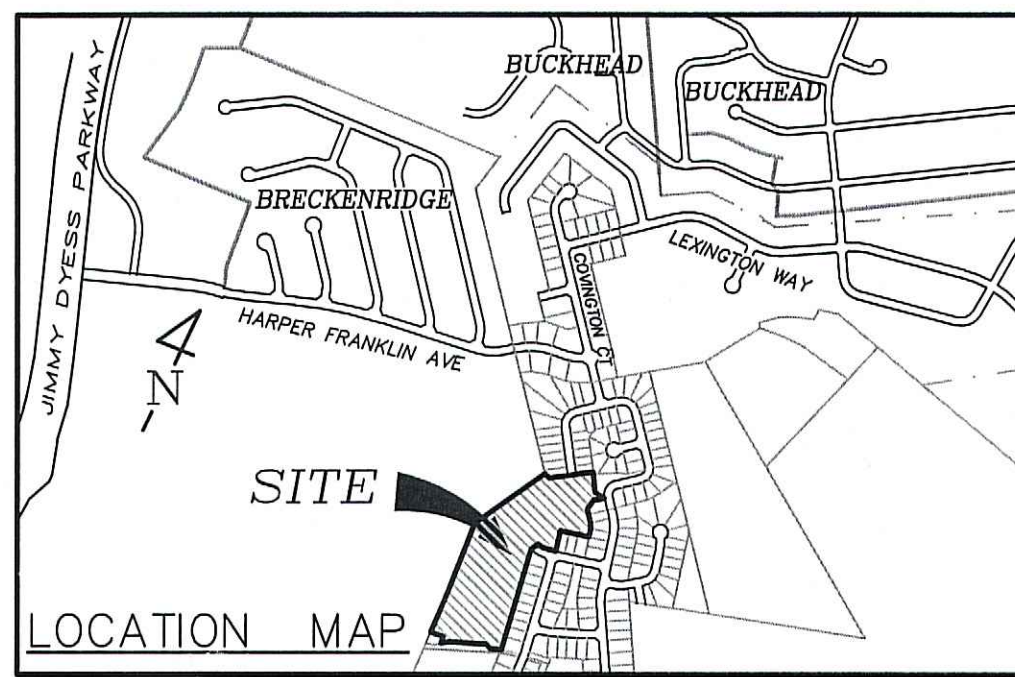




APPROVED FINAL PLAT
(Not Valid until signed)
Augusta-Richmond County
Planning Commission

Date Approved: 4/01/2026

Chairman: [Signature]
Secretary: [Signature]

PROPERTY LOCATED IN THE 119TH G.M.D.
AUGUSTA, RICHMOND COUNTY, GEORGIA

DATE : JANUARY 6, 2026 SCALE : 1" = 60'

REV. : MARCH 16, 2026 Augusta comments

REV. : APRIL 15, 2026 Augusta comments (rezoning note)

CROWELL & CO., INC.
924 STEVENS CREEK ROAD AUGUSTA, GEORGIA 30907

PREPARED BY :
SOUTHERN PARTNERS, INC.
 - ENGINEERS - LAND SURVEYORS - LAND PLANNERS -
 1233 AUGUSTA WEST PARKWAY AUGUSTA GA. 30909 (706) 855-6000

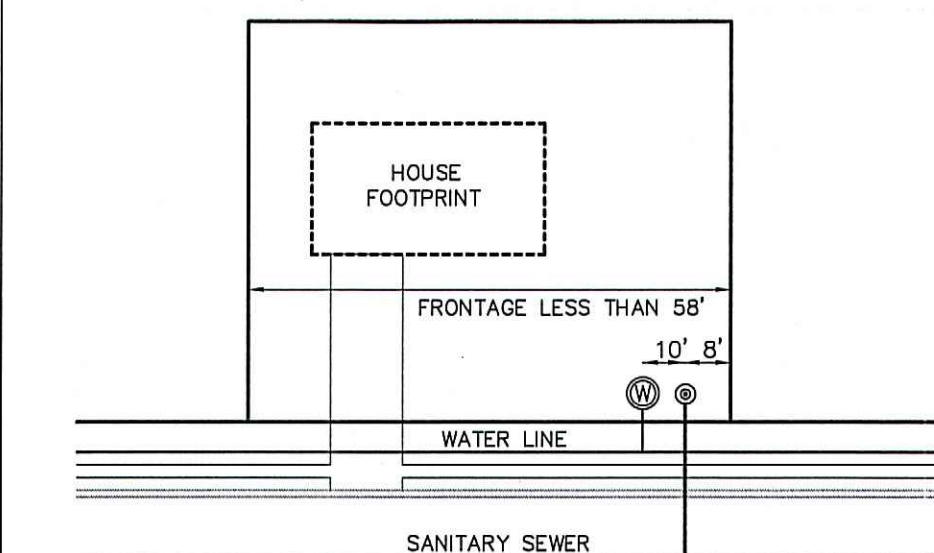
As required by subsection (d) of O.C.G.A. Section 15-08-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements needed for such approval. The affiant certifies that he or she has 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 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



P R O J E C T D A T A	
TOTAL ACRES – (Sec. 4, Ph 4)	16.17 Acres
TOTAL NO. OF LOTS	38
MIN. LOT SIZE	8,994 S.F.
TAX PARCEL	053-0-079-01-0
ZONING	R-1C

- # NOTES
- 1.) 1/2" x 24" REBARs SET AT ALL NEW PROPERTY CORNERS AND ALL EXISTING PROPERTY CORNERS ARE AS SHOWN
 - 2.) THERE SHALL BE A 25' MINIMUM BUILDING LINE ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE SHOWN.
 - 3.) THERE SHALL BE A 5' EASEMENT ALONG EACH SIDE OF THE SIDE LOT LINES AND A 10' EASEMENT ALONG THE REAR OF ALL LOT LINES FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE SHOWN.
 - 4.) THERE SHALL BE A 5' EASEMENT ALONG THE FRONT OF ALL LOTS FOR UTILITY CORRIDOR, UNLESS OTHERWISE SHOWN.
 - 5.) THE FOLLOWING SETBACKS APPLY TO THIS DEVELOPMENT: (GRANITE HILL)
60' ≤ Lots ≤ 70' 7' side setback both sides
Lots > 70' 10' side setback both sides
All Lots 20% of depth not > 50' rear setback
 - 6.) INDIVIDUAL LOT GRADING NOTE:
THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR ANY LOT GRADING REQUIRED TO ENSURE "POSITIVE DRAINAGE" AWAY FROM THE FUTURE HOMES THAT MEET ALL APPLICABLE BUILDING CODES. FILL ON LOTS MAY BE REQUIRED TO ACHIEVE "POSITIVE DRAINAGE". THE DRAINAGE FROM THE LOTS SHALL BE DISCHARGED DIRECTLY TO PUBLIC DRAINAGE SYSTEMS INCLUDING BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAYS, WEIR INLETS AND DIVERSION SCALES AS SHOWN WITHIN THIS PLAN.
THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL NOT IMPEDE THE DRAINAGE PATH TO THE PUBLIC DRAINAGE SYSTEMS.



1. LOTS WITH LESS THAN 58' OF FRONTAGE ARE MARKED WITH : *

2. SANITARY SEWER SERVICE TO BE ON THE LOW SIDE OF THE LOT & 8' FROM PROPERTY LINE: WATER SERVICE TO BE 10' FROM SEWER SERVICE: DRIVEWAY ARE TO BE ON THE HIGH SIDE OF THE LOT.

CONDITIONAL SERVICE LOCATIONS

NOTE: REZONING CONDITION

PER Z-15-16, A SECONDARY MEANS OF INGRESS/EGRESS IN THE FORM OF A STUB OR TEMPORARY STREET SHALL BE PROVIDED ON THE EAST SIDE OF THE PROPOSED DEVELOPMENT.