

AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION STAFF REPORT

Case Number: Final Plat – Bellemeade Landing, S-992

Hearning Date: Monday June 3, 2024

Applicant: Bo Slaughter

Property Owner: Team Property Development, LLC

Property Address: 2345 Golden Camp Road

Tax Parcel #: 084-2-002-00-0

Present Zoning: R-1A

Neighborhood or Subdivision: Bayvale Heights / Bellemeade

Commission District: 5 (Bobby Williams)

Super District: 9 (Francine Scott)

Fort Eisenhower Notification Required: N/A

APPROVED FINAL PLAT

(Not valid until signed)
AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION

Date Approved: _____

Chairman _____

Secretary _____

APPROVED FINAL PLAT

(Not valid until signed)
AUGUSTA COMMISSION

Date Approved: _____

Chairperson-Mayor _____

City-Commission _____

PROJECT DATA

OWNER AND DEVELOPER
TEAM PROPERTY DEVELOPMENT LLC

CONTACT: TRAVIS GEARIG
1500 SOUTHWEST BLVD
BROOKVIEW, GA 30813
Phone (706) 840-4192
E-Mail: travis@teamprop.com

PRESENT ZONING R1-A

PARCEL AREA 46.07 ACRES

ST. ADDRESS 2345 GOLDEN CAMP RD

TAX MAP PARCEL: 084-2-002-00-0

TOTAL LOTS 67 LOTS

GREEN SPACE: 25.2 AC

SETBACKS: FRONT= 25 FT
SIDE= 5 FT
REAR= 22 FT

DESIGN ENGINEER:
JAMES G. SWIFT & ASSOCIATES
1125 INTERSTATE PARKWAY
AUGUSTA, GA 30909
706-888-8803
EMAIL: BOOKSWIFT.COM

SURVEYOR:
JAMES G. SWIFT & ASSOCIATES
1125 INTERSTATE PARKWAY
AUGUSTA, GA 30909
706-888-8803
EMAIL: BOOKSWIFT.COM

PLAT FOR

BELLEMEADE LANDING

PROPERTY LOCATED AT 2345 GOLDEN CAMP RD

AUGUSTA, GEORGIA

MARCH 5, 2024

SCALE: 1" = 50'

50' 0' 50'

PREPARED BY:

JAMES G. SWIFT & ASSOCIATES

CONSULTING ENGINEERS

1208 INTERSTATE PARKWAY - AUGUSTA, GA 30909

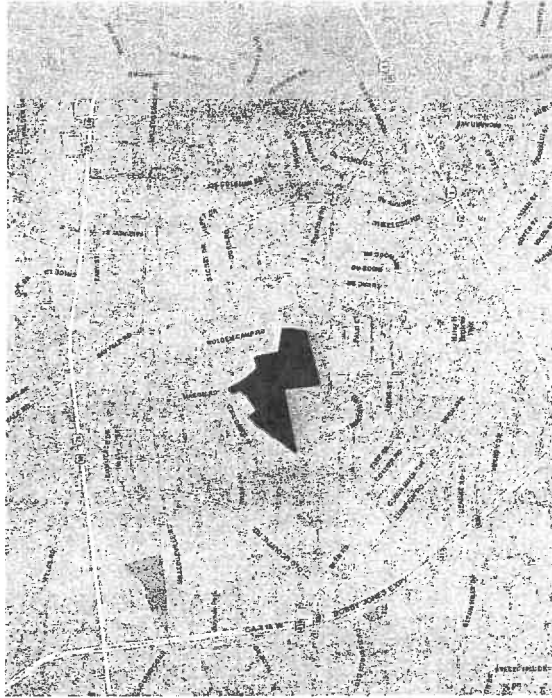
Phone: (706) 888-8803

TAX MAP: _____

PARCEL NO. _____

18-407-004

PROJECT # S-951
LD PERMIT # 2022-111-LD



As required by subsection (d) 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. The surveyor certifies that the plat is a true and correct representation of the land as surveyed and that the plat is in accordance with 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.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURE(S) OF THE SURVEYOR IS/ARE REQUIRED FOR THIS SURVEY TO BE RECORDED AND ARE TO BE PROPERLY OBTAINED BEFORE RECORDING.

DATE 5/6/24
JAMES G. SWIFT & ASSOCIATES REGISTERED LAND SURVEYOR 2814
PARTICIPANT ID: 156728843

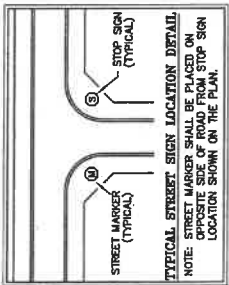
SURVEYOR'S CERTIFICATION
SECTION 15-6-67, THE REGISTERED LAND SURVEYOR 2814
HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN PREPARED FOR FILING IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COURT OF THE STATE OF GEORGIA IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

DATE 5/6/24
JAMES G. SWIFT & ASSOCIATES REGISTERED LAND SURVEYOR 2814

NOTES:
1. THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 10-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTES:

1. A 5' EASEMENT IS RESERVED ON ALL FRONT & SIDE LOT LINES AND A 10' EASEMENT IS RESERVED ON ALL REAR LOT LINES FOR DRAINAGE AND UTILITIES UNLESS OTHERWISE SHOWN.
2. THE SURVEYOR HAS OBSERVED THE EXISTING UTILITIES AND DRAINAGE STRUCTURES FOR THE ACCOMMODATION OF STORM WATER FLOW TO DRAINAGE STRUCTURES. THESE SWALES & EASEMENTS THERE TO & MAINTENANCE THERE OF SHALL REMAIN WITH THE PROPERTY. THE SURVEYOR SHALL NOT DESTROY OR DESTROY ANY DRAINAGE STRUCTURES OR SWALES. RECORDING OF THIS PLAT SHALL NOT MAINTAIN ANY DRAINAGE STRUCTURES OR SWALES. RECORDING OF THIS PLAT SHALL NOT MAINTAIN ANY DRAINAGE STRUCTURES OR SWALES.
3. NO. 5 REBAR IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
4. THIS SURVEY WAS PERFORMED WITH A 5" THEODOLITE, E.D.M. AND A 200' STEEL TAPE ON 3/5/24.
5. THIS SURVEY HAS A FIELD CLOSURE THAT EXCEEDS 1 PART IN 15,721.
6. PLAT CLOSURE: 1 PART IN 156,776.
7. MINIMUM LENGTH OF PINS AT PROPERTY CORNERS WILL BE 10".
8. THE SURVEYOR HAS OBSERVED THE EXISTING UTILITIES AND DRAINAGE STRUCTURES FOR THE ACCOMMODATION OF STORM WATER FLOW TO DRAINAGE STRUCTURES. THESE SWALES & EASEMENTS THERE TO & MAINTENANCE THERE OF SHALL REMAIN WITH THE PROPERTY. THE SURVEYOR SHALL NOT DESTROY OR DESTROY ANY DRAINAGE STRUCTURES OR SWALES. RECORDING OF THIS PLAT SHALL NOT MAINTAIN ANY DRAINAGE STRUCTURES OR SWALES.
9. A 20' EASEMENT CENTERED OVER ALL STORM, SANITARY, AND WATER LINES ARE TO BE RESERVED IN FAVOR OF RICHMOND COUNTY.
10. ALL ROAD RIGHT OF WAYS AND STORM WATER MANAGEMENT AND UTILITIES AREA ARE TO BE DEEDED TO RICHMOND COUNTY.



LINE TABLE

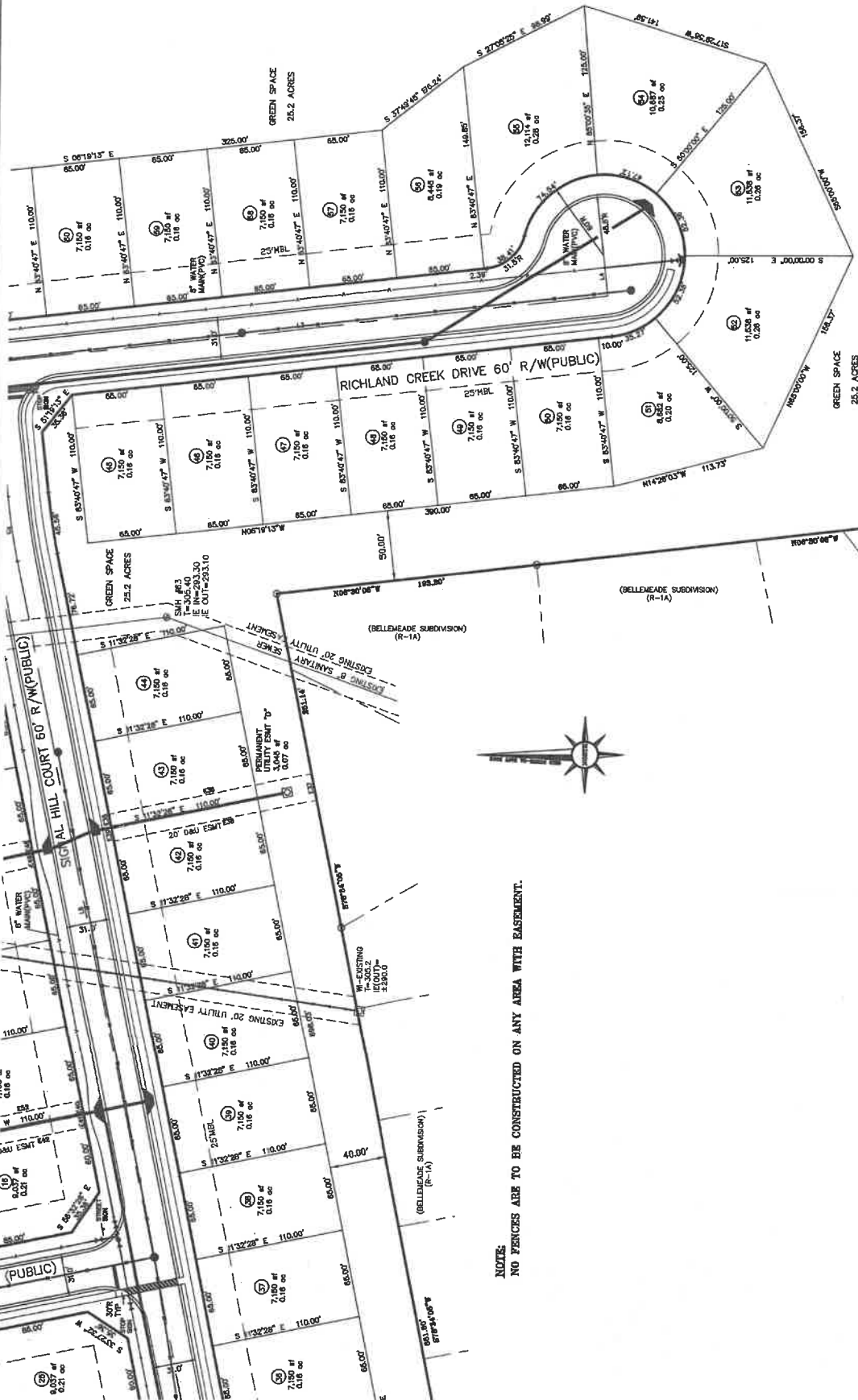
LINE	BEARING	LENGTH
E20	S83°33'20"E	10.34
E21	S83°33'20"E	13.34
E22	S83°33'20"E	13.34
E23	N07°41'00"E	10.17
E24	N02°00'50"E	10.41
E25	N01°40'04"E	13.37
E26	S83°33'20"E	2.79
E27	S83°33'20"E	13.34
E28	N09°50'40"E	20.20
E29	S83°33'20"E	13.34
E30	N07°08'51"E	106.58
E31	S83°40'47"E	10.00
E32	N08°19'13"E	10.00
E33	N08°50'47"E	10.00
E34	N08°50'47"E	10.00
E35	N08°50'47"E	10.00
E36	S01°32'28"E	152.25
E37	S08°34'05"E	20.00
E38	N11°32'28"E	152.21
E39	N07°27'33"E	10.00
E40	S07°27'33"E	10.00
E41	S07°27'33"E	10.00
E42	N11°32'28"E	106.68
E43	N07°08'51"E	7.05
E44	N08°50'47"E	25.17
E45	S08°50'47"E	25.17
E46	S07°27'33"E	10.00
E47	S07°27'33"E	10.00
E48	S07°27'33"E	10.00
E49	S07°27'33"E	10.00
E50	N11°32'28"E	84.41
E51	S07°27'33"E	178.03
E52	S01°32'28"E	84.89
E53	S01°32'28"E	10.00
E54	N08°50'47"E	10.00
E55	N08°50'47"E	6.38
E56	S08°50'47"E	153.18
E57	N07°27'33"E	8.82
E58	N13°32'45"E	11.19
E59	S01°32'28"E	20.00
E60	S01°32'28"E	20.00
E61	S07°27'33"E	110.00
E62	N44°05'20"E	121.26
E63	N08°17'48"E	378.33
E64	N08°17'48"E	70.01
E65	N08°17'48"E	37.84
E66	S08°17'48"E	37.84
E67	S08°17'48"E	37.84
E68	S44°05'20"E	120.73

CURVE TABLE

LINE	LENGTH	RADIUS	DELTA	CHORD
C1	159.43	530.00	171.10°	114.56
C2	48.28	530.00	87.31°	38.10

CHORD

LINE	LENGTH	RADIUS	DELTA	CHORD
C1	159.43	530.00	171.10°	114.56
C2	48.28	530.00	87.31°	38.10
C3	8.24	80.00	149.24°	5.40
C4	10.88	80.00	171.10°	5.85
C5	10.17	80.00	149.24°	5.40
C6	10.17	80.00	171.10°	5.85



NOTE:
NO FENCES ARE TO BE CONSTRUCTED ON ANY AREA WITH EASEMENT.

BELLEMEADE LANDING

PROPERTY LOCATED AT 2345 GOLDEN CAMP RD

AUGUSTA, GEORGIA

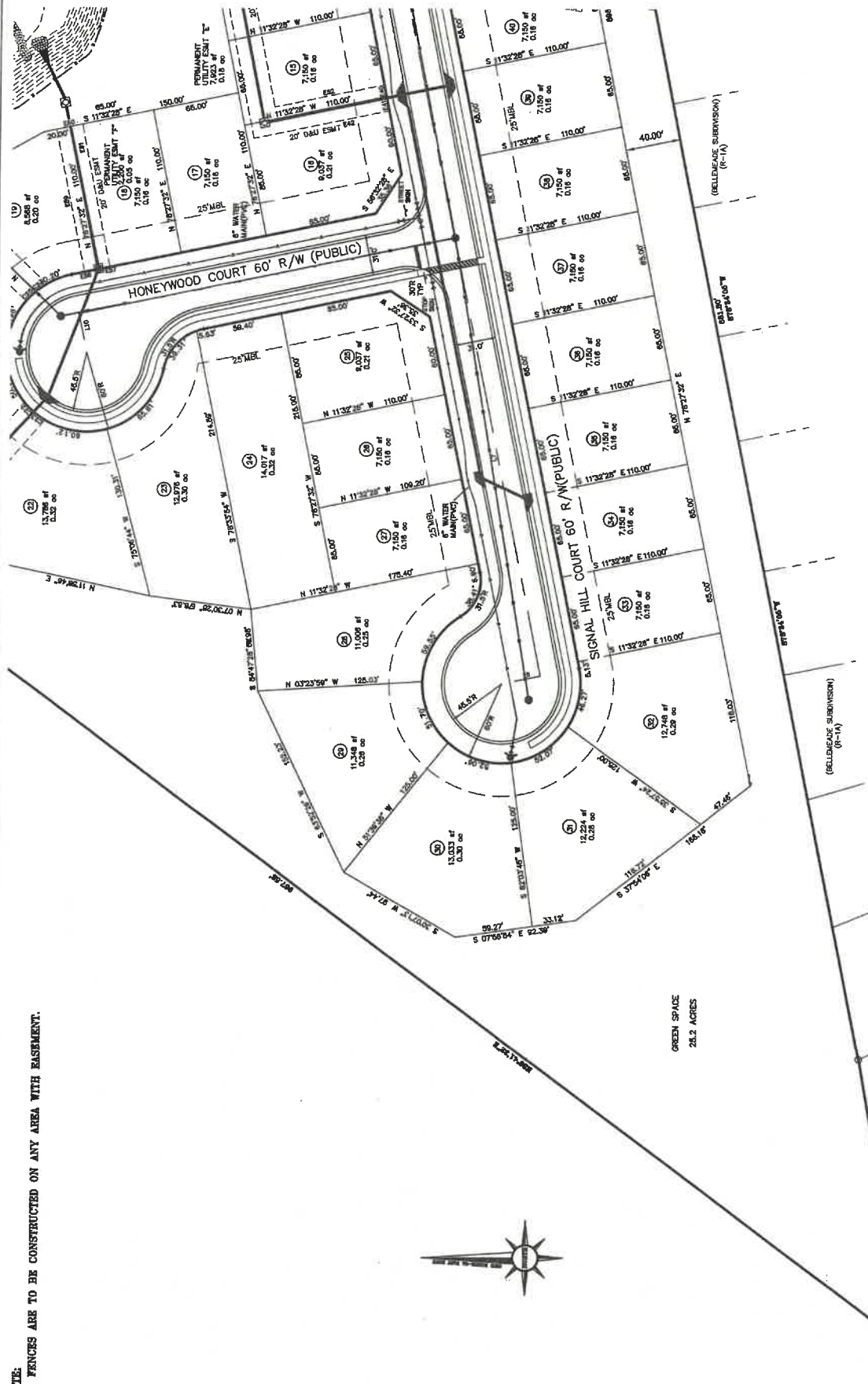
MARCH 5, 2024

SCALE: 1" = 50'



PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1200 INTERSTATE PARKWAY - SUITE 200
AUGUSTA, GA 30906
Phone: (706) 886-4800
Fax: (706) 886-4801

NOTE:
NO FENCES ARE TO BE CONSTRUCTED ON ANY AREA WITH EASEMENT.



GREEN SPACE
24.2 ACRES

BELLEMEADE LANDING

PLAT FOR
PROPERTY LOCATED AT 2345 GOLDEN CAMP RD
AUGUSTA, GEORGIA

SCALE: 1" = 60'
50'
0
50'



PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
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Phone: (706) 866-8803