

PROJECT DEVELOPMENT NOTES:

CURRENT ZONING CLASSIFICATION FOR THIS SIGHT IS SINGLE-FAMILY RESIDENTIAL (R-1), HAVING A 0.7 AC MINIMUM LOT SIZE IF PUBLIC WATER IS AVAILABLE.

TOTAL PROJECT AREA: 215.56 ACRES
TOTAL PROPOSED LOTS: 32 LOTS
MINIMUM DWELLING SQUARE FOOTAGE 1,800 SQ.FT.

SINGLE-FAMILY RESIDENTIAL (R-1): 32 LOTS
MINIMUM LOT WIDTH: 100 FT
MINIMUM ROAD FRONTAGE: 100 FT
MINIMUM CUL-DE-SAC FRONTAGE: 60 FT
MINIMUM FRONT YARD SETBACK: 30 FT
MINIMUM SIDE & REAR YARD SETBACK: 30 FT

THE TOPOGRAPHY SHOWN HEREON IS A COMPILATION OF REMOTE SENSING LIDAR BY THE NATIONAL OCEANOGRAPHIC AND ATMOSPHERIC ADMINISTRATION (NOAA) AND FIELD-FUN DATA COLLECTED BY JORDAN ENGINEERING. THE CONTOUR INTERVAL IS 2 FEET.

THE PROPOSED STREET WIDTH IS 22 FEET (EDGE OF PAVEMENT TO EDGE OF PAVEMENT).

ALL PROPOSED PUBLIC ROAD RIGHTS-OF-WAY ARE 60 FEET IN WIDTH FOR THE INSTALLATION & MAINTENANCE OF THE ROADS & ALL PUBLIC UTILITIES SERVING THE LOTS.

LOCAL LAKE LANE, SUNFISH COURT, AND SHORT SECTIONS OF GRAPHIC VIEW DRIVE AND LANDERS LANE SHALL BE CONSTRUCTED TO JASPER COUNTY STANDARDS AND ARE PROPOSED TO BE DEDICATED TO JASPER COUNTY FOR PUBLIC USE. NEW ACCESS ROADWAYS TO THE SMITH, DERSHIMER, AND ZEHNGRAFF PARCELS SHALL BE CONSTRUCTED AS PART OF THIS PROJECT BUT WILL BE DEEDED TO THE RESPECTIVE PROPERTY OWNERS AS PRIVATELY OWNED DRIVEWAYS.

PROPOSED ROAD LENGTHS ARE AS FOLLOWS:
LOCAL LAKE LANE ± 1,131 LF
SUNFISH COURT ± 473 LF
GRAPHIC VIEW ROAD ± 153 LF
LANDERS LANE ± 124 LF
TOTAL PROPOSED ROAD LENGTH ± 3,881 LF

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAN HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAN. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAN, THE NAME OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAN, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAN, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO WHETHER SUCH APPROVAL IS REQUIRED. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN 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.

BY: ROBERT O. JORDAN, RLS 2902 DATE:

OWNER CERTIFICATION:

I CERTIFY THAT I AM THE OWNER OF THE PARCELS SHOWN HEREON, AND THAT THIS PLAN IS SUBMITTED WITH MY APPROVAL. I AGREE TO PERFORM THIS DEVELOPMENT IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR SUBDIVISION DEVELOPMENT IN JASPER COUNTY. I DEDICATE ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS TO PUBLIC USE.

BY: NICHOLAS PLATEK DATE:

PLANNING AND ZONING CERTIFICATION:

THIS PRELIMINARY PLAN HAS RECEIVED TENTATIVE APPROVAL BY THE PLANNING AND ZONING COMMISSION OF JASPER COUNTY. NO LOTS MAY BE SOLD AND NO BUILDING PERMITS MAY BE ISSUED BASED ON THIS TENTATIVE APPROVAL. APPROVAL OF THE FINAL PLAN BY JASPER COUNTY PLANNING AND ZONING COMMISSION WILL BE REQUIRED.

BY: SHANE SEALY DATE:
JASPER COUNTY PLANNING DIRECTOR

HEALTH DEPARTMENT CERTIFICATION:

I CERTIFY THAT THE LOTS SHOWN ON THIS PRELIMINARY PLAN ARE TENTATIVELY APPROVED FOR CONVENTIONAL ON-SITE SEWAGE DISPOSAL SYSTEMS. LOTS MAY REQUIRE SITE PLANS OR ADDITIONAL STUDY PRIOR TO PERMITTING.

BY: DAVID MERCER DATE:
JASPER CO. PUBLIC HEALTH DEPARTMENT

WATER AUTHORITY CERTIFICATION:

THE LOTS SHOWN HEREON WILL BE ELIGIBLE FOR WATER SERVICE CONNECTION FROM THE WATER MAIN WITHIN THE GEORGIA HIGHWAY 212 RIGHT-OF-WAY.

BY: ALCOVY SHORES WATER AUTHORITY DATE:

20' UTILITY EASEMENT WILL BE CENTERED ALONG ALL WATER MAINS, HYDRANTS, AND SURVEY LINES. A 10' DRAINAGE EASEMENT SHALL BE CENTERED ON ALL INTERIOR PROPERTY LINES.

ALL DRAINAGE EASEMENTS SHOWN ACROSS LOTS ARE 20' WIDE & SHALL REMAIN NATURAL. AN EASEMENT MAY BE PIPED OR MODIFIED IF APPROVED BY THE COUNTY AND A REGISTERED PROFESSIONAL ENGINEER. ONLY A REVISED DESIGN AND COUNTY-APPROVED PLAT REVISION CAN CHANGE EASEMENT LOCATIONS.

WASTEWATER DISPOSAL FOR LOTS SHOWN HEREON SHALL BE PERMITTED THROUGH INDIVIDUAL SEPTIC SYSTEM PERMITS ISSUED BY THE JASPER COUNTY HEALTH DEPARTMENT. ALL LOTS ARE LIMITED TO 50% IMPERVIOUS SURFACE.

PUBLIC UTILITIES ARE PROPOSED AS FOLLOWS:
WATER: ALCOVY SHORES WATER AUTHORITY
SEWER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS
ELECTRIC: CENTRAL GEORGIA E.M.C.

SURVEY NOTES:

SUBJECT PROPERTY INFORMATION:
CURRENT OWNER: NICHOLAS PLATEK
DEED RECORD: D.B. 1016, p. 226
PLAT RECORD: P.B. 11, p. 648A
TAX RECORD: TAX PARCELS 13C 047, 13C 046A, AND 13B 009.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 754,068 FEET.

FIELD DATA WAS COLLECTED USING A TOPCON GPT2003W ELECTRONIC TOTAL STATION, A LEICA TS12 ROBOTIC TOTAL STATION AND A JAVAD TRIUMPH-LS DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE eGPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

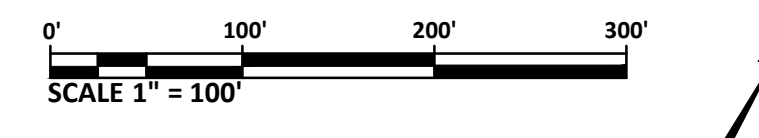
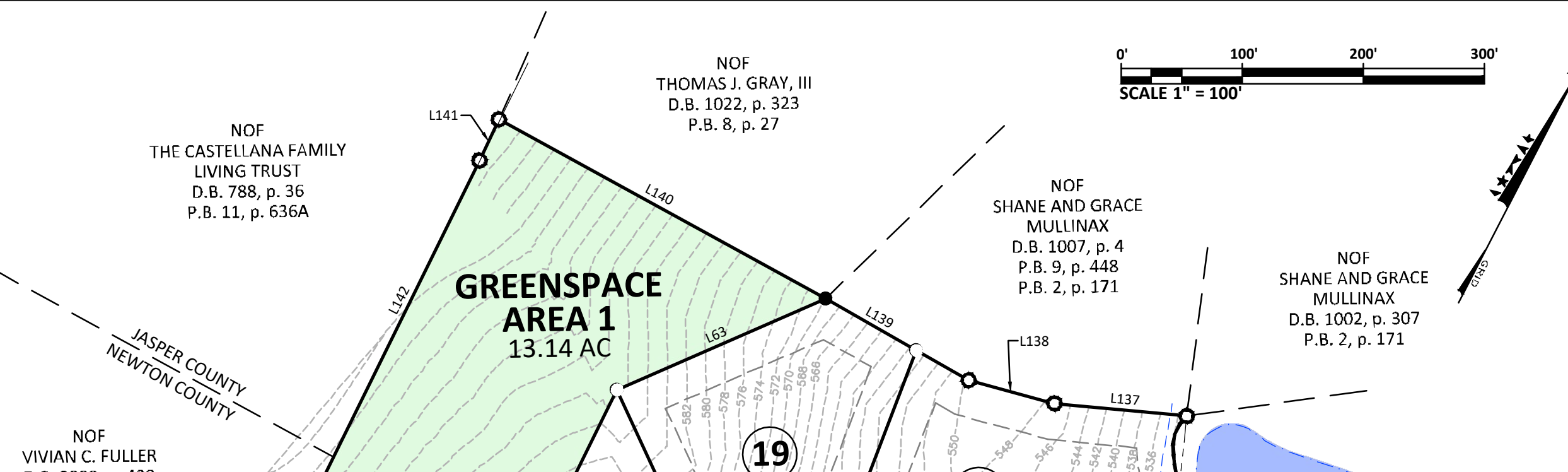
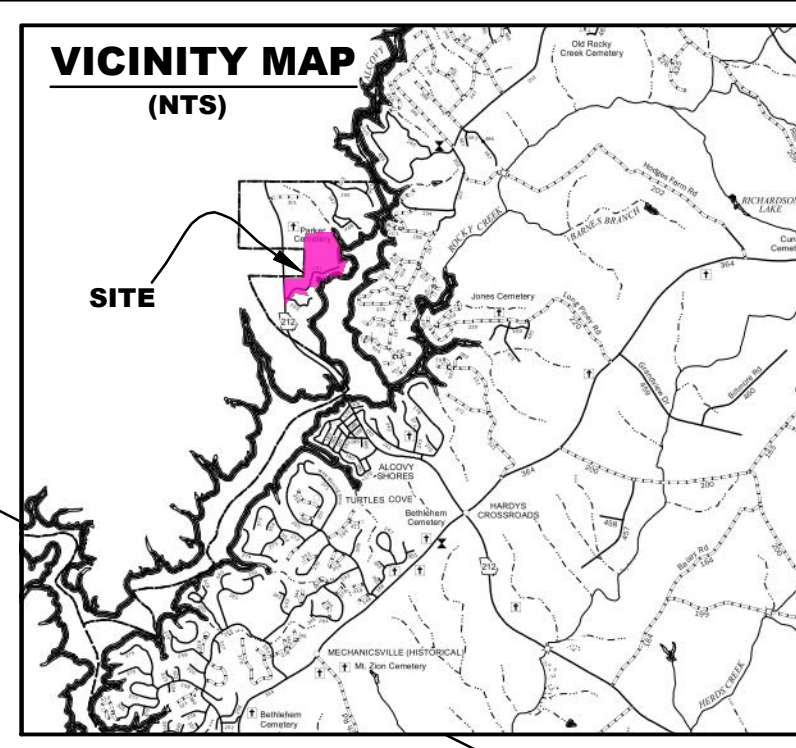
FIELD SURVEY COMPLETED IN DECEMBER 2019.

PORTIONS OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13159C 0125D FOR JASPER COUNTY, GEORGIA DATED 06/07/2017.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

COORDINATES DEPICTED HEREON REFERENCE THE GEORGIA STATE PLANE SYSTEM, WEST ZONE, NAD83(11), IN US FEET. VERTICAL INFORMATION PROVIDED HEREON REFERENCES NAVD83.

A 25-FOOT UNDISTURBED BUFFER IS ESTABLISHED BY THE STATE OF GEORGIA FROM THE TOP OF CREEK BANKS ON BOTH SIDES OF CREEKS FOR EROSION CONTROL PURPOSES.



LINE LEGEND		LEGEND	
---	PROPERTY BOUNDARY	○	OPEN TOP PIPE FOUND
---	OVERHEAD POWER	●	SOLID ROD (REBAR) FOUND
---	EASEMENT	○	1/2 SOLID ROD (REBAR) SET
---	ADJOINING PROPERTY LINE	○	BEARING CHANGE (NO PIN SET)
---	CREEK OR SHORELINE	○	SURVEYOR'S TRANSVERSE NAIL SET
---	PROPOSED ASPHALT PAVEMENT	○	LAND LOT
---	EDGE OF DIRT/GRAVEL	○	OTF
---	EDGE OF EXISTING PAVEMENT	○	CONCRETE MOUND
---	WIRE FENCE	○	CMF
---	CHAIN LINK FENCE	○	OTF
---	DRAINAGE PIPE	○	CONCRETE MOUND
---	525' ± CONTOUR + 50' PROPERTY BOUNDARY	○	CMF
---	LIMITS OF 100 YEAR FLOOD ZONE (FEMA)	○	OTF
---	BUILDING SETBACK LINE	○	CONCRETE MOUND

BY: SHANE SEALY DATE:
JASPER COUNTY PLANNING DIRECTOR

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JORDAN ENGINEERING
144 N. WARREN ST. MONTICELLO, GA 31064
TELEPHONE: (706) 688-8899
Land Planning & Surveying eSolutions Classification



PRELIMINARY PLAT

Lake Pines Subdivision
Land Lots 98, 99, and 100, District 9
GMD 905
Jasper County, Georgia

Rev	Revision Description	Date
0	Initial Submittal	12/7/19

Sheet No.
1 of 2

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

