Rezoning Application

An application to amend the official Zoning Map of Augusta, GA.

Application Date: 4/27/2026

Applicant Information	Owner Information
Name: H & A Development LLC	**Name:** SAKSHI9 LLC
Address: 13999 Atomic Rd	**Address:** 278 Four Points Rd W
City: Beech Island	**City:** Keysville
State: SC **Zip:** 29841	**State:** GA **Zip:** 30816
Phone: [redacted]	**Phone:**

Contact Person: John Henderson **Phone:** [redacted]

Contact's e-mail: [redacted]

I hereby request a Rezoning for the purpose of: Developing single family detached lots

I hereby request a Variance for: N/A

Applicant is the: ☐ Owner ☐ Petitioner ☐ Contractor ☒ Purchaser ☐ Other

Property Address: 4150 Peach Orchard Rd

Present zoning A / R-1 (split zoning) **Requested Zoning** R-1D

Map/ Parcel #: 211-0-025-03-0

Proposed Development: Single family detached lots in accordance with R-1D

I certify that I am the legal owner of the property for which this application is being made and that I have identified all individuals and business entities having an ownership interest in the real property in question on the space below.

Owner's Signature: [signature] **Date:** 4/23/26

Petitioner's Signature: _____ **Date:** _____

Subscribed and affirmed before me in the county of _____, State of Georgia.

this 23rd day of April, 2026.

Andrea Lane
(Notary's official signature)

10-30-2028
(Commission Expiration)

ANDREA LANE NOTARY PUBLIC BURKE COUNTY, GA

Augusta GEORGIA

Standards Governing the Exercise of the Zoning Power

The following standards are used by staff to determine whether a proposed rezoning will:

a) Will permit a use that is suitable in view of the use and development of adjacent and nearby property;

b) Adversely affect the existing use or usability of adjacent or nearby property:

c) Will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

d) Be in conformity with the policy and intent of the Comprehensive Land Use Plan:

e) Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

In order to make an application to the Planning Commission you must submit the following:
Completed application including all supporting documentation listed in this packet.
A pre-application meeting is required preceding submission of this application or the application will be deemed incomplete – call 706-821-1796

1. The following fees made payable to Augusta Planning and Development Department as of March 24, 2014

a) Rezoning A (Agriculture) and R-1 (One-family Residential) Zones	$800.00
b) All other Zones for applications under 10 acres	$1000.00
c) All other Zones for applications over 10 acres	$1,250.00
d) Special Exceptions	$800.00
e) Subdivision Variance	$500.00
f) Parking Variance	$300.00

2. If you are not the property owner, you must attach a signed statement of consent from the property owner.
3. The Planning Commission meets on the first Monday of each month at 3:00 p.m. unless otherwise advertised due to a holiday. The calendar dates for said meetings are included in this application packet.
4. The Planning Commission is a recommending body and their decision is forwarded to the Augusta Commission for a final decision. The Augusta Commission meets on the third Tuesday of each month at 2:00 p.m. unless otherwise advertised.

The undersigned below is authorized to make this application. Section 35-8 states if the zoning decision of a local government is for the rezoning of property and the amendment to the Zoning Ordinance to accomplish the rezoning is defeated by the local government, then the same property may not again be considered for rezoning until the expiration of at least six (6) months immediately following the defeat of the rezoning by the local government pursuant to O.C.G.A. 36-66-4-(c) (2012).

John C Hendrson Jr 4/24/26

Signature of Applicant **Date**

John C Hendrson Jr member

Print Name and Title

Augusta GEORGIA

Disclosure of Campaign Contributions

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating **$250.00** or more to a local government official who will consider this application.

☐ Yes ☒ No

Applicant's Name: _____

Name and Official position of Government official	Contributions made: (List all which aggregate to $250 or more)	Date Contribution was Made: (in the last two years)

If necessary, attach additional sheets to disclose or describe all contributions.

Rezoning and Special Exception Checklist

The following is a checklist of information required for submission of a Rezoning application. The Planning and Development Department on behalf of the Planning Commission reserves the right to reject any incomplete applications.

☒ **Pre-Application Meeting**

☒ Application Form

☒ Deed (Legal Description)

☒ Prepared Boundary Survey

☒ (4) Four Site Plans or concept plans 24" x 36" drawn to scale
Requests involving a single family lot must provide an 11" x 17" scale plan
* Note: Additional site plan requirements may be deemed necessary

☒ Letter of Intent (explanation of proposed use)

n/a☐ Conflict of Interest Certification / Campaign Contributions

☒ Application Fee – payable to Augusta Planning and Development Department

☒ Photographs

☐ Community Meeting (Strongly Recommended)

n/a☐ Located within local Historic Preservation District (Summerville, Downtown or Olde Town)

Additional Exhibits that may be required (as necessary):

n/a☐ Traffic Study (required by GDOT for driveway permitting)

n/a☐ Review Form for Development of Regional Impact

Signature of Staff Member accepting application: _____

Revised 02.2017

CRANSTON

CranstonEngineering.com

452 Ellis Street Augusta, Georgia 30901
PO Box 2546 Augusta, Georgia 30903
706.722.1588

April 27, 2026

Mr. Kevin Boyd
Augusta Planning and Development Department
535 Telfair Street, Suite 300
Augusta, Georgia 30901

Re: H&A – Peach Orchard Road
Rezoning Request
Augusta, Georgia
Our File No. 25CRA0237

Dear Kevin,

We are submitting this letter on behalf of the applicant for inclusion on the Planning Commission agenda for the next meeting on June 1st. This application is a request to rezone TMP 211-0-025-03-0 to R-1D. The subject property currently has a split zoning of R-1 and A. The enclosed zoning concept and narrative clearly outline the intent of the request. The applicant is currently under contract to purchase the property and is set to close on the property once entitled to the requested zoning.

Please find the following documents enclosed:

- Executed Zoning Application;
- 4 Concept Plans;
- Zoning Narrative;
- ALTA Survey prepared by CRANSTON in August 2023;
- Deed;
- Building Elevations;
- Check for $800.00

The concept plan proposes a residential subdivision consisting of lots at 42' and 52' in width to accommodate a mix of single-family detached homes in accordance with the R-1D district. The concept plan and zoning narrative provide a detailed description of the proposed development and design requirements. We have been in coordination with AUD on the proposed utility tie-ins and have received their feedback. We have not provided any traffic information with this submittal as we have been in contact with GDOT and a Traffic Impact Study will be required for driveway permitting. We plan to submit a full traffic study in design if the request for rezoning is accepted.

Section 12-7 of the Augusta Zoning Ordinance provides a list of information that is required for a change of zoning to the R-1D district. A list of these items is provided on the subsequent page of this letter along with where they can be found in our submittal documents.

Section 12-7: Application requirements for Approval

(a) A plat of the land to be included in the total development showing all rights-of-ways and easements affecting the property to be rezoned to R-1D.

a. An ALTA survey has been provided showing existing easements and the area to be rezoned to R-1D. All existing GA Power and AT&T rights-of-ways are defined on the survey. Refer to the enclosed narrative for additional information regarding easements and existing infrastructure.

(b) A plat of the lots and the boundaries thereof along with the square footage contained in each lot.

a. The concept plan shows the proposed property boundaries and a parcel table is provided outlining the areas of the proposed lots. Minimum lot size requirements are also provided in the project information on the concept. The current plan is conceptual at this stage and may change slightly in design to grading, proposed infrastructure and requests by the final builder selected for the project. However, we do not expect any changes to the minimum lot size requirements or density.

(c) The location of buildings and the number of stories contained in each.

a. All homes will comply with section 12-4 of the ordinance and will not exceed 2-1/2 stories or 45' in height.

(d) The preliminary location of water supply, sanitary and storm sewer systems.

a. Water and sewer tie-ins have been specified on the concept plan and have been coordinated with AUD.

(e) The location of all curb cuts, driving lanes and parking areas.

a. The location of all driveway cuts are shown on the concept plan. These have been sent to GDOT for review. Parking areas are outlined at the amenity site and mail kiosks. Parking calculations have been provided on the concept. A typical road section is provided on the concept outlining the specifications of the proposed road system.

(f) The location and type of all common areas including a statement of the method to be used to insure continued maintenance of such areas.

a. All open space is delineated on the concept plan and the area/percentage is provided in the project information.

(g) The location and height of all walls, fences, and screen plantings

a. A conceptual landscape plan has been provided on the concept showing perimeter plantings, buffers, screening and entry landscaping. No fences or walls are shown on the concept. Fences are expected to be constructed on the lots by the home builder.

(h) A typical tentative plan showing front elevations of the proposed dwellings including a tentative statement indicating the type of construction to be used.

a. Elevations have been provided by a potential builder showing materials and façade elements. The development will be mass graded to construct flat padded lots to accommodate homes on monolithic slabs.

(i) A tabulation of the total area, number of dwellings units and overall density per acre.

a. The total area, open space area, number of dwellings and density proposed have been provided in the project area on the concept plan.

We trust that the information provided is suitable for your review and approval. Should you have any questions concerning this matter, please do not hesitate to contact us at your convenience.

Sincerely,

CRANSTON LLC



Burton Fine, PE

BSF/bsf
Enclosures

ZONING NARRATIVE

for

H&A – PEACH ORCHARD RD

Rezoning Request

The subject property to be developed is identified as Augusta-Richmond County TMP 211-0-025-03-0 and consist of approximately +/-54.98 acres of land. The applicant is currently under contract to purchase the property and is set to close upon acceptance of the requested rezoning. The intent of this request is to rezone the property to R-1D to allow for single family detached lots to be developed in accordance with the regulations set forth in the zoning district. The property currently has a split zoning of R-1 (+/-44 ac) and A (+/-11 ac).

Site Description

The property in its existing condition is undeveloped and the existing terrain elevations indicate moderate fall toward the existing draw on-site and to the rear property line. The property has substantial frontage on Peach Orchard Road and minimal frontage on McElmurray Road. The site seems to have been recently timbered and ground cover consists of young pines with thick undergrowth in these areas. Other portions of the site consist of maintained GA Power transmission easements and old pasture with grass ground cover. A wetland delineation was completed by Nelson Environmental in January of 2026 to evaluate the on-site draw and proposed sewer tie in. There are no wetlands, streams or flood plain present on the property. Water and sewer utilities are available at the site.

Existing Infrastructure and Easements

There is a substantial GA Power transmission easement on the property that feeds from a substation on an adjacent parcel. This easement is defined on the enclosed ALTA survey and accounts for 6.63 acres of the property acreage. All power poles were located with the survey and will be avoided in construction. There is also a short run of overhead distribution on-site that will need to be relocated and coordinated with GA Power. There is an existing AT&T easement on the property that was dedicated in 1942. The applicant has been in contact with AT&T and it has been confirmed that this easement may be abandoned as there are no contiguous easements on either adjoining parcel. This abandonment would occur prior to obtaining permits to construct and following the applicant's entitlement to the property and requested zoning.

Water utility is expected to be brought from the existing 20" main on McElmurray road and the existing 12" main on Peach Orchard Road. Sanitary sewer is available just off the property on the adjacent parcel to the north on the corner of McElmurray and Peach Orchard. Due to the nature of the site, we completed the necessary field survey to confirm that gravity sewer could feed the proposed development. We believe that this sewer stub was planned to serve this tract due to the existing depth of the line. We have coordinated these tie-ins with AUD and their feedback was received. The applicant has been in coordination with the adjacent landowner on securing an easement to extend sewer to the site and they intend to enter a formal agreement once the property has been acquired.

Proposed Development and Design Requirements

The proposed development will consist of single family detached lots. The proposed concept shows 172 lots including 43 – 52' lots and 129 – 42' lots. The exact lot widths may vary at the time of development depending on the demand of the market and the final builder selected for the project. The development will

be designed and developed in accordance with Section 12 of the Comprehensive Zoning Ordinance. The proposed concept shows a density of 3.12 units/acre and an open space of 25% of the property acreage.

We anticipate a minor amenity to be developed near the main entrance from Peach Orchard Road. The exact program for this amenity will be determined by the final builder selected for the project. There is substantial open space provided around the main entrance from Peach Orchard Road to allow this area to be beautified and landscaped to serve as a buffer from the highway. The required street yard and perimeter buffers will be planted in accordance with the Augusta Tree Ordinance or left undisturbed depending on existing vegetation in these areas. The development is also currently shown to be developed as two separate subdivisions due to the large GA Power easement through the property and the undesirable terrain through this area. We anticipate a walkable path to be provided through the easement to provide connectivity between the subdivisions if approved by GA Power. This walking trail will likely follow new sewer and/or storm infrastructure through the easement to consolidate the proposed encroachments.

Proposed Access and Road Network

The concept plan proposes 60' public rights-of-way with roads measured 31' wide from the back of curb and sidewalk on both sides of the street. Access will be brought from Peach Orchard Road and McElmurray Road. Access from Peach Orchard Road will be brought from two locations. Full access will align with the existing commercial driveway across the street. There seems to be planned access at this location due to the two-way left turn lane striping that exist on the highway. Restricted access will be provided to the south which will align with the existing raised median to restrict left turn movements. Peach Orchard Road is a state route and GDOT will require a traffic study to be completed with encroachment permitting. A short cul-de-sac road is shown to be brought from McElmurray Road. This driveway will require an encroachment permit from GA power for construction within their easement.

CRANSTON

CranstonEngineering.com

452 Ellis Street Augusta, Georgia 30901
PO Box 2546 Augusta, Georgia 30903
706.722.1588

July 13, 2026

Mr. Kevin Boyd
Augusta Planning and Development Department
535 Telfair Street, Suite 300
Augusta, Georgia 30901

Re: H&A – Peach Orchard Road
Revisions to Rezoning Request
Augusta, Georgia
Our File No. 25CRA0237

Dear Kevin,

We are submitting this letter on behalf of the applicant in advance of the July 6th Planning Commission hearing and associated work session. The purpose of this letter is to outline the coordination the applicant has had on the project and revisions to the enclosed concept plan that were a result of this coordination. We would like to ask that this request be an addendum to the previously approved application to rezone TMP 211-0-025-03-0 to R-1D.

Following acceptance of the application by Augusta, the applicant received feedback from the City of Hephzibah shortly before the June meeting. We then requested to reschedule the public hearing for the July Planning Commission meeting to give additional time for coordination and to address their concerns if practical. After evaluating their request to reduce density substantially, it was determined that their desired lot size requirements could not be accommodated due to the size of the property and the location of existing easements on the property.

The applicant then worked to coordinate the project with Augusta Commissioners to understand their perspective on the proposed use and the original concept plan showing a mix of 42' and 52' residential lots. The applicant received feedback from various Commissioners and requested that we revise the concept plan to address all items that were brought to their attention.

The following items were revised on the concept plan:

- The minimum lot width was adjusted to 52' at the minimum building line. This resulted in reduction of density from 3.12 du/acre (172 lots) to 2.76 du/acre (152 lots).
- Alternative elevations have been provided with this submittal to include homes restricted to hardy plank and 30% stone and brick accent on the front of the homes.
- We have revised the street yard buffer along Peach Orchard Road to include a mix of approved medium and large trees with intermediate evergreen shrubs. This street yard would typically be void due to the existing 15' AT&T easement along the right-of-way. In addition to the requested buffer, the applicant has requested that we show landscaped entries to honor the nature of the highway corridor.

We believe that the applicant has completed the necessary due diligence and coordination to reach an appropriate use for this property. We also believe that this development complies with Augusta's comprehensive plan for the South Augusta Character Area, as well as Hephzibah's comprehensive plan for Peripheral Corridor Development. The concept plan proposes a density below the minimum threshold desired for the South Augusta Character area and proposing to restrict architectural standards to deliver more attractive and sustainable housing. This project also takes advantage of sanitary sewer toward the end of the City's existing infrastructure to provide density that will assist in promoting commercial use along this porting of Hwy 25.

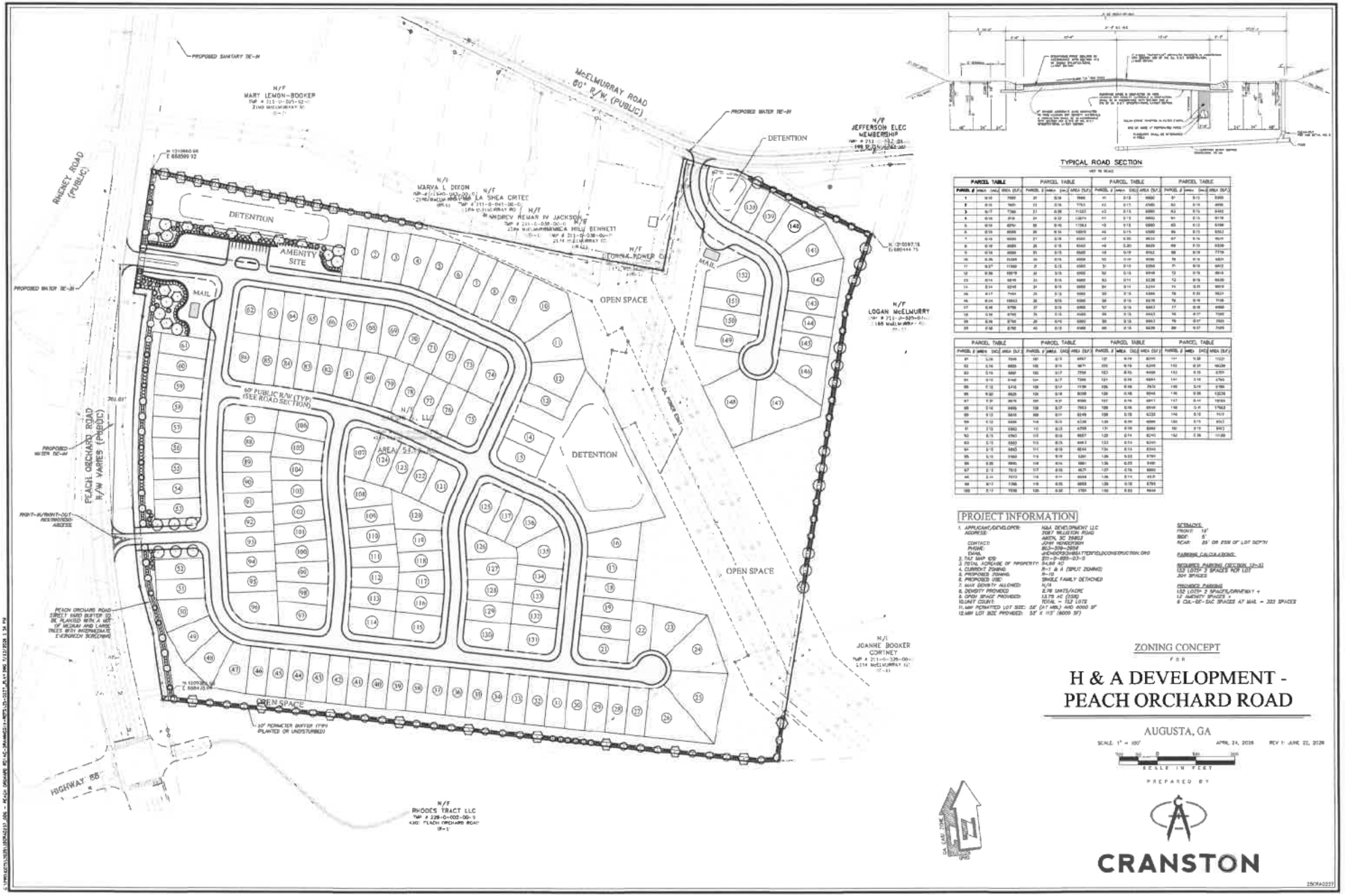
We trust that the information provided is suitable for your review and approval. Should you have any questions concerning this matter, please do not hesitate to contact us at your convenience.

Sincerely,

CRANSTON LLC

Burton Fine, PE

BSF/bsf
Enclosures



TYPICAL ROAD SECTION

PARCEL TABLE				PARCEL TABLE				PARCEL TABLE				PARCEL TABLE			
PARCEL #	WIDTH	DAD	AREA (SF)	PARCEL #	WIDTH	DAD	AREA (SF)	PARCEL #	WIDTH	DAD	AREA (SF)	PARCEL #	WIDTH	DAD	AREA (SF)
1	0.15	7007		21	0.18	7886		41	0.15	6868		61	0.15	6960	
2	0.15	7401		22	0.16	7763		42	0.15	6789		62	0.19	8898	
3	0.17	7788		23	0.28	11323		43	0.15	6880		63	0.15	6942	
4	0.19	818		24	0.32	13874		44	0.15	6802		64	0.15	6918	
5	0.15	6791		25	0.16	7139.3		45	0.15	6880		65	0.13	6188	
6	0.15	6886		26	0.14	6009		46	0.15	6788		66	0.15	6763	
7	0.15	6889		27	0.15	6560		47	0.20	8832		67	0.15	6819	
8	0.17	8089		28	0.15	6560		48	0.20	8829		68	0.15	6539	
9	0.15	6886		29	0.15	6560		49	0.19	8552		69	0.19	7719	
10	0.35	15388		30	0.15	6868		50	0.19	8588		70	0.15	6831	
11	0.27	11969		31	0.15	6560		51	0.15	6858		71	0.15	6672	
12	0.39	16919		32	0.15	6560		52	0.15	6948		72	0.15	6816	
13	0.14	6018		33	0.15	6880		53	0.14	6328		73	0.15	6630	
14	0.14	6248		34	0.15	6868		54	0.14	6244		74	0.31	9819	
15	0.17	7484		35	0.13	6060		55	0.15	6888		75	0.32	9824	
16	0.24	10443		36	0.15	6880		56	0.15	6978		76	0.19	7748	
17	0.18	8798		37	0.15	6868		57	0.15	6863		77	0.18	8988	
18	0.18	8795		38	0.15	6880		58	0.15	6845		78	0.17	7599	
19	0.19	8796		39	0.16	6890		59	0.15	6863		79	0.17	7553	
20	0.18	8795		40	0.13	6188		60	0.15	6639		80	0.17	7605	

PARCEL TABLE				PARCEL TABLE				PARCEL TABLE				PARCEL TABLE			
PARCEL #	WIDTH	DAD	AREA (SF)	PARCEL #	WIDTH	DAD	AREA (SF)	PARCEL #	WIDTH	DAD	AREA (SF)	PARCEL #	WIDTH	DAD	AREA (SF)
81	0.28	10248		101	0.13	6057		121	0.19	8295		141	0.28	11227	
82	0.16	6825		102	0.14	6871		122	0.15	6245		142	0.31	14229	
83	0.15	6887		103	0.17	7758		123	0.15	6458		143	0.15	6701	
84	0.15	6748		104	0.17	7398		124	0.16	6864		144	0.15	6766	
85	0.15	6418		105	0.17	7159		125	0.18	7970		145	0.15	6783	
86	0.20	8828		106	0.18	8088		126	0.18	8046		146	0.26	10236	
87	0.21	9576		107	0.21	9666		127	0.16	6911		147	0.41	17965	
88	0.16	6889		108	0.17	7853		128	0.15	6948		148	0.41	17963	
89	0.15	6648		109	0.11	6249		129	0.15	6232		149	0.15	7019	
90	0.13	6688		110	0.15	6238		130	0.19	8588		150	0.15	6953	
91	0.15	6882		111	0.13	6208		131	0.15	6882		151	0.15	6943	
92	0.15	6760		112	0.18	8007		132	0.14	6240		152	0.26	11180	
93	0.15	6943		113	0.15	6881.3		133	0.14	6240					
94	0.15	6845		114	0.18	8244		134	0.14	6240					
95	0.15	6982		115	0.19	8261		135	0.23	9760					
96	0.20	8845		116	0.16	6851		136	0.22	9480					
97	0.13	7013		117	0.15	6871		137	0.15	6882					
98	0.14	7013		118	0.14	6068		138	0.14	6131					
99	0.13	7286		119	0.15	6868		139	0.18	8795					
100	0.17	7598		120	0.22	9769		140	0.33	9848					

PROJECT INFORMATION

1. APPLICANT/DEVELOPER: H&A DEVELOPMENT LLC
   ADDRESS: 2087 WILLISTON ROAD
   AIKEN, SC 29803
   CONTACT: JOHN HENDERSON
   PHONE: 803-509-2604
   EMAIL: JHENDERSON@ATTENTIVEDCONSTRUCTION.ORG
2. TAX MAP IDS: 211-0-025-03-0
3. TOTAL ACREAGE OF PROPERTY: 94.80 AC
4. CURRENT ZONING: R-1 & A (SPLIT ZONING)
5. PROPOSED ZONING: R-10
6. PROPOSED USE: SINGLE FAMILY DETACHED
7. MAX DENSITY ALLOWED: N/A
8. DENSITY PROVIDED: 2.78 UNITS/ACRE
9. OPEN SPACE PROVIDED: 13.79 AC (15%)
10. UNIT COUNT: TOTAL = 152 LOTS
11. MIN PERMITTED LOT SIZE: 52' (AT MBL) AND 6000 SF
12. MIN LOT SIZE PROVIDED: 52' X 115' (6000 SF)

SETBACKS:
FRONT: 15'
SIDE: 5'
REAR: 25' OR 25% OF LOT DEPTH

REQUIRED PARKING CALCULATIONS:
152 LOTS* 2 SPACES PER LOT
304 SPACES

PROVIDED PARKING
152 LOTS* 2 SPACES/DRIVEWAY +
1.2 AMENITY SPACES +
6 CUL-DE-SAC SPACES AT MAIL = 322 SPACES

ZONING CONCEPT
FOR

H & A DEVELOPMENT - PEACH ORCHARD ROAD

AUGUSTA, GA

SCALE: 1" = 100' APRIL 24, 2026 REV 1: JUNE 22, 2026

SCALE IN FEET

PREPARED BY

CRANSTON

25CRA0237

EDMOND



CABRAL



SOMERSET



ROBIE



HANOVER



PETITION TO OPPOSE REZONING

The undersigned are nearby residents and/or property owners who live in close proximity to the property located at 4150 Peach Orchard Road, Hephzibah, Georgia 30815 containing approximately 55 acres and currently zoned R-1 and is currently being considered for rezoning. The petitioners are directly affected by the requested change and respectfully submit this petition for the record.

STATEMENT OF CONCERNS REGARDING THE PROPOSED REZONING

The petitioners oppose the requested rezoning based on the following community planning, infrastructure, and public welfare considerations:

1. Neighborhood character and compatibility. The scale, massing, and use contemplated under the proposed zoning are incompatible with the established residential context, architectural patterns, and walkable fabric of the surrounding neighborhood.
2. Traffic and safety. The proposed intensity and pattern of use are likely to increase vehicular trips and turning movements on Peach Orchard Road and possibly McElmurray Road (if an entrance is allowed onto McElmurray Road), worsening congestion, and increasing collision risk for motorists, pedestrians, and cyclists. Existing roadways, intersections, and sight distances are inadequate to accommodate the projected volumes without mitigation and may compromise safe access for emergency vehicles.
3. Stormwater and drainage. Additional impervious surface will increase stormwater runoff volume and rate, exacerbating localized flooding, ponding, erosion and potentially overwhelming existing drainage infrastructure.
4. School capacity. If residential density increases, neighborhood schools may lack capacity to serve additional students, straining classrooms, staffing, transportation, and related facilities.
5. Property values and stability. The proposed zoning is reasonably likely to diminish nearby property values.
6. Inconsistency with the comprehensive plan. The requested zoning may be inconsistent with adopted comprehensive plan policies regarding land use, density, transitions, and neighborhood conservation for this area.

REQUESTED RELIEF

Petitioners respectfully request:

1. *Denial.* That the Planning Commission and the Augusta, Georgia Commission deny the rezoning application.
2. *Alternative.* If the property is rezoned, that any rezoning limit development to a minimum of one (1) acre residential lots with the typical setbacks and related conditions for subdivisions of similar lot size.

[redacted]

Community Meeting for Rezoning

Of

4150 Peach Orchard Road

Agenda 7/29/2026

- Introduction of Team
- Introduction/History/Goals of H & A Development in the community
- Example of personal residence with development next door by DR Horton
- Description of current proposed plan
- Explanation of Sewer infrastructure and how it affects the cost of development. Why Septic larger lots do not work because of mandate to install Sewer infrastructure and its relationship to land cost.
- Future growth already committed to area @ Industrial site on 56 provides need for new homes
- Goal of meeting. COMPROMISE. In order to satisfy desire of surrounding community but also provide a quality/attainable product for home buyers. Explore options as in relationship to homes being built. Such as upgraded finishes such as hardy, no vinal siding, brick and stone accents, Theme, i.e. color, farm, etc. Have a community member on HOA board that approves house plans.
- No builder selected at this time
- Plan is Concept and is still subject to review by Augusta/Richmond County and GDOT. Both entities have reviewed preliminary plan
- Q & A with developer

D: DEED B: 1737 P: 2663 Doc #: 2020021354 WD
08/17/2020 02:32:22 PM Total Pages: 3
Recording Fee: $ 25.00
Transfer Tax: $250.00
Hattie Holmes Sullivan, Clerk of Court, Augusta-Richmond County

Record and Return to:
David L. Huguenin, P.C.
4070 Columbia Road
Martinez, GA 30907
File Number: R20-2394

LIMITED WARRANTY DEED

THIS INDENTURE is made this 14th day of August, 2020, by and between **Norman C. Booker,** hereinafter called "Grantor", and **Sakshi9, LLC**, hereinafter called "Grantee". The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, all that tract or parcel of land lying and being in Richmond County, Georgia, being further described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD, said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee and the heirs, successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on Exhibit "A", attached hereto and incorporated herein by reference.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=76569062&key1=1737&key2=2663&county=121&countyname=RICHMOND&userid=11073… 1/3

IN WITNESS WHEREOF, Grantor has executed and sealed this indenture this 14 day of August, 2020.

Norman C. Booker

Norman C. Booker - Seller

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

(NOTARY SEAL)

SETH T. NEWSOME NOTARY PUBLIC COLUMBIA COUNTY GA My Commission Expires July 17, 2021

EXHIBIT "A"

ALL that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, being shown and designated as Tract A, consisting of 57.31 acres, more or less, on a plat recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia, in Realty Reel 146, Pages 1053-1058; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Less and Except:
Right of Way Deed to County Road Systems of Richmond County, Georgia and recorded in Reel 34-W, Page 73 abd Reel 28-P, Page 579 and Right of Way Deed to Georgia Department of Transportation recorded in Book 840, Page 2016, and Right of Way Deed to the Department of Transportation recorded in Reel 237, Page 274, in the aforementioned Clerk's Office.

Said property is conveyed subject to and with notice of the following matters: a) drainage easements, building setback lines, and all other matters shown on the plat of record; b) general utility easements and road right-of-way grants and easements.

Said property is hereby conveyed subject to BellSouth Easement recorded in Reel 467, Page 1056 and American Telephone and Telegraph Company Easement recorded in Reel 16-N, Page 157 and Southern Bell Telephone and Telegraph Company Easement recorded in Reel 25-O, Page 543 and "Oglethorpe Power" Easement for Right of Way recorded in Reel 299, Page 2392 and Reel 218, Page 581 and Georgia Power Company Easement for Right of Way recorded in Reel 39-B, Page 456 and Georgia Power Easement recorded in Reel 360, Page 854 and Book 942, Page 2200 and Reel 13, Page 1335 and Reel 21-F, Page 154 and Reel 20-C, Page 648 and Reel 26-Z, Page 135 and any and all other easements, restrictions and rights of way of record in the aforesaid Clerk's Office.

Tax map & parcel number: 211-0-025-03-0

FOR CLERK OF COURT'S USE ONLY

ALTA/NSPS LAND TITLE SURVEY

FOR

DBROWN FOUNDATION, INC.

SHOWING PROPERTY KNOWN AS 4150 PEACH ORCHARD ROAD, TAX PARCEL# 211-0-025-03-0, LOCATED IN THE 86TH G.M.D. HEPHZIBAH,

RICHMOND COUNTY, GEORGIA

SCALE: 1" = 100' AUGUST 31, 2023

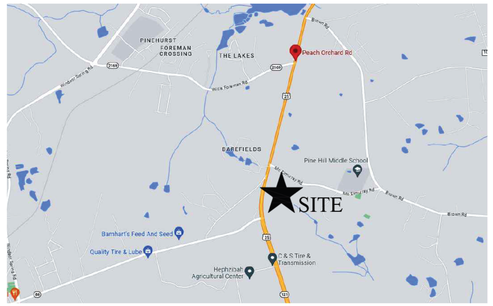
100 50 0 100 200

SCALE IN FEET

PREPARED BY

CRANSTON

452 Ellis Street, Augusta, Georgia 30901
Telephone 706-722-1588
CranstonEngineering.com



LOCATION MAP

TECHNICAL DATA:

DATE OF SURVEY – AUGUST 2023
EQUIPMENT USED – THEODOLITE, E.D.M. AND TRIMBLE GPS R12I
ANGULAR PRECISION – N/A
FIELD PRECISION– 1 in N/A
PLAT CLOSURE – 1 in 578,487
COMPASS ADJUSTMENT

FLOOD NOTE:

ACCORDING TO THE OFFICIAL FEMA FLOOD HAZARD MAP, FIRM PANEL 13245C0210G EFFECTIVE NOVEMBER 15, 2019 THIS PROPERTY IS LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD AND IS NOT IN A DESIGNATED 100 YEAR FLOOD PLAIN.

REFERENCE:

1. PLAT FOR SAKSHI 9, LLC PREPARED BY STEVE BARGERON & ASSOCIATES, LLC DATED JULY 29, 2020 REVISED JULY 31, 2020 AND RECORDED IN PB:14 PAGE 197.
2. COMPILED PLAT FOR JAMES T. BOOKER PREPARED BY GEORGE L. GODMAN ASSOC. DATED SEPTEMBER 24, 1981, REVISED ON AUGUST 18, 1984 AND RECORDED IN REALTY REEL 198 PAGE 1709.
3. EASEMENT FOR RIGHT-OF-WAY FOR OGLETHORPE POWER CORPORATION RECORDED IN REALTY REEL 299, PAGE 2392-2394.

SURVEYOR'S NOTE:

1. BASIS OF BEARING IS GEORGIA STATE PLANE GRID, EAST ZONE, NORTH AMERICAN DATUM (NAD '83).
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. FIELD MEASUREMENTS FOR THIS SURVEY WERE OBTAINED WITH A TRIMBLE GPS R12I AND TRIMBLE S7 ROBOTIC TOTAL STATION.
4. NO BUILDINGS EXIST ON SITE AT THE TIME OF SURVEY (ALTA TABLE "A" – ITEM #7).
5. NO IDENTIFIABLE PARKING SPACES OBSERVED ON SITE AT THE TIME OF SURVEY (ALTA TABLE "A" – ITEM #9).
6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY. (ALTA TABLE "A" – ITEM #16).
7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF SURVEY. (ALTA TABLE "A" – ITEM #17).

ALTA COMMITMENT FOR TITLE INSURANCE
Commitment No. R23-4460
Issued by: FIDELITY NATIONAL TITLE INSURANCE COMPANY
Commitment Date: JUNE 29, 2023.

SCHEDULE B, PART II
Exceptions

10. Easement in favor of American Telephone & Telegraph Company, dated July 24, 1946, and recorded in the Office of the Clerk of the Superior Court of Richmond County, Georgia in Realty Reel 16-N, Page 157. (APPROXIMATE LOCATION SHOWN ON PLAT)
11. Easement in favor of Georgia Power Company, dated November 15, 1952, and recorded in the aforesaid Clerk's Office in Realty Reel 20-C, Page 648. (BLANKET)
12. Easement in favor of Georgia Power Company, dated February 22, 1954, and recorded in the aforesaid Clerk's *Office* in Realty Reel 21-F, 154. (BLANKET)
13. Easement in favor of Southern Bell Telephone and Telegraph Company, dated June 10, 1958, and recorded in the aforesaid Clerk's *Office* in Realty Reel 25-J, Page 543. (BLANKET)
14. Easement in favor of Georgia Power Company, dated June 10, 1960, and recorded in the aforesaid Clerk's *Office* in Realty Reel 26-Z, Page 135. (BLANKET)
15. Easement in favor of Georgia Power Company, dated May 19, 1971, and recorded in the aforesaid Clerk's *Office* in Realty Reel 39-8, 456. (AFFECTS PROPERTY)
16. Easement in favor of Georgia Power Company, dated November 24, 1972, and recorded in the aforesaid Clerk's Office in Deed Book 13, Page 1336. (AFFECTS PROPERTY)
17. Easement in favor of Oglethorpe Power Corporation, dated December 13, 1985, and recorded in the aforesaid Clerk's Office in Deed Book 218, Page 581. (AFFECTS PROPERTY)
18. Easement in favor of Oglethorpe Power Corporation, dated November 12, 1988, and recorded in the aforesaid Clerk's Office in Deed Book 299, Page 2392. (AFFECTS PROPERTY)
19. Easement in *favor* of Georgia Power Company, dated May 2, 1991, and recorded in the aforesaid Clerk's Office in Deed Book 360, Page 854. (AFFECTS PROPERTY-BLANKET)
20. Easement in *favor* of BellSouth Telecommunications, Inc., dated May 2, 1994, and recorded in the aforesaid Clerk's Office in Deed Book467, Page 1056. (AFFECTS PROPERTY-SHOWN ON PLAT)
21. Easement in *favor* of Georgia Power Company, dated June 30, 2004, and recorded in the aforesaid Clerk's Office in Deed Book 942, Page 2200. (AFFECTS PROPERTY-BLANKET)
22. Easement in favor of Georgia Power Company, dated November 10, 2006, and recorded in the aforesaid Clerk's Office in Deed Book 1097, Page 1100. (AFFECT PROPERTY-SHOWN ON PLAT)

LEGAL DESCRIPTION

TAX PARCEL# 211-0-025-03-0

All trat tract or parcel of land lying and being in the 86th G.M.D. Hephzibah, Richmond County, Georgia and being more particularly described as follows:

COMMENCING at a PK Nail set at the centerline intersection of McElmurray Road (having 60' R/W) and Peach Orchard Road (R/W varies). Thence with Tie line of South 08 degrees 14 minutes 32 seconds West, a distance of 682.83 feet to an angle iron found located at the intersection of said common line and easterly right-of-way line of Peach Orchard Road (US Hwy. 25). Said point being the **POINT OF BEGINNING**.

From the **POINT OF BEGINNING**: Thence, leaving said easterly right-of-way of Peach Orchard Road and run the following courses and distances:

South 72 degrees 33 minutes 50 seconds East for a distance of 598.36 feet to a concrete monument found,
Thence, South 72 degrees 35 minutes 51 seconds East for a distance of 512.74 feet to a bolt found,
Thence, South 73 degrees 38 minutes 28 seconds East for a distance of 242.52 feet to a rebar and cap found,
Thence, North 16 degrees 29 minutes 20 seconds East for a distance of 299.98 feet to a concrete monument found located at the intersection of said common line and southerly right-of way line of McElmurray Road (having 60' R/W),
Thence, along said right-of-way along a curve to the left having a radius of 704.07 feet and an arc length of 143.32 feet, subtended by chord South 70 degrees 34 minutes 02 seconds East and a distance of 143.07 feet to an angle iron found,
Thence, turning and leaving said right-of-way line and running the following courses and distances:

South 58 degrees 33 minutes 58 seconds East for a distance of 389.01 feet to a #5 rebar found,
Thence, South 25 degrees 11 minutes 45 seconds West for a distance of 194.67 feet to a #5 rebar found,
Thence, South 14 degrees 49 minutes 36 seconds West for a distance of 261.04 feet to a #5 rebar found,
Thence, South 14 degrees 55 minutes 44 seconds West for a distance of 941.08 feet to an angle iron found,
Thence, North 86 degrees 17 minutes 37 seconds West for a distance of 56.46 feet to a 3/4" open topo pipe found,
Thence, North 77 degrees 56 minutes 48 seconds West for a distance of 1075.08 feet to an angle iron found,
Thence, North 78 degrees 25 minutes 17 seconds West for a distance of 475.65 feet to an angle iron found located at the intersection of said common line and easterly right-of way line of Peach Orchard Road,
Thence, running along said easterly right-of way line of Peach Orchard Road the following courses and distances:

North 02 degrees 08 minutes 22 seconds West for a distance of 173.55 feet to a concrete monument found,
Thence, North 09 degrees 04 minutes 52 seconds West for a distance of 127.20 feet to a concrete monument found,
Thence, along a curve to the right having a radius of 2766.36 feet and an arc length of 705.99 feet, subtended by chord North 06 degrees 46 minutes 59 seconds East and a distance of 704.07 feet to a concrete monument found,
Thence, North 14 degrees 00 minutes 34 seconds East for a distance of 56.16 feet to a concrete monument found,
Thence, North 75 degrees 37 minutes 46 seconds West for a distance of 29.76 feet to a concrete monument found,
Thence, North 14 degrees 03 minutes 28 seconds East for a distance of 327.75 feet to the **POINT OF BEGINNING.**

Said tract or parcel of lands contains 54.98 acres.

ALTA/NSPS CERTIFICATION:

THIS IS TO CERTIFY TO DBROWN FOUNDATION, INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 25, 2023.

JOHN THOMAS ATTAWAY, S.C. P.L.S. #14522 DATE OF PLAT

GEORGIA REGISTERED NO. 2512 LAND SURVEYOR JOHN THOMAS ATTAWAY

SURVEYOR CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** 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.

JOHN THOMAS ATTAWAY, GA RLS #2512 DATE

G:\PROJECTS\2023\2023-0302_PLAT FOR ALAN AND KIM BROWN\AC-DRAWINGS\SURVEY\2023-0302_ALTA.DWG 8/31/2023 3:01 PM

FOR CLERK OF COURT'S USE ONLY

LEGEND

EXISTING PROPERTY LINE

ADJOINER PROPERTY LINE

RBF REBAR FOUND
RBCF REBAR AND CAP FOUND
OTP OPEN TOP PIPE FOUND
AIF ANGLE IRON FOUND
CMF CONCRETE MONUMENT FOUND
TM# TAX PARCEL NUMBER

EXISTING UTILITY POLE

POC
PK NAIL SET AT THE CENTERLINE INTERSECTION OF McELMURRAY ROAD AND PEACH ORCHARD ROAD.

RHENEY ROAD (PUBLIC)

PEACH ORCHARD ROAD R/W VARIES (PUBLIC)

McELMURRAY ROAD 60' R/W (PUBLIC)

N/F
MARY LEMON-BOOKER
TMP # 211-0-025-02-0
2190 McELMURRAY RD.

N: 1210660.96
E: 688599.92

POB

S72°33'50"E 598.36'

N14°03'28"E 327.75'

682.83'

S08°41'32"W

N75°37'46"W 29.76'

N14°00'34"E 56.16'

15.00'

15' UTILITY EASEMENT BELL SOUTH (EXCEPTION 20)

R=2766.36
L=705.99
N06°46'59"E
704.07'(CH)

N09°04'52"W 127.20'

N02°08'22"W 173.55'

N: 1209282.98
E: 688478.94

S02°09'19"E 79.87'(TIE)

N78°25'17"W 475.65'

HIGHWAY 88

N/F
MARVA L. DIXON
TMP # 211-0-032-00-0
2188 McELMURRAY RD.

N/F
FATIMA LA SHEA CRITES
TMP # 211-0-031-00-0
2184 McELMURRAY RD.

N/F
ANDREV NEMAR IV JACKSON
TMP # 211-0-030-00-0
2184 McELMURRAY RD.

N/F
KAMICA HILL BENNETT
TMP # 211-0-029-00-0
2174 McELMURRAY RD.

N/F
GEORGIA POWER CO.
TMP # 211-0-025-01-0
2172 McELMURRAY RD.

GA. POWER SUBSTATION

BLDG.

CMF

117.28'

S72°35'51"E 512.74'

395.46'

POWER EASEMENT LINE (EXCEPTION #18)

L14

242.52'

S73°38'28"E

RBCF

EXITING GRAVEL DRIVEWAY. EASEMENT FOR ROAD (EXCEPTION 22)

R=704.07
L=143.32
S70°34'02"E
143.07'(CH)

N/F
JEFFERSON ELEC MEMBERSHIP
TMP # 211-0-017-01-0
2168 McELMURRAY RD.

L16

L15

S58°33'58"E 389.01'

5RBF

S19°45'17"W
187.09'(TIE)

N16°29'20"E
299.98'

GEORGIA TRANSMISSION CORPORATION

POWER EASEMENT LINE

L17

N: 1210297.18
E: 690444.75

S25°11'45"W 194.67'

N/F
LOGAN McELMURRY
TMP # 211-0-025-07-0
2166 McELMURRAY RD.

S14°49'36"W 261.04'

S85°08'45"E
289.60'(TIE)

N/F
SAKSHI 9, LLC
TMP # 211-0-025-03-0
4150 PEACH ORCHARD ROAD

AREA: 54.98 AC.

(EXCEPTION 18)

L7

L8

L9

L13

L12

L11

L10

L18

AT&T EASEMENT 3.5' R/W (APPROXIMATE LOCATION) (EXCEPTION #10)

POWER EASEMENT LINE (EXCEPTION #8)

GEORGIA POWER CO. (EXCEPTION 16)

62.50'

62.40'

125.00'

25.00'

200.00'

L5

OGLETHORPE POWER CORPOREATION
RR 299, PAGE 2392-2394
(EXCEPTION 18)

504.66'

S14°55'44"W 941.08'

N/F
JOANNE BOOKER CORTNEY
TMP # 211-0-025-00-0
2154 McELMURRAY RD.

GEORGIA POWER SERVICE LINE

L3

L2

L1

353.06'

133.38'

N77°56'48"W 1075.08'

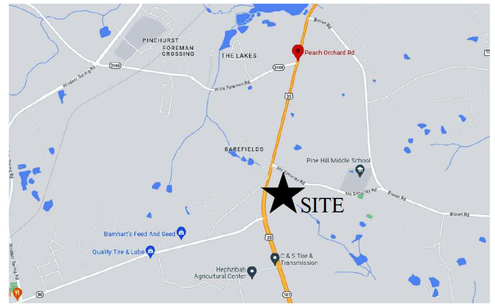
3/4"OTP

N86°17'37"W 56.46'

S86°20'51"E
381.49'(TIE)

N/F
RHODES TRACT LLC
TMP # 229-0-002-00-0
4202 PEACH ORCHARD ROAD

GA. EAST ZONE GRID



LOCATION MAP

POWER EASEMENT
AREA: 288,963 S.F (6.63 AC.)

LINE TABLE		
LINE ID	DIRECTION	LENGTH
L1	S47°39'09"W	31.27'
L2	N42°35'28"W	95.17'
L3	N19°23'16"W	95.17'
L4	N70°22'09"E	37.50'
L5	N19°37'51"W	674.00'
L6	S70°22'09"W	37.50'
L7	N19°37'51"W	108.09'
L8	N16°59'09"E	108.09'
L9	S73°00'51"E	37.50'
L10	N17°00'08"E	30.05'
L11	N19°37'51"W	38.46'
L12	S70°22'09"W	40.00'
L13	N19°37'51"W	97.18'
L14	N59°12'51"W	483.52'
L15	S58°33'58"E	39.76'
L16	N77°19'05"W	98.90'
L17	S16°29'12"W	454.91'
L18	S19°37'51"E	725.97'

SURVEYOR CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** 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.

JOHN THOMAS ATTAWAY, GA RLS #2512 DATE

GEORGIA REGISTERED NO. 2512 LAND SURVEYOR JOHN THOMAS ATTAWAY

L.S.F. 000039

ALTA/NSPS CERTIFICATION:

THIS IS TO CERTIFY TO DBROWN FOUNDATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 25, 2023.

JOHN THOMAS ATTAWAY, S.C. P.L.S. #14522 DATE OF PLAT

ALTA/NSPS LAND TITLE SURVEY

FOR

DBROWN FOUNDATION, INC.

SHOWING PROPERTY KNOWN AS 4150 PEACH ORCHARD ROAD, TAX PARCEL# 211-0-025-03-0, LOCATED IN THE 86TH G.M.D. HEPHZIBAH,

RICHMOND COUNTY, GEORGIA

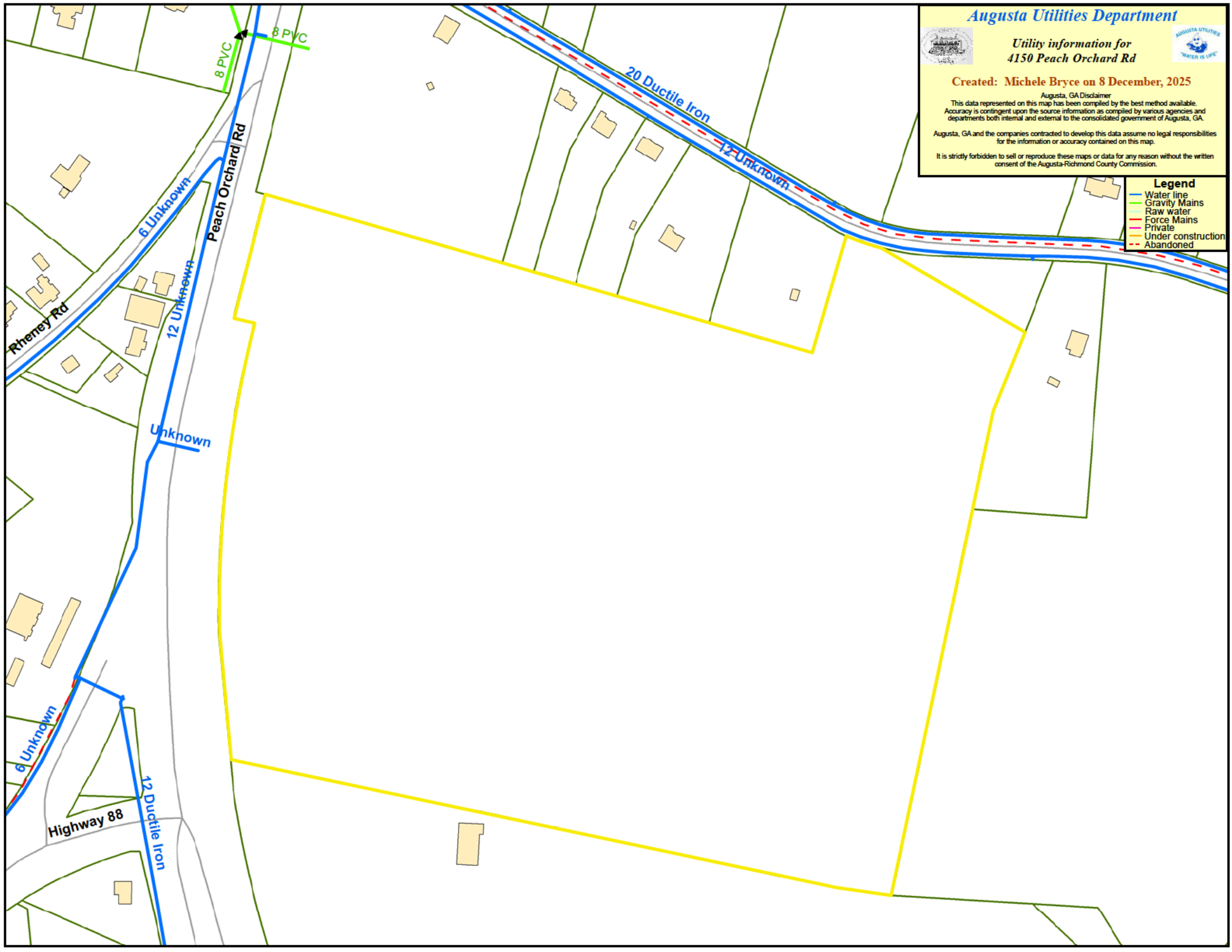
SCALE: 1" = 100' AUGUST 30, 2023

100 50 0 100 200
SCALE IN FEET

PREPARED BY

CRANSTON
452 Ellis Street, Augusta, Georgia 30901
Telephone 706-722-1588
CranstonEngineering.com

G:\PROJECTS\2023\2023-0302_PLAT FOR ALAN AND KIM BROWN\AC-DRAWINGS\SURVEY\2023-0302_ALTA.DWG 9/6/2023 12:11 PM


Augusta Utilities Department
Utility information for
4150 Peach Orchard Rd
Created: Michele Bryce on 8 December, 2025
Augusta, GA Disclaimer
This data represented on this map has been compiled by the best method available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA.
Augusta, GA and the companies contracted to develop this data assume no legal responsibilities for the information or accuracy contained on this map.
It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.
Legend
Water line
Gravity Mains
Raw water
Force Mains
Private
Under construction
Abandoned
8 PVC
8 PVC
20 Ductile Iron
12 Unknown
6 Unknown
Peach Orchard Rd
12 Unknown
Rheney Rd
Unknown
6 Unknown
12 Ductile Iron
Highway 88