COUNTY DEPARTMENT AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Peter A. Frisina/ Dennis Dutton
Meeting Date:	Thursday, April 23, 2009	Type of Request:	Consent

Wording for the Agenda:

Approval of staff's recommendation that Bellfair Run, Broad Meadows Lane, and Wildflower Court, located in Bellfair Walk Preserve Subdivision, be authorized for motorized cart travel in accordance with Ordinance 95-10.

Background/History/Details:

In April 1995, the Board of Commissioners adopted Ordinance 95-10 authorizing the Board of Commissioners to designate streets for motorized cart travel. Bellfair Run, Broad Meadows Lane, and Wildflower Court are internal subdivision streets located in the Bellfair Walk Preserve Subdivision and are not subject to the same evaluation as external streets existing outside subdivisions.

Ordinance 95-10 requires a minimum of fifty-one percent (51%) of the property owners in the subdivision to sign a petition requesting authorization for motorized carts. There are thirty-two (32) lots in the subdivision and all but three (3) property owners, or 91% of property owners, have signed the petition.

If the requested streets are approved for motorized cart usage, staff will update the list of streets authorized for motorized cart use and will forward a copy to Brian Eubanks 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 motorized cart usage in Bellfair Walk Preserve Subdivision.

If this item requires funding, please describe:

Not Applicable.

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 County Clerk	Yes
Administrator's Approval	Yes		

Staff Notes:

10DA

ORDINANCE NO. 95- 10 — AMENDMENT TO CODE OF ORDINANCES TO PROVIDE THE USE OF MOTORIZED CARTS UPON RECREATION PATHS AND AUTHORIZED STREETS:

Chairman Price asked if anyone wished to speak in favor of the amendment and there were none.

Attorney McNally stated there was one revision on the amendment on page 2 in paragraph b it should be stated that authorized streets would be on file with the Planning and Zoning Department.

Commissioner Frady asked if the amendment addressed carts on State highways and he assumed citizens knew that this was against the law.

Attorney McNally remarked carts were only allowed on the streets that named and authorized.

Chairman Price asked for the Board's pleasure on this matter.

On motion made by Commissioner Burrell, seconded by Commissioner Frady to approve the amendment of the Code of Ordinances to provide for the use of motorized carts upon

10QB

recreation paths and authorized streets in Fayette County including the change on page 2, paragraph b stating, the authorized streets would be on file in the Planning and Zoning Department. The motion carried 5-0. A copy of Ordinance No. 95-10, identified as "Attachment No. 8", follows these minutes and is made an official part hereof.

STATE OF GEORGIA

COUNTY OF FAYETTE

ORDINANCE
NO. 95-10

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR FAYETTE COUNTY; TO PROVIDE FOR AUTHORIZATION FOR MOTORIZED CARTS TO BE OPERATED UPON RECREATION PATHS AND AUTHORIZED STREETS; TO PROVIDE FOR FINDINGS; TO PROVIDE FOR DEFINITIONS; TO PROVIDE FOR MINIMUM OPERATING REGULATIONS; TO PROVIDE FOR PROHIBITED USES; TO PROVIDE FOR PENALTIES; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF FAYETTE COUNTY AND IT IS HEREBY ENACTED PURSUANT TO THE AUTHORITY OF THE SAME THAT CHAPTER 10 OF THE FAYETTE COUNTY CODE BE AMENDED BY ADDING A NEW ARTICLE TO BE KNOWN AS ARTICLE III WHICH SHALL GOVERN THE USE OF MOTORIZED CARTS ON RECREATION PATHS AND AUTHORIZED STREETS AND TO READ AS FOLLOWS:

ARTICLE III. MOTORIZED CARTS.

Section 10-41. Findings; definition.

(a) The Board of Commissioners finds that certain public streets located within the unincorporated County are designed and constructed so as to safely permit the use thereof by regular vehicular traffic and also the driving thereon of motorized carts. The Board of Commissioners further finds that recreation

"ATTACHMENT NO. 8"

paths are designed and constructed so as to safely permit trave thereon by motorized carts.

(b) "Authorized streets" means all such streets which have been authorized for motorized cart travel and are on file with the Planning and Zoning Department. The list of authorized streets is subject to amendment from time to time by the Board of Commissioners.

(c) "County" means Fayette County, Georgia.

(d) "Motorized cart" means all electric and gasoline-powered pleasure carts which are commonly called golf carts. Within this article, the terms "motorized cart", "golf cart", and "cart" shall have the same meanings; these are the only carts authorized for use under under this article.

Section 10-42. Operation of gasoline-powered carts.

(a) Every cart shall at all times be equipped with an exhaust system in good working order and in constant operation, meeting the following specifications:

(1) The exhaust system shall include the piping leading from the flange of the exhaust manifold to, and including, the muffler(s) and exhaust pipe(s).

(2) The exhaust system and its elements shall be securely fastened.

(3) The engine of every cart shall be so equipped, adjusted and tuned, as to prevent the escape of excessive smoke or fumes.

(b) It shall be unlawful for the owner of any cart to operate, or permit the operation of, such cart on which any device controlling or abating atmospheric emissions, which is placed on a cart by the manufacturer, has been altered, rendered unserviceable, or removed.

Section 10-43. Operating regulations.

(a) Any person who possesses a valid motor vehicle driver's license and is at least sixteen (16) years of age may operate a motorized cart on the recreation paths and authorized streets.

(b) Any person who possesses a valid motor vehicle learner's permit and is at least fifteen (15) years of age may operate a motorized cart on the recreation paths and authorized streets, so long as such person is accompanied in the front seat by a person who possesses a valid motor vehicle driver's license and is at least eighteen (18) years of age.

(c) No person less than fifteen (15) years of age shall be permitted to operate a motorized cart on the recreation paths and authorized streets under any circumstances.

(d) All operators of motorized carts shall abide by all traffic regulations applicable to vehicular traffic when using the recreation paths and authorized streets. Recreation paths must be used in preference to parallel authorized streets.

(e) Motorized carts shall not be operated on sidewalks at any time.

(f) Motorized carts may be operated over authorized stree' or paths only during daylight hours, unless such motorized cart are equipped with functional headlights and taillights.

(g) It shall be unlawful for the owner of any motorized cart to operate, or permit the operation of, such cart over the recreation paths or authorized streets in violation of this article.

Section 10-44. Recreation path users-prohibited uses. Recreation paths shall not be used by:

(a) Automobiles and trucks (except authorized maintenance vehicles);

(b) Motorcycles;

(c) Street and trail motorized bikes or vehicles, including, but not limited to, all-terrain vehicles, commonly known as ATVs;

(d) Minibikes and mopeds;

(e) Horses; and

(f) Go-carts.

Section 10-45. Hazardous activities and special rules. No individual or group shall engage in hazardous activities on the recreation paths or authorized streets. Such hazardous activities include, but are not limited to, the following:

(a) Racing of any kind, except for special events approved by the County;

(b) Blocking of public access, except for special events approved by the County;

(c) Pedestrians, skaters, and permitted vehicles shall not loiter or park on recreation path bridges or in underpasses;

(d) Pedestrians should be given due consideration and reasonable right-of-way by other users of the recreation paths to ensure safe passage;

(e) An audible warning shall be given by operators of motorized carts and other users of the recreation paths, such as bicyclists and skaters, when approaching pedestrians from the rear;

(f) All laws and ordinances relative to alcohol and the use thereof, including open container laws, apply to the recreation paths.

Section 10-46. Liability.

Each person using the recreation paths is liable for his or her own actions.

Section 10-47. Penalties.

Any person who violates the terms of this article shall be punished as provided in Section 1-8 of the Fayette County Code.

SO ENACTED this 27th day of April, 1995.

BOARD OF COMMISSIONERS OF
FAYETTE COUNTY

By: _____
RICK PRICE, Chairman

ATTEST:

Linda Rizzotto
LINDA RIZZOTTO, Deputy Clerk

Building

FINAL PLAT ENGINEERING CERTIFICATE

"I HEREBY CERTIFY THAT THE ACCEPTED ENGINEERING PROCEDURES AND DESIGN METHODS WERE USED TO ESTABLISH THE LAYOUT OF THE DEVELOPMENT; THAT THE STREETS, DRAINAGE STRUCTURES AND ANY OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED ACCORDING TO THE DEVELOPMENT CONSTRUCTION DRAWINGS; AND THAT ALL APPLICABLE REQUIREMENTS OF FAYETTE COUNTY'S DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

BY:_____

REGISTERED PROFESSIONAL ENGINEER NO. _____

DATE_____

FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAN.

REZONING INFORMATION

PRELIMINARY PLAT WAS APPROVED APRIL 20, 2006

ZONING PETITION #1152-05
APPROVED TO ZONING R-70 SEPTEMBER 22, 2005

COUNTY APPROVALS

THIS PLAT HAS BEEN REVIEWED BY A REPRESENTATIVE OF THE FAYETTE COUNTY HEALTH DEPARTMENT AND BASED ON SOILS INFORMATION, THE LAY OF THE LAND, ETC., THIS PLAT IS APPROVED BY THE DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GEORGIA.

SIGNED_____ ENVIRONMENTAL HEALTH SPECIALIST IV

DATE 3/12/07

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

SIGNED P. Mallon

DATE 3/12/07

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR.

SIGNED Dennis J. Dutton

DATE 3/12/07

APPROVED BY THE FAYETTE COUNTY FIRE MARSHAL. ALL FIRE HYDRANTS LOCATED AS SHOWN.

SIGNED_____

DATE 3/12/07

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION.

SIGNED Deloris Harrison

DATE 3-12-07

FINAL PLAT 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. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT.

BY: _____ GA. REGISTERED LAND SURVEYOR 2966 NUMBER 3/9/07 DATE

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TCRA 1103 ROBOTIC

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,680,092 FEET.

BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA 83 WEST ZONE)

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13113C0095 D DATED 03/18/1996.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

OWNERS' CERTIFICATE

"WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE BELLFAIR WALK PRESERVE 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 3/13/07

MORTGAGER _____ DATE _____

WETLANDS NOTE

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 TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLANDS SHOWN HEREON LOCATED BY APPLIED ENVIRONMENTAL SCIENCES, INC.

CL DATA: LINE-CURVE TABLE

LINE	ARC	CHD. BRG.	RADIUS	CHD.	DELTA	TAN
L1	350.41'	S01°29'36"E				
C1	319.66'	S10°39'03"E	1000.00'	318.30'	18°18'54"	161.20'
L2	627.49'	S19°48'30"E				
C2	139.49'	S14°28'48"E	750.00'	139.29'	10°39'24"	69.95'
C3	186.83'	S02°00'55"E	750.00'	186.34'	14°16'21"	93.90'
L3	207.84'	S05°07'15"W				
C4	282.41'	S05°40'00"E	750.00'	280.75'	21°34'29"	142.90'
L4	262.27'	S16°27'14"E				
L5	161.63'	N70°11'30"E				
C5	175.67'	N80°15'25"E	500.00'	174.77'	20°07'49"	88.75'
L6	228.24'	S89°40'41"E				
L7	259.61'	N88°04'49"W				

OWNER: HUMBER CONSTRUCTION, LLC
1145 HWY. 92 N.
FAYETTEVILLE, GA 30214
PHONE: (770) 719-0753
CONTACT: BRAD HUMBER
PHONE: (404) 867-6964

CURRENT ZONING: R-70

LOT CRITERIA:
MINIMUM LOT SIZE: 2.00 ACRES (87,120 SQUARE FEET)

MINIMUM FRONT SETBACK = 50' (UNLESS OTHERWISE SHOWN)
MINIMUM SIDE SETBACK = 25'
MINIMUM REAR SETBACK = 50'
MINIMUM LOT WIDTH = 150' AT FRONT BUILDING LINE
MINIMUM HOUSE FLOOR AREA = 1,500 SQUARE FEET

WATER TO BE PROVIDED BY FAYETTE COUNTY WATER & SEWER DEPT.

SEWERAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS.

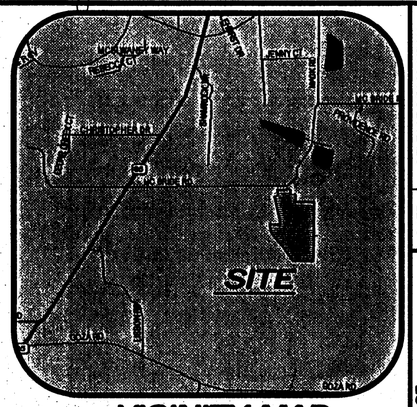
TOTAL NUMBER OF LOTS: 32

TOTAL AREA: 87.29 ACRES
TOTAL RIGHT-OF-WAY AREA: 5.14 ACRES
NET AREA: 82.15 ACRES
NET DENSITY: 34 LOTS/ 82.15 ACRES = 0.41 UNITS PER ACRE

THIS FINAL PLAT WAS REVISED TO CHANGE THE ADDRESSES OF LOTS 1 AND 32

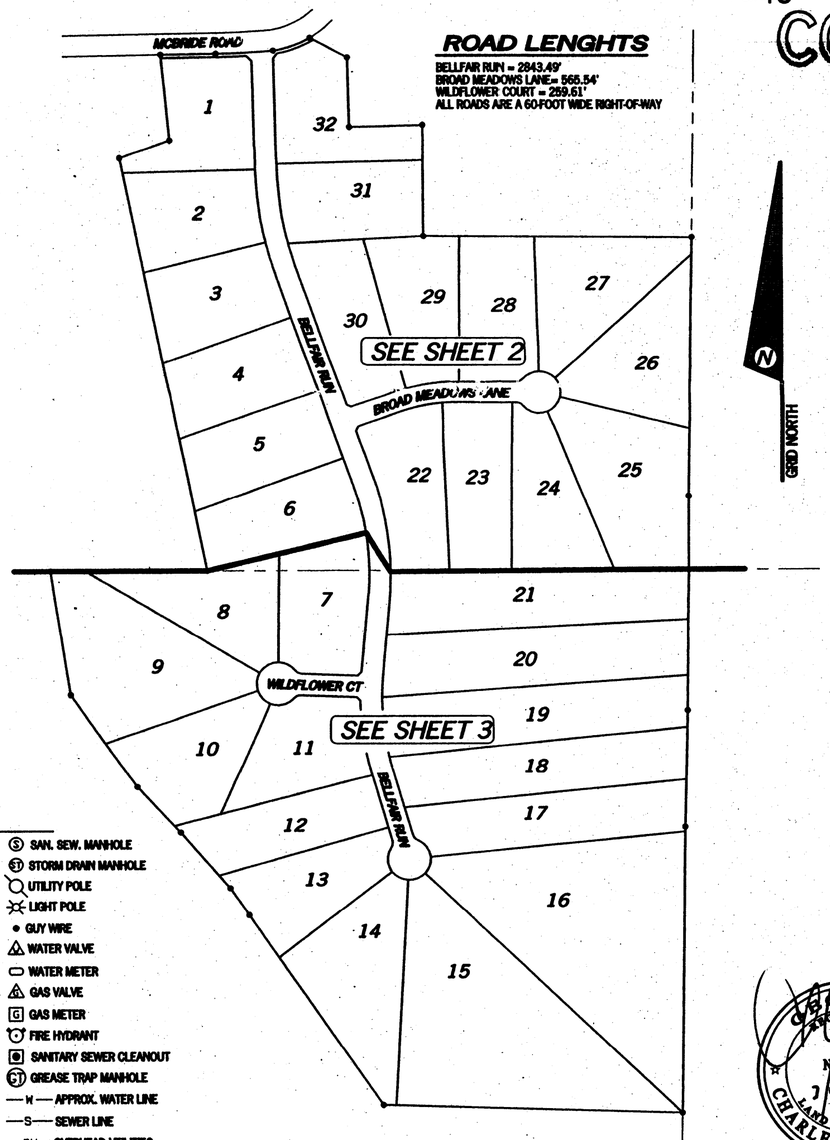
Doc ID: 007420780003 Type: PLT
Filed: 03/13/2007 at 03:06:00 PM
Fee Amt: $24.00 Page 1 of 3
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
BK 43 PG 187-189

COPY



VICINITY MAP

NOT TO SCALE



ROAD LENGHTS

BELLFAIR RUN = 2843.49'
BROAD MEADOWS LANE= 565.54'
WILDFLOWER COURT = 259.61'
ALL ROADS ARE A 60-FOOT WIDE RIGHT-OF-WAY

PROPERTY DATA: LINE-CURVE TABLE

LINE	ARC	CHD. BRG.	RADIUS	CHD.
C1	160.45'	N86°48'42"E	2091.76'	160.41'
C2	108.73'	N70°03'12"E	280.00'	108.05'
C3	85.09'	N87°50'58"E	2101.76'	85.06'
L1	21.37'	S47°24'16"E		
C4	17.41'	S01°58'39"E	1030.00'	17.41'
C5	104.37'	S16°54'20"E	1030.00'	104.32'
L2	84.86'	S19°48'30"E		
C6	133.91'	S14°28'48"E	720.00'	133.72'
C7	179.35'	S02°00'55"E	720.00'	178.89'
L3	14.53'	S48°31'13"W		
C8	21.68'	N63°14'25"W	25.00'	21.00'
C9	53.48'	N63°56'04"W	60.00'	51.73'
C10	63.29'	S60°18'47"W	60.00'	60.40'
C13	51.57'	S43°46'43"E	60.00'	50.00'
C14	72.63'	N76°55'07"E	60.00'	68.28'
C15	21.68'	N67°04'48"E	25.00'	21.00'
L4	13.82'	S44°23'02"E		
C16	214.64'	S06°34'15"E	780.00'	213.96'
L5	39.75'	S16°27'14"E		
C17	21.68'	S06°23'09"W	25.00'	21.00'
C18	74.25'	S02°13'38"E	60.00'	69.60'
C19	51.57'	S62°18'17"E	60.00'	50.00'
C22	51.57'	N18°50'03"E	60.00'	50.00'
C23	63.19'	N35°57'43"W	60.00'	60.31'
C24	21.68'	N41°17'38"W	25.00'	21.00'
L6	82.18'	N16°27'14"W		
C25	37.19'	N14°58'27"W	720.00'	37.19'
C26	169.78'	N06°44'21"W	720.00'	169.39'
C27	64.15'	N02°34'07"E	720.00'	64.12'
L7	109.32'	N05°07'15"E		
L8	98.53'	N05°07'15"E		
C28	76.00'	N02°19'47"E	780.00'	75.97'
C29	118.30'	N04°48'24"W	780.00'	118.19'
C30	145.07'	N14°28'48"W	780.00'	144.87'
L9	14.14'	N25°11'30"E		
C31	121.79'	N77°36'56"E	470.00'	121.45'
C32	43.34'	N87°40'50"E	470.00'	43.32'
L10	11.45'	S89°40'41"E		
C33	21.68'	S64°50'17"E	25.00'	21.00'
C34	76.09'	S76°19'37"E	60.00'	71.09'
C35	55.93'	N40°38'21"E	60.00'	53.93'
C38	51.57'	N67°06'09"W	60.00'	50.00'
C39	49.84'	S64°26'27"W	60.00'	48.42'
C40	21.68'	S65°28'55"W	25.00'	21.00'
L11	3.89'	N89°40'41"W		
C41	146.85'	S82°23'03"W	530.00'	146.38'
C42	39.36'	S72°19'09"W	530.00'	39.35'
L12	121.63'	S70°11'30"W		
L13	14.14'	N64°48'30"W		
C43	80.42'	N17°25'59"W	970.00'	80.40'
C44	2.83'	N01°34'37"W	970.00'	2.83'
L14	18.89'	N38°33'26"E		
C45	107.47'	N68°23'19"E	290.00'	106.86'
C46	51.57'	S05°28'12"W	60.00'	50.00'
C47	51.95'	N68°15'53"E	60.00'	50.35'
C48	59.11'	N14°17'20"W	60.00'	56.75'

LEGEND

POB POINT OF BEGINNING
IPS IRON PIN SET
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
UP UTILITY POLE
LP LIGHT POLE
FP FLAG POLE
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
INV INVERT
FH FIRE HYDRANT
EP EDGE OF PAVEMENT
TC TOP OF CURB
BC BACK OF CURB
TW TOP OF WALL
BW BOTTOM OF WALL
OU OVERHEAD UTILITY
UE UNDERGROUND UTILITY
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
GW GUY WIRE ANCHOR
TR TRANSFORMER
JB JUNCTION BOX
SWCB SINGLE WING CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
CLF CHAIN LINK FENCE
WV WATER VALVE
WM WATER METER
CO SEWER CLEAN-OUT
GV GAS VALVE
BTB BACK TO BACK
B/L BUILDING LINE

SAN. SEW. MANHOLE
STORM DRAIN MANHOLE
UTILITY POLE
LIGHT POLE
GUY WIRE
WATER VALVE
WATER METER
GAS VALVE
GAS METER
FIRE HYDRANT
SANITARY SEWER CLEANOUT
GREASE TRAP MANHOLE
—W— APPROX. WATER LINE
—S— SEWER LINE
—OU— OVERHEAD UTILITIES
—E— APPROX. ELECTRIC LINE
—G— APPROX. GAS LINE
—T— APPROX. TELEPHONE LINE

SHEET INDEX

300 150 0 300 600 900
GRAPHIC SCALE IN FEET
1" = 300'

GEORGIA REGISTERED No. 2966 LAND SURVEYOR CHARLES LEE INER

DATE:	RELEASE DESCRIPTION
11-29-06	PER COUNTY COMMENTS
12-19-06	PER COUNTY COMMENTS
03-09-07	ADDRESS CHANGE

A REVISED FINAL PLAT OF:

BELLFAIR WALK PRESERVE

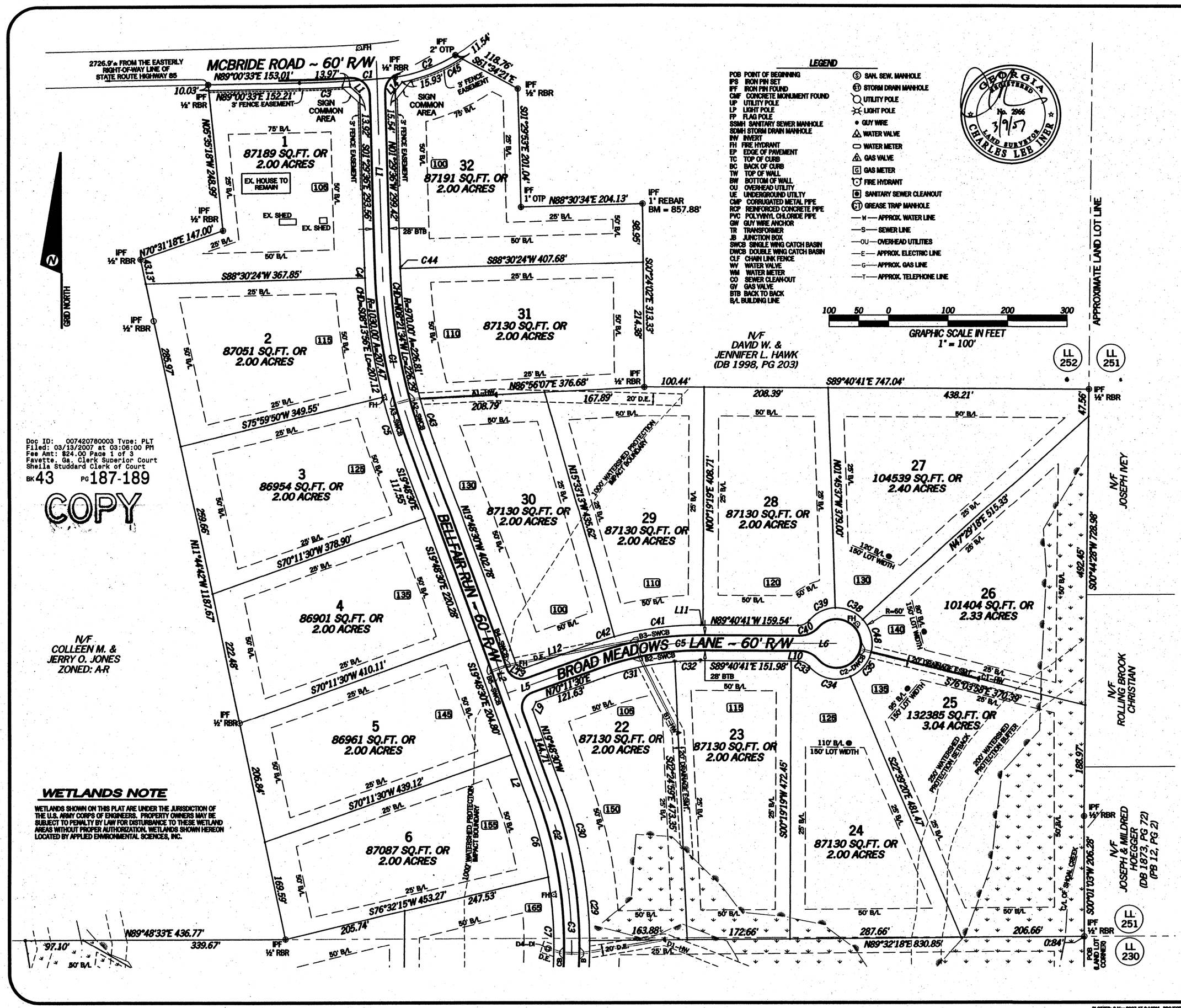
A REVISED FINAL PLAT PREPARED BY:

POINT TO POINT LAND SURVEYORS
810 Jackson Street
Locust Grove, Georgia 30248
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com

LAND LOTS: 229 & 252
DISTRICT: 4TH
SECTION: N/A
CITY: (UNINCORPORATED)
COUNTY: FAYETTE
STATE: GEORGIA
DATE: OCTOBER 23, 2006
DRAWN BY: NW
CHKD BY: C. INER
APPROVED BY: C. McCANN
JOB NO.: 2005.150
FILE #: 06-C-088
SHEET NUMBER: 1 OF 3 SHEETS

13113C0114E and 13113C0155E
9/26/08

PLOTTED: 9 Mar 2007 AT 2:10PM PROJECT: O:\2005\2005.150\2005.150 Final Plat.pro



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Fee Amt: $24.00 Page 1 of 3
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
BK 43 PG 187-189

COPY

LEGEND

POB POINT OF BEGINNING
IPS IRON PIN SET
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
UP UTILITY POLE
LP LIGHT POLE
FP FLAG POLE
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
INV INVERT
FH FIRE HYDRANT
EP EDGE OF PAVEMENT
TC TOP OF CURB
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BW BOTTOM OF WALL
OU OVERHEAD UTILITY
UE UNDERGROUND UTILITY
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
GW GUY WIRE ANCHOR
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—T— APPROX. TELEPHONE LINE

GEORGIA REGISTERED No. 2966 LAND SURVEYOR CHARLES LEE INER 3/9/07

WETLANDS NOTE

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 TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLANDS SHOWN HEREON LOCATED BY APPLIED ENVIRONMENTAL SCIENCES, INC.

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DATE: OCTOBER 23, 2006
DRAWN BY: NW
CHKD BY: C. INER
APPROVED BY: C. McCANN
JOB NO.: 2005.150
FILE #: 06-C-088
SHEET NUMBER: 2 OF 3 SHEETS

PLOTTED: 9 Mar 2007 AT 2:10PM PROJECT: O:\2005\2005.150\2005.150 Final Plat.pro

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Fee Amt: $24.00 Page 1 of 3
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
BK 43 PG 187-189

COPY

GEORGIA REGISTERED No. 2966 LAND SURVEYOR CHARLES LEE INER 3/7/07

N/F
FAYETTE CO. BOARD OF ED.
(DB 1639, PG 535)
(PB 34, PG 140)

WETLANDS NOTE

WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORP'S OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLANDS SHOWN HEREON LOCATED BY APPLIED ENVIRONMENTAL SCIENCES, INC.

LEGEND

POB POINT OF BEGINNING
IPS IRON PIN SET
IPF IRON PIN FOUND
CMF CONCRETE MONUMENT FOUND
UP UTILITY POLE
LP LIGHT POLE
FP FLAG POLE
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
INV INVERT
FH FIRE HYDRANT
EP EDGE OF PAVEMENT
TC TOP OF CURB
BC BACK OF CURB
TW TOP OF WALL
BW BOTTOM OF WALL
OU OVERHEAD UTILITY
UE UNDERGROUND UTILITY
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
GW GUY WIRE ANCHOR
TR TRANSFORMER
JB JUNCTION BOX
SWCB SINGLE WING CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
CLF CHAIN LINK FENCE
WV WATER VALVE
WM WATER METER
CO SEWER CLEAN-OUT
GV GAS VALVE
BTB BACK TO BACK
B/L BUILDING LINE

(S) SAN. SEW. MANHOLE
(ST) STORM DRAIN MANHOLE
UTILITY POLE
LIGHT POLE
GUY WIRE
WATER VALVE
WATER METER
GAS VALVE
(G) GAS METER
FIRE HYDRANT
SANITARY SEWER CLEANOUT
(GT) GREASE TRAP MANHOLE
—W— APPROX. WATER LINE
—S— SEWER LINE
—OU— OVERHEAD UTILITIES
—E— APPROX. ELECTRIC LINE
—G— APPROX. GAS LINE
—T— APPROX. TELEPHONE LINE

GRID NORTH

100 50 0 100 200 300
GRAPHIC SCALE IN FEET
1" = 100'

DATE:	RELEASE DESCRIPTION
11-29-06	PER COUNTY COMMENTS
12-19-06	PER COUNTY COMMENTS
03-09-07	ADDRESS CHANGE

A REVISED FINAL PLAT OF:

BELLFAIR WALK PRESERVE

A REVISED FINAL PLAT PREPARED BY:

POINT TO POINT LAND SURVEYORS
810 Jackson Street
Locust Grove, Georgia 30248
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com

LAND LOTS: 229 & 252
DISTRICT: 4TH
SECTION: N/A
CITY: (UNINCORPORATED)
COUNTY: FAYETTE
STATE: GEORGIA
DATE: OCTOBER 23, 2006
DRAWN BY: NW
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