

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

Case Number: Final Plat – Wedgewood, S-984

Hearing Date: Monday, August 7, 2021

Applicant: Echols Land Surveying

Property Owner: Land to Lots LLC

Address of Property: 3810 Peach Orchard Road

Tax Parcel #: 181-1-001-00-0

Number of Lots: 74

Commission District: 6 (T. Lewis) 10 (W. Guilfoyle)

Fort Gordon Notification Required: No

WEDGEWOOD

OTHER DEVELOPER/PRIMARY PERMITEE

LAND TO LOTS LLC
19 NORTH TOWER DRIVE
IRMO, SOUTH CAROLINA

Contact: Jacob Wilkerson
803-248-3372

PROJECT DATA

WEDGEWOOD (PEACH ORCHARD)
TAX MAP PARCEL: 191-1-001-06-6
ZONING: R-10, ONE FAMILY RESIDENTIAL
TOTAL ACRES: 37.89 ACRES
UNDEVELOPED ACRES: 21.29 ACRES
UNIMPROVED ACRES: 11.25 ACRES

THE DECLARATION OF CONDOMINIUM FOR WEDGWOOD BE RECORDED IN DEED BOOK _____ PAGE _____ IN THE SUPERIOR COUNTY OF RICHMOND COUNTY, GEORGIA RECORDER.

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEDGWOOD IS RECORDED IN DEED BOOK _____ PAGE _____ IN THE SUPERIOR COUNTY OF RICHMOND COUNTY, GEORGIA RECORDER.

PREPARED BY:
ECHOLS SURVEYING & CONSTRUCTION SERVICES
1389 THOMSON ROAD
WASHINGTON, GEORGIA 30073
ben@echolsurveying.com
706-338-4303
PLAY DATE: 07/24/2023

PLAT DATE: 07/24/2023

PROJECT NUMBER: S-939

LAND DISTURBANCE PERMIT: 2022-034 LD

Survivor's Certification:

"I hereby certify that the information shown herein 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 observations and that all horizontal and vertical dimensions and grade lines are a true representation of existing conditions at the time of survey."

070212103

UNIT 11 202
bent@ednet.org
1500 W 30th Street
O'Fallon, IL 62450
618-262-1100
STONISIL TO NORTHERN

APPROVED FINAL PLAT
NOT VALID UNTIL 2012
AUGUSTA COMMISSION

NAME INDEX

Abstract

Journal of Management Education 35(1)

APPROVED FINAL PLAT
FOR THE
AUGUSTA-RICHMOND COUNTY

100

1

1

FLOOD AREA LIMITATIONS:

- 1.) NO DEVELOPMENT WHATSOEVER, INCLUDING THE DETENTION POND, SHALL BE ALLOWED IN THE 1% ANNUAL CHANCE FLOODPLAIN, INSTANTLY, ON STATE WINTER SEASON.
- 2.) THE FLOODED FLOOD ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF THREE (3) FEET ABOVE THE BASE FLOOD ELEVATION IN THE

CONTRACTOR'S CERTIFICATION BLOCK:

ALL MATERIALS AND METHODS IN CONSTRUCTION OF THIS PFC CLINE (UNLESS OTHERWISE NOTED) AND ALL SANITARY SEWER LINES AND CONNECTIONS OF 8" OR 12" PFC PIPE SHALL BE OTHERWISE NOTED.

1000000

[illegible]

