

D: PLAT B: 17 P: 142
Recorded: 10/13/2022 02:21 PM
Doc # 2022042058 Pages: 2 Fees: \$20.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
File Participant IDs: 9514741986

RECORDING USE ONLY

APPROVED FINAL PLAT

(NOT VALID UNTIL SIGNED)
AUGUSTA COMMISSION

Date Approved 9-20-2022

Chairman [Signature]
Clerk [Signature]

APPROVED FINAL PLAT

(NOT VALID UNTIL SIGNED)
AUGUSTA-RICHMOND COUNTY
Planning Commission

Date Approved 9-7-2022

Chairman [Signature]
Secretary [Signature]

LEGEND
SS = Sanitary Sewer
R/W = Right of Way
PP = Power Pole
IPP = 1/2" Iron Rebar Placed w/cap
IPF = Iron Pin Found
SP = Service Pole
LP = Light Pole
OTF Found = Open Top Pipe
Chain Link Fence
SSMH = Sewer Manhole
JB = Junction Box
DI = Drop Inlet
WM = Water Meter
PS = POWER SERVICE
WS = WATER SERVICE
ST = SEWER TAP
S = SEWER LINE
W = WATER LINE

SKINNER MILL TOWNHOMES

PROPERTY LOCATED IN THE
AUGUSTA-RICHMOND COUNTY, GEORGIA
90TH C.M.D.
SCALE 1" = 40' DATE 06/01/2022
COUNTY COMMENTS 7/5/2022
COUNTY COMMENTS 08/08/2022
COUNTY COMMENTS 08/16/2022
COUNTY COMMENTS 08/22/2022
COUNTY COMMENTS 09/12/2022

SHEET 2 OF 2
Sheet 22" x 17"
SCALE 1" = 40'

N
BASIS OF BEARING: R022 PG 2626

SITE BENCH MARK
PK RAIL IN ASPHALT
ELEVATION=276.69
M.S.L.

NOTE
KINGER COURT A 60' R/W TO
BE DEDICATED TO
RICHMOND COUNTY

WATER AND SEWER EASEMENT
ARE MEASURED FROM THE
CENTER LINE OF PIPES

A 20' WATER LINE EASEMENT ENCOMPASSES PART OF
THE FRONTAGE OF LOTS 11-23 AND PARCEL 1 COMMON AREA.

MINIMUM BUILDING SETBACKS

FRONT 15'
REAR 25'
SIDES 0' INTERIOR LOTS
LOTS 1, 6, 10, 18, AND 23 HAS
A SIDE SETBACK OF 5'
BUILDING ON LOT 1 ENCROACHES 45' SET BACK 4.4'
BUILDING ON LOT 11 ENCROACHES 45' SET BACK 3.2'

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (4) 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 APPROVAL OF 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Kenneth L. Nutt
DATE 09/08/2022
GEORGIA REGISTERED LAND SURVEYOR NO. 2104

Perimeter Surveying Co., Inc.

1065 Sandtown Road, SW Marietta, GA 30008

Phone: (770) 423-4824

kennecoper@aol.com

Kenneth L. Nutt, G.E., R.L.S. #2104

COAM LSP001223



DATE OF PLAT 06/01/2022

- 1) North and Bearings Shown are based on Survey Reference
- 2) Field Equipment used: Topcon GTS Total Station TOPCON GTS HHPER+
- 3) Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
- 4) This plat has been calculated for closure and is found to be accurate to within one foot in 760,030 feet.
- 5) All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon

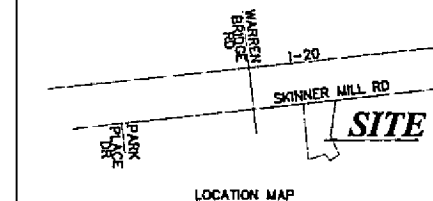
N/F
HFG AUGUSTA OWNER LLC
PIN 0170127000
C4 APARTMENT
RR 134 PG 1050
DB 1540 PG 116

POINT OF BEGINNING
1041.31' TO R/W OF
SKINNER HILL CIRCLE A
50' R/W

N/F
CROSSBRIDGE
BAPTIST CHURCH INC.
PIN 0170101000
DB 698 PG 789

ON SITE EASEMENT SEWER AND WATER MAIN EASEMENT		
18450.1 Sq. Ft. / 0.42 Acres		
L1	N176°05'13"W	178.83'
L2	N132°03'01"W	409.25'
L3	S81°57'18"W	20.05'
L4	N32°05'01"W	27.40'
L5	N26°54'34"E	17.58'
L6	N32°12'16"W	391.36'
L7	N176°05'13"W	130.91'
L8	S00°17'17"E	21.42'

N/F
CROSSBRIDGE
BAPTIST CHURCH INC.
PIN 0170101000
DB 698 PG 789



D: PLAT B: 17 P: 143
Recorded: 10/13/2022 02:21 PM
Doc # 2022042058 Pages: 2 Fees: \$20.00
Hettie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant ID#: 9514741966

RECORDING USE ONLY

APPROVED FINAL PLAT

(NOT VALID UNTIL SIGNED)
AUGUSTA COMMISSION

Date Approved: 9-20-2022

Chairman: [Signature]

Clerk: [Signature]

APPROVED FINAL PLAT

(NOT VALID UNTIL SIGNED)
AUGUSTA-RICHMOND COUNTY
Planning Commission

Date Approved: 9-20-2022

Chairman: [Signature]

Secretary: [Signature]

N
BASIS OF BEARING: RRB2 PG 3456

LEGEND

- SS = Sanitary Sewer
- R/W = Right of Way
- PP = Power Pole
- IPP = 1/2" Iron Rebar Placed w/cap
- IPF = Iron Pin Found
- SP = Service Pole
- LP = Light Pole
- OTP Found = Open Top Pipe
- CLF = Chain Link Fence
- SSMH = Sewer Manhole
- JB = Junction Box
- DI = Drop Inlet
- WM = Water Meter
- PS = POWER SERVICE
- WS = WATER SERVICE
- ST = SEWER TAP
- S = SEWER LINE
- W = WATER LINE

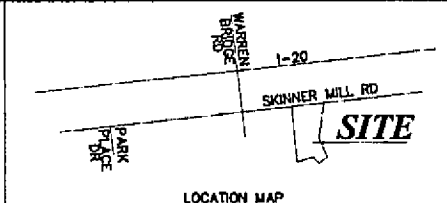
RECORD PLAT OF SKINNER MILL TOWNHOMES

PROPERTY LOCATED IN THE
AUGUSTA-RICHMOND COUNTY, GEORGIA
SOUTH C.M.D.
SCALE 1" = 40' DATE 06/01/2022
COUNTY COMMENTS 7/5/2022
COUNTY COMMENTS 09/12/2022

SHEET 1 OF 2
sheet 22" x 17"
SCALE 1" = 40'

- GENERAL NOTES:
- THE 23 LOTS OF SKINNER MILL TOWNHOMES DO NOT LIE WITHIN THE SFHA 100 YEAR FLOOD PLAIN, AS SCALED FROM FEMA MAP 13245C00205 EFFECTIVE DATE NOVEMBER 15, 2019.
 - THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200 FEET OF SKINNER MILL TOWNHOMES AS PER THE APPROVED DEVELOPMENT PLANS OF SKINNER MILL TOWNHOMES DATED AUGUST 2020.
 - NO MARQUEE, ISLAND OR SPRINKLER SYSTEMS MAY BE LOCATED WITHIN R/W.
 - AUGUSTA-RICHMOND COUNTY WILL NOT MAINTAIN WATER OR SEWER SERVICES LOCATED OUTSIDE CASEMENTS OR PUBLIC RIGHT OF WAYS.
 - THE RIGHT OF WAY OF KINGER COURT SHALL BE PUBLIC.
 - 1/2" REBARS ARE TO BE SET AT ALL LOT CORNERS WITH CAP UNLESS OTHERWISE NOTED.
 - THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL SERVICE LATERAL INVERT ELEVATIONS BEFORE ESTABLISHING FINISH FLOOR ELEVATIONS FOR THE STRUCTURE. ALL FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 5 FEET ABOVE THE SERVICE LATERAL INVERT.
 - ADDITIONAL RESTRICTIVE COVENANTS MAY BE RECORDED WITH THIS PLAT.
 - PARCEL 1 IS TO BE DESIGNATED AS COMMON AREA AND IS TO BE DECEDED TO SKINNER MILL HOMEOWNERS ASSOCIATION.
 - ADDITIONAL RESTRICTIVE COVENANTS MAY BE RECORDED WITH THIS PLAT.
 - WATER METERS AND SANITARY CLEAN-OUTS SHALL NOT BE LOCATED IN OR UNDERNEATH DRIVEWAYS.
 - NO FENCED SHALL BE INSTALLED THAT MAY OBSTRUCT MAINTENANCE OF THE STORM SWALES ALONG PROPERTY LINES.
 - AUGUSTA, GEORGIA SHALL NOT BE RESPONSIBLE FOR PAVEMENT REPAIRS ON SITE OR SITE RESTORATION ASSOCIATED WITH REPAIR/REPLACEMENT OF A WATER OR SEWER LINE IN THIS PRIVATE DEVELOPMENT.
 - THERE ARE NO WETLANDS ON OR WITHIN 200 FEET OF SKINNER MILL TOWNHOMES AS PER THE APPROVED DEVELOPMENT PLANS OF SKINNER MILL TOWNHOMES.

PLEASE NOTE THAT THE FINAL ADDRESS SHOULD MATCH WHERE THE FINISHED DRIVEWAY IS LOCATED



SITE DATA OWNER / DEVELOPER

OWNER = TOWN AT SKINNER MILL LLC
#1112 HAMPSTEAD PL 30907-6202

24 HR. CONTACT
CHRIS GRAY 803-624-7019

TAX MAP PARCEL NUMBER
0170028000

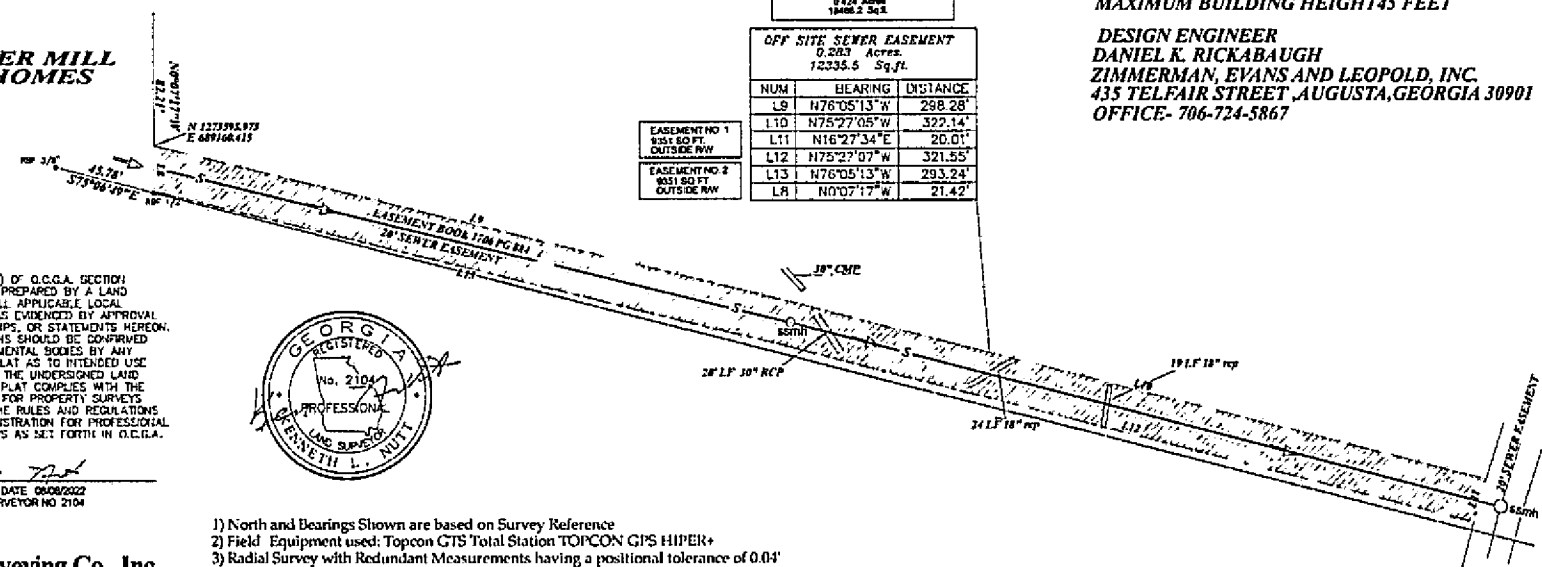
3140 SKINNER MILL RD
AUGUSTA GEORGIA RICHMOND COUNTY

ZONED
B-2 DEVELOPED UNDER R-1E GUIDELINES

TOTAL NUMBER OF LOTS 23
TOTAL ACREAGE 3.16 ACRES
AREA IN 23 LOTS 55495.4 OR 1.274 ACRES
MINIMUM LOT 2418 SQ. FT.
MAXIMUM LOT 2418 SQ. FT.
AVERAGE LOT SIZE 2418 SQ. FT.
ACREAGE IN STREET R/W 31585.5 SQ. FT. OR 0.725 ACRES
TOTAL AREA IN COMMON AREA 1.086 ACRES OR 47306.2
PROPOSED LAND USE IS --RESIDENTIAL TOWNHOMES
MAXIMUM BUILDING HEIGHT 45 FEET

DESIGN ENGINEER
DANIEL K. RICKABAUGH
ZIMMERMAN, EVANS AND LEOPOLD, INC.
435 TELFAIR STREET, AUGUSTA, GEORGIA 30901
OFFICE- 706-724-5867

SKINNER MILL TOWNHOMES



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-57, 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 APPROVAL OF 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-57.

KENNETH L. NUTT
GEORGIA REGISTERED LAND SURVEYOR NO 2104



Perimeter Surveying Co., Inc.

1065 Sandtown Road, SW Marietta, GA 30008

Phone: (770) 425-6824

kencoper@aol.com

Kenneth L. Nutt, Ga. R.L.S. #2104

COAF LSF001223



- 1) North and Bearings Shown are based on Survey Reference
- 2) Field Equipment used: Topcon GTS Total Station TOPCON GPS HIPER+
- 3) Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
- 4) This plat has been calculated for closure and is found to be accurate to within one foot in 760,030 feet.
- 5) All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

D: PLAT B: 17 P: 143 10/13/2022 02:21 PM
Doc # 2022042058 Page 2 of 2