

F:\Projects\2023\Adams_L03_Hamilton_Road_Plan\OCEANALL_Netplan_12.20.2023_2.08.27pm

eFiled & eRecorded
DATE: 8/4/2023
TIME: 7:58 AM
PLAT BOOK: 00027
PAGE: 00717
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PARTICIPANT ID: 2064410406
CLERK: Debbie L. Brooks
Spalding County, GA

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CLERK OF THE SUPERIOR COURT

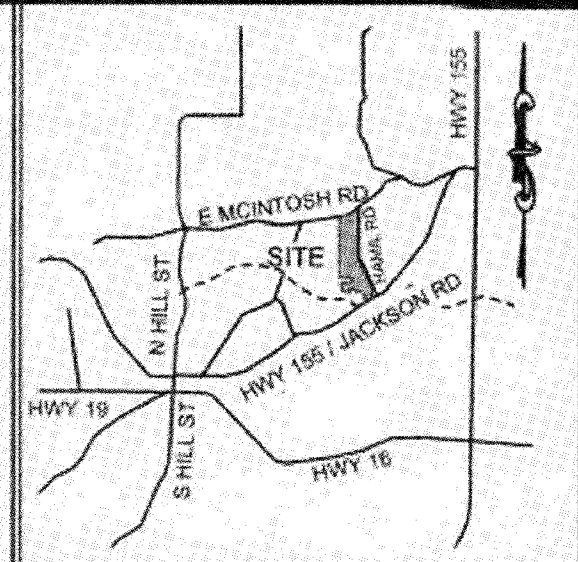
MINOR PLAT FOR
HAMIL ROAD
LAND LOTS 221, 222, 223, 226, & 227, 3RD DISTRICT
SPALDING COUNTY, GEORGIA

OWNER/DEVELOPER:
TNT DYNAMOS, LLC
424 CHURCH ST.
MACON, GA 31217
PHONE: 478-954-1149
TODD.TIMBER@gmail.com

24 HOUR CONTACT:
TODD HUNT
PHONE: 478-954-1149
TODD.HUNT@GMAIL.COM

SURVEYOR:
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666

ENGINEER:
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0-2.3	EXISTING CONDITIONS
3.0-3.3	SITE PLAN

LAND USE SUMMARY

TOTAL SITE AREA: 192.38 AC
TOTAL LOTS: 16

CURRENT ZONING
R-2

DEVELOPMENTAL STANDARDS

TYPICAL LOT
- MIN LOT AREA: 2 ACRES
- MIN LOT FRONTAGE: 200 FT
- SETBACKS
FRONT: 100 FT
SIDE: 25 FT
REAR: 25 FT
- MAXIMUM HEIGHT: 35'

INDIVIDUAL SEPTIC SYSTEMS TO BE USED.
INDIVIDUAL WELLS TO BE USED.
SCWA (SPALDING COUNTY WATER AUTHORITY) WILL BE
PROVIDING PUBLIC WATER ON LOT #16.

SURVEY NOTES

- THE FIELDWORK FOR THIS SURVEY WAS COMPLETED MARCH 20, 2023 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,178 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING LEAST SQUARES METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,977,588 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC L 15/000995" UNLESS OTHERWISE NOTED.
- THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VERTICAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HORN SMARTNET.
- UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
- CONTOURS SHOWN PER SPALDING COUNTY GIS DATA RECEIVED 5-20-22.

SURVEYOR'S CERTIFICATION

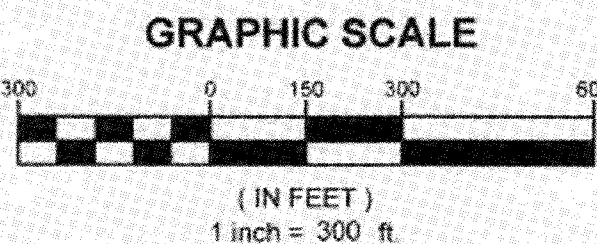
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED 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.

KMB
KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960
7/20/2023
DATE

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF SPALDING COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 1325500900E EFFECTIVE DATE JUNE 7, 2017, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA, AS SHOWN GRAPHICALLY.



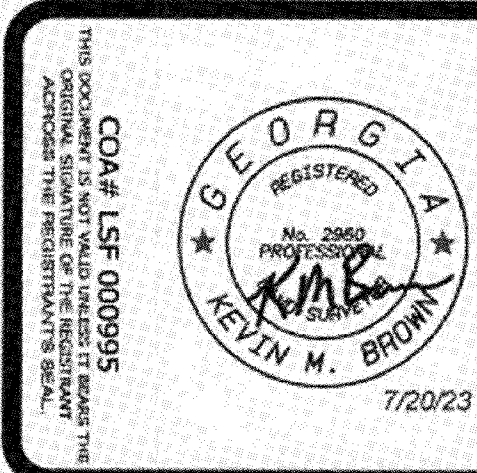
- I hereby certify that this Preliminary Plat is a true representation of the results of an actual survey by me, or under my supervision, conforming to the normal standards of care of professional surveyors practicing in the State of Georgia and that all monuments shown hereon actually exist or are marked "future" and that the surveying requirements for Preliminary Plats of the Subdivision Ordinance of Spalding County have been fulfilled.
KMB
KEVIN M. BROWN
Registered Land Surveyor No. 2960
Date: 7/20/2023

- I hereby certify that the engineering requirements for this Preliminary Plat as prescribed by the Subdivision Ordinance of Spalding County have been fulfilled.
KMB
KEVIN M. BROWN
Registered Land Surveyor No. 2960
Date: 7/20/2023

- I hereby certify that this subdivision plat was approved by the Spalding County Board of Commissioners on 7-27-23.

CW Davis
Chairman
Spalding County Board of Commissioners

SHEET NUMBER
1.0

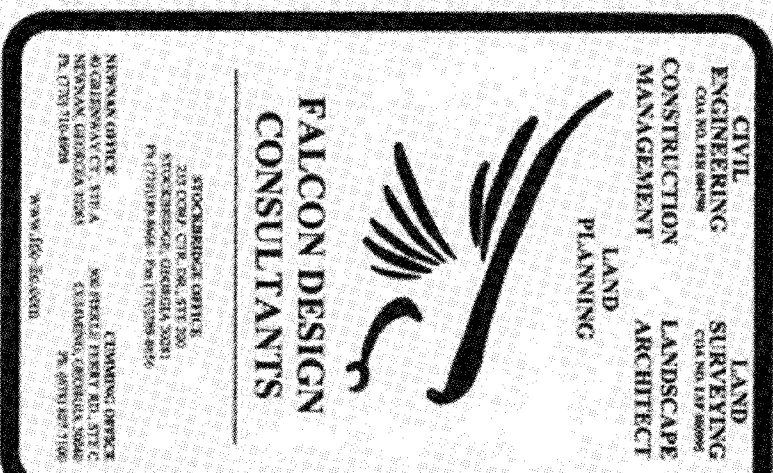


REVISIONS	
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2.	ADDED SCWA REGARDING PUBLIC WATER 7-20-23
3.	
4.	

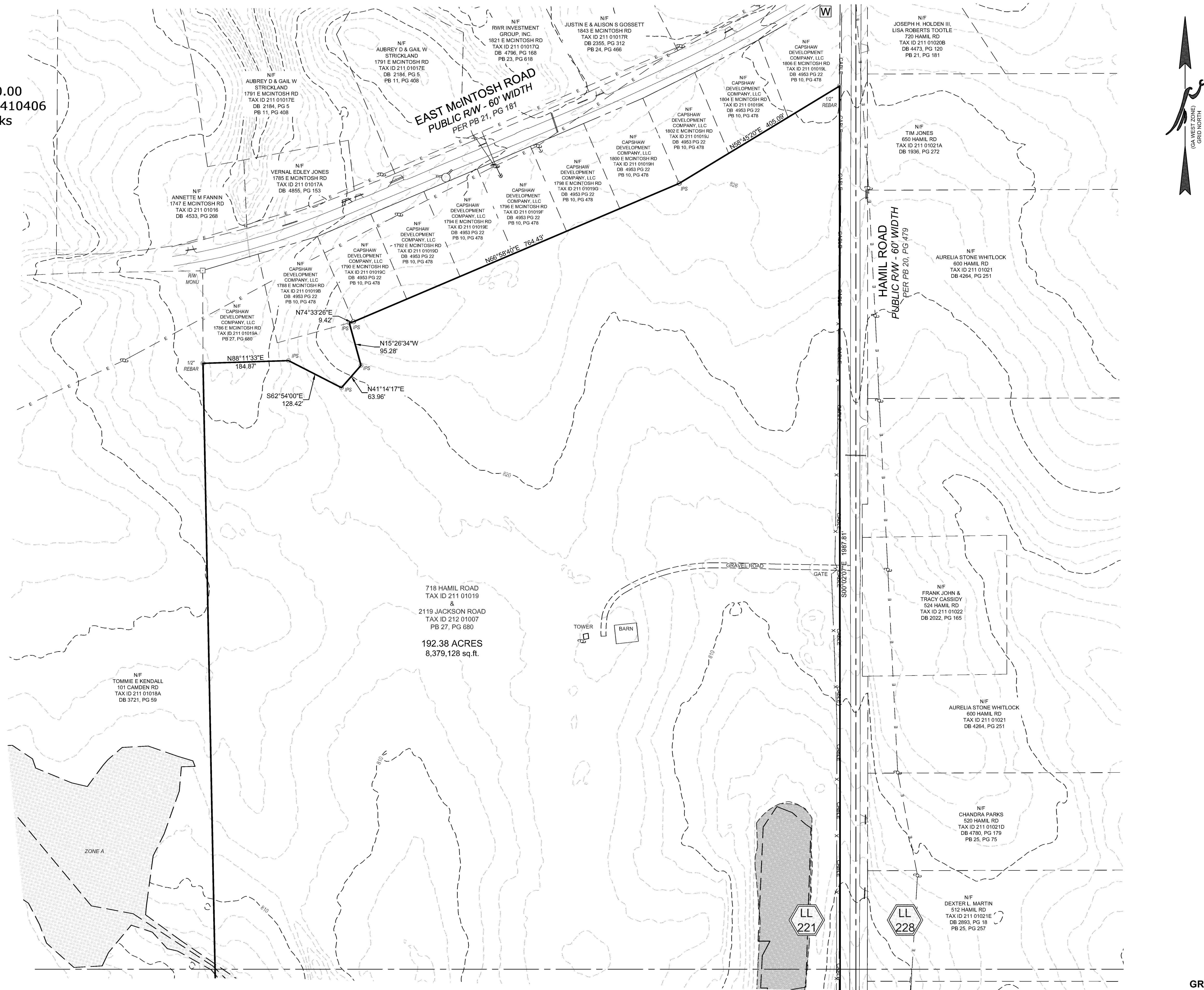
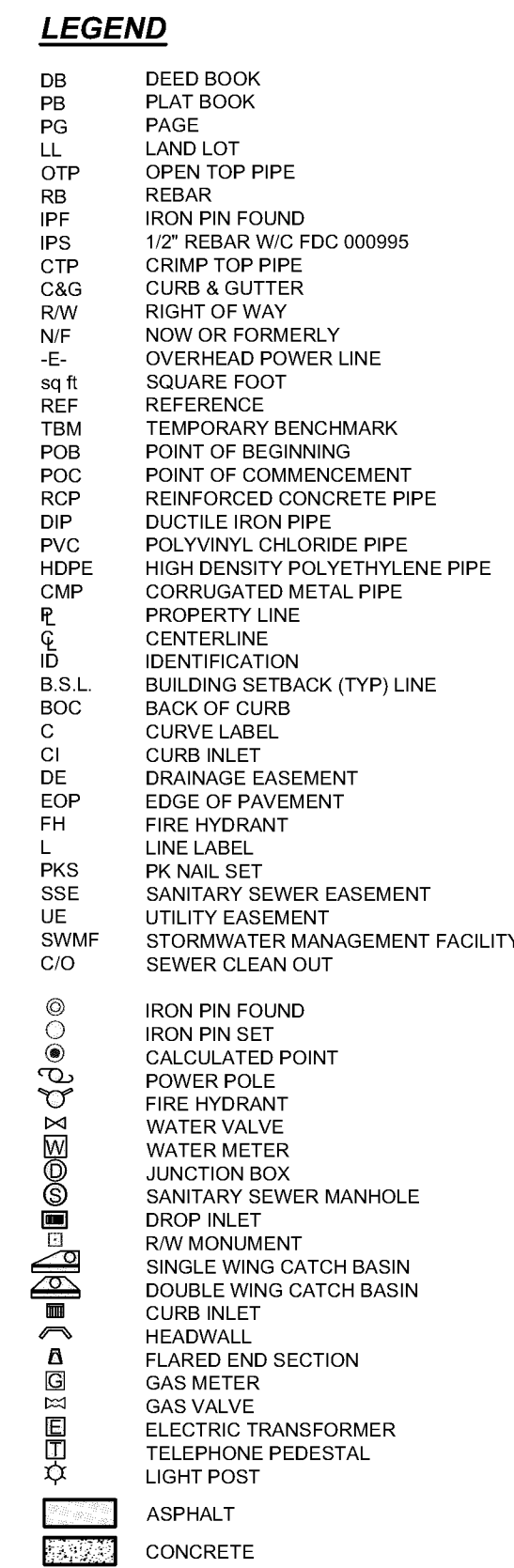
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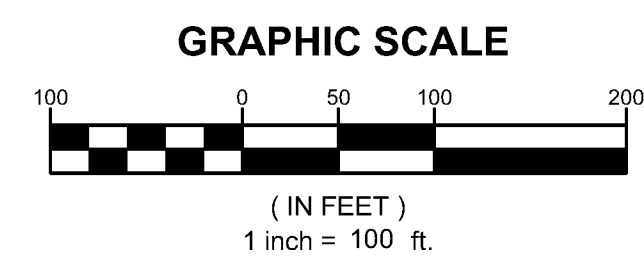
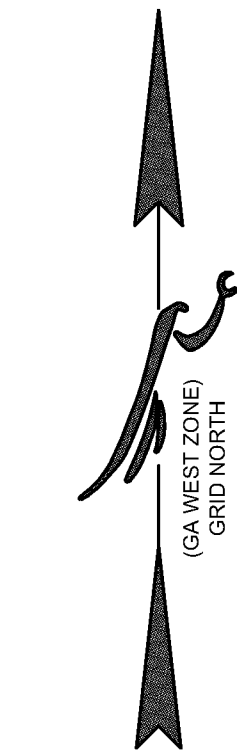
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SEE SHEET 2.1



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7/20/23

COA# LSF 000995

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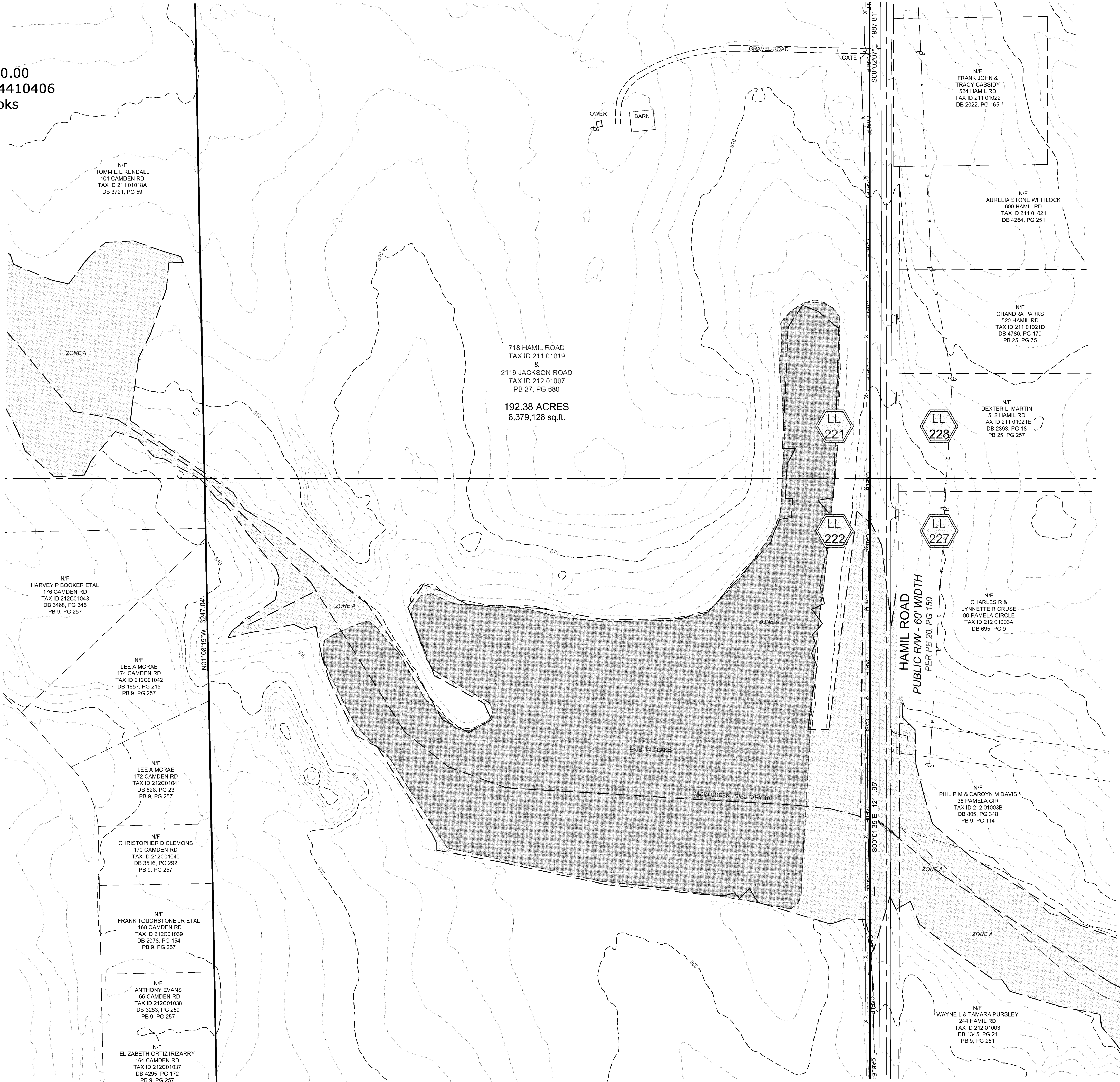
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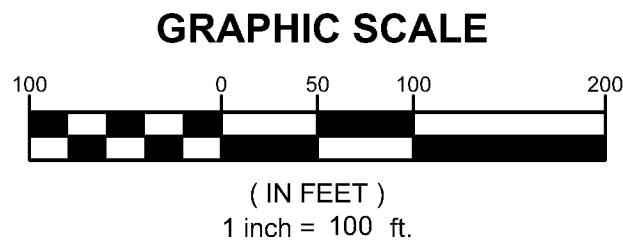
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LEGEND

- DB DEED BOOK
PB PLAT BOOK
PG PAGE
LL LAND LOT
OTP OPEN TOP PIPE
RB REBAR
IPF IRON PIN FOUND
IPS 1/2" REBAR W/C FDC 000995
C&G CRIMP TOP PIPE
C&G CURB & GUTTER
RW RIGHT OF WAY
N/F NOW OR FORMERLY
E- OVERHEAD POWER LINE
sq ft SQUARE FOOT
REF REFERENCE
TBM TEMPORARY BENCHMARK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
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FH FIRE HYDRANT
L LINE LABEL
PKS PK NAIL SET
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RW MONUMENT
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HEADWALL
FLARED END SECTION
GAS METER
GAS VALVE
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
LIGHT POST
- ASPHALT
CONCRETE



SEE SHEET 2.2



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CUMMING OFFICE
300 PEEPLES FERRY RD., STE. C
CUMMING, GEORGIA 30040
PH: (770) 887-1000

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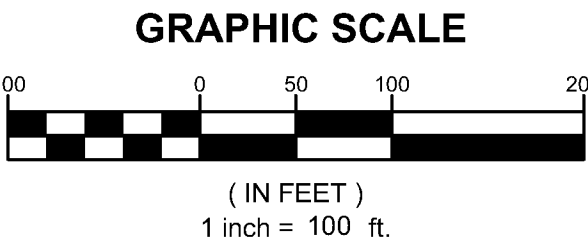
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CURB INLET
HEADWALL
FLARED END SECTION
GAS METER
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
LIGHT POST
- ASPHALT
CONCRETE



N/F
CHRISTOPHER D CLEMONS
170 CAMDEN RD
TAX ID 212C01040
DB 3516, PG 292
PB 9, PG 257

N/F
FRANK TOUCHSTONE JR ETAL
168 CAMDEN RD
TAX ID 212C01039
DB 2078, PG 154
PB 9, PG 257

N/F
ANTHONY EVANS
166 CAMDEN RD
TAX ID 212C01038
DB 3283, PG 259
PB 9, PG 257

N/F
ELIZABETH ORTIZ RIZARRY
164 CAMDEN RD
TAX ID 212C01037
DB 4295, PG 172
PB 9, PG 257

N/F
MELVIN FAMBRO
162 CAMDEN RD
TAX ID 212C01036
DB 3077, PG 214
PB 9, PG 257

N/F
WILLIAM S EVIDOVY NEBIT
158 CAMDEN RD
TAX ID 212C01034
DB 499, PG 80
PB 9, PG 257

N/F
RALPH A & GEORGANNE
DOUGHERTY
1595 CABIN CREEK TRL
TAX ID 251A00002A
DB 2022, PG 148

718 HAMIL ROAD
TAX ID 211 01019
&
2119 JACKSON ROAD
TAX ID 212 01007
PB 27, PG 680

192.38 ACRES
8,379,128 sq.ft.

SEE SHEET 2.1

SEE SHEET 2.3



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REVISIONS			
NO.	REVISION	DATE	BY
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GEORGIA
REGISTERED
PROFESSIONAL
SURVEYOR
METIN M. BROWN
7/20/23
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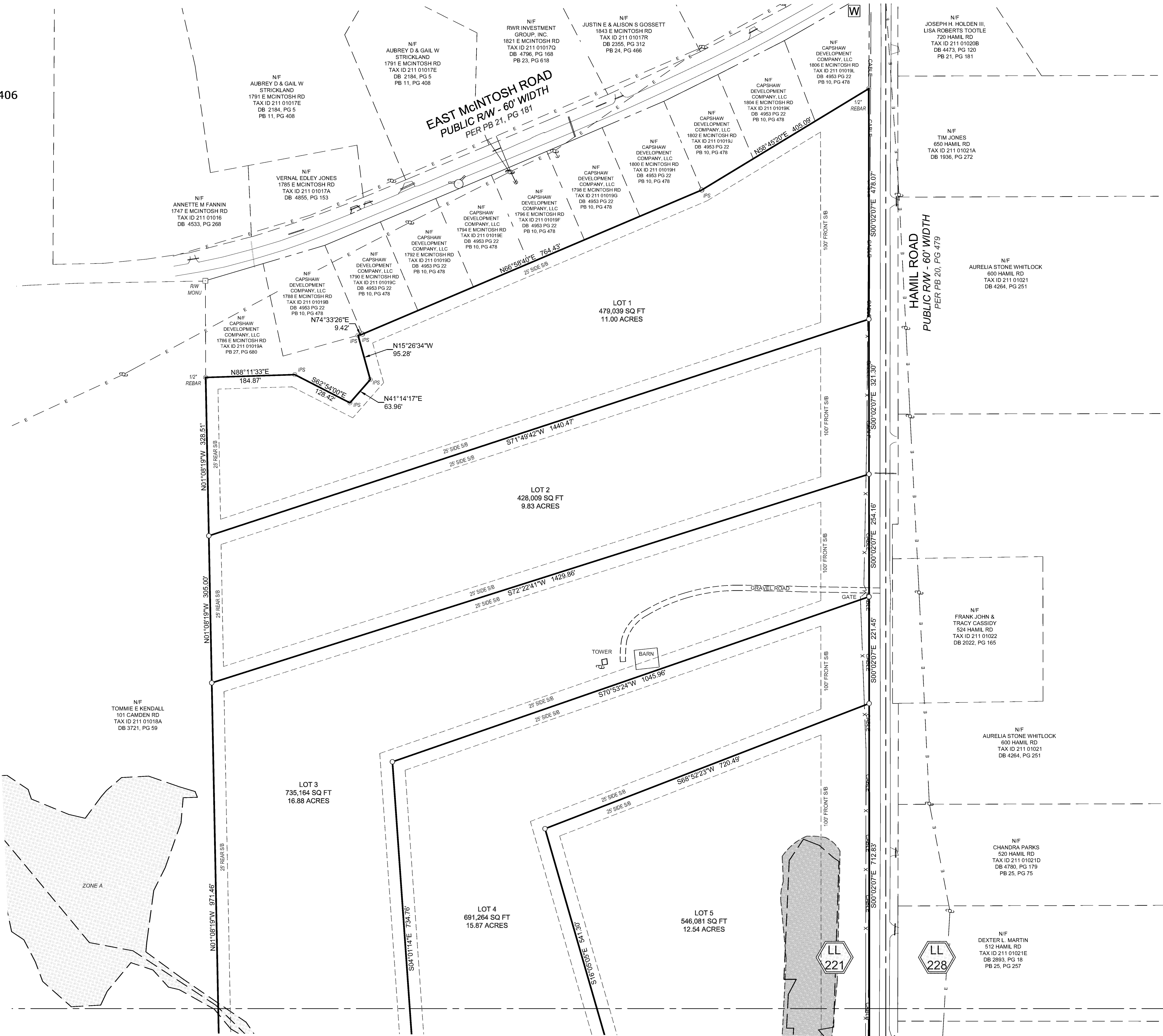
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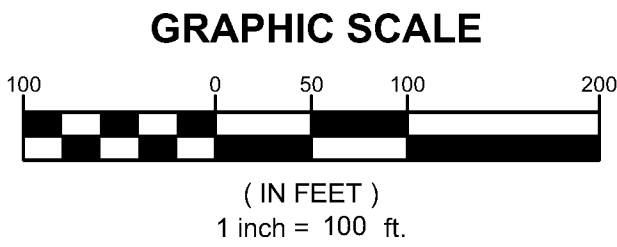
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PH (770) 704-8066

CUMMING OFFICE
300 PINECREEK RD., STE. 200
CUMMING, GEORGIA 30040
PH (770) 887-1090

SITE PLAN FOR
HAMIL ROAD
LAND LOTS 221, 222, 223, 226, & 227,
3RD DISTRICT
SPALDING COUNTY, GEORGIA

REVISIONS		
1.	REVISED NUMBER OF LOTS & LAYOUT	6-26-2023
2.	ADDED SCWA REGARDING PUBLIC WATER	7-20-23
3.		
4.		

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR FIRM, OR FIRMS, WHOSE NAME IS HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS, OR FIRM, OR FIRMS, OR TO ANY OTHER PERSON, PERSONS, OR FIRM, OR FIRMS, BY THE SURVEYOR NAMING SAID PERSON.

DATE:	6-14-2023
SCALE:	1" = 100'
FILE NUMBER:	057.030
DRAWN BY:	PC
REVIEWED BY:	K. BROWN

GEORGIA
REGISTERED
PROFESSIONAL
SURVEYOR
K. BROWN
7/20/23

COA# LSF 000995

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SHEET NUMBER
3.0

eFiled & eRecorded
DATE: 8/4/2023
TIME: 7:58 AM
PLAT BOOK: 00027
PAGE: 00723
RECORDING FEES: \$10.00
PARTICIPANT ID: 2064410406
CLERK: Debbie L. Brooks
Spalding County, GA

LEGEND

- DB DEED BOOK
PB PLAT BOOK
PG PAGE
LL LAND LOT
OTP OPEN TOP PIPE
RB REBAR
IPF IRON PIN FOUND
IPS 1/2" REBAR W/C FDC 000095
CTP CRIMP TOP PIPE
C&G CURB & GUTTER
RW RIGHT OF WAY
N/F NOW OR FORMERLY
E-OVERHEAD POWER LINE
S-F SQUARE FOOT
REF REFERENCE
TBM TEMPORARY BENCHMARK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
DIP DUCTILE IRON PIPE
PVC POLYVINYL CHLORIDE PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
CMP CORRUGATED METAL PIPE
P PROPERTY LINE
C CENTERLINE
B.S.L. IDENTIFICATION
BOC BUILDING SETBACK (TYP) LINE
C CURB
C CURB INLET
DE DRAINAGE EASEMENT
EQP EDGE OF PAVEMENT
FH FIRE HYDRANT
L LINE LABEL
PKS PK NAIL SET
SSE SANITARY SEWER EASEMENT
UE UTILITY EASEMENT
SWMF STORMWATER MANAGEMENT FACILITY
C/O SEWER CLEAN OUT
- IRON PIN FOUND
IRON PIN SET
CALCULATED POINT
POWER POLE
FIRE HYDRANT
WATER VALVE
WATER METER
JUNCTION BOX
SANITARY SEWER MANHOLE
DROP INLET
RW MONUMENT
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
CURB INLET
HEADWALL
FLARED END SECTION
GAS METER
GAS VALVE
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
LIGHT POST
- ASPHALT
CONCRETE



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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www.fdc-llc.com

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No. 2950
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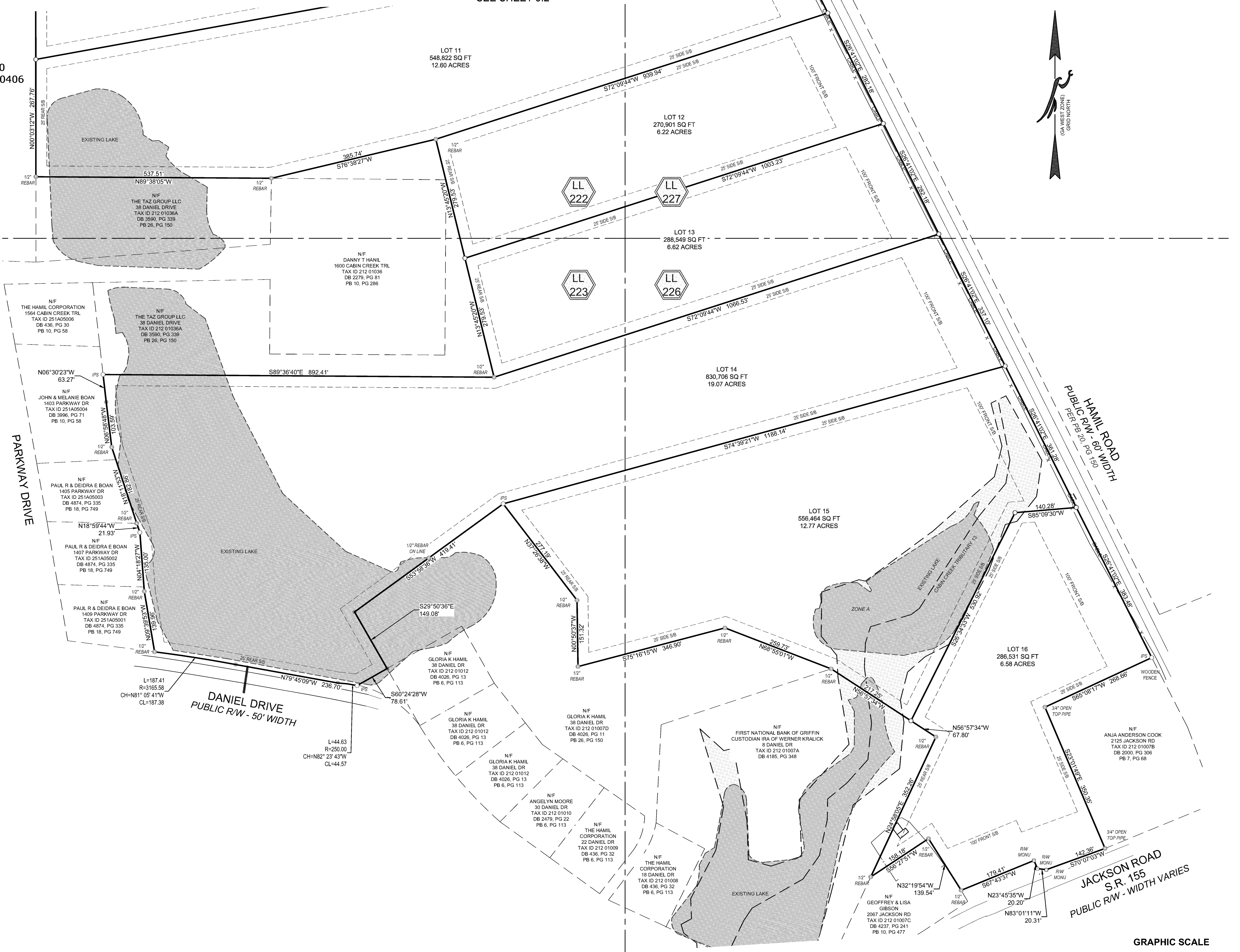
3.1

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PLAT BOOK: 00027
PAGE: 00725
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Spalding County, GA

SEE SHEET 3.2

LEGEND

- DB DEED BOOK
PB PLAT BOOK
PS PAGE
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OTP OPEN TOP PIPE
RB REBAR
IPF IRON PIN FOUND
IPS 1/2" REBAR W/C FDC 000995
CTP CRIMP TOP PIPE
C&G CURB & GUTTER
R/W RIGHT OF WAY
N/F NOW OR FORMERLY
E OVERHEAD POWER LINE
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REF REFERENCE
TBM TEMPORARY BENCHMARK
POB POINT OF BEGINNING
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