Print Form

COUNTY DEPARTMENT AGENDA REQUEST

Department/Division: Planning & Zoning/Community Dev.

Department Head: Peter A. Frisina

Presenter, if needed: Dennis Dutton/Pete Frisina

Preferred Meeting Date: Thursday, November 13, 2008

Wording for the Agenda:

Consideration of staff's recommendation that specified streets in the Longboat Subdivision be authorized for the use of motorized cart travel in accordance with Ordinance 95-10. Streets in Longboat Subdivision include Boatwater Bend, Woodcanoe Court, and Dockstreet Alley.

Background/History/Details:

BOC approval is required to designate streets for motorized cart travel, per Ordinance 95-10. These are internal subdivision streets that are not subject to the same evaluation as external streets that exist outside subdivisions.

Once the streets have been approved, staff will update the list of streets authorized for motorized cart use and forward a copy to Bryan Woodie in the Sheriff's Department for enforcement and to Phil Mallon in the Public Works Department for the posting of proper signage.

What action are you seeking from the Board of Commissioners?

Approval of the streets in Longboat Subdivision for motorized cart travel.

If this item requires funding, please describe:

N/A

Has this issue come before the Commissioners in the past? No

If so, when?

Do you need audio-visual for the presentation? No

Back-up Material Submitted? Yes

STAFF USE ONLY

Approved by Finance? Yes

Reviewed by Legal? Yes

Approved by Purchasing? Yes

Approved by Administrative Staff? Yes

Staff Notes

Administrator's Approval Yes

Confirmed Meeting Date Thursday, November 13, 2008

- ○ Recognition/ Presentation
- ○ Public Hearing
- ○ Old Business
- ○ New Business
- ◉ Consent
- ○ Report
- ○ Other

FINAL PLAT OF:

~ LONGBOAT SUBDIVISION ~

LAND LOT 70 7 TH. DISTRICT
FAYETTE COUNTY, GEORGIA
DATE:07/01/08

[illegible]

[illegible]

Legend

L L	Land Lot	P T	Point of Tangent
L L L	Land Lot Line	P C	Point of Curvature
N/F	Now or Formerly	(#130)	House Number
O I	Open Top Found		
-P	Overhead Utility Lines		
P-P	Utility Poles		
RBF	Reinforcement Bar Found		
RBS	Reinforcement Bar Set		
F W P D	Field Work Performed Date		
WV	Water Valve		
WM	Water Meter		
FH	Fire Hydrant		
B T B	Back to Back		
C M P	Corrugated Metal Pipe		

EQUIPMENT UTILIZED
ANGULAR TOPCON GTS 1
LINEAR TOPCON GTS 3 EDM

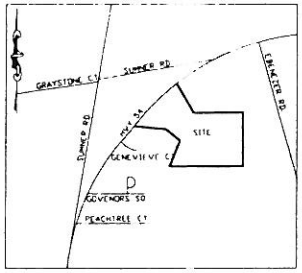
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42 167 FEET AND AN ANGULAR ERROR OF 00 00 02 PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE LEAST SQUARES METHOD

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100 000+ FEET

UTILITIES PROTECTION CENTER
Call FREE
IN METRO ATLANTA
525-9000
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

50 0 50 100 200 Feet
Graphic Scale 1" = 100'



LOCATION MAP
NOT TO SCALE

APPROVED BY DEPARTMENT OF PUBLIC HEALTH FAYETTE COUNTY GEORGIA

DATE ____ SIGNED ____
ENVIRONMENTAL HEALTH SPECIALIST

FINAL PLAT APPROVED BY COUNTY ENGINEER OF FAYETTE COUNTY
ALL AS-BUILT CONSTRUCTION PLANS HAVE BEEN APPROVED

DATE ____ SIGNED ____
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION

DATE ____ SIGNED ____
SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

DATE ____ SIGNED ____
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHALL ALL FIRE HYDRANT(S) LOCATED AS SHOWN

DATE SIGNED ____
FIRE MARSHALL

OWNER'S CERTIFCATE
We the undersigned owner(s) and or mortgagee(s) of the ____ Subdivision hereby offer to dedicate and/or reserve for public use the rights of way easements and other ground shown on this plat

Owner Date Mortgagee Date

SURVEYOR'S CERTIFICATE
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision that all monuments and infrastructure shown hereon actually exist or are marked as "future" and their location size type and material are correctly shown
By ____
GA Registered Land Surveyor Signature and Number Date

ENGINEER'S CERTIFICATE
I hereby certify that accepted engineering practices and design methods were used to establish the layout of this development that the streets drainage structures and other design features have been constructed according to the development s approved Construction Drawings and that all applicable requirements of Fayette County's Development Regulations and Subdivision Regulations have been fully complied with
By ____
GA Professional Engineer Signature and License Number Date

STORMWATER MANAGEMENT INSPECTION & MAINTENANCE
THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE RESTRECTIVE COVENANTS OF THE LONGBOAT HOMEOWNERS ASSOCIATION AND AN INSPECTION AND MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT CONTROLS RECORDED IN DEED BOOK ____ PAGE ____ FAILURE TO SATISFY THE INSPECTION AND MAINTENANCE REQUIREMENTS OF THE ABOVE-REFERENCED AGREEMENT MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY INCLUDING HOMEOWNERS ASSOCIATION THE INSPECTION AND MAINTENANCE AGREEMENT IS RECORDED WITH THE CLERK OF COURTS A COPY OF THE AGREEMENT IS AVAILABLE AT THE FAYETTE ENGINEERING DEPARTMENT

OWNER/DEVELOPER COBBLESTONE SOUTH DEV
ROBERT MOONEY
340 CEDAR LANE
FAYETTEVILLE GA 30214
770-486-9809

ENGINEER/SURVEYOR DELTA SURVEYORS INC
P O BOX 571
FAYETTEVILLE GA 30214
770-460-9342

SITE DATA
L L 70 7th District Fayette County
25 1+ ACRE LOTS
7 82 ACRES OPEN SPACE INCLUDING LONGBOAT LAKE
4 2 ACRES STORMWATER MANAGEMENT / LONGBOAT LAKE
40 48 ACRES

NET AREA= 40 48 ac 2 32ac(R/W)= 38 16Ac
2 32 ACRES OF RIGHT OF WAY WITHIN SUBDIVISION

ZONED ZONING R-40
SETBACKS -MIN FRONT 60' ARTERIAL AND COLLECTOR
MIN FRONT 40' INTERIOR STREETS
SIDE 15
REAR 30

MINIMUM HOUSE SIZE 2100 S F
MINIMUM LOT WIDTH 125 @ BL
MINIMUM LOT SIZE 1 00 ACRES

BOATWATER BEND 1190± ASPHALT
WOOD CANOE CT 252± ASPHALT
DOCK STREET ALLEY 1577± ASPHALT

ZONING RESOLUTION #1170 06 DATED MAY 25 06
CONDITIONS OF ZONING
1 THAT THE DAM BE EVALUATED BY THE GEORGIA SAFE DAM PROGRAM
2 THAT THE PRELIMINARY PLAN AND FINAL PLAN INDICATE THAT THE DAM IS OWNED BY THE HOMEOWNERS ASSOCIATION AND THAT IT IS THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN THE DAM IN ACCORDANCE WITH THE GEORGIA SAFE DAM PROGRAM

GENERAL NOTES
1 SEWER SERVICE PROVIDED BY ON-SITE SEWAGE DISPOSAL SYSTEM
2 WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM
3 ALL EXISTING BUILDINGS AND STRUCTERS SHOWN HEREON TO REMAIN
4 LANDSCAPING TO BE DONE IN ACCORDANCE WITH FAYETTE COUNTY REGULATIONS
5 EXISTING LAKE TO BE USED AS STORMWATER DETENTION
6 NO EASEMENTS FOUND ON RECORD AFFECTING THIS PROPERTY
7 LAKE LONGBOAT DAM SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION AND IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN THE DAM IN ACCORDANCE WITH THE GEORGIA SAFE DAM PROGRAM
8 WATER QUALITY CRITERIA FOR STORMWATER TO THIS SITE WILL BE SATISFIED BY DETAINMENT IN LONGBOAT LAKE
9 NO ACCESS WILL BE ALLOWED TO S R 54
10 THIS PROPERTY DOES NOT LIE IN A FEMA 100 YEAR FLOOD HAZARD AREA ACCORDING TO MAP PANEL #13113C0080 D DATED 3-18-96
11 THE WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U S ARMY CORPS OF ENGINEERS PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OT THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION
12 FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR LACK OF ONE INDICATED BY THIS PLAT
13 FAYETTE COUNTY DOES NOT ACCEPT RESPONSIBILITY FOR THE MAINTENANCE OF SIDEWALKS
14 PRELEMINARY PLAT APPROVED ON 10/19/06
15 ONE HALF INCH RE-BARS SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED
16 NO DRAIN FIELDS TO BE LOCATED INSIDE WATERSHED BUFFERS

REVISED

HYDRIC SOILS AND WETLAND DELINEATION BY
ENVIRONMENTAL SCIENCES INC
90-F GLENDA TRACE # 327
NEWNAN GA 30265
678-683-4020

RECEIVED
ZONING DEPT.

Prepared By
DELTA SURVEYORS INC
Delta Surveyors, Inc.
surveyors * planners * development consultants
P O. Box 571
Fayetteville, Ga 30214
phone 770-460-9342 fax 770-460-7114

Property Location
Land Lot 70 Of The 7th Land District
Fayette County, Georgia

Prepared For
COBBLESTONE SOUTH LLC.
1872 HWY 54, WEST
FAYETTEVILLE, GA 30214
LONGBOAT SUBDIVISION

GEORGIA REGISTERED LAND SURVEYOR 2648 NORRIS JOHN H. BERRIEN JR.

Job No. 07-0333

Drawn By	Reviewed By
R D G	G H B

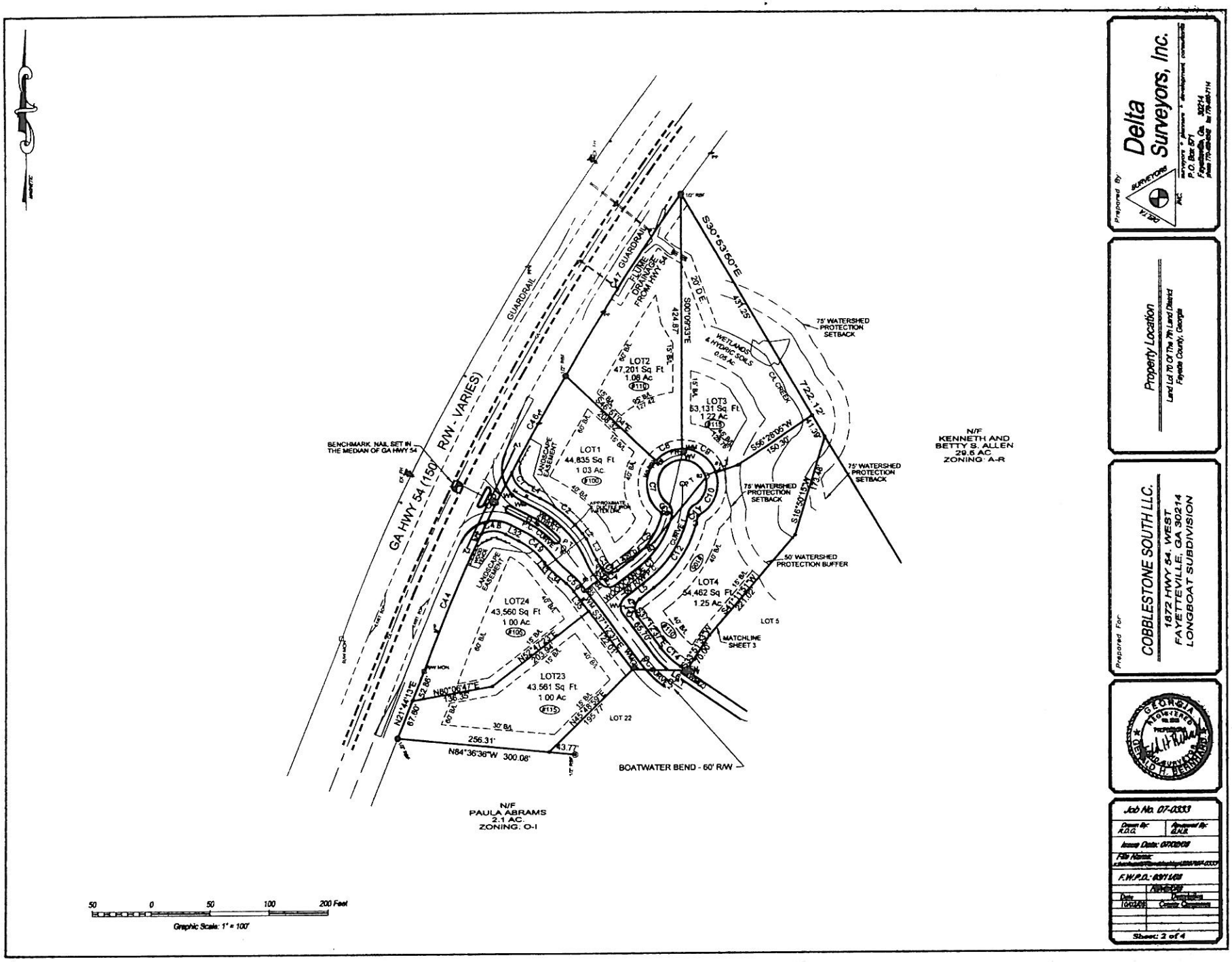
Issue Date 07/02/08

File Name
s.backups\07landdesktop\200707-0333

F W.P.D 03/11/06

Revisions	
Date	Description
10/02/08	County Comments

Sheet. 1 of 4



Prepared By:

Delta Surveyors, Inc.

surveyors • planners • development consultants

P.O. Box 871
Fayetteville, Ga. 30214
phone 770-460-5607 fax 770-460-5714

Property Location

Land Lot 10 Of The 7th Land District
Fayette County, Georgia

Prepared For:

COBBLESTONE SOUTH LLC.

1872 HWY 54, WEST
FAYETTEVILLE, GA 30214
LONGBOAT SUBDIVISION

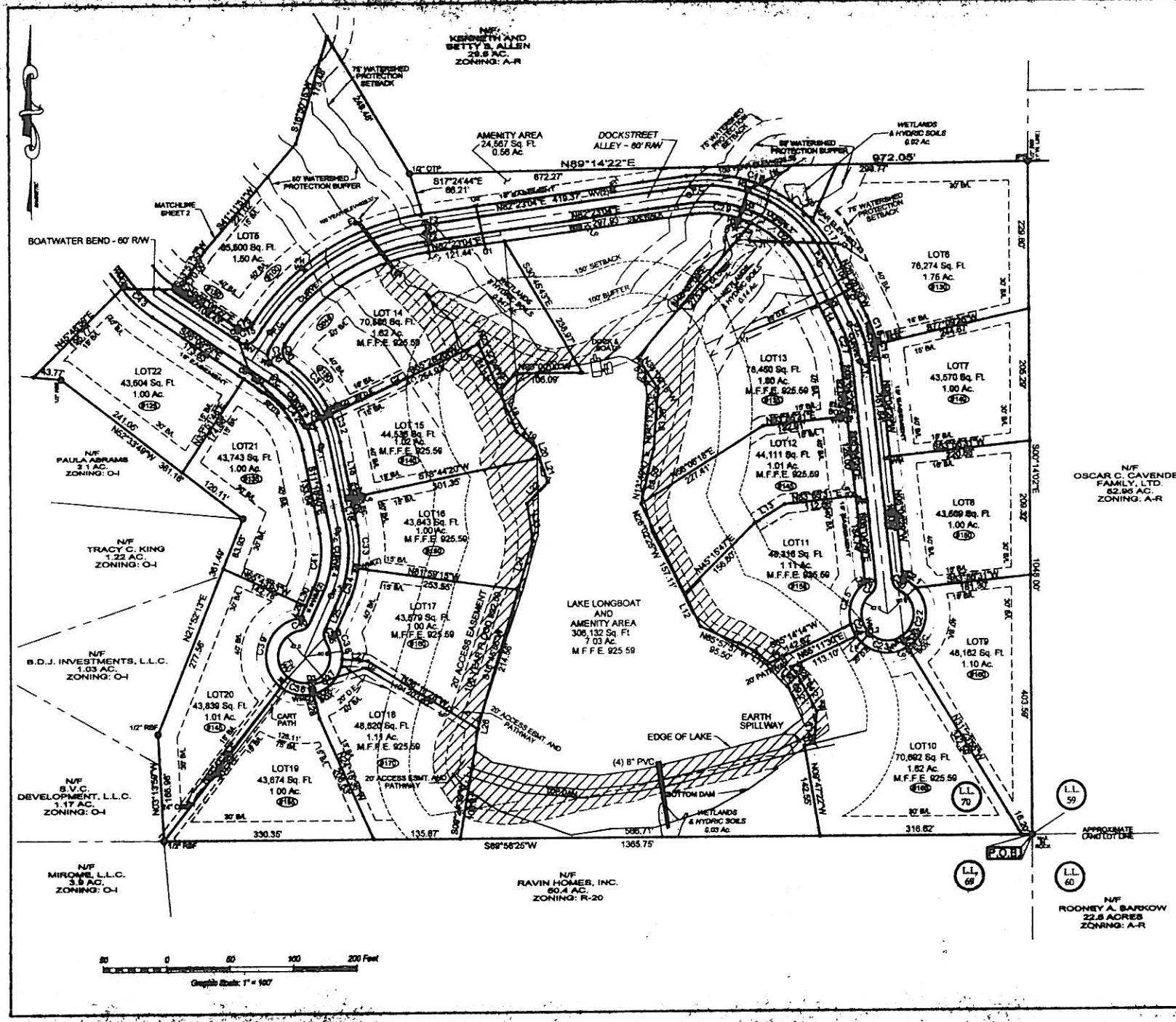
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR DENNIS H. BERNHARDT

Job No. 07-0333

Drawn By: R.D.G.	Reviewed By: D.H.B.
Issue Date: 07/03/08	
File Name:	
F.W.P.D.: 03/11/08	

Date	Description
10/02/08	Ceiling Comments

Sheet: 2 of 4



Prepared By:
Delta Surveyors, Inc.
SURVEYORS
surveyors • planners • development consultants
P.O. Box 671
Fayetteville, Ga. 30214
phone 770-460-9402 fax 770-460-7114

Property Location
Land Lot 70 of the 7th Land District
Fayette County, Georgia

Prepared For:
COBBLESTONE SOUTH LLC.
1872 HWY 54, WEST
FAYETTEVILLE, GA 30214
LONGBOAT SUBDIVISION

GEORGIA REGISTERED PROFESSIONAL ENGINEER

Job No. 07-0333
Drawn By: K.A.B.
Designed By: S.K.B.
Issue Date: 07/02/08
File Name:
F.W.P.D.: 0391408

Date	Revisions
08/12/08	County Comments

Sheet: 3 of 4