

SUBDIVISION NOTES:

- THIS SUBDIVISION CONTAINS 62 LOTS.
- TOTAL AREA: 20.241 ACRES; 881,712 SQUARE FEET.
- PROPERTY ADDRESS: 3401-B HIGHGATE BOULEVARD, SAVANNAH.
- PARENT PROPERTY IDENTIFICATION NUMBER: 21047 03032.
- THIS PROPERTY IS CURRENTLY ZONED PD.
- AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, X SHADED AND ZONE AE. A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 1305100105G, EFFECTIVE DATE: AUGUST 16, 2018, BASE FLOOD ELEVATION: 17'. NAVD 88. (ZONE X SHADED ARE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
- THE HORIZONTAL DATUM OF THIS PLAN 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 AREAS (OPEN SPACES), INCLUDING STORMWATER DETENTION PONDS AND THEIR ASSOCIATED OUTFALL STRUCTURES SHALL BE MAINTAINED BY THE HOME OWNER OR HOME OWNERS ASSOCIATION.
- PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY PERMITS, THE HOME BUILDER FOR EACH LOT 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 FOR INSTALLATION AND OPERATION UNTIL STREETS ARE TURNED OVER TO THE CITY FOR OPERATION AND MAINTENANCE.
- THE FINISHED FLOOR ELEVATION FOR THIS SUBDIVISION IS 18.91' AND THE GARAGE FLOOR ELEVATION IS 18.31'. 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.
- 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.
- ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USES INTENDED.

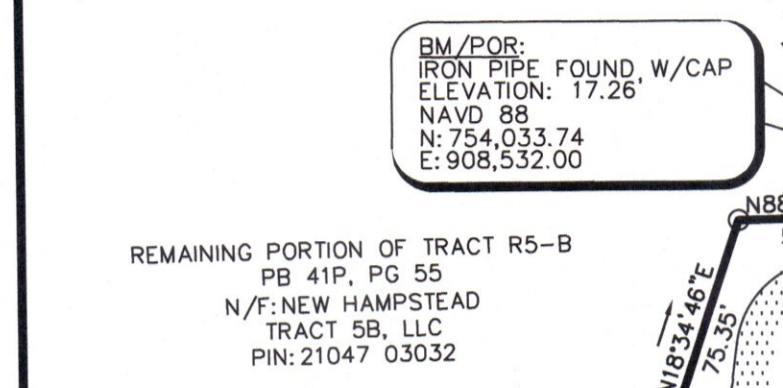
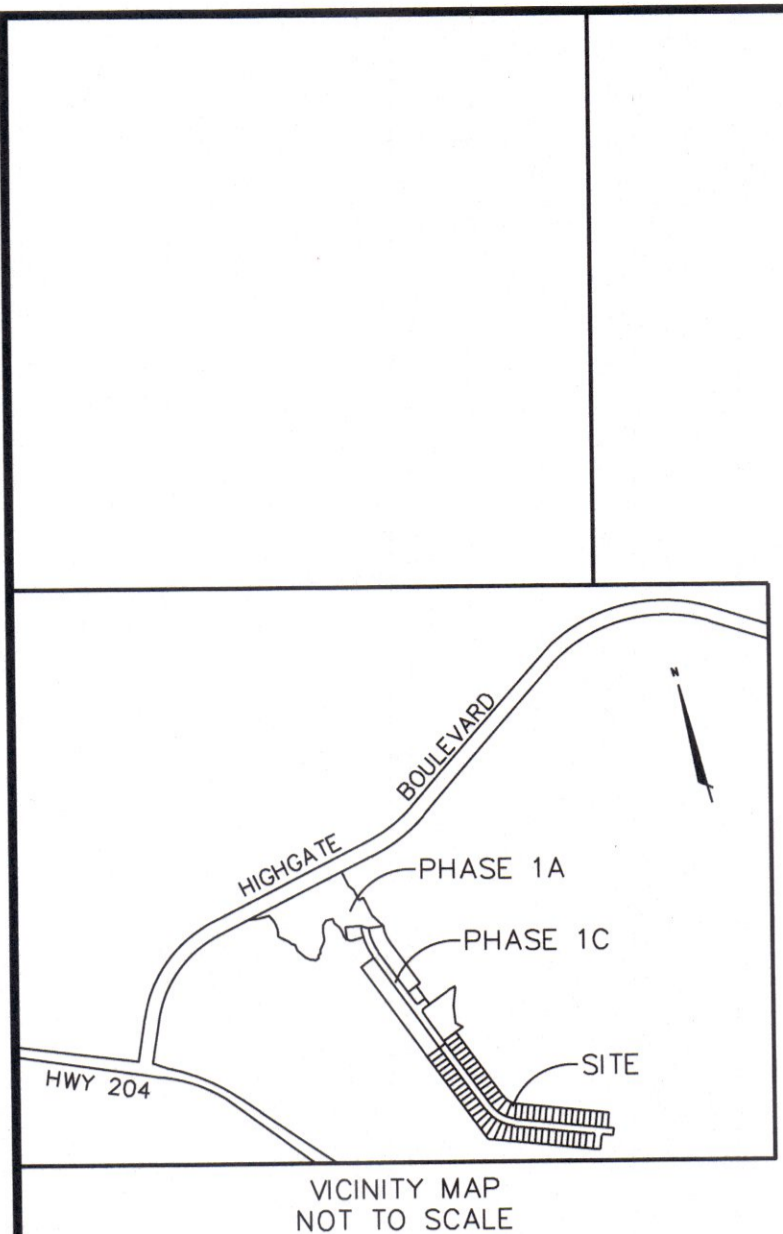
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAN, OR PLAN FOR FILING:

APPROVED BY THE CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENVIRONMENTAL HEALTH
 DIRECTOR: [Signature] DATE: 10/10/24

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: []

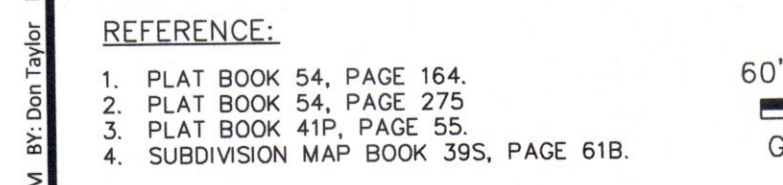


LEGEND

- BENCH MARK
- 1" IRON PIPE SET
- CONCRETE MONUMENT SET
- RIGHT-OF-WAY
- PLAT BOOK
- PARCEL IDENTIFICATION NUMBER
- BSL BUILDING SETBACK LINE
- BFE BASE FLOOD ELEVATION
- FFE FINISHED FLOOR ELEVATION
- GFE GARAGE FINISHED FLOOR ELEVATION
- POR POINT OF REFERENCE
- BM BENCHMARK

BUILDING SETBACKS:
 FRONT - 20' FROM PROPERTY LINE
 SIDE - 5' FROM PROPERTY LINE
 SIDE W/ STREET - 20' FROM PROPERTY LINE
 REAR - 20' FROM PROPERTY LINE
 (SETBACKS ARE AS LISTED UNLESS OTHERWISE NOTED)

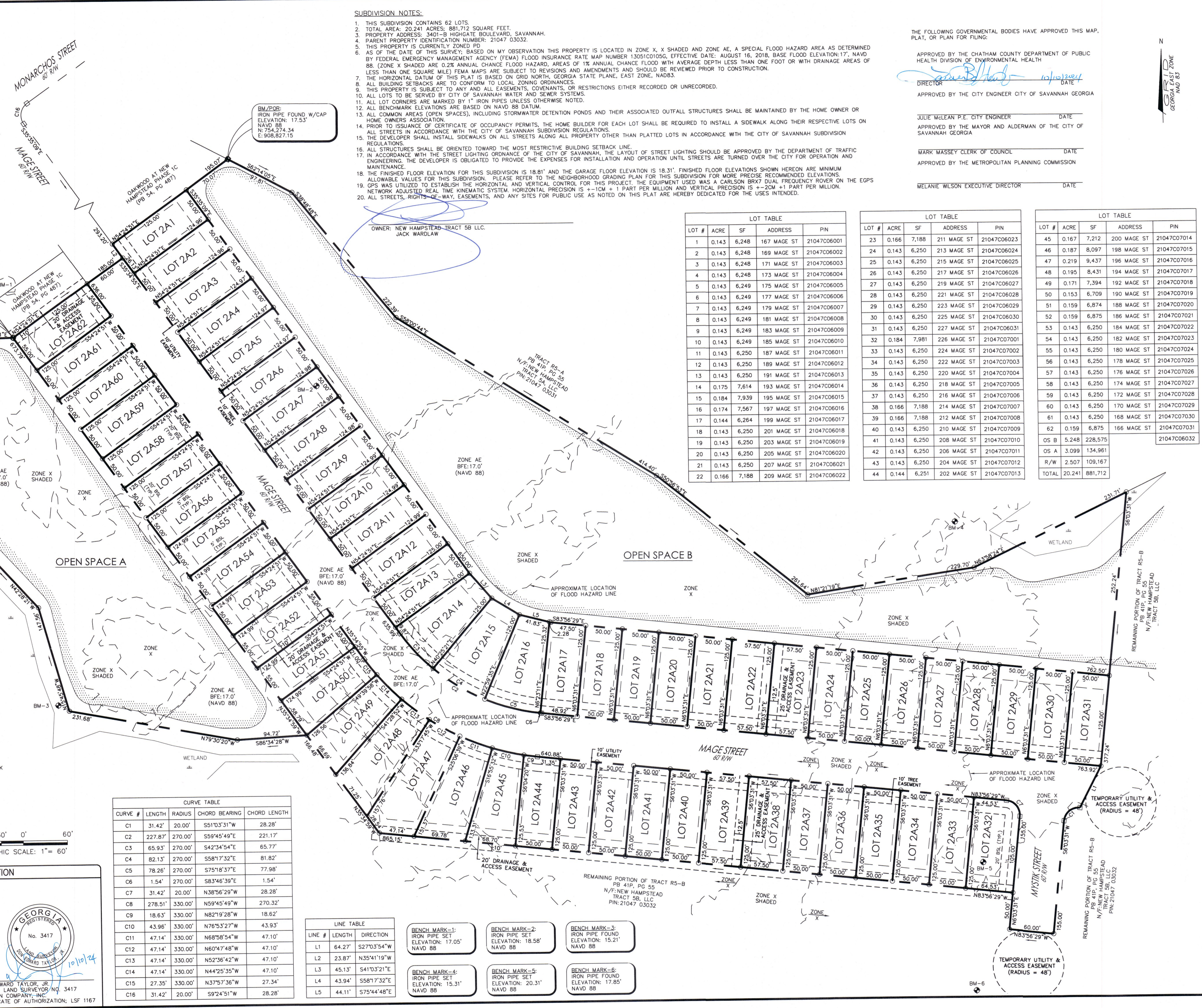
FIELD SURVEY DATE: 07/24/2023
 GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
 CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
 ANGULAR ERROR PER "Δ" = 04"
 ADJUSTED BY COMPASS RULE
 PLAT ERROR OF CLOSURE: 1/744,857
 FIELD ERROR OF CLOSURE: 1/29,547



SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAN 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 PLAN AS INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN 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



LOT TABLE

LOT #	ACRE	SF	ADDRESS	PIN
1	0.143	6,248	167 MAGE ST	21047C06001
2	0.143	6,248	169 MAGE ST	21047C06002
3	0.143	6,248	171 MAGE ST	21047C06003
4	0.143	6,248	173 MAGE ST	21047C06004
5	0.143	6,249	175 MAGE ST	21047C06005
6	0.143	6,249	177 MAGE ST	21047C06006
7	0.143	6,249	179 MAGE ST	21047C06007
8	0.143	6,249	181 MAGE ST	21047C06008
9	0.143	6,249	183 MAGE ST	21047C06009
10	0.143	6,249	185 MAGE ST	21047C06010
11	0.143	6,250	187 MAGE ST	21047C06011
12	0.143	6,250	189 MAGE ST	21047C06012
13	0.143	6,250	191 MAGE ST	21047C06013
14	0.175	7,614	193 MAGE ST	21047C06014
15	0.184	7,939	195 MAGE ST	21047C06015
16	0.174	7,567	197 MAGE ST	21047C06016
17	0.144	6,264	199 MAGE ST	21047C06017
18	0.143	6,250	201 MAGE ST	21047C06018
19	0.143	6,250	203 MAGE ST	21047C06019
20	0.143	6,250	205 MAGE ST	21047C06020
21	0.143	6,250	207 MAGE ST	21047C06021
22	0.166	7,188	209 MAGE ST	21047C06022

LOT TABLE

LOT #	ACRE	SF	ADDRESS	PIN
23	0.166	7,188	211 MAGE ST	21047C06023
24	0.143	6,250	213 MAGE ST	21047C06024
25	0.143	6,250	215 MAGE ST	21047C06025
26	0.143	6,250	217 MAGE ST	21047C06026
27	0.143	6,250	219 MAGE ST	21047C06027
28	0.143	6,250	221 MAGE ST	21047C06028
29	0.143	6,250	223 MAGE ST	21047C06029
30	0.143	6,250	225 MAGE ST	21047C06030
31	0.143	6,250	227 MAGE ST	21047C06031
32	0.184	7,981	226 MAGE ST	21047C07001
33	0.143	6,250	224 MAGE ST	21047C07002
34	0.143	6,250	222 MAGE ST	21047C07003
35	0.143	6,250	220 MAGE ST	21047C07004
36	0.143	6,250	218 MAGE ST	21047C07005
37	0.143	6,250	216 MAGE ST	21047C07006
38	0.166	7,188	214 MAGE ST	21047C07007
39	0.166	7,188	212 MAGE ST	21047C07008
40	0.143	6,250	210 MAGE ST	21047C07009
41	0.143	6,250	208 MAGE ST	21047C07010
42	0.143	6,250	206 MAGE ST	21047C07011
43	0.143	6,250	204 MAGE ST	21047C07012
44	0.144	6,251	202 MAGE ST	21047C07013

LOT TABLE

LOT #	ACRE	SF	ADDRESS	PIN
45	0.167	7,212	200 MAGE ST	21047C07014
46	0.187	8,097	198 MAGE ST	21047C07015
47	0.219	9,437	196 MAGE ST	21047C07016
48	0.195	8,431	194 MAGE ST	21047C07017
49	0.171	7,394	192 MAGE ST	21047C07018
50	0.153	6,709	190 MAGE ST	21047C07019
51	0.159	6,874	188 MAGE ST	21047C07020
52	0.159	6,875	186 MAGE ST	21047C07021
53	0.143	6,250	184 MAGE ST	21047C07022
54	0.143	6,250	182 MAGE ST	21047C07023
55	0.143	6,250	180 MAGE ST	21047C07024
56	0.143	6,250	178 MAGE ST	21047C07025
57	0.143	6,250	176 MAGE ST	21047C07026
58	0.143	6,250	174 MAGE ST	21047C07027
59	0.143	6,250	172 MAGE ST	21047C07028
60	0.143	6,250	170 MAGE ST	21047C07029
61	0.143	6,250	168 MAGE ST	21047C07030
62	0.159	6,875	166 MAGE ST	21047C07031
OS B	5.248	228,575		21047C06032
OS A	3.099	134,961		
R/W	2.507	109,167		
TOTAL	20.241	881,712		

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	S51°03'31"W	28.28'
C2	227.87'	270.00'	S59°45'49"E	221.17'
C3	65.93'	270.00'	S42°34'54"E	65.77'
C4	82.13'	270.00'	S58°17'32"E	81.82'
C5	78.26'	270.00'	S75°18'37"E	77.98'
C6	1.54'	270.00'	S83°46'39"E	1.54'
C7	31.42'	20.00'	N38°56'29"W	28.28'
C8	278.51'	330.00'	S59°45'49"W	270.32'
C9	18.63'	330.00'	N82°19'28"W	18.62'
C10	43.96'	330.00'	N76°53'27"W	43.93'
C11	47.14'	330.00'	N68°58'54"W	47.10'
C12	47.14'	330.00'	N60°47'48"W	47.10'
C13	47.14'	330.00'	N52°36'42"W	47.10'
C14	47.14'	330.00'	N44°25'35"W	47.10'
C15	27.35'	330.00'	N37°57'36"W	27.34'
C16	31.42'	20.00'	S9°24'51"W	28.28'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	64.27'	S27°03'54"W
L2	23.87'	N35°41'19"W
L3	45.13'	S41°03'21"E
L4	43.94'	S58°17'32"E
L5	44.11'	S75°44'48"E

- BENCH MARK-1: IRON PIPE SET ELEVATION: 17.05' NAVD 88
- BENCH MARK-2: IRON PIPE SET ELEVATION: 18.58' NAVD 88
- BENCH MARK-3: IRON PIPE FOUND ELEVATION: 15.21' NAVD 88
- BENCH MARK-4: IRON PIPE SET ELEVATION: 15.31' NAVD 88
- BENCH MARK-5: IRON PIPE SET ELEVATION: 20.31' NAVD 88
- BENCH MARK-6: IRON PIPE FOUND ELEVATION: 17.85' NAVD 88



A MAJOR SUBDIVISION OF OAKWOOD PHASE 2A,
 BEING A PORTION OF TRACT R5-B,
 NEW HAMPSTEAD DEVELOPMENT AREA
 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA
 PREPARED FOR: NEW HAMPSTEAD TRACT 5B, LLC

JOB NUMBER: 231-
 DATE: 4/26/2024
 DRAWN BY: J
 CHECKED BY: J
 SCALE: 1" = 100'
MAJOR SUBDIVISION
 SHEET: 1/1