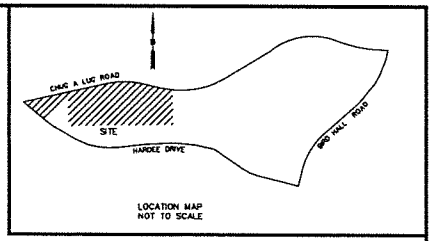
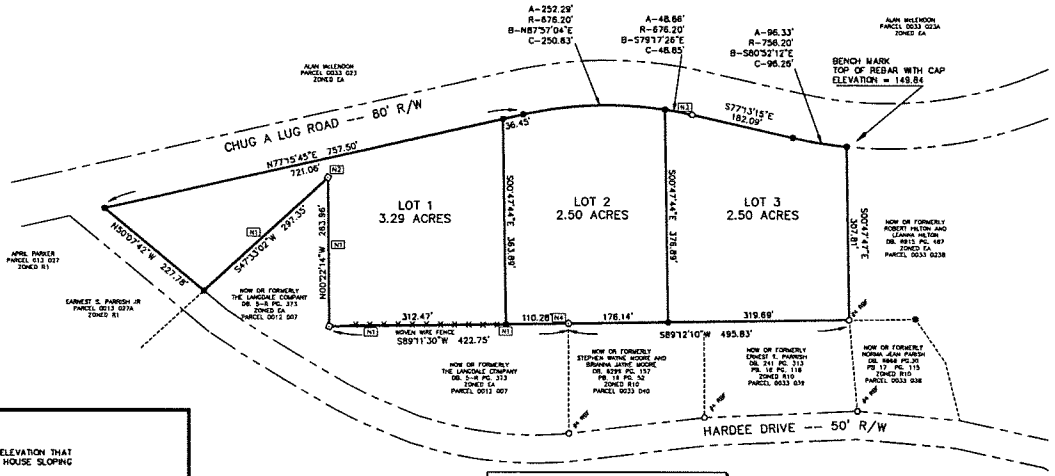
RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LOCATION MAP
NOT TO SCALE



TAX PARCEL 0033 023B
TOTAL AREA = 8.29 ACRES
CURRENTLY ZONED EA
REQUESTING REZONE TO RA
OWNERS ROBERT AND LEANNA HILTON

[N1] "YELLOW" PAINTED TREES FOUND ALONG OR NEAR THE PROPERTY LINE
[N2] "LANDDALE" CMF WITH 1"X1/2" IRON BAR FOUND, HELD IRON BAR AS CORNER MARKER
[N3] MAGNETIC NAIL PLACED IN BASE OF TREE
[N4] "LANDDALE" CMF

LEGEND

POR	POINT OF REFERENCE
POB	POINT OF BEGINNING
	NOT DRAWN TO SCALE
	PROPERTY BOUNDARY SURVEYED
	RIGHT OF WAY LINE
	LAND LOT LINE
	WOVEN WIRE FENCE
	BARB WIRE FENCE
	APPROXIMATE PROPERTY LINES
REBAR	CONCRETE REINFORCING ROD
CMF	CONCRETE MARKER FOUND
RBF	REBAR FOUND
RBP	REBAR PLACED
R/W	RIGHT OF WAY
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
PLAT CAB.	PLAT CABINET
LL	LAND LOT
A	ARC LENGTH OF CURVE
R	RADIUS OF CURVE
B	CHORD BEARING
C	CHORD LENGTH
DOT	DEPARTMENT OF TRANSPORTATION
●	3/8" REBAR PLACED WITH CAP NO. 2284
△	COMPUTED ANGLE POINT - NO MARKER
○	AS NOTED ON SURVEY
⊡	CONCRETE MARKER FOUND
⊠	GA. DOT 3"X3" CONCRETE R/W MARKER
#3 RBF	3/8" RBF
#4 RBF	1/2" RBF
#5 RBF	3/8" RBF

PROPOSED REZONING AND SUBDIVISION PLAT
FOR
ROBERT AND LEANNA HILTON
LOCATED IN
LAND LOT 148 – 12TH LAND DISTIRCT
LOWNDES COUNTY, GA.
PART OF TAX PARCEL 0033 023B
DEED BOOK 6915 PAGE 467
FIELD SURVEY: 19, 20, 21, 25, 28 APRIL 2022
15 OCT. 2022
PLAT DATE: 21 OCT. 2022
PLAT REVISED: 04 NOV 2022– 2.5 ACRE LOTS
REQUEST REZONE TO RA
SCALE: 1" = 100'

0 100 200

ENGINEERING COMMENTS:
1. FOR ALL LOTS IN NEW SUBDIVISIONS, THE HOUSES SHOULD BE AT AN ELEVATION THAT ESTABLISHES A MINIMUM OF 1% GRADE FROM THE FOUNDATION OF THE HOUSE SLOPING AWAY FROM THE HOUSE A MINIMUM OF 10 FEET.
2. FOR ALL NEWLY PLATTED LOTS THAT ARE ADJACENT TO WETLANDS, FLOODPLAIN, DRAINAGE DITCHES,OR DETENTION PONDS, THE FOLLOWING SHALL BE PROVIDED:

a A MINIMUM OF TWO SOIL BORINGS ON OPPOSITE SIDES OF THE PROPOSED FOUNDATION SHALL BE COMPLETED TO DETERMINE THE SEASONAL HIGH WATER TABLE.

b IF THE SEASONAL HIGH WATER TABLE IS LESS THAN ONE FOOT FROM THE BOTTOM OF THE FOOTER ELEVATION, A SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED, DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.

c BEFORE ANY INSPECTIONS ARE PERFORMED AND SIGNED OFF ON, A REGISTERED LAND SURVEYOR MUST CERTIFY THAT THE PROPOSED FINISHED FLOOR IS AT OR ABOVE THE MINIMUM FINISH FLOOR ELEVATION ESTABLISHED ON THE FINAL PLAT.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES CO, GA INCORPORATED AREAS, MAP NO. 13185C0095E, WITH AN EFFECTIVE DATE OF 28 SEPT 2008, PROPERTY IS IN ZONE "X" AN AREA OF MINIMAL FLOODING.

HIGH WATER ELEVATION= 141.8
MINIMUM FINISH FLOOR = 143.8

PLANNING AND ZONING NOTES:

MINIMUM SET BACK FOR R1 ZONE:
FRONT SETBACK
FOR ARTERIAL STREET IS 80' FROM CENTERLINE OF RIGHT OF WAY
FOR COLLECTOR STREET IS 70' FROM CENTERLINE OF RIGHT OF WAY
FOR RESIDENTIAL STREETS IS 60' FROM CENTERLINE OF RIGHT OF WAY PLUS 1/2 ANY AMOUNT WHICH THE RIGHT OF WAY EXCEEDS 60' FOR RESIDENTIAL STREET, 80 FEET FOR COLLECTOR STREETS, AND 100' FOR ARTERIAL STREETS.
MINIMUM SIDE YARD SETBACK = 20'
MINIMUM REAR YARD SETBACK = 40'

FOR REFERENCE, ANY SETBACK VIOLATIONS (DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS) WILL BE SUBJECT TO ADDITIONAL REGULATIONS, AND CODE ENFORCEMENT VIOLATIONS, SETBACKS FOR ALMOST ALL ZONING DISTRICTS CAN BE FOUND IN TABLE 4.0102(E) OR TABLE4.0602(B), OR SECTION 4.0603(D)

IT IS INTENDED FOR THIS PROPERTY TO BE SERVED WITH INDIVIDUAL WELLS AND SEPTIC TANKS. THIS PROPERTY HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEM. IF FURTHER DEVELOPMENT IS TO BE DONE, THE OWNER(S) MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT.

THIS PROPPERTY IS IN A GROUNDWATER RECHARGE AREA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1' IN 49,524' WITH AN ANGLE ERROR OF 03 SECONDS PER ANGLE POINT. ADJUSTED BY COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 117,670'.

EQUIPMENT USED:
GEOMAX ZOOM90 2" ROBOTIC TOTAL STATION AND 100' TAPE

CHAMPION TKO DUAL FREQUENCY GPS RECEIVER WITH EGPS, INC. REALTIME NETWORK USED TO DETERMINE GRID NORTH.

SOURCE OF TITLE DESCRIPTION:
DEED BOOK 6915 PAGE 467
GRANTEE: ROBERT HILTON AND LEANNA HILTON.

_____ DATE
LOWNDES COUNTY UNIFIED LAND DEVELOPMENT CODE
APPROVAL, CHAIRMAN, TECHNICAL REVIEW COMMITTEE

APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA.

DATE_____ SIGNED_____
BOARD OF HEALTH REPRESENTATIVE

APPROVED BY COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA.

DATE_____ SIGNED_____
COUNTY ENGINEER

_____ DATE
APPROVED BY THE DIRECTOR OF ENGINEERING

_____ DATE
OWNERS SIGNATURE

_____ DATE
OWNERS SIGNATURE

THIS SURVEY WAS MADE AT THE REQUEST OF LEANNA HILTON.

THE APPROVAL SIGNATURES WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEENBY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL AIRSDICTIONS FORAS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS.
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATEBODIES 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 PROFESSIONALENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

PRELIMINARY PLAT FOR REVIEW

_____ DATE
STAN FOLSOM GA. RPLS 2284

STAN FOLSOM RPLS 2284
FOLSOM SURVEYING LLC
COA LSF000218
1309 EDGEWOOD DRIVE
VALDOSTA, GA. 31601
229-244-2920

J3981-HILTON-4 LOT SD