



Phase 3

WETLAND

WETLAND

GREENSPACE #2

TRACT 3

CHICORY COURT 50' R/W

THE GROVES AT OAKLAND PARKWAY SECTION 2

GREENSPACE #5 / STORMWATER MANAGEMENT
9.924 AC

LAND LOT LINE

35' MIN. BLDG. SETBACK (TYP)
20' UTILITY EASEMENT (TYP)

GREENSPACE #3

TRACT 2

OAKLAND PARKWAY FRONTAGE SUBDIVISION
P.C. F, SLIDE 105A

TRACT 1

DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

DRIVE 50' R/W

THISTLE DOWN

$L=35.45$ $R=2808.51$
 $CH=S61^{\circ}38'06''W$ 35.45

GREENSPACE #6 1.541 AC.

PROPOSED TEM CUL-DE-SAC (60' RADIUS)

SOUTH GEORGIA CARR FARMS, LLC
DEED BOOK 1738, PAGE 317

PUMP STATION SITE

20' SEWER EASEMENT

GREENSPACE #1

POINT OF BEGINNING
NORTHEAST CORNER OF
LOT 35 OF THE GROVES AT
OAKLAND PLANTATION SECTION 2

COLONY BANK
D.B. 1714 PG. 166

THE GROVES AT OAKLAND PARKWAY
P.C. F SLIDE 85C

60' R/W

GRID NORTH / NAD 83 / GA WEST