



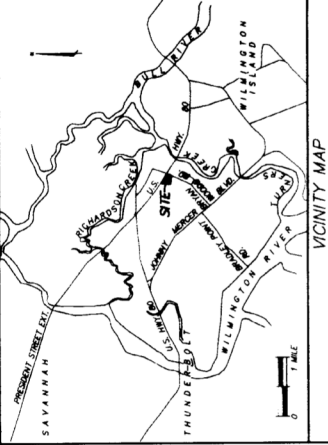
EMC ENGINEERING
SERVICES, INC.
23 East Chatham Street
Savannah, Georgia 31412
Phone: (912) 232-8533
Fax: (912) 232-2920

BRYAN WOODS PROFESSIONAL CENTER, PHASE 2
A SUBDIVISION OF THE REMAINDER OF LOT 1
5TH G.M. DISTRICT, WHITEMARSH ISLAND,
CHATHAM COUNTY, GEORGIA
SURVEYED FOR: STAFFOLD INVESTORS, LLC.

REVISIONS	NUMBER	DATE

DESIGN:	
GRAPHICS:	DET
REVIEW:	CWT
DATE:	08/10/05
SCALE:	1"=100'
PROJECT:	05-0281

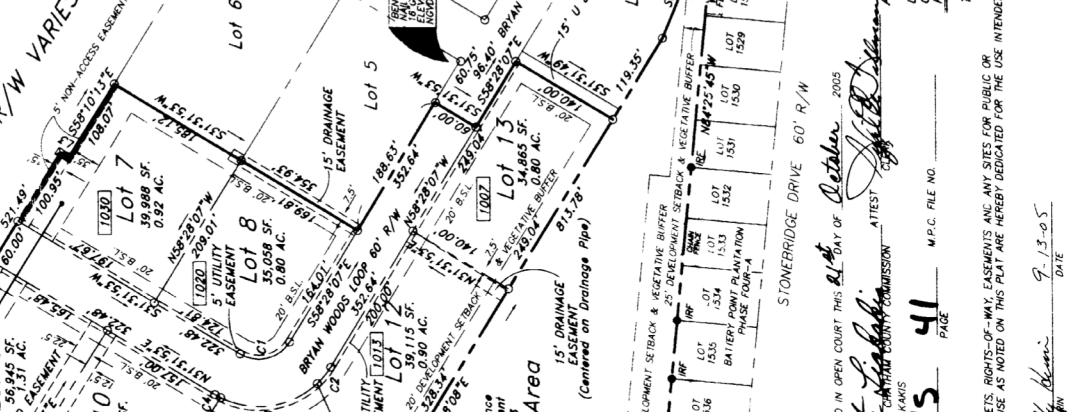
SHEET: 1 OF 1



LOT	PIN
LOT 7	1-0115-01-052
LOT 8	1-0115-01-053
LOT 9	1-0115-01-054
LOT 10	1-0115-01-055
LOT 11	1-0115-01-056
LOT 12	1-0115-01-057
LOT 13	1-0115-01-058
COMMON AREA	1-0115-01-059

CURVE TABLE		
CURVE	RADIUS	DELTA
C1	45.00	70.69
C2	105.00	150.38
C3	105.00	150.38
C4	105.00	150.38

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.74	S53°43'25"E
L2	25.13	N06°16'55"E
L3	11.99	S71°54'55"W



RECEIVED FOR RECORD
2005 DEC -5 PM 3:21
DANIEL W. WASSER
REGISTERED PROFESSIONAL SURVEYOR
STATE OF GEORGIA

MINIMUM FINISH FLOOR ELEVATION

LOT 7	MFFE 14.00 (NGVD 29)
LOT 8	MFFE 14.00 (NGVD 29)
LOT 9	MFFE 14.00 (NGVD 29)
LOT 10	MFFE 14.00 (NGVD 29)
LOT 11	MFFE 14.00 (NGVD 29)
LOT 12	MFFE 14.00 (NGVD 29)
LOT 13	MFFE 14.00 (NGVD 29)

LEGEND

- 8" W CONCRETE MONUMENTS FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND
- IRON ROD SET
- PP
- 5" NON-ACCESS EASEMENT
- UTILITY AND DRAINAGE EASEMENT
- MFFE - MINIMUM FINISH FLOOR ELEVATION
- B.S.L. - BUILDING SETBACK LINE
- SHEET ADDRESS

NOTES:

- MINIMUM BUILDING SETBACK LINES AS SHOWN.
- LOTS TO BE SERVED BY THE CITY OF SAVANNAH SEWER AND WATER.
- PORTIONS OF THESE LOTS MAY BE WITHDRAWN AS DEFINED BY THE CHATHAM COUNTY ZONING ORDINANCES AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES.
- LOT OWNERS AND DEVELOPER ARE SUBJECT TO UTILITY BY PERMIT APPLICATION AND APPROVAL BEFORE ANY LAND DISTURBANCE MEASURES ARE TAKEN ON THIS PROPERTY. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS.
- THIS SUBDIVISION CONTAINS 11.78 ACRES DIVIDED INTO 7 LOTS & COMMON AREA.
- THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- ALL SURVEY INFORMATION TO BE APPROVED BY CHATHAM COUNTY.
- THE COMMON AREA SHALL BE THE RESPONSIBILITY OF THE LOTS SHOWN AND NOT BECOME A RESPONSIBILITY OF CHATHAM COUNTY.
- THERE SHALL BE NO CLEARING OF ANY TREE WITH A DIAMETER OF FOUR INCHES OR MORE AT ANY POINT WITHIN THE COMMON AREA UNLESS APPROVED BY CHATHAM COUNTY.
- IN ACCORDANCE WITH THE CHATHAM COUNTY SUBDIVISION REGULATIONS AND PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMIT, THE BUILDING PERMIT APPLICANT FOR ALL LOTS SHALL INSTALL SOILWORKS ON BRYAN WOODS COMMON AREA, THE SOUTH SIDE OF U.S. HIGHWAY 80 EAST. THE SOILWORKS ALONG U.S. HIGHWAY 80 EAST MAY BE LIMITED BY THE COUNTY ENGINEER DETERMINES THAT THE SOILWORKS CANNOT BE INSTALLED WITHIN THE EXISTING RIGHT-OF-WAY IN A MANNER THAT WILL PROVIDE ADEQUATE SAFETY TO PEDESTRIANS.
- THE DEVELOPMENT OF EACH LOT WITHIN THIS SUBDIVISION MUST COMPLY WITH THE MINIMUM REQUIREMENTS OF THE CHATHAM COUNTY ZONING ORDINANCE (CO-1) AND THE CHATHAM COUNTY COMMUNITY PLAN ADOPTED ON JUNE 8, 2001.
- WATER MANAGEMENT PLAN FOR THE APPROVED SEWER SYSTEM.
- ALL LOTS TO HAVE A MINIMUM OF 14.0 FEET FINISHED FLOOR ELEVATION.
- ALL LOTS IN THIS SUBDIVISION SHALL BE INCLUDED AS PART OF THE COMPLETE MAJOR DEVELOPMENT OF THE BRYAN WOODS PROFESSIONAL CENTER FOR THE PURPOSE OF ESTABLISHING A PROPERTY OWNERS ASSOCIATION.
- THE COMMON AREA IS DESIGNATED AS A DRAINAGE, MAINTENANCE, AND ACCESS EASEMENT AND SHALL BE FOR THE USE OF AND MAINTAINED BY THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION AND SHALL NOT BECOME THE RESPONSIBILITY OF CHATHAM COUNTY.
- THE PROPOSED USE FOR THIS SUBDIVISION IS COMMERCIAL.

ACREAGE SUMMARY

LOTS	6.96 AC.
COMMON AREA	3.73 AC.
RIGHT-OF-WAY	1.09 AC.
TOTAL	11.78 AC.

APPROVED IN OPEN COURT THIS 8th DAY OF October 2005
 PETE LUKASIK
 CHATHAM COUNTY COMMISSION

APPROVED BY THE CHATHAM COUNTY ENGINEERING DEPARTMENT
 DIVISION OF ENGINEERING AND SURVEYING
 DATED SEPTEMBER 20, 1945 (S.M.B. MAP NO. 1300-30, PANEL NO. 2015-B, MAP BASE ELEVATION 14.00 SEA LEVEL)

APPROVED BY THE METROPOLITAN PLANNING COMMISSION
 DIVISION OF ENGINEERING AND SURVEYING
 DATED SEPTEMBER 20, 1945 (S.M.B. MAP NO. 1300-30, PANEL NO. 2015-B, MAP BASE ELEVATION 14.00 SEA LEVEL)

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH
 DIVISION OF ENGINEERING AND SURVEYING
 DATED SEPTEMBER 20, 1945 (S.M.B. MAP NO. 1300-30, PANEL NO. 2015-B, MAP BASE ELEVATION 14.00 SEA LEVEL)

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GRAPHIC SCALE
 1" = 100'
 1 inch = 100 feet

IN MY PROFESSIONAL OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

CHARLES W. TURNER, JR. CARLS NO. 2345

APPROVED BY THE CHATHAM COUNTY ENGINEERING DEPARTMENT
 DIVISION OF ENGINEERING AND SURVEYING
 DATED SEPTEMBER 20, 1945 (S.M.B. MAP NO. 1300-30, PANEL NO. 2015-B, MAP BASE ELEVATION 14.00 SEA LEVEL)

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