

- LEGEND**
- BENCH MARK
 - 1" IRON PIPE SET
 - CONCRETE MONUMENT SET
 - CMF CONCRETE MONUMENT FOUND
 - R/W RIGHT-OF-WAY
 - COS CITY OF SAVANNAH
 - PRB PLAT RECORD BOOK
 - PN PARCEL IDENTIFICATION NUMBER
 - BSL BUILDING SETBACK LINE
 - BFE BASE FLOOR ELEVATION
 - FFE FINISHED FLOOR ELEVATION
 - GFE GARAGE FLOOR ELEVATION

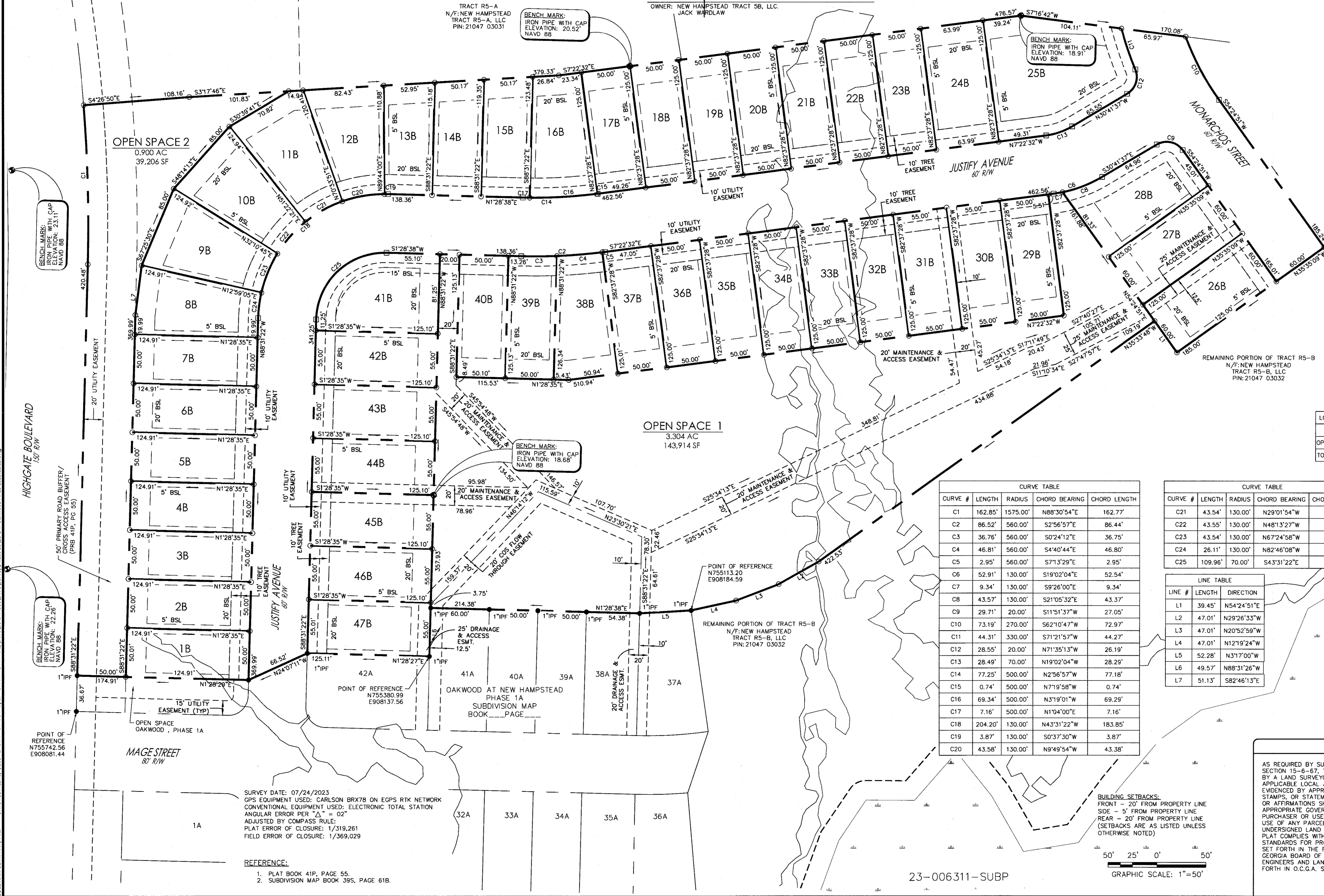
GRID
GEORGIA EAST ZONE
NAD 83

SUBDIVISION NOTES:

1. THIS SUBDIVISION CONTAINS 47 LOTS.
2. TOTAL AREA: 13.872 ACRES; 604,246 SQUARE FEET.
3. PROPERTY ADDRESS: 3401-B HIGHGATE BOULEVARD, SAVANNAH.
4. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 505010105G, EFFECTIVE DATE: AUGUST 16, 2018, BASE FLOOD ELEVATION: 17.7 NAVD.
5. ZONING FOR SUBJECT PROPERTY IS P3-PLANNED DEVELOPMENT.
6. AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 505010105G, EFFECTIVE DATE: AUGUST 16, 2018, BASE FLOOD ELEVATION: 17.7 NAVD.
7. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD83.
8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
10. ALL LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SEWER SYSTEMS.
11. ALL LOT CORNERS ARE MARKED BY 1" IRON PIPES UNLESS OTHERWISE NOTED.
12. ALL BENCHMARK ELEVATIONS ARE BASED ON NAVD 88 DATUM.
13. ALL COMMON AREAS (OPEN SPACES), INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURES SHALL BE MAINTAINED BY THE HOME OWNER OR HOME OWNERS ASSOCIATION.
14. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE BUILDER 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.
15. THE DEVELOPER SHALL INSTALL SIDEWALKS ON ALL STREETS ALONG ALL PROPERTY OTHER THAN PLATTED LOTS IN ACCORDANCE WITH THE CITY OF SAVANNAH SUBDIVISION REGULATIONS.
16. ALL STRUCTURES SHALL BE ORIENTED TOWARD THE MOST RESTRICTIVE BUILDING SETBACK LINE.
17. IN ACCORDANCE WITH THE STREET LIGHTING ORDINANCE OF THE CITY OF SAVANNAH, THE LAYOUT FOR 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.
18. 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.
19. GPS WAS UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. THE EQUIPMENT USED WAS A CARLSON BRX7 DUAL FREQUENCY ROVER ON THE EGPS NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS +/- 1CM + 1 PART PER MILLION AND VERTICAL PRECISION IS +/- 2CM + 1 PART PER MILLION.
20. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE(MIN)	GFE(MIN)
1B	0.143	6,246	200 JUSTIFY AVENUE	19.9'	19.4'
2B	0.143	6,246	202 JUSTIFY AVENUE	19.9'	19.4'
3B	0.143	6,246	204 JUSTIFY AVENUE	19.9'	19.4'
4B	0.143	6,246	206 JUSTIFY AVENUE	19.9'	19.4'
5B	0.143	6,246	208 JUSTIFY AVENUE	19.9'	19.4'
6B	0.143	6,246	210 JUSTIFY AVENUE	19.9'	19.4'
7B	0.143	6,246	212 JUSTIFY AVENUE	19.9'	19.4'
8B	0.167	7,282	214 JUSTIFY AVENUE	19.9'	19.4'
9B	0.180	7,852	216 JUSTIFY AVENUE	19.9'	19.4'
10B	0.180	7,852	218 JUSTIFY AVENUE	19.9'	19.4'
11B	0.181	7,902	220 JUSTIFY AVENUE	19.9'	19.4'
12B	0.163	7,086	222 JUSTIFY AVENUE	19.9'	19.4'
13B	0.133	5,774	224 JUSTIFY AVENUE	19.9'	19.4'
14B	0.135	5,863	226 JUSTIFY AVENUE	19.9'	19.4'
15B	0.139	6,072	228 JUSTIFY AVENUE	19.9'	19.4'
16B	0.171	7,428	230 JUSTIFY AVENUE	19.9'	19.4'
17B	0.143	6,246	232 JUSTIFY AVENUE	19.9'	19.4'
18B	0.143	6,246	234 JUSTIFY AVENUE	19.9'	19.4'
19B	0.143	6,246	236 JUSTIFY AVENUE	19.9'	19.4'
20B	0.143	6,246	238 JUSTIFY AVENUE	19.9'	19.4'
21B	0.143	6,246	240 JUSTIFY AVENUE	19.9'	19.4'
22B	0.143	6,246	242 JUSTIFY AVENUE	19.9'	19.4'
23B	0.143	6,246	244 JUSTIFY AVENUE	19.9'	19.4'
24B	0.184	7,999	246 JUSTIFY AVENUE	19.9'	19.4'
25B	0.350	15,228	248 JUSTIFY AVENUE	19.9'	19.4'
26B	0.172	7,500	104 MONARCHOS STREET	19.9'	19.4'
27B	0.172	7,500	106 MONARCHOS STREET	19.9'	19.4'
28B	0.198	8,620	108 MONARCHOS STREET	19.9'	19.4'
29B	0.143	6,246	239 JUSTIFY AVENUE	19.9'	19.4'
30B	0.158	6,875	237 JUSTIFY AVENUE	19.9'	19.4'
31B	0.158	6,875	235 JUSTIFY AVENUE	19.9'	19.4'
32B	0.143	6,246	233 JUSTIFY AVENUE	19.9'	19.4'
33B	0.143	6,246	231 JUSTIFY AVENUE	19.9'	19.4'
34B	0.143	6,246	229 JUSTIFY AVENUE	19.9'	19.4'
35B	0.143	6,246	227 JUSTIFY AVENUE	19.9'	19.4'
36B	0.143	6,246	225 JUSTIFY AVENUE	19.9'	19.4'
37B	0.143	6,246	223 JUSTIFY AVENUE	19.9'	19.4'
38B	0.163	7,122	221 JUSTIFY AVENUE	19.9'	19.4'
39B	0.144	6,272	219 JUSTIFY AVENUE	19.9'	19.4'
40B	0.144	6,252	217 JUSTIFY AVENUE	19.9'	19.4'
41B	0.209	9,112	215 JUSTIFY AVENUE	19.9'	19.4'
42B	0.158	6,880	213 JUSTIFY AVENUE	19.9'	19.4'
43B	0.158	6,880	211 JUSTIFY AVENUE	19.9'	19.4'
44B	0.158	6,880	209 JUSTIFY AVENUE	19.9'	19.4'
45B	0.158	6,880	207 JUSTIFY AVENUE	19.9'	19.4'
46B	0.158	6,880	205 JUSTIFY AVENUE	19.9'	19.4'
47B	0.158	6,880	203 JUSTIFY AVENUE	19.9'	19.4'

LOT TOTAL	7.452	324,912
R/W	2.216	96,214
OPEN SPACE	4.204	183,120
TOTAL AREA	13.872	604,246



CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	162.85'	1575.00'	N88°30'54"E	162.77'
C2	86.52'	560.00'	S2°56'57"E	86.44'
C3	36.76'	560.00'	S0°24'12"E	36.75'
C4	46.81'	560.00'	S4°40'44"E	46.80'
C5	2.95'	560.00'	S71°32'29"E	2.95'
C6	52.91'	130.00'	S19°02'04"E	52.54'
C7	9.34'	130.00'	S9°26'00"E	9.34'
C8	43.57'	130.00'	S21°05'32"E	43.37'
C9	29.71'	20.00'	S11°51'37"W	27.05'
C10	73.19'	270.00'	S62°10'47"W	72.97'
C11	44.31'	330.00'	S71°21'57"W	44.27'
C12	28.55'	20.00'	N71°35'13"W	26.19'
C13	28.49'	70.00'	N19°02'04"W	28.29'
C14	77.25'	500.00'	N2°56'57"W	77.18'
C15	0.74'	500.00'	N71°59'58"W	0.74'
C16	69.34'	500.00'	N31°19'01"W	69.29'
C17	7.16'	500.00'	N1°04'00"E	7.16'
C18	204.20'	130.00'	N43°31'22"W	183.85'
C19	3.87'	130.00'	S0°37'30"W	3.87'
C20	43.58'	130.00'	N9°49'54"W	43.38'

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C21	43.54'	130.00'	N29°01'54"E	43.34'
C22	43.55'	130.00'	N48°13'27"W	43.34'
C23	43.54'	130.00'	N67°24'58"W	43.34'
C24	26.11'	130.00'	N82°46'08"W	26.07'
C25	109.96'	70.00'	S43°31'22"E	98.99'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	39.45'	N54°24'51"E
L2	47.01'	N29°26'33"W
L3	47.01'	N20°52'59"W
L4	47.01'	N121°9'24"W
L5	52.28'	N31°7'00"W
L6	49.57'	N88°31'26"W
L7	51.13'	S82°46'13"E

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
 DATE: 3/5/2024

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

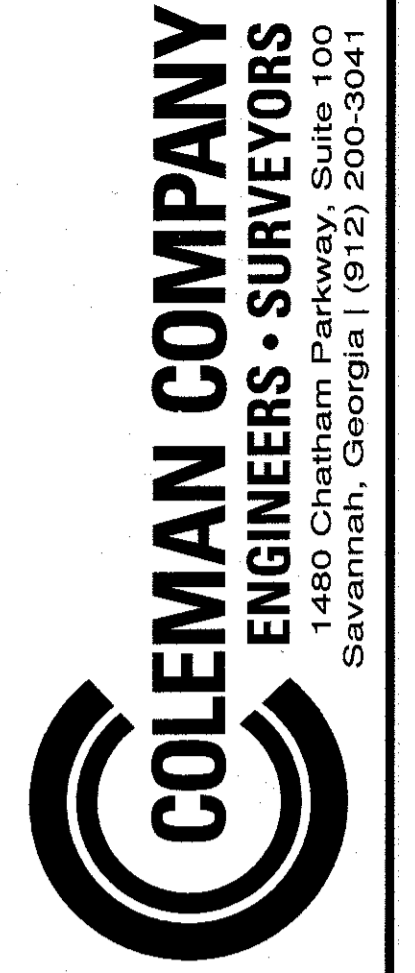
APPROVED BY THE METROPOLITAN PLANNING COMMISSION

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 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.

DON EDWARD TAYLOR, JR.
 GA REG. LAND SURVEYOR NO. 3417
 COLEMAN COMPANY, INC.
 CERTIFICATE OF AUTHORIZATION: LSF 1167



OAKWOOD AT NEW HAMPSTEAD PHASE 1B
 BEING A MAJOR SUBDIVISION OF TRACT R5-B
 NEW HAMPSTEAD DEVELOPMENT AREA
 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: NEW HAMPSTEAD TRACT 95, LLC.

JOB NUMBER: 23-147
 DATE: 08/22/2023
 DRAWN BY: DET
 CHECKED BY:
 SCALE: 1"=50'

MAJOR SUBDIVISION

SHEET: 1/1