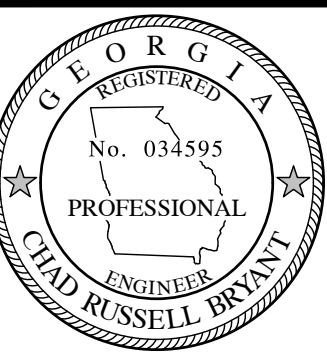


NOTICE OF PUBLIC HEARING

A PUBLIC HEARING HAS BEEN SCHEDULED FOR TUESDAY, MAY 27, 2025, AT 6:00 P.M. AT EASTMAN CITY HALL. HIVE CONSTRUCTION HAS SUBMITTED A PROPOSED SUBDIVISION PLAN CONSISTING OF A 64 ACRE TRACT WHICH IS BOUNDED ON THE NORTH BY ORPHANS CEMETERY ROAD, ON THE EAST AND SOUTH BY NORTH LAKES SUBDIVISION, AND ON THE WEST BY LANDS OF WENDELL GRAHAM. THIS PROPOSED SUBDIVISION PLAN CONSISTS OF 119 LOTS, PAVED STREETS, MUNICIPAL WATER AND SANITARY SEWER SYSTEM. ALL PROPOSED PLANS AND MAPS OF SAID SUBDIVISION CAN BE VIEWED AT THE CITY HALL MUNICIPAL BUILDING DURING REGULAR BUSINESS HOURS. SECTION 142 OF THE ZONING ORDINANCES OF EASTMAN STATES THAT A PUBLIC HEARING SHALL BE HELD TO ANSWER ANY QUESTIONS OF THE GENERAL PUBLIC.

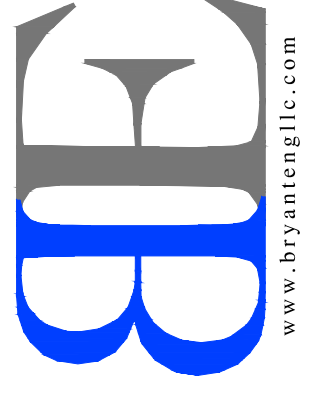
EASTMAN PLANNING & ZONING BOARD

BOBBY DANFORTH, CHAIRPERSON



CHAD R. BRYANT, P.E.
GSWCC LEVEL II
DESIGN PROFESSIONAL
CERTIFICATION # 24596

BRYANT
ENGINEERING



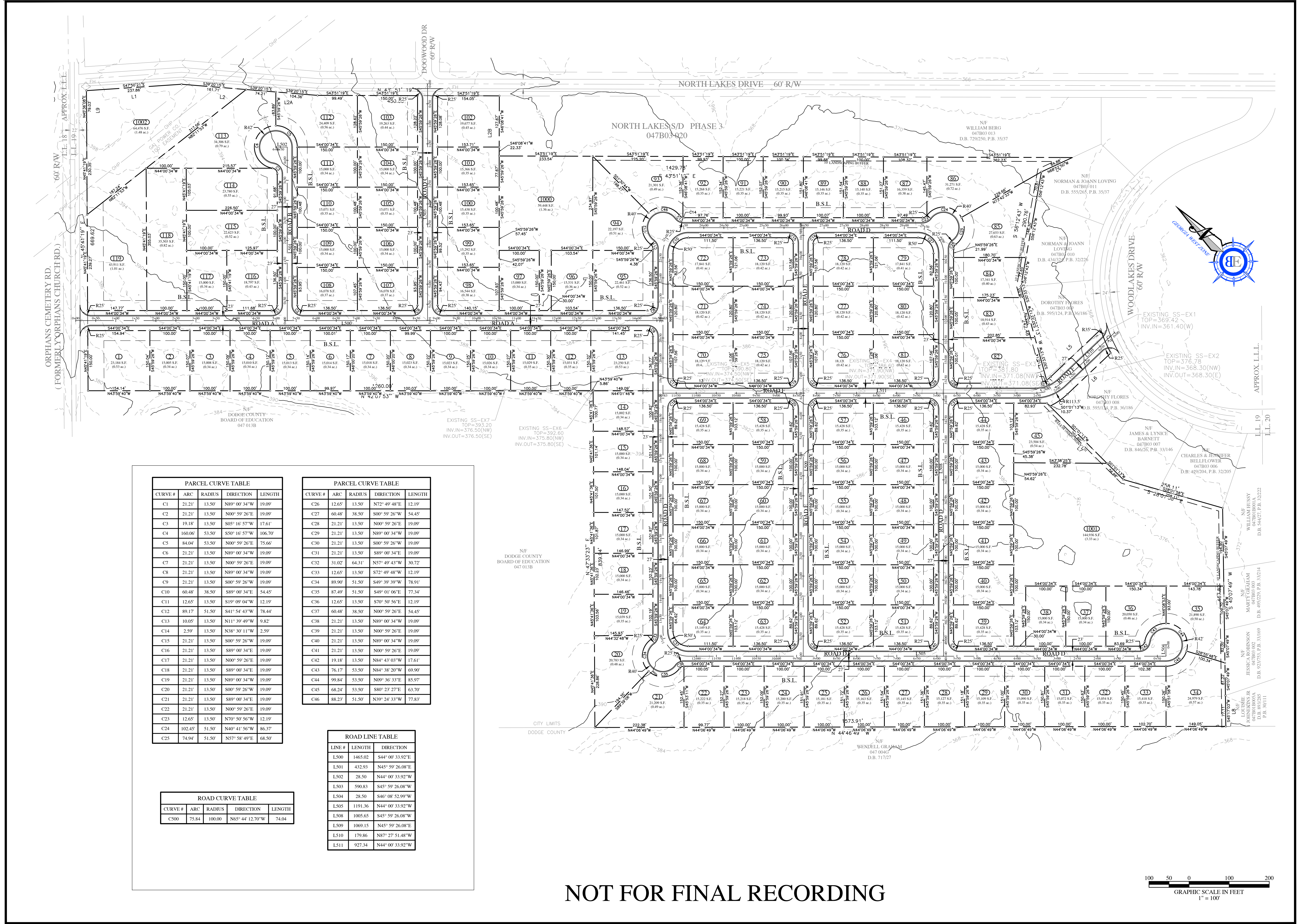
COUNTY: DODGE
L/DISTRICT: 19/15
DWG: 06/17/04 MASTER
DATE: 3/6/2025
SCALE: 1" = 100'
JOB NO.: 06/17/04

THIS DRAWING IS THE PROPERTY OF BRYANT ENGINEERING, LLC AND IS RELEASED AS PRELIMINARY. REVIEW ONLY. THESE NOTES AS RELEASED FOR CONSTRUCTION. THE DRAWING MAY NOT BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT.

PRELIMINARY PLAT FOR:
KENWOOD ESTATES SUBDIVISION
EASTMAN
GEORGIA

REVISIONS	NO.	DATE	DESCRIPTION

SHEET NO.
C-0.1



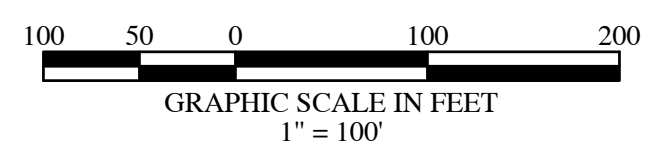
CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C1	21.21'	13.50'	N89° 00' 34"W	19.09'
C2	21.21'	13.50'	N00° 59' 26"E	19.09'
C3	19.18'	13.50'	S05° 16' 57"W	17.61'
C4	160.06'	53.50'	S50° 16' 57"W	106.70'
C5	84.04'	53.50'	N00° 59' 26"E	75.66'
C6	21.21'	13.50'	N89° 00' 34"W	19.09'
C7	21.21'	13.50'	N00° 59' 26"E	19.09'
C8	21.21'	13.50'	N89° 00' 34"W	19.09'
C9	21.21'	13.50'	S00° 59' 26"W	19.09'
C10	60.48'	38.50'	S89° 00' 34"E	54.45'
C11	12.65'	13.50'	S19° 09' 04"W	12.19'
C12	89.17'	51.50'	S41° 54' 43"W	78.44'
C13	10.05'	13.50'	N11° 39' 49"W	9.82'
C14	2.59'	13.50'	N38° 30' 11"W	2.59'
C15	21.21'	13.50'	S00° 59' 26"W	19.09'
C16	21.21'	13.50'	S89° 00' 34"E	19.09'
C17	21.21'	13.50'	N00° 59' 26"E	19.09'
C18	21.21'	13.50'	S89° 00' 34"E	19.09'
C19	21.21'	13.50'	N89° 00' 34"W	19.09'
C20	21.21'	13.50'	S00° 59' 26"W	19.09'
C21	21.21'	13.50'	S89° 00' 34"E	19.09'
C22	21.21'	13.50'	N00° 59' 26"E	19.09'
C23	12.65'	13.50'	N70° 50' 56"W	12.19'
C24	102.45'	51.50'	N40° 41' 56"W	86.37'
C25	74.94'	51.50'	N57° 58' 49"E	68.50'

CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C26	12.65'	13.50'	N72° 49' 48"E	12.19'
C27	60.48'	38.50'	S00° 59' 26"W	54.45'
C28	21.21'	13.50'	N00° 59' 26"E	19.09'
C29	21.21'	13.50'	N89° 00' 34"W	19.09'
C30	21.21'	13.50'	S00° 59' 26"W	19.09'
C31	21.21'	13.50'	S89° 00' 34"E	19.09'
C32	31.02'	64.31'	N57° 49' 43"W	30.72'
C33	12.65'	13.50'	S72° 49' 48"W	12.19'
C34	89.90'	51.50'	S49° 39' 39"W	78.91'
C35	87.49'	51.50'	S49° 01' 06"E	77.34'
C36	12.65'	13.50'	S70° 50' 56"E	12.19'
C37	60.48'	38.50'	N00° 59' 26"E	54.45'
C38	21.21'	13.50'	N89° 00' 34"W	19.09'
C39	21.21'	13.50'	N00° 59' 26"E	19.09'
C40	21.21'	13.50'	N89° 00' 34"W	19.09'
C41	21.21'	13.50'	N00° 59' 26"E	19.09'
C42	19.18'	13.50'	N84° 43' 03"W	17.61'
C43	76.17'	53.50'	N84° 38' 20"W	69.90'
C44	99.84'	53.50'	N09° 36' 35"E	85.97'
C45	68.24'	53.50'	S80° 23' 27"E	63.70'
C46	88.23'	51.50'	N39° 24' 33"W	77.83'

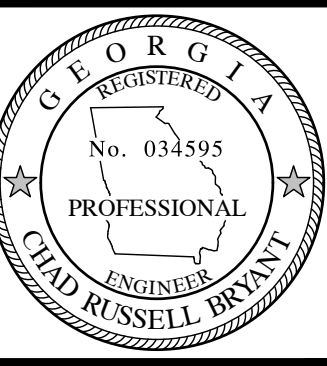
LINE #	LENGTH	DIRECTION
L500	1465.02'	S44° 00' 33.92"E
L501	432.93'	N45° 59' 26.08"E
L502	28.50'	N44° 00' 33.92"W
L503	590.83'	S45° 59' 26.08"W
L504	28.50'	S46° 08' 52.99"W
L505	1191.36'	N44° 00' 33.92"W
L508	1005.65'	S45° 59' 26.08"W
L509	1009.15'	N45° 59' 26.08"E
L510	179.86'	N87° 27' 51.48"W
L511	927.34'	N44° 00' 33.92"W

CURVE #	ARC	RADIUS	DIRECTION	LENGTH
C500	75.84'	100.00'	N65° 44' 12.70"W	74.04'

NOT FOR FINAL RECORDING

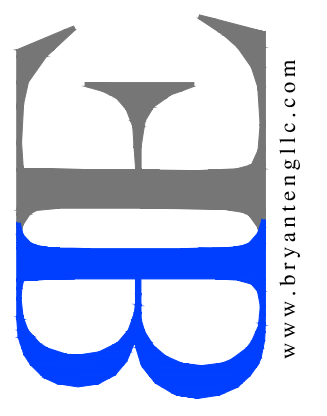


P:06 - DEVELOPER/06/17 - BRIGITTE BOVEE/06/17-004 - EASTMAN SUBDIVISION/04 - DESIGN CAD/01 - DWG/06/17/04_MASTER.DWG/4/3/2025 4:29 PM



CHAD R. BRYANT, P.E.
 GSWCC LEVEL II
 DESIGN PROFESSIONAL
 CERTIFICATION # 24596

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 phone: (478) 224-2070 • fax: (478) 224-7072
 111 Fenner Road, Suite A • P.O. Box 1821
 Perry, Georgia 31069



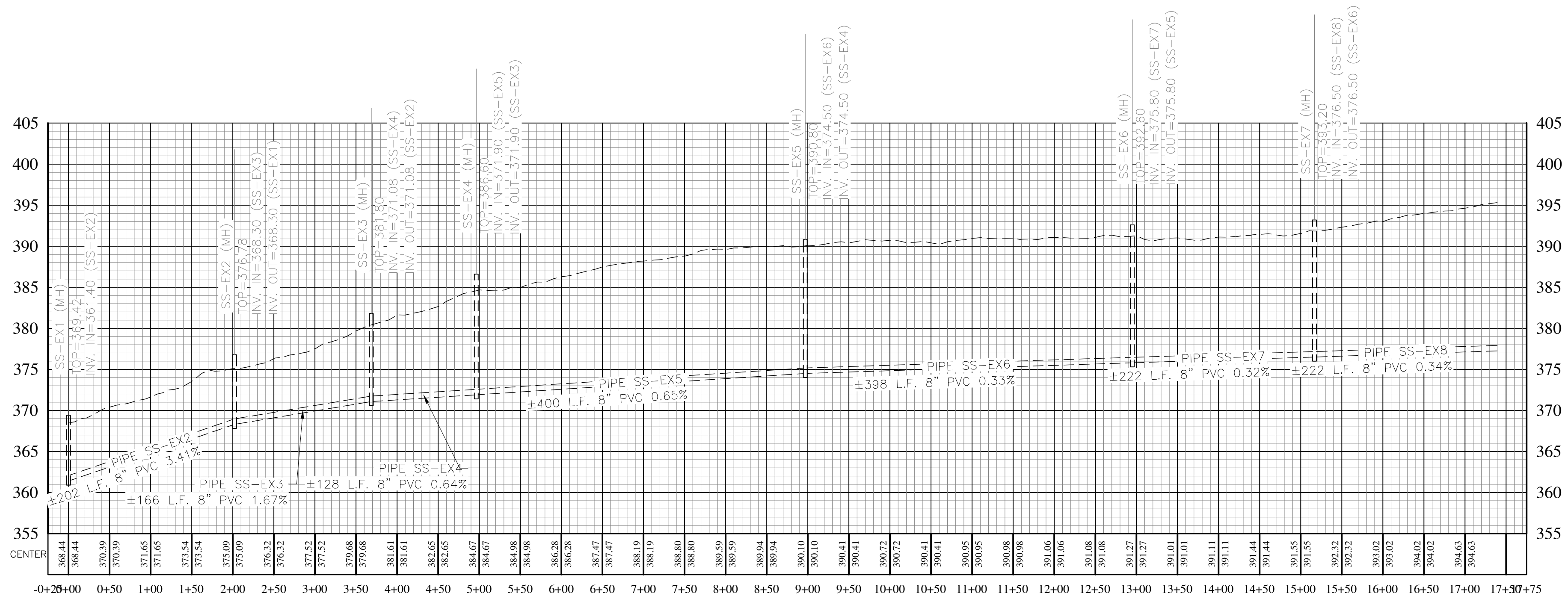
COUNTY:	DODGE
L/D/DISTRICT:	19/15
DWG:	06171-001 MASTER
DATE:	3/6/2025
SCALE:	1" = 100'
JOB NO.:	06171-001

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PRELIMINARY PLAT FOR:
KENWOOD ESTATES SUBDIVISION
 EASTMAN
 GEORGIA

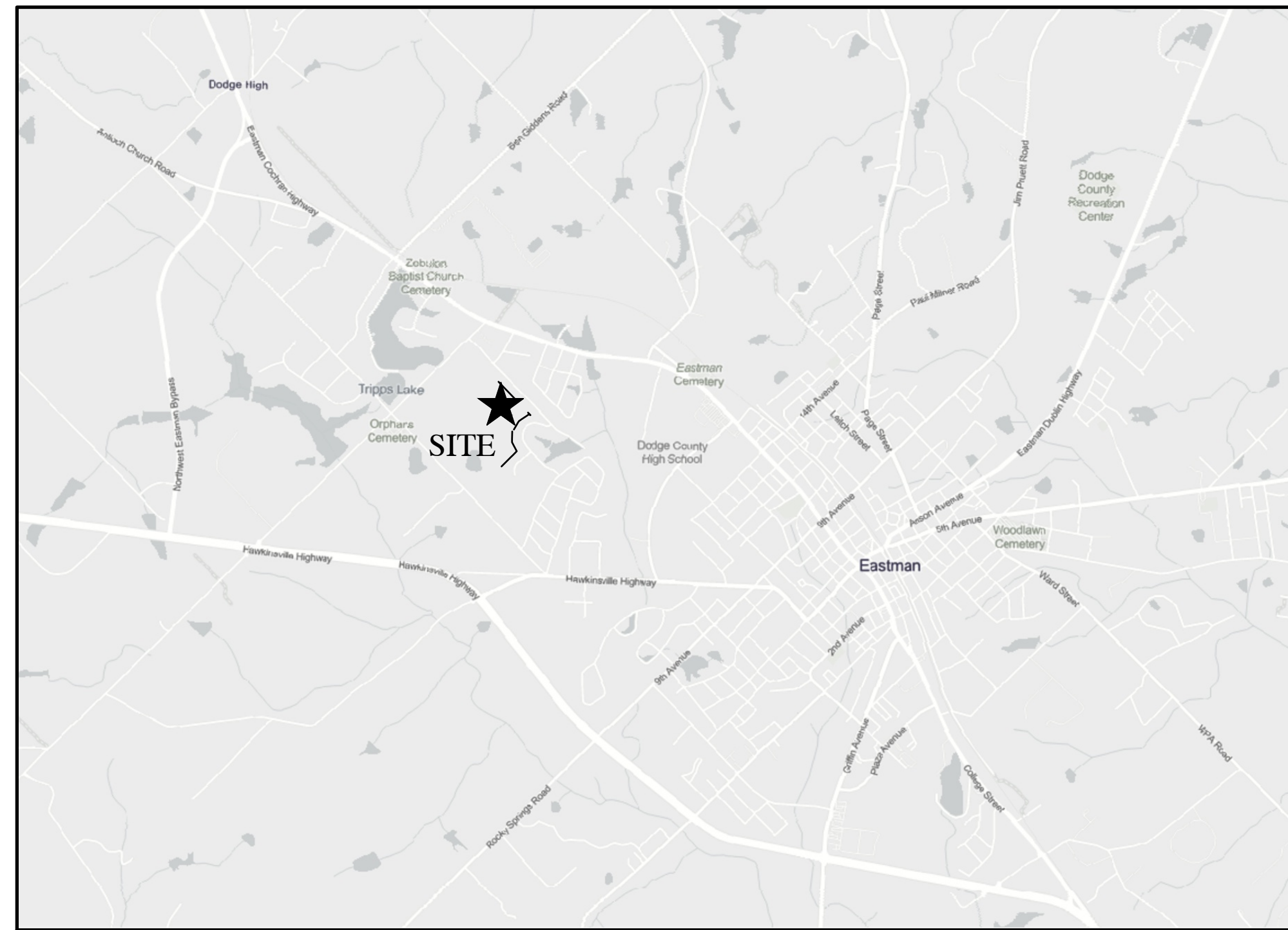
REVISIONS	NO.	DATE	DESCRIPTION

SHEET NO.
C-0.2



EXISTING SEWER LINE
 SCALE: 1" = 100' HORIZ.
 1" = 10' VERT.

NOT FOR FINAL RECORDING



SITE PROJECT DATA

PROPERTY INFORMATION

PROPERTY AREA = 64.0 ac.
 NUMBER OF LOTS = 119
 STREET LENGTH = ±8886 L.F.
 STREET WIDTH BOC TO BOC = 27'
 CUL-DE-SAC RADIUS EOP = 40'
 STREET WIDTH EOP TO EOP = 23'

MINIMUM SITE REQUIREMENTS PER ZONING

ZONING = R1
 DESIGN WIDTH = 100'
 MIN. LOT SIZE = 15,000 sf
 SETBACKS:
 15' FRONT
 7' SIDES MIN. (17' TOTAL MAX)
 20% OF LOT DEPTH REAR

ADJACENT PROPERTY TO:

NORTH IS ZONED R1
 SOUTH IS ZONED AG (COUNTY)
 EAST IS ZONED R1
 WEST IS ORPHAN CEMETERY ROAD

SURVEY DATA

BOUNDARY/TOPOGRAPHIC SURVEY PERFORMED BY:
 GEORGIA LAND SERVICES
 P.O. BOX 402, HAWKINSVILLE, GA. 31036
 (478) 892-2021

PROJECT ENGINEER CONTACT

CHAD BRYANT, P.E.
 PRESIDENT
 BRYANT ENGINEERING
 111 PERIMETER ROAD, SUITE A
 PERRY, GA 31069
 OFFICE: (478) 224-7070
 FAX: (478) 224-7072
 EMAIL: chad@bryantengllc.com

OWNER/PRIMARY PERMITTEE

HIVE CONSTRUCTION GROUP
 106 JOHN BENSON ROAD
 CELL: (478) 230-8157
 hivecc21@gmail.com

24 HR. EMERGENCY CONTACT

DOUG BOVEE
 CELL: (478) 230-8157
 hivecc21@gmail.com

LAND LOT/DISTRICT/COUNTY

LAND LOT 19/15 DISTRICT / DODGE COUNTY, GA

FLOOD ZONE INFORMATION

PER FEMA FLOOD MAP, PANEL 180 OF 300, THIS PROJECT DOES NOT LIE WITHIN A FLOODPLAIN
 PANEL NUMBER: 13091C0180C EFFECTIVE DATE: SEPTEMBER 28, 2007

STATE WATERS STATEMENT

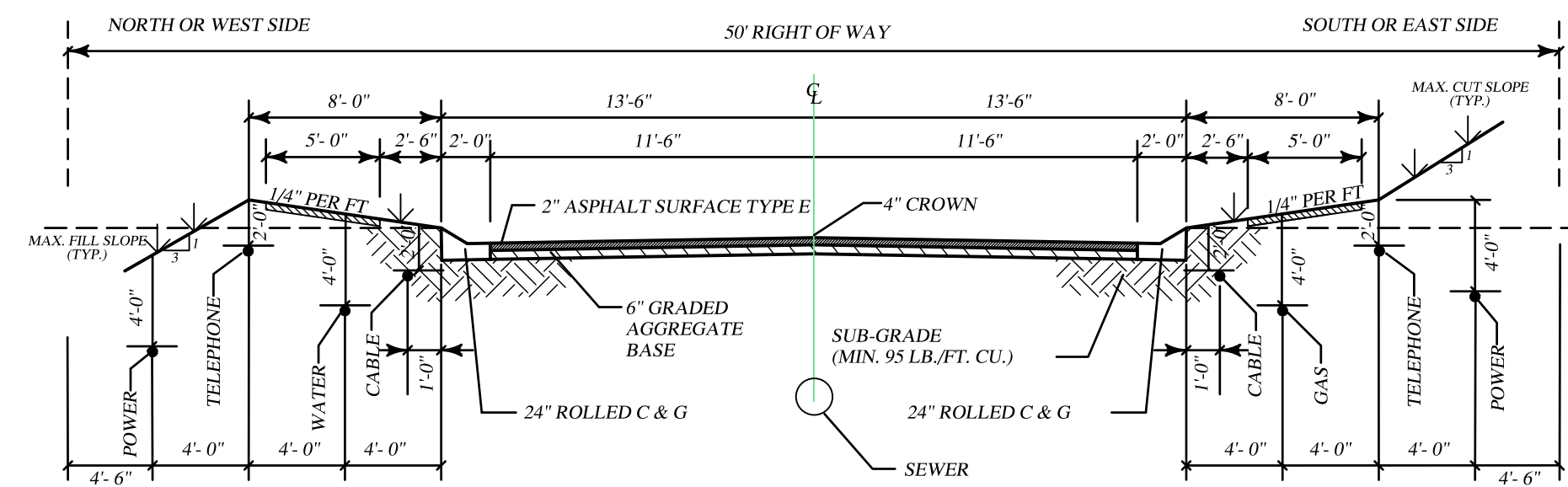
THERE ARE NO STATE WATERS OR BUFFERS LOCATED WITHIN 200 FEET OF THE PROJECT SITE.

WETLAND CERTIFICATION

- THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
- 1) THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED. AN ONSITE JURISDICTIONAL WATERS DELINEATION/DETERMINATION HAS BEEN PERFORMED; AND,
 - 2) THE APPROPRIATE PLAN SHEET DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND,
 - 3) IF WETLAND ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
 - 4) ANY AMOUNT OF DISTURBANCE WILL REQUIRE PRE CONSTRUCTION COORDINATION WITH THE ARMY CORPS OF ENGINEERS.
 - 5) TOTAL DISTURBANCE OF WETLANDS REQUIRED FOR DEVELOPMENT IS CALCULATED FROM ALL STAGES OF DEVELOPMENT.

"IN THAT ALL THE REQUIREMENTS OF PRELIMINARY APPROVAL HAVING BEEN FULFILLED, THIS SUBDIVISION PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE DODGE COUNTY PLANNING COMMISSION ON _____, 20____. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE FINAL PLAT. THIS CERTIFICATE OF PRELIMINARY APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON _____, 20____."

DATE	PLANNER/DIRECTOR COMMUNITY DEVELOPMENT
------	----------------------------------------

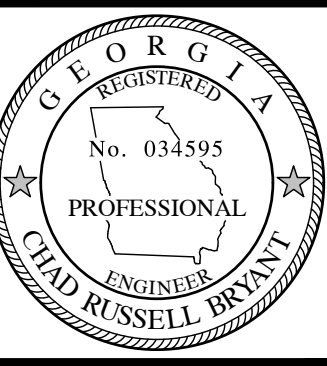


GENERAL NOTES:

1. SANITARY SEWER TO BE INSTALLED AFTER ROUGH GRADING AND PRIOR TO CURB INSTALLATION.
2. AFTER CURB INSTALLATION, UTILITIES WILL BE INSTALLED AS FOLLOWS: (1) WATER (2) ELEC. POWER (3) GAS (4) TELEPHONE.
3. WATER MAINS TO BE ON NORTH OR EAST OF STREET - GAS MAINS ON SOUTH OR WEST SIDE.
4. GRASSING OR OTHER PERMANENT STABILIZATION OF R/W IS REQUIRED TO ACCEPTANCE BY AUTHORITY.
5. ENTIRE R/W SHALL BE CLEARED AND GRUBBED AND GRADED AS SHOWN ON PLANS.
6. ALL FILL MATERIAL MUST BE APPROVED BY THE ENGINEER AND TESTED FOR SPECIFIED COMPACTION.

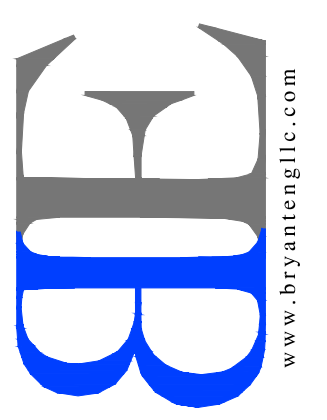
TYPICAL SECTION FOR 50' R/W
 N.T.S.

NOT FOR FINAL RECORDING



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 P.O. Box 1821
 Perry, Georgia 31069
 Phone: (478) 224-7070 - Fax: (478) 224-7072



COUNTY:	DODGE
LL/DISTRICT:	19/15
DWG:	06/17/04 MASTER
DATE:	3/6/2025
SCALE:	1" = 100'
JOB NO.:	06/17/04

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PRELIMINARY PLAT FOR:
KENWOOD ESTATES SUBDIVISION
 EASTMAN
 GEORGIA

REVISIONS	NO.	DATE	DESCRIPTION

SHEET NO.
C-0.3