

AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION STAFF REPORT

Case Number: Final Plat – Skinner Mill Townhomes, S-963-R1

Hearning Date: Monday July 1, 2024

Applicant: Veeral Kinger

Property Owner: Towns at Skinner Mill, LLC

Property Address: 3140 Skinner Mill Road

Tax Parcel #: 017-3-091-00-0

Present Zoning: B-2

Neighborhood or Subdivision: Skinner Mill Townhomes

Commission District: 7 (Sean Frantom)

Super District: 10 (Wayne Guilfoyle)

Fort Eisenhower Notification Required: N/A



WARREN
BRIDGE

SKINNER MILL RD

PARK PLACE DR

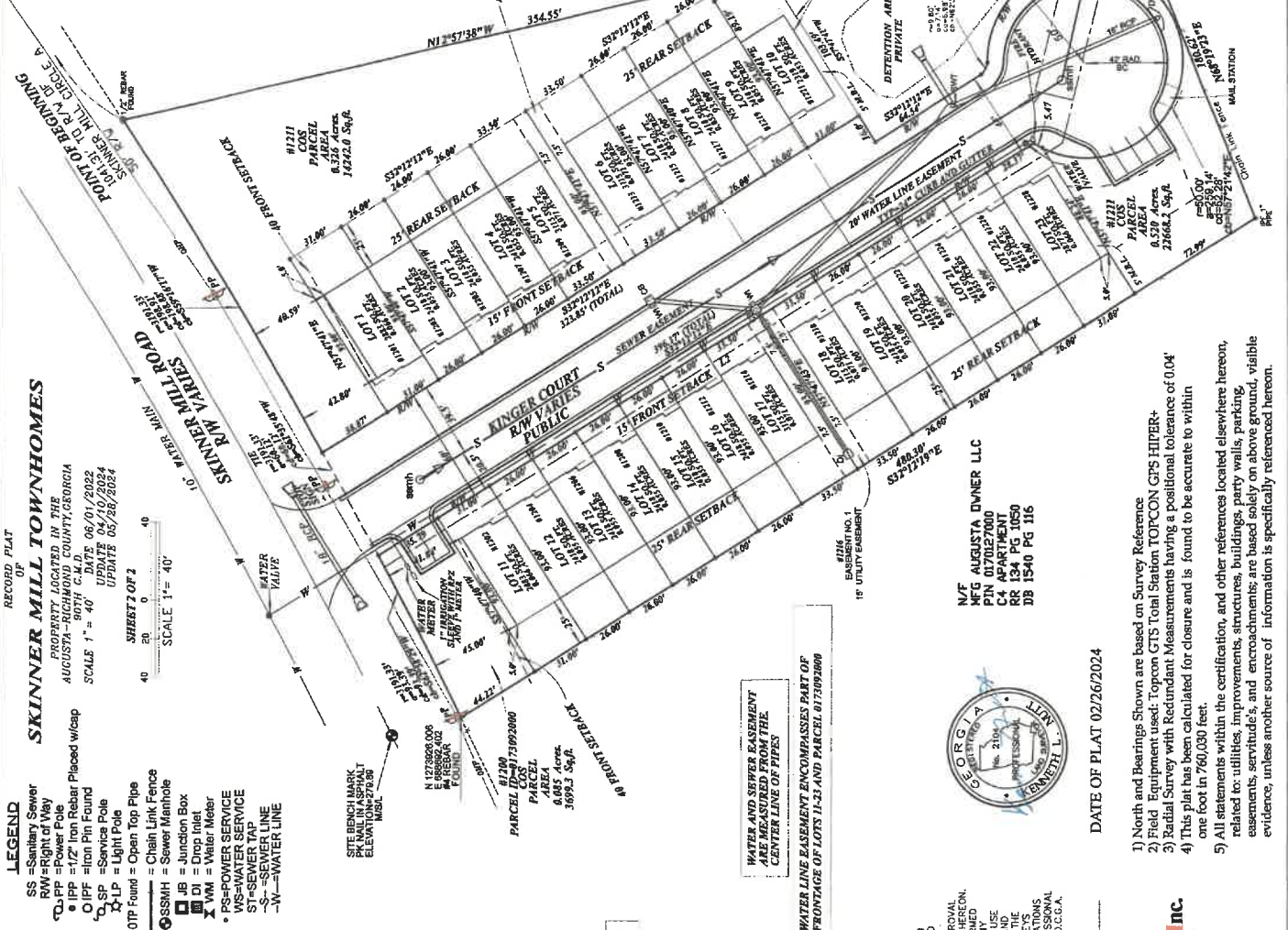
SITE

PARCEL ID=017148000
PARCEL 1
COMMON
AREA
0.326 Acres
14242.0 Sq.Ft.

PARCEL ID=0173992000
PARCEL 2
COMMON
AREA
0.494 Acres
18849 Sq.Ft.

PARCEL ID=017248000
PARCEL 3
COMMON
AREA
0.444 Acres
15444 Sq.Ft.

N/T CROSSBRIE
BAPTIST CHURCH INC.
PIN 017001000
DB 698 PG 789



LEGEND

SS - Sanitary Sewer
RM - Right of Way
PP - Power Pole
IP - 110" Iron Rebar Placed w/cap
QIP - 110" Iron Pin Found
QSP - Service Pole
LP - Light Pole
OTF - Found = Open Top Pipe
SSMH - Chain Link Fence
JB - Sewer Manhole
DB - Junction Box
DI - Drop Inlet
WM - Water Meter
PS - POWER SERVICE
WS - WATER SERVICE
ST - SEWER TANK
S - SEWER LINE
W - WATERLINE

GRID NORTH GA. EAST ZONE

RECORDING USE ONLY

APPROVED FINAL PLAT
(NOT VALID UNTIL SIGNED)
AUGUSTA COMMISSION

Date Approved _____
Chairman - Mayor _____
Clerk - Commission _____

APPROVED FINAL PLAT
(NOT VALID UNTIL SIGNED)
AUGUSTA Richmond County
Planning Commission

Date Approved _____
Chairman _____
Secretary _____

THIS PLAT SUPERSEDES PLAT BOOK 17 PAGE 142

WATER AND SEWER EASEMENTS
ARE MEASURED FROM THE
CENTER LINE OF PIPES

A 20' WATER LINE EASEMENT ENCOMPASSES PART OF
LOTS 1, 2, 3 AND PARCEL 0173992000

MINIMUM BUILDING SETBACKS
FRONT 25'
REAR 25'
SIDES 0' INTERIOR LOTS
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
HAS A SIDE SETBACK OF 5'

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR WHO IS A MEMBER OF THE SURVEYORS' BOARD OF THE STATE OF GEORGIA AND WHO HAS BEEN LICENSED BY THE BOARD OF SURVEYORS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH AS THE APPROVAL OF THIS PLAT AS TO INTENDED USE, PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEYING BOARD OF THE STATE OF GEORGIA AND HAS FOUND THAT THE SURVEYOR'S CERTIFICATION OF THE PLAT IS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



DATE OF PLAT 02/26/2024

- 1) North and Bearings Shown are based on Survey Reference
- 2) Field Equipment used: Topcon GTS Total Station, TOPCON GPS HIPER+
- 3) Radial Survey with Redundant Measurements having a positional tolerance of 0.04'
- 4) This plat has been calculated for closure and is found to be accurate to within one foot in 760,030 feet.
- 5) All statements within the certification, and other references located elsewhere herein, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.

KENNETH L. NUTT
GEORGIA REGISTERED LAND SURVEYOR NO. 2104

Perimeter Surveying Co., Inc.
1065 Sanddown Road, SW Marietta, GA 30008
Phone: (770) 425-4824
kenneth@perimeter.com
Kenneth L. Nutt, Co. R.L.S. #104
COAH LST001213



SKINNER MILL TOWNHOMES

PROPERTY LOCATED IN THE
AUGUSTA-RICHMOND COUNTY, GEORGIA
SCALE 1" = 40'
DATE 06/01/2022
COUNTY COMMENTS: 7/5/2022
UPDATE: 08/18/2022
UPDATE: 04/10/2024
SHEET 1 OF 2

- LEGEND**
- SS = Sanitary Sewer
 - RW = Right of Way
 - PP = Power Pole
 - IPP = 12" Iron Rebar Placed w/cap
 - IPF = Iron Pin Found
 - SP = Service Pole
 - LP = Light Pole
 - OTF Found = Open Top Pipe
 - SSMH = Chain Link Fence
 - SSMH = Sewer Manhole
 - JB = Junction Box
 - DI = Drop Inlet
 - WM = Water Meter
 - PS = POWER SERVICE
 - WS = WATER SERVICE
 - ST = SEWER TAP
 - S = SEWER LINE
 - W = WATER LINE



- GENERAL NOTES:**
- THE 23 LOTS OF SKINNER MILL TOWNHOMES DO NOT LIE WITHIN THE SFHA 100 YEAR FLOOD PLAIN, AS SCALED FROM FEMA MAP 132450020G EFFECTIVE DATE NOVEMBER 15, 2019.
 - THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200 FEET OF SKINNER MILL TOWNHOMES.
 - APPROVED DEVELOPMENT PLANS OF SKINNER MILL TOWNHOMES DATED AUGUST 2020.
 - NO MAQULEE, ISLAND OR SPRINKLER SYSTEMS MAY BE LOCATED WITHIN P.A.
 - AUGUSTA-RICHMOND COUNTY WILL NOT MAINTAIN WATER OR SEWER SERVICES LOCATED OUTSIDE EASEMENTS OR PUBLIC RIGHT OF WAYS.
 - 1/2" REBARS ARE TO BE SET AT ALL LOT CORNERS WITH CAP UNLESS OTHERWISE NOTED.
 - ALL REBAR ENDINGS SHALL BE VERTICALLY AND ALL SERVICE LATERAL INVERT ELEVATIONS BEFORE ESTABLISHING THE LATERAL INVERT ELEVATIONS.
 - ELEVATIONS MUST BE A MINIMUM OF 5 FEET ABOVE THE SERVICE LATERAL INVERT.
 - ADDITIONAL RESTRICTIVE COVENANTS MAY BE RECORDED WITH THIS PLAT.
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 - WATER METERS AND SANITARY CLEAN-OUTS SHALL NOT BE LOCATED IN OR UNDERNEATH DRIVEWAYS.
 - NO FENCED SHALL BE INSTALLED THAT MAY OBSTRUCT MAINTENANCE OF THE STORM SWALES ALONG PROPERTY LINES.
 - THERE ARE NO WETLANDS ON OR WITHIN 200 FEET OF SKINNER MILL TOWNHOMES AS PER THE APPROVED DEVELOPMENT PLANS OF SKINNER MILL TOWNHOMES.

PLEASE NOTE THAT THE FINAL ADDRESS SHOULD MATCH WHERE THE FINISHED DRIVEWAY IS LOCATED

APPROVED FINAL PLAT
(NOT VALID UNTIL SIGNED)
AUGUSTA-RICHMOND COUNTY COMMISSION

Date Approved _____

Chairman—Mayor _____

Clerk: Commission _____

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AUGUSTA-RICHMOND COUNTY COMMISSION

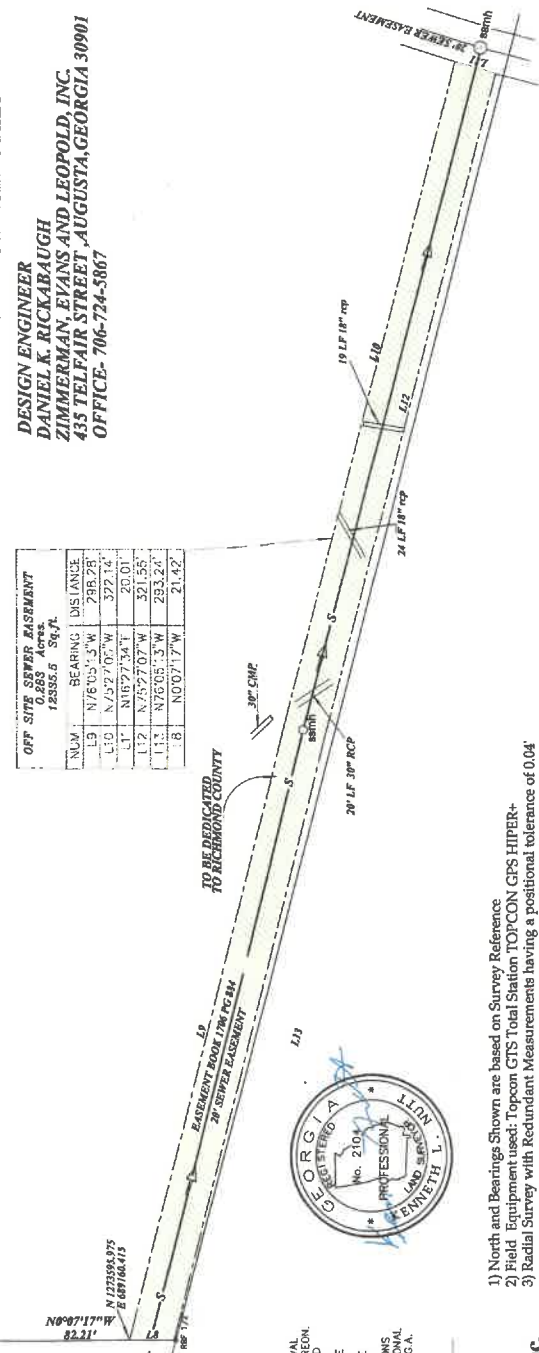
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SKINNER MILL TOWNHOMES



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COAM 15F001223



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OFF SITE SEWER EASEMENT
12355.5 SQ. FT.

LINE	BEARING	DISTANCE
L9	N 76°05'15"W	298.28'
L10	N 52°07'07"W	372.14'
L11	N 67°16'41"E	20.01'
L12	N 75°27'07"W	321.55'
L13	N 76°05'15"W	293.24'
L14	N 07°17'W	21.42'