COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Thursday, March 26, 2015	Type of Request:	Public Hearing

Wording for the Agenda:

Public Hearing of Petition No. RP-055-15, Carter Rocky Fork, LLC., Owner, and Donna Black, Agent, request to approve of the Revision of the Recorded Final Plat for Rock Fork Subdivision to change Lot 15 from a building lot to a common area for a centralized mail kiosk and open space, with said property being located in Land Lot(s) 140 & 149 of the 5 District and fronting on Rocky Fork Boulevard.

Background/History/Details:

Staff recommends approval of Petition No. RP-055-15.

Planning Commission Recommendation: Al Gilbert made a motion to recommend approval of Petition RP-055-15. Brian Haren seconded the motion. The motion passed 4-0.

What action are you seeking from the Board of Commissioners?

Approval of Petition No. RP-055-15, Carter Rocky Fork, LLC., Owner, and Donna Black, Agent, request to approve of the Revision of the Recorded Final Plat for Rock Fork Subdivision to change Lot 15 from a building lot to a common area for a centralized mail kiosk and open space, with said property being located in Land Lot(s) 140 & 149 of the 5 District and fronting on Rocky Fork Boulevard.

If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	Yes	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval			

Staff Notes:

STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION

NO. RP-055-15

WHEREAS, Carter Rocky Fork, LLC, Owner, and Donna Black, Agent, having come before the Fayette County Planning Commission on RP-055-15, requesting a revision to a recorded plat as per Section 8-503,(b),7. of the Fayette County Subdivision Regulations; and

WHEREAS, said request being as follows: Request to in the area of Rocky Fork Boulevard, Land Lot(s) 140 & 149 of the 5th District, for the purpose of changing Lot 15 from a building lot to a common area for a centralized mail kiosk and open space; and

WHEREAS, the Fayette County Planning Commission having duly convened, and considered said request;

BE IT RESOLVED that the decision of the Fayette County Planning Commission, that said request be **APPROVED**.

This decision is based on the following reasons:

Compatible with the surrounding area.
In compliance with the Land Use Plan.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

JIM GRAW, CHAIRMAN

PC SECRETARY

DATE: RP-055-15

TO: Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. RP-055-15, the application of Carter Rocky Fork, LLC to, be:

4-0

_X_ Approved _____ Withdrawn _____ Disapproved

_____ Tabled until _____

This is forwarded to you for final action.

JIM GRAW, CHAIRMAN

BRIAN HAREN, VICE-CHAIRMAN

AL GILBERT

BOB SIMMONS

Remarks:

Chairman Graw asked if the County Environmental Department would be concerned with this.

Pete Frisina said yes someone with County will be concerned with this.

Brain Haren asked should we table this until there is an all clear from the Environmental Department.

Pete Frisina said there is not a specific environmental department that this would solely fall under but this would have to be addressed regardless so that really doesn't have a bearing on the rezoning.

Chairman Graw said that will come up during the platting process.

Chairman Graw called for the vote and the motion passed 4-0.

3. **Consideration of Petition No. RP-055-15, Carter Rocky Fork, LLC, Owner, and Donna Black, Agent request to change Lot 15 from a building lot to common area for a centralized mail kiosk and open space. This property is located in Land Lot 140 & 149 of the 5th District and fronts on Rocky Fork Blvd.**

Donna Black said they will proceed with the petition and the Rocky Fork subdivision was platted but not built in prior to the requirement of centralized mailbox units now required by the Postal Service. She said lot 15 is not buildable due to soils and would provide an area that could be owned by the Home Owner's Association as open space and the centralized mailbox units could be placed there.

Chairman Graw asked if there was anyone who wanted to speak in favor of the petition. Hearing none he asked if there was anybody who wanted to speak in opposition to the petition. Hearing none he brought it back to the board.

Al Gilbert asked if the County has any regulations regarding these centralized mailbox units.

Pete Frisina said the County does not have any regulations regarding these centralized mailbox units at this time but the developer has agreed to keep them out of the right-of-way. He added that included in the information is a site plan showing a circular driveway and staff has reviewed it and has no problems with this design.

Al Gilbert asked if the post office has requirements.

Pete Frisina said their requirements are more structural and they don't really have regulations on the location as long as they can get to the boxes. He added there is a letter from the post office in the information for this petition and they have approved the proposal.

Chairman Graw said he drove into the subdivision and there is a large tree that has fallen on this lot and asks what is going to be done with the lot.

Donna Black said the lot will be turned over to the Home Owner's Association and the association has a management company that will keep it up and left as open space.

Chairman Graw asked if it will be cleaned up.

Donna Black said yes and she didn't know there was a tree down on the lot.

Al Gilbert made a motion to recommend approval of Petition RP-055-15. Brian Haren seconded the motion. The motion passed 4-0.

4. Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 110. Zoning Ordinance, Regarding Section 110-3 Definitions, Section 110-25 A-R, Agricultural-Residential District, and Section 110-169 Conditional Use Approval.

Pete Frisina said these are the regulations we have been working for the A-R Wedding/Event facilities. He said this originated with a citizen who is interested in starting a facility. He stated this will be allowed in A-R as a Conditional Use. He said the conditions are as follows: minimum lot size is 5 acres, it is not allowed on a lot that accesses an internal local road, a lot which accesses an unpaved road is limited to no more than 12 wedding/events per calendar year, it sets a minimum 100 foot setback for all buildings and areas utilized for weddings and events from any abutting residential zoning district, adequate off-street parking shall be required and a 50 foot setback shall separate parking areas from any abutting residential zoning district, hours of operation for weddings and events shall be between the hours of 9:00 a.m. and10:00 p.m. on weekdays and 9:00 a.m. and 11:00 p.m. on weekends and these hours of operation shall not limit the setup and cleanup time, all structures utilized for weddings and events shall meet all applicable building and fire codes, sanitation facilities shall be approved by the Environmental Health Department, food service shall meet all state and local requirements, Tourist Accommodations shall not be allowed in conjunction with an A-R wedding and event facility, tents shall require the approval of the county fire marshal, a sketch, drawn to scale, on a survey of the lot depicting all existing buildings and specific areas utilized for weddings and events and parking areas shall be required, and in the event that 5,000 or more square feet of impervious surface is added in conjunction with a wedding and event facility, a site plan compliant with the Fayette County Development Regulations shall be required. He added that it excludes concerts, sporting events, or vehicle racing but allows a horse show, rodeo, carnival, community fair, and/or religious tent meeting as these are Conditional Uses currently allowed in A-R.

Chairman Graw asked if there was anyone who wanted to speak in favor of the petition.

Diane Stone said she owns land on Davis Road and she has someone interested in the property for a wedding and event facility but the property is on an unpaved road and this person would probably not buy the property if it is limited to only 12 events per year. She said she understands the reason to limit traffic

PETITION NUMBER: RP-055-15

REQUESTED ACTION: Request approval of the Revision of a Recorded Plat for Rock Fork Subdivision, to change Lot 15 from a building lot to a common area for a centralized mail kiosk and open space.

EXISTING USE: Single-Family Residential

PROPOSED USE: Common area for a centralized mail kiosk and open space

ZONING DISTRICT: R-50

LOCATION: Rocky Fork Blvd

LAND LOT/DISTRICT: Land Lot(s) 140 & 149 of the 5 District

OWNER/APPLICANT: Carter Rocky Fork, LLC.

INVESTIGATION

The Final Plat for Rocky Fork Subdivision consists of a total of 52 single-family dwelling lots and was recorded in 2008. The request is to change Lot 15 from a building lot to a common area for a centralized mail kiosk and open space.

Subdivision Regulations

Sec. 104-595. - Approval of subdivisions.

(2) **Final plat or minor subdivision plat**

j. **Revision to a recorded final plat.**

Revision to a recorded final plat. A revision to a recorded final plat shall show the name, phase (if any), date of the recorded subdivision plat being revised, and the exact citation with regard to the clerk of superior court records and the book and page number wherein said plat is recorded. See section 104-596 for requirements to be indicated on the revised final plat, as applicable. In addition, proposed revisions to a recorded final plat that substantially changes the street and/or utility layout, unless initiated by the county, shall require a revised preliminary plat in accordance with this section. Proposed revisions to a recorded final plat of any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on a lot will be considered in public hearings before the planning commission and the board of commissioners. The legal notice shall be advertised at least seven calendar days prior to the public hearing before the planning commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public hearing before the board of commissioners. In the event that the timeframes above cannot be met with one advertisement, the notice shall be published twice. As applicable, a revised final plat shall comply with the revised preliminary plat and shall be approved by the planning commission.

Final Plat

Should this request be approved, a Revised Final Plat for Lot 15 labeling it as a common area and not a building must be submitted, approved, and recorded.

Department Comments

Water System: This lot has a meter location. If the meter location is in conflict with the proposal, the owner would be responsible for relocation costs.

Environmental Management: EMD has no comment.

Environmental Health Dept.: No objection to converting lot 15 to common area.

Sheriff: Sheriff's Office has no issues.

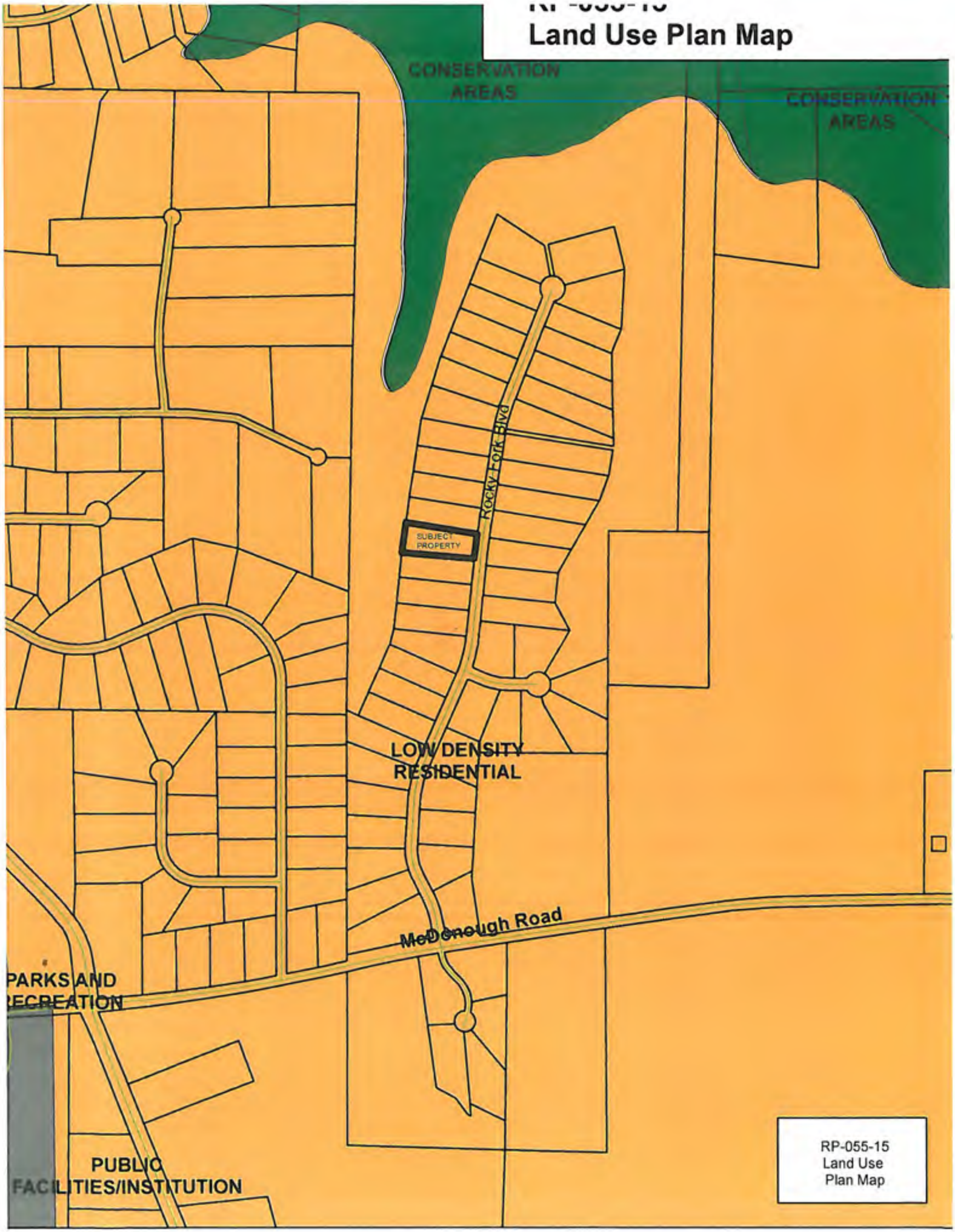
Fire Marshal: Approved from the Fire Marshal Office.

County Engineer/Public Works Director: OK for Engineering/Public Works.

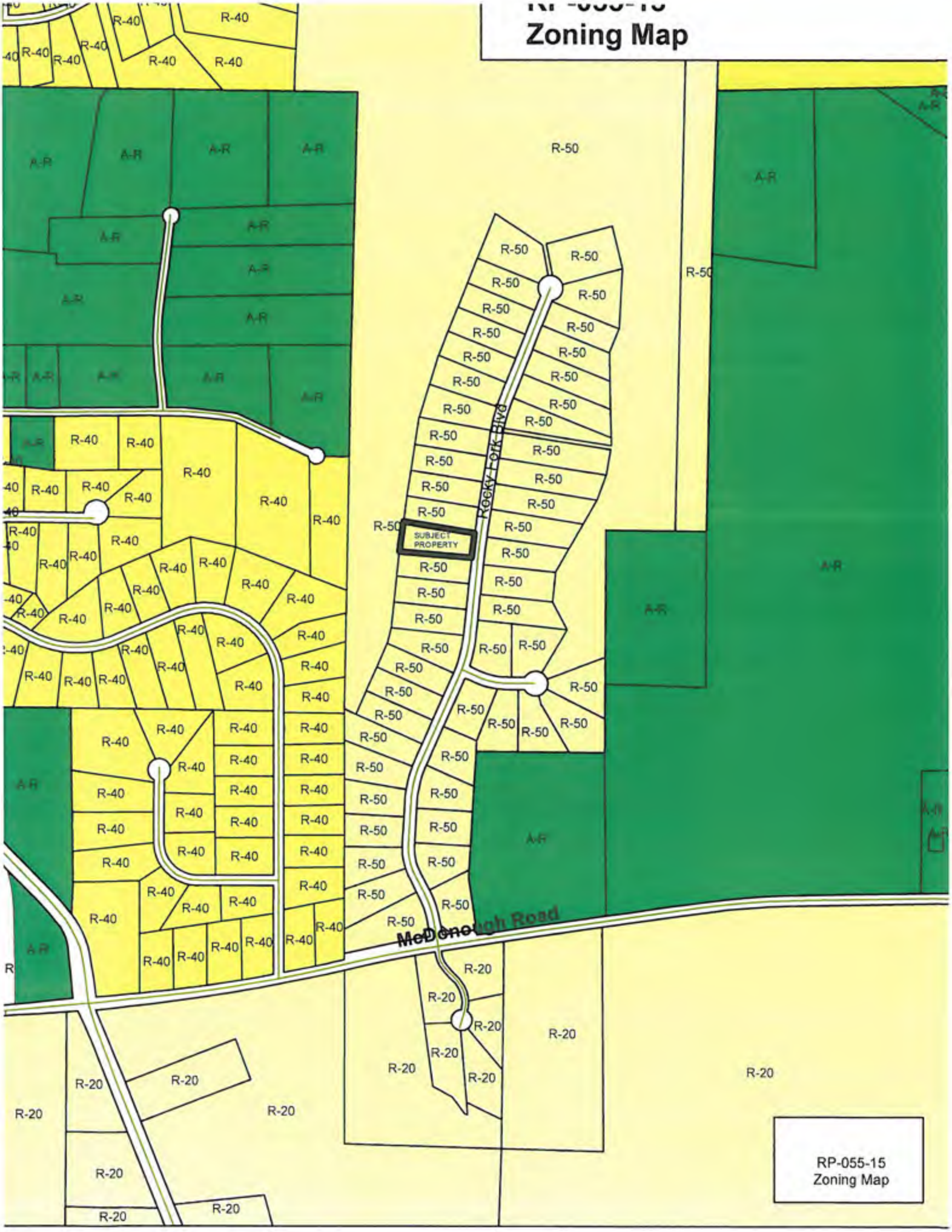
STAFF ANALYSIS

Per the Fayette County Subdivision Regulations, changing the use of a lot in an existing platted residential subdivision requires public hearing approval prior to the submittal of a Revised Final Plat. The desires of surrounding property owners should be considered. Staff recommends **APPROVAL** of the request.

Land Use Plan Map



Zoning Map


A-R
R-40
R-50
R-20
SUBJECT PROPERTY
Rocky Fork Blvd
McDonough Road
RP-055-15
Zoning Map

RP-055-15
Aerials

APPLICATION TO REVISE A RECORDED PLAT

PETITION NO: RP- 055 - 15

OWNER OF PROPERTY: ____Carter Rocky Fork, LLC_____

MAILING ADDRESS:____171 17th Street NW, Suite 1200, Atlanta, GA 30363

PHONE: (404) 888-3044

E-MAIL:____**sstringer@carterusa.com**_____

AGENT FOR OWNER: ___Donna Black_____

MAILING ADDRESS:___ 270 North Jeff Davis Drive, Fayetteville, GA 30214 _____

PHONE: _____[redacted]

E-MAIL:_[redacted]_____

LOCATION: LAND LOT(S) _140, 149 **DISTRICT** _5_ **ROAD** _250 Rocky Fork Blvd

LEGAL DESCRIPTION ATTACHED: __Yes_ **ZONING:** __R-50_____

FIFTEEN COPIES OF CONCEPT PLAN ATTACHED: _____

TOTAL NUMBER OF LOTS: ___1___ **TOTAL NUMBER OF ACRES:** __1.033___

DATE OF PLANNING COMMISSION HEARING: 3/5/15

DATE OF COUNTY COMMISSIONERS HEARING: 3/26/15

SUBDIVISION NAME: ___Rocky Fork___

REASON FOR REVISION: After the subdivision was platted, the US Postal Service implemented a requirement for community/cluster mailboxes (CBU) in every new neighborhood. In order to provide a place for homeowners to stop and pick up their mail, Lot 15 is being converted to common area for a mail kiosk and open space.

Received from _Brent Holdings. LLC___ the amount of $ _20__ to cover the cost of the sign deposit. Applicant will be billed later for the cost of advertising.

SIGN FEE

Date Paid: ____2/12/15_____ Receipt No. 4636159

Cash: _____ Check No. 3558

ADVERTISING FEE

Date Paid: _____ Receipt No. _____

Cash: _____ Check No. _____

I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge. I further certify that I am the owner or the specifically authorized agent of the above-referenced property.

2-12, 20 15 Donna H Black
OWNER/AGENT'S SIGNATURE

2-12, 20 15 Peggy Costales
NOTARY PUBLIC

PEGGY COSTALES NOTARY PUBLIC GEORGIA FAYETTE COUNTY EXPIRES April 13, 2016

Legal Description
Rocky Fork Subdivision Lot 15

All those tracts or parcels of land situate, lying and being in Land Lots 149 and 149 of the 5th district of Fayette County, Georgia, being identified as Lot 15, of ROCKY FORK Subdivision, and having an address of 250 Rocky Fork Boulevard, as per a plat of survey prepared by R.M. BOYD AND ASSOCIATES, Inc., captioned FINAL PLAT FOR: ROCKY FORK, dated 3/2/07. Said lot shall have an acreage of 1.033 acres. A copy of which said plat is recorded in the office of the Clerk of Superior Court for Fayette County, GA in plat book 45, pages 41 - 51.

CROWN COMMUNITIES, INC.

15

1

20' D.E.

37' RAD (MIN)

86'

12' TRAVEL LANE

12' PARKING WIDTH

6'

11'

5'

CMU

30'

12' LANE

12' LANE

37' RAD (MIN)

ROCKY FORK BOULEVARD (60' R/W)

GRAPHIC SCA

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

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NO.	DATE	DESCRIPTION	BY

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ashford engineers south, llc.
350 Virginia Highlands
Fayetteville, Georgia 30215
Tel. (678) 817-6956 Fax. (678) 817-6777
civil engineers – land planning – development services

ACTIVITY	NAME
DESIGNED BY:	D. GREENE
DRAWN BY:	D. ALLEN
CHECKED BY:	D. GREENE
APPROVED BY:	D. GREENE
REGISTRATION NO.	GA 20749

SCALE: 1"=20'

DATE: 12/18/14

JOB NO. C7135.00

ROCKY FOR
LOT
DIMEN

CROWN COMMUNITIES, INC.

SIGNAGE:

(A) "ONE WAY" SIG

(B) "DO NOT ENTE

14

15

16

839

840

837

835

833

831

830

829

20' D.E.

830

832

835

834

835

832

CMU

B

B

A

A

831.92 (BOC)

ROCKY FORK BOULEVARD (60' R/W)

831.94 (BOC)

GRAPHIC SCA

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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ACTIVITY	NAME
DESIGNED BY:	D. GREENE
DRAWN BY:	D. ALLEN
CHECKED BY:	D. GREENE
APPROVED BY:	D. GREENE
REGISTRATION NO.	GA 20749

SCALE: 1"=30'

DATE: 12/18/14

JOB NO. C7135.00

ROCKY FOR
LOT
LOCATI

Hecuse Nos

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

R. M. Boyd 12/4/06

REGISTERED LAND SURVEYOR NO 2227 DATE

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT OF HUD THROUGH THE FEDERAL INSURANCE ADMINISTRATION IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD AREA EXCEPT AS SHOWN

REFERENCE FIRM NUMBER 13113 0085 D 13113 0045 D 8 DATE 3/18/96

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE

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

A TOPCON GTS-313 WAS USED TO COMPILE THE ANGULAR AND LINEAR FIELD DATA.

GENERAL NOTES

1 TOTAL AREA = 160 415 ACRES

2 TOTAL NUMBER OF LOTS = 52

3 PROPERTY ZONED = R-50 (CONDITIONAL)

4 SETBACKS FRONT = 100 (ARTERIAL) 50 (LOCAL)
SIDE = 20
REAR = 30

5 MINIMUM LOT SIZE = 1.000 ACRE

6 MINIMUM LOT WIDTH AT BL = 125 MINOR - 150 ARTERIAL

7 MINIMUM HOUSE SIZE = 2100 SQ FT

8 WATER TO BE PROVIDED BY AN EXTENSION OF FAYETTE COUNTY PUBLIC WATER SYSTEM

9 SANITARY SEWER TO BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND DRAIN FIELDS

10. TOTAL LENGTH OF STREET = 3664 FEET { ROCKY FORK BLVD = 3300 / JONES CREEK LANE = 364

11 AREA WITHIN RIGHT-OF-WAY = 5.451 ACRES

12 OWNER / DEVELOPER JONES-BETSILL, LLC
7770 NEWNAN ROAD - SUITE D
BROOKS GA 30205
(770) 460-9925

13 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 DELINEATED BY
REGESTER & NELSON ENVIRONMENTAL CONSULTANTS
3949 JONESBORO ROAD
MCDONOUGH, GA 30253
PHONE: 678-432-2636
FAX: 678-432-2464
DECEMBER 30 2006

STORMWATER MANAGEMENT INSPECTION & MAINTENANCE CERTIFICATE

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE RESTRICTIVE COVENANTS OF THE ROCKY FORK HOMEOWNER'S 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 BUT NOT LIMITED TO JUDGEMENT LEINS AGAINST THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION THE INSPECTION AND MAINTENANCE AGREEMENT IS RECORDED WITH THE CLERK OF COURTS A COPY OF THE AGREEMENT IS AVAILABLE AT THE FAYETTE COUNTY ENGINEERING DEPARTMENT

THIS PLAT IS SUBJECT TO THE PROTECTIVE COVENANT(S) SET FOR IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO

DATE _____

WHICH HEREBY BECOME(S) A PART OF THIS PLAT

RECORDED IN DEED BOOK _____ PAGE _____

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

FINAL PLAT OF

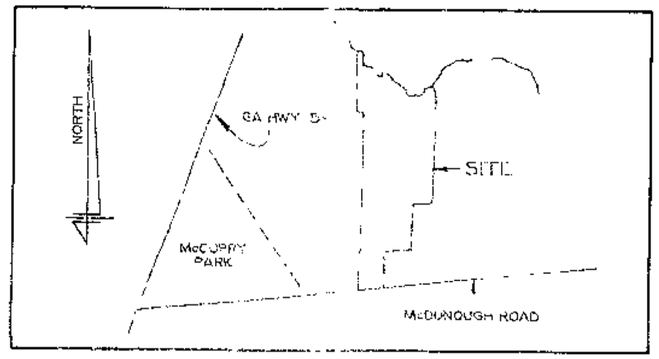
ROCKY FORK

L.L. 139, 140, 149, 150, 171 & 172 5th DIST
FAYETTE COUNTY, GA
12/4/06
3/2/07

Doc ID 007733250011 Type PLT
Filed 02/29/2008 at 01 21 00 PM
Fee Amt $88 00 Page 1 of 11
Fayette, Ga Clerk Superior Court
Sheila Studdard Clerk of Court
BK 45 PG 41-51

R.M. BOYD & ASSOCIATES
LAND SURVEYING & ENGINEERING, INC
325 SOUTH JOE STREET
FAYETTEVILLE, GA 30214
(770) 461-2417

GEORGIA REGISTERED #2227 LAND SURVEYOR R. M. BOYD



PRELIMINARY PLAT APPROVED ON 3/2/06
350 FOOT VARIANCE FOR THE MAXIMUM 3000 FOOT STREET LENGTH REGULATION APPROVED ON 3/2/06

CONDITIONS OF ZONING

RESOLUTION NO 1165-05

DATE OF APPROVAL 5/27/05

THE OWNER / DEVELOPER SHALL DEDICATE AT NO COST TO FAYETTE COUNTY TEN (10) FEET OF RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE TO CREATE A TOTAL OF 100 FEET OF RIGHT-OF-WAY (THIS CONDITION IS TO ENSURE THE PROVISION OF ADEQUATE RIGHT-OF-WAY PER AN ESTABLISHED GOAL OF THE FAYETTE COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN AND STIPULATES HOW MUCH RIGHT-OF-WAY IS NEEDED FOR COMPLIANCE WITH THE DEVELOPMENT REGULATIONS REQUIREMENT)

NO LOT SHALL HAVE IMMEDIATE VEHICULAR ACCESS TO MCDONOUGH ROAD (THIS CONDITION IS INTENDED TO REDUCE THE NUMBER OF CURB CUTS ON ARTERIAL STREETS PROVIDE FOR MORE EFFICIENT FLOW OF TRAFFIC AND TO COMPLY WITH INTENT OF DEVELOPMENT REGULATIONS REGARDING ACCESSING THE LOWER CLASSIFICATION OF STREETS)

THE ENTRANCE FOR THE PROPOSED SUBDIVISION MUST BE ALIGNED WITH KELLEN'S COURT (THIS CONDITION IS TO PROVIDE FOR SAFE TRAFFIC INGRESS AND EGRESS ONTO MCDONOUGH ROAD AND TO COMPLY WITH THE INTENT OF THE DEVELOPMENT REGULATIONS REGARDING TRAFFIC)

ANY CONSERVATION AREA CONTAINED WITHIN THIS SUBDIVISION MUST BE PROTECTED BY A CONSERVATION EASEMENT AND SAID CONSERVATION EASEMENT MUST BE APPROVED BY THE COUNTY ATTORNEY (THIS CONDITION IS TO CONTROL THE CONSERVATION AREA IN A MANNER SIMILAR TO THE CONSERVATION SUBDIVISION C-S ZONING DISTRICT)

THE OWNERSHIP OF THE CONSERVATION AREA CONTAINED WITHIN THIS SUBDIVISION MUST BE ONE OF THE FOLLOWING (THIS CONDITION IS TO CONTROL THE CONSERVATION AREA IN A MANNER SIMILAR TO THE CONSERVATION SUBDIVISION C-S ZONING DISTRICT)

a A HOMEOWNERS ASSOCIATION THAT HAS BEEN ESTABLISHED ACCORDING TO OCGA 44 3-220

b A CONSERVATION TRUST ORGANIZATION APPROVED BY THE FAYETTE COUNTY BOARD OF COMMISSIONERS OR

c THE FAYETTE COUNTY BOARD OF COMMISSIONERS (FOR CONSERVATION AREAS WITH NO STRUCTURES)

A TWENTY (20) FOOT PLANTED BUFFER SHALL BE PROVIDED ON ALL PROPERTY LINES ADJACENT TO FELTON WOODS SUBDIVISION AND PLEASANT POINTE SUBDIVISION (THIS RECOMMENDED CONDITION WAS ADDED BY THE PLANNING COMMISSION DURING THE PUBLIC HEARING)

A SELF-IMPOSED CONDITION FOR RIGHT-OF-WAY OF 120 FEET AT NO EXPENSE TO THE COUNTY

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 CORECTLY SHOWN

R. M. Boyd 3/2/07

REGISTERED LAND SURVEYOR NO 2227 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

R. M. Boyd 3/2/07

REGISTERED PROFESSIONAL ENGINEER NO 19619 DATE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

SIGNED [signature] 1/22/08
DATE

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

SIGNED [signature] 1 24 08
DATE

APPROVED BY FAYETTE COUNTY ENGINEER

ALL AS BUILTS HAVE BEEN APPROVED

SIGNED P. Mallon 1/22/08
DATE

APPROVED BY FAYETTE COUNTY FIRE MARSHALL

ALL FIRE HYDRANTS LOCATED AS SHOWN

SIGNED _____
DATE

APPROVED DEPT. OF PUBLIC HEALTH FAYETTE COUNTY, GEORGIA

Richard B. Fike 6-29-07

ENVIROMENTAL HEALTH SPECIALIST IV DATE

OWNER'S CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE ROCKY FORK SUBDIVISION HEREBY OFFER TO DEDICATE AND / OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT

OWNER Mark Jones 3-26-07
DATE

OWNER Jeffrey L Betsill 3-26-07
DATE

CENTERLINE CURVE DATA

CURVE NO 1

Δ = 17°00 00
RAD = 501 84
LEN = 148 90
TAN = 75 00

CURVE NO 2

Δ = 30°30 00
RAD = 275 10
LEN = 146 44
TAN = 75 00

CURVE NO 3

Δ = 20°30 00
RAD = 553 00
LEN = 197 86
TAN = 100 00

N/F
FELTON WOODS

301 96' TO FELTON DRIVE

20 LANDSCAPE BUFFER

N 0°06'11 E

ROCKY FORK BOULEVARD
60'R/W

McDONOUGH ROAD

GA. STATE HWY. 920

KELLEN'S COURT

ARC = 378 01
RAD = 6383 39
CHD = 377 95
S 78°40 09 W

COMMON AREA
0 023 AC

COMMON AREA
0 023 ACRES

CURVE NO 1

CURVE NO 2

CURVE NO 3

N/F
SECOND BAPTIST CHURCH
OF COLLEGE PARK

STATE PLANE GRID NORTH

SHEET 3

FINAL PLAT OF

ROCKY FORK

L.L 139, 140, 149, 150, 171 & 172
5th DISTRICT
FAYETTE CO, GA

GRAPHIC SCALE
12/4/06
3/2/07

R.M BOYD & ASSOCIATES
LAND SURVEYING & ENGINEERING, INC
325 SOUTH LEE STREET
FAYETTEVILLE, GA 30214
(770) 461-2417

GEORGIA REGISTERED #2227 LAND SURVEYOR R. M. BOYD

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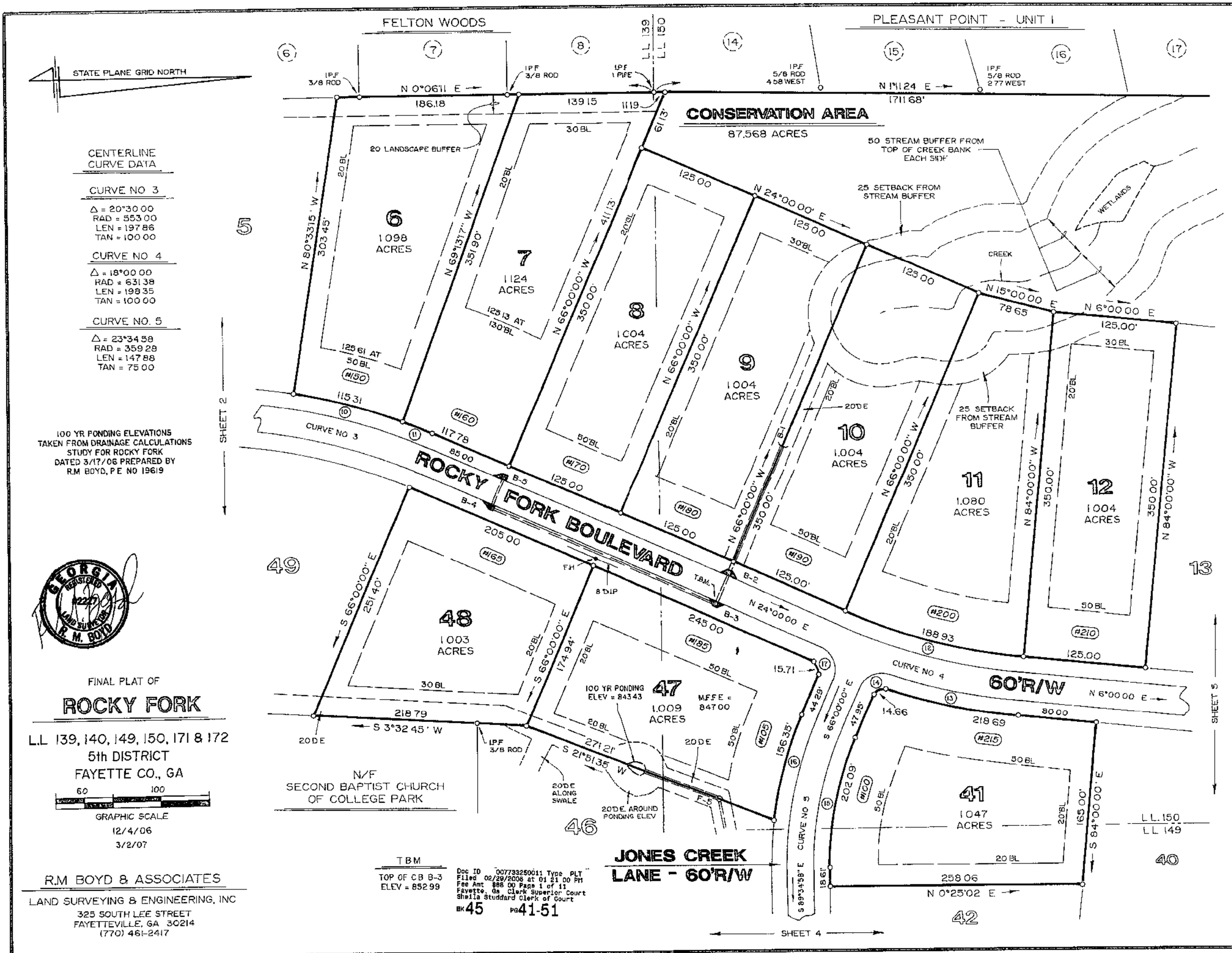
SHEET 2 OF 11



CENTERLINE CURVE DATA

CURVE NO 3

Δ = 20°30'00"
RAD = 553.00
LEN = 197.86
TAN = 100.00

CURVE NO 4

Δ = 18°00'00"
RAD = 631.38
LEN = 198.35
TAN = 100.00

CURVE NO. 5

Δ = 23°34'58"
RAD = 359.28
LEN = 147.88
TAN = 75.00

100 YR PONDING ELEVATIONS TAKEN FROM DRAINAGE CALCULATIONS STUDY FOR ROCKY FORK DATED 3/17/06 PREPARED BY R.M. BOYD, P.E. NO 19619

GEORGIA REGISTERED #2227 LAND SURVEYOR R. M. BOYD

FINAL PLAT OF

ROCKY FORK

L.L. 139, 140, 149, 150, 171 & 172
5th DISTRICT
FAYETTE CO., GA

60 100
GRAPHIC SCALE

12/4/06
3/2/07

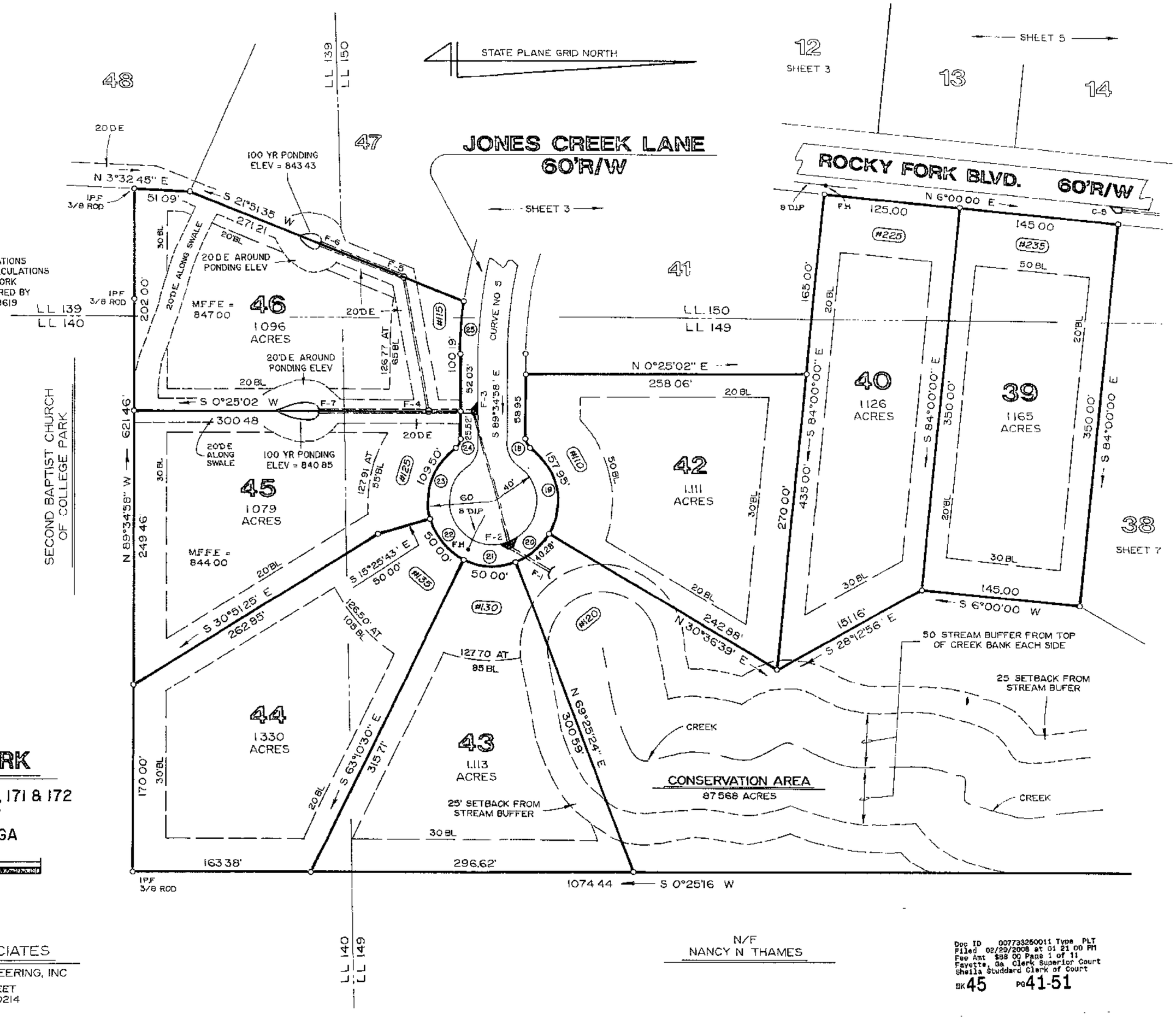
R.M. BOYD & ASSOCIATES
LAND SURVEYING & ENGINEERING, INC
325 SOUTH LEE STREET
FAYETTEVILLE, GA 30214
(770) 461-2417

CENTERLINE
CURVE NO 5

Δ = 23°34 58
RAD = 359 28
LEN = 147 88
TAN = 75 00

TBM
TOP OF C B F-3
ELEV = 842 17

100 YR PONDING ELEVATIONS
TAKEN FROM DRAINAGE CALCULATIONS
STUDY FOR ROCKY FORK
DATED 3/17/06 PREPARED BY
R M BOYD P E NO 19619



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RM BOYD & ASSOCIATES
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PLEASANT POINT - UNIT I

(15) (16) (17)

N/F
R T SHOCKLEY

IPF 5/8 ROD 2.77 WEST

IPF 5/8 ROD

IPF 3/8 ROD

CREEK

WETLANDS

25 SETBACK FROM STREAM BUFFER

50' STREAM BUFFER FROM TOP OF CREEK BANK EACH SIDE

CENTERLINE CURVE NO 6

Δ = 3°00 00
RAD = 3819 05
LEN = 199 95
TAN = 100 00

CONSERVATION AREA
87 568 ACRES

HW
20 - 36 BCCMP

OUTLET STRUCTURE

DETENTION BASIN
100 YEAR PONDING
ELEVATION = 816 80

CREEK

STATE PLANE GRID NORTH

N 6°00'00 E

N 8°03'36 E

N 9°00 00" E

125 00 | 127 27' | 134 60 | 129 13 | 125 00 | 125.00'

30 BL | 20 BL | 50 BL

12
SHEET 3

13
1 004
ACRES

14
1 014
ACRES

15
1 033
ACRES

16
1 015
ACRES

17
1 004
ACRES

18
1 004
ACRES

19
SHEET 6

N 84°00'00" W | N 84°00'00" W | N 83°37'40" W | N 81°47'27" W | N 81°00'00" W | N 81°00 00" W | N 81°00'00" W

350 00' | 350 00' | 350 09' | 348 28' | 350 00' | 350 00 | 350 00'

20'DE

125 02 AT 50 BL

125 01 AT 50 BL

#230 | #240 | #250 | #260 | #270 | #280

125.00 | 125.00 | 123.40' | 124 31 | 125 00 | 125.00

N 6°00 00 E

ROCKY FORK BLVD. 60'R/W

CURVE NO 6

C-1 C-2 C-3 C-4 C-5

7 19

FH

8' DIP

N 9°00 00 E

40 39 38 37 36 35 34

SHEET 4

SHEET 7

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FINAL PLAT OF

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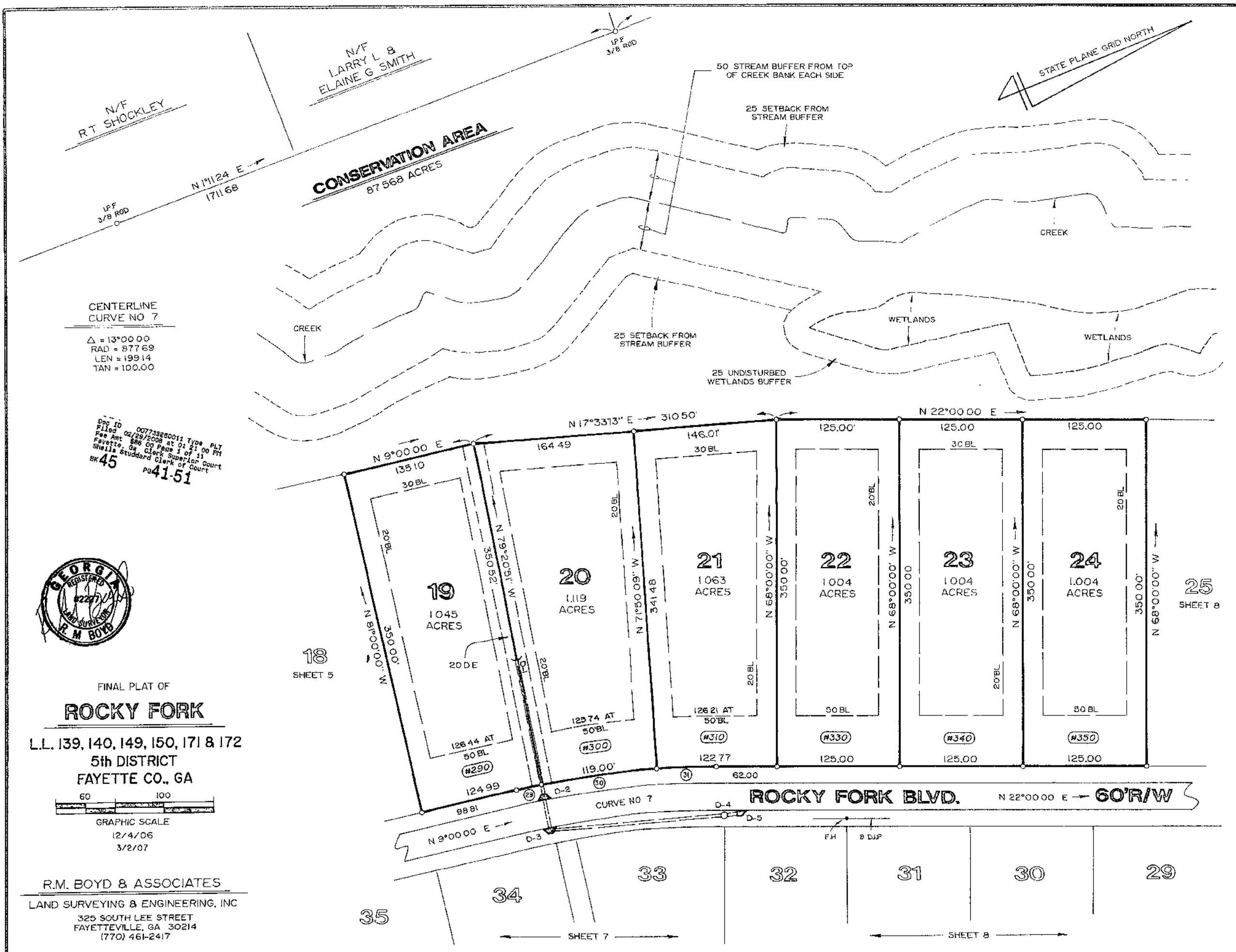

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GEORGIA REGISTERED #2227 LAND SURVEYOR R M BOYD

FINAL PLAT OF

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(770) 461-2417

STATE PLANE GRID NORTH

SHEET 5 — SHEET 6

14 | 15 | 16 | 17 | 18 | 19 | 20 | 21

ROCKY FORK BLVD. N 9°00 00 E 60'R/W

CURVE NO 6 — CURVE NO 7

C-3 C-4 C-5 D-2 D-3 D-4 D-5

LL 150 / LL 149

N 22°00 00 E

7.55

153 67

142.88' AT

CENTERLINE CURVE DATA

CURVE NO 6

Δ = 3°00 00
RAD = 3819 05
LEN = 199 95
TAN = 100 00

CURVE NO 7

Δ = 13°00 00
RAD = 877 69
LEN = 199 14
TAN = 198 71

39 SHEET 4

38 1109 ACRES — #245 — 135 00

37 1284 ACRES — #255 — 134 58

36 1.366 ACRES — #265 — 125 00

35 1471 ACRES — #275 — 125 00

34 1507 ACRES — #285 — 125 00

33 1127 ACRES — #315

32 SHEET 8

50 BL — 20 BL — 30 BL

S 84°00'00" E 350 00

S 81°57 31 E 401 87

S 81°00'00" E 451 72

S 81°00 00" E 500 00'

S 81°00'00" E 525 00'

S 81°00 00" E 525 00'

S 81°00 00" E 525 00'

S 66°00'00" E 509 30'

132 19

S 30°07'06" W 137 05'

134 00'

127.48 S 20°18'36 W

125 00 S 9°11 08 W

37 87' S 1°00 57' E

98 81

20 02'

71 19

8 DIP

FH

25 UNDISTURBED WETLANDS BUFER

WETLANDS

CREEK

50 STREAM BUFFER FROM TOP OF CREEK BANK EACH SIDE

614.44

1074 44 S 0°2516 W

UPF 1-1/2 PIPE

N/F NANCY N THAMES

N 89°14 46" W 484 02'

334 01'

1478 38 S 1°21'04 W

150 01'

9 059 ACRES

1476 76 S 1°21'04" W

UPF 1 CRIMP TOP PIPE

25 SETBACK FROM STREAM BUFFER

CONSERVATION AREA

87 568 ACRES

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5th DISTRICT
FAYETTE CO., GA

60 100
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R.M BOYD & ASSOCIATES
LAND SURVEYING & ENGINEERING INC
325 SOUTH LEE STREET
FAYETTEVILLE, GA 30214
(770) 461-2417

GEORGIA REGISTERED LAND SURVEYOR R. M BOYD

FINAL PLAT OF

ROCKY FORK

L.L. 139, 140, 149, 150, 171 & 172
5th DISTRICT
FAYETTE CO., GA

60 100'
GRAPHIC SCALE

12/4/06
3/2/07

R.M. BOYD & ASSOCIATES
LAND SURVEYING & ENGINEERING, INC.
325 SOUTH LEE STREET
FAYETTEVILLE, GA 30214
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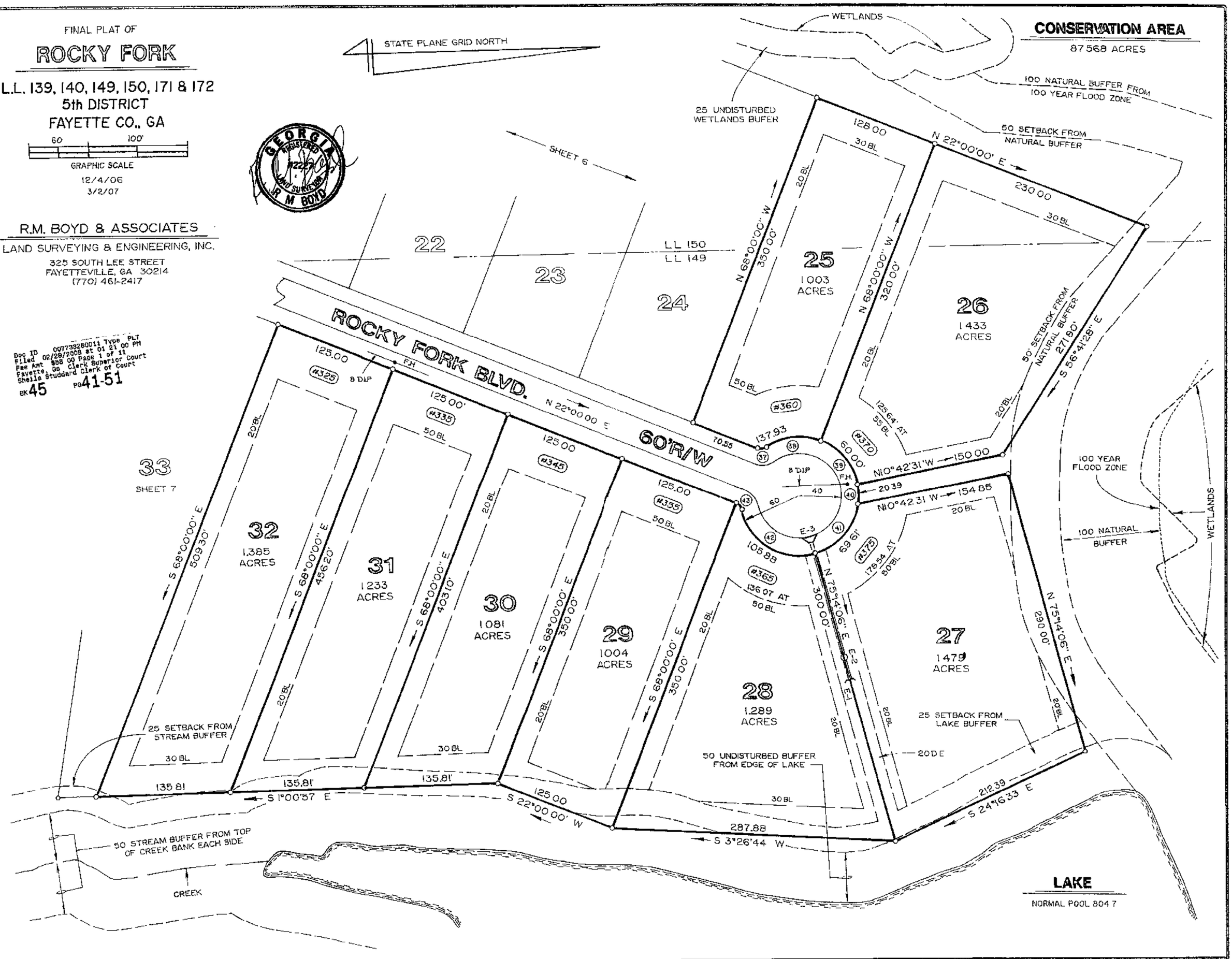

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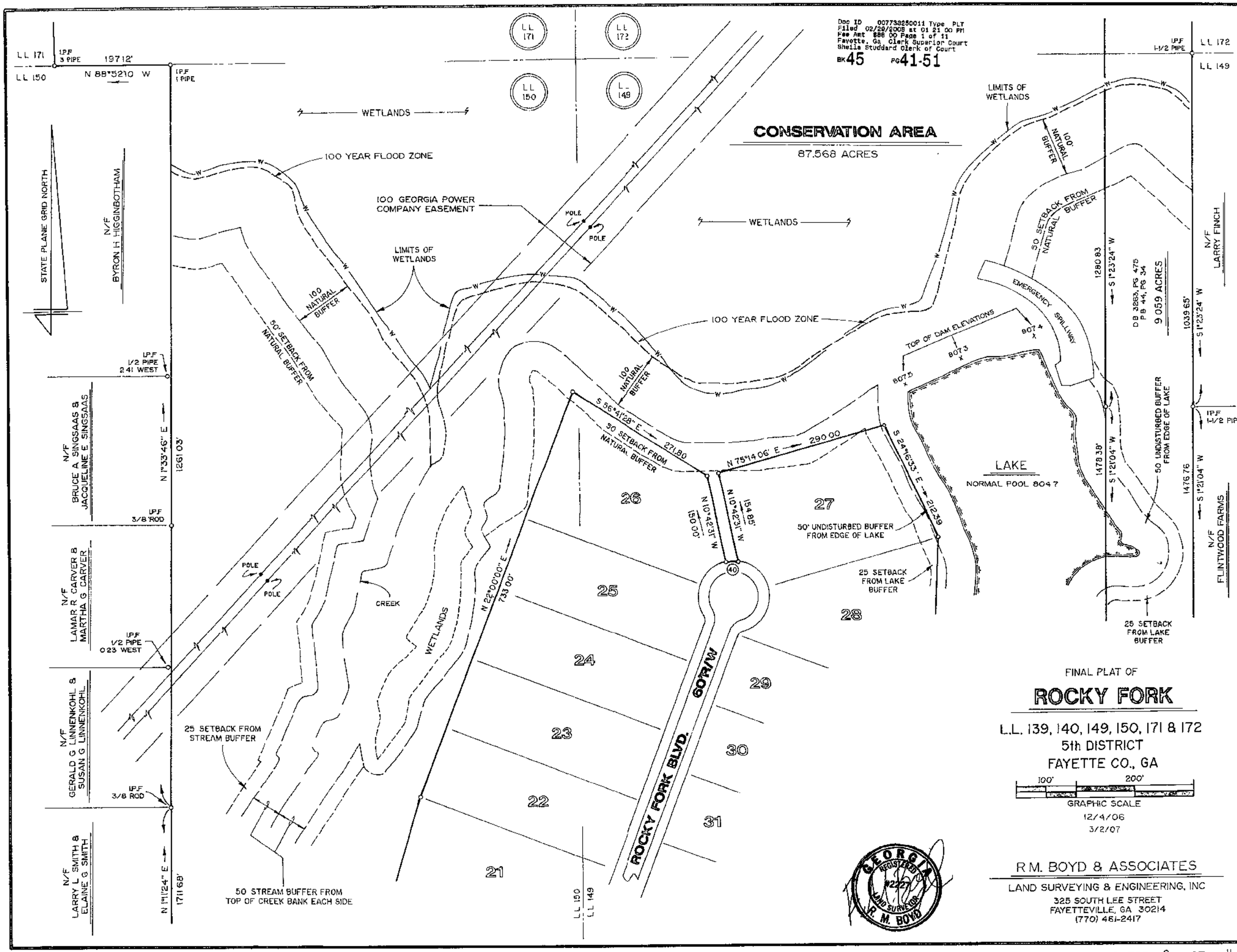

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FINAL PLAT OF

ROCKY FORK

L.L. 139, 140, 149, 150, 171 & 172
5th DISTRICT
FAYETTE CO., GA

100 200'
GRAPHIC SCALE

12/4/06
3/2/07

GEORGIA REGISTERED #2207 LAND SURVEYOR R. M BOYD

R.M BOYD & ASSOCIATES
LAND SURVEYING & ENGINEERING, INC
325 SOUTH LEE STREET
FAYETTEVILLE, GA 30214
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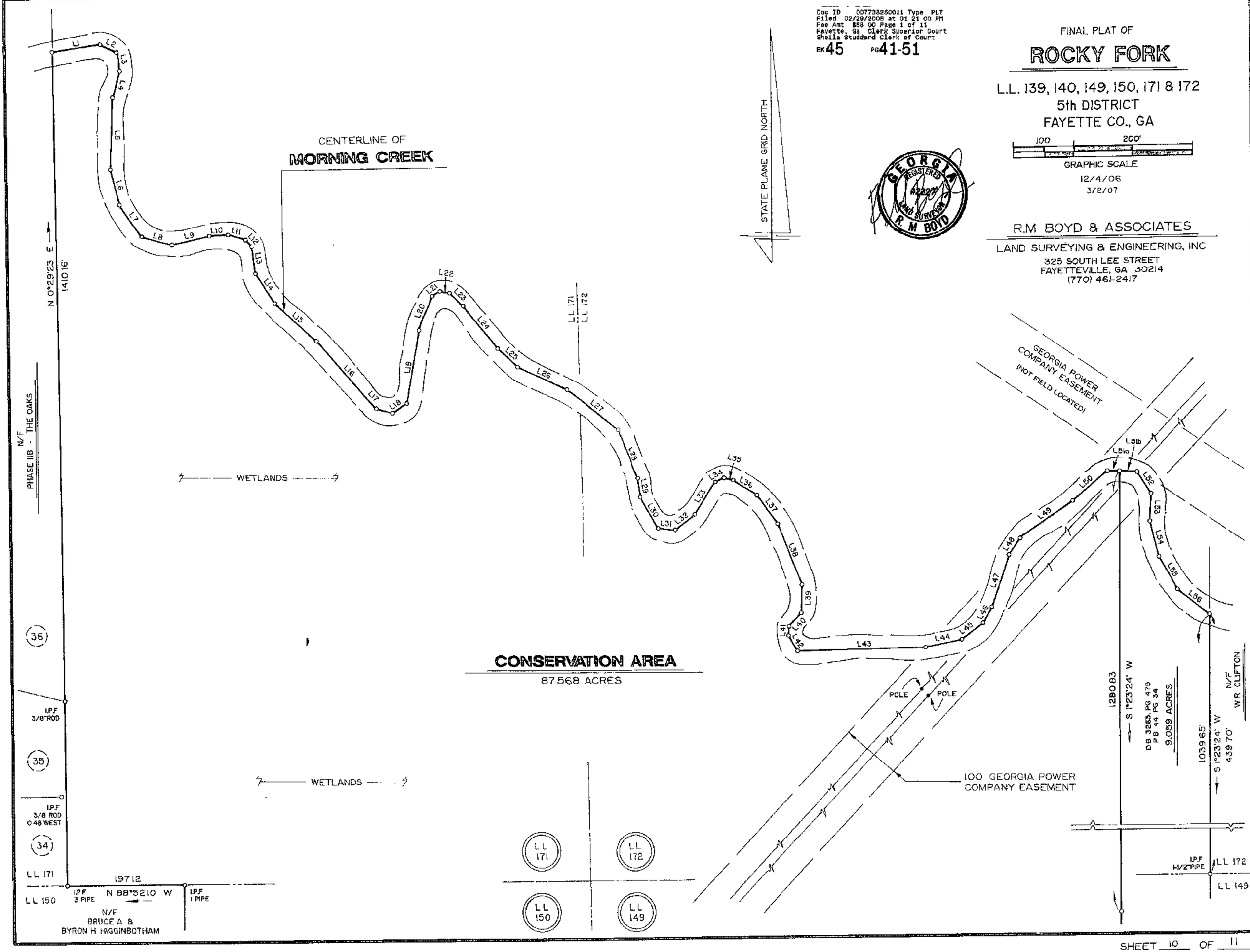

RIGHT-OF-WAY CURVE DATA

#	ARC	RADIUS	CHORD	BEARING	LOT
1	36 38	6383 39'	36.38	S 80°31'44" W	1
2	140 00'	471 84'	139 48'	S 18°30'00" E	1
3	44 68'	305 10'	44 64'	S 22°48'18" E	2
4	103 19'	305 10'	102 70'	S 8°55'13" E	3
5	14 54'	305 10'	14 54'	S 2°08'04" W	4
6	60 50'	583 00'	60 47'	S 6°28 23" W	5
7	187 13'	523 00'	186 13'	N 13°45'00" E	49
8	130 47'	245 10'	128 94'	N 11°45'00" W	51
9	157 80'	531 84'	157 22'	N 18°30'00" W	52
10	115 31'	583 00'	115 13'	S 15°06'44" W	6
11	32 78'	583 00'	32 78'	S 22°23'21" W	7
12	188 93'	601 38'	188 15'	S 15°00'00" W	11
13	138 69'	661 38'	138 44'	N 12°00'27" E	41
14	14 66'	10 00'	13 39'	N 23°59'32" W	41
15	135 53'	329 28'	134 57'	N 77°47'29" W	41
16	112 06'	389 27'	111 68'	S 74°14'49" E	47
17	15 71'	10 00'	14 14'	N 69°00'00" E	47
18	9 63'	10 00'	9 26'	S 62°50'33" W	42
19	89 37'	60 00'	81 34'	S 77°56'21" W	42
20	40 28	60 00'	39.53	S 40°09'19" E	O S
21	50 00	60 00'	48.57	N 2°57 06" E	43
22	50 00'	60 00'	48 57'	N 50°41'53" E	44
23	74 35'	60 00'	69 68'	S 69°55'50" E	45
24	9 63'	10 00'	9 26'	S 62°00'27" E	45
25	48 16'	389 27'	48 13'	S 86°02'18" E	46
26	25 00'	3849 05'	25 00'	S 6°11'09" W	14
27	123 40'	3849 05'	123 40'	S 7°17'26" W	15
28	53 12'	3849 05	53 12'	S 8°38'17" W	16
29	26 18'	907 69'	26 18'	S 9°49'35" W	19
30	119 00'	907 69'	118 92'	S 14°24'30" W	20
31	60 77	907 69'	60 76	S 20°04'56" W	21
32	135 00'	3789 05'	134 99'	N 7°01'15" E	38
33	63 39'	3789 05'	63 39'	N 8°31'15" E	37
34	26 19'	847 69'	26 19'	N 9°53'07" E	34
35	20 02'	847 69'	20 02'	N 11°26'49" E	O S
36	146 12'	847 69'	145 94'	N 17°03'42" E	33
37	9 63'	10 00'	9 26'	S 5°34'30" E	25
38	57 75'	60 00'	55 55'	S 5°34'30" E	25
39	60 00'	60 00'	57 53'	S 50°38'44" W	26
40	20 39'	60 00'	20 29'	N 89°01'37" E	O S
41	69 61'	60 00'	65 77'	N 46°00'04" W	27
42	96 25'	60 00'	86 26'	N 31°11'33" E	28
43	9 63'	10 00'	9 26	N 49°34'31" E	28

LINE CHART ALONG C/L OF MORNING CREEK

LINE	BEARING	DISTANCE
L1	N82°24'49"E	81.00'
L2	S62°11'01"E	31.00'
L3	S08°39'39"E	31.00'
L4	S16°36'49"W	47.00'
L5	S03°15'57"W	121 72'
L6	S12°40'12"E	61.60'
L7	S33°02'50"E	65.00'
L8	S73°40'41"E	53.00'
L9	N78°17'35"E	65.00'
L10	N66°25'46"E	31.00'
L11	S70°01'50"E	31.00'
L12	S41°25'35"E	15 00'
L13	S06°39'29"E	47.00'
L14	S31°42'08"E	60.00'
L15	S45°50'35"E	94.00'
L16	S39°49'33"E	153.00'
L17	S74°40'20"E	29.00'
L18	N56°17'32"E	29.00'
L19	N10°44'41"E	125.00'
L20	N22°39'16"E	62.00'
L21	N59°48'58"E	16.00'
L22	S76°43'13"E	16.00'
L23	S45°05'10"E	31.00'
L24	S37°13'04"E	93.00'
L25	S45°43'03"E	46.00'
L26	S64°17'23"E	92.00'
L27	S50°03'26"E	110.00'
L28	S21°19'58"E	90.00'
L29	S07°42'21"E	32.00'
L30	S27°42'21"E	61.00'
L31	S83°46'39"E	30.00'
L32	N52°44'55"E	42.00'
L33	N34°04'32"E	65.00'
L34	N56°36'45"E	16.00'
L35	S74°36'05"E	16.00'
L36	S56°10'50"E	47.00'
L37	S34°34'18"E	60.00'
L38	S20°22'11"E	111.00'
L39	S03°04'20"W	47.00'
L40	S43°16'42"W	31.00'
L41	S03°18'46"W	15.00'
L42	S26°23'13"E	30.00'
L43	N89°55'54"E	215.00'
L44	N76°52'36"E	63.00'
L45	N53°31'26"E	45.00'
L46	N29°53'36"E	31.00'
L47	N19°14'57"E	91.00'
L48	N35°48'11"E	34.50'
L49	N55°31'39"E	108.31'
L50	N50°10'02"E	78.00'
L51A	S87°04'19"E	20.78'
L51B	S87°04'19"E	29.22'
L52	S30°33'37"E	44.00'
L53	S03°43'06"W	47.00'
L54	S12°52'50"E	62.00'
L55	S28°32'36"E	63.00'
L56	S50°28'44"E	67.00'

STORM DRAIN LINE "A"

NO	STRUCTURE	TOP	INV IN	INV OUT
A-1	FLARED END SECTION	869 60	———	867 65
	150 - 24' RCP			
A 2	JUNCTION BOX	874 48	869 42	869 37
	60 - 24' RCP			
A-3	JUNCTION BOX	874 93	870 44	870 19
	80 - 18" RCP			
A 4	JUNCTION BOX	874 77	871 83	871 81
	90 - 18" RCP			
A-5	FLARED END SECTION	874 30	872 78	———
A 3	JUNCTION BOX	874 93	870 46	870 19
	30 - 18 RCP			
A-6	CATCH BASIN	877 07	871 52	871 21
	28 - 18" RCP			
A-7	CATCH BASIN	877.21	———	871 78
A 4	JUNCTION BOX	874 77	872 05	871 81
	10 - 18' RCP			
A-8	CATCH BASIN	875 35	———	872 35

STORM DRAIN LINE "B"

NO	STRUCTURE	TOP	INV IN	INV OUT
B-1	HEADWALL	848 16	———	844 00
	140 - 30 BCCMP			
B-2	CATCHBASIN	853 03	847 44	847 03
	28' - 30' RCP			
B-3	CATCHBASIN	852 99	847 71	847 67
	250' - 30' BCCMP			
B-4	CATCHBASIN	856 54	850 84	850 30
	28' - 18' RCP			
B-5	CATCHBASIN	856 57	———	851 40

STORM DRAIN LINE "C"

NO	STRUCTURE	TOP	INV IN	INV OUT
C-1	HEADWALL	825 09	———	821 05
	80' - 30" BCCMP			
C-2	JUNCTION BOX	829 28	823 06	823 06
	70 - 30 BCCMP			
C 3	CATCHBASIN	830 75	825 30	825 03
	28 - 24 RCP			
C-4	CATCHBASIN	830 76	826 51	826 26
	100 - 24 BCCMP			
C 5	CATCHBASIN	832 39	828 17	———

STORM DRAIN LINE "D"

NO	STRUCTURE	TOP	INV IN	INV OUT
D-1	HEADWALL	828 41	———	824 35
	140 - 30" BCCMP			
D-2	CATCHBASIN	833 80	827 68	826 68
	28 - 24 RCP			
D-3	CATCHBASIN	833 76	828 45	828 09
	175 - 18 BCCMP			
D-4	JUNCTION BOX	838 56	832 23	831 04
	10 - 18 BCCMP			
D-5	CATCHBASIN	838 11	———	834 29

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STORM DRAIN LINE "E"

NO	STRUCTURE	TOP	INV IN	INV OUT
E-1	HEADWALL	821 15	———	818 05
	20 - 18 BCCMP			
E 2	JUNCTION BOX	822 84	818 29	818 26
	120 - 18' BCCMP			
E 3	CATCHBASIN	832 10	———	828 23

STORM DRAIN LINE "F"

NO	STRUCTURE	TOP	INV IN	INV OUT
F-1	HEADWALL	837 22	———	832 30
	40 - 42 BCCMP			
F-2	CATCHBASIN	838 27	833 18	832 68
	120 - 36 RCP			
F-3	CATCHBASIN	842 17	835 08	835 08
	40 - 36 BCCMP			
F-4	DROP INLET	841 81	836 71	836 21
	123 - 30' BCCMP			
F-5	DROP INLET	844 59	839 84	839 84
	80 - 30 BCCMP			
F-6	HEADWALL	845 05	841 11	———
F-4	DROP INLET	841 81	836 58	836 21
	100 - 18 BCCMP			
F-7	HEADWALL	842 89	839 86	———

FINAL PLAT OF

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