

D: PLAT B: 18 P: 158
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Doc # 2023020598 Pages: 2 Fees: \$20.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 5000589380,

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

FINAL PLAT FOR:
**BROOKSTONE NORTH
PHASE II**

PROPERTY LOCATED IN AUGUSTA-RICHMOND COUNTY,
GEORGIA

PREPARED BY:
ECHOLS SURVEYING & CONSTRUCTION SERVICES
1389 THOMSON ROAD
WASHINGTON, GEORGIA 30673
ben@echolssurveying.com
706-338-6303
PLAT DATE: 08/11/2023

OWNER/DEVELOPER/PRIMARY PERMITEE

TERRANOVA GROUP
PO BOX 2026
GREENVILLE, SC 29602
PHONE: (864) 915-1374
EMAIL: mrandy@tnovagroup.com

PROJECT DATA

TOTAL ACRES= 18.50 ACRES
BROOKSTONE NORTH PHASE 11
ZONING-R-1 D
TOTAL NUMBER OF LOTS 20
MINIMUM LOT SIZE : 4,950.00 SQUARE FEET
FRONT SETBACK: 25 FEET
SIDE SETBACK: 5 FEET
REAR SETBACK: 25 FEET
TAX MAP PARCEL: 0400045000
DISTURBED ACREAGE 5.30 ACRES

SETBACKS/EASEMENTS:
THERE IS A FIVE FOOT (5') SIDE EASEMENT ALONG ALL SIDE LOT LINES AND A TWENTY FIVE FOOT EASEMENT (25') ALONG ALL REAR AND FRONT LOT LINES, UNLESS OTHERWISE SHOWN, FOR DRAINAGE AND UTILITIES.

"THE STREETS AND ROADS (DETENTION/RETENTION PONDS AND COMMON AREAS -AS APPLICABLE) ARE THE PRIVATE PROPERTY OF THE OWNER, WHO HAS FULL AND PERPETUAL RESPONSIBILITY FOR THEIR MAINTENANCE AND REPAIR. THE OWNER RELEASES AUGUSTA, GEORGIA, FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF OR IN CONNECTION WITH THEIR DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE STREETS AND ROADS (DETENTION/RETENTION PONDS AND COMMON AREAS -AS APPLICABLE) AS SHOWN HEREON. AUGUSTA GEORGIA ASSUMES NO LIABILITY OR DUTY RELATED THERETO, AND IN NO MANNER APPROVES LIABILITY FOR THE DESIGN OF THE STREETS AND ROADS (DETENTION/RETENTION PONDS AND COMMON AREAS -AS APPLICABLE) AS SHOWN HEREON."

THE DECLARATION OF CONDOMINIUM FOR BROOKSTONE NORTH IS RECORDED IN DEED BOOK _____ PAGE _____ IN THE SUPERIOR COURT OF RICHMOND COUNTY, GEORGIA RECORDS.

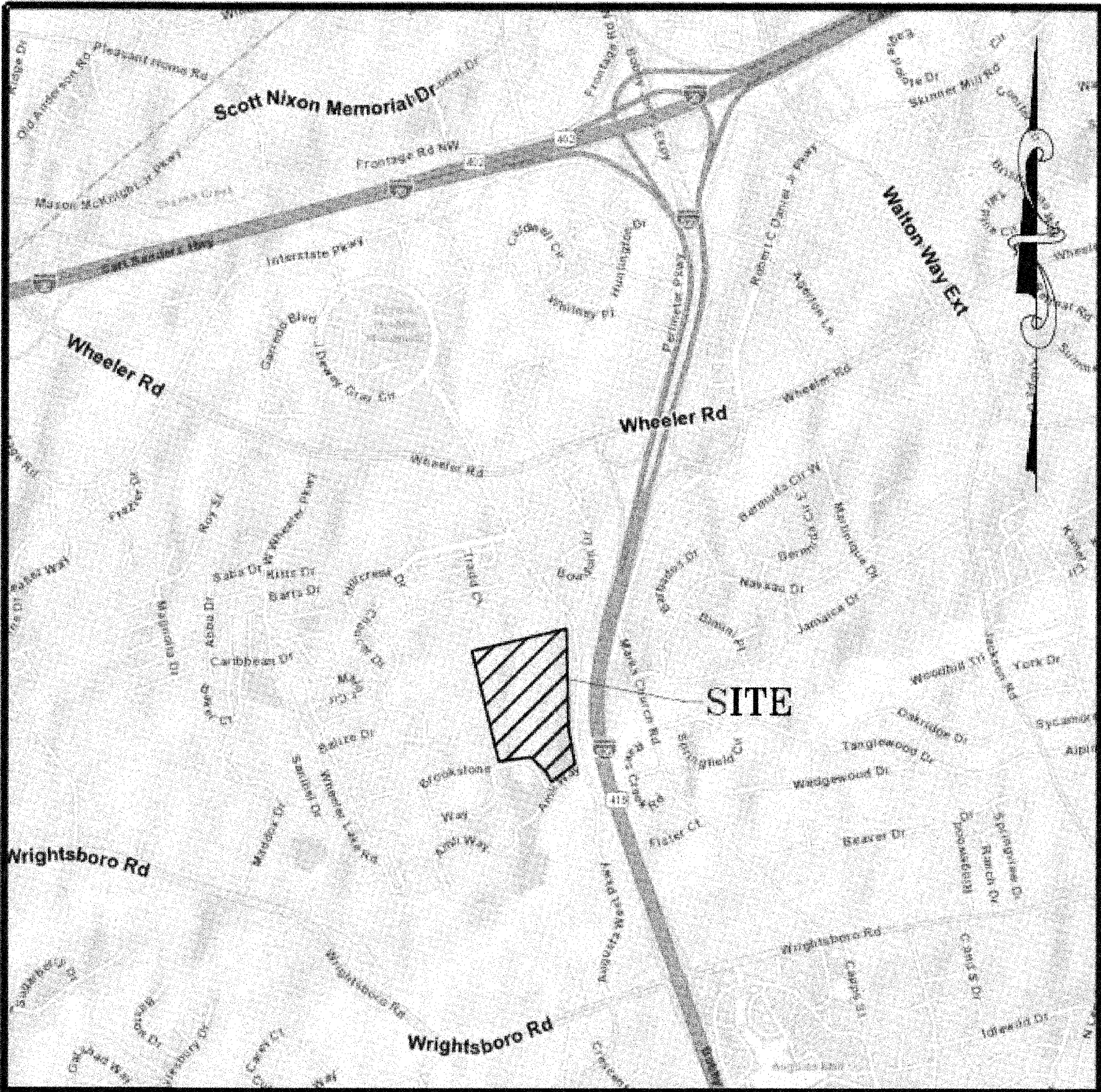
THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BROOKSTONE NORTH IS RECORDED IN DEED BOOK _____, PAGE _____ IN THE SUPERIOR COURT OF RICHMOND COUNTY, GEORGIA RECORDS.

NOTES:

- 1.) THE STORM WATER COLLECTION AND DETENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 2.) THE CITY OF AUGUSTA, GEORGIA SHALL NOT BE RESPONSIBLE FOR PAVEMENT REPAIR OR SITE RESTORATION ASSOCIATED WITH REPAIR/REPLACEMENT OF A WATER OR SEWER LINE IN THIS PRIVATE DEVELOPMENT.
- 3.) 1/2" REBAR SET AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.
- 4.) STATE PLANE COORDINATES HORIZONTAL NAD 1983 / VERTICAL DATA 1988
- 5.) 20' UTILITY EASEMENT ON WATER AND SEWER LINES TO BE DEEDED TO RICHMOND COUNTY. EASEMENT TO BE 10' RIGHT AND LEFT OF ALL WATER AND SEWER LINES.

PROJECT NUMBER: S-881-R2

LAND DISTURBANCE PERMIT: 2021-100-LD



VICINITY MAP
N.T.S.

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

Equipment used: CARLSON BRx7/TRIMBLE VRS
HRMS: .098425 VRMS: 0.164042 PDOP: 4
Adjusted by: Compass Rule
Field Work Completed on: 05/31/2022

STATE PLANE COORDINATE DATUM
NAD 83 GEORGIA EAST ZONE
ALL COORDINATES ARE GROUND COORDINATES.

VERTICAL DATUM
ALL ELEVATIONS SHOWN ARE NAVD 88.

APPROVED FINAL PLAT
(NOT VALID UNTIL SIGNED)

AUGUSTA COMMISSION

DATE APPROVED: 4/18/2023
Chairperson-Mayor
Clerk-Commission

APPROVED FINAL PLAT
(NOT VALID UNTIL SIGNED)


AUGUSTA-RICHMOND COUNTY
PLANNING COMMISSION

DATE APPROVED: 4/10/2023
Chairperson
Secretary
amended / corrected plat

SURVEYORS CERTIFICATION:

"I hereby certify that the information shown hereon represents a Field Survey made under my supervision on 11/20/2022. I further certify that all information depicted is a correct representation of actual field conditions and that all horizontal and vertical dimensions and grade lines are a true representation of existing conditions at the time of survey."

BENJAMIN O. ECHOLS (GA REGISTERED LICENCED SURVEYOR NO. 3320) 08/11/2023
1389 THOMSON ROAD
WASHINGTON, GEORGIA 30673
706-338-6303
ben@echolssurveying.com



Grid North
GA East Zone

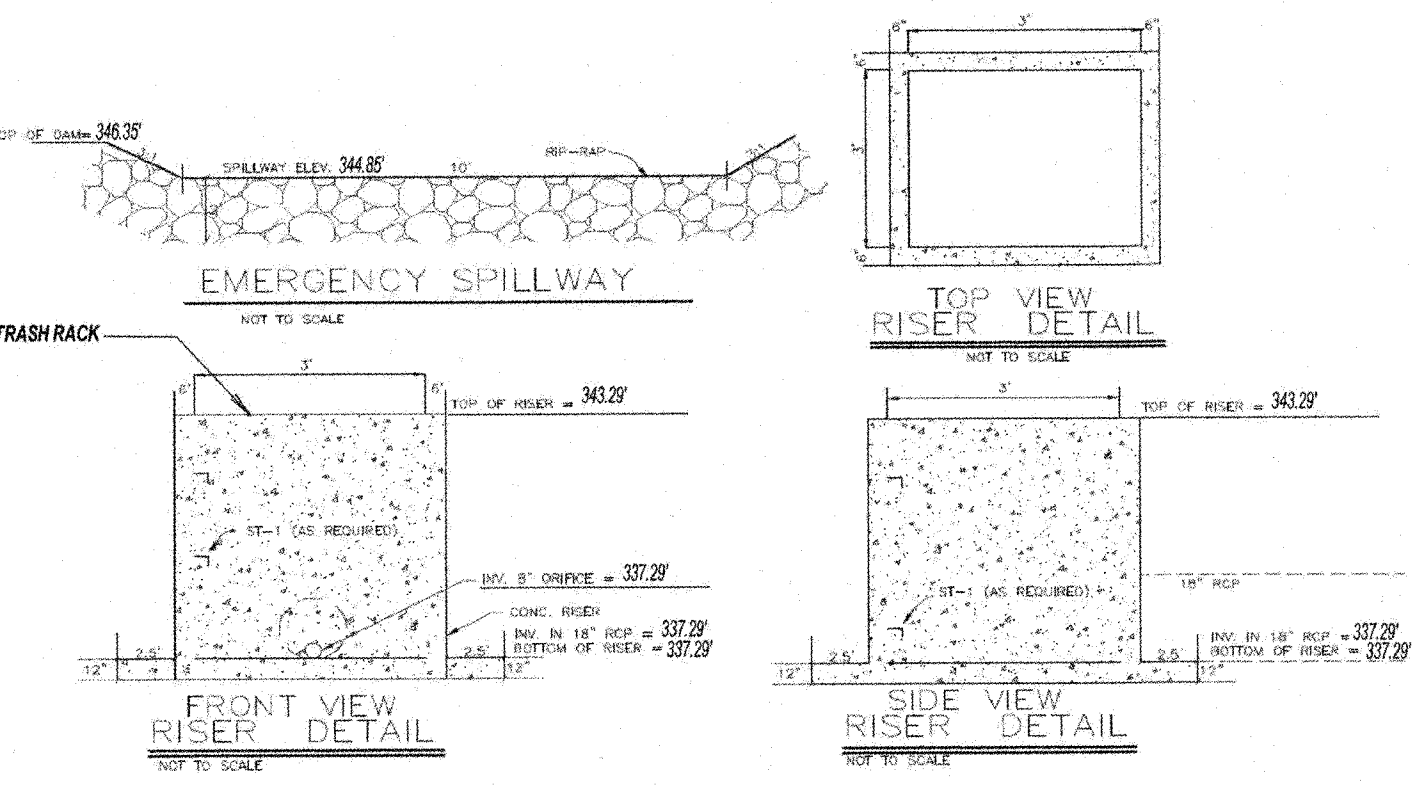
LEGEND

- FLOOD NOTE:
ACCORDING TO OFFICIAL F.I.A. FLOOD HAZARD MAP 13245C0105G
DATED NOVEMBER 15, 2019, THIS LOT IS NOT IN A DESIGNATED
100 YEAR FLOOD PLAIN.

DETENTION BASIN 1 DETAIL



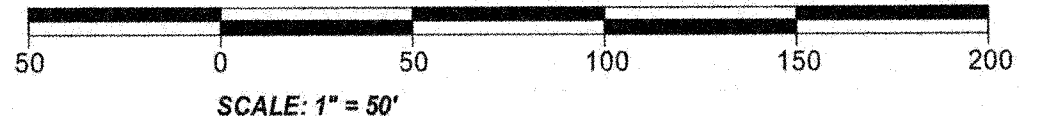
NOT TO SCALE



Prepared for:
LAND TO LOTS, LLC
90N ROYOL TOWER DRIVE
IRMO, SC 29063
803-699-4734

**BROOKSTONE NORTH
PHASE II**

BENJAMIN O. ECHOLS
GA PLS NUMBER 3320
1389 THOMSON ROAD
WASHINGTON, GA 30673
ben@echolssurveying.com
706-338-6303



STORMWATER QUALITY CHART

SWQ #		STORM STR. #	STRUCTURE TYPE	BRAND OF UNIT	TYPE	MODEL #
SWG-1		LOTS	DOWNSPOT DISCONNECT	NA	NA	NA
SWG-2		LOTS	VEG. FILTER STRIP	NA	NA	NA
SWG-3		POND	DRY DETENTION	NA	DRY DETENTION	NA

BEARINGS & DISTANCES

Id.	Bearing	Distance
1	N 89° 59' 59" E	1.0000
2	S 89° 59' 59" E	1.0000
3	S 89° 59' 59" E	1.0000
4	S 89° 59' 59" E	1.0000
5	S 89° 59' 59" E	1.0000
6	S 89° 59' 59" E	1.0000
7	S 89° 59' 59" E	1.0000
8	S 89° 59' 59" E	1.0000
9	S 89° 59' 59" E	1.0000
10	S 89° 59' 59" E	1.0000
11	S 89° 59' 59" E	1.0000
12	S 89° 59' 59" E	1.0000
13	S 89° 59' 59" E	1.0000
14	S 89° 59' 59" E	1.0000
15	S 89° 59' 59" E	1.0000
16	S 89° 59' 59" E	1.0000
17	S 89° 59' 59" E	1.0000
18	S 89° 59' 59" E	1.0000
19	S 89° 59' 59" E	1.0000
20	S 89° 59' 59" E	1.0000
21	S 89° 59' 59" E	1.0000
22	S 89° 59' 59" E	1.0000
23	S 89° 59' 59" E	1.0000
24	S 89° 59' 59" E	1.0000
25	S 89° 59' 59" E	1.0000
26	S 89° 59' 59" E	1.0000
27	S 89° 59' 59" E	1.0000
28	S 89° 59' 59" E	1.0000
29	S 89° 59' 59" E	1.0000
30	S 89° 59' 59" E	1.0000
31	S 89° 59' 59" E	1.0000
32	S 89° 59' 59" E	1.0000
33	S 89° 59' 59" E	1.0000
34	S 89° 59' 59" E	1.0000
35	S 89° 59' 59" E	1.0000
36	S 89° 59' 59" E	1.0000
37	S 89° 59' 59" E	1.0000
38	S 89° 59' 59" E	1.0000
39	S 89° 59' 59" E	1.0000
40	S 89° 59' 59" E	1.0000
41	S 89° 59' 59" E	1.0000
42	S 89° 59' 59" E	1.0000
43	S 89° 59' 59" E	1.0000
44	S 89° 59' 59" E	1.0000
45	S 89° 59' 59" E	1.0000
46	S 89° 59' 59" E	1.0000
47	S 89° 59' 59" E	1.0000
48	S 89° 59' 59" E	1.0000
49	S 89° 59' 59" E	1.0000
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68	S 89° 59' 59" E	1.0000
69	S 89° 59' 59" E	1.0000
70	S 89° 59' 59" E	1.0000
71	S 89° 59' 59" E	1.0000
72	S 89° 59' 59" E	1.0000
73	S 89° 59' 59" E	1.0000
74	S 89° 59' 59" E	1.0000
75	S 89° 59' 59" E	1.0000
76	S 89° 59' 59" E	1.0000
77	S 89° 59' 59" E	1.0000
78	S 89° 59' 59" E	1.0000
79	S 89° 59' 59" E	1.0000
80	S 89° 59' 59" E	1.0000
81	S 89° 59' 59" E	1.0000
82	S 89° 59' 59" E	1.0000
83	S 89° 59' 59" E	1.0000
84	S 89° 59' 59" E	1.0000
85	S 89° 59' 59" E	1.0000
86	S 89° 59' 59" E	1.0000
87	S 89° 59' 59" E	1.0000
88	S 89° 59' 59" E	1.0000

<i>L</i>	<i>Bearing</i>	<i>Distance</i>
L1	N 22°31'32" W	50.00'
L2	N 22°31'33" W	42.05'
L3	N 42°14'56" W	4.20'
L4	N 42°14'55" W	4.20'
L5	N 42°14'41" W	22.93'
L6	N 42°14'47" W	38.20'
L7	N 21°46'23" W	30.91'
L8	N 21°46'22" W	45.00'
L9	N 21°46'22" W	45.00'
L10	N 21°46'22" W	45.00'
L11	N 21°46'22" W	45.00'
L12	S 21°45'22" E	45.00'
L13	S 21°46'22" E	45.00'
L14	S 21°46'22" E	45.00'
L15	S 21°48'15" E	10.39'
L16	S 42°14'48" E	31.86'
L45	S 42°14'45" E	10.00'
L46	S 42°14'46" E	22.93'
L47	S 42°14'45" E	45.00'
L20	S 22°07'55" E	2.79'
L21	S 22°31'32" E	45.00'
L22	S 22°32'57" E	45.00'
L23	S 22°27'35" E	45.00'
L24	S 42°14'45" W	39.00'
L25	S 76°09'57" W	8.52'
L26	N 31°10'42" W	50.51'
L27	N 22°17'59" W	45.00'
L28	N 22°16'22" W	45.00'
L29	N 21°46'22" W	45.00'
L30	N 21°46'22" W	45.00'
L31	N 21°46'22" W	45.00'
L32	S 06°00'00" E	46.76'
L33	S 08°12'52" W	51.95'
L34	S 42°14'48" E	45.00'
L35	S 21°46'22" E	45.00'
L36	S 40°28'48" E	27.30'
L37	S 42°14'45" E	73.47'
L38	S 39°25'15" E	27.42'
L39	S 39°28'59" E	39.00'
L40	S 22°31'32" E	45.00'
L41	S 22°31'32" E	45.00'
L42	S 22°31'32" E	45.00'
L43	S 76°40'54" W	35.31'

THE WETLANDS SHOWN HERE ARE
THOSE DELINEATED BY AREAS SHOWN
HERE ON WERE DELINEATED BY D & D
W.E.S.T., CHARLSTON, S.C. IN 1916.

THAT DELINEATION WAS FIELD LOCATED
BY H & C SURVEYING, INC. AND
PUBLISHED ON A WETLANDS MAP DATED
2-6-50.

D & D W.E.S.T.
814 West Madison
Charleston, SC 29412
TELEPHONE (843) 478-1072

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ZONING-R-1 D
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