FINAL PLAT

SUBDIVISION
OF:
PHASE 1

GLASTONBURY

PROPERTY LOCATED IN THE 1434TH G.M.D.
AUGUSTA, RICHMOND COUNTY, GEORGIA
DATE : JULY 22, 2026 SCALE : 1" = 60'
DATE : SEPTEMBER 22, 2026 Augusta comments

PREPARED FOR :
OWNER / DEVELOPER / CONTACT

COEL BEAZLEY JOINT VENTURE, LLC

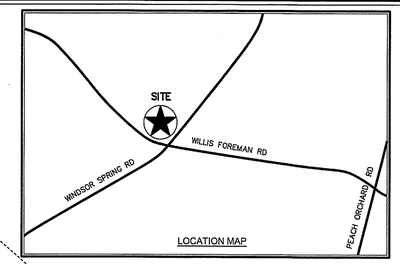
7009 TOWNE CENTER BLVD. EVANS, GEORGIA 30809 (706) 863-4888 ATT: BILL BEAZLEY

PREPARED BY :

SOUTHERN PARTNERS, INC.

– ENGINEERS – SURVEYORS – PLANNERS –
1233 AUGUSTA WEST PARKWAY AUGUSTA GA. 30909 (706) 855-6000

PROJECT DATA	
TOTAL ACRES – (Ph 1)	35.94 Acres
TOTAL ACRES – (Ph 2)	23.36 Acres
OPEN SPACE – (Ph 1)	6.55 Acres
OPEN SPACE – (Ph 2)	10.59 Acres
TOTAL OPEN SPACE	17.14 Acres (29%)
TOTAL NO. OF SECTION LOTS	81
TAX PARCEL	PO 179-0-186-00-0 179-3-001-00-0
ZONING	R-1



WILLIS FOREMAN RD
GDOT PROJECT # STP00-7007-00(006)

WINDSOR SPRING RD
GDOT PROJECT # STP00-7007-00(006)

BENEDICT WAY 60' R/W (PUBLIC)
PARKBROOK DR 60' R/W (PUBLIC)
SHARPHAM DR 60' R/W (PUBLIC)
BROOKSHILL WAY 60' R/W (PUBLIC)

- OPEN SPACE - 0.15 AC 6,577 SF
- OPEN SPACE - 0.05 AC 2,226 SF
- OPEN SPACE - OWNED & MAINTAINED BY HOA 1.28 AC 55,740 SF
- OPEN SPACE - OWNED & MAINTAINED BY HOA

20' STREETYARD BUFFER
STREETYARD BUFFER AREA
BUFFER AREA 0.19 AC 8,466 SF

1A 0.19 AC 8,470 SF
1B 0.21 AC 8,931 SF
1C 0.27 AC 11,978 SF
2A 0.16 AC 6,795 SF
2B 0.18 AC 7,853 SF
2C 0.18 AC 7,859 SF
3A 0.22 AC 9,552 SF
3B 0.18 AC 7,921 SF
3C 0.18 AC 7,865 SF
4A 0.22 AC 9,487 SF
4B 0.18 AC 8,022 SF
4C 0.18 AC 7,847 SF
5A 0.22 AC 9,487 SF
5B 0.19 AC 8,141 SF
5C 0.18 AC 7,805 SF
6A 0.22 AC 9,487 SF
6B 0.19 AC 8,275 SF
6C 0.18 AC 7,825 SF
7A 0.22 AC 9,487 SF
7B 0.18 AC 8,016 SF
7C 0.18 AC 7,825 SF
8A 0.22 AC 9,487 SF
8B 0.18 AC 8,017 SF
8C 0.18 AC 7,825 SF
9A 0.22 AC 9,487 SF
9B 0.18 AC 7,950 SF
9C 0.18 AC 7,825 SF
10A 0.22 AC 9,487 SF
10B 0.18 AC 7,920 SF
10C 0.18 AC 7,825 SF
11A 0.22 AC 9,487 SF
11B 0.18 AC 7,920 SF
11C 0.18 AC 7,825 SF
12A 0.22 AC 9,487 SF
12B 0.18 AC 7,920 SF
12C 0.18 AC 7,826 SF
13A 0.22 AC 9,487 SF
13B 0.19 AC 8,136 SF
13C 0.18 AC 7,813 SF
14A 0.22 AC 9,487 SF
14B 0.19 AC 8,253 SF
14C 0.18 AC 7,800 SF
15A 0.22 AC 9,487 SF
15B 0.26 AC 11,212 SF
15C 0.18 AC 7,800 SF
16A 0.22 AC 9,487 SF
16B 0.29 AC 12,592 SF
16C 0.18 AC 7,813 SF
16D 0.15 AC 6,600 SF
17A 0.22 AC 9,487 SF
17B 0.29 AC 12,611 SF
17C 0.18 AC 7,903 SF
17D 0.17 AC 7,589 SF
18A 0.22 AC 9,487 SF
18B 0.26 AC 11,173 SF
18C 0.24 AC 10,521 SF
19A 0.22 AC 9,487 SF
19B 0.23 AC 10,008 SF
19C 0.29 AC 12,465 SF
20A 0.22 AC 9,487 SF
20B 0.22 AC 9,387 SF
21A 0.22 AC 9,487 SF
21B 0.18 AC 7,800 SF
22A 0.22 AC 9,487 SF
22B 0.18 AC 7,800 SF
23A 0.22 AC 9,487 SF
23B 0.18 AC 7,800 SF
24A 0.22 AC 9,487 SF
24B 0.18 AC 7,800 SF
25A 0.22 AC 9,487 SF
25B 0.18 AC 7,800 SF
26A 0.22 AC 9,487 SF
41A 0.24 AC 10,590 SF
42A 0.18 AC 7,800 SF
43A 0.17 AC 7,533 SF
44A 0.17 AC 7,370 SF
45A 0.21 AC 9,102 SF
46A 0.20 AC 8,663 SF

CURVE	RADIUS	ARC LENGTH	CH. LENGTH	CH. BEARING
C1	130.00'	2.47'	2.47'	N 41°19'00" W
C2	130.00'	50.31'	50.00'	N 29°41'07" W
C3	130.00'	50.31'	50.00'	N 07°30'37" W
C4	130.00'	50.31'	50.00'	N 14°39'53" E
C5	130.00'	50.31'	50.00'	N 36°50'27" E
C6	130.00'	22.77'	22.74'	N 52°58'43" E
C7	130.00'	49.54'	49.63'	N 68°58'06" E
C8	130.00'	50.32'	50.01'	S 88°56'15" E
C9	130.00'	50.32'	50.01'	S 66°45'31" E
C10	130.00'	25.24'	25.20'	S 50°06'29" E
C11	2999.26'	20.64'	20.64'	S 44°44'51" E
C12	2999.26'	12.14'	12.14'	S 45°03'18" E
C13	3059.26'	23.51'	23.51'	N 44°57'03" W
C14	3059.26'	9.92'	9.92'	N 44°38'15" W
C15	70.00'	94.82'	87.62'	N 83°17'28" W
C16	3319.26'	42.35'	42.35'	S 44°02'39" E
C17	3379.26'	37.35'	37.35'	N 44°03'42" W
C18	3379.26'	8.04'	8.04'	N 43°40'37" W
C19	70.00'	121.98'	107.11'	S 08°03'06" W
C20	3959.26'	58.35'	58.35'	S 43°54'53" E
C21	3959.26'	62.33'	62.33'	S 44°46'24" E
C22	3959.26'	60.00'	60.00'	S 45°39'31" E
C23	3959.26'	61.16'	61.16'	S 46°32'07" E
C24	3959.26'	61.16'	61.16'	S 47°25'14" E
C25	3959.26'	61.16'	61.16'	S 48°18'20" E
C26	3959.26'	61.16'	61.16'	S 49°11'26" E
C27	3959.26'	61.16'	61.16'	S 50°04'32" E
C28	3959.26'	61.16'	61.16'	S 50°57'39" E
C29	3959.26'	61.16'	61.16'	S 51°50'45" E
C30	3959.26'	7.41'	7.41'	S 52°20'31" E
C31	1158.00'	1.08'	1.08'	S 52°45'42" E
C32	1158.00'	64.18'	64.18'	S 54°22'35" E
C33	1158.00'	17.86'	17.86'	S 56°24'22" E
C34	70.00'	103.92'	94.64'	N 80°37'17" E
C35	5894.50'	61.85'	61.85'	N 47°31'27" W
C36	5894.50'	61.81'	61.80'	N 46°55'23" W
C37	5894.50'	61.77'	61.77'	N 46°19'21" W
C38	5894.50'	61.74'	61.74'	N 45°43'20" W
C39	5894.50'	61.99'	61.99'	N 45°07'16" W
C40	5894.50'	71.70'	71.70'	N 44°28'16" W
C41	5894.50'	20.00'	20.00'	N 44°01'32" W
C42	5894.50'	60.00'	60.00'	N 43°38'12" W
C43	5894.50'	71.66'	71.66'	N 42°59'49" W
C44	5894.50'	54.52'	54.52'	N 42°23'01" W
C45	5894.50'	17.27'	17.27'	N 42°02'05" W
C46	5894.50'	58.19'	58.19'	N 41°40'05" W
C47	1370.00'	145.88'	145.78'	N 64°17'30" W
C48	130.00'	30.31'	30.24'	S 44°46'11" W
C49	130.00'	59.44'	55.02'	S 63°39'58" W
C50	130.00'	50.48'	50.08'	S 88°09'34" W
C51	130.00'	51.77'	51.43'	N 68°15'19" W
C52	1218.00'	2.76'	2.76'	N 56°46'52" W
C53	1218.00'	59.29'	59.29'	N 55°19'18" W
C54	1218.00'	26.00'	26.00'	N 53°18'56" W
C55	4019.26'	41.16'	41.16'	N 52°05'51" W
C56	4019.26'	59.78'	59.78'	N 51°22'41" W
C57	4019.26'	59.78'	59.78'	N 50°31'33" W
C58	4019.26'	59.78'	59.78'	N 49°40'25" W
C59	4019.26'	59.78'	59.78'	N 48°49'17" W
C60	4019.26'	59.78'	59.78'	N 47°58'09" W
C61	4019.26'	59.78'	59.78'	N 47°07'01" W
C62	4019.26'	59.74'	59.74'	N 46°15'55" W
C63	4019.26'	63.20'	63.20'	N 45°23'20" W
C64	1370.00'	204.72'	204.53'	N 56°57'39" W
C65	4171.26'	650.11'	649.45'	N 47°55'20" W

LINE	BEARING	DISTANCE
L1	N 01°29'10" E	35.69'
L2	S 08°03'06" W	32.20'
L3	S 41°51'37" E	35.87'
L4	N 41°51'37" W	47.26'
L5	N 81°56'54" W	38.25'
L6	S 08°03'06" W	32.20'
L7	S 41°51'37" E	85.88'
L8	S 41°51'37" E	2.77'
L9	N 81°56'54" W	38.25'
L10	S 41°51'37" E	32.17'
L11	S 41°51'37" E	60.00'
L12	S 41°51'37" E	6.86'
L13	N 09°43'40" W	33.57'
L14	N 57°32'43" W	64.70'
L15	N 57°32'43" W	8.73'
L16	S 21°31'37" E	35.19'
L17	S 21°31'37" E	28.54'
L18	N 68°49'39" E	69.44'
L19	S 44°23'42" E	4.11'
L20	S 44°23'42" E	60.45'
L21	S 44°23'42" E	60.45'
L22	S 08°37'54" E	35.53'
L23	N 68°28'23" E	10.00'
L24	S 37°55'32" W	53.71'
L25	S 44°09'06" W	6.33'
L26	S 44°09'06" W	94.74'
L27	S 37°50'27" W	58.70'
L28	N 41°31'07" E	20.00'
L29	S 77°50'53" E	43.34'
L30	S 83°29'06" W	35.19'
L31	N 89°28'39" W	39.55'

NOTES

1.) 1/2" x 24" REBARS SET AT ALL NEW PROPERTY CORNERS AND ALL EXISTING PROPERTY CORNERS ARE AS SHOWN

2.) THERE SHALL BE A 25' MINIMUM BUILDING LINE ALONG THE FRONT OF ALL LOTS UNLESS OTHERWISE SHOWN.

3.) THERE SHALL BE A 5' EASEMENT ALONG EACH SIDE OF THE SIDE LOT LINES AND A 10' EASEMENT ALONG THE REAR OF ALL LOT LINES FOR DRAINAGE AND UTILITES UNLESS OTHERWISE SHOWN.

4.) THERE SHALL BE A 5' EASEMENT ALONG THE FRONT OF ALL LOTS FOR UTILITY CORRIDOR, UNLESS OTHERWISE SHOWN.

5.) THE FOLLOWING SETBACKS APPLY TO THIS DEVELOPMENT: (GLASTONBURY)

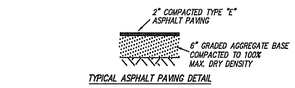
60 ≤ Lots ≤ 70' 7' side setback both sides
Lots > 70' 10' side setback both sides
All Lots 20% of depth not > 50' rear setback

6.) INDIVIDUAL LOT GRADING NOTE:
THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR ANY LOT GRADING REQUIRED TO ENSURE "POSITIVE DRAINAGE" AWAY FROM THE FUTURE HOMES THAT MEET ALL APPLICABLE BUILDING CODES. FILL ON LOTS MAY BE REQUIRED TO ACHIEVE "POSITIVE DRAINAGE". THE DRAINAGE FROM THE LOTS SHALL BE DISCHARGED DIRECTLY TO PUBLIC DRAINAGE SYSTEMS INCLUDING BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAYS, WEIR INLETS AND DIVERSION SWALES AS SHOWN WITHIN THIS PLAT. THE RESIDENTIAL BUILDING CONTRACTOR AND/OR HOMEOWNER SHALL NOT IMPEDE THE DRAINAGE PATH TO THE PUBLIC DRAINAGE SYSTEMS.

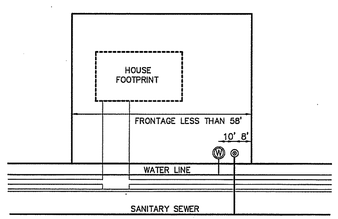
7.) ACCORDING TO FEMA FIRM PANEL NUMBER 13245C0205G, MAP EFFECTIVE DATE NOVEMBER 15, 2019, THIS PROPERTY IS LOCATED IN A 100 YEAR FLOODPLAIN.

8.) (AGE) = TO BE DEDICATED TO AUGUSTA, GEORGIA

9.) THE TRAILS FOR THE SUBDIVISION, THAT ARE ON THE APPROVED SET OF PLANS ARE LOCATED IN PHASE 2.



TYPICAL ASPHALT PAVING DETAIL



1. LOTS WITH LESS THAN 58' OF FRONTAGE ARE MARKED WITH :
2. SANITARY SEWER SERVICE TO BE ON THE LOW SIDE OF THE LOT & 8' FROM PROPERTY LINE: WATER SERVICE TO BE 10' FROM SEWER SERVICE: DRIVEWAY ARE TO BE ON THE HIGH SIDE OF THE LOT.

CONDITIONAL SERVICE LOCATIONS

APPROVED FINAL PLAT
(Not Valid until signed)
Augusta Commission

Date Approved: _____

_____
Chairperson – Mayor

_____
Clerk–Commission

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

Date Approved: _____

_____
Chairman

_____
Secretary

As required by subsection (d) of O.C.G.A. Section 15–06–67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording a evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals 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

GEORGIA REGISTERED LAND SURVEYOR #2506

GEORGIA REGISTERED NO. 2506 LAND SURVEYOR WILLIAM F. TOOLEY JR.

FIELD CLOSURE
Angular Closure: 03"
Adjustment: Compass
Plat Closure: 1' / 221,150'
Equipment: SOKKIA GRX3

FIELD WORK JULY 7, 2026

PLAT REFERENCE
STATE PLANE COORDINATE SYSTEM OF GEORGIA, EAST ZONE, NAD 83/(HORIZONTAL) NAVD 88(VERTICAL) COMBINED SF 0.999890698

0 = #4 REBAR SET

– WEBB PROPERTIES –
TP 179-0-002-01-0
DB 1021/PG 2305
PB 1/PG 1296

– TERESHINSKI –
TP 194-0-001-07-0
DB 302/PG 2213
REEL 302/PG 2218

State Plane Coordinate
N:1216102.5577
E:691610.9190
(Ground)

GRID NORTH
GA EAST ZONE
NAD 83 HARD '88"

COA LSF 000010

RECPLAT\28634-Glastonbury\28634-RP.DWG

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SUBDIVISION
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PHASE 1

GLASTONBURY

PROPERTY LOCATED IN THE 1434TH G.M.D.
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DATE : JULY 22, 2026 SCALE : 1" = 60'
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7009 TOWNE CENTER BLVD. EVANS, GEORGIA 30809 (706) 863-4888 ATT: BILL BEAZLEY

PREPARED BY :

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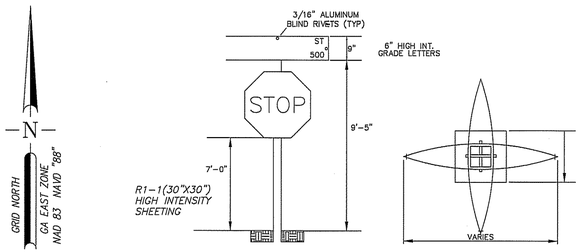
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0 60 120 180

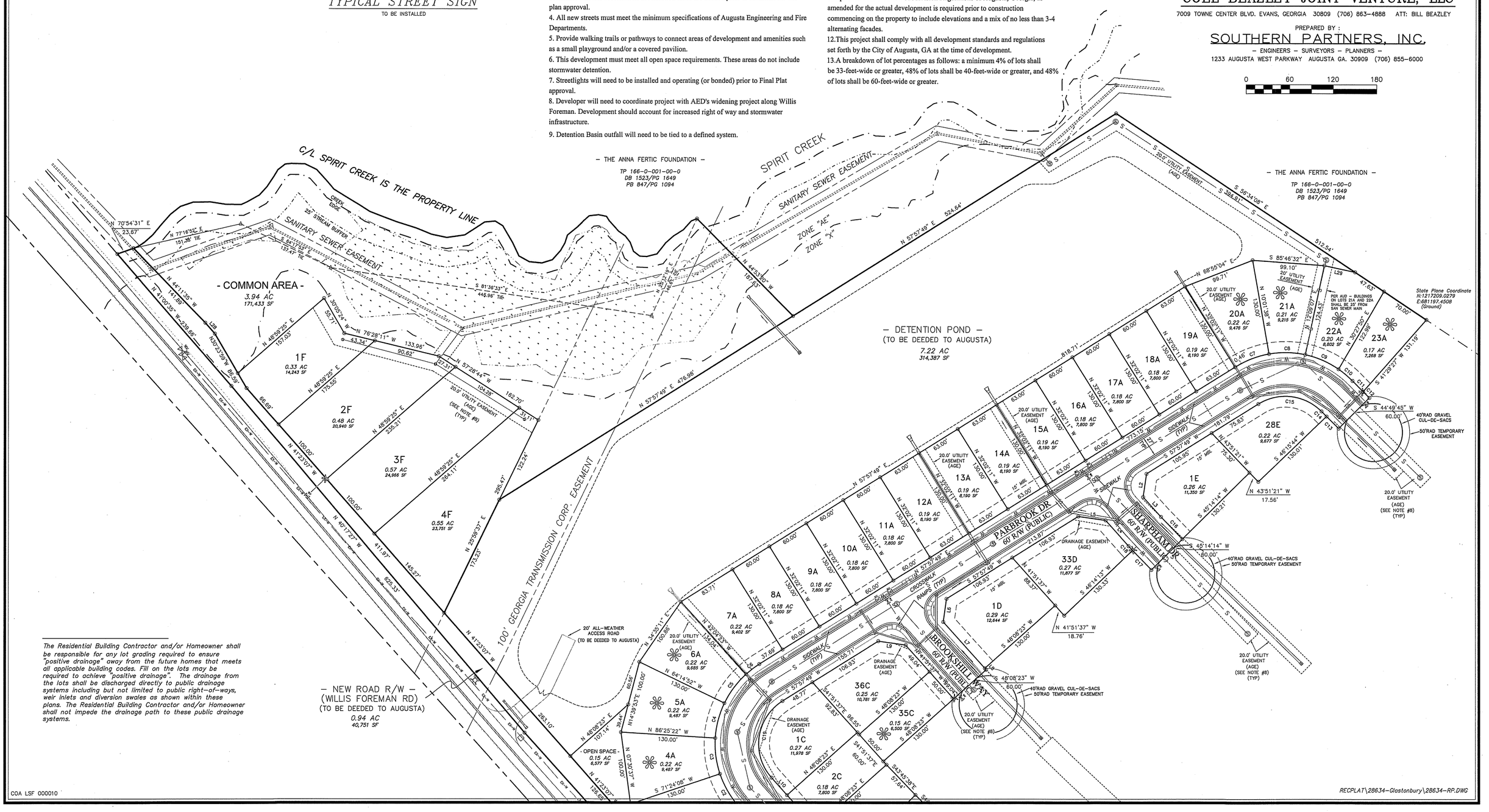
SE-24-08 - A petition by COEL Development Co. Inc., requesting a special exception per Section 8-2(a) of the Comprehensive Zoning Ordinance to reinstate special exception Z-20-34 to develop single-family lots not to exceed a density of 3 units per acre affecting properties containing approximately 59.32 acres located at 4477-B Windsor Spring Road and 2551 Willis Foreman Road. Tax Map #179-0-186-00-0 and 179-3-001-00-0. Zoned R-1 (One-family Residential).

The Augusta Commission **approved** this special exception request with the following conditions:

1. The special exception shall allow for various lot widths with an overall density of the development not to exceed 3 dwelling units per acre.
2. Sidewalks must be improved and/or installed along both streets adjacent to the properties and meet all standards of the Augusta Traffic Engineering Department, including handicap access, where required. Sidewalks are required on both sides of internal streets within the subdivision.
3. A traffic study shall be submitted to Augusta Traffic Engineering Department to determine whether acceleration/deceleration lanes are needed prior to submittal for site plan approval.
4. All new streets must meet the minimum specifications of Augusta Engineering and Fire Departments.
5. Provide walking trails or pathways to connect areas of development and amenities such as a small playground and/or a covered pavilion.
6. This development must meet all open space requirements. These areas do not include stormwater detention.
7. Streetlights will need to be installed and operating (or bonded) prior to Final Plat approval.
8. Developer will need to coordinate project with AED's widening project along Willis Foreman. Development should account for increased right of way and stormwater infrastructure.
9. Detention Basin outfall will need to be tied to a defined system.
10. Water Quality will be required and should include a one-inch runoff reduction. The existing pond shall not be used for Water Quality Stormwater Maintenance Agreement.
11. Approval of the special exception request shall not constitute approval of the conceptual subdivision plan submitted with this application. The proposed development shall substantially conform to the concept plan submitted with the special exception application. Subdivision Development Plan approval in compliance with the Land Subdivision Regulations of Augusta, Georgia, as amended for the actual development is required prior to construction commencing on the property to include elevations and a mix of no less than 3-4 alternating facades.
12. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.
13. A breakdown of lot percentages as follows: a minimum 4% of lots shall be 33-feet-wide or greater, 48% of lots shall be 40-feet-wide or greater, and 48% of lots shall be 60-feet-wide or greater.



TYPICAL STREET SIGN
TO BE INSTALLED



The Residential Building Contractor and/or Homeowner shall be responsible for any lot grading required to ensure "positive drainage" away from the future homes that meets all applicable building codes. Fill on the lots may be required to achieve "positive drainage". The drainage from the lots shall be discharged directly to public drainage systems including but not limited to public right-of-ways, weir inlets and diversion swales as shown within these plans. The Residential Building Contractor and/or Homeowner shall not impede the drainage path to these public drainage systems.

COA LSF 000010

RECPLAT\28634-Glastonbury\28634-RP.DWG

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AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION
STAFF REPORT

Case Number: Final Plat – Glastonbury PH I – S-1017

Hearing Date: Monday, November 2, 2026

Applicant: Kevin Kosh

Property Owner: Coel Beazley Joint Venture LLC

Property Address: 2551 Willis Foreman Road

Tax Parcel #: 179-3-001-00-0

Present Zoning: R-1

Neighborhood or Subdivision: Glastonbury

Commission District: 8 (Brandon Garrett) **Super District:** 10 (Wayne Guilfoyle)