

D: PLAT B: 18 P: 120
Recorded: 06/26/2023 08:06 PM
Doc # 2023014521 Pages: 3 Fees: \$30.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 247999074

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

OWNER/DEVELOPER/PRIMARY PERMITEE

33H 96 SFR LLC
c/o Construction Resources of
Georgia, Inc
PO Box 93
Jersey Ga 30018

Contact: Dana Sorrow
404-597-8967

PROJECT DATA

SPIRITS CROSSING COMMUNITY
TAX MAP PARCEL: 234-0-004-00-0/234-0-006-01-0
ZONING-R-1 C (SPECIAL EXCEPTIONS)
TOTAL ACRES= 16.62 ACRES
DISTURBED ACREAGE 13.52 ACRES (INCLUDES ACREAGE IN RIGHT-OF-WAY)
UNDISTURBED ACREAGE: 5.63 ACRES

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

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

LOT DESCRIPTIONS:

- 94 RESIDENTIAL LOTS
- 4 OFF STREET PARKING
- 1 DETENTION POND (DEDICATED TO AUGUSTA)
- 1 OPEN SPACE (COMMON USE-WALKING TRACK)
- 2 SIDEWALK (COMMON USE)

FLOOD AREA LIMITATIONS:

- 1) NO DEVELOPMENT WHATSOEVER, INCLUDING THE DETENTION POND, WILL BE ALLOWED IN THE 1% ANNUAL CHANCE FLOODPLAIN, WETLANDS, OR STATE WATER BUFFER.
- 2) *THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF THREE (3) FEET ABOVE THE BASE FLOOD ELEVATION IN THE SUBDIVISION.

CONTRACTOR'S CERTIFICATION BLOCK:

"ALL WATER LINE MATERIAL IS CONSTRUCTED OF C900 PVC CL 200 (UNLESS OTHERWISE NOTED) AND ALL SANITARY SEWER LINES ARE CONSTRUCTED OF SDR-35 PVC PIPE (UNLESS OTHERWISE NOTED)"

Mark Tench, Gamto Southern Construction LLC 04/27/2023

THERE ARE STATE WATERS: 710 LF OF LITTLE SPIRIT CREEK IS THE SOUTHERN MOST PROPERTY LINE

NOTES:

- 1.) ALL COMMON AREAS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 2.) THE STORM WATER COLLECTION AND DETENTION FACILITIES SHALL BE DEEDED TO AUGUSTA-RICHMOND COUNTY.
- 3.) 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.
- 4.) 1/2" REBAR SET AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.
- 6.) STATE PLANE COORDINATES HORIZONTAL NAD 1983 / VERTICAL DATA 1988
- 7.) 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.
- 8.) RESERVING FIVE FOOT EASEMENTS ALONG ALL SIDE LOT LINES AND TEN FOOT EASEMENTS ALONG ALL REAR LOT LINES, UNLESS OTHERWISE SHOWN, FOR DRAINAGE AND UTILITIES.

FINAL PLAT SURVEY FOR:

SPIRITS CROSSING COMMUNITY

4405 MIKE PADGETT HIGHWAY

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: 04/02/2023

PROJECT NUMBER: S-921

LAND DISTURBANCE PERMIT: 2021-105-LD

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: 1.5
Adjusted by: Least Squares
Field Work Completed on: 01/18/2023

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

VERTICAL DATUM
ALL ELEVATIONS SHOWN ARE NAVD 88.

Surveyor's Certification:

"I hereby certify that the information shown hereon represents a Field Survey made under my supervision on 1/18/2023. 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."

Ben Echols

4/02/2023

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

APPROVED FINAL PLAT (NOT VALID UNTIL SIGNED)
AUGUSTA COMMISSION
DATE APPROVED: May 14, 2023
Chairperson: *Mayor*
Secretary: *James*

APPROVED FINAL PLAT (NOT VALID UNTIL SIGNED)
AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION
DATE APPROVED: May 1, 2023
Chairperson: *Chlorand Pittman*
Secretary: *Carla Dwyer*

National Flood Hazard Layer FIRMette



Legend

SEE FUTURE FOR DETAILS LEGEND AND NOTES FOR FORM MAPS, LOTS 1-94

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone 1, X-1-F
- With BFE in Depth from AL 80 AS 16: 16 Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile: 2001
- Future conditions in Anticipated Flood Hazard Area
- Area with Reduced Flood Risk due to Large Sea Walls
- Area with Flood Risk due to Levees

OTHER AREAS OF FLOOD HAZARD

- Area of Minimal Flood Hazard
- Effective Limits
- Area of Undersaturated Flood Hazard

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL SYMBOLS

- Cross Section with 1% Annual Chance Water Surface Elevation
- Coastal Protection
- Base Flood Elevation Line (BFE)
- Accumulated Limit of Study
- Anticlockwise Boundary
- clockwise boundary
- Aviation Baseline
- Hydrographic Feature

OTHER FEATURES

- State Data Available
- no digital data available

MAP PANELS

- unmapped

This pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standard for the use of digital flood maps if it is not used as described below. The base map complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative FEMA data and is not subject to change. This map was prepared on 04/27/2023 and any changes reflect changes or amendments subsequent to that date and from the FEMA and effective intervention may change or become superseded by new data over time.

This map is valid if the use or more of the following map elements do not appear: temporary emergency flood zone labels, regional, state, or local government, community boundaries, road, parcel, and other attributes data. Map images for navigation and other purposes are subject to standard regulatory purposes.

BEARINGS & DISTANCES

Id	Bearing	Distance
L1	N 18°08'12" E	10.00'
L2	N 18°08'12" E	10.00'
L3	S 82°31'14" W	10.00'
L4	S 29°58'50" W	10.11'
L5	S 18°49'04" W	30.18'
L6	N 18°17'33" E	13.62'
L7	S 08°39'59" W	30.18'
L8	N 88°38'38" W	26.84'
L9	S 84°34'41" W	20.08'
L10	N 08°39'59" W	19.84'
L11	N 47°52'52" W	21.80'
L12	N 14°38'55" E	24.50'
L13	N 18°48'45" W	28.92'
L14	N 85°40'42" E	48.58'
L15	S 78°54'28" W	60.01'
L16	S 70°54'11" W	53.97'
L17	S 82°19'13" W	19.82'
L18	N 30°21'22" W	15.54'
L19	N 17°41'48" W	23.43'
L20	N 30°46'14" W	27.86'
L21	N 74°38'29" W	21.85'
L22	S 02°06'32" E	123.67'
L23	S 85°07'12" W	37.50'
L24	N 40°47'52" W	77.09'
L25	N 48°35'47" W	58.49'

CURVE DATA

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	99°56'18"	150.00'	55.07'	33.41'	N 08°15'35" E
C2	05°47'04"	160.00'	16.17'	16.15'	N 04°35'43" W
C3	07°15'46"	150.00'	19.02'	19.00'	S 86°09'08" W
C4	14°01'47"	150.00'	36.73'	36.64'	N 85°12'04" W
C5	14°01'47"	150.00'	36.73'	36.64'	N 85°10'18" W
C6	16°23'51"	90.00'	25.76'	25.67'	N 89°16'51" W
C7	20°06'40"	90.00'	31.58'	31.40'	N 71°02'05" W
C8	25°29'49"	90.00'	34.87'	34.61'	S 41°19'17" E
C9	34°20'23"	90.00'	39.87'	39.52'	S 09°56'31" E
C10	34°09'58"	90.00'	39.82'	39.35'	S 24°19'33" W
C11	34°11'57"	90.00'	39.84'	39.40'	S 58°24'33" W
C12	90°06'24"	90.00'	79.63'	70.78'	N 59°31'42" E
C13	22°14'12"	90.00'	34.93'	34.71'	N 03°38'20" E
C14	05°44'29"	150.00'	15.03'	15.02'	N 20°39'41" E
C15	16°18'28"	150.00'	40.07'	39.96'	N 09°38'13" E
C16	09°27'48"	150.00'	24.77'	24.79'	N 02°44'53" W
C17	09°10'02"	90.00'	8.28'	8.24'	N 04°51'15" W
C18	05°15'02"	150.00'	13.79'	13.74'	N 04°51'15" W
C19	11°45'08"	90.00'	10.28'	10.24'	S 85°36'23" E
C20	238°53'40"	90.00'	208.47'	67.09'	S 38°43'01" W
C21	30°03'23"	150.00'	7.67'	7.78'	N 31°54'03" W

D: PLAT B: 18 P: 121
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 Habitat Services, Inc.
 Clerk of Superior Court, Augusta-Richmond County, GA
 eFile Participant ID: 247888074

D: PLAT B: 18 P: 121 06/26/2023 08:05 PM
 Doc # 2023014521 Page 2 of 3

BENCHMARK LOCATIONS

Benchmark	North	East	Elevation
BM 1 PK NAIL	1205866.65'	720347.73'	125.79'
BM 2 PK NAIL	1205823.20'	719943.60'	125.61'



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

- LEGEND**
- ⊕ #4 Rebar Set (RBS)
 - Iron Pin Found As Described
 - ⊙ Sanitary Sewer Service
 - ⊠ Fire Hydrant & 6" Valve
 - ⊖ Water Valve
 - ⊕ Water Service (3/4" Unless Otherwise Noted)

FLOOD AREA LIMITATIONS:

- NO DEVELOPMENT WHATSOEVER, INCLUDING THE DETENTION POND, WILL BE ALLOWED IN THE 1% ANNUAL CHANCE FLOODPLAIN, WETLANDS, OR STATE WATER BUFFER.
- THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF THREE (3) FEET ABOVE THE BASE FLOOD ELEVATION IN THE SUBDIVISION.

- All deed book references shown herein are recorded in the Clerk of Superior Court's office of RICHMOND County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by the Clerk of Superior Court's office of RICHMOND County, Georgia and are not guaranteed as to accuracy or completeness.
- Structures visible on the date of survey are shown herein.
- Locations are accurate only where dimensions are given.
- The certification, as shown herein, is purely a statement of professional opinion based on knowledge, information and belief and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-5-57 as amended by HB1004 (2016), in that where a conflict exists between these two sets of specifications, the requirements of law prevail.
- This entire survey was performed using GPS Equipment. Redundant observations were taken at each property corner with all points being in horizontal positional accuracy of .08 feet or less.
- This plat is subject to all easements, rights-of-way, and protective covenants of record.

NOTES:

- ALL COMMON AREAS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THE STORM WATER COLLECTION AND DETENTION FACILITIES SHALL BE DEEDED TO AUGUSTA-RICHMOND COUNTY.
- 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.
- 1/2" REBAR SET AT ALL PROPERLY CORNERS UNLESS SHOWN OTHERWISE.
- STATE PLANE COORDINATES HORIZONTAL NAD 1983 / VERTICAL DATA 1988
- 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.
- RESERVING FIVE FOOT EASEMENTS ALONG ALL SIDE LOT LINES AND TEN FOOT EASEMENTS ALONG ALL REAR LOT LINES, UNLESS OTHERWISE SHOWN, FOR DRAINAGE AND UTILITIES.

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

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OWNER/DEVELOPER/PRIMARY PERMITEE

33H 96 SFR LLC
 c/o Construction Resources of
 Georgia, Inc
 PO Box 93
 Jersey Ga 30018
 Contact: Dana Sorrow
 404-597-8967

**Final Plat Survey for:
 SPIRITS CROSSING
 COMMUNITY**

Date: 04/02/2023
 G.M.D.: 124th
 County: RICHMOND
 State: GEORGIA

AUGUSTA-RICHMOND COUNTY

Equipment used: Carlson Bxt7i Trimble VRS
 HRMS: 308425 VRMS: 0.164042 PDOP: 1.5
 Adjusted by: Least Squares
 Field Work Completed on: 01/18/2023



BENJAMIN O. ECHOLS
 GA PLS NUMBER 3320
 1389 THOMSON ROAD
 WASHINGTON, GA 30073
 ben@echolssurveying.com
 706-338-6303

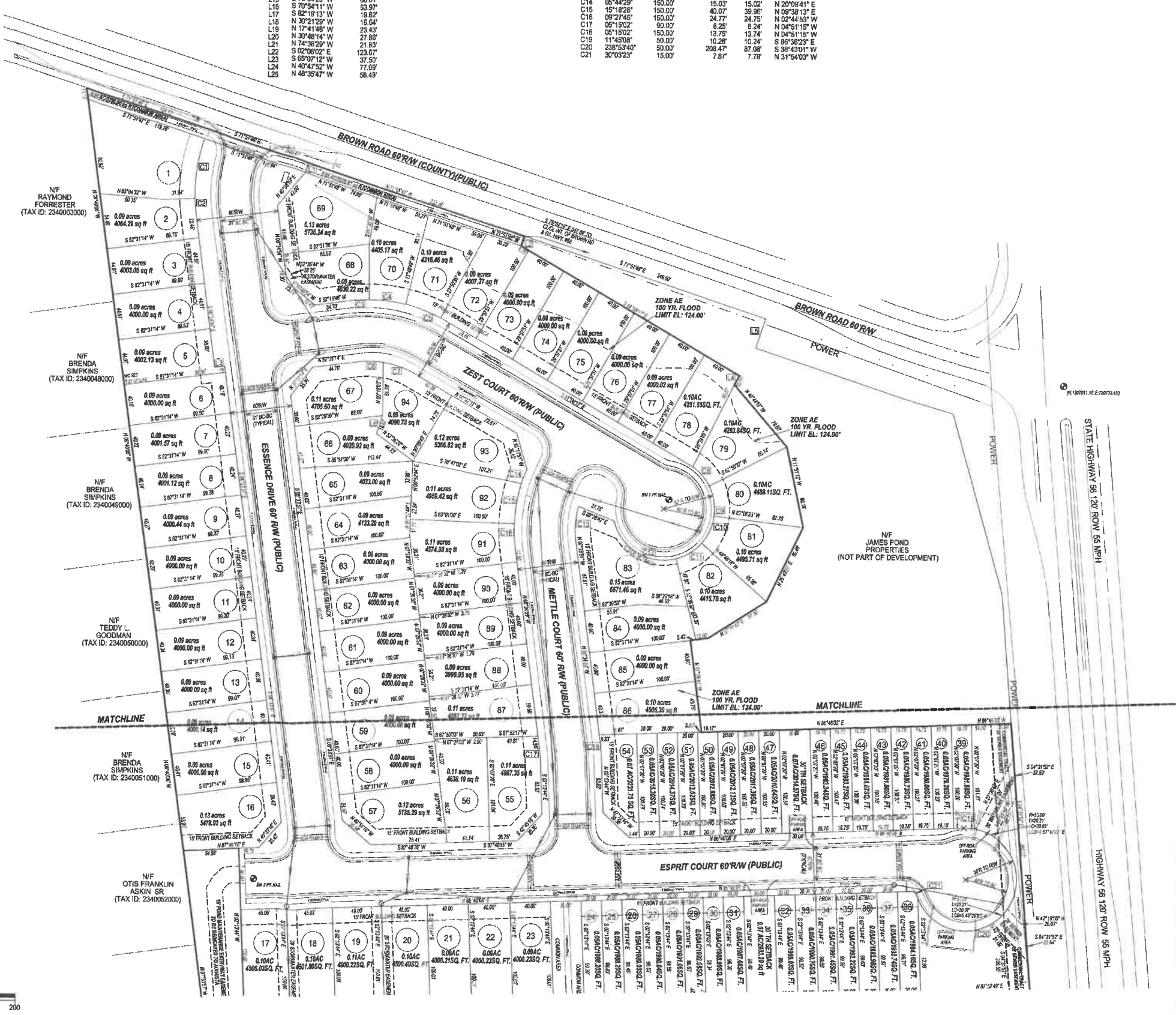


BEARINGS & DISTANCES

Id	Bearing	Distance
L1	N 18°18'12" E	10.00'
L2	N 18°08'12" E	10.00'
L3	S 82°31'14" W	10.11'
L4	S 29°58'50" W	10.11'
L5	S 19°15'04" W	30.16'
L6	N 10°11'33" E	18.62'
L7	S 89°33'59" W	30.16'
L8	N 88°38'36" W	28.84'
L9	S 84°34'41" W	20.06'
L10	N 83°39'53" W	18.64'
L11	N 47°52'52" W	21.90'
L12	N 14°36'55" E	24.50'
L13	N 10°48'45" W	28.92'
L14	N 85°40'42" W	48.68'
L15	S 78°54'28" W	60.01'
L16	S 70°54'11" W	53.97'
L17	S 62°19'13" W	19.62'
L18	N 30°21'29" W	15.54'
L19	N 17°41'48" W	23.43'
L20	N 30°48'14" W	27.88'
L21	N 74°36'29" W	21.83'
L22	S 02°06'02" E	123.87'
L23	S 65°07'12" W	37.50'
L24	N 40°47'52" W	77.09'
L25	N 48°35'47" W	58.49'

CURVE DATA

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	19°58'18"	160.00'	55.58'	55.40'	N 04°16'35" E
C2	05°47'04"	150.00'	18.15'	16.16'	N 04°36'45" W
C3	07°15'48"	150.00'	19.02'	16.00'	S 80°08'00" W
C4	14°01'47"	150.00'	36.73'	36.64'	N 83°12'00" W
C5	14°01'47"	150.00'	36.73'	36.64'	N 69°10'18" W
C6	16°23'51"	90.00'	25.76'	25.67'	N 89°18'51" W
C7	20°03'40"	150.00'	31.58'	31.48'	N 71°02'00" W
C8	28°29'49"	50.00'	24.87'	24.61'	S 41°19'17" E
C9	34°20'28"	50.00'	29.97'	29.52'	S 09°56'31" E
C10	34°19'55"	50.00'	29.82'	29.38'	S 24°16'09" W
C11	34°11'13"	50.00'	29.84'	29.40'	S 58°24'33" W
C12	90°09'24"	60.00'	78.53'	78.78'	N 69°31'42" W
C13	22°14'12"	80.00'	34.93'	34.71'	N 03°32'20" E
C14	05°44'29"	150.00'	15.03'	15.02'	N 20°09'41" E
C15	15°18'28"	150.00'	40.07'	38.98'	N 09°38'13" E
C16	09°27'45"	150.00'	24.77'	24.75'	N 02°44'53" W
C17	05°15'02"	80.00'	8.25'	8.24'	N 04°51'15" W
C18	05°15'02"	150.00'	13.75'	13.74'	N 04°51'15" W
C19	11°48'08"	50.00'	10.26'	10.24'	S 85°56'23" E
C20	238°53'40"	50.00'	208.47'	67.08'	S 38°43'01" W
C21	30°03'23"	15.00'	7.81'	7.78'	N 31°54'03" W



STATE HIGHWAY 56 120' ROW 55 MPH
 HIGHWAY 56 120' ROW 55 MPH

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 Doc # 2023014521 Page 3 of 3



BENCHMARK LOCATIONS

Benchmark	North	East	Elevation
BM 1 PK NAIL	120686.65	720347.73	125.76
BM 2 PK NAIL	120523.20	719943.60	126.81

BEARINGS & DISTANCES

Id	Bearing	Distance
L1	N 18°09'12" E	10.00'
L2	N 18°08'12" E	10.00'
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L4	S 29°58'50" W	10.11'
L5	S 18°16'04" W	39.19'
L6	N 18°17'33" E	18.82'
L7	S 89°39'59" W	30.16'
L8	N 89°39'56" W	26.84'
L9	S 54°34'41" W	20.09'
L10	N 69°39'53" W	19.64'
L11	N 47°52'52" W	21.90'
L12	N 14°36'55" E	24.50'
L13	N 16°48'45" W	28.52'
L14	N 85°40'42" W	48.58'
L15	S 78°54'28" W	60.01'
L16	S 70°54'11" W	53.97'
L17	S 82°19'31" W	19.82'
L18	N 30°21'29" W	15.54'
L19	N 17°41'48" W	23.43'
L20	N 30°46'14" W	27.86'
L21	N 74°39'29" W	21.83'
L22	S 02°06'02" E	123.67'
L23	S 65°07'12" W	37.50'
L24	N 40°47'52" W	77.39'
L25	N 48°35'47" W	58.49'

CURVE DATA

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	18°28'18"	180.00'	55.30'	35.48'	N 04°35'45" W
C2	05°47'04"	180.00'	16.15'	16.15'	N 04°35'45" W
C3	07°15'46"	150.00'	19.02'	19.00'	S 86°09'06" W
C4	14°01'14"	150.00'	38.73'	38.64'	N 83°12'04" W
C5	14°01'14"	150.00'	38.73'	38.64'	N 89°10'18" W
C6	16°23'51"	90.00'	25.76'	25.67'	N 89°16'51" W
C7	20°05'40"	90.00'	31.56'	31.40'	N 71°02'06" W
C8	28°29'49"	90.00'	48.87'	48.81'	S 41°19'17" E
C9	34°27'28"	90.00'	59.97'	59.97'	S 09°59'31" E
C10	34°09'58"	50.00'	29.62'	29.38'	S 24°16'09" E
C11	34°11'57"	50.00'	29.84'	29.40'	S 58°24'33" W
C12	90°08'24"	50.00'	78.53'	70.78'	N 59°31'42" W
C13	22°14'12"	90.00'	34.50'	34.71'	N 03°38'20" E
C14	05°44'29"	150.00'	15.03'	15.02'	N 20°09'41" E
C15	15°16'28"	150.00'	40.07'	39.96'	N 09°38'13" E
C16	08°27'46"	150.00'	24.77'	24.75'	N 02°44'53" W
C17	09°13'02"	90.00'	8.28'	8.24'	N 04°51'15" W
C18	05°15'02"	150.00'	13.75'	13.74'	N 04°51'15" W
C19	11°45'08"	50.00'	10.26'	10.24'	S 88°36'23" E
C20	23°53'40"	50.00'	208.47'	87.08'	S 38°43'01" W
C21	30°03'23"	15.00'	7.57'	7.78'	N 31°54'03" W

AUGUSTA/RICHMOND COUNTY R-1C. SPECIAL EXCEPTIONS (SE) SUBDIVISION PROPERTY DEVELOPMENT STANDARDS

- MINIMUM LOT FRONTAGE: THE MINIMUM LOT FRONTAGE SHALL BE FORTY FEET (40') FOR SINGLE FAMILY HOMES; NO MINIMUM FOR TOWNHOMES.
- MINIMUM LOT SIZE; R-1C SE - NO MORE THAN 7 UNITS PER ACRE; FOUR THOUSAND SQUARE FEET (4,000 SF) SINGLE FAMILY; TOWNHOMES - NO MINIMUM LOT SIZE
- MINIMUM SETBACKS; R-1C SE; A. FRONT: FIFTEEN (15) FEET (40' SETBACK FROM ARTERIAL STREETS); B. SIDE: FIVE (5) FEET; C. REAR: GREATOR OF TWENTY (25) FEET OR 20% DEPTH
- BUILDING HEIGHT - NO BUILDING/STRUCTURE TO EXCEED TWO & A HALF STORES OR FORTY FIVE FEET (45')
- MINIMUM TWO PARKING SPACES FOR EACH SINGLE FAMILY DWELLING; 2.25 SPACES PER TOWNHOME
- A TEN FOOT (10') WIDE BUFFER YARD REQUIRED ALONG ENTIRE BOUNDARY WHERE AVERAGE LOT SIZE IS LESS THAN 80% OF MINIMUM LOT SIZE WITHIN 300' OF BOUNDARY.
- BUILDING LENGTH, TOWNHOMES - NO CONTINUOUS ATTACHED DWELLINGS CONTAINING MORE THAN EIGHT (8) UNITS
- OPEN SPACE REQUIREMENT - NOT LESS THAN TWENTY FIVE (25) PERCENT OF THE DEVELOPMENT SHALL BE MAINTAINED AS PERMANENT OPEN SPACE. SUCH OPEN SPACE MAY INCLUDE COMMON AREAS, BUFFERS, LANDSCAPED YARDS, WATER AREAS AND ANY NATURAL AREAS.

SHEET 3 OF 3

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

- LEGEND**
- #4 Rebar Set (RBS)
 - Iron Pin Found As Described
 - Sanitary Sewer Service
 - Fire Hydrant & 6" Valve
 - Water Valve
 - Water Service (3/4" Unless Otherwise Noted)

- All deed book references shown hereon are recorded in the Clerk of Superior Court's office of RICHMOND County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by the Clerk of Superior Court's office of RICHMOND County, Georgia and are not guaranteed as to accuracy or completeness.
- Structures shown on the date of survey are shown hereon.
- Locations are accurate only when dimensioned.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. This certification is not an expressed or implied warranty or guarantee.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-2-47 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- This entire survey was performed using GPS Equipment. Redundant observations were taken at each property corner with all legs being in a horizontal quadrilateral geometry of 60 feet or less.
- This plat is subject to all assessments, rights-of-way, and protective covenants of record.

NOTES:

- ALL COMMON AREAS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THE STORM WATER COLLECTION AND DETENTION FACILITIES SHALL BE DEEDED TO AUGUSTA-RICHMOND COUNTY.
- 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.
- 1/2" REBAR SET AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.
- STATE PLANE COORDINATES HORIZONTAL NAD 1983 / VERTICAL DATA 1988
- 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.
- RESERVING FIVE FOOT EASEMENTS ALONG ALL SIDE LOT LINES AND TEN FOOT EASEMENTS ALONG ALL REAR LOT LINES, UNLESS OTHERWISE SHOWN, FOR DRAINAGE AND UTILITIES.

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

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

NOTE:
 A PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13245C0230H EFFECTIVE 11/15/2018.

PROJECT SUMMARY

PROJECT INCLUDES DEVELOPING A MOSTLY OPEN TRACT TO ADD WATER, SEWER, ROADS, SIDEWALKS, 63 SINGLE FAMILY HOMES AND 31 TOWNHOMES. WATER QUALITY DEVICES TO INCLUDE AN EXTENDED DRY DETENTION POND WILL ALSO BE ADDED.

OWNER/DEVELOPER/PRIMARY PERMITEE

33H 96 SFR LLC
 c/o Construction Resources of Georgia, Inc
 PO Box 93
 Jersey Ga 30018
 Contact: Dana Sortow
 404-597-8967

Final Plat Survey for:

SPIRITS CROSSING COMMUNITY

Date:	04/02/2023
G.M.D.:	12th
County:	RICHMOND
State:	GEORGIA



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