



- SUBDIVISION NOTES:**
- THIS SUBDIVISION CONTAINS 32 LOTS.
 - TOTAL AREA: 7.673 ACRES; 334,241 SQUARE FEET.
 - PROPERTY ADDRESS: NEWBERRY DRIVE, SAVANNAH.
 - PARENT PROPERTY IDENTIFICATION NUMBER: 21030F 0102B.
 - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE. A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0235G, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 8.0', NAVD 88. 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, NAD83.
 - ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 - ALL LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
 - ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
 - ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.
 - 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.
 - THE DEVELOPER SHALL INSTALL SIDEWALKS ON ALL STREETS ALONG ALL PROPERTY OTHER THAN PLATTED LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
 - ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
 - 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.
 - 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 RECOMMENDED ELEVATIONS.
 - ALL COMMON AREAS, INCLUDING STORM WATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURE(S) SHALL BE MAINTAINED BY THE OWNER OR HOME OWNER ASSOCIATION.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

OWNER: BRADLEY LOT DEVELOPERS, LLC
 JACK WARDLAW

BUILDING SETBACKS:
 FRONT - 25' FROM PROPERTY LINE
 SIDE - 5' FROM PROPERTY LINE
 REAR - 25' FROM PROPERTY LINE
 (SETBACKS ARE AS LISTED UNLESS OTHERWISE NOTED)

LOT #	ACRE	SF	ADDRESS	FFE(MIN)	GFE(MIN)
801	0.213	9,279	1 NEWBERRY DRIVE	10.2'	9.7'
802	0.132	5,771	3 NEWBERRY DRIVE	10.2'	9.7'
803	0.120	5,209	5 NEWBERRY DRIVE	10.2'	9.7'
804	0.118	5,140	7 NEWBERRY DRIVE	10.2'	9.7'
805	0.191	8,298	9 NEWBERRY DRIVE	10.2'	9.7'
806	0.438	19,071	26 CADRE CIRCLE	10.2'	9.7'
807	0.178	7,755	24 CADRE CIRCLE	10.2'	9.7'
808	0.170	7,401	23 CADRE CIRCLE	10.2'	9.7'
809	0.451	19,631	22 CADRE CIRCLE	10.2'	9.7'
810	0.372	16,209	21 CADRE CIRCLE	10.2'	9.7'
811	0.166	7,239	20 CADRE CIRCLE	10.2'	9.7'
812	0.131	5,724	19 CADRE CIRCLE	10.2'	9.7'
813	0.133	5,779	18 CADRE CIRCLE	10.2'	9.7'
814	0.135	5,889	17 CADRE CIRCLE	10.2'	9.7'
815	0.137	5,970	16 CADRE CIRCLE	10.2'	9.7'
816	0.136	5,939	15 CADRE CIRCLE	10.2'	9.7'
817	0.136	5,937	14 CADRE CIRCLE	10.2'	9.7'
818	0.136	5,930	13 CADRE CIRCLE	10.2'	9.7'
819	0.134	5,837	12 CADRE CIRCLE	10.2'	9.7'
820	0.137	5,950	11 CADRE CIRCLE	10.2'	9.7'
821	0.131	5,718	10 CADRE CIRCLE	10.2'	9.7'
822	0.126	5,500	9 CADRE CIRCLE	10.2'	9.7'
823	0.125	5,431	8 CADRE CIRCLE	10.2'	9.7'
824	0.156	6,812	7 CADRE CIRCLE	10.2'	9.7'
825	0.275	11,965	6 CADRE CIRCLE	10.2'	9.7'
826	0.290	12,613	5 CADRE CIRCLE	10.2'	9.7'
827	0.253	11,006	4 CADRE CIRCLE	10.2'	9.7'
828	0.136	5,945	3 CADRE CIRCLE	10.2'	9.7'
829	0.199	8,672	2 CADRE CIRCLE	10.2'	9.7'
830	0.273	11,880	1 CADRE CIRCLE	10.2'	9.7'
831	0.171	7,458	4 NEWBERRY DRIVE	10.2'	9.7'
832	0.157	6,822	2 NEWBERRY DRIVE	10.2'	9.7'
LOT TOTAL		6,056	263,780		
R/W		1,617	70,461		
TOTAL AREA		7,673	334,241		

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	11.10'	N24°28'01"E
L2	67.97'	N85°24'26"W
L3	22.04'	N73°40'51"E
L4	39.80'	N67°15'46"E
L5	65.47'	S29°05'14"E
L6	65.30'	S21°25'19"E
L7	65.33'	S13°42'00"E
L8	65.38'	S5°58'24"E
L9	65.45'	S1°45'39"W
L10	65.55'	S9°30'16"W
L11	65.66'	S17°15'38"W
L12	65.79'	S25°01'50"W
L13	60.12'	S32°34'36"W
L14	60.00'	S36°17'42"W
L15	60.00'	S36°17'56"W
L16	60.00'	S36°17'46"W
L17	38.16'	S33°40'40"W
L18	39.45'	S33°32'21"E
L19	54.11'	S36°17'09"W
L20	21.27'	N53°32'41"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L21	36.43'	N28°28'03"W
L22	48.82'	N85°24'26"W
L23	63.88'	N90°00'00"W
L24	14.57'	N24°07'13"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	127.25'	200.00'	S71°46'20"E	125.11'
C2	58.18'	200.00'	S81°31'22"E	58.97'
C3	68.07'	200.00'	S63°17'43"E	67.71'
C4	31.22'	20.00'	S8°49'12"E	28.11'
C5	2.13'	320.00'	S36°05'43"W	2.13'
C6	26.19'	20.00'	S73°47'41"W	24.31'
C7	315.82'	65.00'	S27°53'27"E	84.91'
C8	56.46'	65.00'	S86°25'05"W	54.77'
C9	53.21'	65.00'	S38°04'44"W	51.77'
C10	41.26'	65.00'	S3°33'42"E	40.57'
C11	36.59'	65.00'	S37°52'33"E	36.11'
C12	36.59'	65.00'	S70°07'52"E	36.11'
C13	36.59'	65.00'	N77°36'49"E	36.11'
C14	39.30'	65.00'	N44°10'02"E	38.71'
C15	15.81'	65.00'	N19°52'54"E	15.77'
C16	8.16'	20.00'	N24°36'01"E	8.10'
C17	400.63'	380.00'	N6°04'58"E	382.33'
C18	22.95'	380.00'	N34°33'21"E	22.91'
C19	46.94'	380.00'	N29°17'14"E	46.91'
C20	46.94'	380.00'	N22°12'36"E	46.91'

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C21	46.93'	380.00'	N15°08'00"E	46.90'
C22	46.93'	380.00'	N80°32'27"E	46.90'
C23	46.92'	380.00'	N0°58'56"E	46.89'
C24	46.92'	380.00'	N6°05'34"W	46.89'
C25	46.92'	380.00'	N13°10'02"W	46.89'
C26	47.95'	380.00'	N20°19'08"W	47.91'
C27	1.24'	380.00'	N24°01'37"W	1.24'
C28	6.62'	20.00'	N14°38'02"W	6.59'
C29	310.60'	65.00'	S37°57'42"W	88.84'
C30	28.78'	20.00'	S57°42'37"E	26.36'
C31	24.55'	65.00'	N15°58'00"W	24.40'
C32	37.32'	65.00'	N43°13'59"W	36.81'
C33	36.60'	65.00'	N75°48'43"W	36.12'
C34	36.58'	65.00'	S71°56'01"W	36.10'
C35	36.59'	65.00'	S39°40'56"W	36.11'
C36	36.59'	65.00'	S72°53'36"W	36.11'
C37	102.36'	65.00'	S53°48'54"E	92.11'
C38	183.69'	320.00'	S00°42'46"E	181.88'
C39	81.52'	320.00'	S9°11'36"E	81.30'
C40	102.18'	320.00'	S71°50'06"W	101.74'

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C41	38.42'	20.00'	S71°25'38"W	37.78'
C42	165.43'	260.00'	N71°46'20"W	162.65'
C43	34.74'	260.00'	N57°22'22"W	34.72'
C44	50.20'	260.00'	N66°43'55"W	50.12'
C45	50.47'	260.00'	N77°49'26"W	50.39'
C46	30.02'	260.00'	N86°41'32"W	30.00'

- LEGEND**
- IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IPS 1" IRON PIPE SET
 - CMS CONCRETE MONUMENT SET
 - CMF CONCRETE MONUMENT FOUND
 - DB DEED BOOK
 - PRB PLAT RECORD BOOK
 - SMB SUBDIVISION MAP BOOK
 - PB PLAT BOOK
 - PIN PARCEL IDENTIFICATION NUMBER
 - BFE BASE FLOOD ELEVATION
 - POR POINT OF REFERENCE

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
 DIRECTOR: [Signature] DATE: 5/16/22

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
 JULE MCLEAN, P.E., CITY ENGINEER DATE: 5/17/22

APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH, GEORGIA

MARK MASSEY, CLERK OF COUNCIL DATE: [Blank]

APPROVED BY THE METROPOLITAN PLANNING COMMISSION
 MELANIE WILSON, EXECUTIVE DIRECTOR DATE: [Blank]

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 APPROPRIATE 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

5/17/22

REFERENCE:

- PLAT RECORD BOOK 52, PAGE 713.
- PLAT RECORD BOOK 51, PAGE 14.
- SUBDIVISION MAP BOOK 385, PAGE 15 A-C
- SUBDIVISION MAP BOOK 425, PAGE 134.

FIELD SURVEY DATE: 04/07/2022
 EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER "Δ" = 02"
 ADJUSTED BY COMPASS RULE:
 PLAT ERROR OF CLOSURE: 1/371.405
 FIELD ERROR OF CLOSURE: 1/54,142

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

BRADLEY POINT, PHASE 8
 A MAJOR SUBDIVISION OF A PORTION OF PARCEL 1-A
 OF THE VALLAMBROSA PLANTATION
 7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: BRADLEY LOT DEVELOPERS, LLC.

JOB NUMBER: 17-282
 DATE: 02/08/2022
 DRAWN BY: DET
 CHECKED BY: [Blank]
 SCALE: 1"=50'

MAJOR SUBDIVISION

SHEET: 1/1