

**SUBDIVISION NOTES:**

- THIS SUBDIVISION CONTAINS 60 LOTS.
- TOTAL AREA: 22.084 ACRES; 961,980 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 13051C0105G, EFFECTIVE DATE: AUGUST 16, 2018. BASE FLOOD ELEVATION: 16' 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 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 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.
- AQUATIC RESOURCES SHOWN ON THE SURVEY MAY BE UNDER THE JURISDICTION OF THE USAGE 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 AREAS WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
- 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 19.58' AND THE GARAGE FLOOR ELEVATION IS 19.08'. 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.
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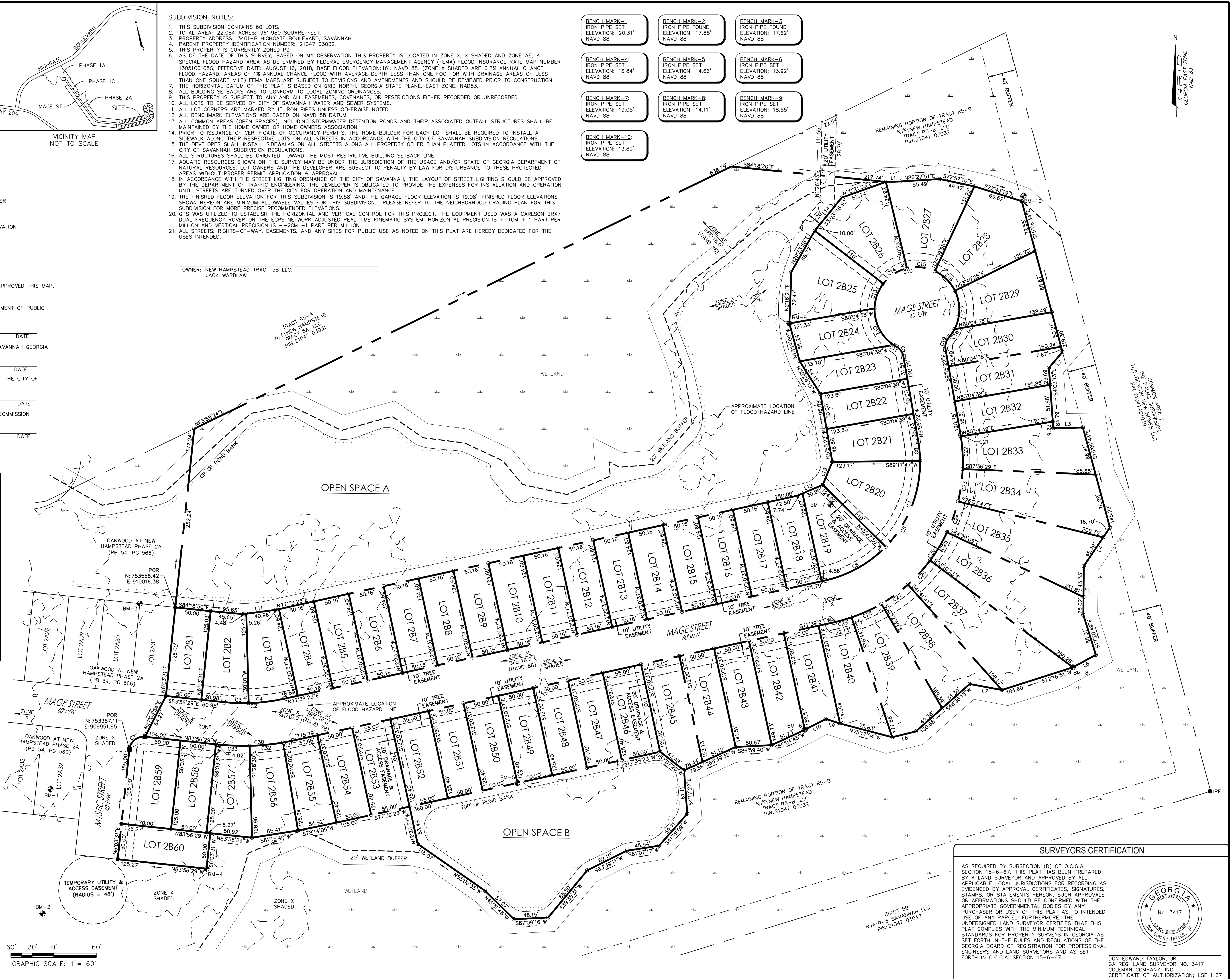
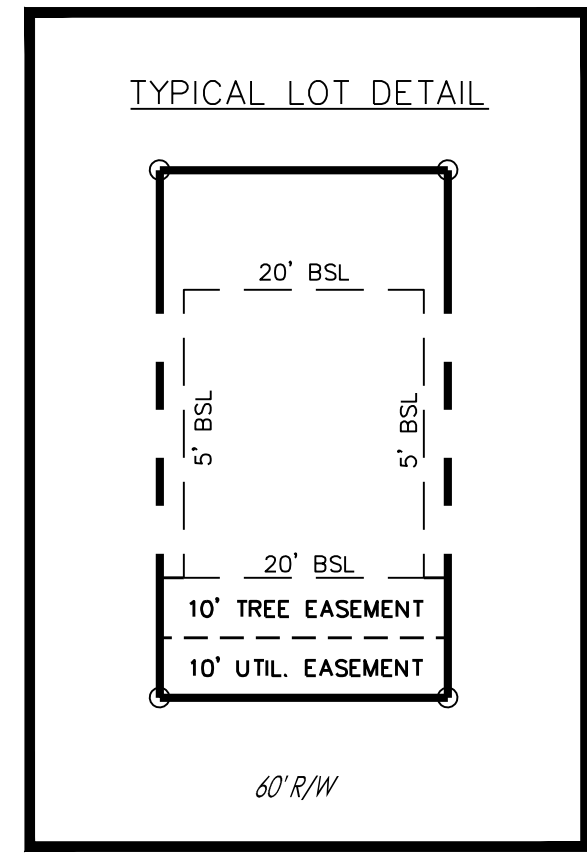
- BENCH MARK-1: IRON PIPE SET ELEVATION: 20.31' NAVD 88
- BENCH MARK-2: IRON PIPE FOUND ELEVATION: 17.85' NAVD 88
- BENCH MARK-3: IRON PIPE FOUND ELEVATION: 17.62' NAVD 88
- BENCH MARK-4: IRON PIPE SET ELEVATION: 16.84' NAVD 88
- BENCH MARK-5: IRON PIPE SET ELEVATION: 14.66' NAVD 88
- BENCH MARK-6: IRON PIPE SET ELEVATION: 13.92' NAVD 88
- BENCH MARK-7: IRON PIPE SET ELEVATION: 19.05' NAVD 88
- BENCH MARK-8: IRON PIPE SET ELEVATION: 14.11' NAVD 88
- BENCH MARK-9: IRON PIPE SET ELEVATION: 18.55' NAVD 88
- BENCH MARK-10: IRON PIPE SET ELEVATION: 13.89' NAVD 88

- LEGEND**
- IPS BENCH MARK
  - 1" IRON PIPE SET
  - CONCRETE MONUMENT SET
  - R/W RIGHT-OF-WAY
  - PB PLAT BOOK
  - PN 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

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
DIRECTOR	DATE
APPROVED BY THE CITY ENGINEER CITY OF SAVANNAH GEORGIA	DATE
JULIE McLEAN P.E. CITY ENGINEER	DATE
APPROVED BY THE MAYOR AND ALDERMAN OF THE CITY OF SAVANNAH GEORGIA	DATE
MARK MASSEY CLERK OF COUNCIL	DATE
APPROVED BY THE METROPOLITAN PLANNING COMMISSION	DATE
MELANIE WILSON EXECUTIVE DIRECTOR	DATE

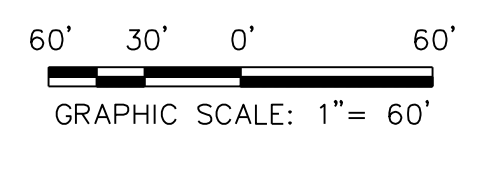
OWNER: NEW HAMPSTEAD TRACT SB LLC.  
JACK WARDLAW



**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:** 11/8/2024  
**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:** 1/213,535  
**FIELD ERROR OF CLOSURE:** 1/29,547

- REFERENCE:**
- PLAT BOOK 54, PAGE 275.
  - PLAT BOOK 41P, PAGE 55.
  - SUBDIVISION MAP BOOK 39S, PAGE 61B.
  - PLAT BOOK 54, PAGE 566



**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

**COLEMAN COMPANY**  
ENGINEERS • SURVEYORS

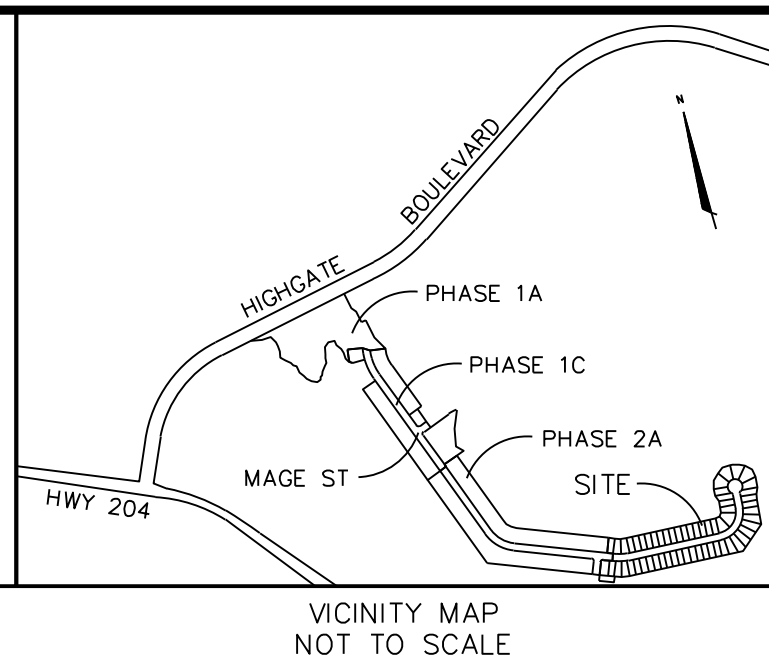
1480 Chatham Parkway, Suite 100  
Savannah, Georgia | (912) 200-3041

OAKWOOD AT NEW HAMPSTEAD PHASE 2B  
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 SB, LLC

JOB NUMBER: 23-147  
DATE: 12/16/2024  
DRAWN BY: JTP  
CHECKED BY: JTP  
SCALE: 1" = 60'

**MAJOR SUBDIVISION**

SHEET: 1/2



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OWNER: NEW HAMPSTEAD TRACT SB LLC.  
JACK WARDLAW

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	20.44'	N88°24'33"E	
L2	29.45'	S40°26'33"W	
L3	41.62'	N88°47'09"E	
L4	65.49'	S34°07'22"W	
L5	68.35'	S0°25'55"W	
L6	36.64'	S61°30'27"W	
L7	45.98'	N79°33'05"W	
L8	34.07'	S76°15'13"W	
L9	20.79'	N72°02'04"W	
L10	33.14'	S62°56'15"W	
L11	45.44'	N82°24'59"E	
L12	38.64'	N66°45'00"E	
L13	34.85'	N22°48'37"E	
L14	59.95'	N39°13'01"E	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	N51°03'31"E	28.28'
C2	86.72'	270.00'	N86°51'27"E	86.35'
C3	35.62'	270.00'	S87°43'15"E	35.59'
C4	51.10'	270.00'	N83°04'41"E	51.02'
C5	259.85'	170.00'	N33°52'01"E	235.28'
C6	99.05'	170.00'	N60°57'54"E	97.65'
C7	133.30'	170.00'	N21°48'36"E	129.91'
C8	27.50'	170.00'	N51°17'18"W	27.47'
C9	17.81'	20.00'	N35°26'14"W	17.23'
C10	292.91'	59.50'	N80°04'38"E	74.84'
C11	4.47'	59.50'	N58°47'58"W	4.47'
C12	60.28'	59.50'	N27°37'29"W	57.73'
C13	37.65'	59.50'	N19°31'28"E	37.02'
C14	40.16'	59.50'	N56°59'17"E	39.40'
C15	40.16'	59.50'	S84°20'16"E	39.40'
C16	40.16'	59.50'	S45°39'48"E	39.40'
C17	55.95'	59.50'	S0°36'53"W	53.92'
C18	14.07'	59.50'	S34°19'51"W	14.04'
C19	17.81'	20.00'	S15°35'30"W	17.23'
C20	351.57'	230.00'	S33°52'01"W	318.33'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C21	3.36'	230.00'	S9°30'17"E	3.36'
C22	46.08'	230.00'	S3°20'50"E	46.00'
C23	46.08'	230.00'	S8°07'52"W	46.00'
C24	46.08'	230.00'	S19°36'34"W	46.00'
C25	46.08'	230.00'	S31°05'16"W	46.00'
C26	46.08'	230.00'	S42°33'58"W	46.00'
C27	46.08'	230.00'	S54°02'40"W	46.00'
C28	46.08'	230.00'	S65°31'22"W	46.00'
C29	25.67'	230.00'	S74°27'33"W	25.66'
C30	105.99'	330.00'	S86°51'27"W	105.53'
C31	15.42'	330.00'	S78°59'41"W	15.41'
C32	47.18'	330.00'	S84°25'44"W	47.14'
C33	43.39'	330.00'	N87°42'30"W	43.36'

LOT TABLE			
LOT #	ACRE	SF	ADDRESS
LOT2B1	0.143	6,250	229 MAGE STREET
LOT2B2	0.168	7,307	231 MAGE STREET
LOT2B3	0.168	7,298	233 MAGE STREET
LOT2B4	0.143	6,250	235 MAGE STREET
LOT2B5	0.143	6,250	237 MAGE STREET
LOT2B6	0.143	6,250	239 MAGE STREET
LOT2B7	0.143	6,250	241 MAGE STREET
LOT2B8	0.143	6,250	243 MAGE STREET
LOT2B9	0.143	6,250	245 MAGE STREET
LOT2B10	0.143	6,250	247 MAGE STREET
LOT2B11	0.143	6,250	249 MAGE STREET
LOT2B12	0.143	6,250	251 MAGE STREET

LOT TABLE			
LOT #	ACRE	SF	ADDRESS
LOT2B13	0.143	6,250	253 MAGE STREET
LOT2B14	0.143	6,250	255 MAGE STREET
LOT2B15	0.143	6,250	257 MAGE STREET
LOT2B16	0.143	6,250	259 MAGE STREET
LOT2B17	0.143	6,250	261 MAGE STREET
LOT2B18	0.143	6,250	263 MAGE STREET
LOT2B19	0.195	8,490	269 MAGE STREET
LOT2B20	0.242	10,524	277 MAGE STREET
LOT2B21	0.161	7,027	281 MAGE STREET
LOT2B22	0.142	6,190	283 MAGE STREET
LOT2B23	0.153	6,645	285 MAGE STREET
LOT2B24	0.154	6,722	287 MAGE STREET

LOT TABLE			
LOT #	ACRE	SF	ADDRESS
LOT2B25	0.243	10,571	289 MAGE STREET
LOT2B26	0.236	10,261	291 MAGE STREET
LOT2B27	0.236	10,264	292 MAGE STREET
LOT2B28	0.275	11,974	290 MAGE STREET
LOT2B29	0.205	8,914	288 MAGE STREET
LOT2B30	0.178	7,736	286 MAGE STREET
LOT2B31	0.167	7,268	284 MAGE STREET
LOT2B32	0.155	6,754	282 MAGE STREET
LOT2B33	0.248	10,785	280 MAGE STREET
LOT2B34	0.308	13,419	278 MAGE STREET
LOT2B35	0.309	13,448	276 MAGE STREET
LOT2B36	0.391	17,049	274 MAGE STREET

LOT TABLE			
LOT #	ACRE	SF	ADDRESS
LOT2B37	0.348	15,162	272 MAGE STREET
LOT2B38	0.248	10,797	270 MAGE STREET
LOT2B39	0.259	11,300	268 MAGE STREET
LOT2B40	0.206	8,956	266 MAGE STREET
LOT2B41	0.155	6,737	264 MAGE STREET
LOT2B42	0.165	7,208	262 MAGE STREET
LOT2B43	0.167	7,281	260 MAGE STREET
LOT2B44	0.169	7,341	258 MAGE STREET
LOT2B45	0.187	8,166	256 MAGE STREET
LOT2B46	0.158	6,897	254 MAGE STREET
LOT2B47	0.144	6,270	252 MAGE STREET
LOT2B48	0.144	6,270	250 MAGE STREET

LOT TABLE			
LOT #	ACRE	SF	ADDRESS
LOT2B49	0.144	6,270	248 MAGE STREET
LOT2B50	0.144	6,270	246 MAGE STREET
LOT2B51	0.144	6,270	244 MAGE STREET
LOT2B52	0.158	6,897	242 MAGE STREET
LOT2B53	0.158	6,897	240 MAGE STREET
LOT2B54	0.144	6,270	238 MAGE STREET
LOT2B55	0.149	6,509	236 MAGE STREET
LOT2B56	0.163	7,104	234 MAGE STREET
LOT2B57	0.161	7,033	232 MAGE STREET
LOT2B58	0.143	6,250	230 MAGE STREET
LOT2B59	0.199	8,664	228 MAGE STREET
LOT2B60	0.144	6,264	101 MYSTIC STREET

OS A	7.707	343,209
OS B	1.217	52,128
R/W	2.179	94,914
TOTAL	22.084	961,980

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 \_\_\_\_\_ DATE \_\_\_\_\_

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

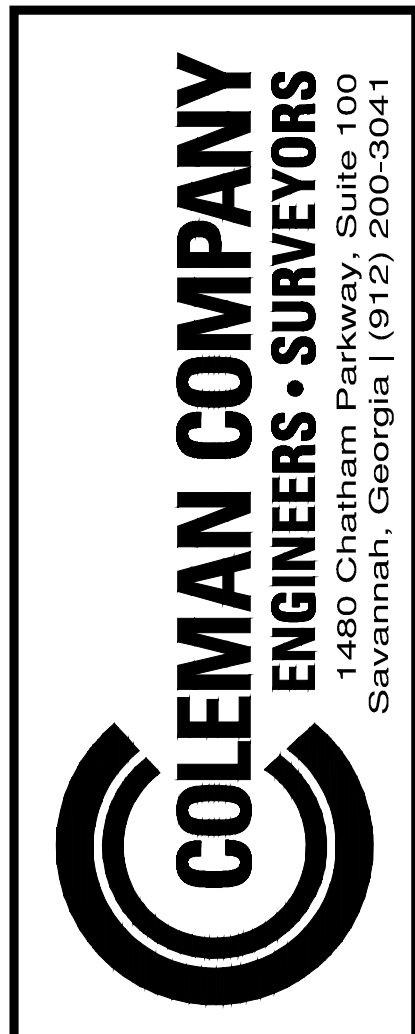
MELANIE WILSON EXECUTIVE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DRAWING PATH: C:\2023\2023-147\000\DWG\Survey\Phase 2B\23-147\_2024.4.26\_Oakwood 2B Major(2).dwg

FIELD SURVEY DATE: 11/8/2024  
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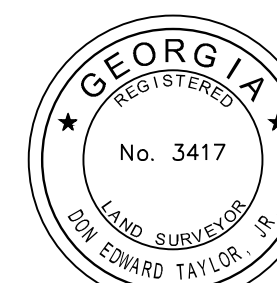
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OAKWOOD AT NEW HAMPSTEAD PHASE 2B  
 BEING A MAJOR SUBDIVISION OF TRACT R5-B,  
 NEW HAMPSTEAD DEVELOPMENT AREA  
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 PREPARED FOR: NEW HAMPSTEAD TRACT SB, LLC

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SHEET:

**2/2**