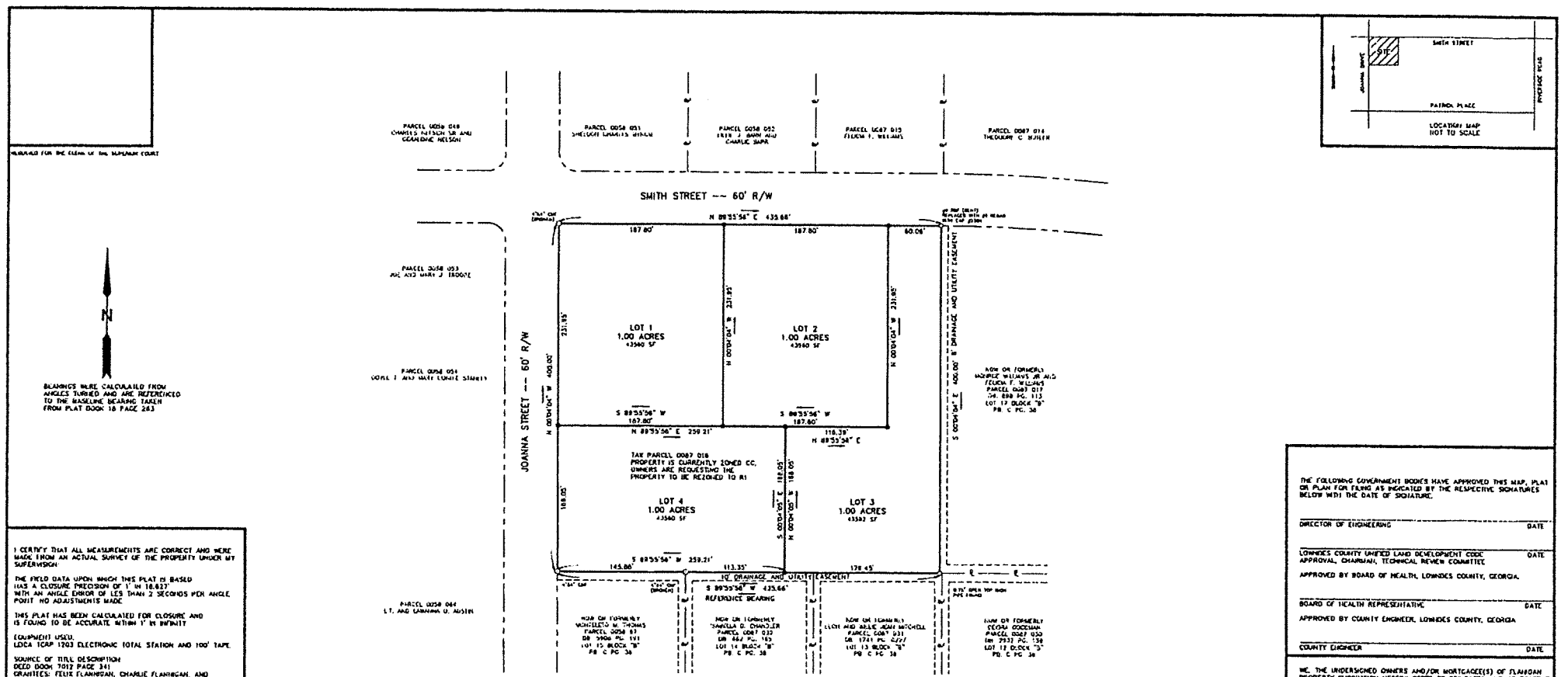

PLAT OF REZONING SURVEY AND PRELIMINARY SUBDIVISON
FOR
FELIX FLANNIGAN, CHARLIE FLANNIGAN, AND KATHERINE FLANNIGAN
OF TAX PARCEL 087 016
DEED BOOK 7012 PAGE 341
PLAT BOOK 18 PAGE 263
LOCATED IN
LAND LOT 30 - 12TH LAND DISTRICT
LOWNDES COUNTY, GA.

FIELD SURVEY: 25 AUGUST 2023
PLAT DATE: 28 AUGUST 2023
SCALE: 1" = 50'

0 50 100

THIS SURVEY WAS MADE AT THE REQUEST OF FELIX FLANNIGAN.

BEARINGS WERE CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO THE BASELINE BEARING TAKEN FROM PLAT BOOK 18 PAGE 263

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE MADE FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1' IN 18,623' WITH AN ANGLE ERROR OF LES THAN 2 SECONDS PER ANGLE POINT NO ADJUSTMENTS MADE

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN INFINITY

EQUIPMENT USED:
LEICA TCAP 1203 ELECTRONIC TOTAL STATION AND 100' TAPE.

SOURCE OF TITLE DESCRIPTION
DEED BOOK 7017 PAGE 341
GRANTEE: FELIX FLANNIGAN, CHARLIE FLANNIGAN, AND KATHERINE FLANNIGAN

LEGEND

POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
	PROPERTY BOUNDARY SURVEYED
	RIGHT OF WAY LINE
	LAND LOT LINE
	BARB WIRE FENCE
	WOVEN WIRE FENCE
	APPURTENANCE 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
SF	SQUARE FEET
AC	ACRES
●	#5 REBAR WITH CAP "FSI 2284" TO BE PLACED AFTER SUBDIVISION PLAT IS APPROVED BY LOWNDES COUNTY GIS
△	COMPUTED ANGLE POINT - NO MARKER
○	AS NOTED ON SURVEY
□	CONCRETE MARKER FOUND
⊗	#5 REBAR WITH CAP "FSI 2284" FOUND
#5 RBF	5/8" REBAR
in POF	1/2" RBF

PROPERTY IS CURRENTLY ZONED CC, OWNERS ARE REQUESTING THE PROPERTY TO BE REZONED TO R1

PLANNING AND ZONING NOTES

MINIMUM SET BACK FOR R1 ZONE
FRONT SETBACK
FOR ARTERIAL ROADWAY IS 80' FROM CENTERLINE OF RIGHT OF WAY
FOR COLLECTOR ROADWAY 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 ROADWAYS.
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 POSSIBLY CODE ENFORCEMENT VIOLATIONS. SETBACKS FOR ALMOST ALL ZONING DISTRICTS CAN BE FOUND IN TABLE 4.0102(C) OR TABLE 4.0602(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

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR LOWNDES CO. GA AND INCORPORATED AREAS, MAP NO. 13185C0205E, WITH AN EFFECTIVE DATE OF 28 SEPT 2008, THIS PROPERTY IS IN ZONE "X" AN AREA OF MINIMAL FLOODING.

ENGINEERING COMMENTS:
1. FOR ALL LOTS IN NEW SUBDIVISIONS, THE HOUSES SHOULD BE AT AN ELEVATION THAT ESTABLISHES A MINIMUM OF 1X 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

THE FOLLOWING GOVERNMENT BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING AS INDICATED BY THE RESPECTIVE SIGNATURES BELOW WITH THE DATE OF SIGNATURE.

DIRECTOR OF ENGINEERING — DATE

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

APPROVED BY BOARD OF HEALTH, LOWNDES COUNTY, GEORGIA.

BOARD OF HEALTH REPRESENTATIVE — DATE

APPROVED BY COUNTY ENGINEER, LOWNDES COUNTY, GEORGIA

COUNTY ENGINEER — DATE

WE, THE UNDERSIGNED OWNERS AND/OR MORTGAGEE(S) OF FLANNIGAN PROPERTY SUBDIVISION HEREBY OFFER TO DEDICATE AND OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SO SHOWN ON THIS PLAT.

OWNERS — DATE

MORTGAGEE(S) — DATE

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 AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE 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

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

Stan Folsom — 28 AUGUST 2023
STAN FOLSOM GA RLS NO. 2284 — DATE

GEORGIA REGISTERED No. 2284 LAND SURVEYOR

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

J4415