

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

Case Number: Final Plat – Townhomes at Windsor Phase 2, S-993

Hearing Date: Monday, November 4, 2024

Applicant: Derek Edenfield

Property Owner: Windsor Townhomes of Augusta LLC

Property Address: 2169 Julius Drive

Tax Parcel #: 131-0-026-02-0

Present Zoning: R-3B

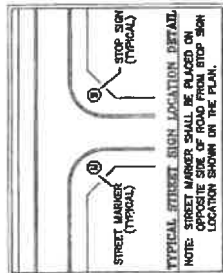
Neighborhood or Subdivision: Townhomes at Windsor

Commission District: 6 (Tony Lewis)

Super District: 10 (Wayne Guilfoyle)

NOTES:

1. A 6' 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. THERE ARE GENERAL EASEMENTS SHOWN OVER DRAINAGE SWALES TRAVELING UNITS.
3. DRAINAGE SWALES ARE TO BE MAINTAINED TO A MINIMUM OF 12" DEPTH AND 12" WIDE SWALES & EASEMENTS THERE TO & MAINTENANCE THERE OF SHALL REMAIN WITH THE PROPERTY OWNERS. PROPERTY OWNERS SHALL NOT OBSTRUCT ANY DRAINAGE.
4. UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL NOT BE LOCATED ON LOTS.
5. THIS SURVEY HAS A FIELD CLOSURE WITH A 5" INCH DRAINAGE EASEMENT ON 6/2/24.
6. THIS SURVEY HAS A FIELD CLOSURE WITH A 5" INCH DRAINAGE EASEMENT ON 6/2/24.
7. MINIMUM LENGTH OF 1 PART IN 148.117
8. THIS PROPERTY IS NOT WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.
9. A 20' EASEMENT CENTERED OVER ALL SANITARY AND WATER LINES ARE TO BE DEEMED AND MAINTAINED BY THE HOA.
10. ALL ROAD RIGHT OF WAY'S AND STORM WATER MANAGEMENT AREA ARE TO BE DEEMED AND MAINTAINED BY THE HOA.



LINE	LENGTH	BEARING
L1	82.25	S89°20'13"W
L2	117.27	S74°29'06"W
L3	116.75	N10°22'00"W
L4	81.18	S89°20'13"W
L5	278.58	S01°09'41"W
L6	418.64	S01°09'41"W
L7	37.54	N89°20'13"W
L8	82.25	S89°20'13"W
CURVE	LENGTH	BEARING
C1	84.00	S13°17'13"W
C2	80.00	S74°44'44"W
C3	80.00	S01°09'41"W
C4	80.00	S01°09'41"W

The streets and roads (detention/retention ponds and common areas - as applicable) are the property of the owner, who has full and perpetual responsibility for their maintenance and repair. The owner shall be responsible for the design, construction, and maintenance of the streets and roads (detention/retention ponds and common areas - as applicable) on shown herein. The owner shall be responsible for the design of the streets and roads (detention/retention ponds and common areas - as applicable) as shown herein.

LINE	LENGTH	BEARING
L1	82.25	S89°20'13"W
L2	117.27	S74°29'06"W
L3	116.75	N10°22'00"W
L4	81.18	S89°20'13"W
L5	278.58	S01°09'41"W
L6	418.64	S01°09'41"W
L7	37.54	N89°20'13"W
L8	82.25	S89°20'13"W

DATE	COMMENTS
7/5/24	PER COUNTY COMMENTS

NOTE:
TOWNHOMES SHOWN ON THESE PLANS ARE UNDER THE JURISDICTION OF THE COUNTY OF ENGINEERS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE TOWNHOMES AREAS WITHOUT PROPER AUTHORIZATION.



LOCATION MAP

As required by subsection (c) of O.C.G.A. Section 15-6-57, this plat has been recorded in the public records of the State of Georgia, and the recording of this plat shall constitute notice to all persons of the contents hereof. Both approvals and affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to the use of any parcel. The owner of the property shall be responsible for the design, construction, and maintenance of the streets and roads (detention/retention ponds and common areas - as applicable) on shown herein. The owner shall be responsible for the design of the streets and roads (detention/retention ponds and common areas - as applicable) as shown herein.

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO THE USE OF ANY PARCEL. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE STREETS AND ROADS (DETENTION/RETENTION PONDS AND COMMON AREAS - AS APPLICABLE) ON SHOWN HEREIN. THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STREETS AND ROADS (DETENTION/RETENTION PONDS AND COMMON AREAS - AS APPLICABLE) AS SHOWN HEREIN.

DATE: 9/13/24
DATE: 9/13/24

THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE TOWNHOMES FOR THE PROPERTY SURVEY. THE SURVEY WAS SET FORW. COUNTY 150-7 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. 15-6-57.



SHEET 1

APPROVED FINAL PLAT
AUGUSTA-RICHMOND COUNTY PLANNING COMMISSION

Date Approved: _____

Chairman: _____

Secretary: _____

APPROVED FINAL PLAT
(Not valid until signed)
AUGUSTA COMMISSION

Date Approved: _____

Chairman: _____

Secretary: _____

PROJECT DATA

OWNER AND DEVELOPER:
2440 WINDSOR SPRING ROAD LLC

CONTACT: DOREK EDENFIELD
1030 JAMIE DYESS PKWY
AUGUSTA, GA 30609
Phone: (706) 855-7025
E-Mail: dorek.edenfield@gmail.com

PRESENT ZONING: R-38 (Z-06-111)

PARCEL AREA: 7.54 ACRES

ST. ADDRESS: 2440 WINDSOR SPRING ROAD
AUGUSTA, GEORGIA 30609

TAX MAP PARCEL: 131-D-029-02-0

TOWNHOMES: 73 LOTS / 1418

DENSITY: 10 LOTS / AC

OPEN SPACE: 1.40 AC

MAX. BUILDING HEIGHT: 2-1/2 STORIES OR 45 FT.

SETBACKS: FRONT= 15 FT. (MIN)
SIDE= 5 FT. (MIN)
REAR= 15 FT. (MIN)

DESIGN ENGINEER:
JAMES G. SWIFT & ASSOCIATES
C/O MARK GREEN
1030 JAMIE DYESS PKWY
AUGUSTA, GA 30609
706-855-8603
EMAIL: BOB@JGSMFT.COM

SURVEYOR:
JAMES G. SWIFT & ASSOCIATES
C/O MARK GREEN
1030 JAMIE DYESS PKWY
AUGUSTA, GA 30609
706-855-8603
EMAIL: BOB@JGSMFT.COM

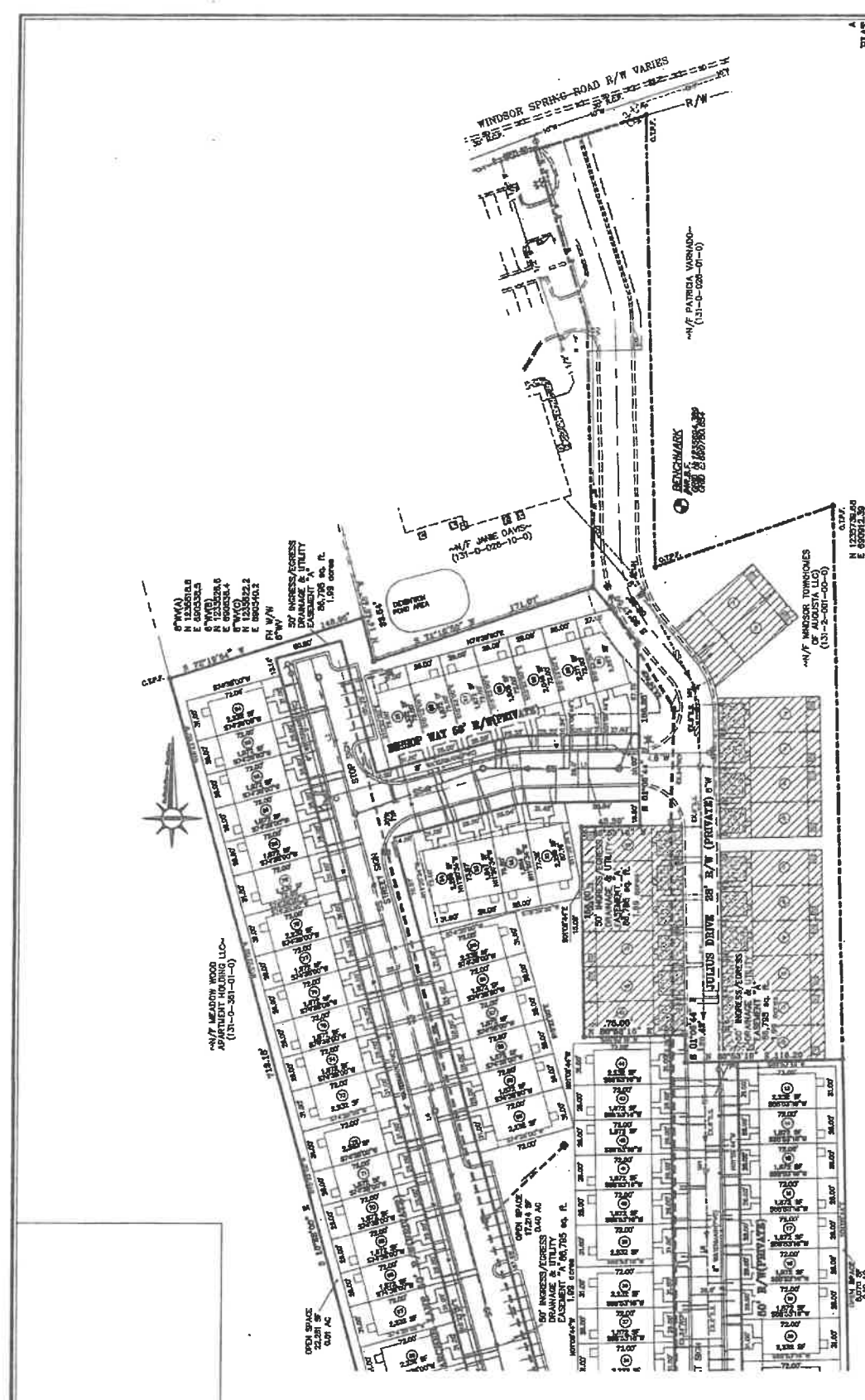
TOWNHOMES AT WINDSOR
PHASE 2

PROPERTY LOCATED OFF WINDSOR SPRING RD
AUGUSTA, GEORGIA

SCALE: 1" = 80'

DATE: MARCH 3, 2024

PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1208 WINDSTATE PARKWAY - AUGUSTA, GA - 30609
Phone: (706) 855-8603



TOWNHOMES AT WINDSOR PHASE 2

FLAT FOR
AUGUSTA, GEORGIA
PROPERTY LOCATED OFF WINDSOR SPRINGS RD
SCALE 1" = 50'
MARCH 3, 2024

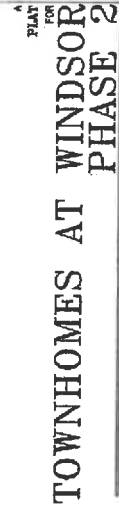
PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1206 INTERSTATE PARKWAY - AUGUSTA, GA. - 30608
PHONE (706) 880-0880



DATE	REVISION	COMMENTS
7/31/24		PER COUNTY COMMENTS

SETBACKS:
FRONT - 15'
SIDE - 5' END UNITS
REAR - 15'

NOTE:
ALL PARKING PADS ARE 10'x15'.
DRAINAGE AND UTILITY EASEMENT
RESERVED OVER ALL OPEN SPACE.



DRAINAGE AND UTILITY EASEMENT
RESERVED OVER ALL OPEN SPACE.

NOTE:
ALL PARKING PADS ARE 10' DIA.

SETBACKS:
FRONT - 15"
SIDE - 5' END UNITS
REAR - 15'

DATE	COMMENTS
7/31/74	PER COUNTY COMMENTS



PREPARED BY:
JAMES G. SWIFT & ASSOCIATES
CONSULTING ENGINEERS
1208 INTERSTATE PARKWAY - AUGUSTA, GA. - 30909
Phone (706) 868-2803

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