



**CITY OF PORT WENTWORTH**  
**PLANNING COMMISSION**  
**FEBRUARY 3, 2025**

---

**Council Meeting Room**

**Regular Session**

**3:30 PM**

---

**7224 GA HIGHWAY 21**  
**PORT WENTWORTH, GA 31407**

- 1. CALL MEETING TO ORDER**
- 2. PRAYER AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL - CLERK OF COUNCIL**
- 4. APPROVAL OF AGENDA**
- 5. ADOPTION OF MINUTES**
- 6. NEW BUSINESS**
  - A. Coastal Club Port Wentworth, LLC, requests the approval of a General Site Plan "Pointe Grande Newport Boulevard". PIN# 7-0037-02-019, located on Newport Blvd in the 3rd Council District. Zoned C-2, proposed zoning R-5.
- 7. ADJOURNMENT**



**Planning Commission**  
7224 GA Highway 21  
Port Wentworth, GA 31407

Meeting: 02/03/25  
Department: Development Services  
Category: Ordinance  
Prepared By: Katie Dunnigan  
Department Head: Katie Dunnigan

**SCHEDULED**

**AGENDA ITEM (ID )**

DOC ID:

**Coastal Club Port Wentworth, LLC, requests the approval of a General Site Plan "Pointe Grande Newport Boulevard". PIN# 7-0037-02-019, located on Newport Blvd in the 3rd Council District. Zoned C-2, proposed zoning R-5.**

**Issue/Item:** Coastal Club Port Wentworth, LLC, requests the approval of a General Site Plan "Pointe Grande Newport Boulevard". PIN# 7-0037-02-019, located on Newport Blvd in the 3rd Council District. Zoned C-2, proposed zoning R-5.

**Background:** - The applicant proposes to develop a multi-family residential community on Newport Blvd.

- The subject site is approximately 21 acres.
- Adjacent properties to the north and east are within the C-2 (General Commercial) zoning district. Adjacent zoning to the south and southeast is C-2 and R-5 (Multi-Family Residential), to the west is R-4 (Mixed Residential) apartments and townhomes inside Newport subdivision.
- Pursuant to The Code of the City of Port Wentworth Georgia, Zoning Ordinances, Section 13.20: "*After review and recommendation by the Planning Commission, the City Council shall act upon all concept plans...required in Table 13.20.*"

**Facts and Finding:** - A requisite community meetings was held for this project on January 6, 2025. No input was received.

- A first reading for rezoning to R-5 was held at the January 16, 2024 City Council meeting.
- The proposed development will be comprised of 192 2-bedroom apartment units contained in 6 3-story buildings, and associated amenities.
- The site will have two points of access on Newport Blvd.
- This project will be served by City of Port Wentworth water/sewer.

**Suggested Action:**

The submitted General Site Plan conforms to the City of Port Wentworth Zoning Ordinances. Staff recommends approval contingent upon the successful rezoning of the subject site to R-5.

**Funding:** N/A

**Recommendation:**



City of Port Wentworth  
7224 Highway 21 Port Wentworth Georgia 31407 912-999-2084

**Site Plan Review Application**

Site Plan Type (Check One):  General / Concept  Specific Development

Site Plan Address: Newport Blvd

PIN #(s): Parcel # 70037 02019

Zoning: Split Zoning; R-5 & C-2 Estimated Cost of Construction: \$ 30,000,000

Type of Construction: Multifamily Residential (Only R-5 portion to be developed at this time)

Project Name: Pointe Grand Newport Blvd

Applicant's Name: Coastal Club Port Wentworth LLC Attn: Steven Campisi

Mailing Address: 101 S New York Ave, Unit 211 Winter Park, FL 32789

Phone #: (407) 794-0434 Email: scampisi@hillpointe.com

Owner's Name (if Different form Applicant): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

I hereby acknowledge that the above information is true and correct.

DocuSigned by:  
Steven Campisi  
1D329B5A9CC1472...  
Applicant's Signature

1/8/2025  
Date

Owner's Signature (if Different form Applicant)

\_\_\_\_\_  
Date

**Please see page 2 for required submittal checklist**

City of Port Wentworth  
7224 Highway 21 ▪ Port Wentworth ▪ Georgia ▪ 31407 ▪ 912-999-2084

**Site Plan Review Application Submittal Checklist**

Documentation below is required for a complete submittal.



- Signed and Completed Application
- 3 Full size sets of site plan civil drawings or concept plan (depending on type of site plan)
- 3 half size (11" X 17") sets of site plan civil drawings or concept plan (depending on type of site plan)
- 2 copies of hydrology reports (if applicable) *n/a*
- Names, mailing address, and PIN number of all property owners within 250 feet of all property lines
- 1 8 1/2" X 11" of site plan civil drawings or concept plan (depending on type of site plan)
- PDF of entire submittal on a flash drive or download link ONLY (NO CD'S)
- Other Engineering details or reports may be required once submittal has been received.
- If property owner and applicant are not the same, Authorization of Property Owner form. *n/a*
- Site plan review fee check (*Please refer to the "Business User Fee Schedule" for the current year.*)

- Concept / General - Site Plan Fee + Admin Fee = Total **\$330 + 82.50 = \$412.50**
- Specific - Site Plan Fee + Admin Fee = Total

**Additional Fee Statement:** If engineer review cost to the City exceeds the site plan review fee that is paid at the time of initial application submittal, you may be required to pay additional review cost.

I have read and agree to the above additional fee statement

DocuSigned by:  
*Steven Campisi*  
1D329B5A9CC1472...  
Applicant's Signature

1/8/2025  
Date





January 7, 2025

Katie Dunnigan  
Director of Planning and Zoning  
7306 GA Highway 21  
Suite 301  
Port Wentworth, GA 31407

RE: Newport Boulevard Neighborhood Meeting  
Newport Boulevard Apartments

To whom it may concern,

This letter serves to document the neighborhood meeting hosted by Hillpointe regarding the proposed development, **Newport Boulevard Apartments**.

**Meeting Details:**

Date: January 6, 2025

Time: 7:00 PM to 8:00 PM

Location: Comfort Suites Savannah North

**Notification Process:**

Flyers notifying property owners of the meeting were mailed on December 19, 2024, to all property owners within 300 feet of the proposed development site.

**Meeting Attendance and Outcome:**

The meeting remained open for the full scheduled duration from 7:00 PM to 8:00 PM. However, no attendees were present throughout the one-hour block. Consequently, no comments, concerns, or feedback were provided by surrounding property owners.

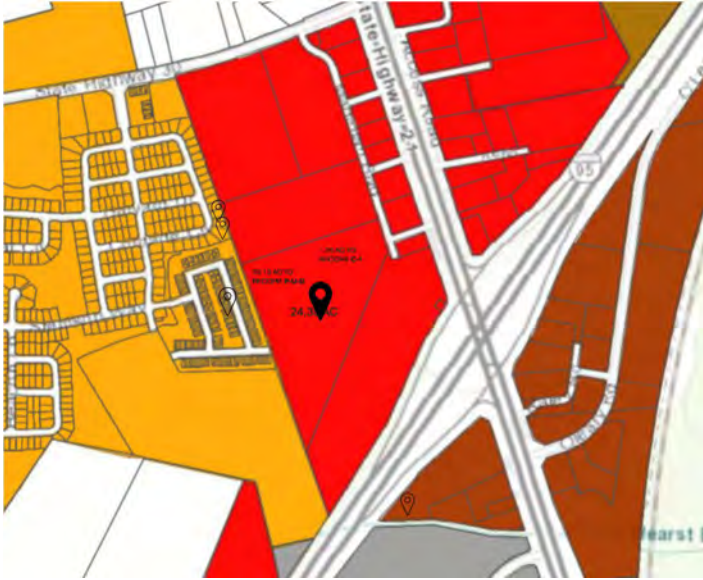
Please let me know if further documentation or follow-up actions are required regarding this matter.

Please do not hesitate to reach out if you have any questions.

Sincerely,

Amanda Gruner-Phillips, PE  
Project Manager

Properties within 300 ft.



Key: ( IF MULTIPLE ADDRESS, →M: Mailing Address, P: Property Address )



#### PROPERTY OWNERS WITHIN 300' OF PARCEL

- SHAYANAM, LLC  
M: 32 HOSPITALITY LN PORT WENTWORTH GA 31407  
P:  
70037 02017
  
- SOUTHERN WOOD COMPANY, LLC  
M: 118 PIPEMAKERS CIRCLE, SUITE 100 POOLER, GA 31322  
P: MAGELLAN BLVD PORT WENTWORTH, GA 31407  
70037 02015
  
- 1311 EUCLID LLC  
M: 1128 24<sup>TH</sup> ST SANTA MONICA, CA 90403  
P: 7111 HIGHWAY 21 PORT WENTWORTH, GA 31407  
70037 02014
  
- DOUBLE REVERSE, LLC  
M: 250 N. ORANGE AVENUE SUITE 1500 ORLANDO, FL 32801  
P: MAGELLAN BLVD PORT WENTWORTH, GA 31407  
70037 02013
  
- BRENDAN ELLIOT  
39 CORDAGE CIR PORT WENTWORTH, GA 31407  
70978A01020
  
- CARLOS N. SILVA  
41 CORDAGE CIR PORT WENTWORTH, GA 31407

70978A01021

- COVE AT NEWPORT TOWNHOME ASSOCIATION INC.  
M: 100 COMMERCE CT POOLER, GA 31322  
P: BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21072  
70978A21090
  
- OREI POINTE GRAND PROPERTY OWNER, LLC  
M: 1200 BRICKELL AVE, PH 2020 MIAMI, FL 33131  
P: 50 NEWPORT BLVD PORT WENTWORTH, GA 31407  
70976 02021
  
- HARDEE GROVE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER GA 31322  
P: 61 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21023
  
- MOODY FARMS, LLC  
M: 256 TOPI TRAIL HINESVILLE, GA 31313  
P: 49 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21017
  
- PINTILIE CALIN  
M: 606 LEMON DR ARLINGTON TX 76018  
P: 51 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21018
  
- 53 BEARING CIRCLE LLC  
M: P O BOX 15516 SAVANNAH GA 31416  
P: 53 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21019
  
- CRAMER JEFFREY WALLIS  
55 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21020
  
- DAO CUONG C  
M: 210 FISH HAWK LN SAVANNAH, GA 31410  
P: 57 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21021
  
- HARVEY HORACE & BRIAN T.  
59 A BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21086
  
- VOISINE HOME RENTALS, LLC  
M: 275 N TOPI TRL HINESVILLE, GA 31313  
P: 59 BEARING CIR PORT WENTWORTH, GA 31407

70978A21088

- CONYERS SHEILA WILCOX  
59 D BEARING CIR PORT WENTWORTH, GA 31407  
70978A21089
  
- BEARING 59 LLC  
M: 515 LEE BLVD SAVANNAH, GA 31405  
P: 59 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21087
  
  
- AVALON COVE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 63 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21024
  
- BRIGHTON BLUFF INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 65 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21025
  
- GARNETT RIDGE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 67 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21026
  
- DILLARD PARK INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322
- P: 69 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21027
  
- EDEN LAKE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322
- P: 71 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21028
  
- CAPITAL AVENUE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322
- P: 73 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21029
  
- AVALON COVE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322
- P: 75 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21030
  
- BRIGHTON BLUFF INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322
- P: 77 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21031

- GARNETT RIDGE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 79 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21032
- DILLARD PARK INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 81 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21033
- EDEN LAKE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 83 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21034
- FISHER ISLE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 85 BEARING CIR PORT WENTWORTH, GA 31407  
P: 87 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21035  
70978A21036
- GORDON KAYLA  
89 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21037
- COOK TIFFANY R  
91 BEARING CIR PT WENTWORTH, GA 31407  
70978A21038
- CUMMINGS ALICIA  
93 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21039
- FLOWERS DETROIT  
SALIM ZUENA MOHAMED  
95 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21040
- SMART COURTNEY SHANAE  
97 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21041
- WALTZ PETER B  
99 BEARING CIR PT WENTWORTH, GA 31407  
70978A21042
- JOHNSON LASHONDA M  
101 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21043

- KENNEDY-GARCIA ELISA  
103 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21044
- CHRISTIE JOSEPH A  
215 FISH HAWK LN SAVANNAH, GA 31410  
70978A21045
- MATHIS LADONIA YVONNE  
107 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21046
- MURDOCK-BEY MONEFA E  
109 BEARING CIR PT WENTWORTH, GA 31407  
70978A21047
- CONLEY TERRANCE B  
M: 4125 PITTMAN RD ATLANTA, GA 30349  
P: 111 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21048
- HONNAMARANAHALLI LINGESHA  
BORANNA RAMYA HULIVANA  
M: 130 WINSLOW CIRCLE PORT WENTWORTH, GA 31407  
P: 113 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21049
- NEISLER JONATHON C.  
115 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21050
- BROWN KEITH  
117 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21111
- WILLIAMS DESTINY LAUTRELLE  
119 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21112
- EILAND JERRELL T.  
EILAND CAROLYN A.  
121 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21113
- MILES & WALKER-MILES JAMES E & CHER WALKER  
123 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21114
- BEARING PUTTER LLC  
M: 195 SPANTON CRES POOLER, GA 31322

P: 125 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21115

- JONES NATASCHA D  
127 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21116
- 40 TRANSOM RD LLC  
40 TRANSOM RD PORT WENTWORTH, GA 31407  
70978A21170
- LAWSON JENNIFER A  
42 TRANSOM RD PORT WENTWORTH, GA 31407  
70978A21171
- BROWN MICHAEL A  
44 TRANSOM RD PT WENTWORTH, GA 31407  
70978A21172
- PAGE MARY TONEITHA  
46 TRANSOM ROAD PORT WENTWORTH, GA 31407  
70978A21173
- WEBBER MORGHAN  
WEBBER ANTONIO\*  
48 TRANSOM ROAD PORT WENTWORTH, GA 31407  
70978A21174
- HOUFAID OTHMANE  
50 TRANSOM RD PORT WENTWORTH, GA 31407  
70978A21175
- MANLEY WARREN  
M: 117 POLK LN FITZGERALD, GA 31750  
P: 52 TRANSOM RD PORT WENTWORTH  
70978A21176
- JONES RAQUISHA SHANTORIA  
54 TRANSOM RD PORT WENTWORTH, GA 31407  
70978A21177
- CLENDENEN MICHAEL D  
56 TRANSOM RD PORT WENTWORTH, GA 31407  
70978A21178
- SULLIVAN ASHLEY  
58 TRANSOM RD PORT WENTWORTH, GA 31407  
70978A21179
- JALIL JULIO & GLADYS\*  
M: 7 HAMILTON GROVE DR POOLER, GA 31322

P: 60 TRANSOM RD PORT WENTWORTH  
70978A21180

- RILEY-HOWLETT SANDRA E  
62 TRANSOM ROAD PORT WENTWORTH, GA 31407  
70978A21181
- SIMMONS TAMISHA L  
64 TRANSOM RD PORT WENTWORTH, GA 31407  
70978A21182
- NUNN CHARLES K II  
66 TRANSOM RD PORT WENTWORTH, GA 31407  
70978A21183
- CAPITAL AVENUE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 84 BEARING CIR PORT WENTWORTH  
70978A21060
- CAPITAL AVENUE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 82 BEARING CIR PORT WENTWORTH  
70978A21061
- CAPITAL AVENUE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 80 BEARING CIR PORT WENTWORTH  
70978A21062
- BRIGHTON BLUFF INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 78 BEARING CIR PORT WENTWORTH  
70978A21063
- AVALON COVE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 76 BEARING CIR PORT WENTWORTH  
70978A21064
- BRIGHTON BLUFF INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 74 BEARING CIR PORT WENTWORTH  
70978A21065
- BRIGHTON BLUFF INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 72 BEARING CIR PORT WENTWORTH  
70978A21066
- BRIGHTON BLUFF INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322

P: 70 BEARING CIR PORT WENTWORTH  
70978A21067

- AVALON COVE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 68 BEARING CIR PORT WENTWORTH  
70978A21068
- DILLARD PARK INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 66 BEARING CIR PORT WENTWORTH  
70978A21069
- CAPITAL AVENUE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 64 BEARING CIR PORT WENTWORTH  
70978A21070
- CAPITAL AVENUE INVESTMENTS LLC  
M: 120 COMMERCE CT POOLER, GA 31322  
P: 62 BEARING CIR PORT WENTWORTH  
70978A21071
- MORGAN CHRISTOPHER D.  
58 BEARING CIRCLE, UNIT D PORT WENTWORTH, GA 31407  
70978A21109
- GIST JONATHAN  
58 BEARING CIRCLE, UNIT C PORT WENTWORTH, GA 31407  
70978A21109
- HUNT BRION R  
58 BEARING CIRCLE, UNIT B PORT WENTWORTH, GA 31407  
70978A21107
- RNJ INVESTMENTS LLC  
M: 7640 ABERCORN STREET SAVANNAH, GA 31406  
P: 58 BEARING CIRCLE, UNIT A PORT WENTWORTH, GA 31407  
70978A21106
- WILLIAMS, JR. MICHAEL A.  
M: 21 WYNDY COURT POOLER, GA 31322  
P: 56 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21074
- JOHN P MITCHELL  
DUFFEY TEBREA  
54 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21075

- DEMPSEY DYNESHA D  
52 BEARING CIRCLE PORT WENTWORTH, GA 31407  
70978A21076
- CONNER CHARLES H SR  
M: 130 JIM WATERS RD STATESBORO, GA 30458  
P: 50 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21077
- RANGEL, III ERNEST  
M: 123 FOUR OAKS CT RINCON, GA 31326  
P: 48 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21078
- HENKEL SASA  
M: 305 E 53RD STREET SAVANNAH, GA 31405  
P: 46 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21079
- REALTY INVESTORS US LLC  
M: 105 HILLSIDE DR RINCON, GA 31326  
P: 44 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21104
- TAGLIA MATTHEW TOWERY  
& WAARA HANNAH CAITLIN\*  
M: 1404 TUGALOO DRIVE ATLANTA, GA 30319  
P: 44 BEARING CIR PORT WENTWORTH, GA 31407  
70978A21103
- SPENCER BEULAH  
M: 146 CROSSING CIR RINCON, GA 31326  
P: 44 BEARING CIRCLE, UNIT A PORT WENTWORTH, GA 31407  
70978A21102
- RNJ INVESTMENTS LLC  
M: 7640 ABERCORN STREET SAVANNAH, GA 31406  
P: 44 BEARING CIRCLE, UNIT A PORT WENTWORTH, GA 31407  
70978A21101



LEGAL DESCRIPTION PARCEL 2A (20.989 ACRES TOTAL)

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN THE EIGHTH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, BEING A PORTION OF PARCEL 2A OF SAVANNAH GATEWAY WEST, CONTAINING 15.744 ACRES (685,790 S.F.) OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF GEORGIA HIGHWAY 30 (MONTEITH ROAD) WITH THE WESTERN RIGHT-OF-WAY OF MAGELLAN BOULEVARD; THENCE APPROXIMATELY 1800 FEET ALONG THE RIGHT-OF-WAY OF MAGELLAN BOULEVARD TO A 5/8" REBAR W/ CAP ON WESTERN MARGIN OF THE 60' RIGHT-OF-WAY OF MAGELLAN BOULEVARD;

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 71 DEGREES 45 MINUTES 46 SECONDS WEST, 284.26 FEET TO THE **POINT OF BEGINNING FOR PARCEL 2A NORTH**;

THENCE SOUTH 18 DEGREES 14 MINUTES 14 SECONDS EAST, 260.73 FEET TO A POINT;

THENCE NORTH 71 DEGREES 45 MINUTES 46 SECONDS EAST, 45.61 FEET TO A POINT ON THE NORTHERN 60' PUBLIC RIGHT-OF-WAY OF NEWPORT BOULEVARD;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 14 DEGREES 15 MINUTES 09 SECONDS WEST, 181.87 FEET TO A POINT;

THENCE 134.76 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1470.00 FEET, A CHORD BEARING SOUTH 16 DEGREES 52 MINUTES 44 SECONDS WEST, AND A CHORD DISTANCE OF 134.71 FEET TO A POINT;

THENCE SOUTH 19 DEGREES 30 MINUTES 21 SECONDS WEST, 472.29 FEET TO A POINT;

THENCE 261.79 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 220.00 FEET, A CHORD BEARING OF SOUTH 53 DEGREES 35 MINUTES 38 SECONDS WEST, AND A CHORD DISTANCE OF 246.62 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 40 MINUTES 57 SECONDS WEST, 208.99 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 19 DEGREES 10 MINUTES 47 SECONDS WEST, 41.80 FEET TO A 5/8" REBAR;

THENCE NORTH 19 DEGREES 11 MINUTES 24 SECONDS WEST, 875.53 FEET TO A 5/8" REBAR W/ CAP;

THENCE NORTH 71 DEGREES 45 MINUTES 46 SECONDS EAST, 869.11 FEET TO THE **POINT OF BEGINNING FOR PARCEL 2A NORTH**.

**TOGETHER WITH**

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN THE EIGHTH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, BEING A PORTION OF PARCEL 2A OF SAVANNAH GATEWAY WEST, CONTAINING 5.245 ACRES (228,479 S.F.) OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF GEORGIA HIGHWAY 30 (MONTEITH ROAD) WITH THE WESTERN RIGHT-OF-WAY OF MAGELLAN BOULEVARD; THENCE APPROXIMATELY 1800 FEET ALONG THE RIGHT-OF-WAY OF MAGELLAN

BOULEVARD TO A 5/8" REBAR W/ CAP ON WESTERN MARGIN OF THE 60' RIGHT-OF-WAY OF MAGELLAN BOULEVARD;

THENCE SOUTH 18 DEGREES 17 MINUTES 53 SECONDS EAST, 152.13 FEET TO A POINT ON THE NORTHERN 60' PUBLIC RIGHT-OF-WAY OF NEWPORT BOULEVARD;

THENCE SOUTH 18 DEGREES 17 MINUTES 53 SECONDS EAST, 60.00 FEET TO A 5/8" REBAR ON THE SOUTHERN 60' PUBLIC RIGHT-OF-WAY OF NEWPORT BOULEVARD, AND BEING THE **POINT OF BEGINNING FOR PARCEL 2A SOUTH**;

THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY OF MAGELLAN BOULEVARD SOUTH 18 DEGREES 17 MINUTES 53 SECONDS EAST, 87.26 FEET TO A 5/8" REBAR W/ CAP;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 71 DEGREES 59 MINUTES 28 SECONDS WEST, 31.59 FEET TO A POINT;

THENCE SOUTH 22 DEGREES 16 MINUTES 28 SECONDS WEST, 1687.06 FEET TO A POINT;

THENCE NORTH 19 DEGREES 10 MINUTES 47 SECONDS WEST, 602.08 FEET TO A POINT ON THE SOUTHERN 60' PUBLIC RIGHT-OF-WAY OF NEWPORT BOULEVARD;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 87 DEGREES 40 MINUTES 52 SECONDS EAST, 190.80 FEET TO A POINT;

THENCE 333.19 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 280.00 FEET, A CHORD BEARING OF NORTH 53 DEGREES 35 MINUTES 37 SECONDS EAST, AND A CHORD DISTANCE OF 313.88 FEET TO A POINT;

THENCE NORTH 19 DEGREES 30 MINUTES 21 SECONDS EAST, 472.29 FEET TO A POINT;

THENCE 140.26 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1530.00 FEET, A CHORD BEARING OF NORTH 16 DEGREES 52 MINUTES 44 SECONDS EAST, AND A CHORD DISTANCE OF 140.21 FEET TO A POINT;

THENCE NORTH 14 DEGREES 15 MINUTES 09 SECONDS EAST, 184.16 FEET TO A POINT;

THENCE 170.48 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CHORD BEARING OF NORTH 42 DEGREES 58 MINUTES 51 SECONDS EAST, AND A CHORD DISTANCE OF 163.42 FEET TO A POINT;

THENCE NORTH 71 DEGREES 42 MINUTES 32 SECONDS EAST, 43.70 FEET TO THE **POINT OF BEGINNING FOR PARCEL 2A SOUTH**.

PARCEL 2C (1.250 ACRES)

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN THE EIGHTH G.M. DISTRICT, CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA, BEING A PORTION OF PARCEL 2A OF SAVANNAH GATEWAY WEST, CONTAINING 1.250 ACRES (54,450 S.F.) OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF GEORGIA HIGHWAY 30 (MONTEITH ROAD) WITH THE WESTERN RIGHT-OF-WAY OF MAGELLAN BOULEVARD; THENCE APPROXIMATELY 1800 FEET ALONG THE RIGHT-OF-WAY OF MAGELLAN BOULEVARD TO A 5/8" REBAR W/ CAP ON WESTERN MARGIN OF THE 60' RIGHT-OF-WAY OF MAGELLAN BOULEVARD, BEING THE **POINT OF BEGINNING FOR PARCEL 2C**;

THENCE ALONG THE WESTERN RIGHT-OF-WAY OF MAGELLAN BOULEVARD SOUTH 18 DEGREES 17 MINUTES 53 SECONDS EAST, 152.13 FEET TO A POINT ON THE NORTHERN 60' PUBLIC RIGHT-OF-WAY OF NEWPORT BOULEVARD;

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 71 DEGREES 42 MINUTES 32 SECONDS WEST, 43.69 FEET TO A POINT;

THENCE 230.64 FEET ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF SOUTH 42 DEGREES 58 MINUTES 51 SECONDS WEST, AND A CHORD DISTANCE OF 221.10 FEET TO A POINT;

THENCE SOUTH 14 DEGREES 15 MINUTES 09 SECONDS WEST, 2.49 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 71 DEGREES 45 MINUTES 46 SECONDS WEST, 45.61 FEET TO A POINT;

THENCE NORTH 18 DEGREES 14 MINUTES 14 SECONDS WEST, 260.73 FEET TO A POINT;

THENCE NORTH 71 DEGREES 45 MINUTES 46 SECONDS EAST, 284.26 FEET TO THE **POINT OF BEGINNING FOR PARCEL 2C**.

Type: RWD  
Kind: RIGHT OF WAY DEED  
Recorded: 12/1/2021 3:36:00 PM  
Fee Amt: \$25.00 Page 1 of 2  
Chatham, Ga. Clerk Superior Court  
Tammie Mosley Clerk Superior Court

Participant ID: 8863185331

**BK 2628 PG 104 - 105**

---

[ABOVE SPACE RESERVED FOR RECORDING INFORMATION]

After recording return to:  
Stuart R. Halpern, Esq.  
Weiner, Shearouse, Weitz,  
Greenberg & Shawe, LLP  
P.O. Box 10105  
Savannah, GA 31412-0305

STATE OF GEORGIA                    )  
  )         **RIGHT OF WAY DEED**  
COUNTY OF CHATHAM            )

THIS INDENTURE, made and executed this 10th day of November, 2021, between **Pointe Grand Savannah, LLC**, a Georgia limited liability company (f/k/a Coastal Club Port Wentworth, LLC), as party of the first part (hereinafter called "Grantor") and the **CITY OF PORT WENTWORTH**, a Georgia municipal corporation, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of One and 00/100 (\$1.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim unto Grantee, its heirs, successors and assigns, the following described property, to-wit;


Those certain road right-of-ways lying and being in the 8th G.M. District, City of Port Wentworth, Chatham County, Georgia, being designated as "**NEWPORT BOULEVARD**", being a 60' Public Right of Way, consisting of "**PARCEL 1**" and "**PARCEL 2**", collectively containing 3.817 acres, more or less, and being more particularly described and shown on that certain Major Subdivision Plat titled "**NEWPORT BOULEVARD PARCEL 1 A PORTION OF PARCEL 2A, SAVANNAH GATEWAY EAST AND PARCEL 2 A PORTION OF TRACT 3, MEADOW LAKES SUBDIVISION, PHASE ONE, 8<sup>TH</sup> G.M.D., CITY OF PORT WENTWORTH, CHATHAM COUNTY, GEORGIA,**" prepared by Shupe Surveying Company, P.C. bearing the seal and certification of C. Teeple Hill, Georgia Registered Land Surveyor No. 3081, dated August 9, 2021, and being recorded in Plat Book 53, Page 211 in the Office of the Clerk of the Superior Court of Chatham County, Georgia, said map being incorporated herein and made a part hereof by specific reference.


**TITLE HAS NOT BEEN EXAMINED NOR CERTIFIED BY THE PREPARER OF THIS INSTRUMENT.**

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in anywise appertaining unto the Grantee, its successors and assigns, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

Witness 

  
Notary Public  
Commission Expires: 01/15/2024

[NOTARIAL SEAL]



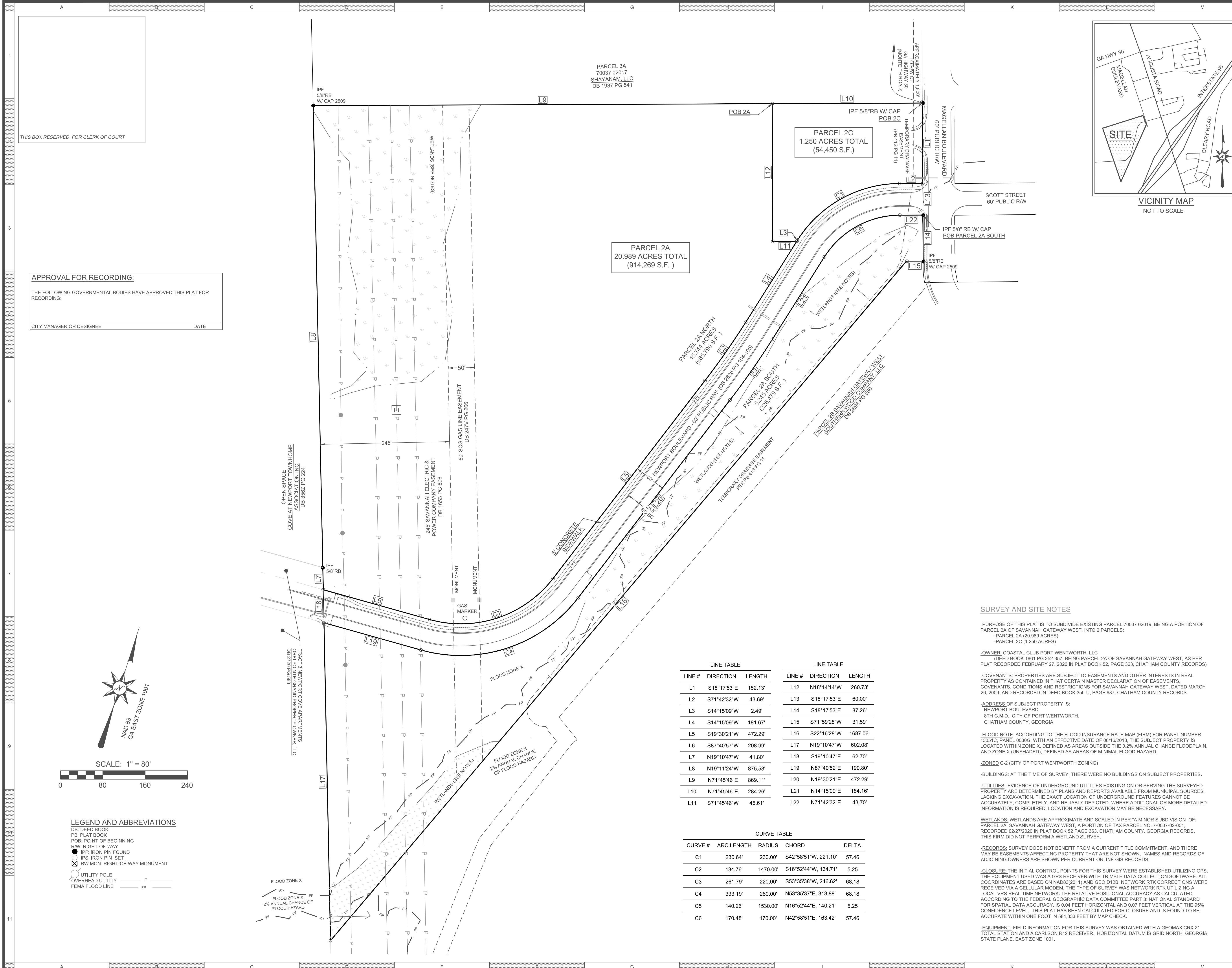
**Pointe Grand Savannah, LLC**, a Georgia limited liability company (f/k/a Coastal Club Port Wentworth, LLC)

By: Hillpointe Workforce Housing Partnership I, LP, A Delaware limited partnership, Sole Member of Pointe Grand Simpsonville, LLC

By: Hillpointe Fund I GP, LLC, a Delaware limited liability company, General Partner of Hillpointe Workforce Housing Partnership I, LP

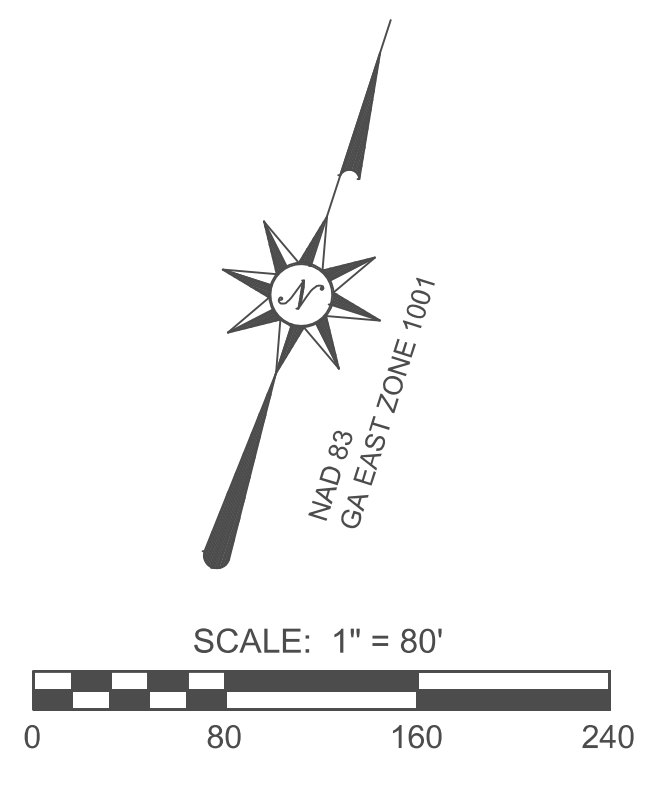
By: Hillpointe, LLC, a Delaware limited liability company, its sole member

By:   
Steven J. Campisi, Manager of Hillpointe, LLC



THIS BOX RESERVED FOR CLERK OF COURT

**APPROVAL FOR RECORDING:**  
 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT FOR RECORDING:  
 CITY MANAGER OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

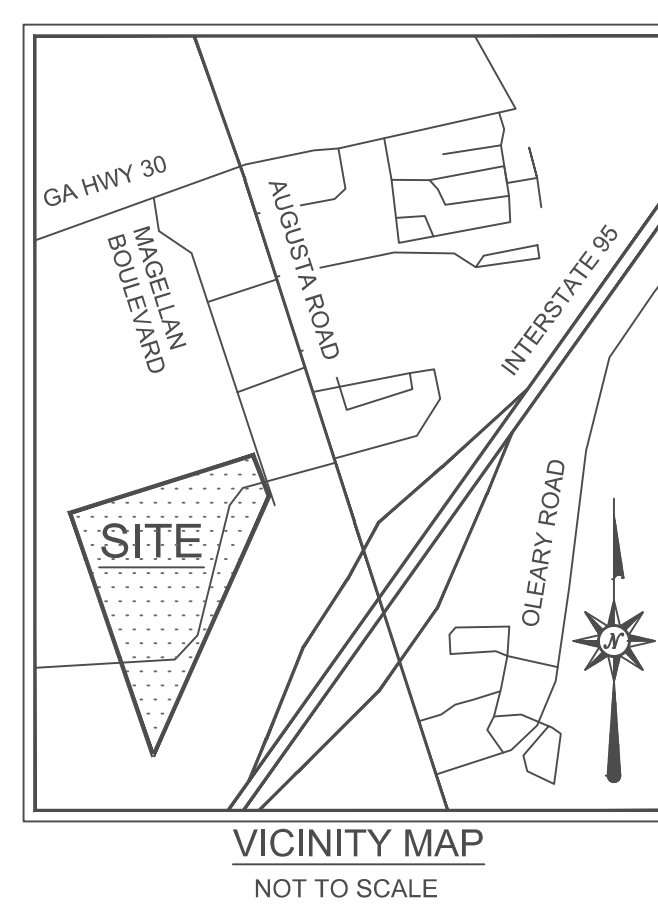


**LEGEND AND ABBREVIATIONS**  
 DB: DEED BOOK  
 PB: PLAT BOOK  
 POB: POINT OF BEGINNING  
 RW: RIGHT-OF-WAY  
 IPF: IRON PIN FOUND  
 IRS: IRON PIN SET  
 RW MON: RIGHT-OF-WAY MONUMENT  
 UTILITY POLE  
 OVERHEAD UTILITY  
 FEMA FLOOD LINE

PARCEL 3A  
 70037 02017  
 SHAYANAM, LLC  
 DB 1937 PG 541

PARCEL 2C  
 1.250 ACRES TOTAL  
 (54,450 S.F.)

PARCEL 2A  
 20.989 ACRES TOTAL  
 (914,269 S.F.)



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S18°17'53"E	152.13'	L12	N18°14'14"W	260.73'
L2	S71°42'32"W	43.69'	L13	S18°17'53"E	60.00'
L3	S14°15'09"W	2.49'	L14	S18°17'53"E	87.26'
L4	S14°15'09"W	181.67'	L15	S71°59'28"W	31.59'
L5	S19°30'21"W	472.29'	L16	S22°16'28"W	1687.06'
L6	S87°40'57"W	208.99'	L17	N19°10'47"W	602.08'
L7	N19°10'47"W	41.80'	L18	S19°10'47"E	62.70'
L8	N19°11'24"W	875.53'	L19	N87°40'52"E	190.80'
L9	N71°45'46"E	869.11'	L20	N19°30'21"E	472.29'
L10	N71°45'46"E	284.26'	L21	N14°15'09"E	184.16'
L11	S71°45'46"W	45.61'	L22	N71°42'32"E	43.70'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD	DELTA
C1	230.64'	230.00'	S42°58'51"W, 221.10'	57.46'
C2	134.76'	1470.00'	S16°52'44"W, 134.71'	5.25'
C3	261.79'	220.00'	S53°35'38"W, 246.62'	68.18'
C4	333.19'	280.00'	N53°35'37"E, 313.88'	68.18'
C5	140.26'	1530.00'	N16°52'44"E, 140.21'	5.25'
C6	170.48'	170.00'	N42°58'51"E, 163.42'	57.46'

**SURVEY AND SITE NOTES**

-PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING PARCEL 70037 02019, BEING A PORTION OF PARCEL 2A OF SAVANNAH GATEWAY WEST, INTO 2 PARCELS:  
 -PARCEL 2A (20.989 ACRES)  
 -PARCEL 2C (1.250 ACRES)

-OWNER: COASTAL CLUB PORT WENTWORTH, LLC  
 (DEED BOOK 1861 PG 352-357, BEING PARCEL 2A OF SAVANNAH GATEWAY WEST, AS PER PLAT RECORDED FEBRUARY 27, 2020 IN PLAT BOOK 52, PAGE 363, CHATHAM COUNTY RECORDS)

-COVENANTS: PROPERTIES ARE SUBJECT TO EASEMENTS AND OTHER INTERESTS IN REAL PROPERTY AS CONTAINED IN THAT CERTAIN MASTER DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAVANNAH GATEWAY WEST, DATED MARCH 26, 2009, AND RECORDED IN DEED BOOK 350-U, PAGE 687, CHATHAM COUNTY RECORDS.

-ADDRESS OF SUBJECT PROPERTY IS:  
 NEWPORT BOULEVARD  
 8TH G.M.D., CITY OF PORT WENTWORTH,  
 CHATHAM COUNTY, GEORGIA

-FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR PANEL NUMBER 130510, PANEL 03003, WITH AN EFFECTIVE DATE OF 08/16/2016, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE X (UNSHADED), DEFINED AS AREAS OF MINIMAL FLOOD HAZARD.

-ZONED C-2 (CITY OF PORT WENTWORTH ZONING)

-BUILDINGS: AT THE TIME OF SURVEY, THERE WERE NO BUILDINGS ON SUBJECT PROPERTIES.

-UTILITIES: EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY ARE DETERMINED BY PLANS AND REPORTS AVAILABLE FROM MUNICIPAL SOURCES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, LOCATION AND EXCAVATION MAY BE NECESSARY.

-WETLANDS: WETLANDS ARE APPROXIMATE AND SCALED IN PER A MINOR SUBDIVISION OF PARCEL 2A, SAVANNAH GATEWAY WEST, A PORTION OF TAX PARCEL NO. 7-0037-02-004, RECORDED 02/27/2020 IN PLAT BOOK 52 PAGE 363, CHATHAM COUNTY, GEORGIA RECORDS. THIS FIRM DID NOT PERFORM A WETLAND SURVEY.

-RECORDS: SURVEY DOES NOT BENEFIT FROM A CURRENT TITLE COMMITMENT, AND THERE MAY BE EASEMENTS AFFECTING PROPERTY THAT ARE NOT SHOWN, NAMES AND RECORDS OF ADJOINING OWNERS ARE SHOWN PER CURRENT ONLINE GIS RECORDS.

-CLOSURE: THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GPS. THE EQUIPMENT USED WAS A GPS RECEIVER WITH TRIMBLE DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID12S. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING A LOCAL VRS REAL TIME NETWORK. THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 584,333 FEET BY MAP CHECK.

-EQUIPMENT: FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A GEOMAX CRX 2' TOTAL STATION AND A CARLSON R12 RECEIVER. HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, EAST ZONE 1001.



Office:  
 8830 Macon Highway  
 Building 300  
 Athens, GA 30606

DEVELOPER:  
**HILLPOINTE**

Corporate Office:  
 101 South New York Avenue, Unit 211  
 Winter Park, FL 32789  
 PH: (407) 752-9004

Operations Office:  
 8830 Macon Highway  
 Building 300  
 Athens, GA 30606  
 PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:  
 Marcus Wiedower  
 P: (706) 254-3251  
 Email: mwiedower@hillpointe.com

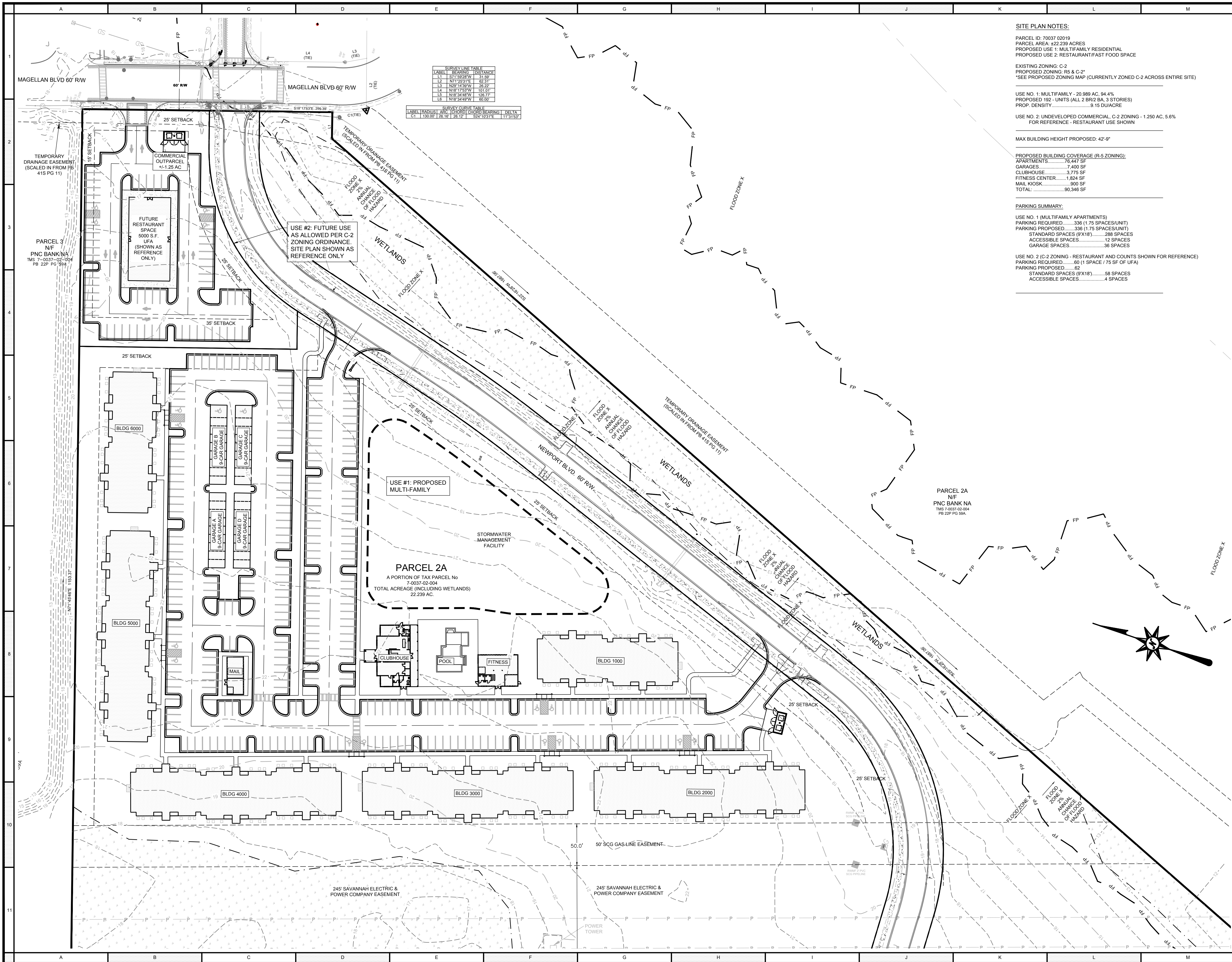
PROJECT:  
**POINTE GRAND  
 NEWPORT BOULEVARD**  
 NEWPORT BLVD  
 PARCEL 7-0037- 02-019  
 THE CITY OF PORT WENTWORTH,  
 CHATHAM COUNTY, GEORGIA  
 8TH G.M.D.

MINOR SUBDIVISION PLAT FOR:  
**PARCEL 2A  
 SAVANNAH GATEWAY WEST  
 TAX PARCEL 7-0037-02-019**

**LAND SURVEYOR CERTIFICATE**  
 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 SECTION 15-6-67.

JOHN MARK DUNLAP, GEORGIA REG. 3142  
 12/05/2024  
 DATE

DRAWING DATE: 12/04/2024



**SURVEY LINE TABLE**

LABEL	BEARING	DISTANCE
L1	S71°59'28"W	31.59
L2	N71°25'31"E	62.31
L3	N29°14'30"W	26.22
L4	N18°17'53"W	109.01
L5	N18°34'48"W	126.77
L6	N10°34'49"W	63.99

**SURVEY CURVE TABLE**

LABEL	RADIUS	ARC CHORD	CHORD BEARING	DELTA
C1	130.00	26.16	S24°10'31"E	111°31'SE

**SITE PLAN NOTES:**  
 PARCEL ID: 70037 02019  
 PARCEL AREA: 422.239 ACRES  
 PROPOSED USE 1: MULTIFAMILY RESIDENTIAL  
 PROPOSED USE 2: RESTAURANT/FAST FOOD SPACE

EXISTING ZONING: C-2  
 PROPOSED ZONING: RS & C-2  
 \*SEE PROPOSED ZONING MAP (CURRENTLY ZONED C-2 ACROSS ENTIRE SITE)

USE NO. 1: MULTIFAMILY - 20,989 AC, 84.4%  
 PROPOSED 152 UNITS (ALL 2 BR/2 BA, 3 STORIES)  
 PROP. DENSITY: 9.15 DU/ACRE

USE NO. 2: UNDEVELOPED COMMERCIAL, C-2 ZONING - 1.250 AC, 5.6%  
 FOR REFERENCE - RESTAURANT USE SHOWN

MAX BUILDING HEIGHT PROPOSED: 42'-0"

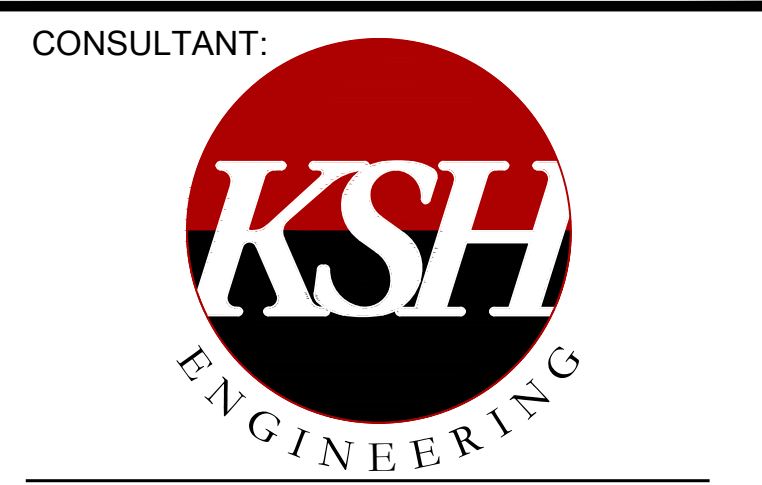
**PROPOSED BUILDING COVERAGE (R-S ZONING):**

APARTMENTS	76,247 SF
GARAGES	7,400 SF
CLUBHOUSE	3,775 SF
FITNESS CENTER	1,024 SF
MAIL KIOSK	900 SF
TOTAL	90,346 SF

**PARKING SUMMARY:**

USE NO. 1 (MULTIFAMILY APARTMENTS)  
 PARKING REQUIRED: 336 (1.75 SPACES/UNIT)  
 PARKING PROPOSED: 336 (1.75 SPACES/UNIT)  
 STANDARD SPACES (8'X18'): 288 SPACES  
 ACCESSIBLE SPACES: 12 SPACES  
 GARAGE SPACES: 36 SPACES

USE NO. 2 (C-2 ZONING - RESTAURANT AND COUNTS SHOWN FOR REFERENCE)  
 PARKING REQUIRED: 60 (1 SPACE / 75 SF OF UFA)  
 PARKING PROPOSED: 62  
 STANDARD SPACES (8'X18'): 58 SPACES  
 ACCESSIBLE SPACES: 4 SPACES



**Office:**  
 8830 Macon Highway  
 Building 300  
 Athens, GA 30606



**Corporate Office:**  
 101 South New York Avenue, Unit 211  
 Winter Park, FL 32789  
 PH: (407) 752-9004

**Operations Office:**  
 8830 Macon Highway  
 Building 300  
 Athens, GA 30606  
 PH: (407) 752-9004

Information: www.hillpointe.com

**24- HOUR CONTACT:**  
 Marcus Wiedower  
 P: (706) 254-3251  
 Email: mwiedower@hillpointe.com

**PROJECT:**  
 POINTE GRAND  
 NEWPORT BLVD  
 NEWPORT BLVD  
 PARCEL 70037 02019  
 PORT WENTWORTH, GA

**SHEET TITLE:**  
 SITE PLAN  
 OVERALL

**DRAWING SCALES:**  
 HORIZONTAL: 1" = 50'  
 0 50 100 150  
 VERTICAL: N/A

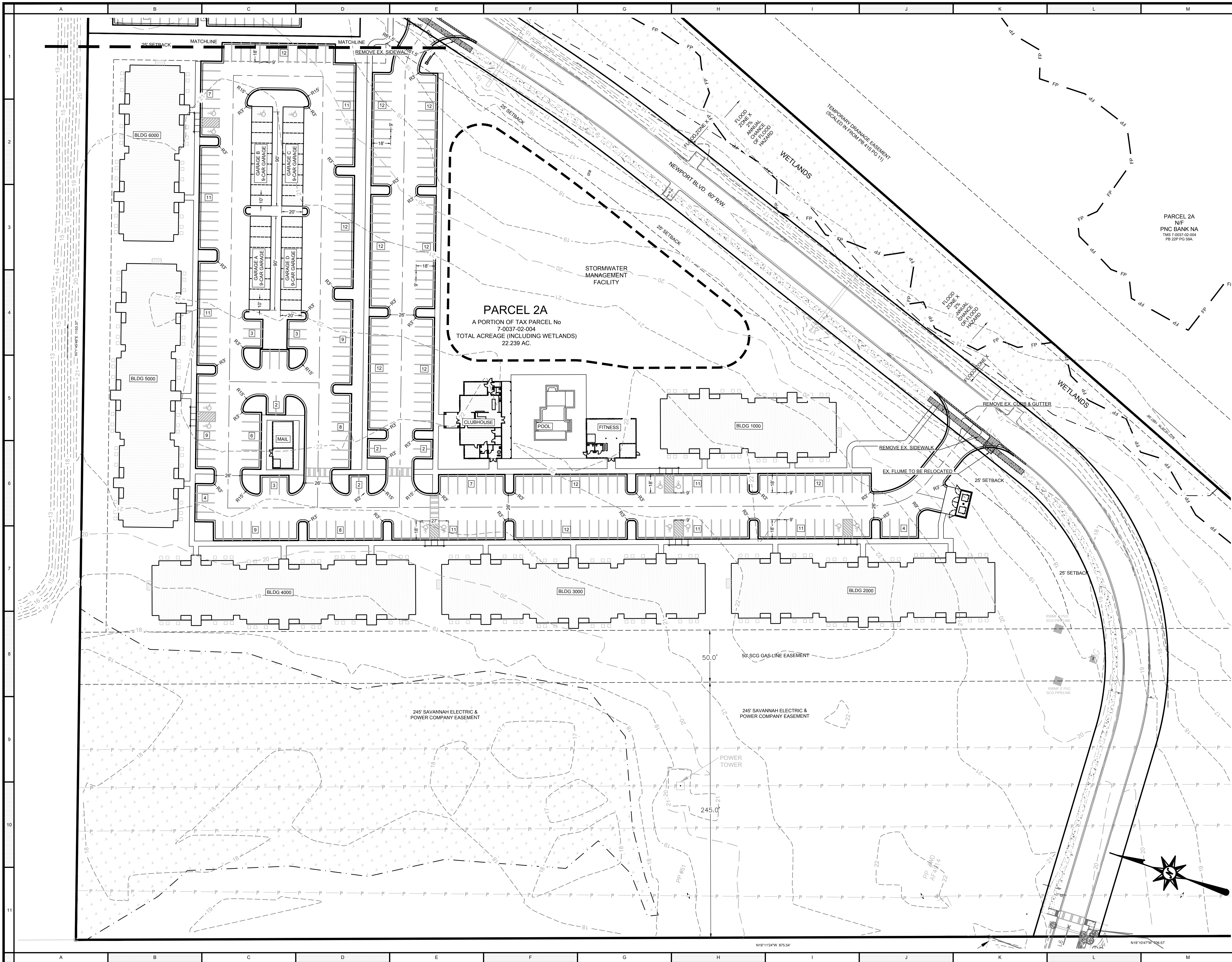
**DRAWING DATE:** 12/02/2024

**FOR REVIEW**

**SHEET REVISIONS**

NO.	DESCRIPTION	DATE
1	####	####
2	####	####
3	####	####
4	####	####
5	####	####
6		
7		
8		
9		
10		

**SHEET C-200**



Office:  
 8830 Macon Highway  
 Building 300  
 Athens, GA 30606



Corporate Office:  
 101 South New York Avenue, Unit 211  
 Winter Park, FL 32789  
 PH: (407) 752-9004

Operations Office:  
 8830 Macon Highway  
 Building 300  
 Athens, GA 30606  
 PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:  
 Marcus Wiedower  
 P: (706) 254-3251  
 Email: mwiedower@hillpointe.com

PROJECT:  
**POINTE GRAND  
 NEWPORT BLVD**  
 NEWPORT BLVD  
 PARCEL 70037 02019  
 PORT WENTWORTH, GA

SHEET TITLE:  
**SITE PLAN  
 APARTMENTS**

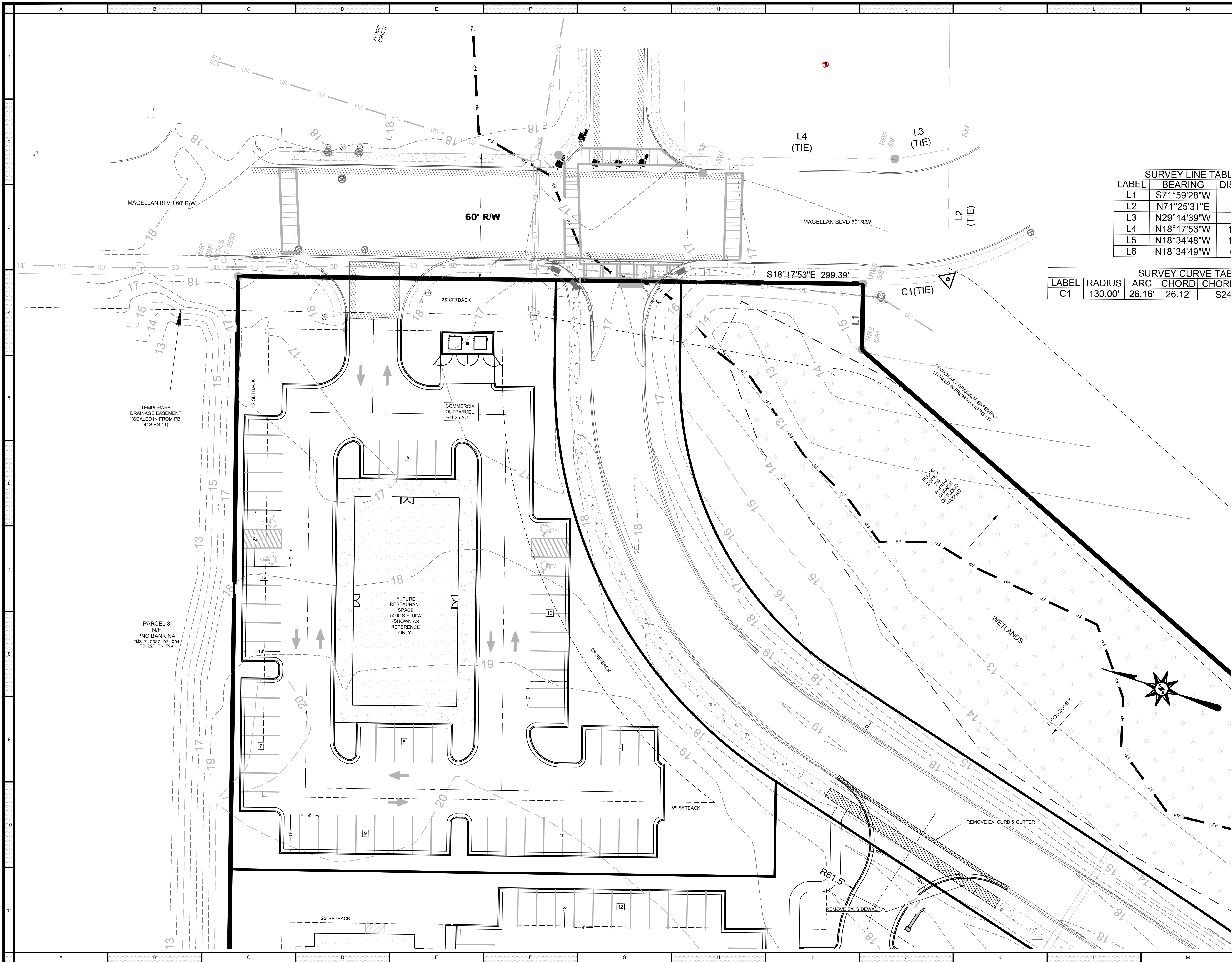
DRAWING SCALES:  
 HORIZONTAL: 1" = 40'  
 0 40 80 100  
 VERTICAL: N/A

DRAWING DATE: 12/02/2024

**FOR REVIEW**

SHEET REVISIONS		
NO.	DESCRIPTION	DATE
1	###	###
2	###	###
3	###	###
4	###	###
5	###	###
6		
7		
8		
9		
10		

SHEET C-201

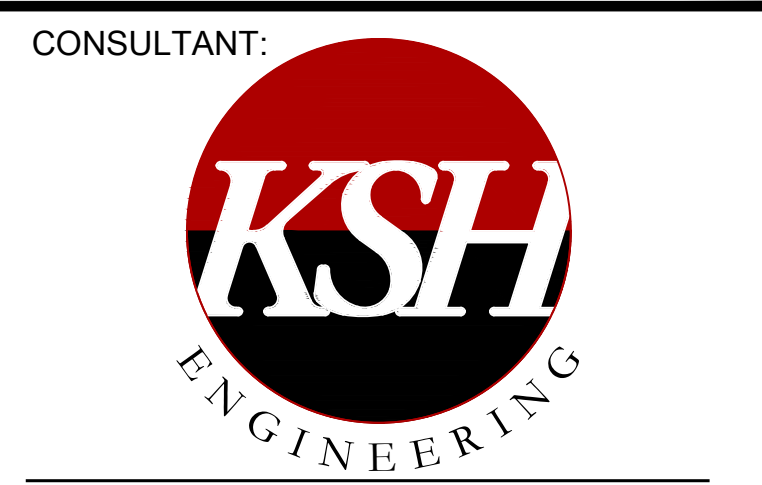


**SURVEY LINE TABL**

LABEL	BEARING	DIK
L1	S71°59'28"W	
L2	N71°25'31"E	
L3	N29°14'39"W	
L4	N18°17'53"W	1
L5	N18°34'48"W	1
L6	N18°34'49"W	1

**SURVEY CURVE TAE**

LABEL	RADIUS	ARC	CHORD	CHORL
C1	130.00'	26.16'	26.12'	S24



**Office:**  
 8830 Macon Highway  
 Building 300  
 Athens, GA 30606



**Corporate Office:**  
 101 South New York Avenue, Unit 211  
 Winter Park, FL 32789  
 PH: (407) 752-9004

**Operations Office:**  
 8830 Macon Highway  
 Building 300  
 Athens, GA 30606  
 PH: (407) 752-9004

Information: [www.hillpointe.com](http://www.hillpointe.com)

**24- HOUR CONTACT:**  
 Marcus Wiedower  
 P: (706) 254-3251  
 Email: [mwiedower@hillpointe.com](mailto:mwiedower@hillpointe.com)

**PROJECT:**  
**POINTE GRAND  
 NEWPORT BLVD**  
 NEWPORT BLVD  
 PARCEL 70037 02019  
 PORT WENTWORTH, GA

**SHEET TITLE:**  
**SITE PLAN  
 COMMERCIAL  
 OUTPARCEL**

**DRAWING SCALES:**  
 HORIZONTAL: 1" = 20'  
 VERTICAL: N/A

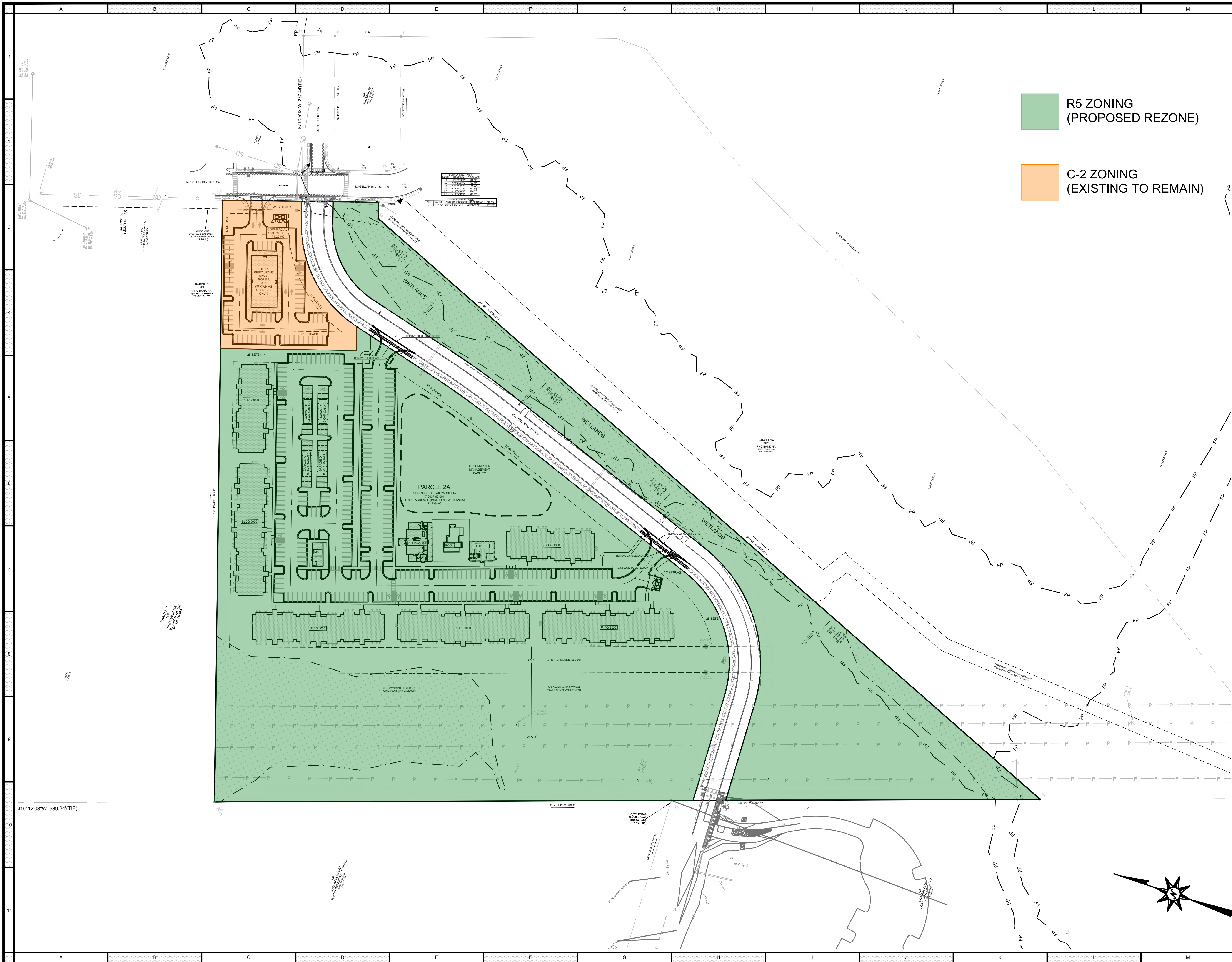
**DRAWING DATE:** 12/02/2024

**FOR REVIEW**

**SHEET REVISIONS**

NO.	DESCRIPTION	DATE
1	####	####
2	####	####
3	####	####
4	####	####
5	####	####
6		
7		
8		
9		
10		

**SHEET C-202**



**R5 ZONING  
(PROPOSED REZONE)**

**C-2 ZONING  
(EXISTING TO REMAIN)**



**CONSULTANT:**  
Office:  
8830 Macon Highway  
Building 300  
Athens, GA 30606

**DEVELOPER:**  
**HILLPOINTE**

**Corporate Office:**  
101 South New York Avenue, Unit 211  
Winter Park, FL 32789  
PH: (407) 752-9004

**Operations Office:**  
8830 Macon Highway  
Building 300  
Athens, GA 30606  
PH: (407) 752-9004

Information: [www.hillpointe.com](http://www.hillpointe.com)

**24- HOUR CONTACT:**  
Marcus Wiedower  
P: (706) 254-3251  
Email: [mwiedower@hillpointe.com](mailto:mwiedower@hillpointe.com)

**PROJECT:**  
**POINTE GRAND  
NEWPORT BLVD**  
  
NEWPORT BLVD  
PARCEL 70037 02019  
PORT WENTWORTH, GA

**SHEET TITLE:**  
**REZONE PLAN  
OVERALL**

**DRAWING SCALES:**  
HORIZONTAL: 1" = 80'  
VERTICAL: N/A

**DRAWING DATE:** 12/02/2024

**FOR REVIEW**

SHEET REVISIONS		
NO.	DESCRIPTION	DATE
1	####	####
2	####	####
3	####	####
4	####	####
5	####	####
6		
7		
8		
9		
10		

**SHEET C-203**

**RECEIVED**  
 JAN 09 2024

**CONSULTANT:**  
**KSH ENGINEERING**

**Office:**  
 8850 Mason Highway  
 Atlanta, GA 30006

**DEVELOPER:**  
**HILLPOINTE**

**Corporate Office:**  
 1750 Peachtree Parkway, Unit 211  
 White Plains, GA 30187  
 PH: (407) 752-8004

**Operations Office:**  
 8850 Mason Highway  
 Building 300  
 Atlanta, GA 30006  
 PH: (407) 752-8004  
 Information: www.hillpointe.com

**24-HOUR CONTACT:**  
 Hillpointe  
 P: (770) 754-3201  
 Email: rmeadows@hillpointe.com

**PROJECT:**  
**POINTE GRAND  
 NEWPORT BLVD**

**NEWPORT BLVD  
 PARCEL 7003019  
 PORT WENTWORTH, GA**

**SHEET TITLE:**  
**SITE PLAN  
 OVERALL**

**DRAWING SCALES:**  
 HORIZONTAL 1" = 80'  
 VERTICAL 1" = 40'

**DRAWING DATE:** 10/02/2024

**FOR REVIEW**

SHEET REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

**SHEET C-200**

