

LOT 3 (1200 BLOCK OF BRADLEY BOULEVARD)  
LOCATED ALONG THE SOUTHSIDE OF THE EASTBOUND LANE OF BRADLEY BOULEVARD  
BETWEEN RISTONA DRIVE TO THE WEST AND OPPOSITE CASTELLO AVENUE TO THE NORTH  
UNINCORPORATED CHATHAM COUNTY, GEORGIA 31419



WHITLEY AND ASSOCIATES, INC.  
800 COMMERCIAL COURT, SUITE TWO  
SAVANNAH, CHATHAM COUNTY, GEORGIA 31406

## **OFFERING DISCLAIMER**

*This offering summary has been prepared solely for informational purposes. It has been designed to assist a potential purchaser in determining whether it wishes to proceed with an in-depth investigation of the subject property.*

*While the information contained herein is from sources deemed reliable, it has not been independently verified by the owner, the owner's agent (Whitley & Associates, Inc.) or any of its affiliates. Therefore, neither the owner (Bradley Boulevard, LLC), the owner's agent (Whitley & Associates, Inc.) nor its affiliates make any representations with respect to the information.*

*This offering summary is provided subject to errors, omissions, and changes in the information and is subject to modification or withdrawal. The contents herein are not to be reproduced without the express written consent of the owner or any of its affiliates. The owner expressly reserves the right, at their sole discretion, to reject any or all bid proposals or expressions of interest in the subject property and to terminate discussions with any party at any time with or without notice. In addition, it is expressly understood, that any other agent, prospective purchaser or purchaser has not relied on the information as contained herein and any decision to acquire is based solely on the acquiring parties and it's agents if applicable, independent personal inspections and due diligence.*

*Furthermore, the property as contemplated herein is being sold on an "as-is" and "where-is" basis with no Seller or Agency warranties or representations.*

## SUMMARY OF OFFERING

Address: 1200 Block of Bradley Boulevard

Location: The subject asset along the southside of the eastbound lane of Bradley Boulevard approximately 300 lineal feet east of its surface intersection with Ristona Drive and opposite Castello Avenue to the north.

Property Type: Vacant Land Tract

Access: Although a curb cut is undefined, a deceleration lane exists along the southside of Bradley Boulevard as it fronts along the northern boundary of the subject.

Size: 4.48 Acres

Municipal Services: City of Savannah Potable Water and Sanitary Sewer.

Flood Zone: Of the approximate 4.48 acres, it appears approximately two acres is located within the confines of Flood Zone X with the balance being located within Flood Zone AE-8.

Zoning: R-A (Residential Agriculture); however, it is possible that a petition for a change in zoning from the existing Residential - Agriculture to Multi-Family Residential (R-3) would be considered by MPC.

Offering : \$700,000.00

Contact : Ben G. Whitley  
Whitley & Associates, Inc.  
800 Commercial Court  
Suite Two  
Savannah, Chatham County, Georgia 31406  
Office: 912-355-9991  
Mobile: 912-661-3482

## **PROPERTY DESCRIPTION**

The subject of this offering consists of an approximate 4.48 acre site located along the southside of the eastbound land of Bradley Boulevard approximately 300 lineal feet east of its surface intersection with Ristona Drive and opposite Castello Avenue to the north.

With reference to records maintained by the Chatham County Board Of Assessor's, the property is identified as Property Identification Number 11030 01006.

With reference to a plat of survey, prepared by Kern & Coleman Company, LLC, dated September 11, 2007 and recorded in the records of the Superior Court of Chatham County as Subdivision Map Book 39-S; Folio 24, it appears the northern boundary of this parcel fronts approximately 651.26 lineal feet along the southside of the eastbound lane of Bradley Boulevard, with an eastern boundary approximating 73.68 lineal feet along a portion of the western boundary of lands vested in the ownership of Bradley Boulevard, LLC, a southern boundary approximating 882.06 along the northern boundary of lands vested within the ownership of Bradley Boulevard, LLC and a western boundary approximating 335.70 lineal feet along the eastern boundary of Lot 2.

Direct vehicular access has not been established as of the date of the offering; however, a deceleration has been established along the northern boundary of the subject adjacent to the southside of the eastbound lane of Bradley Boulevard.

Of the 4.48 acres, it is estimated that approximately 2.88 acres would be judged as highlands or uplands and the balance or an estimated 1.6 acres classified as jurisdictional. With reference to a third party source, it appears as though approximately 2 acres are located within a Zone X or within the 500-Year Flood and the remainder balance located with Flood Zone AE-8.

With reference to another third-party source, it appears the property generally grades from north to south and within the upland areas the property elevations approximate 11 to 13 feet above MSL decreasing to between 9 to 5 feet at the southern boundary.

Reportedly, a 12-inch PVC water main exists approximating the midpoint between the eastbound and westbound lanes of Bradley Boulevard near the northeast corner of the site and a 9-10 inch PVC sewer main exists at the approximate southwest corner of the intersection of Bradley Boulevard and Castello Avenue.

### **Zoning**

Zoning Authority : Chatham County

Zoning Classification : Residential Agriculture (R-A).

Definition : The Zoning Definition for the Residential Agriculture (R-A) district is provided as follows.

As defined within the *Chatham County Zoning Ordinance*: “The purpose of this district is to protect those rural areas within the urban expansion areas of the county for future urban development, and to protect certain rural highway roadside areas against strip development, which can lead to traffic congestion, traffic hazards, and roadside blight.”

Paramount Assumption : **Based on a discussion with a senior administrator within the Development Services Division of The Chatham County - Savannah Metropolitan Planning Commission, it is highly likely that should a person or entity petition for a change in zoning from the existing Residential - Agriculture to Multi-Family Residential (R-3) MPC staff might possibly recommend approval.**

Proposed Zoning : Multi-Family Residential (R-3)

Definition : The Zoning Definition for the Multi-Family Residential (R-3) district is provided as follows.

As defined within the *Chatham County Zoning Ordinance*: “*The purpose of this district shall be to create an area in which one-family, two-family, multi-family and certain non-dwelling uses are permitted in order to help ensure a healthful living environment and functional open space in multifamily areas. The net dwelling unit density for this zone shall be established at the time of re-zoning. The density to be established shall be recommended by the Metropolitan Planning Commission, but shall be not more than 40 units per net acre. In establishing a density standard for a R-3 district, the Metropolitan Planning Commission shall consider the following conditions, among others:*

*a. The traffic that will be generated by the proposed development in comparison to uses permitted under the existing zoning classification.*

*b. The capacity of water and sewer systems to accommodate the proposed development.*

*c. The compatibility of the development with the surrounding land uses.*

*All future approved densities shall be shown on the zoning map as a suffix after the R-3 designation (i.e. R-3-8, etc.)”*

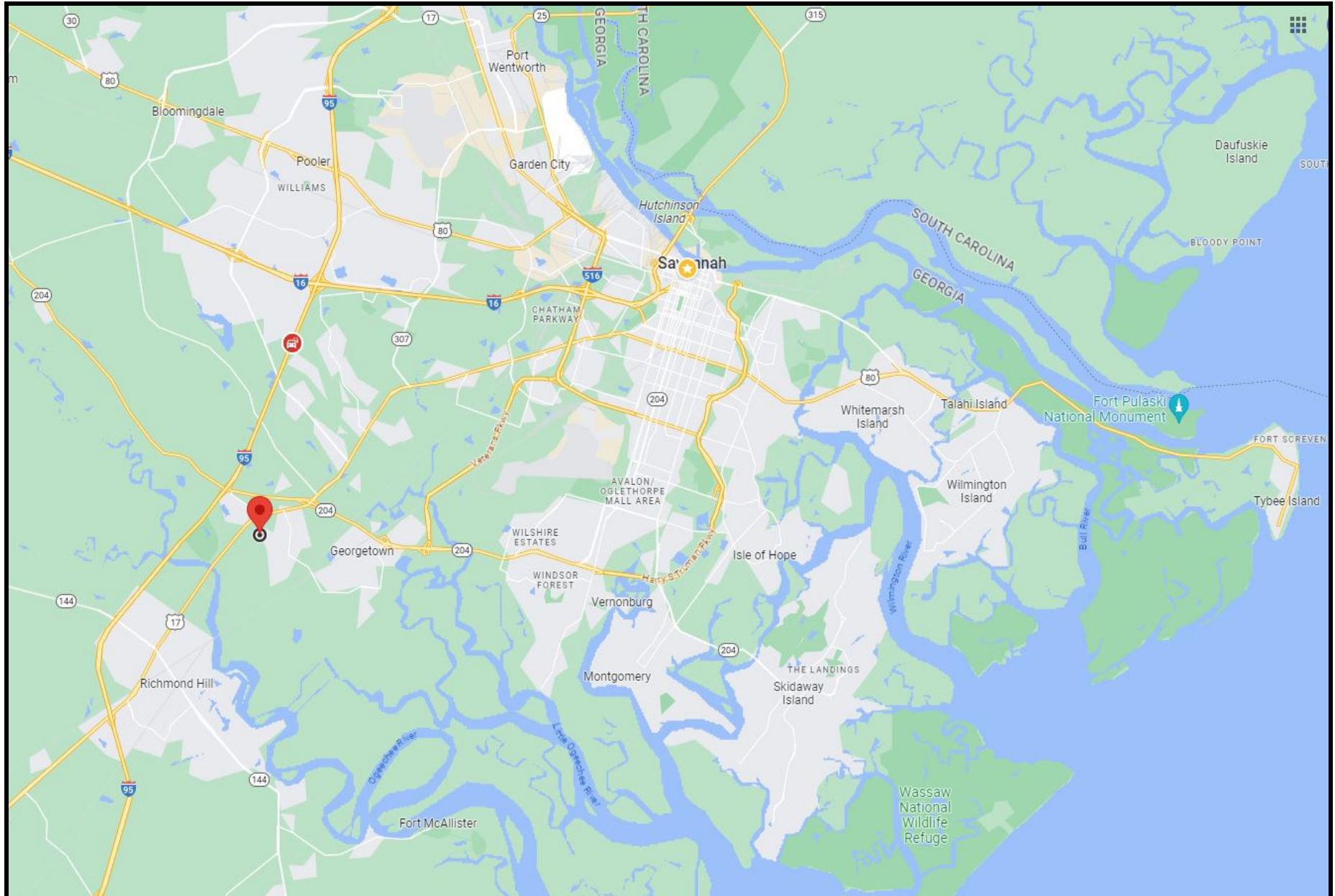
Permitted Uses

: Some specific permitted uses which might be reflective of highest and best use for R-3 district include detached, attached and semi-detached one family dwellings, two-family dwellings, multi-family dwellings, public uses, churches or other places of worship, adult day care center and others subject to Board Approval.

*It should be noted that the above uses may require additional conditions and provisions for compliance. All interested parties should consult with Chatham County regarding the permissibility of a specific use within the R-3 zoning district.*

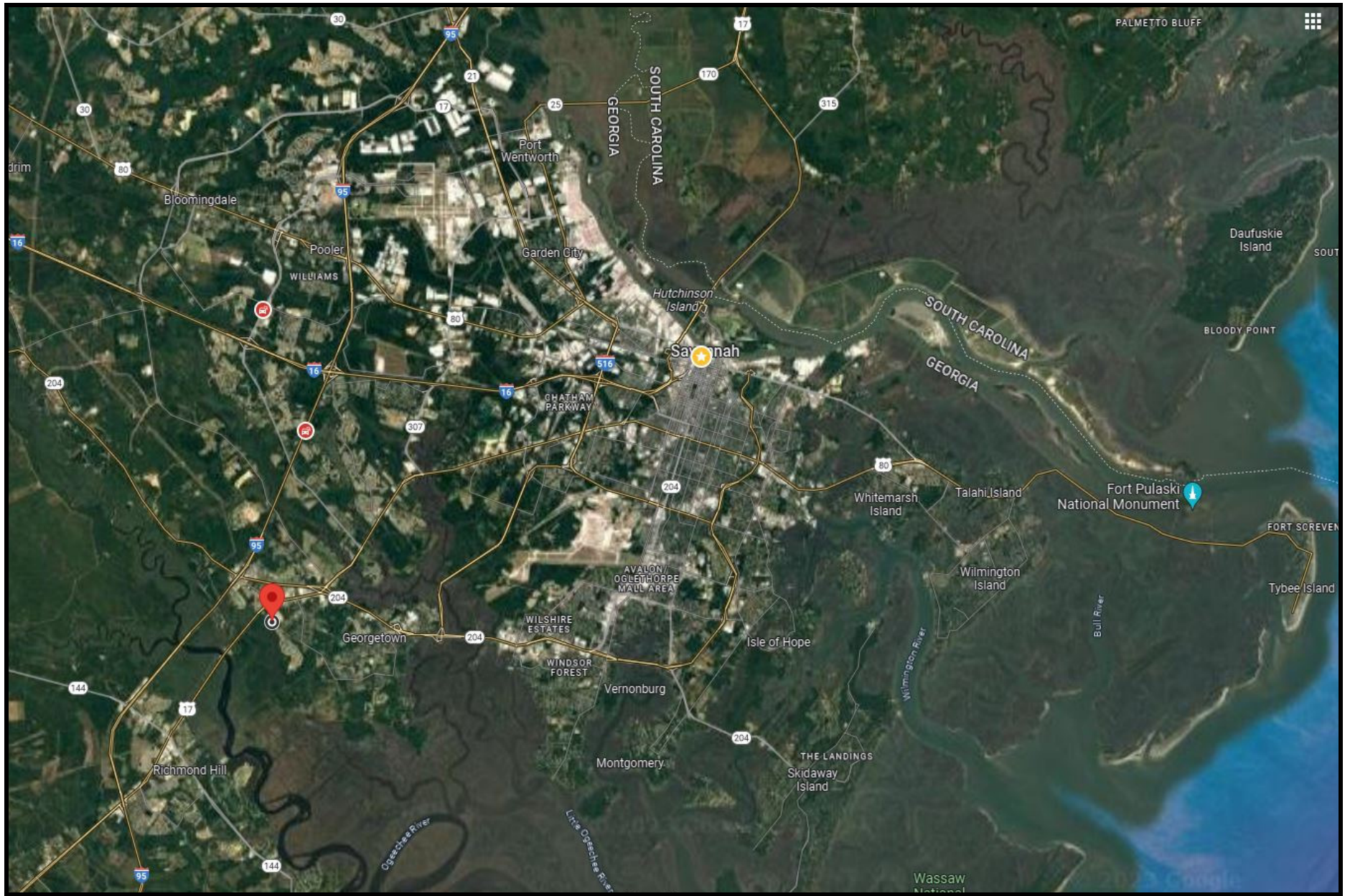


## LOCATION MAPS



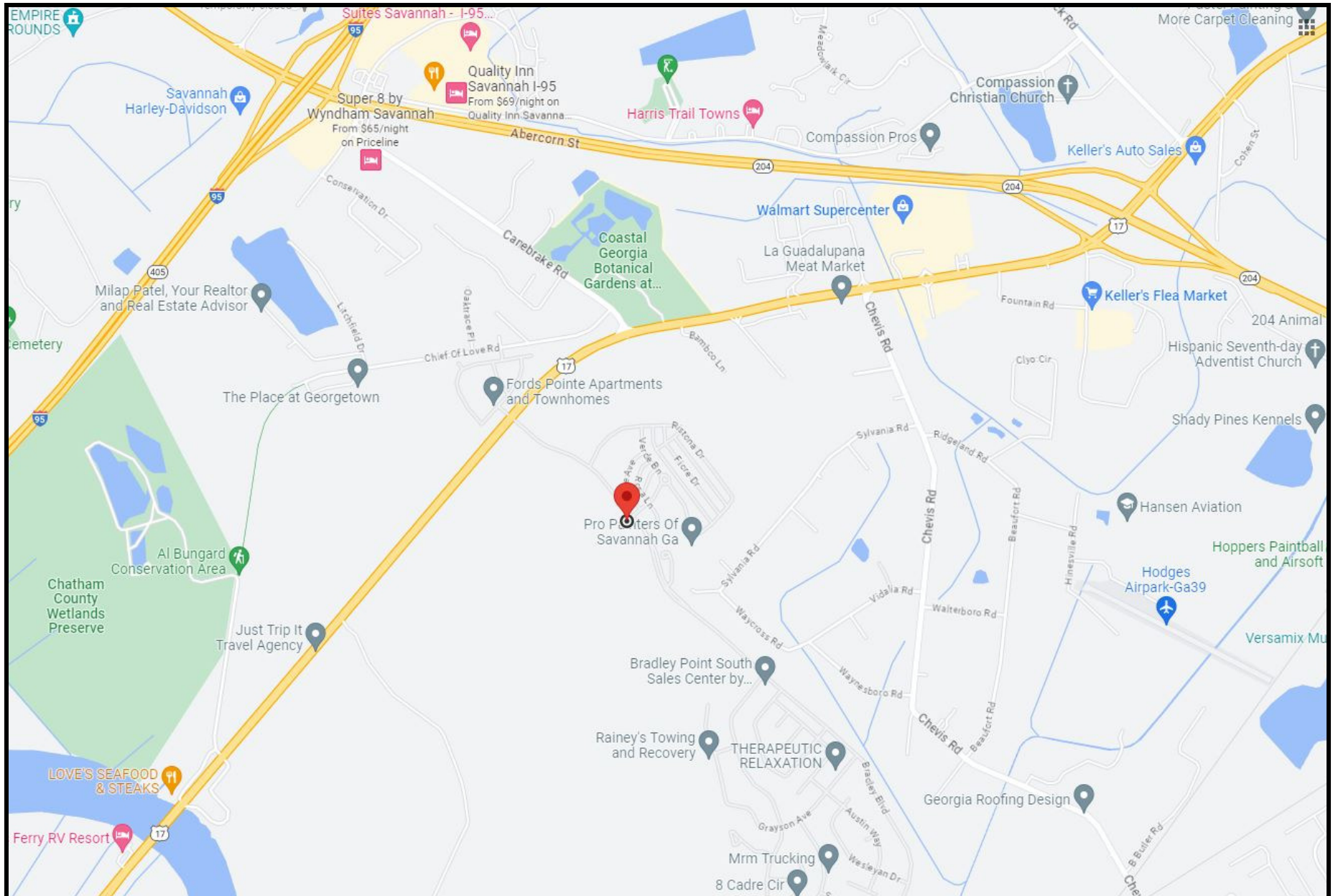
DIGITAL AREA MAP





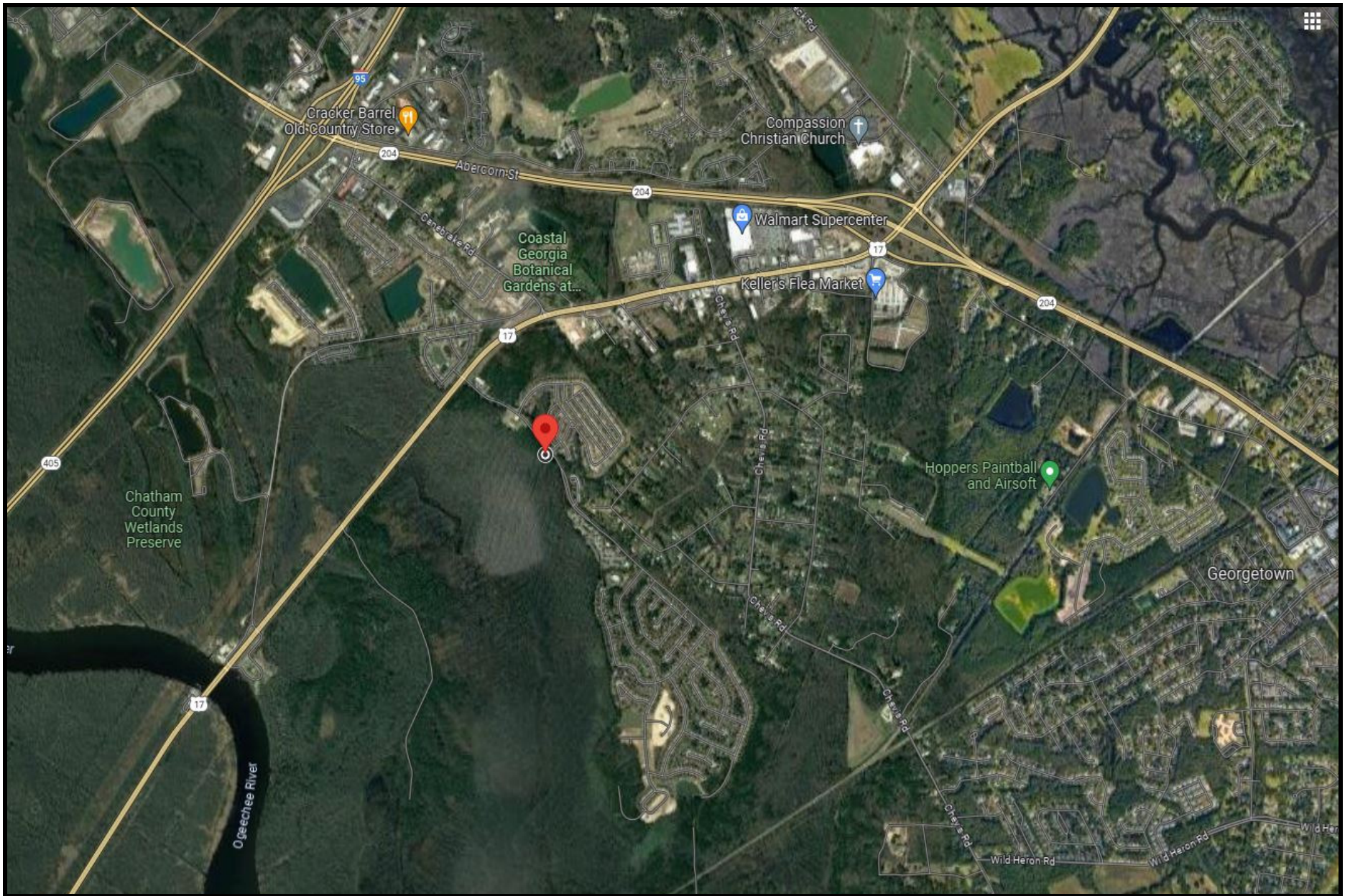
AREA AERIAL MAP





DIGITAL NEIGHBORHOOD MAP

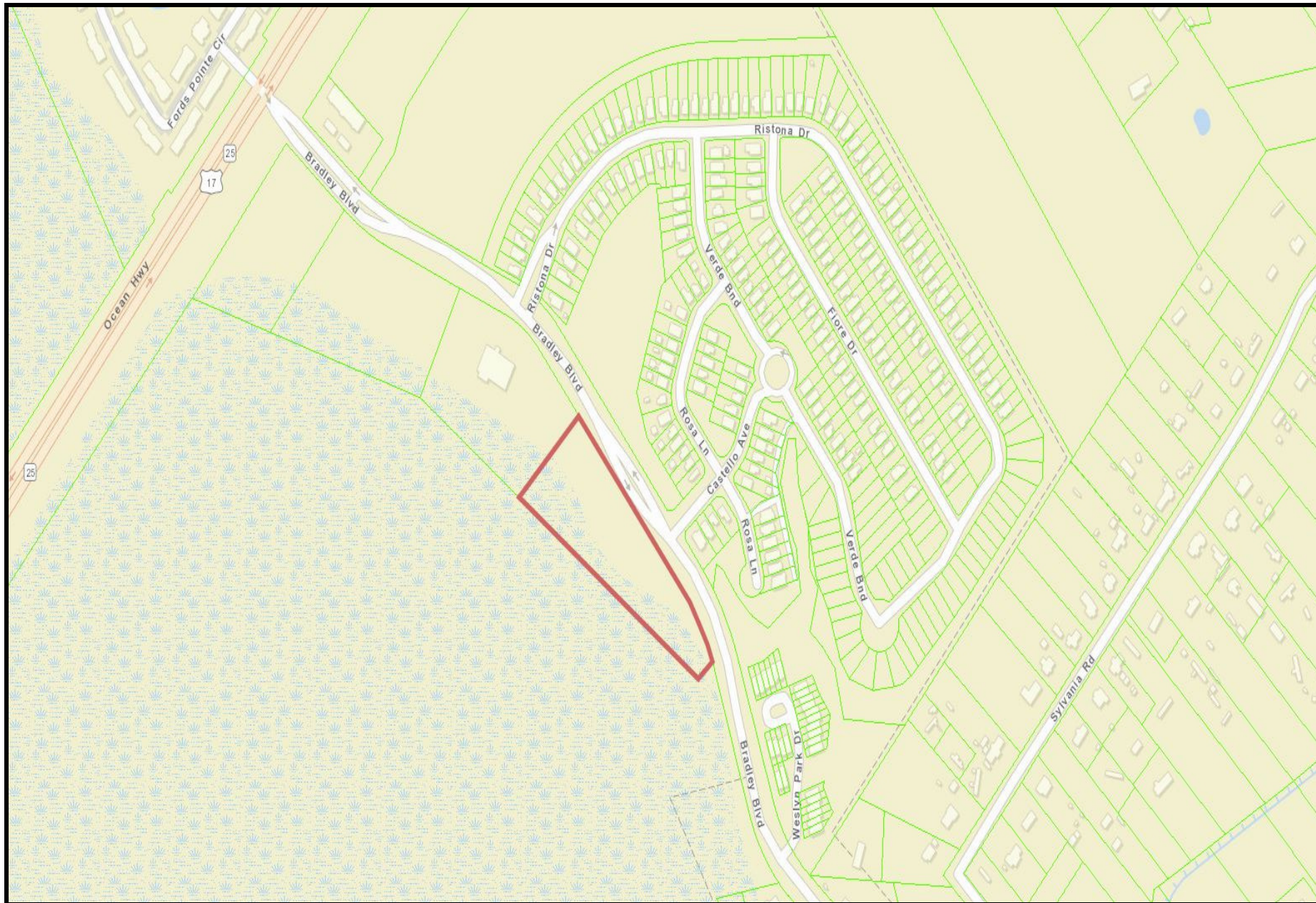




NEIGHBORHOOD AERIAL MAP



DIGITAL IMAGE



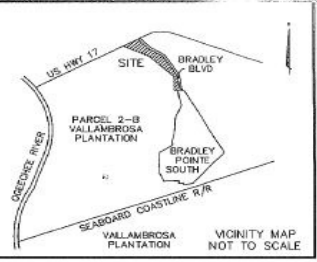


AERIAL IMAGE





# PLAT OF SURVEY



- LEGEND**
- IRON PIPE FOUND
  - IRON PIPE SET
  - CONCRETE MONUMENT FOUND
  - R/W RIGHT-OF-WAY
  - BM BENCH MARK
  - PN PARCEL IDENTIFICATION NUMBER
  - SMB SUBDIVISION MAP BOOK
  - DB DEED BOOK
  - POR POINT OF REFERENCE
  - MSL MEAN SEA LEVEL

**LINE TABLE**

LINE	LENGTH	BEARING
L1	301.20'	S50°26'08"E
L2	335.70'	S44°28'27"W
L3	73.80'	S33°08'09"W
L4 (7E)	100.00'	S38°31'26"W

**CURVE TABLE**

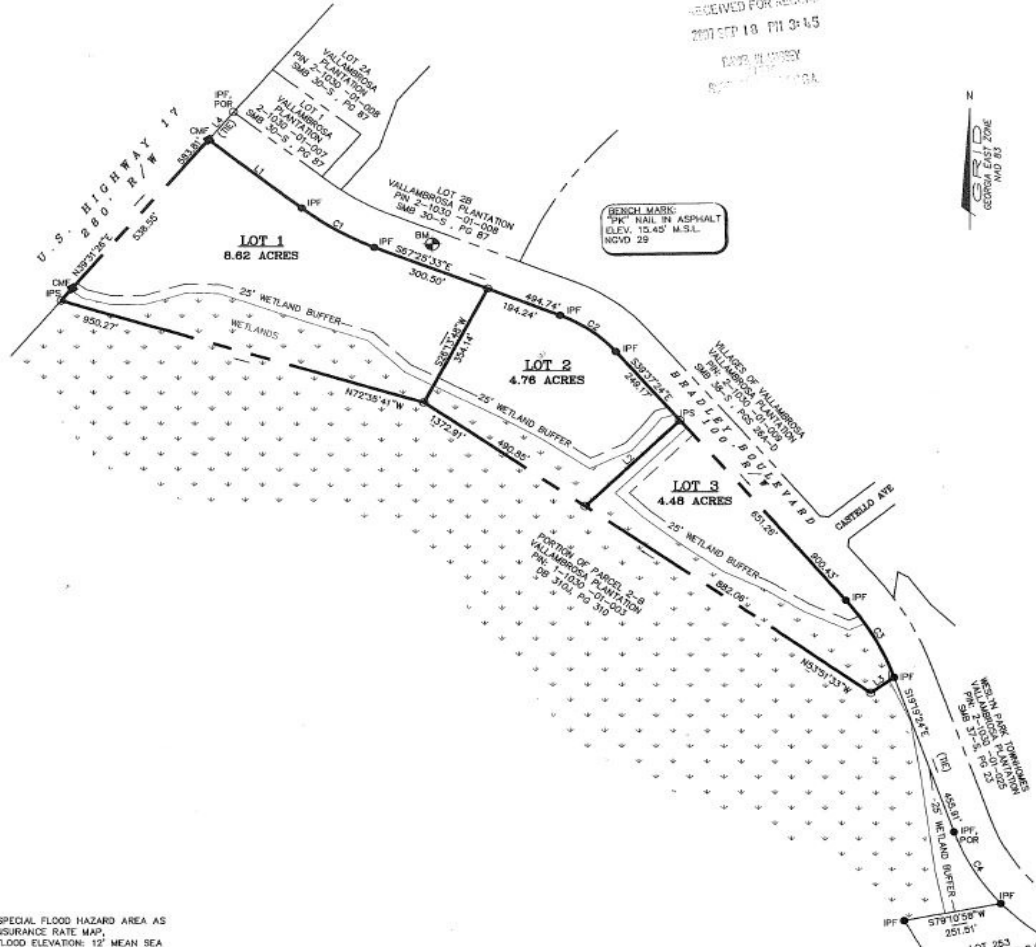
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	213.35'	719.47'	107.48'	16°59'25"	S58°55'50"E	212.57'
C2	171.80'	354.05'	87.63'	27°48'10"	S53°31'29"E	170.17'
C3	248.01'	700.00'	126.32'	20°16'00"	S28°29'24"E	246.72'
C4 (7E)	233.19'	576.71'	118.21'	23°10'02"	S30°54'22"E	231.60'

SURVEY DATE: 9/10/02  
 EQUIPMENT USED: ELECTRONIC TOTAL STATION  
 ANGULAR ERROR PER "Δ" = 04"  
 ADJUSTED BY COMPASS RULE  
 PLAT ERROR OF CLOSURE: 1/718,905  
 FIELD ERROR OF CLOSURE: 1/10,000+

- REFERENCE:**
- DEED BOOK 310-I, PAGE 310.
  - SUBDIVISION MAP BOOK 22-S, PAGE 65.
  - SUBDIVISION MAP BOOK 28-S, PAGES 72A-II.

- SUBDIVISION NOTES:**
- PARCEL 2-B, VALLAMBROSA PLANTATION:  
 - PROPERTY ADDRESS: BRADLEY BOULEVARD, SAVANNAH, GA 31418.  
 - PARCEL IDENTIFICATION NUMBER: 1-10-30 -D1-003.
  - THIS SUBDIVISION CREATING 3 NEW LOTS.
  - TOTAL AREA: 17.86 ACRES.
  - THIS PROPERTY IS CURRENTLY ZONED R-A.
  - BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY NO. 130030, PANEL D075 C, MAP DATED: MAY 19, 1987, BASE FLOOD ELEVATION: 12' MEAN SEA LEVEL, NGVD 29.
  - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA EAST ZONE, NAD 83.
  - THE ENTIRE BOUNDARY OF PARCEL 2-B WAS NOT SURVEYED TO CREATE THIS MAP. THE SURVEYOR REESTABLISHED THE RIGHTS-OF-WAY OF U.S. 17 AND BRADLEY BOULEVARD AND THE NORTHERN LINE OF LOT 2B, BRADLEY POINT SOUTH SUBDIVISION.
  - 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 WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
  - LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
  - ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
  - I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.

OWNER: BRADLEY BOULEVARD, LLC  
 HOB, LLC



RECEIVED FOR RECORD  
 2003 SEP 18 PM 3:45  
 DEED PLATSEY  
 RECORDING DEPARTMENT



I CERTIFY THAT UNDER THE O.C.G.A. CHAPTER 15, SECTION 8, SUBSECTION 67D, THIS PLAT DOES NOT REQUIRE APPROVAL OF A PLANNING COMMISSION IN ORDER TO BE RECORDED.

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW AND IS SUITABLE FOR RECORDING.

TERRY MACK COLEMAN  
 G.A.R.D. LAND SURVEYOR NO. 2486



GRAPHIC SCALE: 1" = 200'

**Kern-Coleman & Co., LLC.**  
 Consulting Engineers • Land Surveyors • Land Planners  
 Architects • Landscape Architects • Environmental Scientists  
 7 Mail Center Drive, P.O. Box 1179, Savannah, Georgia 31416  
 Telephone: (912) 233-8800 • Fax: (912) 233-8801 • Email: info@kernco.com



A MINOR SUBDIVISION OF PARCEL 2-B,  
 VALLAMBROSA PLANTATION, 7TH G.M. DISTRICT  
 CHATHAM COUNTY, STATE OF GEORGIA  
 PREPARED FOR: BRADLEY BOULEVARD, LLC

DRAWING TITLE:  
 39-5  
 MINOR  
 SUBDIVISION  
 P 24

SCALE: 1" = 200'  
 PROJECT NO: 07005  
 DATE: 9/11/02  
 DRAWN BY: KMH  
 CHECKED BY: TMB  
 SHEET NO:

1/1

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# WETLANDS - JURISDICTIONAL MAP



RLC Project No.: 09-076.1  
Figure No.: 2  
Prepared By: RL  
Sketch Date: 6/13/2022  
Map Scale : 1 inch = 125 feet

**Lot 3**  
Chatham County, Georgia

**Wetland Exhibit**  
Prepared For: Bradley Boulevard LLC



**RESOURCE+LAND  
CONSULTANTS**

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Savannah, GA 31405  
tel 912.443.5896 fax 912.443.5898



FLOOD MAP

