

RECORD PLAT
OF
LAUREL PARK
PHASE II

SHOWING PROPERTY LOCATED IN THE 86th G.M.D.
AUGUSTA-RICHMOND COUNTY, GEORGIA
SCALE 1" = 30' SEPTEMBER 16, 2022

PREPARED BY:



3822-E COMMERCIAL COURT P. O. BOX 211525
MARTINEZ, GA. 30917 PHONE (706) 863-3483

SHEET 1 OF 4

STATE PLANE COORDINATE DATUM
NAD 83 GEORGIA EAST ZONE
COMB. SCALE FACTOR= 0.999888
ALL COORDINATES ARE GROUND COORDINATES.
VERTICAL DATUM
ALL ELEVATIONS SHOWN ARE NAVD 88.



LOCATION MAP
SCALE 1" = 1000'

PROJECT DATA
OWNERS/DEVELOPER
LAUREL PARK AUGUSTA, LLC
233 DAVIS ROAD, SUITE G
AUGUSTA, GEORGIA 30907
PHONE (706) 432-6640

TAX MAP PARCEL NUMBER
141-3-007-00-0 - LAUREL PARK AUGUSTA, LLC

ZONING CASE No.
Z-19-38

PROJECT DATA
TOTAL NUMBER OF LOTS.....78
CURRENT ZONING.....R-1E
TOTAL ACREAGE..... 11.21 Acres
ACREAGE IN 78 LOTS..... 6.03 Acres (262,842 Sq. Ft.)
MINIMUM LOT..... 2,500 Sq. Ft. (0.06 Ac.)
MAXIMUM LOT..... 7,006 Sq. Ft. (0.16 Ac.)
AVERAGE LOT SIZE..... 3,370 Sq. Ft. (0.08 Ac.)
ACREAGE IN STREET R/W..... 2.11 Acres (91,974 Sq. Ft.)
TOTAL ACREAGE IN OPEN SPACE 3.07 (133,498 SQ. FT.)
(PARCEL 1) 115,332 SQ. FT. (2.65 Acres)
(PARCEL 2) 3,290 SQ. FT. (0.08 Acres)
(PARCEL 3) 5,689 SQ. FT. (0.13 Acres)
(PARCEL 4) 4,318 SQ. FT. (0.10 Acres)
(PARCEL 5) 4,869 SQ. FT. (0.11 Acres)

SETBACK REQUIREMENTS:
FRONT LINES.....30 FEET FROM P/L
SIDE LINES.....NO SIDE SETBACK
REAR LINES.....25 FEET FROM P/L
SIDE LINES FOR DETACHED BUILDINGS5 FEET FROM P/L

DESIGN ENGINEER
CIVIL DESIGN SOLUTIONS
371 MAIN STREET
WARRENTON, GEORGIA 30828
PHONE (478) 465-0900

PROPOSED LAND USE IS..... RESIDENTIAL TOWNHOMES
PROJECT COVERED UNDER NPDES GENERAL PERMIT GAR100001
LOT COVERAGE - NO MAXIMUM LOT COVERAGE (R1-E)
MAXIMUM BUILDING HEIGHT ALLOWED BY ZONING.....2 1/2 STORIES OR 45 FEET
MAXIMUM PROPOSED BUILDING HEIGHT FOR THIS PROJECT.....< 45 FEET

NO ACCESSORY STRUCTURE MAY BE
LOCATED WITHIN 5 FEET OF ANY
SIDE OR REAR PROPERTY LINE.

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.

DEVELOPMENT OF THIS PROPERTY
SHALL BE IN ACCORDANCE WITH
THE CONDITIONS OF ZONING CASE
Z-19-38.

NOTE:
ALL SIDEWALKS, CROSSWALKS, SIGNING AND STRIPING
WERE TAKEN FROM DEVELOPMENT PLANS PREPARED BY
CIVIL DESIGN SOLUTIONS, WITH AN APPROVAL DATE OF
APRIL 21, 2022, WERE NOT FIELD LOCATED.

EQUIPMENT USED
ELECTRONIC THEODOLITE
ELECTRONIC DISTANCE METER
ANGULAR ERROR 5" PER ANGLE
TRAVERSE CLOSURE 1 IN 31,264
PLAT CLOSURE 1 IN 150,000+
BALANCED BY COMPASS RULE

GENERAL NOTES

- THE 78 LOTS OF LAUREL PARK, PHASE II DO NOT LIE IN THE SPHA 100 YEAR FLOOD PLANE, AS SCALED FROM FEMA MAP 13245001150 EFFECTIVE DATE NOVEMBER 15, 2019.
- THERE ARE NO WATERS OF THE STATE LOCATED ON OR WITHIN 200 FEET OF LAUREL PARK, PHASE I AS PER THE APPROVED DEVELOPMENT PLANS OF LAUREL PARK, PHASE II, DATED APRIL 21, 2022.
- NO. MARQUEE, ISLAND OR SPRINKLER SYSTEMS MAY BE LOCATED WITHIN R/W.
- AUGUSTA-RICHMOND COUNTY WILL NOT REPAIR OR MAINTAIN WATER OR SEWER SERVICES LOCATED OUTSIDE EASEMENTS OR PUBLIC RIGHT OF WAYS.
- THE RIGHT OF WAY OF FIRESTONE DRIVE SHALL BE PRIVATE.
- NO. 4 RE-BARS ARE TO BE SET AT ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL SERVICE LATERAL INVERT ELEVATIONS BEFORE ESTABLISHING FINISH FLOOR ELEVATIONS FOR THE STRUCTURE. ALL FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 5 FOOT ABOVE THE SERVICE LATERAL INVERT.
- ADDITIONAL RESTRICTIVE COVENANTS MAY BE RECORDED WITH THIS PLAT.
- PARCELS 1, 2, 3, 4 AND 5 ARE TO BE DESIGNATED AS OPEN SPACE AND ARE TO BE DEEDED TO AND MAINTAINED BY THE LAUREL PARK HOMEOWNERS ASSOCIATION.
- A 5' WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED TO LAUREL PARK HOME OWNERS ASSOCIATION ALONG THE FRONT OF ALL LOTS.
- ALL NEW LOT LINES SEPARATING CONNECTED UNITS ARE INTENDED TO BE PARALLEL AND CENTERED IN THE WALL SPACE BETWEEN THE UNITS AND WILL TAKE PRECEDENCE OVER THE CALLED MEASUREMENTS OR OTHER EVIDENCE TO THE CONTRARY.
- A 20 FOOT DRAINAGE & UTILITY EASEMENT IS RESERVED TO THE HOME OWNERS ASSOCIATION (HOA) ALONG ALL REAR PROPERTY LINES AND OVER ALL STORM DRAIN LINES, AS SHOWN.
- ADDITIONAL RESTRICTIVE COVENANTS MAY BE RECORDED WITH THIS PLAT.
- AN INGRESS-EGRESS AND UTILITY EASEMENT CENTERED ON THE CENTERLINE OF THE STREETS, IS RESERVED TO AUGUSTA-RICHMOND COUNTY. THOSE EASEMENTS SHALL BE THE WIDTH THAT IS EQUAL TO THE PRESCRIBED RIGHT OF WAY WIDTH OF THE INDIVIDUAL STREET. THIS WIDTH WILL VARY.
- WATER METERS AND SANITARY CLEAN-OUTS SHALL NOT BE LOCATED IN OR UNDERNEATH DRIVEWAYS.
- NO FENCES SHALL BE INSTALLED THAT MAY OBSTRUCT MAINTENANCE OF THE STORM SWALES ALONG PROPERTY LINES.
- A 5' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAY LINES IS RESERVED TO AUGUSTA-RICHMOND COUNTY, UNLESS OTHERWISE NOTED.
- AUGUSTA, GEORGIA SHALL NOT BE RESPONSIBLE FOR PAVEMENT REPAIRS OR SITE RESTORATION ASSOCIATED WITH REPAIR/REPLACEMENT OF A WATER OR SEWER LINE IN THIS PRIVATE DEVELOPMENT.

LEGEND

- IPS = 1/2" REINFORCING BAR SET
OTF = OPEN TOP PIPE FOUND
CTF = CRIMP TOP PIPE FOUND
RBF = REINFORCING BAR FOUND
CMF = CONCRETE MONUMENT FOUND
● = COMPUTED POINT
P.U.E. = PERMANENT UTILITY EASEMENT
BFE = BASE FLOOD ELEVATION
MIN. FF = MINIMUM FINISHED FLOOR ELEVATION
--- 442 --- = TAX MAP PARCEL NUMBER (AS OF PLAT DATE)
442 = STREET ADDRESS
⊕ = SANITARY MANHOLE
⊗ = SEWER SERVICE
⊙ = WER INLET
⊕ = STORM MANHOLE
△ = SINGLE WHO TRAP
△ = DOUBLE WHO TRAP
■ = HOOD BACK TRAP
FES = FLARED END SECTION
⊗ = FIRE HYDRANT
⊕ = WATER VALVE
⊗ = WATER SERVICE
--- 6" W --- WATER LINES
--- SANITARY SEWER LINES
--- STORM SEWER LINES

APPROVED FINAL PLAT
(Not valid until signed)
Augusta Commission

Date Approved: January 3, 2023
Chairman - Mayor
Clerk: Commission

APPROVED FINAL PLAT
(Not valid until signed)
Augusta Richmond County
Planning Commission

Date Approved: December 5, 2022
Chairman
Secretary

AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, I HEREBY CERTIFY THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING, IN WRITING, BY THE AUGUSTA PLANNING COMMISSION OR THEIR AUTHORIZED DESIGNEE - THE AUGUSTA PLANNING & DEVELOPMENT DEPARTMENT.

AUGUSTA RICHMOND COUNTY PLANNING COMMISSION DATE

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL.

PRIVATE STREET NOTE:

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 THE 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 OR ASSUMES LIABILITY FOR THE DESIGN OF THE STREETS AND ROADS (DETENTION/RETENTION PONDS AND COMMON AREAS - AS APPLICABLE) AS SHOWN HEREON.

SURVEYORS CERTIFICATION

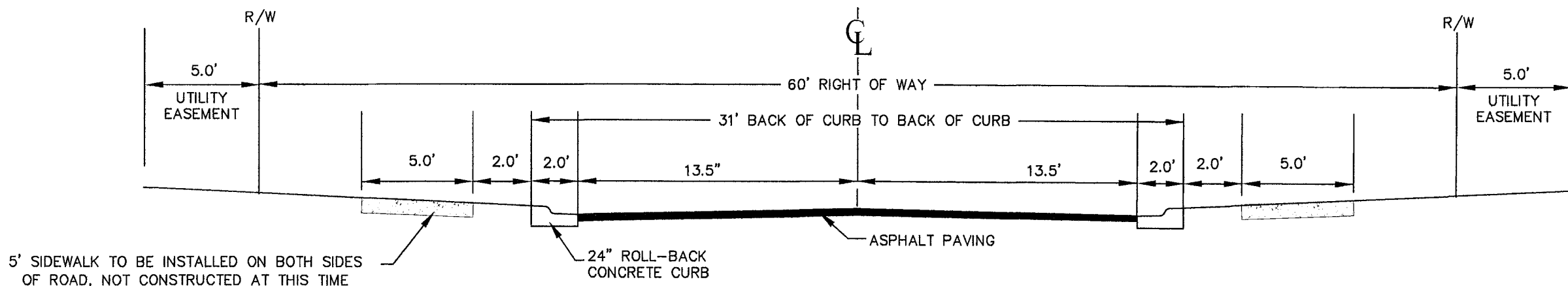
AS REQUIRED BY SUBSECTION (a) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVAL OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Randell E. Cook 1-4-23
DATE
GEORGIA REGISTERED LAND SURVEYOR No. 2270



EASEMENT DATA

- 20' WIDE PERMANENT UTILITY EASEMENT RESERVED TO THE HOMEOWNERS ASSOCIATION.
EXISTING PERMANENT UTILITY EASEMENT
PERMANENT INGRESS-EGRESS AND UTILITY EASEMENT RESERVED TO AUGUSTA, RICHMOND COUNTY, GA



TYPICAL ROAD SECTION
NOT TO SCALE

NOTE: AS SHOWN ON DEVELOPMENT PLANS OF
LAUREL PARK, PHASE II
PREPARED BY CIVIL DESIGN SOLUTIONS WITH AN APPROVAL
DATE OF APRIL 21, 2022

