

**AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION
STAFF REPORT**

Case Number: Final Plat – Southampton Section 11 – S-991

Hearing Date: Monday, May 6, 2024

Applicant: Joe Gulino

Property Owner: Coel Development Co. Inc.

Address of Property: 2608 Inverness Drive

Tax Parcel #: 153-0-072-00-0

Present Zoning: R-1A (One-family Residential)

Neighborhood or Subdivision: Southampton

Commission District: 4 (A. Mason) **Super District:** 9 (F. Scott)

Fort Gordon Notification Required: No

RECORD PLAT
OF
SECTION ELEVEN
SOUTHAMPTON

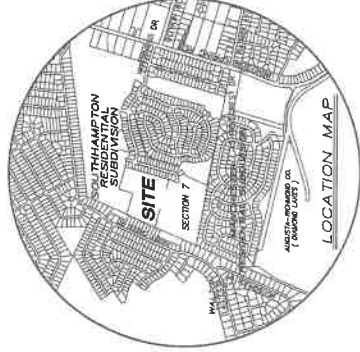
PROPERTY LOCATED IN THE 1434TH QUID.
AUGUSTA, RICHMOND COUNTY, GEORGIA
DATE : JANUARY 25, 2023 SCALE : 1" = 60'

OWNER / SUBMITTER / CONTACT
COEL DEVELOPMENT COMPANY, INC.
7000 TOWNE CENTER BLVD. SUITE 200, ATLANTA, GA 30308

PREPARED BY:
SOUTHERN PARTNERS, INC.
1233 AUSTIN WEST PARKWAY, SUITE 200, ATLANTA, GA 30308

PROJECT DATA

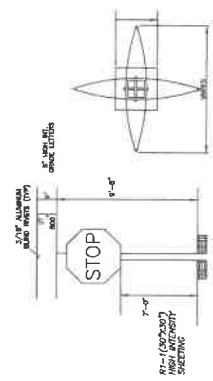
TOTAL ACRES	30.71
TOTAL NO. OF LOTS	61
MIN. LOT SIZE	0.18 AC
DENSITY	2.99
TAX PARCEL	PG 133-0-072-00-0
ZONING	RESIDENTIAL



FIELD CLOSURE
Approved by: [Signature]
Date: [Date]
Equipment: [List]

PLAT REVIEWER
[Signature]
Date: [Date]

TYPICAL STREET SIGN
TO BE INSTALLED



- NOTES:
- 1) ALL RECORDS WILL BE SET AT ALL PROPERTY CORNERS.
 - 2) RECORD SHALL BE A 1/4" X 1/4" SCALE.
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APPROVED FINAL PLAT

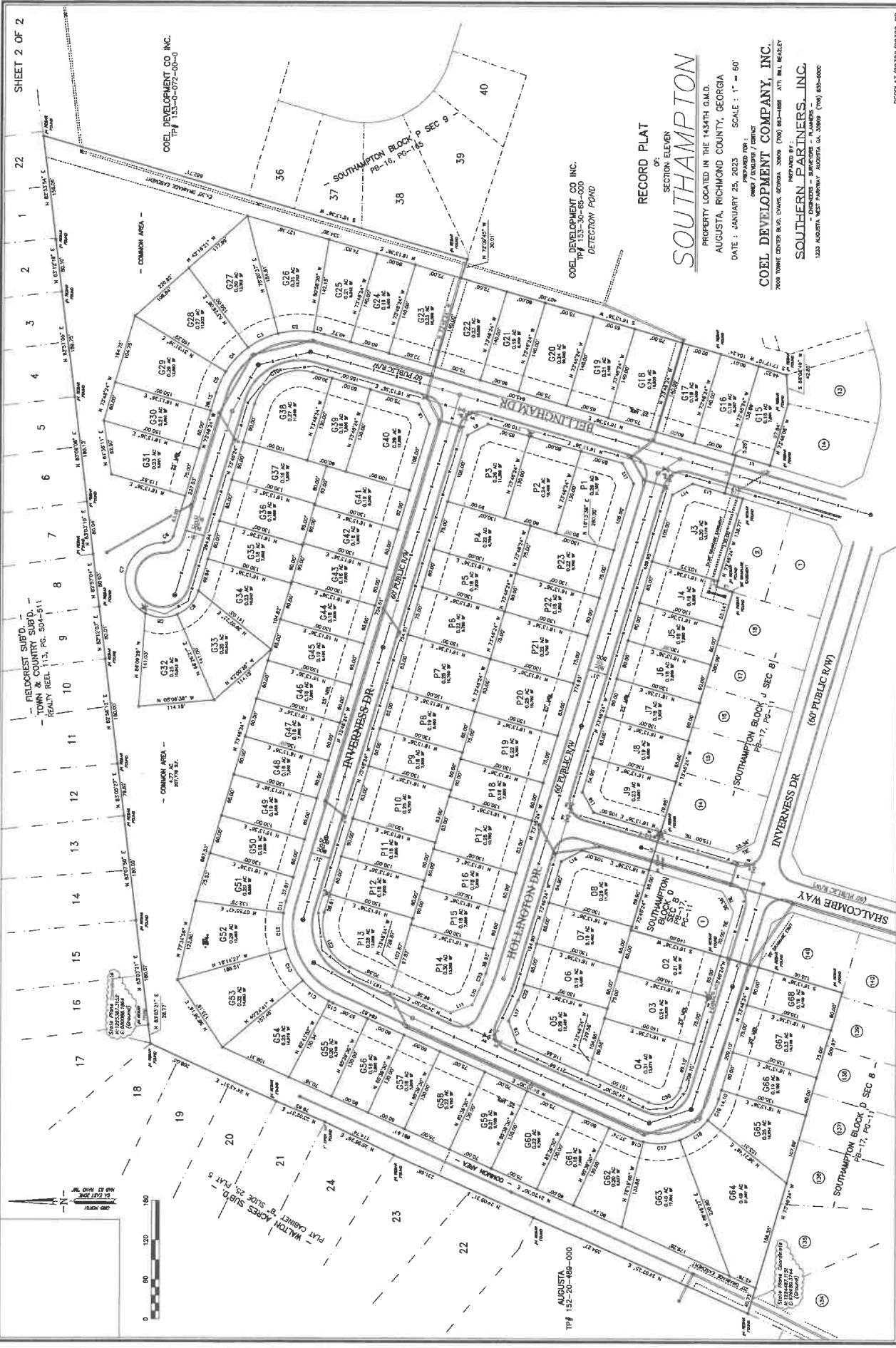
Approved by: [Signature]
Date: [Date]

APPROVED FINAL PLAT

Approved by: [Signature]
Date: [Date]

As required by Subchapter (1) of O.C.G.A. Section 15-10-13, this plat has been prepared by a land surveyor and approved by the Georgia Department of Transportation (GDOT) for use in the construction of the proposed subdivision. The surveyor is responsible for the accuracy of the survey and the GDOT is responsible for the accuracy of the plat. The surveyor is not responsible for the accuracy of the plat if the plat is used for any purpose other than the construction of the proposed subdivision.

CONTRACT NUMBER AND SURVEY YEAR



SHEET 2 OF 2

REDQUEST SUBD. -
TOWN COUNTRY SUBD. -
HEALTHY REEL 13, PG. 504-511

COEL DEVELOPMENT CO INC.
TP# 153-0-072-00-0

COEL DEVELOPMENT CO INC.
TP# 153-30-85-000
DETECTION POND

RECORD PLAT
OF
SECTION ELEV
SOUTHAMTON

PROPERTY LOCATED IN THE 1434TH G.M.D.
AUGUSTA, RICHMOND COUNTY, GEORGIA
DATE : JANUARY 25, 2023 SCALE : 1" = 60'

COEL DEVELOPMENT COMPANY, INC.
2000 TOWN CENTER BLVD. CHATELAIN, GEORGIA 30609 (770) 862-1888 ATTN: BILL BRADLEY
SOUTHERN PARTNERS, INC.
CORPORATE - SUITE 200 - ATLANTA, GEORGIA 30333 (770) 862-6000
1233 AUSTIN WEST PARKWAY, AUGUSTA, GA 30909 (770) 862-6000

RECP/AT/2023/23352-RP