF SIDE YARD SHALL BE SODDED.
    3) MINIMUM HEATED SQ.FT. OF ALL HOUSES SHALL BE 2000 SQ.FT.
    4) MANDATORY H.O.A.

~ FLOOD NOTE ~

NO FLOOD HAZARD AREA PER FEMA COMMUNITY PANEL No. 13013C0155C DATED 12/16/2009

GRAPHIC SCALE
100 0 100 200

SURVEYOR'S CERTIFICATE:

It is hereby certified that this plat is true and correct, and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist, and their location, size, type, and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 21,580 feet and an angular error of 2" per angle point, and was adjusted using the compass rule. The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: TOPCON GTS-226.
This plat has been calculated for closure and is found to be accurate within one foot in >150,000 feet.

W. T. Dunahoo — 1577 — 3-22-22
R.L.S. Number — Georgia R.L.S. No. — Date

SURVEYOR'S NOTES:

1. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
2. NO NATIONAL GEODETIC SURVEY MONUMENTS FOUND WITHIN 500 FEET OF SUBJECT PROPERTY.
3. THE DEVELOPER IS NOT AWARE OF ANY BURIED TRASH, GARBAGE, ETC. ON THE PROPERTY.
4. NO WELLS OBSERVED ON PROPERTY. WELL ADJACENT TO PROPERTY AS SHOWN.
5. DRINKING WATER TO BE SUPPLIED BY CITY OF STATHAM WATER AND SEWER AUTHORITY.
6. THERE ARE NO CEMETERIES OR OTHER HISTORICAL AREAS ON SITE.
7. ALL LINEAR DISTANCES ARE HORIZONTAL. BASIS OF CURVE DATA IS GEOMETRICAL COMPUTATIONS.

STATEMENT OF PRIVATE COVENANTS:

This plat is subject to the covenants set forth in the separate [and attached hereto] instrument dated 2/3/2021, which hereby becomes part of this plat.
Recorded in Deed Book 2455 pages 440-453

OWNER'S CERTIFICATE:

STATE OF GEORGIA ~ BARROW COUNTY

The undersigned certifies that he or she is the fee simple absolute owner of the land shown on this plat and that the plat and the public improvements contained thereon or associated therewith meet all applicable requirements and standards of the Barrow County Unified Development Code.

Owner's Name: Thomas F. Ledbetter
Owner's Address: 1392 Hwy 211 NE
Date: 3-25-22
(Owner's Signature)

NO PORTION OF THIS SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.02. THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 391-3-16.01.

~ HEALTH DEPARTMENT NOTES ~

A10 ~ "Aerobic treatment Unit" ~ An aerobic treatment unit or other class I effluent and full length system may be required on this lot.

SSLP ~ "Septic System Location Plan" ~ A septic system location plan drawn in accordance with the requirements in the "septic system location plan checklist" is required for this lot at time of permitting. SSLP's are required due to spatial constraints. Ground run topography may be required on these lots.

NOTE: This subdivision is reviewed based on three or four bedroom homes with average appurtenances and a footprint of 3000 square feet or less (heated and unheated space). If the home is to be larger, or if excessive grading or filling is required to form home foundation, additional information will be needed and a larger lot size may be required.

Soil classifier recommendations regarding soil placements are followed for each lot. Some lots may require additional footage of drainfields or special requirements based on these recommendations.

The lots shown have been reviewed by the Barrow County Health Department as noted on each lot of the plat and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided thereto. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit.

SIGNING AUTHORITY: Michelle Hall
DATE: 3/25/22
BY: Erik Lovejoy

LINE TABLE

L	DIST.	BEARING
L1	8.07	N 18°41'39" E
L2	49.53	S 71°18'21" E
L3	35.00	S 56°04'21" E
L4	28.28	S 26°18'21" E
L5	28.28	N 63°41'39" E

CURVE TABLE

C	ARC	RAD.	CHORD	BEARING
C1	127.73	250.00	126.34	N 33°19'49" E
C2	85.34	220.00	84.81	N 36°51'14" E
C3	27.06	220.00	27.04	N 22°17'03" E
C4	86.26	60.00	79.02	N 00°07'06" W
C5	48.66	60.00	47.34	N 64°18'07" E
C6	70.89	60.00	66.84	S 58°37'09" E
C7	61.47	60.00	58.82	S 04°34'38" W
C8	46.88	60.00	45.70	S 56°18'39" W
C9	65.19	60.00	62.03	N 79°49'11" E
C10	39.01	60.00	38.33	S 50°25'42" E
C11	37.52	60.00	36.91	S 13°53'20" E
C12	35.19	60.00	34.69	S 20°49'43" W
C13	35.00	60.00	34.51	S 54°20'39" W
C14	39.42	60.00	38.71	S 89°52'29" W
C15	62.83	60.00	60.00	N 41°18'21" W
C16	79.50	280.00	79.24	S 26°49'42" W
C17	63.55	280.00	63.41	S 41°27'53" W
C18	63.93	60.00	60.95	N 71°30'30" W
C19	103.01	60.00	90.82	N 08°12'07" E
C20	56.25	60.00	54.21	N 64°14'35" E
C21	90.97	60.00	82.50	S 25°28'02" E

FINAL PLAN FOR			STATE OF GEORGIA	
SPRINGSIDE MEADOWS ~ PHASE 2				
CITY	GMD	COUNTY	SCALE	DATE
	1742	BARROW	1"=100'	2/1/2022
W. T. DUNAHOO AND ASSOCIATES, L.L.C.				
P.O. BOX 163 302 W. MAY ST.		(770) 867-7911		WINDER, GEORGIA