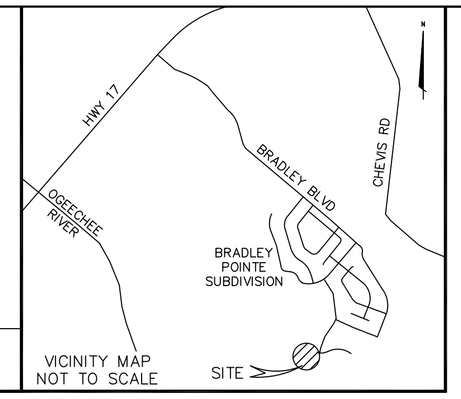

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT

SUBDIVISION NOTES:

1. THIS SUBDIVISION CONTAINS 39 LOTS.
2. TOTAL AREA: 6.95 ACRES (302,763 S.F.).
3. PROPERTY ADDRESS: OGEECHEE ROAD, SAVANNAH.
4. PROPERTY IDENTIFICATION NUMBER: 2-1030F-01-028.
5. BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE(11), A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA), FLOOD INSURANCE RATE MAP NUMBER 13051C0023SF, EFFECTIVE DATE: JULY 7, 2014, BASE FLOOD ELEVATION: 11, NAVD 88.
6. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD83.
7. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
9. ALL LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
10. ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
11. ALL BENCHMARK ELEVATIONS ARE BASED ON NAVD 88 DATUM.
12. ALL COMMON AREA(OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE BRADLEY POINTE SOUTH HOME OWNERS ASSOCIATION.
13. 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.
14. THE DEVELOPER SHALL INSTALL SIDEWALKS ON ALL STREETS ALONG ALL PROPERTY OTHER THAN PLATTED LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
15. ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
16. IN ACCORDANCE WITH THE STREET LIGHTING ORDNANCE 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 THE CITY FOR OPERATION AND MAINTENANCE.
17. 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: BRIAN 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)

BENCHMARKS		
	DESCRIPTION	ELEVATION
1	PK NAIL IN ASPHALT	10.33
2	NAIL IN 8" PINE	9.33
3	NAIL IN 12" GUM	11.92

LEGEND

⚑		BENCH MARK
●	IPF	IRON PIPE FOUND
●	IRF	IRON ROD FOUND
○		IRON PIPE SET
□		CONCRETE MONUMENT SET
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PIN	PARCEL IDENTIFICATION NUMBER

FIELD SURVEY DATE: 02/13/2017
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 02"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/80,000
FIELD ERROR OF CLOSURE: 1/54,000

REFERENCE:

1. PLAT RECORD BOOK 37P, PAGE 13.
2. PLAT RECORD BOOK 33P, PAGE 35.
3. PLAT RECORD BOOK 31P, PAGES 3A–F.
4. PLAT RECORD BOOK 18P, PAGES 16A–E.
5. PLAT RECORD BOOK 16P, PAGE 99.

LOT TABLE					
LOT #	ACRES	SF	STREET ADDRESS	FFE	PARCEL NUMBER
535	0.150	6,539	141 ENDICOTT DRIVE	12.28	
536	0.227	9,869	143 ENDICOTT DRIVE	12.00	
537	0.152	6,600	103 DUNNOMAN DRIVE	12.00	
538	0.151	6,560	105 DUNNOMAN DRIVE	12.00	
539	0.155	6,733	107 DUNNOMAN DRIVE	12.00	
540	0.165	7,188	109 DUNNOMAN DRIVE	12.00	
541	0.165	7,188	111 DUNNOMAN DRIVE	12.00	
542	0.097	4,242	2 POMONA CIRCLE	12.00	
543	0.078	3,400	4 POMONA CIRCLE	12.00	
544	0.078	3,400	6 POMONA CIRCLE	12.00	
545	0.078	3,400	8 POMONA CIRCLE	12.00	
546	0.078	3,400	10 POMONA CIRCLE	12.00	
547	0.078	3,400	12 POMONA CIRCLE	12.00	
548	0.078	3,400	14 POMONA CIRCLE	12.00	
549	0.086	3,723	16 POMONA CIRCLE	12.00	
550	0.094	4,087	18 POMONA CIRCLE	12.00	
551	0.094	4,087	20 POMONA CIRCLE	12.00	
552	0.094	4,087	22 POMONA CIRCLE	12.00	
553	0.094	4,087	24 POMONA CIRCLE	12.00	
554	0.094	4,087	26 POMONA CIRCLE	12.00	
555	0.082	3,554	28 POMONA CIRCLE	12.00	
556	0.134	5,829	17 POMONA CIRCLE	12.00	
557	0.078	3,400	15 POMONA CIRCLE	12.00	
558	0.078	3,400	13 POMONA CIRCLE	12.00	
559	0.078	3,400	11 POMONA CIRCLE	12.06	
560	0.078	3,400	9 POMONA CIRCLE	12.06	
561	0.078	3,400	7 POMONA CIRCLE	12.00	
562	0.078	3,400	5 POMONA CIRCLE	12.00	
563	0.144	6,291	3 POMONA CIRCLE	12.00	
564	0.084	3,644	90 POMONA CIRCLE	12.00	
565	0.083	3,607	88 POMONA CIRCLE	12.00	
566	0.082	3,579	86 POMONA CIRCLE	12.00	
567	0.082	3,571	84 POMONA CIRCLE	12.00	
568	0.106	4,603	82 POMONA CIRCLE	12.00	
569	0.153	6,646	80 POMONA CIRCLE	12.00	
570	0.155	6,744	78 POMONA CIRCLE	12.00	
571	0.114	4,965	76 POMONA CIRCLE	12.00	
572	0.106	4,623	74 POMONA CIRCLE	12.00	
573	0.131	5,720	72 POMONA CIRCLE	12.00	

ACREAGE TABLE				
DESCRIPTION	ACRES	SF	STREET ADDRESS	PARCEL NUMBER
TOTAL LOT	4.210	183,253		
OPEN SPACE–A	0.056	2,423		
OPEN SPACE–B	0.047	2,038		
OPEN SPACE–C	0.173	7,522		
OPEN SPACE–D	0.060	2,628		
RIGHT–OF–WAY	1.825	79,500		
TOTAL	6.371	277,364		

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	38.11'	S73°56'16"E
L2	27.58'	S8°26'58"W
L3	23.87'	N43°28'52"W
L4	15.81'	S7°24'34"E
L5	45.83'	S7°24'34"E
L6	50.19'	S43°15'57"E
L7	50.41'	N43°15'57"W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	29.14'	20.00'	83°28'01"	17.84'	S49°08'34"E	26.63'
C2	60.49'	205.00'	16°54'18"	30.46'	S82°25'25"E	60.27'
C3	244.56'	404.00'	34°41'04"	126.16'	N88°43'12"E	240.85'
C4	3.14'	404.00'	0°26'41"	1.57'	S74°09'37"E	3.14'
C5	34.44'	404.00'	4°53'04"	17.23'	S76°49'29"E	34.43'
C6	34.10'	404.00'	4°50'11"	17.06'	S81°41'07"E	34.09'
C7	34.01'	404.00'	4°49'25"	17.02'	S86°30'54"E	34.00'
C8	26.97'	404.00'	3°49'30"	13.49'	N89°09'38"E	26.97'
C9	31.09'	404.00'	4°24'35"	15.55'	N85°02'36"E	31.08'
C10	36.24'	145.00'	14°19'14"	18.22'	N81°07'53"W	36.15'
C11	25.95'	15.00'	99°07'04"	17.60'	S42°08'58"W	22.83'
C12	96.78'	170.00'	32°37'08"	49.74'	S23°43'08"E	95.48'
C13	49.42'	170.00'	16°39'23"	24.89'	N15°44'15"W	49.25'
C14	47.36'	170.00'	15°57'45"	23.84'	N32°02'50"W	47.21'
C15	60.59'	185.00'	18°45'54"	30.57'	N30°38'45"W	60.32'
C16	18.09'	20.00'	51°49'01"	9.72'	S47°10'19"E	17.48'
C17	16.26'	20.00'	46°34'30"	8.61'	N44°33'03"W	15.81'
C18	1.83'	20.00'	5°14'31"	0.92'	N70°27'33"W	1.83'
C19	133.56'	509.00'	15°02'02"	67.16'	S80°35'50"E	133.17'
C20	32.84'	509.00'	3°41'48"	16.43'	N74°55'43"W	32.84'
C21	34.28'	509.00'	3°51'30"	17.14'	N78°42'22"W	34.27'
C22	34.06'	509.00'	3°50'04"	17.04'	N82°33'09"W	34.06'
C23	32.38'	509.00'	3°38'40"	16.19'	N86°17'31"W	32.37'
C24	181.82'	100.00'	104°10'28"	128.40'	S36°01'37"E	157.79'
C25	27.74'	100.00'	15°53'31"	13.96'	N79°14'04"W	27.65'
C26	27.28'	100.00'	15°37'58"	13.73'	N63°28'20"W	27.20'
C27	27.28'	100.00'	15°37'58"	13.73'	N47°50'21"W	27.20'
C28	27.28'	100.00'	15°37'58"	13.73'	N32°12'23"W	27.20'
C29	16.02'	100.00'	9°10'38"	8.03'	N19°48'05"W	16.00'
C30	27.28'	100.00'	15°37'58"	13.73'	N7°23'47"W	27.20'
C31	27.30'	100.00'	15°38'24"	13.73'	N8°14'25"E	27.21'
C32	72.73'	40.00'	104°10'28"	51.36'	N36°01'37"W	63.12'
C33	139.03'	569.00'	13°59'58"	69.86'	S81°06'52"E	138.68'
C34	65.18'	569.00'	6°33'50"	32.63'	N84°49'56"W	65.15'
C35	73.84'	569.00'	7°26'08"	36.97'	S77°49'57"E	73.79'
C36	46.63'	45.00'	59°21'59"	25.65'	S76°12'07"W	44.57'
C37	78.35'	50.00'	89°47'05"	49.81'	S1°37'35"W	70.58'
C38	172.37'	110.00'	89°47'05"	109.59'	N1°37'35"E	155.27'
C39	4.44'	110.00'	2°18'48"	2.22'	S42°06'33"E	4.44'
C40	27.78'	110.00'	14°28'06"	13.96'	S33°43'06"E	27.70'
C41	27.78'	110.00'	14°28'06"	13.96'	S19°15'00"E	27.70'
C42	27.78'	110.00'	14°28'06"	13.96'	S4°46'53"E	27.70'
C43	16.31'	110.00'	8°29'46"	8.17'	S6°42'03"W	16.30'
C44	27.78'	110.00'	14°28'06"	13.96'	S18°10'59"W	27.70'
C45	27.78'	110.00'	14°28'06"	13.96'	S32°39'05"W	27.70'
C46	12.73'	110.00'	6°37'59"	6.37'	S43°12'08"W	12.73'
C47	26.83'	20.00'	76°52'23"	15.87'	N8°04'56"E	24.87'
C48–DELETED						
C49–DELETED						
C50	130.94'	230.00'	32°37'08"	67.30'	S23°43'08"E	129.18'
C51	7.38'	230.00'	1°50'15"	3.69'	S39°06'34"E	7.38'
C52	54.24'	230.00'	13°30'46"	27.25'	S31°26'04"E	54.12'
C53	54.24'	230.00'	13°30'46"	27.25'	S17°55'19"E	54.12'
C54	15.08'	230.00'	3°45'22"	7.54'	S9°17'15"E	15.08'
C55	21.11'	125.00'	9°40'27"	10.58'	N35°11'29"W	21.08'
C56	1.63'	100.00'	0°56'02"	0.81'	N87°38'50"W	1.63'
C57	80.81'	404.00'	11°27'38"	40.54'	N77°06'29"E	80.68'

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

MIKE PITTS, DIRECTOR — DATE

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA

JULIE McLEAN, P.E., CITY ENGINEER — DATE

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

DYANNE C. REESE, CLERK OF COUNCIL — DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELONY WEST, INTERIM EXECUTIVE DIRECTOR — DATE

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.

GEORGIA REGISTERED No. 2486 LAND SURVEYOR TERRY MACK COLEMAN

TERRY MACK COLEMAN
GA REG. LAND SURVEYOR NO. 2486
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION; LSF 1167

40' 20' 0' 40'
GRAPHIC SCALE: 1"=40'

COLEMAN COMPANY, INC.
17 PARK OF COMMERCE | SUITE 201
SAVANNAH, GA 31405
(D) 912.200.3041 | (F) 912.200.3056

REVISION

BRADLEY POINTE SOUTH, PHASE VI
A SUBDIVISION OF A PORTION OF PARCEL 1-A OF THE VALLAMBROSA PLANTATION, AND A PORTION OF BRADLEY POINTE SOUTH, PHASE IV, COMMON AREA
7TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
PREPARED FOR: BRADLEY LOT DEVELOPERS, LLC

MAJOR SUBDIVISION

DATE: 7/20/2017
SCALE: 1"=40'
JOB #: 15-390
DRAWN BY: DET
CHECKED BY:

SHEET 1/1

Thu, 27 Dec 2017 - 9:08am - dwhite
I:\DRAWING FILES\15-390\2017\DWG\PHASE6-PLAT.dwg