



Subdivision/Plat Application

20 Interchange Dr, Savannah, GA 31415
P.O. Box 1027, Savannah, GA 31402-1027
Phone: 912.651.6510
www.savannahga.gov

Proposed Subdivision/Plat

Subdivision/Plat Name: Pines at New Hampstead Phase 5B

Property Identification Number(s) (PIN): 21047 03044

Address or General Street Location (nearest street intersections): Intersection of Highgate Boulevard
and Highway 204

Is this plat associated with a Site Development project? ☐ No ☒ Yes Name of Project: Pines at New Hampstead

Area of Subject Property (acres): 34.64 Water Provider: Savannah Sewer Provider: Savannah

Current Zoning District(s): PD- New Hampstead Number of Lots: Existing 1 Proposed 107

Are any existing buildings on the site? ☐ Yes ☒ No If yes, are any to remain? ☐ Yes ☒ No

Purpose

☒ Single Family

☐ Office

☐ Institutional

☐ Sign

☐ Multi Family

☐ Retail

☐ Industrial

☐ Other

Subdivision/Plat Type

☐ Minor Subdivision (2-3 Lots)

☒ Major Subdivision (4 or more lots)

☐ Recombination

☐ Easement

Submittal Type

☒ Final Plat

☐ Revision to Recorded Plat

☐ Concept Plan (Sketch)

Property Owner(s)

Property Owner's Name: Forestar (USA) Real Estate Group, Inc.

Address: 363 Wando Place Drive, Ste 201

City, State, Zip: Mount Pleasant, SC, 29464

Fax: _____

Telephone: [REDACTED] Email Address: [REDACTED]

Agent/Contact Person

Name/Firm: TJ Behm / Thomas & Hutton Engineering

Address: 50 Park of Commerce Way

City, State, Zip: Savannah, GA, 31405

Fax: [REDACTED]

Telephone: [REDACTED] Email Address: [REDACTED]



Surveyor

Name/Firm: Roby Morgan/ Thomas & Hutton Engineering

Address: 50 Park of Commerce Way

City, State, Zip: Savannah, GA, 31405

Fax: [REDACTED]

Telephone: [REDACTED]

Email Address: [REDACTED]

Previous Submission

Has this tract been previously submitted as a subdivision to the City? ☐ Yes ☒ No

If yes, provide the following: Name of Subdivision: _____

Date Submitted: _____ File No.: _____

Variance(s) Requested (if applicable)

Please contact the Metropolitan Planning Commission (MPC) prior to submitting a Subdivision/Plat Application that requires a variance. Describe any variances requested and how each meet the criteria described in the City of Savannah Subdivision Regulations and Zoning Ordinance. The MPC must approve any plan that involves a request for a variance. Attach additional sheets if necessary.

None

Environmental Site Assessment (ESA) with Soil Borings

All applications for Final Subdivision Plat approval, except as listed below, shall be accompanied by an ESA for the property prior to approval. The ESA shall conform to the standards and requirements set forth in the City of Savannah Development Services Design Directive, and shall consist of an historical review of records, site reconnaissance, soil borings with location map, and report. The report shall be signed and sealed by a professional.

Has an ESA been conducted? ☒ Yes ☐ No **If yes, provide a copy with this application.*

If no, indicate which exceptions apply per Section 8-2031(b) of the Subdivision Regulations of Savannah, GA.:

An ESA shall not be required for subdivisions wherein:

- ☐ All proposed lots are already developed and built upon,
- ☐ The subdivision involves only a recombination of previously platted lots
- ☐ The subdivision is a minor revision of a recorded plat.

Has a waiver of the ESA requirement been requested? ☐ Yes ☒ No **If yes, provide a copy with this application, along with \$200 review fee.*

ESA Waiver Request for Minor Subdivisions. The City Engineer is authorized to waive proposed minor subdivisions from the ESA requirement if the owner provides the City Engineer with reasonable evidence that the property was never used as a landfill and that other environmentally dangerous situations do not exist. The property owner shall request the waiver in writing.

Reviews for Large Tracts of Land. Where a subdivision involves a large tract of land and is to be developed in phases, the Master Plan submittal for the entire tract shall not require an ESA, if approved by the City Engineer. The Final Plat(s) shall be accompanied by an ESA.



Narrative Statement

Attach a narrative statement to this application describing the subdivision and whether improvements are needed to provide access to public infrastructure to all new lots created by this subdivision plat. If no improvements are needed, please state that no infrastructure improvements are necessary. If improvements are required, the consulting engineer shall provide a statement and signed itemized cost estimate for review by City staff and an explanation of the planned improvements. **Both the narrative statement and construction bond estimate shall be stamped and signed by a registered Professional Engineer.**

Fee Schedule

Please include separate checks for plat review fee (due with application) and plat recording fee.

Major Subdivision Plat (includes Recombination Plats):*

Payable to the City of Savannah: $\$500 + \left[\frac{107}{\text{Final No. of Lots}} \times \$150 \right] = \$16,550$
Total

Minor Subdivision Plat (includes Recombination Plats):*

Payable to the City of Savannah: $\$200 + \left[\frac{\quad}{\text{Final No. of Lots}} \times \$150 \right] = \$\quad$
Total

Easement Plat:*

Payable to the City of Savannah: $\frac{\quad}{\text{No. of Sheets}} \times \$150 = \$\quad$
Total

Minor Revision to a Recorded Plat (no new lots):*

Payable to the City of Savannah: $\frac{\quad}{\text{No. of Sheets}} \times \$85 = \$\quad$
Total

Plat Recording Fee:

Payable to the Metropolitan Planning Commission:
(Submit to MPC with recordable Final Plat) $\frac{3}{\text{No. of Sheets}} \times \$10 = \$30$
Recording Fee

ESA Waiver Review Fee:

Payable to the City of Savannah: **\$ 200.00**

Technology Fee:

Payable to the City of Savannah: **\$ 5.00**

*** Re-submittal Fee of \$200 must be paid for each submittal after 3rd ***

Fees are subject to change.

Applicant Certification

I hereby certify that I am the owner or authorized agent of the property being proposed for subdivision, and that this proposed subdivision plat does not violate any covenants or deed restrictions, that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding. I hereby certify that I have answered all of the questions contained herein and know the same to be true and correct.

Adrienne Petrowski, VP RE Inv & Dev
Printed Name of Applicant (Not Company Name)

Signature of Applicant

11/21/25
Date

Note: Site Development Plans (Construction Plans) for new subdivisions shall be submitted with a Site Development Permit Application.