## AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION STAFF REPORT

Case Number: Final Plat – Knox Place – Phase 1, S-996

Hearing Date: Monday, February 3, 2025

Applicant: Civil Design Solutions

Property Owner: South Augusta Land Holding LLC

Property Address: 2420 Willis Foreman Road

Tax Parcel #: 194-1-001-00-0

Present Zoning: R-1E

Neighborhood or Subdivision: Knox Place

Commission District: 8 (Brandon Garrett Super District: 10 (Wayne Guilfoyle)

SETET DATE
FIELD CLOSUME COM
(FROM FLOWL, CACHTON)
ANGLEAU ENTROP O'/ANGLE
ANG ADJUSTMENT OF FOOT M TO,000
ANGTH CLOSUME (FAOT)
ANGTH CLOSUME (FAOT)
ANGTH CLOSUME (FAOT)

GENERAL NOTES

VIRED REPORT OF THE PLANT OF THE REPORT OF THE PLANT OF no, marouse, islamo or springlen systems lay be located within ray Lucusta-Richardo coln'ty mll not repair or martay rater or seren services Lited cutsizae existments of Paurus Richt of Ways, 4 RE-BANS ARE TO BE SET AT ALL BLOCK CORNERS, UNLESS OTHERWISE HOTED.

N. A ST WAS DRAWARE AND LITHIT EXCOUNT IS RESIDENCE TO MICK PLACE HOME OWNERS.

OR EXECUTION ALGORITHM PRIOR OF AUL LOTS. THE BUILDS IS RESPONSIBLE FOR VIEWING ALL SERVICE LATERIL SWENT DEPARTORS TOPICS ESTIMATION FASH FLOOR LEAVINGS FOR THE STRUCTURE. ALL FASH FLOOR LEAVINGS FOR THE STRUCTURE. ALL FASH FLOOR LAVING LATERIAL AND THE ANALYSIS MAY BE RECORDED WITH THE FALL ADDITIONAL RESTRICTIVE CONCLAMES MAY BE RECORDED WITH THE FALL. AL MEN HOT LARS SEPARATING COMMENTED LINES AND WILL THAT PROCEEDING OVER THE CHALLED SUPERINES AND WILL THAT PROCEEDING OVER THE CHALLED SUPERINES AND WILL THAT PROCEEDING OVER THE CHALLED SUPERINES OR OTHER EMPERINES. ARCELS 1, 2, 3, 4 AND 5 ARE TO BE DESIGNATED AS OPEN SPACE AND ARE TO BE DEEDED TO HARMFANDED BY THE EMOX PLACE MOMENTHIES ASSOCIATION.

I. AM MORESS-CROKES AND UTLITY EXPONENT CONTRIBUTION THE COTTRIBUTE OF THE THE TREET, IS RESTROED TO AMOUST FANCEMENT THAT EXECUTED TO AMOUST FANCEMENT THAT EXECUTED TO AMOUST FANCEMENT WHAT OF MAY MOTH OF THE RECYMPLAL STREET.
THIS WORN MAIL LAWY, IT HE PRESCRIBED HIGHT OF MAY MOTH OF THE RECYMPLAL STREET. A 20 FOOT DRAWAGE & UTILITY EASTMENT IS RESERVED TO THE HOME CHMICHS ASSOCIATION ALONG MALE REAR PROPERTY LINES AND OVER ALL STOWN DRAWN LINES, AS SHOWN,

. WATCH METOTS AND SWITZER CLEAR-OUTS SHALL HOT BE COCKTID HE OR UNDERWATE DENGRADE. HO TRIVICES SHALL BE RESTALLID THAT HAY ORDINATE HANDDWARE OF THE STORM SPALLS ALONG OPERITY LIKES.

STATE PLANE COORDINATE DATUM
NAD 83 GEORGIA EAST ZONE
COMB. SCALE PACTORN 0.999869
ALL COORDINATES ARE GROWND COORDINATES. ALL ELEVATIONS SHOWN ARE NAVO BO.

AVIE:
ALL SDEAKS, CROSSWALKS, SICHMO AND STREWNG TAKEN
FROM DEPECTABLENT PLANS PREPARED BY CIMI, DESIGNA
FROM DEPECTABLENT PLANS PREPARED BY CIMI, DESIGNA
FROM DEPERTABLE AND THE OF DECLARIBE ZR. 2022 (TEVISED
AUNE 9, 2023), MEDE NOT FRAD LOCATED.

NO ACCESSORY STRUCTURE WAY BE LOCATED WITHIN 5 FEET OF ANY SIDE OF REAL PROPERTY LIKE.

WHEN PERMITS ARE REQUESTED PREASE USE THE ADDRESS THAT MATCHES THE LOCATION OF THE PRAISHED DRIVEWAY PLEASE NOTE THAT THE FINAL ADDRESS SHOULD MATCH WHERE THE FINISHED DRINGWAY IS LOCATED.

## SUBDIVISION KNOX PLACE FINAL PHASE I PLAT

SHOWING PROPERTY LOCATED IN THE 1434th G.M.D. AUGUSTA-RICHMOND COUNTY, GEORGIA SCALE 1" = 40' PREPARED BY: AUGUST 27, 2024

William R. Gore
PROFESSIONAL LAND SURVEYORS, INC.
1804 COMPAN, ANE AUGUSTA, GEORGIA 30014
1812 (700) 739-8777 FAX: (700) 739-8249

SHEET 1 OF 3

PROJECT INTA

OMNERS / DEVELOPER

SOUTH AUGUSTA, LAND HOUDINGS, LLC
PAR DEST 704
HORRIN AUGUSTA, 200
(MOX) 304-72866

(MOX) 304-72866

TAX MAP PARCEL NUMBER
1-00-0 - SOUTH AUGUSTA LAND HOLDINGS LLC

PROJECT DATA
TOTAL NUMBER OF LOTS......

SETBACK REQUIREMENTS:

DESIGN ENGINEER
CIVIL DESIGN SOLUTIONS
371 JUAN STREET
WARRENTON, CECROLA 50028
PHORE (478) 485-0800

PROPOSID LIVED USE SIL.... SEXBODITAL TOWNSOLDS
PROJECT COMEDIE: NO MANUAL LET COMPAGE (RH-E)
LOT COMEDIE LIVED IN ZONNAL LET COMPAGE (RH-E)
MANUAL RELATIONS DE ZONNAL LET COMPAGE (RH-E)
MANUAL PROPOSID DELL'AND PODRIT FOR THE PROJECT......C 45 FEET
MANUAL PROPOSID DELL'AND PODRIT FOR THE PROJECT......C 45 FEET

CHARGE # 1.000.00 CONTROL PARIES

COLUMNO # 1.000.0 24.327 35.367 35.367 112.73 112.73 112.73 1100.16 35.36 35.36 35.36 35.36 35.36 35.36 35.36 35.36 35.36 35.36 35.36 35.36 35.36 35.36

TEBS: COMMISSION (NOT VALID UNTIL SIGNED)

APPROVED FINAL PLAT
(NOT WARD WITH, SONED)
AUGUSTA REMAINS COMMENS
PLANNING COMMENSOR

AS REQUESTS HE SUSSICION (S) OF O.C.G.A. SICTION 15—6—67, I HEREE CERTET THAT THE MAP. PLAT. OR PLAN HAS BEEN APPROVED TO FILING BY MERING, OF THE AUGUSTA PLANSING COMMISSION OR THER AUTHORIZE DESCRIPT THE AUGUSTA PLANSING DE DEVILOPMENT DEPARTMENT. LIGUSTA PACHALONID COUNTY PLANNING COMMISSION DATE

SICH MPROMALS OR AFFIRMATIONS SHOULD BE CONSTITUD WITH THE APPROPRIATE ODERMAENTAL BOOKS BY ANY PURICHASEY AS TO INTERDED USE OF ANY PARCEL.

COMBA PROFESSIONAL LAND SURVEYOR NO. 2502

Section and Control of Section (Control of Section Control of Section

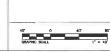
-CLOW ZEO ZONOROS

AT 1000 FEMBURE PROCESS

E MENT DAY CON

NOTE: AS SHOWN ON DEVELOPMENT PLANS OF KNOX PLACE, PHASE I PREPARED BY CIVIL DESIGN SOLUTIONS WITH AN APPROVAL DATE OF DEC. 26, 2022 (REV. JUNE 9, 2023)





APPROVED FINAL PLAT

RECORD PLAT OF KNOX PLACE -- PHASE PROPERTY CURRENILY LOCATED AT 2420 WILLS FOREMAN ROAD KNOWN AS TAX PARCEL NO. 194-1-001-00-0

12/31/2024 1"=40" INN BY: C.A.M. 1 OF 3

William R. Gore
PROFESSIONAL LAND SURVEYORS, INC.
1804 CENTRAL AME AUGUSTA GEORGA 30904
TEL: (706) 738-8771 FAX: (706) 736-6249 W

