

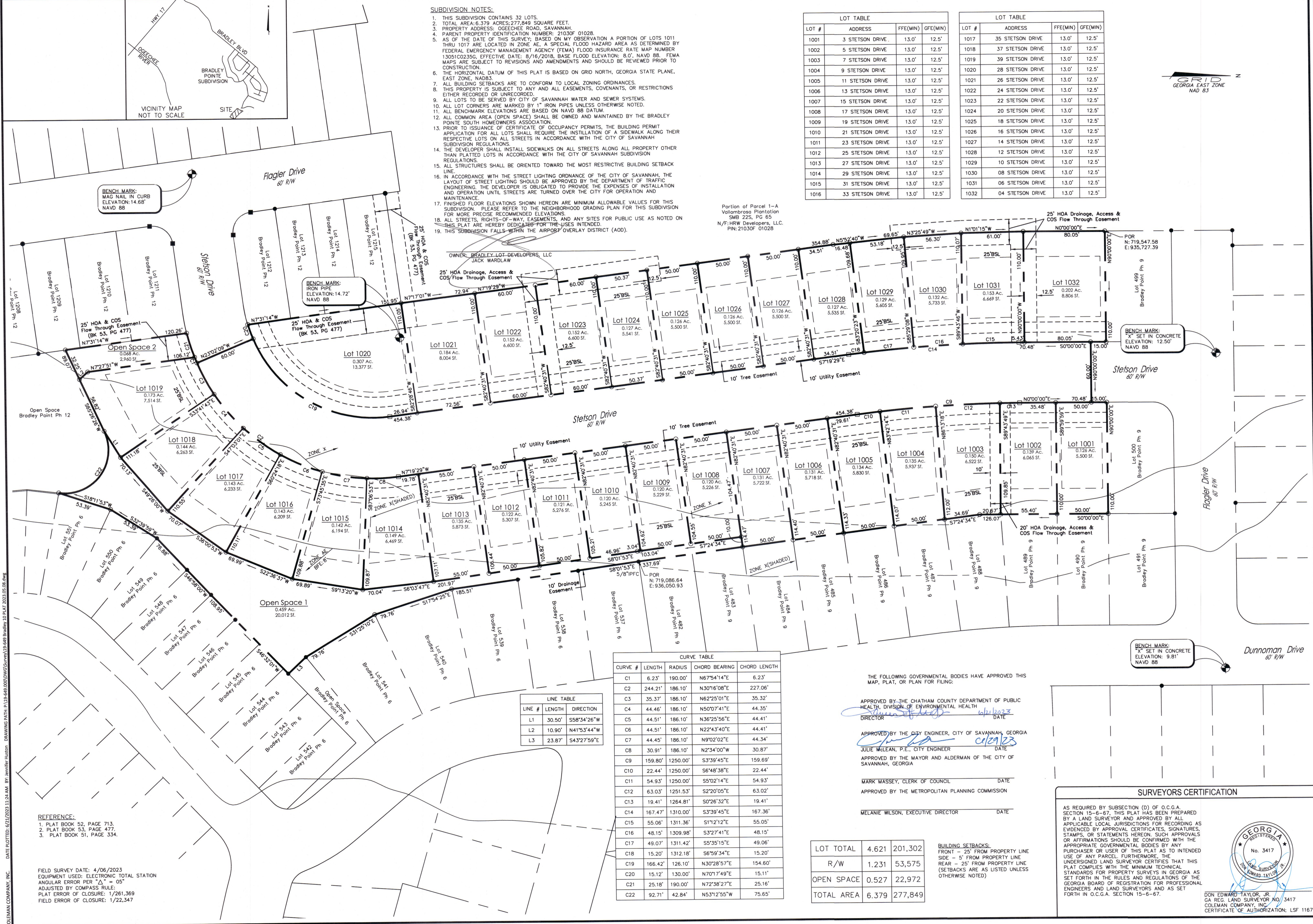
- SUBDIVISION NOTES:**
- THIS SUBDIVISION CONTAINS 32 LOTS.
 - TOTAL AREA: 6.379 ACRES; 277,849 SQUARE FEET.
 - PROPERTY ADDRESS: OGECHEE ROAD, SAVANNAH.
 - PARENT PROPERTY IDENTIFICATION NUMBER: 21030F 01028.
 - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION A PORTION OF LOTS 1011 THRU 1017 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 POINTE SOUTH HOMEOWNERS ASSOCIATION.
 - PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDING PERMIT APPLICATION FOR ALL LOTS SHALL REQUIRE THE INSTALLATION OF 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 THE STREETS ARE TURNED OVER TO THE CITY FOR OPERATION AND MAINTENANCE.
 - FINISHED FLOOR 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.
 - THIS SUBDIVISION FALLS WITHIN THE AIRPORT OVERLAY DISTRICT (AOD).

LOT TABLE

LOT #	ADDRESS	FFE(MIN)	GFE(MIN)
1001	3 STETSON DRIVE	13.0'	12.5'
1002	5 STETSON DRIVE	13.0'	12.5'
1003	7 STETSON DRIVE	13.0'	12.5'
1004	9 STETSON DRIVE	13.0'	12.5'
1005	11 STETSON DRIVE	13.0'	12.5'
1006	13 STETSON DRIVE	13.0'	12.5'
1007	15 STETSON DRIVE	13.0'	12.5'
1008	17 STETSON DRIVE	13.0'	12.5'
1009	19 STETSON DRIVE	13.0'	12.5'
1010	21 STETSON DRIVE	13.0'	12.5'
1011	23 STETSON DRIVE	13.0'	12.5'
1012	25 STETSON DRIVE	13.0'	12.5'
1013	27 STETSON DRIVE	13.0'	12.5'
1014	29 STETSON DRIVE	13.0'	12.5'
1015	31 STETSON DRIVE	13.0'	12.5'
1016	33 STETSON DRIVE	13.0'	12.5'

LOT TABLE

LOT #	ADDRESS	FFE(MIN)	GFE(MIN)
1017	35 STETSON DRIVE	13.0'	12.5'
1018	37 STETSON DRIVE	13.0'	12.5'
1019	39 STETSON DRIVE	13.0'	12.5'
1020	28 STETSON DRIVE	13.0'	12.5'
1021	26 STETSON DRIVE	13.0'	12.5'
1022	24 STETSON DRIVE	13.0'	12.5'
1023	22 STETSON DRIVE	13.0'	12.5'
1024	20 STETSON DRIVE	13.0'	12.5'
1025	18 STETSON DRIVE	13.0'	12.5'
1026	16 STETSON DRIVE	13.0'	12.5'
1027	14 STETSON DRIVE	13.0'	12.5'
1028	12 STETSON DRIVE	13.0'	12.5'
1029	10 STETSON DRIVE	13.0'	12.5'
1030	08 STETSON DRIVE	13.0'	12.5'
1031	06 STETSON DRIVE	13.0'	12.5'
1032	04 STETSON DRIVE	13.0'	12.5'



CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	6.23'	190.00'	N67°54'14"E	6.23'
C2	244.21'	186.10'	N30°16'08"E	227.06'
C3	35.37'	186.10'	N62°25'01"E	35.32'
C4	44.46'	186.10'	N50°07'41"E	44.35'
C5	44.51'	186.10'	N36°25'56"E	44.41'
C6	44.51'	186.10'	N22°43'40"E	44.41'
C7	44.45'	186.10'	N9°02'02"E	44.34'
C8	30.91'	186.10'	N2°34'00"W	30.87'
C9	159.80'	1250.00'	S3°39'45"E	159.69'
C10	22.44'	1250.00'	S6°48'38"E	22.44'
C11	54.93'	1250.00'	S5°02'14"E	54.93'
C12	63.03'	1251.53'	S2°20'05"E	63.02'
C13	19.41'	1264.81'	S0°26'32"E	19.41'
C14	167.47'	1310.00'	S3°39'45"E	167.36'
C15	55.06'	1311.36'	S1°12'12"E	55.05'
C16	48.15'	1309.98'	S3°27'41"E	48.15'
C17	49.07'	1311.42'	S5°35'15"E	49.06'
C18	15.20'	1312.18'	S6°59'34"E	15.20'
C19	166.42'	126.10'	N30°28'57"E	154.60'
C20	15.12'	130.00'	N70°17'49"E	15.11'
C21	25.18'	190.00'	N72°38'27"E	25.16'
C22	92.71'	42.84'	N53°12'55"W	75.65'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	30.50'	S58°34'26"W
L2	10.90'	N41°53'44"W
L3	23.87'	S43°27'59"E

LOT TOTAL

LOT TOTAL	4.621	201,302
R/W	1.231	53,575
OPEN SPACE	0.527	22,972
TOTAL AREA	6.379	277,849

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

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: 6/21/2023

APPROVED BY THE CITY ENGINEER, CITY OF SAVANNAH, GEORGIA
JULIE McLEAN, P.E., CITY ENGINEER DATE: 6/19/23

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 ANY PURCHASER OR USER OF THIS PLAT AS 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 LAND SURVEYOR
No. 3417
DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

REFERENCE:
1. PLAT BOOK 52, PAGE 713.
2. PLAT BOOK 53, PAGE 477.
3. PLAT BOOK 51, PAGE 334.

FIELD SURVEY DATE: 4/06/2023
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "A" = 05"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/261,369
FIELD ERROR OF CLOSURE: 1/22,347