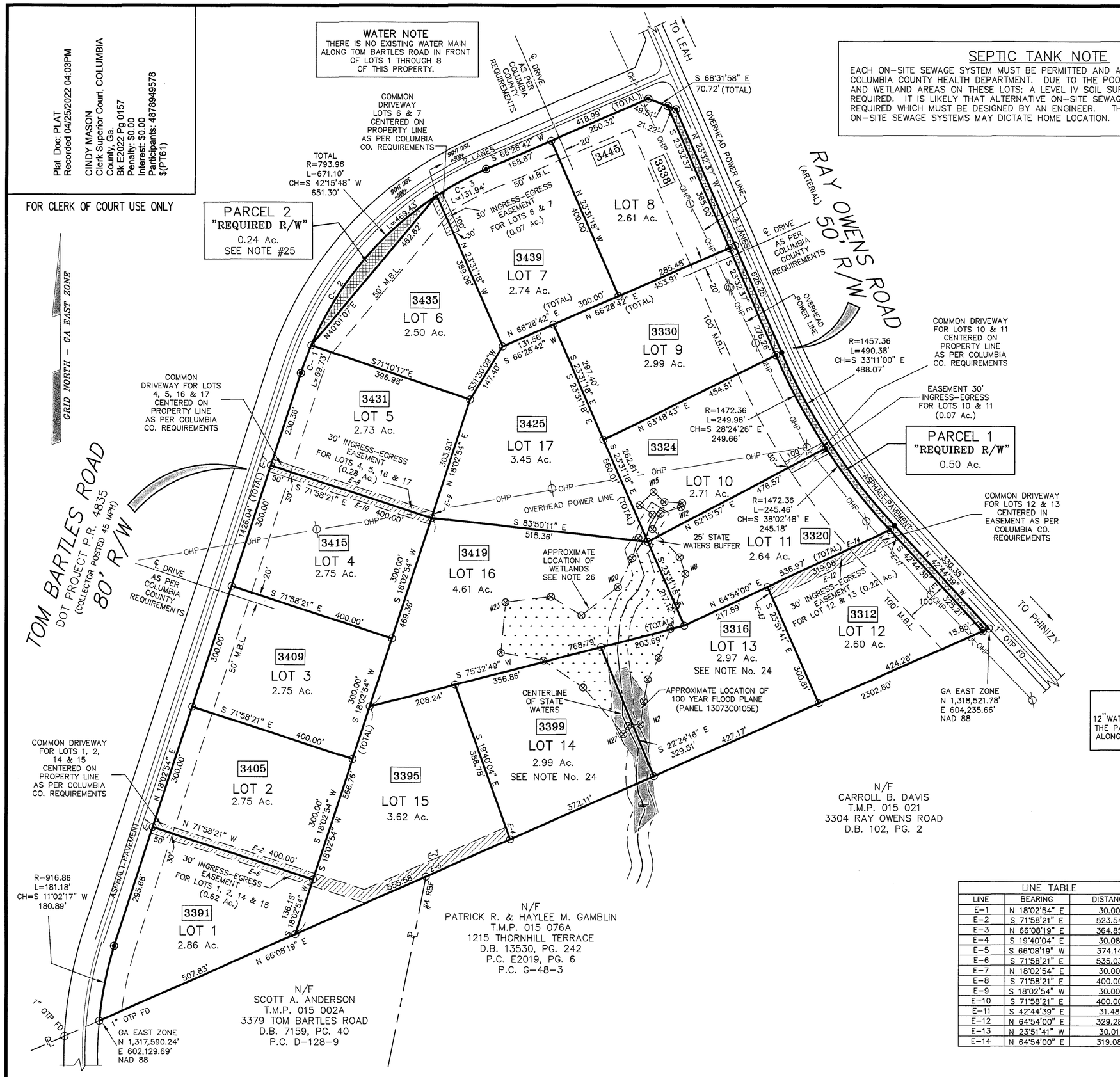
Plat Doc PLAT
Recorded 04/25/2022 04:03PM
CINDY MASON
Clerk Superior Court, COLUMBIA
County, Ga.
Bk E2022 Pg 0157
Penalty: $0.00
Interest: $0.00
Participants: 487849578
$(PT61)

FOR CLERK OF COURT USE ONLY

WATER NOTE
THERE IS NO EXISTING WATER MAIN ALONG TOM BARTLES ROAD IN FRONT OF LOTS 1 THROUGH 8 OF THIS PROPERTY.

SEPTIC TANK NOTE
EACH ON-SITE SEWAGE SYSTEM MUST BE PERMITTED AND APPROVED BY THE COLUMBIA COUNTY HEALTH DEPARTMENT. DUE TO THE POOR SOILS, TOPOGRAPHY AND WETLAND AREAS ON THESE LOTS; A LEVEL IV SOIL SURVEY WILL BE REQUIRED. IT IS LIKELY THAT ALTERNATIVE ON-SITE SEWAGE SYSTEMS WILL BE REQUIRED WHICH MUST BE DESIGNED BY AN ENGINEER. THE LOCATION OF THE ON-SITE SEWAGE SYSTEMS MAY DICTATE HOME LOCATION.



WATER NOTE
THERE IS AN EXISTING 12"WATER MAIN ON THE WESTSIDE OF THE PAVEMENT OF RAY OWENS ROAD ALONG THE FULL FRONTAGE OF THIS PROPERTY.

WATER NOTE
THE END OF THE EXISTING 8" WATER MAIN ON THE EAST SIDE OF THE PAVEMENT OF TOM BARTLES ROAD IS APPROXIMATELY 300' SOUTH OF THE SOUTHWEST CORNER OF THIS PROPERTY.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C-1	69.73'	793.96'	S 20°33'52" W	69.71'
C-2	469.43'	793.96'	S 40°01'02" W	462.62'
C-3	131.94'	793.96'	S 61°43'03" W	131.79'

LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N 18°02'54" E	30.00'
E-2	S 71°58'21" E	523.54'
E-3	N 66°08'19" E	364.85'
E-4	S 19°40'04" E	30.08'
E-5	S 66°08'19" W	374.14'
E-6	S 71°58'21" E	535.03'
E-7	N 18°02'54" E	30.00'
E-8	S 71°58'21" E	400.00'
E-9	S 18°02'54" W	30.00'
E-10	S 71°58'21" E	400.00'
E-11	S 42°44'39" E	31.48'
E-12	N 64°54'00" E	329.28'
E-13	N 23°51'41" W	30.01'
E-14	N 64°54'00" E	319.08'

LEGEND

- o IPS = 1/2" REINFORCING BAR SET
- OTF = OPEN TOP PIPE FOUND
- CTF = CRIMP TOP PIPE FOUND
- RBF = REINFORCING BAR FOUND
- ● = COMPUTED POINT
- CMF = CONCRETE R/W MONUMENT FOUND
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = TEMPORARY SEWER SERVICE
- = SANITARY MANHOLE
- = STORM JUNCTION BOX
- B.F.E. = BASE FLOOD ELEVATION
- ### ### = COLUMBIA COUNTY TAX PARCEL NO. (AS OF PLAT DATE)
- S.W.T. = SINGLE WING TRAP
- D.W.T = DOUBLE WING TRAP
- H.B.T. = HOOD BACK TRAP
- FES = FLARED END SECTION
- ——w—— WATER LINE
- ——g—— GAS LINE
- 968 = INDICATES STREET ADDRESS AND LOT NUMBER
- = IRRIGATION TAP
- = WETLAND FLAG FIELD LOCATION
- P.U.E. = PERMANENT UTILITY EASEMENT
- = VERTICAL BENCHMARK
- ——— STORM SEWER LINES

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

GENERAL NOTES

1. A 5 FOOT DRAINAGE & UTILITY EASEMENT IS RESERVED TO COLUMBIA COUNTY SIDE PROPERTY LINES.
2. A 10 FOOT DRAINAGE & UTILITY EASEMENT IS RESERVED TO COLUMBIA COUNTY ALONG ALL REAR PROPERTY LINES.
3. A 20 FOOT DRAINAGE & UTILITY EASEMENT IS RESERVED TO COLUMBIA COUNTY OVER ALL PIPES & SWALES AS SHOWN OR AS BUILT UNLESS OTHERWISE SHOWN.
4. ADDITIONAL RESTRICTIVE COVENANTS MAY BE RECORDED WITH THIS PLAT.
5. COLUMBIA COUNTY WILL NOT MAINTAIN WET PONDS, SWALES, NATURAL STREAM BEDS OR CREEKS.
6. NO MARQUEE, ISLANDS OR SPRINKLER SYSTEMS THAT ARE TO BE LOCATED WITHIN R/W.
7. IRON PINS (#4 RE-BAR) SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
8. ALL FINISHED FLOOR ELEVATIONS ARE TO BE SET AT A MINIMUM OF 5' ABOVE SANITARY SEWER SERVICE INVERT. IT IS THE BUILDERS RESPONSIBILITY TO DETERMINE TIE IN ELEVATION BEFORE BEGINNING CONSTRUCTION. ALL INFORMATION SHOWN HEREON RELATED TO BFE (BASE FLOOD ELEVATION) AND FFE (FINISH FLOOR ELEVATIONS) WAS TAKEN FROM THE APPROVED DEVELOPMENT PLANS DATED JUNE 8, 2020.
9. ACCORDING TO FIRM PANELS 13073C0040D, EFFECTIVE DATE 9-19-2007 AND 13073C0105E EFFECTIVE DATE 6-7-2019, A PORTION OF LOTS 13 AND 14 AS SHOWN HERE ON IS LOCATED LOCATED IN THE 100 YEAR SPECIAL FLOOD HAZARD AREA.
10. THE LOCATIONS OF ALL SWALES SHOWN WERE FIELD LOCATED.
11. THERE ARE STATE WATERS LOCATED WITHIN THE TRACTS OR LOTS OR WITHIN 200' OF THESE TRACTS OR LOTS.
12. PRIOR TO THE CERTIFICATE OF OCCUPANCY, THE PROPERTY ADDRESS MUST BE POSTED ON THE STRUCTURE WITH A MINIMUM OF 4" LETTERS OR VISIBLE FROM THE STREET.
13. THERE WILL BE NO COMMON AREA FOR THIS DEVELOPMENT.
14. LOTS 13, 14 & 16 ARE IMPACTED BY WETLANDS AS SHOWN ON THE COLUMBIA COUNTY GIS WEBSITE. WETLANDS ARE UNDER THE JURISDICTION OF THE US ARMY CORPS OF ENGINEERS. ANY DISTURBANCE MUST BE PERMITTED UNDER THIS AGENCY.
15. ALL LOTS SHALL BE SERVED BY INDIVIDUAL ON SITE SEPTIC TANKS.
16. SOME LOTS MAY REQUIRE ADDITIONAL SOIL ANALYSIS AND POSSIBLY AN ALTERNATIVE SEPTIC SYSTEM. EACH LOT WILL BE REVIEWED ON AN INDIVIDUAL BASIS AT TIME OF PURCHASE PRIOR TO ISSUANCE OF A SEPTIC PERMIT.
17. ANY CHANGES TO THE LOT DIMENSIONS WILL REQUIRE ANOTHER REVIEW BY THE COLUMBIA COUNTY HEALTH DEPARTMENT.
18. NO NEW DETENTION BASINS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT.
19. CURRENT ZONING = RA
20. NO PART OF SIGNS MY BE LOCATED WITHIN 5' OF R/W. PRIOR TO ANY SIGN CONSTRUCTION, THE DEVELOPERS AND/OR CONTRACTOR MUST CONSULT WITH THE PLANNING DEPARTMENT PRIOR TO A PERMIT BEING ISSUED.
21. NO CERTIFICATE OF OCCUPANCY WILL BE RELEASED UNTIL ALL SITE IMPROVEMENTS, AS APPROVED BY THE COUNTY ENGINEER ARE COMPLETED.
22. ALL UNDERGROUND STORAGE TANKS MUST BE PERMITTED BY THE STATE FIRE MARSHALL'S OFFICE AND APPROVED FOR INSTALLATION.
23. STATE WATERS DOES IMPACT LOTS AS SHOWN. THE 25' STATE WATERS BUFFER IS 25' FROM THE WRESTED VEGETATION ON EACH SIDE OF THE STATE WATERS.
24. AS PER FEMA FIRM 13073C0105E DATED JUNE 07, 2019, THE BFE FOR THIS LOCATION HAS BEEN ESTABLISHED. THAT BFE (BASE FLOOD ELEVATION) FOR LOTS 13 AND 14 IS 451.0. THE MINIMUM FFE (FINISH FLOOR ELEVATION) FOR LOTS 13 AND 14 WOULD BE 454.0'.
25. THE ENTIRE PARCEL NUMBER 2 MUST BE CLEARED OF ALL VEGETATION IN ORDER TO PROVIDE THE CORRECT SIGHT DISTANCE.
26. THE LOCATION OF THE WETLANDS ON THIS MAP ARE BASED ON THE FIELD LOCATION OF DELINEATION FLAGS INSTALLED BY BLUEWATER ENGINEERING SERVICES P.O. BOX 617 EVANS, GA 30809, 706-364-5220. THE "W-#" IS THE NUMBER FOUND ON THE DELINEATION FLAGS.

EQUIPMENT USED
ELECTRONIC THEODOLITE
ELECTRONIC DISTANCE METER
RADIAL TRAVERSE WITH GPS
BASE AND ROVER POSITIONAL ERROR = +/-0.2'
PLAT CLOSURE 1 IN 101,544+

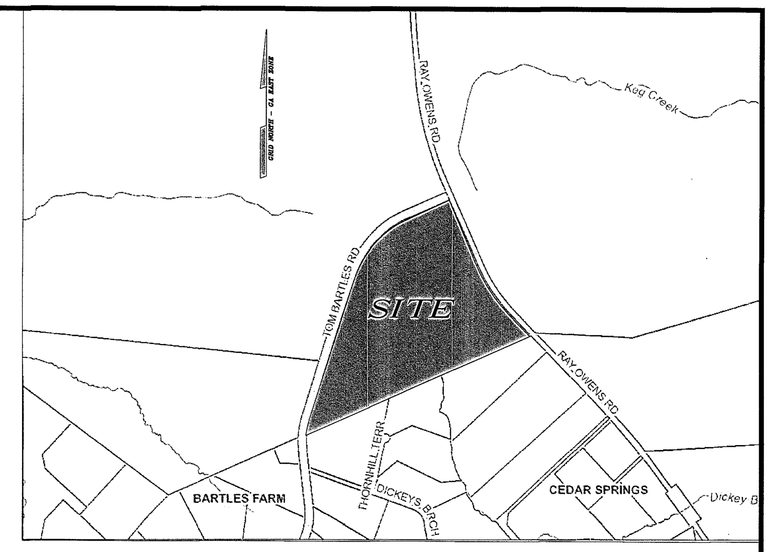
NOTE:
LOTS TO BE SERVED BY INDIVIDUAL WELLS AND ON-SITE SEPTIC TANKS.

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.

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.



LOCATION MAP
SCALE 1" = NTS'

PROJECT OWNER INFORMATION
KWB PROPERTIES, LLC
233 DAVIS ROAD - SUITE G
AUGUSTA, GEORGIA 30907
TELEPHONE: 706-432-6640
24 HR. CONTACT:
KEITH BLASCHKE
TELEPHONE: 770-377-4839

ZONING
RA - RESIDENTIAL AGRICULTURE

TAX MAP PARCEL NUMBER
015 001C

PROJECT DATA
TOTAL NUMBER OF LOTS.....17
CURRENT ZONING.....RA
TOTAL ACREAGE..... 51.03 Acres
ACREAGE IN 17 LOTS..... 50.29 Acres
MINIMUM LOT..... LOT 12 (2.60 ACRES)
MAXIMUM LOT ..... LOT 16 (4.61 Ac)
AVERAGE LOT SIZE..... 3.00 Acres
AREA IN REQUIRED RIGHT-OF-WAY.....0.74 Acres
(PARCEL 1, 0.50 ACRES & PARCEL 2, 0.24 ACRES)

MINIMUM BUILDING SETBACK LINES
FRONT SETBACK..... 100' FEET FROM R/W (RAY OWENS ROAD)
FRONT SETBACK..... 50' FEET FROM R/W (TOM BARTLES ROAD)
SIDE LINES.....10 FEET
REAR LINES.....25 FEET

FINAL PLAT APPROVAL
PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF COLUMBIA COUNTY, GEORGIA, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE COLUMBIA COUNTY PLANNING COMMISSION ON

THIS APPROVAL CONSTITUTES APPROVAL OF A FINAL PLAT.
THIS 20 DAY OF January, 2022

SECRETARY, COLUMBIA COUNTY PLANNING COMMISSION

OWNERS CERTIFICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS SHOWN ON THIS PLAT, THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, AND THAT WE ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE THE STORM SEWER SYSTEM AND THEIR ASSOCIATED EASEMENTS, STREETS, AND RIGHT OF WAYS AS SHOWN TO THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY, GEORGIA.

BY _____ AS ITS AUTHORIZED AGENT

SURVEYORS CERTIFICATION
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 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

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2270 RANDELL E. COOK

4/5/22
RANDELL E. COOK DATE
GEORGIA REGISTERED LAND SURVEYOR No. 2270

RECORD PLAT
OF
YELTON FARMS
SHOWING PROPERTY LOCATED IN THE 126th G.M.D.
COLUMBIA COUNTY, GEORGIA
SCALE 1" = 150' DECEMBER 21, 2021

PREPARED BY:
H & C Surveying, Inc.
C.O.A. LSF 000584
3822-E COMMERCIAL COURT P. O. BOX 211525
MARTINEZ, GA. 30917 PHONE (706) 863-3483

SHEET 1 OF 1

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