

REFERENCE:
1. PLAT BOOK 51, PAGE 334.
2. PLAT RECORD BOOK 37P, PAGE 13.
3. PLAT RECORD BOOK 33P, PAGE 35.
4. PLAT RECORD BOOK 31P, PAGES 3A-F.
5. PLAT RECORD BOOK 18P, PAGES 16A-E.
6. PLAT RECORD BOOK 16P, PAGE 99.

FIELD SURVEY DATE: 8/21/2018
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 02"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/261,369
FIELD ERROR OF CLOSURE: 1/54,142

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

OWNER: BRADLEY LOT DEVELOPERS, LLC
JACK WARDLAW

- SUBDIVISION NOTES:
- THIS SUBDIVISION CONTAINS 36 LOTS.
 - TOTAL AREA: 8.201 ACRES; 357,252 SQUARE FEET.
 - PROPERTY ADDRESS: OGECHEE ROAD, SAVANNAH.
 - PARENT PROPERTY IDENTIFICATION NUMBER: 21030F 01028.
 - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION A PORTION OF LOTS 433, 466-496 & 500 (AND OTHERS WHERE APPROPRIATE) ARE 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 BENCHMARK ELEVATIONS ARE BASED ON NAVD 88 DATUM.
 - ALL COMMON AREA (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE BRADLEY POINT SOUTH HOMEOWNERS ASSOCIATION.
 - 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 STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	147.21'	430.00'	19°36'56"	74.33'	N9°48'28"E	146.49'
C2	60.49'	205.00'	16°54'18"	30.46'	N82°25'25"W	60.27'
C3	29.14'	20.00'	83°28'01"	17.84'	N49°08'34"W	26.63'
C4	31.42'	20.00'	90°00'00"	20.00'	S45°00'00"W	28.28'
C5	31.42'	20.00'	90°00'00"	20.00'	S45°00'00"E	28.28'
C6	31.42'	20.00'	90°00'00"	20.00'	N45°00'00"E	28.28'
C7	31.42'	20.00'	90°00'00"	20.00'	S45°00'00"E	28.28'
C8	131.65'	1018.00'	7°24'34"	65.91'	S3°42'17"E	131.55'
C9	48.04'	1018.00'	2°42'13"	24.02'	S1°21'07"E	48.03'
C10	47.83'	1018.00'	2°41'30"	23.92'	S4°02'58"E	47.82'
C11	35.78'	1018.00'	2°00'50"	17.89'	S6°24'09"E	35.78'
C12	123.89'	958.00'	7°24'34"	62.03'	N3°42'17"W	123.80'
C13	2.47'	958.00'	0°08'53"	1.24'	N7°20'08"W	2.47'
C14	53.96'	958.00'	3°13'38"	28.99'	N5°38'52"W	53.95'
C15	60.39'	958.00'	3°36'43"	30.21'	N2°13'42"W	60.38'
C16	7.06'	958.00'	0°25'20"	3.53'	N0°12'40"W	7.06'
C17	31.42'	20.00'	90°00'00"	20.00'	N45°00'00"E	28.28'
C18	33.45'	20.00'	95°50'22"	22.15'	N42°04'49"W	29.69'
C19	95.34'	370.00'	14°45'51"	47.94'	N13°13'18"E	95.08'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.10'	S24°28'01"W
L2	7.36'	N90°00'00"W
L3	39.55'	N73°58'16"W
L4	15.81'	N72°4'34"W
L5	15.00'	S0°00'00"E
L6	15.00'	N0°00'00"E
L7	15.00'	N90°00'00"E
L8	60.00'	S0°00'00"E
L9	60.00'	N0°00'00"E
L10	65.00'	N0°00'00"E
L11	6.47'	N7°24'34"W
L12	33.46'	S0°00'00"E
L13	53.43'	S2°44'08"E
L14	49.24'	S4°54'22"E

LEGEND

●	IRF	IRON ROD FOUND
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
□	CMS	CONCRETE MONUMENT SET
○	PIN	PARCEL IDENTIFICATION NUMBER
—	BFE	BASE FLOOD ELEVATION
—	POR	POINT OF REFERENCE

PORTION OF PARCEL 1-A
VALLAMBROSA PLANTATION
SMB 225, PG 65
N/F: HRW DEVELOPERS, LLC
PIN: 21030F 01028

POR
N: 719,421.52
E: 936,050.93

BENCH MARK:
"X" SET IN CONCRETE
ELEVATION: 9.81'
NAVD 88

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE(MIN)	GFE(MIN)
433	0.246	10,711	76 DUNNOMAN DRIVE	10.0'	9.5'
466	0.162	7,064	78 DUNNOMAN DRIVE	10.0'	9.5'
467	0.126	5,500	80 DUNNOMAN DRIVE	10.0'	9.5'
468	0.126	5,500	82 DUNNOMAN DRIVE	10.0'	9.5'
469	0.126	5,500	84 DUNNOMAN DRIVE	10.0'	9.5'
470	0.126	5,500	86 DUNNOMAN DRIVE	10.0'	9.5'
471	0.126	5,500	88 DUNNOMAN DRIVE	10.0'	9.5'
472	0.126	5,500	90 DUNNOMAN DRIVE	10.0'	9.5'
473	0.141	6,130	92 DUNNOMAN DRIVE	10.0'	9.5'
474	0.144	6,292	94 DUNNOMAN DRIVE	10.0'	9.5'
475	0.131	5,702	96 DUNNOMAN DRIVE	10.0'	9.5'
476	0.126	5,500	98 DUNNOMAN DRIVE	10.0'	9.5'
477	0.126	5,500	100 DUNNOMAN DRIVE	10.0'	9.5'
478	0.126	5,500	102 DUNNOMAN DRIVE	10.0'	9.5'
479	0.126	5,500	104 DUNNOMAN DRIVE	10.0'	9.5'
480	0.126	5,500	106 DUNNOMAN DRIVE	10.0'	9.5'
481	0.181	7,866	108 DUNNOMAN DRIVE	10.0'	9.5'
482	0.134	5,848	101 DUNNOMAN DRIVE	10.0'	9.5'
483	0.127	5,517	99 DUNNOMAN DRIVE	10.0'	9.5'
484	0.127	5,517	97 DUNNOMAN DRIVE	10.0'	9.5'
485	0.127	5,517	95 DUNNOMAN DRIVE	10.0'	9.5'
486	0.127	5,517	93 DUNNOMAN DRIVE	10.0'	9.5'
487	0.127	5,524	91 DUNNOMAN DRIVE	10.0'	9.5'
488	0.132	5,761	89 DUNNOMAN DRIVE	10.0'	9.5'
489	0.131	5,710	87 DUNNOMAN DRIVE	10.0'	9.5'
490	0.127	5,524	85 DUNNOMAN DRIVE	10.0'	9.5'
491	0.162	7,064	83 DUNNOMAN DRIVE	10.0'	9.5'
492	0.162	7,064	2 FLAGLER DRIVE	10.0'	9.5'
493	0.139	6,050	4 FLAGLER DRIVE	10.0'	9.5'
494	0.139	6,050	6 FLAGLER DRIVE	10.0'	9.5'
495	0.126	5,500	8 FLAGLER DRIVE	10.0'	9.5'
496	0.126	5,500	10 FLAGLER DRIVE	10.0'	9.5'
497	0.126	5,500	12 FLAGLER DRIVE	10.0'	9.5'
498	0.126	5,500	14 FLAGLER DRIVE	10.0'	9.5'
499	0.162	7,064	2 STETSON DRIVE	10.0'	9.5'
500	0.162	7,064	1 STETSON DRIVE	10.0'	9.5'
LOT TOTAL		4,980	217,056		
R/W		2,192	95,388		
OPEN SPACE		1,029	44,808		
TOTAL AREA		8,201	357,252		

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R/W	2,192	95,388
OPEN SPACE	1,029	44,808
TOTAL AREA	8,201	357,252

50' 25' 0' 50'
GRAPHIC SCALE: 1"=50'

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 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

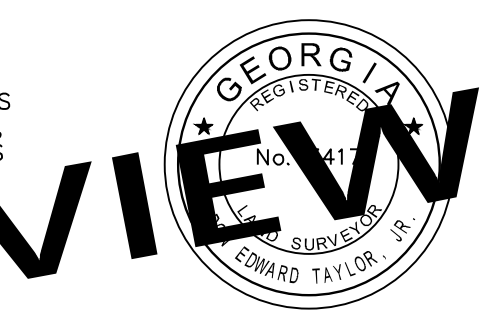
MARK MASSEY, CLERK OF COUNCIL DATE

APPROVED BY THE METROPOLITAN PLANNING COMMISSION

MELANIE WILSON, EXECUTIVE DIRECTOR DATE

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 THE PURCHASER OR USER OF THIS PLAT. THE INTENDED USE OF ANY PART OF THIS PLAT IS LIMITED TO THE UNDESIGNED LAND AND SURVEYOR'S USES. PLAT FOR THE MINIMUM TECHNICAL STANDARD 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

BRADLEY POINT SOUTH, PHASE 9
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: 19-240
DATE: 09/10/2020
DRAWN BY: DET
CHECKED BY: JBT
SCALE: 1"=50'

MAJOR
SUBDIVISION

SHEET:

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