

BOARD MEMBERS

Brian Haren, Chairman
John H. Culbreth, Sr., Vice-Chairman
Al Gilbert
Jim Graw
Danny England

STAFF

Peter A. Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator
Chakevia Jones, Planning & Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
June 21, 2018
7:00 pm

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

1. Consideration of the Minutes of the meeting held on June 7, 2018.

NEW BUSINESS

2. Consideration of a Final Plat of Longboat Subdivision Phase 2. The property will consist of twenty-three residential lots zoned R-40, is located in Land Lot 70 of the 7th District and front(s) on Dockstreet Alley.
3. Consideration of a Preliminary Plat for The Grange. The property will consist of forty-eight residential lots zoned R-40, is located in Land Lot(s) 157 & 164 of the 5th District and front(s) on S.R. 92.
4. Consideration of a Preliminary Plat for Brighton. The property will consist of forty-three residential lots zoned C-S, is located in Land Lot(s) 223, 224, 225, & 226 of the 5th District and front(s) on S.R. 92.

OLD BUSINESS

5. Discussion of Amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-3. – Definitions, Sec. 110-79. - Accessory Structures and Uses, Sec. 110-125. – Agricultural-residential and Sec. 110-169. – Conditional Use Approval.
6. Discussion of Amendments to Article XV. - Subdivision Regulations, Regarding Sec. 104-593. - Definitions and Sec. 104-603. Procedure for the Establishment of Front, Side and Rear Yards on a Flag Lot or a Nonconforming Landlocked Lot.
7. Discussion of tourist accommodations.
8. Discussion of the Future Land Use Plan.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 15, 2018
Subject: Final Plat to be considered on June 21, 2018

FINAL PLAT

Longboat Subdivision Phase 2

OWNER/APPLICANT

Lindsey Shaw Holings, LLC

Recommend **APPROVAL** for the Final Plat.

FINAL PLAT FOR:

LONGBOAT SUBDIVISION PHASE 2

LOCATED IN

LAND LOT 70 - 7TH. DISTRICT

FAYETTE COUNTY, GEORGIA

Sheet Index	
Sheet 1	Cover Sheet, Notes, General Information
Sheet 2	Lots 1, 2, 21, 22, 23, Basin #1 and Basin #2
Sheet 3	Lots 3-9, 19, 20
Sheet 4	Lots 10-13, Storm Pipe Chart, Line Call Table
Sheet 5	Lots 14-18, Curve Call Table
Sheet 6	Detention Pond As-Built, OCS Details

Dedication of right-of-way

1. All that property contained within the right-of-way of Creekside Drive, Paddle Cove and Paddle Court, said roads having at least a minimum of 60 foot right-of-way as indicated hereon, are hereby deeded to the county, a political subdivision of the state, at no cost to the county, upon recordation of said final plat into the county clerk of superior court records.

2. All that property contained within the required right-of-way of Creekside Drive, Paddle Cove and Paddle Court having a minimum required 60 foot right-of-way, shall be dedicated to create a minimum 60 foot right-of-way as measured from the centerline. Said right-of-way shall be indicated hereon and are hereby deeded to the county, a political subdivision of the state, at no cost to the county, upon recordation of said final plat into the county clerk of superior court records.

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.

Georgia Registered Land Surveyor: Signature and License Number

Date:

LEVEL III SOIL ANALYSIS CERTIFICATE:

"I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL COMPREHENSIVE SOIL ANALYSIS AT A MINIMUM DHR LEVEL THREE (3) SOIL SURVEY BY ME OR UNDER MY SUPERVISION AND THAT AREAS ARE SHOWN THAT ARE NOT ACCEPTABLE SITES FOR INDIVIDUAL SEPTIC SYSTEM AS REQUIRED BY THE LOCAL AND/OR STATE HEALTH DEPARTMENT."

BY GA. DEPARTMENT OF HUMAN RESOURCES (DHR) CERTIFIED SOIL CLASSIFIER: _____

CERTIFICATION NO. _____

DATE: _____

Approved by Fayette County Environmental Management Department:

Environmental Management Director Date

Approved by the Fayette County Engineer:

County Engineer Date

Approved by the Fayette County Planning Commission on: _____

Secretary Date

Approved by the Fayette County Zoning Administrator:

Zoning Administrator Date

Approved by the Fayette County Fire Marshal. All fire hydrants located as shown:

Fire Marshal Date

Approved by Fayette County Environmental Health Department:

Environmental Health Official Date

Wetland delineator's certificate

I, Eric Hamilton of Applied Environmental Sciences do hereby certify that I have field inspected the property known as Longboat Subdivision Phase 2 on _____ and determined that the property does contain jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.

Signature of Wetlands delineator

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 Plans; and that all applicable requirements of Fayette County's Development Regulations and Subdivision Regulations have been fully complied with.

Georgia Professional Engineer: Signature and License Number

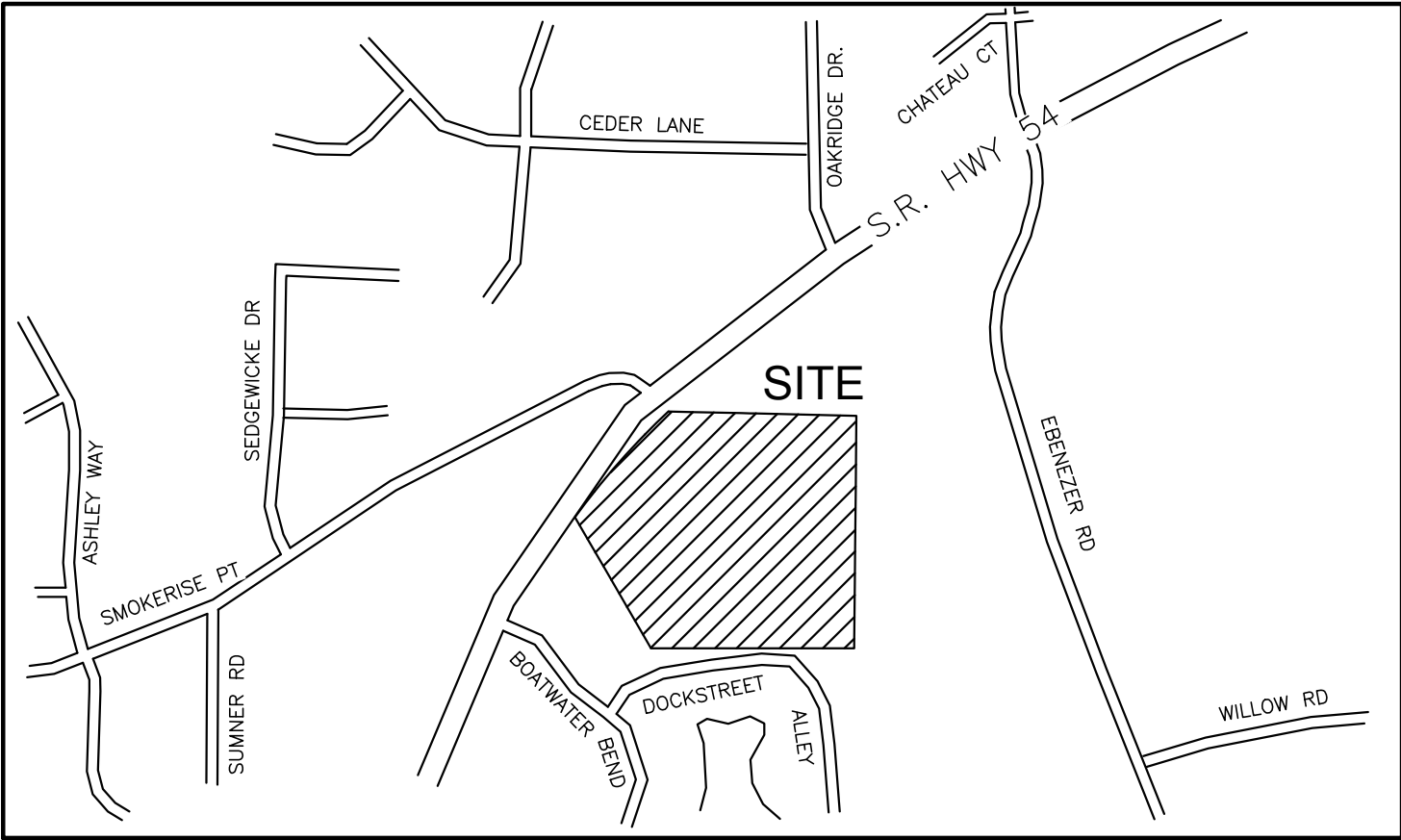
Date:

Owner's certificate

We, the undersigned owners of the Longboat Subdivision, hereby dedicate the rights-of-way for public use, and/or reserve for public use the easements and other ground shown on this plat. We, the undersigned owners, understand this Final Plat and any Maintenance Bond and/or Irrevocable Letter-of-Credit shall expire and thus become void if the Final Plat is not recorded into the Fayette county Clerk of Superior Court records within 90 calendar days (_____/_____/_____) of the date of approval by the Planning Commission

Owner

Date:



VICINITY MAP

N.T.S.

DATE: NOVEMBER 30, 2017	ISSUE		
SCALE: 1"=50'	No.	DESCRIPTION	DATE
ACREAGE:	1	AS PER COUNTY COMMENTS	5/1/18
CITY:	2	ADD SOIL SURVEY TO SHEET SET	6/8/18
DRAWN: TM			
CHECKED: RM			
SHEET #: 1 OF 7			
PROJECT#: 15-186			

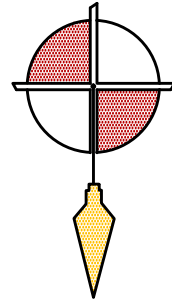
IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY McLAIN
GEORGIA R.L.S. #2703

FINAL PLAT OF:

LONGBOAT SUBDIVISION
PHASE 2

LAND LOT 70 - 7TH. DISTRICT
FAYETTE COUNTY, GEORGIA



McLAIN SURVEYING, INC.

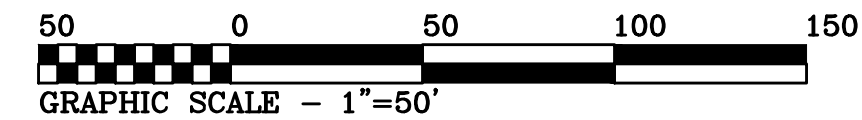
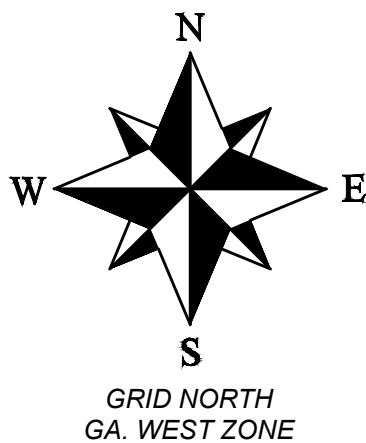
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263

PHONE: 770-251-8523 - EMAIL: tmclain339@numail.org

SHEET
1 OF 7

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.



LEGEND	
E.O.P.	= EDGE OF PAVEMENT
R/W	= RIGHT OF WAY
I.P.F.	= IRON PIN FOUND
I.P.P.	= IRON PIN PLACED
C.T.	= CRIMPED TOP PIPE
R.B.	= REINFORCING BAR
O.T.	= OPEN TOP
N/F.	= NOW OR FORMERLY
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HW	= HEADWALL
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AS PER OFFICIAL F.I.R.M. MAP 13113C0091E DATED
SEPTEMBER 26, 2008, THIS PROPERTY IS NOT LOCATED IN
A DESIGNATED 100 YEAR FLOOD HAZARD AREA.

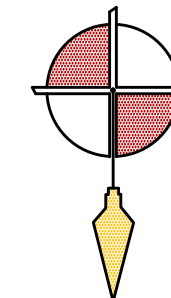
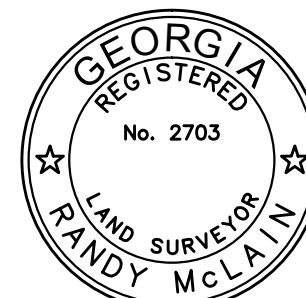
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PHASE 2**

LAND LOT 70 - 7TH. DISTRICT
FAYETTE COUNTY, GEORGIA

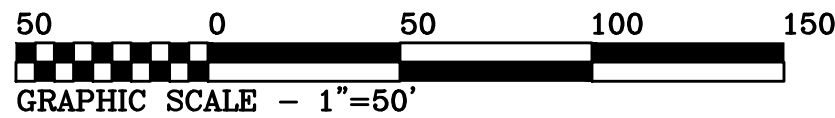


McLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

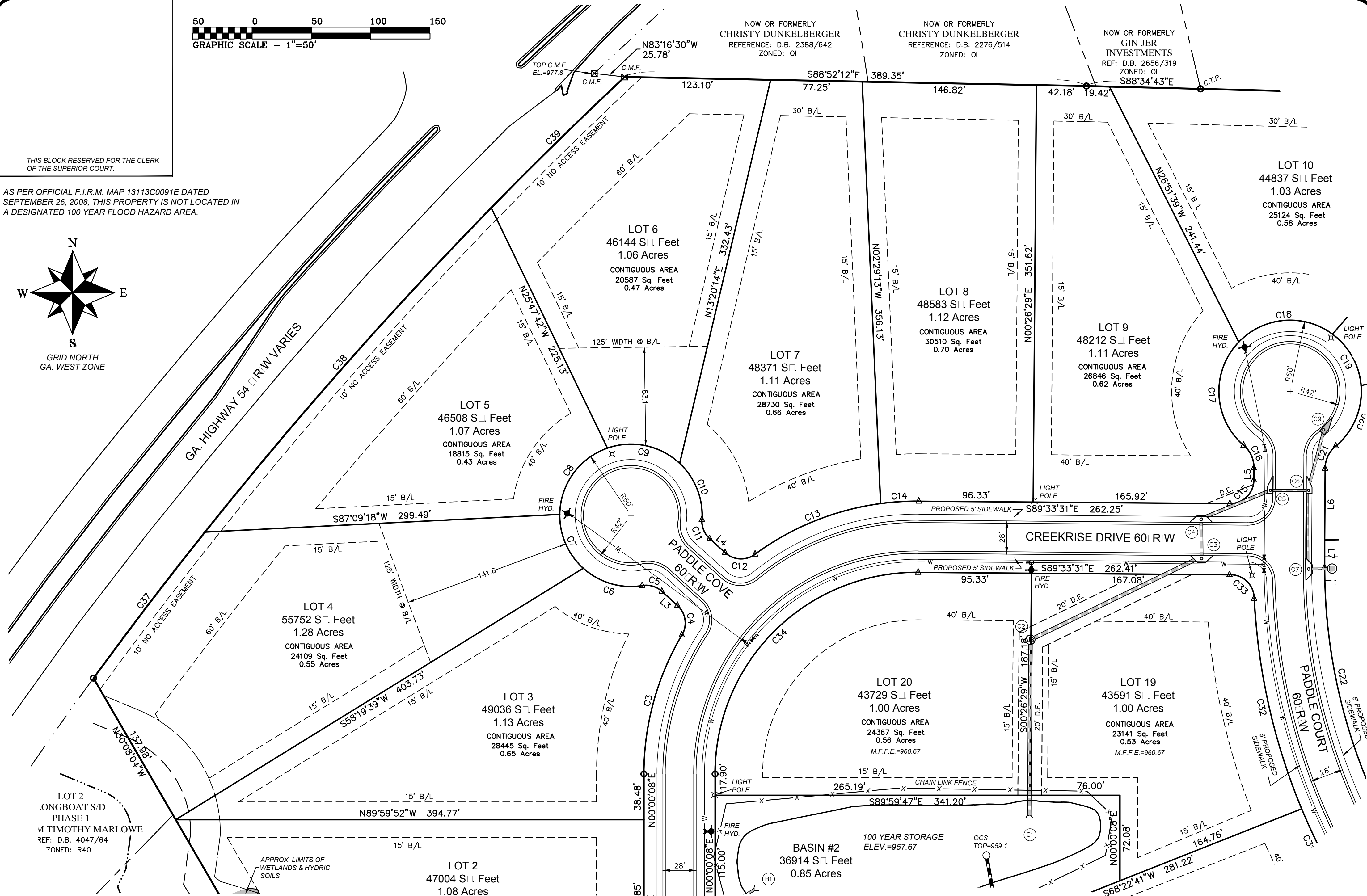
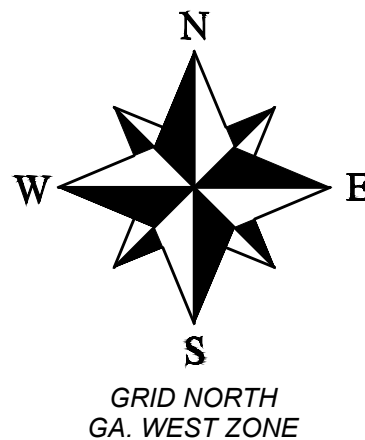
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NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@gmail.org

SHEET
2 OF 7



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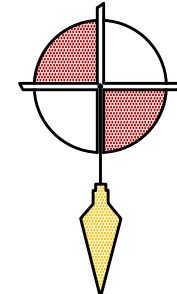
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PHASE 2**

LAND LOT 70 - 7TH. DISTRICT
FAYETTE COUNTY, GEORGIA



McLAIN SURVEYING, INC.

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SHEET
3 OF 7

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LINE	BEARING	DISTANCE
L1	N89°59'52"W	60.56'
L2	S01°34'10"E	34.32'
L3	N47°51'20"W	17.60'
L4	S47°51'20"E	17.60'
L5	N00°26'29"E	10.19'
L6	S00°26'29"W	60.19'
L7	S00°00'00"E	23.25'
L8	S16°38'58"E	66.21'
L9	S24°29'04"W	95.35'
L10	S07°48'23"E	22.58'
L11	N07°48'23"W	29.15'

STORM SEWER PIPE CHART

STORM STRUCTURE	TOP ELEV.	INV. ELEV.	LENGTH/SIZE
A1-H.W.	----	936.30	
			53 L.F. 18"CMP
A2-SWCB	944.70	936.67	
			31 L.F. 18"RCP
A3-SWCB	944.74	937.20	

STORM STRUCTURE	TOP ELEV.	INV. ELEV.	LENGTH/SIZE
B1-H.W.	----	954.04	
			56 L.F. 18"CMP
B2-SWCB	963.82	954.54	
			31 L.F. 18"RCP
B3-SWCB	963.89	955.37	

STORM STRUCTURE	TOP ELEV.	INV. ELEV.	LENGTH/SIZE
C1-H.W.	----	952.14	
			148 L.F. 36"CMP
C2-J.B.	960.92	953.51	
			160 L.F. 36"CMP
C3-DWCB	962.44	955.66	
			32 L.F. 30"RCP
C4-SWCB	962.57	956.48	
			63 L.F. 30"RCP
C5-SWCB	964.10	957.38	
			31 L.F. 24"RCP
C6-SWCB	964.73	957.58	
			66 L.F. 24"CMP
C7-DWCB	964.13	958.15	
			20 L.F. 18"CMP
C8-D.I.	964.17	962.03	

C6-SWCB	964.73	957.58	
			54 L.F. 24"CMP
C9-SWCB	964.13	958.62	

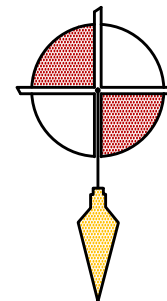
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PHASE 2**

LAND LOT 70 - 7TH. DISTRICT
FAYETTE COUNTY, GEORGIA



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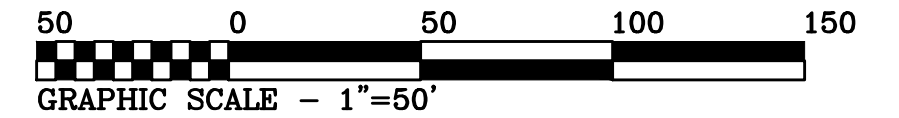
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SHEET
4 OF 7

AS PER OFFICIAL F.I.R.M. MAP 13113C0091E DATED SEPTEMBER 26, 2008, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD HAZARD AREA.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



100 YEAR STORAGE
ELEV.=957.67

OCS
TOP=959.1

HW
INV.=948.83

LOT 18
45292 S□ Feet
1.04 Acres
CONTIGUOUS AREA
26856 Sq. Feet
0.62 Acres
M.F.F.E.=960.67

LOT 17
49211 S□ Feet
1.13 Acres
CONTIGUOUS AREA
17784 Sq. Feet
0.41 Acres

LOT 16
46000 S□ Feet
1.06 Acres
CONTIGUOUS AREA
17810 Sq. Feet
0.41 Acres

LOT 13
49159 S□ Feet
1.13 Acres
CONTIGUOUS AREA
30493 Sq. Feet
0.70 Acres
M.F.F.E.=967.0

LOT 14
45862 S□ Feet
1.05 Acres
CONTIGUOUS AREA
25151 Sq. Feet
0.58 Acres

LOT 15
47915 S□ Feet
1.10 Acres
CONTIGUOUS AREA
22776 Sq. Feet
0.52 Acres

LOT 6
LONGBOAT S/D
PHASE 1
ZULEMA GREEN
REFERENCE: D.B. 3989/332
ZONED: R40

NOW OR FORMERLY
TRADEMARK QUALITY HOMES
REFERENCE: P.B. 49/72
ZONED: R70

NOW OR FORMERLY
ANTHONY CAVENDER
REFERENCE: D.B. 4406/617
ZONED: AR

NOW OR FORMERLY
TRADEMARK QUALITY HOMES
REFERENCE: P.B. 49/72
ZONED: R70

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	1030.00'	59.57'	59.56'	N06°08'59"W
C2	1030.00'	80.81'	80.79'	N02°14'43"W
C3	230.00'	122.86'	121.40'	N15°18'17"E
C4	20.00'	27.39'	25.30'	N08°37'27"W
C5	20.00'	17.91'	17.32'	N73°30'52"W
C6	60.00'	53.65'	51.88'	N73°33'32"W
C7	60.00'	51.02'	49.49'	N23°35'09"W
C8	60.00'	73.24'	68.78'	N35°44'37"E
C9	60.00'	65.43'	62.23'	S78°02'48"E
C10	60.00'	52.64'	50.97'	S21°40'23"E
C11	20.00'	17.91'	17.32'	S22°11'48"E
C12	20.00'	27.39'	25.30'	S87°05'14"E
C13	230.00'	115.17'	113.97'	N68°01'33"E
C14	230.00'	32.40'	32.37'	N86°24'21"E
C15	20.00'	31.42'	28.28'	N45°26'29"E
C16	25.00'	21.68'	21.00'	N24°23'55"W
C17	60.00'	97.49'	87.11'	N02°41'32"W
C18	60.00'	86.51'	79.21'	N85°09'36"E
C19	60.00'	51.05'	49.53'	S29°09'31"E
C20	60.00'	57.50'	55.32'	S22°40'08"W
C21	25.00'	21.68'	21.00'	S25°16'52"W
C22	470.00'	186.00'	184.79'	S11°20'14"E
C23	470.00'	42.52'	42.51'	S25°15'58"E
C24	20.00'	19.27'	18.53'	S55°27'13"E
C25	60.00'	92.34'	83.49'	S38°57'38"E
C26	60.00'	51.94'	50.33'	S29°55'41"W
C27	60.00'	49.66'	48.26'	S78°26'23"W
C28	60.01'	49.78'	48.36'	N54°04'48"W
C29	60.00'	52.06'	50.45'	N05°27'10"W
C30	20.00'	16.75'	16.26'	N04°35'12"W
C31	530.00'	55.61'	55.59'	N25°34'24"W
C32	530.00'	182.62'	181.71'	N12°41'47"W
C33	20.00'	32.13'	28.78'	N46°01'08"W
C34	170.00'	268.34'	241.34'	S45°13'19"W
C35	970.00'	43.74'	43.74'	S01°17'23"E
C36	970.00'	88.45'	88.42'	S05°11'39"E
C37	3633.73'	154.90'	154.89'	N37°20'20"E
C38	3633.73'	364.82'	364.67'	N41°26'11"E
C39	3633.73'	157.53'	157.52'	N45°33'17"E
C40	230.00'	218.78'	210.62'	N69°36'09"W
C41	20.00'	31.08'	28.05'	S52°19'47"E
C42	20.00'	31.75'	28.52'	N37°40'13"E

LEGEND	
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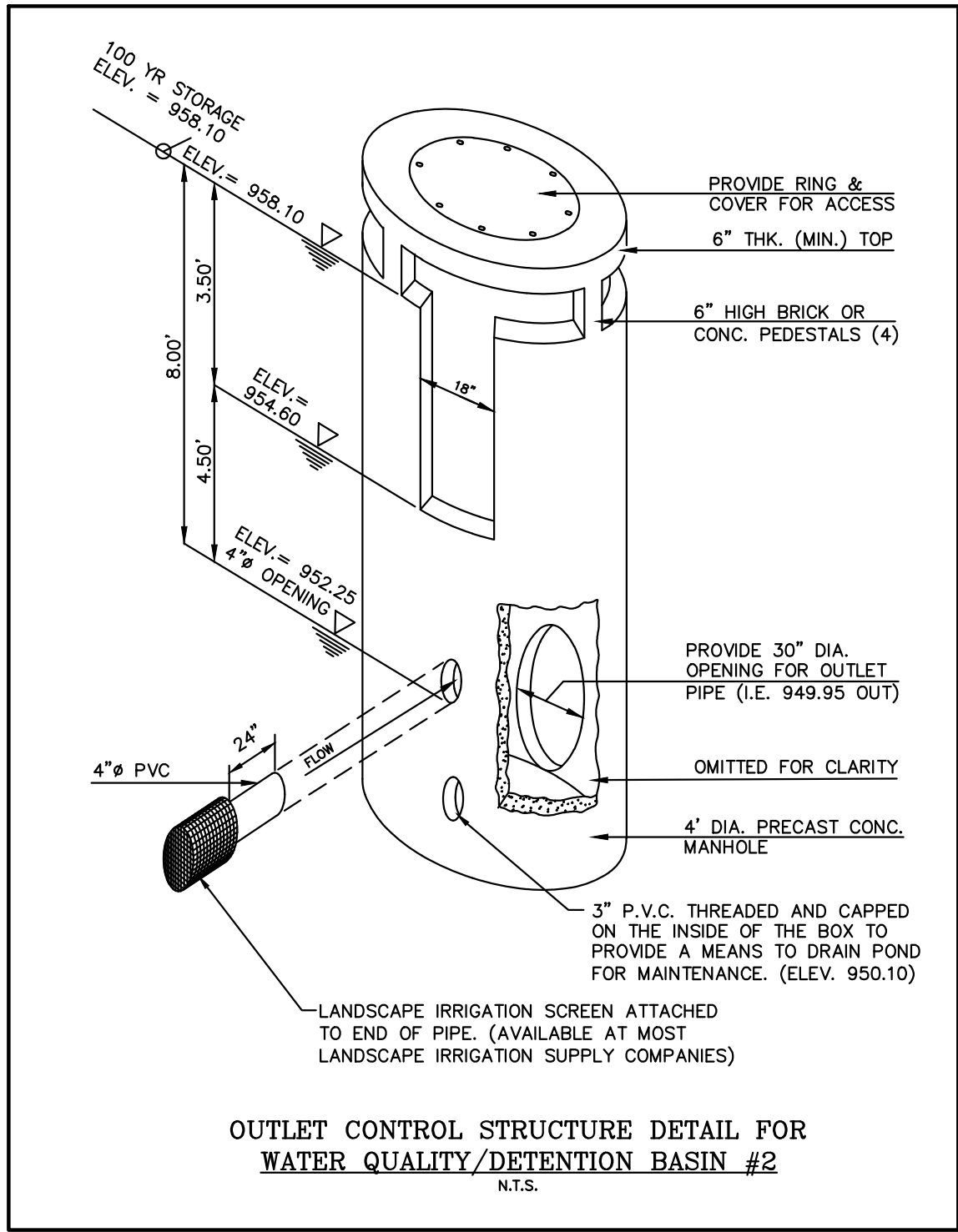
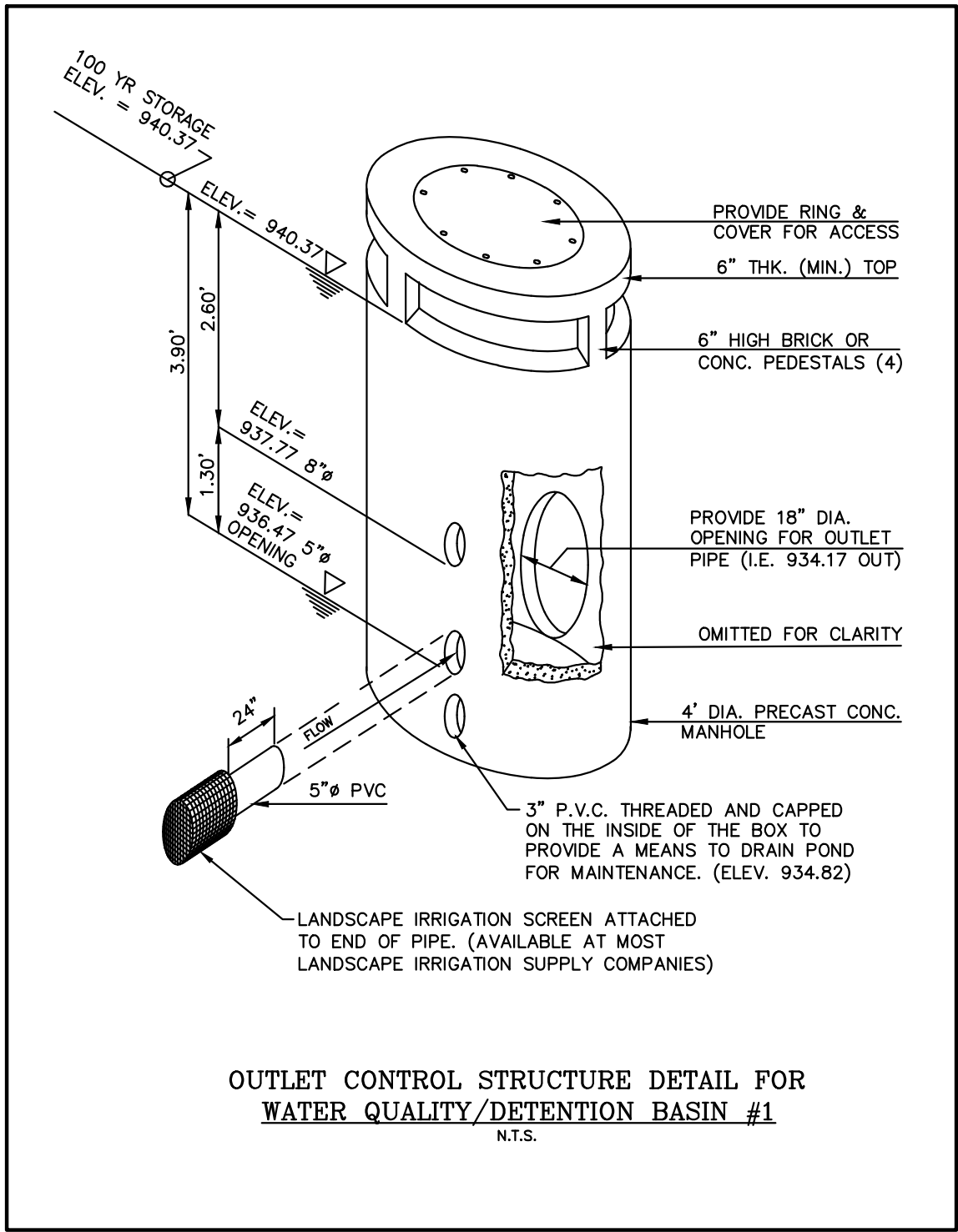
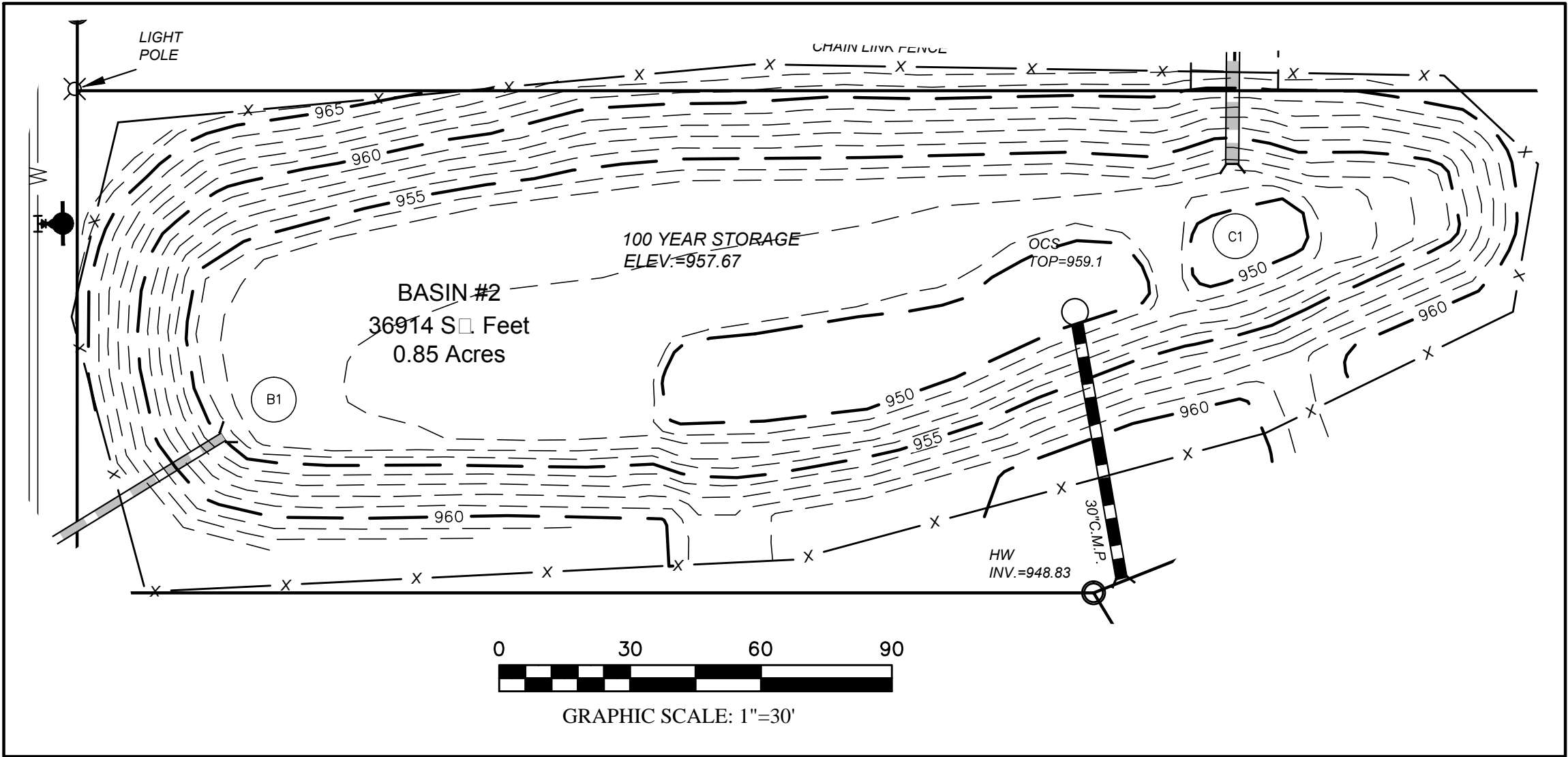
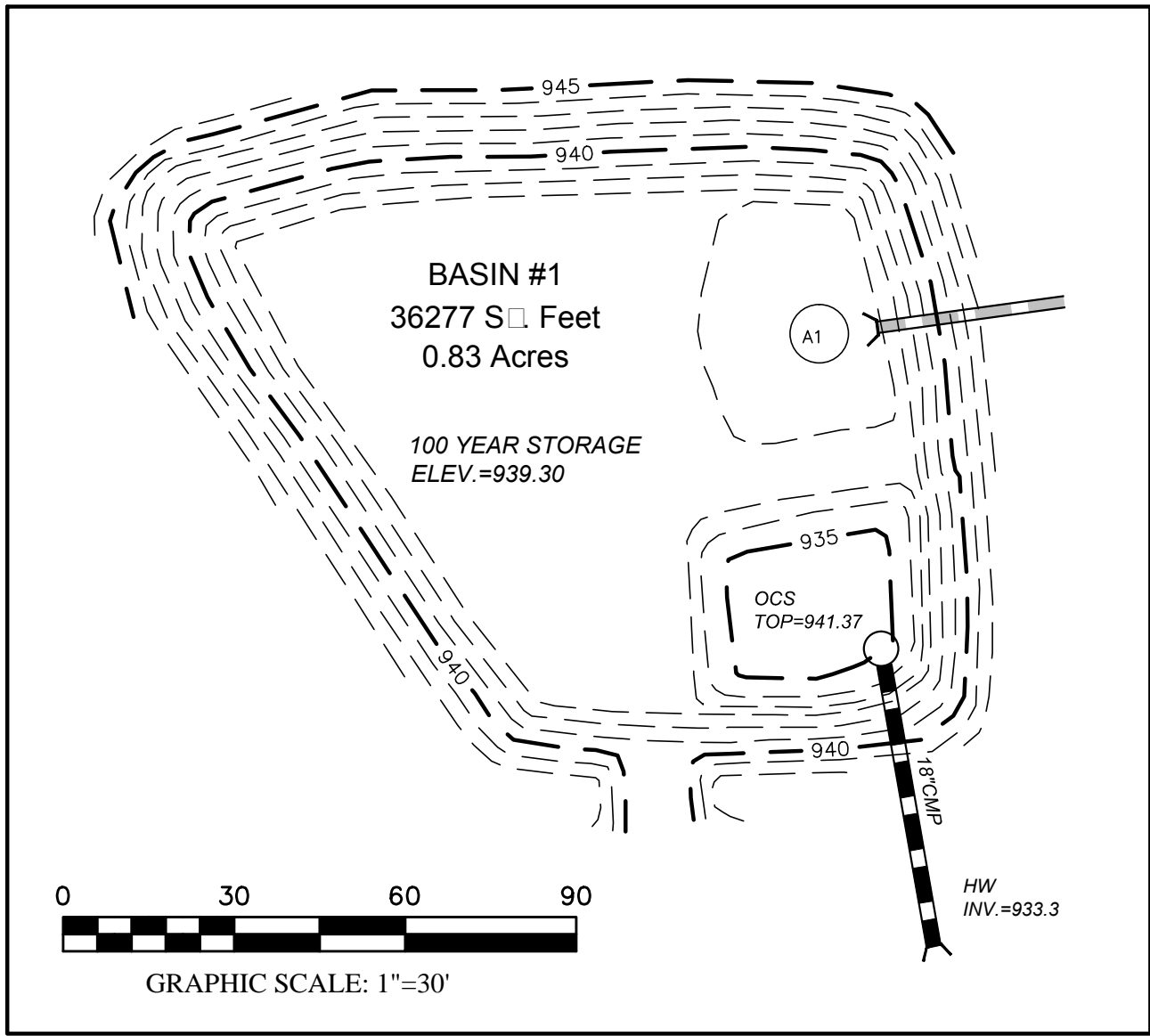


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76 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@numail.org

SHEET
5 OF 7

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.



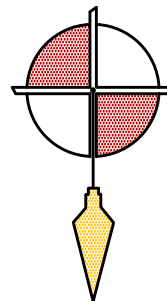
DATE: NOVEMBER 30, 2017	ISSUE		
SCALE: 1"=30'	No.	DESCRIPTION	DATE
ACREAGE:	1	AS PER COUNTY COMMENTS	5/1/18
CITY:	2	ADD SOIL SURVEY TO SHEET SET	6/8/18
DRAWN: TM			
CHECKED: RM			
SHEET #: 6 OF 7			
PROJECT #: 15-186			

IN MY OPINION, THIS IS A TRUE AND
CORRECT REPRESENTATION OF THE
PLATTED PROPERTY AND HAS BEEN
PREPARED IN CONFORMITY WITH THE
STANDARDS AND REQUIREMENTS OF
LAW.

RANDY MCCLAIN
GEORGIA R.L.S. #2703

FINAL PLAT OF:
**LONGBOAT SUBDIVISION
PHASE 2**

LAND LOT 70 - 7TH. DISTRICT
FAYETTE COUNTY, GEORGIA



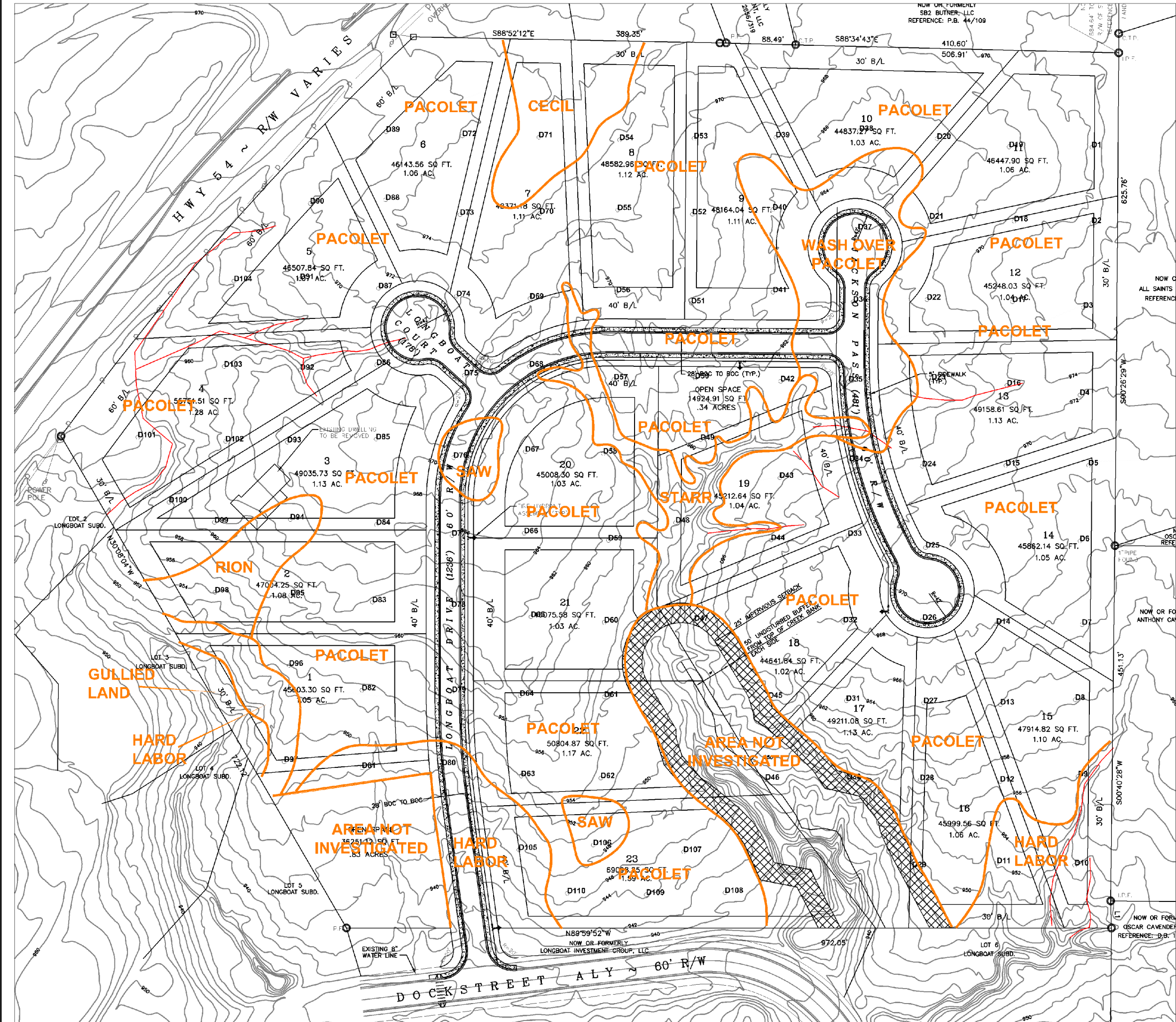
McLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@numail.org

SHEET
6 OF 7

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Cecil	>72	>72	2-10	36-48	60	----	A1
Hard Labor	>72	36-48	2-10	8-24	70	0.12	C2
Pacolet	>72	>72	2-10	30-48	45	----	A1
Rion	>72	>72	2-10	30-48	45	----	A1
Saw	36-42	>42	2-6	8-24	60	0.15	I1
Starr	>72	48-72	2-8	---	---	----	F4
Wash Over Pacolet	>72	>72	2-8	40-48	60	----	A2

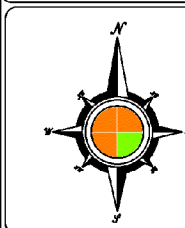
SOIL SUITABILITY CODE LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils are unsuitable for conventional absorption fields due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- C2 Soils consist of over wash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff must be diverted from this area if it is used for absorption field.
- F4 Soils are unsuitable for on-site wastewater disposal due to flooding and/or storm water drainage patterns.
- I1 Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow these soils to be reclassified in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.

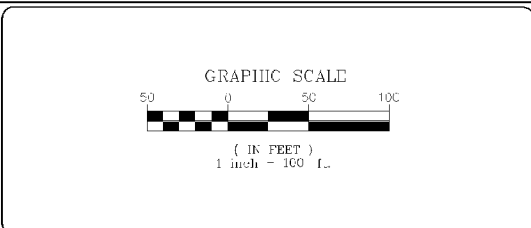
NOTES:

Gullied Land - This area severely limited for absorption field construction due to gullies,concave landscape position and storm water drainage pattern.

Surface drainage should be diverted away from absorption field lines installed on concave slopes. Estimated percolation rates are based on full-sized system performance. However, no guarantee is given or implied as to the performance of any particular system installed.



MAP LEGEND		
	Soil Boundary	
	Soil Boring	
	Gully	





AES
Applied Environmental Sciences, Inc.
90-F Glenda Trace, #327 Newnan, Georgia 30265
(678) 262-4020 (770) 683-4875 (fax) www.soilmapping.com

LEVEL 3 SOIL MAP
LONG BOAT - NEW PHASE
FAYETTE COUNTY, GEORGIA

DATE: 11-18-15	AES JOB #: 33782.2
SCALE: 1" = 100'	
CLIENT: LINDSEY SHAW HOLDONGS	
BORING LOCATION METHOD: TRIMBLE GPS UNIT	
DRAWN BY: EAH	
CHECKED BY: EAH, DPH CSC #224	

DATE: NOVEMBER 30, 2017	ISSUE		
SCALE: 1"=30'	No.	DESCRIPTION	DATE
ACREAGE:	1	AS PER COUNTY COMMENTS	5/1/18
CITY:	2	ADD SOIL SURVEY TO SHEET SET	6/8/18
DRAWN: TM			
CHECKED: RM			
SHEET #: 7 OF 7			
PROJECT #: 15-186			

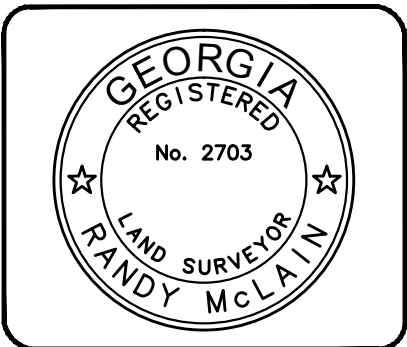
IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCLAIN
GEORGIA R.L.S. #2703

FINAL PLAT OF:

LONGBOAT SUBDIVISION
PHASE 2

LAND LOT 70 - 7TH. DISTRICT
FAYETTE COUNTY, GEORGIA





McLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmcclain339@numail.org

SHEET
7 OF 7

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 15, 2018
Subject: Preliminary Plat to be considered on June 21, 2018

PRELIMINARY PLAT

The Grange

OWNER/APPLICANT

Brent Fayette, LLC

Recommend **APPROVAL**

On The Grange Preliminary Plat stamped 5/24/2018.

PRELIMINARY PLAT
FOR
THE GRANGE
LAND LOT 157 & 164
5th DISTRICT
FAYETTE COUNTY, GEORGIA

DEVELOPMENT DATA

1. SUBDIVIDER: BRENT FAYETTE, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
B. TELEPHONE NUMBER: (770) 461-0478
2. PROPERTY OWNERS: SUE ELLEN GABLE AND "CAROL JACKSON, EXECUTRIX OF THE ESTATE OF PAULINE BUTLER"
A. ADDRESS FOR SUE ELLEN GABLE: 195 MARY LYNN LANE, FAYETTEVILLE, GA 30214
B. ADDRESS FOR CAROL JACKSON: 522 FORREST AVENUE, FAYETTEVILLE, GA 30214
3. SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY W.L. SUTTLES, DATED JULY 12, 2017
B. LOCATION: FAYETTE COUNTY, GA
C. ZONING: R-40
D. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
E. TOTAL PARCEL AREA: 122.88 ACRES
F. PROPOSED NUMBER OF LOTS: 48 LOTS
GROSS DENSITY: 48 LOTS / 122.88 ACRES = 0.39 LOTS / ACRE
G. NET DENSITY CALCULATION:
TOTAL PARCEL AREA: 122.88 ACRES
RIGHT-OF-WAY AREA: 6.24 ACRES
100 YEAR FLOODPLAIN AREA: 35.62 ACRES
NET DEVELOPABLE AREA: 81.02 ACRES
NET DENSITY: 48 LOTS / 81.02 ACRES = 0.59 LOTS / ACRE
H. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
I. CONTOUR INTERVAL: 2 FOOT
J. TYPE OF STREETS: PUBLIC
K. RW WIDTH: 60'
L. RW AREA: 6.24 ACRES
M. PAVEMENT WIDTH: 24'
N. STREET MAINTENANCE: FAYETTE COUNTY
O. MINIMUM LOT SIZE: 1.0 AC (43,560 SF)
P. MINIMUM CONTIGUOUS BUILDABLE AREA: 0.3 AC
Q. MINIMUM LOT WIDTH: 125' (AT BUILDING SETBACK)
R. MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
S. MINIMUM FLOOR AREA: 1,500 S.F.
T. BUILDING SETBACKS: FRONT: 40'
REAR: 30'
SIDE: 15'
4. UTILITIES:
A. WATER: FAYETTE COUNTY
B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
C. ELECTRIC: COWETA-FAYETTE EMC
5. CONCEPTUAL STORMWATER MANAGEMENT PLAN:
A. TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, AND GRASS & MULCH
B. AREAS TO BE CLEARED, STREETS, SEDIMENTATION CONTROL AREAS
C. INTERNAL DRAINAGE SYSTEM: OPEN DITCH ROADWAY SYSTEM WITH CROSS-DRAIN AND STORM OUTFALL PIPING
D. OFFSITE WATER: OFFSITE DRAINAGE, IF ANY, WILL BE ROUTED THROUGH THE PROJECT TO THE EXISTING 100 YEAR FLOODPLAIN.
6. GENERAL NOTES:
A. ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.
B. STREETS MAY BE ADJUSTED DURING FINAL DESIGN TO ALLEVIATE CONFLICTS WITH UTILITIES UPON APPROVAL BY FAYETTE COUNTY.
7. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.

NOTES

1. SOIL BOUNDARIES AND STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES
2. THE OVERALL PRE-DEVELOPED ON FOR THIS SITE IS 55
3. WETLANDS EXIST ON THE SUBJECT PROPERTY AND ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN LIMITS.
4. ALL STRUCTURES ON THE SUBJECT PROPERTY ARE TO BE REMOVED.
5. THERE IS ONE KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY, WHICH WILL BE ABANDONED DURING THE FINAL PLAT PROCESS.
6. WATER TO BE PROVIDED BY FAYETTE COUNTY WATER DEPT.
7. PER FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
8. NO GEMETERIES WERE FOUND ON THE PROPERTY.

OWNER INFORMATION

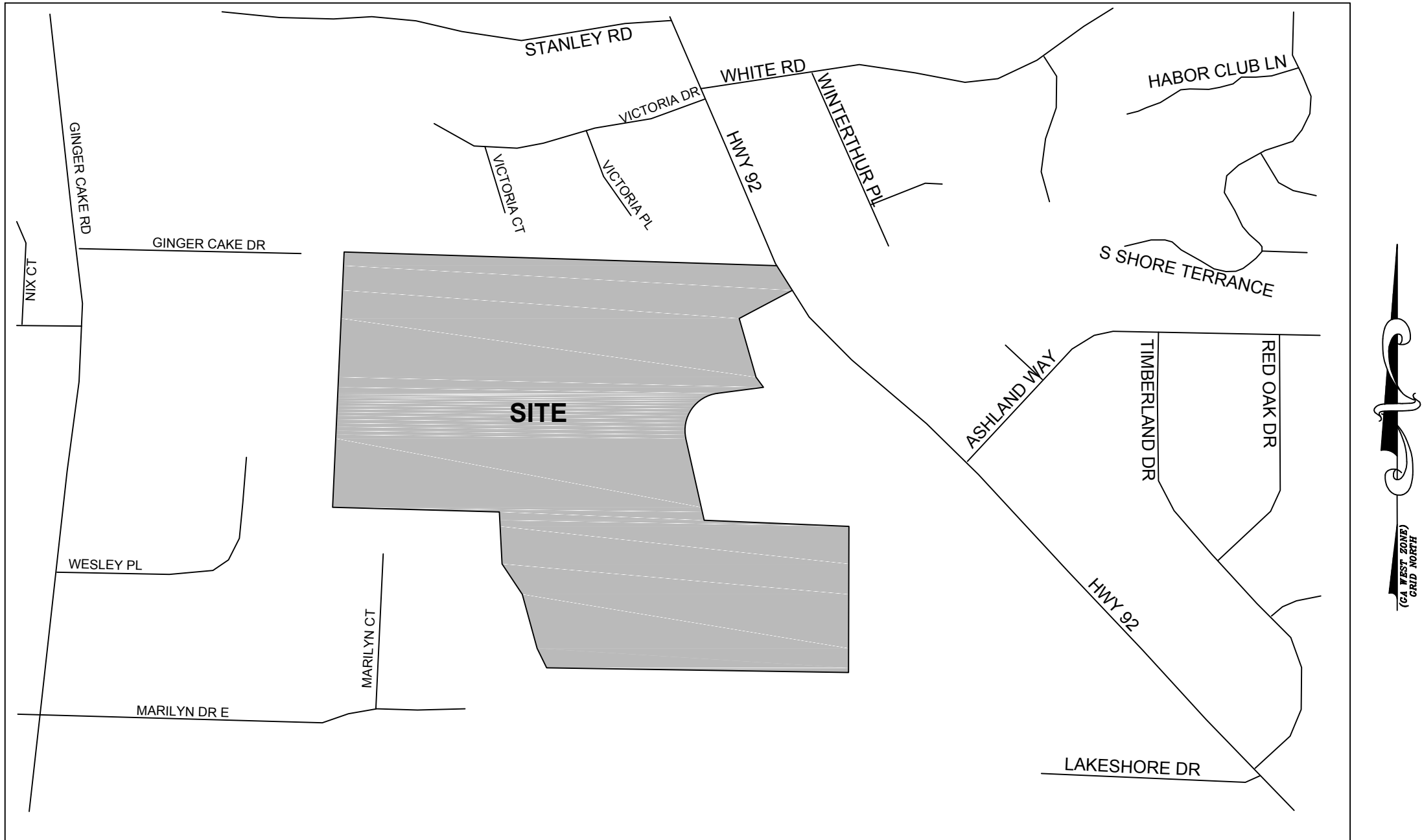
BRENT HOLDINGS, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214
770-461-0478

SURVEYOR INFORMATION

W. LUKE SUTTLES, RLS 780
RAYMOND SHEDDAN AVE
NEWMAN, GA 30265
(678)378-5881

ENGINEER INFORMATION

SEAN SHANKS, P.E.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: sshanks@moorebass.com
PHONE: (770) 914-9394



VICINITY MAP
(N.T.S.)

FLOOD NOTE

A PORTION OF THE PROPERTY AS SHOWN ON THIS PLAT DOES LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP # 13113300103E, DATED 9-26-08 & 13113300101E, DATED 9-26-08.

SHEET INDEX

- 1.0 COVER SHEET
2.0 EXISTING CONDITIONS MAP
3.0 PRELIMINARY PLAT
4.0 TREE PROTECTION / IMPACT PLAN
5.0 CONCEPTUAL STORMWATER MASTER PLAN
6.0 LEVEL III SOILS ANALYSIS
7.0 WATER SERVICE AND SIGNAGE PLAN

PRELIMINARY PLAT APPROVAL CERTIFICATE:

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON:

APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE 24 MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A FINAL PLAT FOR AT LEAST ONE (1) PHASE HAS BEEN APPROVED; OR STREET BASE CONSTRUCTION FOR AT LEAST 50 PERCENT OF THE TOTAL LINEAR FOOTAGE OF ALL STREET(S) APPROVED ON THE PRELIMINARY PLAT .

EACH RESIDENTIAL BUILDING LOT HAS A MINIMUM CONTIGUOUS AREA THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

SOIL CLASSIFICATION CERTIFICATE:

I, _____ DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED

ON THIS PLAT WAS PERFORMED BY _____ IN _____ ACCORDANCE

WITH THE PROCEDURES SPECIRFIED I THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT

MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER: _____ GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO. _____

COMPANY ADDRESS & TELEPHONE _____

WETLAND DELINEATION CERTIFICATE:

I, _____ OF _____ DO HEREBY

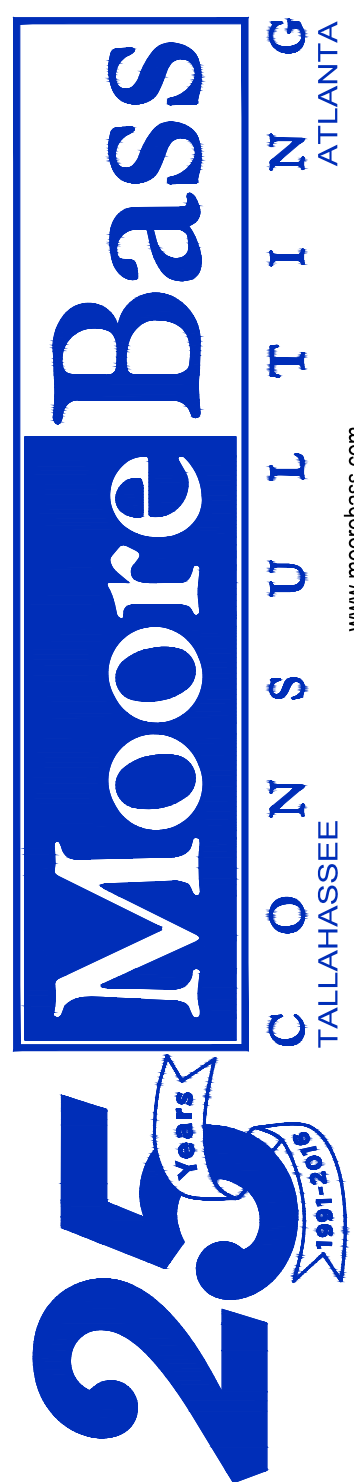
CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS THE GRANGE ON _____ AND

DETERMINED THAT THE PROPERTY CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY

CORP OF ENGINEERS.

SIGNATURE OF WETLAND DELINEATOR: _____

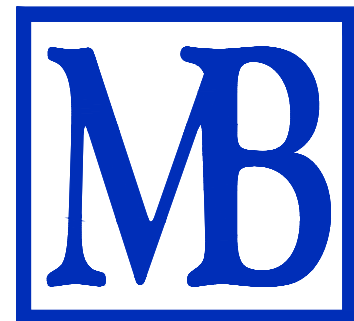
COMPANY ADDRESS & TELEPHONE _____



BRENT HOLDINGS, LLC
270 JEFF DAVIS PARKWAY
FAYETTEVILLE, GA 30214

THE GRANGE
FAYETTE COUNTY, GEORGIA

REVISIONS	REVISED PER COUNTY COMMENTS: 4/7/18
REVISED PER COUNTY COMMENTS: 5/7/18	



A41.062-PP-BASE

ARCHIVE

DATE 03-12-18

FILE #

CONTRACT # A41.062

DRAWN BY SDM

The Drawings, Specifications and other documents incorporated by reference in this Contract are the property of Moore Bass Consulting, Inc. and shall remain the property of Moore Bass Consulting, Inc. and shall not be used for any other project without the written consent of Moore Bass Consulting, Inc.

1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
TEL: (770) 914-9394



LEVEL 2 CERTIFICATION

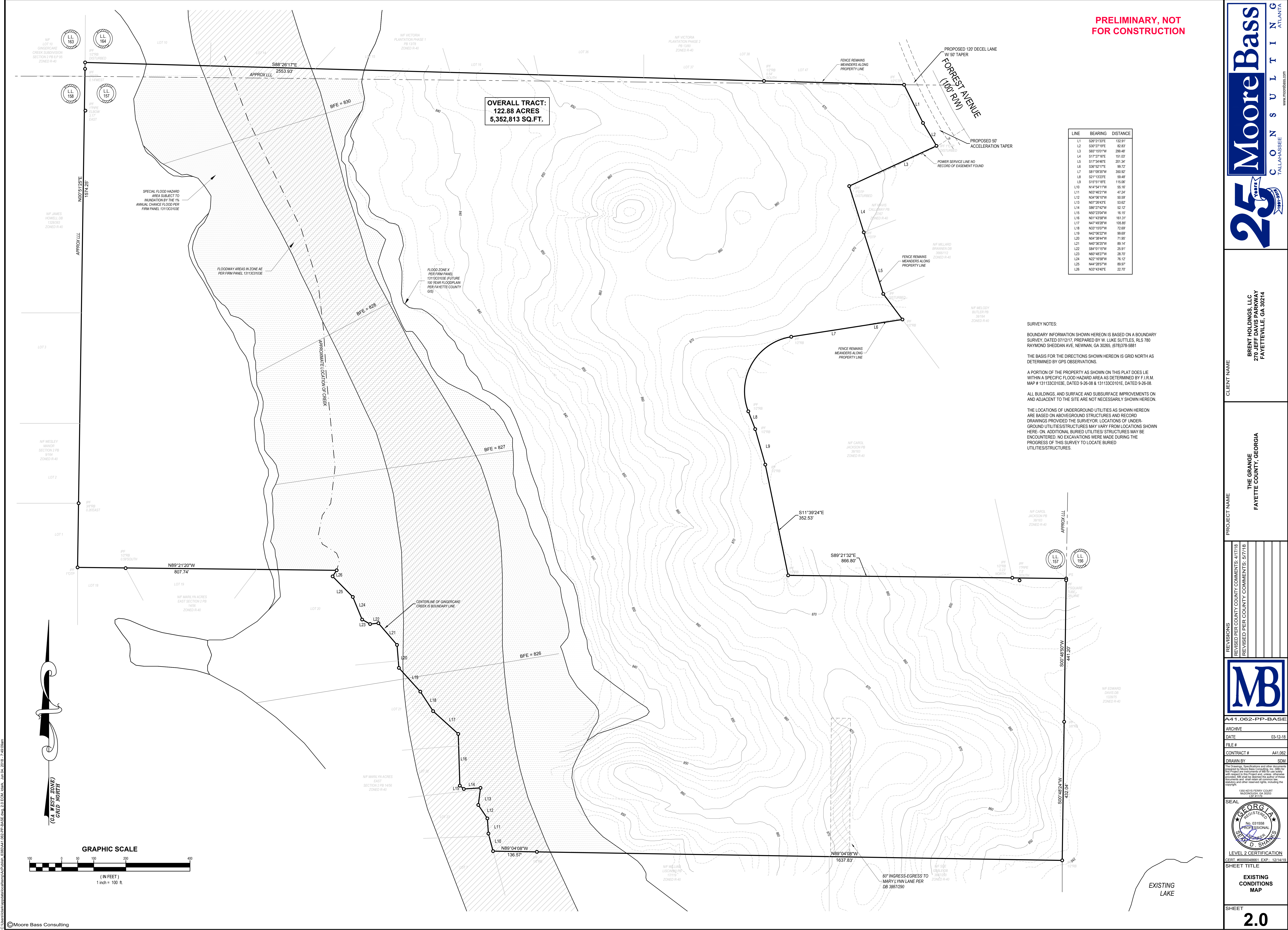
CERT. #0000048661 EXP. 12/14/19

SHEET TITLE

COVER SHEET

SHEET

1.0





MooreBass
CONSULTING
TALLAHASSEE, FLORIDA

25
YEARS
1993-2018

CLIENT NAME
BRENT HOLDINGS, LLC
270 JEFF DAVIS PARKWAY
FAYETTEVILLE, GA 30214

PROJECT NAME
THE GRANGE
FAYETTE COUNTY, GEORGIA

REVISIONS

REVISED PER COUNTY COMMENTS	DATE
4177/18	03-12-18
577/18	
644/18	

ARCHIVE

DATE

FILE #

CONTRACT #

DRAWN BY

SEAL

LEVEL 2 CERTIFICATION

CERT. #0000048681 EXP. 12/14/19

SHEET TITLE

PRELIMINARY PLAT

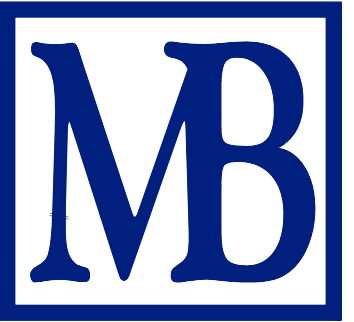
SHEET 3.0

PRELIMINARY, NOT
FOR CONSTRUCTION

BRENT HOLDINGS, LLC
270 JEFF DAVIS PARKWAY
FAYETTEVILLE, GA 30214

THE GRANGE
FAYETTE COUNTY, GEORGIA

REVISIONS
REVISED PER COUNTY COMMENTS: 4/17/18
REVISED PER COUNTY COMMENTS: 5/7/18
REVISED RIGHT-OF-WAY WIDTH: 6/4/18



A41.062-PP-BASE

ARCHIVE
DATE
FILE #
CONTRACT #
DRAWN BY

The Drawings, Specifications and other documents forming a part of this contract shall be held by the Engineer for the use of the County and shall not be loaned, copied, or otherwise used for any purpose other than that for which they were prepared. The Engineer shall retain all copyright and other intellectual property rights in the drawings and specifications.

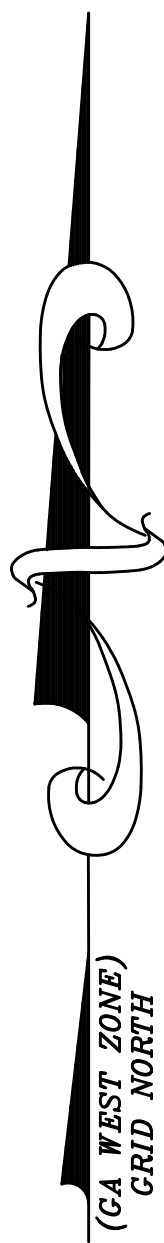
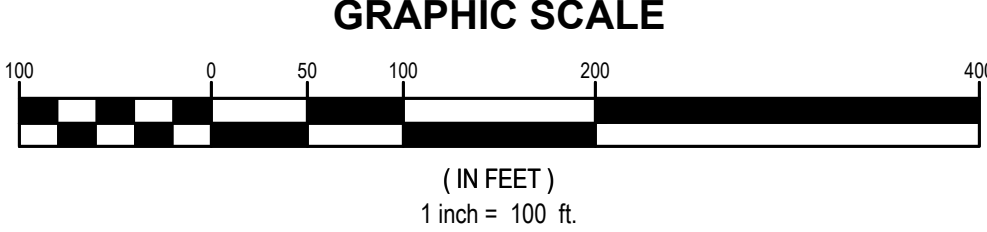


LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP. 12/14/19

SHEET TITLE
TREE PROTECTION / IMPACT PLAN

SHEET
4.0

LINE	BEARING	DISTANCE
L1	S80°21'32"E	132.91'
L2	S30°27'19"E	82.83'
L3	S60°19'01"W	299.48'
L4	S17°27'02"E	151.03'
L5	S17°34'46"E	201.34'
L6	S30°52'17"E	99.72'
L7	S81°09'29"W	260.30'
L8	S21°13'23"E	99.48'
L9	S10°51'18"E	115.06'
L10	N14°54'11"W	35.16'
L11	N03°46'07"W	42.34'
L12	N34°06'10"W	50.59'
L13	N07°29'43"E	53.62'
L14	S80°27'47"W	52.12'
L15	N50°23'04"W	16.15'
L16	N01°43'38"W	161.31'
L17	N47°42'29"W	105.85'
L18	N33°15'57"W	72.69'
L19	N42°06'22"W	99.69'
L20	N04°38'44"W	71.95'
L21	N40°30'20"W	89.14'
L22	S84°01'15"W	25.91'
L23	N60°48'27"W	28.70'
L24	N20°16'59"W	76.12'
L25	N44°28'57"W	89.97'
L26	N33°43'40"E	22.70'



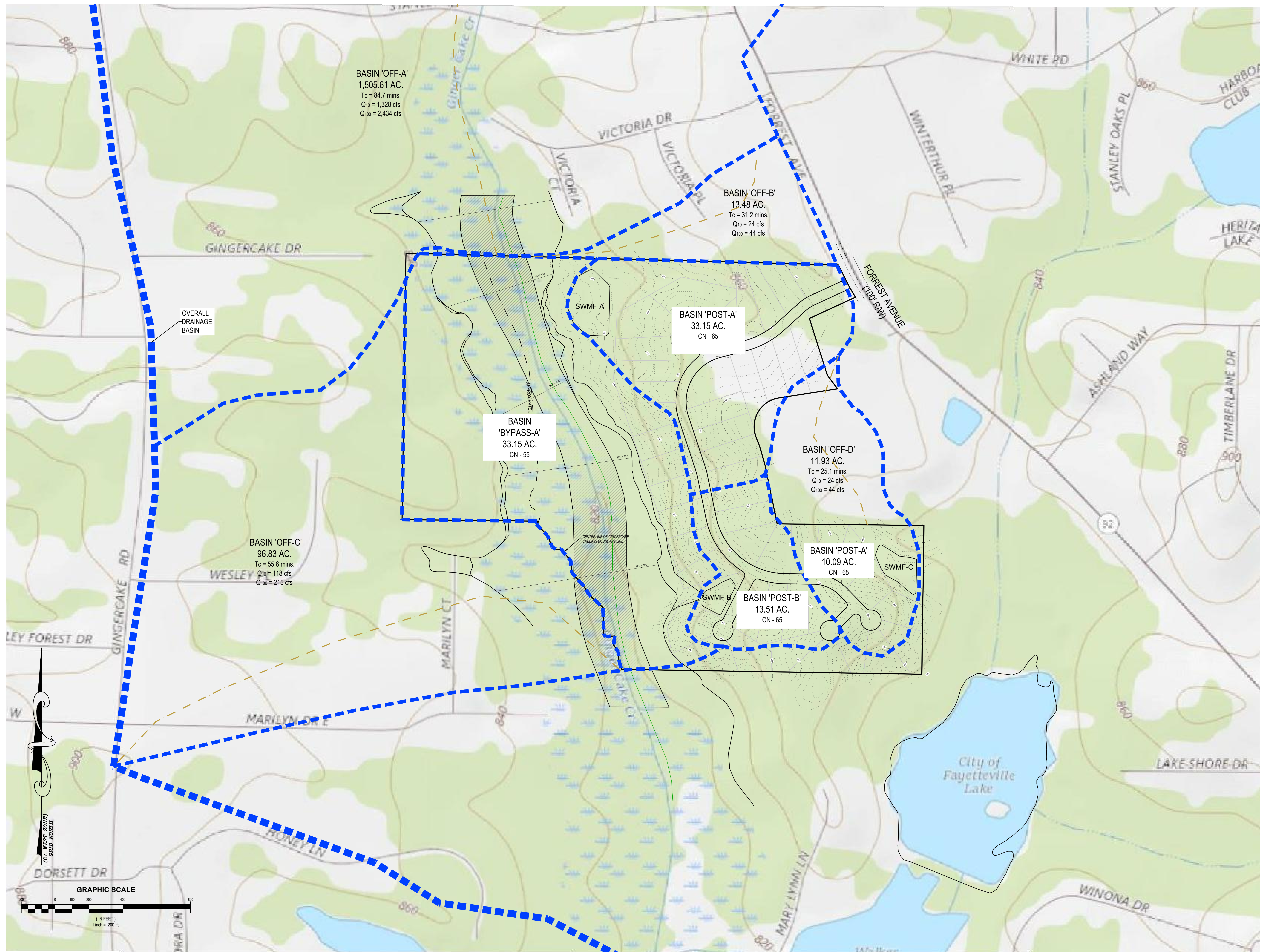
OVERALL TRACT:
122.88 ACRES
5,352,813 SQ.FT.

LEGEND

- SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET
- TREE TO BE REMOVED
- TREE PROTECTION FENCING

TREE IMPACT SUMMARY

Diameter (inches)	Species	Reason for Removal	Justification
24	Hardwood	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
30	Pine	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
30	Pine	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
30	Pine	Pond Construction	Reconfiguration of the pond would impact a larger specimen tree or more specimen trees.



**BRENT HOLDINGS, LLC
270 JEFF DAVIS PARKWAY
FAYETTEVILLE, GA 30214**

--	--	--	--	--	--



1.062-STORM-BASE

E	03-12-2018
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TRACT #	A41.062
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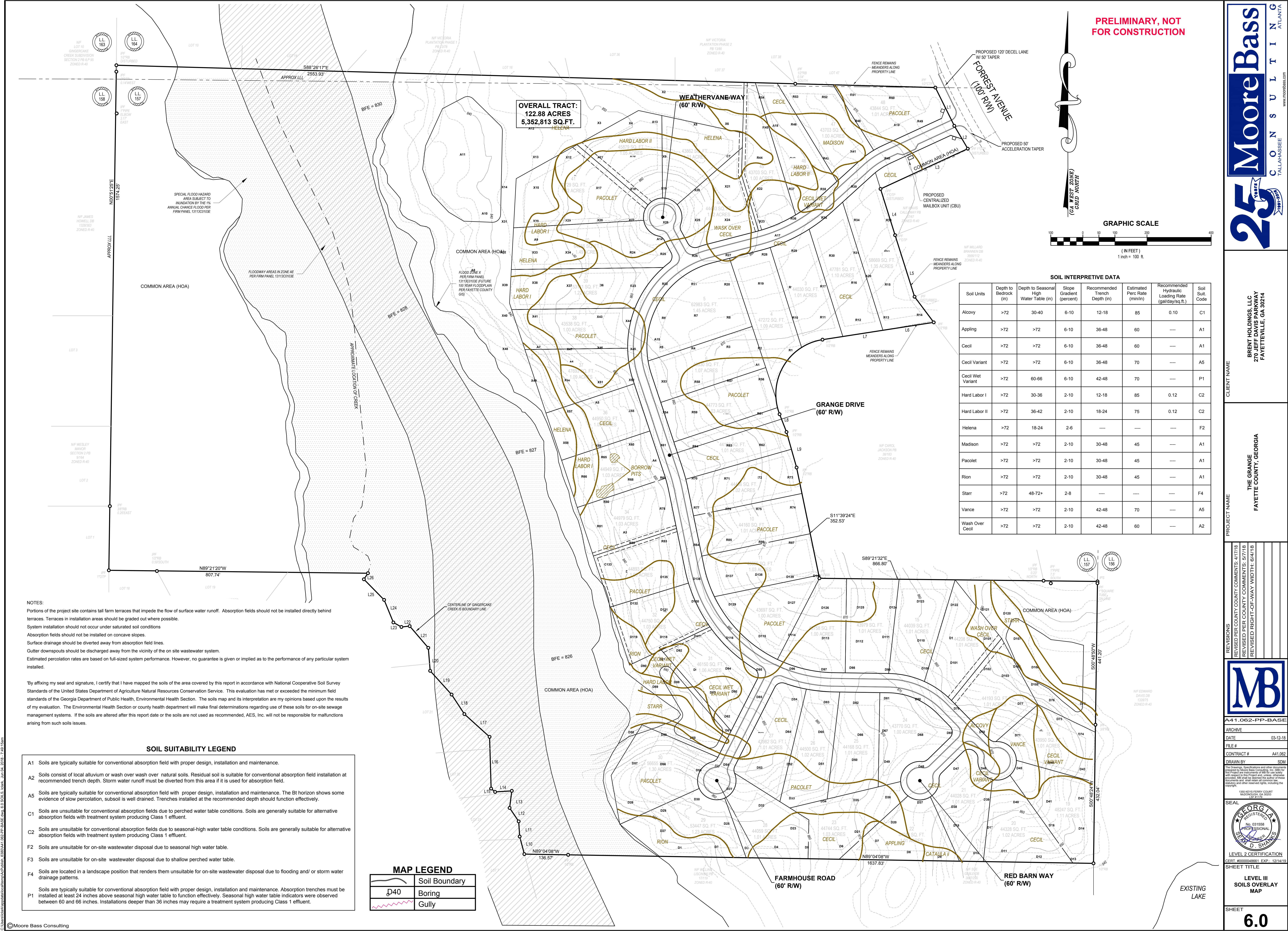
OWN BY SDM

drawings, specifications and other documents created by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MBC for use solely in connection with this Project and, unless otherwise stated, MBC shall be deemed the author of these documents and shall retain all common law, copyright and other reserved rights, including the right to sue for infringement.

SEAN D. SHANKS, P.E.
GA. REG. NO. PE031558

EET TITLE

**CONCEPTUAL
STORMWATER
MASTER PLAN**



MooreBass
CONSULTING
TALLAHASSEE
25th Year 1997-2022

BRENT HOLDINGS, LLC
270 JEFF DAVIS PARKWAY
FAYETTEVILLE, GA 30214

THE GRANGE
FAYETTE COUNTY, GEORGIA

CLIENT NAME

PROJECT NAME

REVISIONS

REVISED PER COUNTY COMMENTS: 4/17/18

REVISED PER COUNTY COMMENTS: 4/17/18

REVISED RIGHT-OF-WAY WIDTH: 64/18

ARCHIVE

DATE: 03-12-18

FILE #

CONTRACT # A41.062

DRAWN BY SDM

The Drawings, Specifications and other documents incorporated herein are the property of Moore Bass Consulting, Inc. (MBC) and are not to be used for any other project without the written consent of MBC. The user of these documents shall retain all common law, statutory and other reserved rights, including the copyright.

1300 KEYS FERRY COURT
MACON, GEORGIA 31201
(478) 833-4111

SEAL
REGISTERED
No. 031508
PROFESSIONAL
ENGINEER
STATE OF GEORGIA
D. SHANKS

LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP. 12/14/19

SHEET TITLE

LEVEL III
SOILS OVERLAY
MAP

SHEET

6.0

PRELIMINARY, NOT
FOR CONSTRUCTION

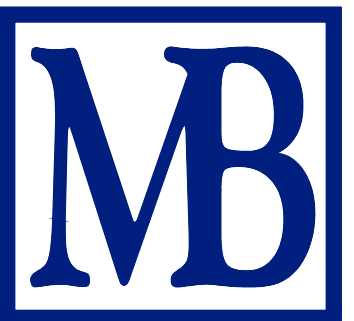
BRENT HOLDINGS, LLC
270 JEFF DAVIS PARKWAY
FAYETTEVILLE, GA 30214

THE GRANGE
FAYETTE COUNTY, GEORGIA

PROJECT NAME

REVISIONS

REVISED PER COUNTY COMMENTS: 4/7/18
REVISED PER COUNTY COMMENTS: 5/7/18
REVISED RIGHT-OF-WAY WIDTH: 6/4/18



A41.062-PP-BASE

ARCHIVE
DATE: 03-12-18
FILE #
CONTRACT # A41.062
DRAWN BY SDM

The Drawings, Specifications and other documents forming a part of this contract shall remain the property of Moore Bass Consulting, Inc. (MBC) for the life of the project. These documents are loaned to the client for use only and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of MBC. The client shall retain all common law, statutory and other reserved rights, including the copyright.



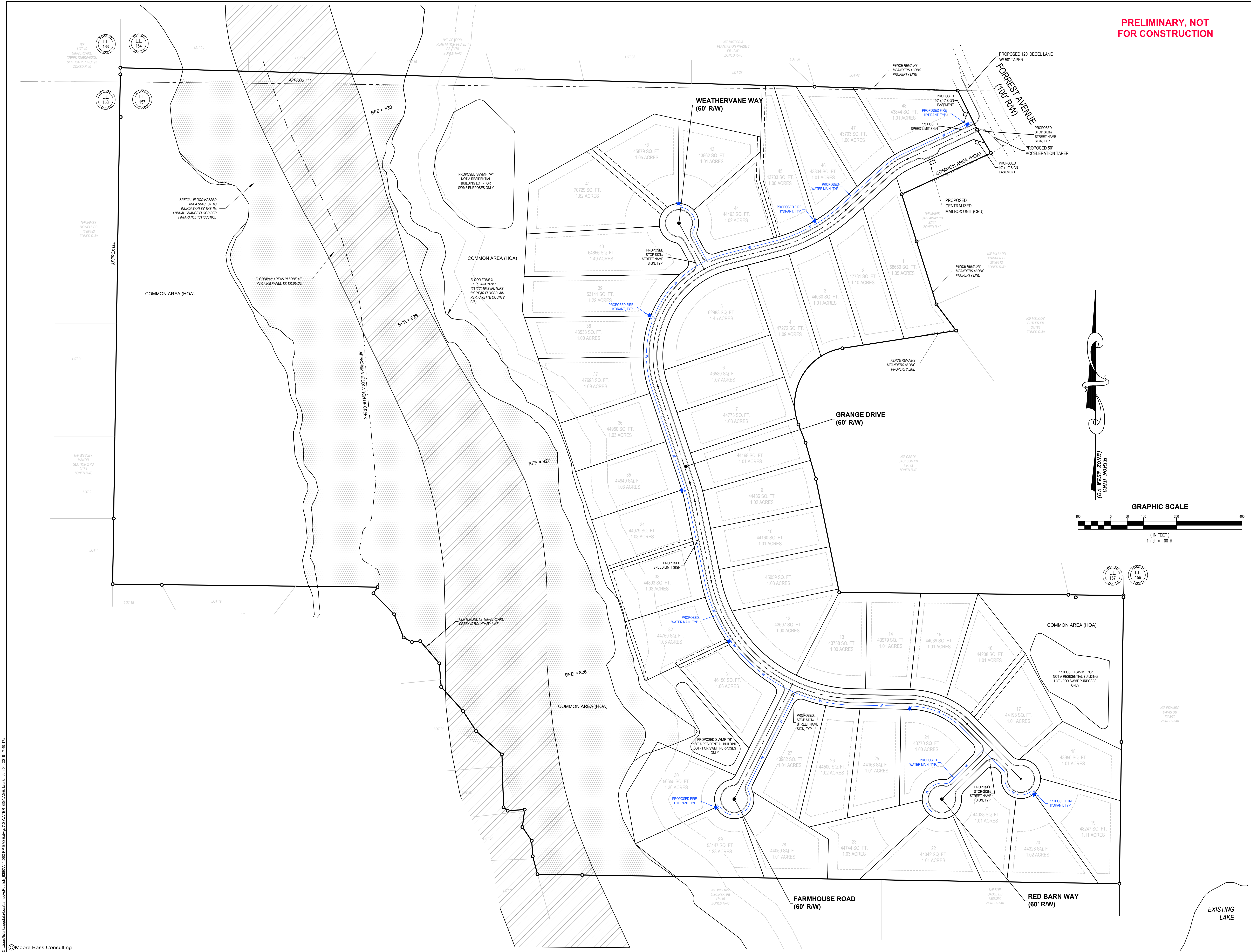
LEVEL 2 CERTIFICATION
CERT. #0000048861 EXP. 12/14/19

SHEET TITLE

WATER SERVICE
AND SIGNAGE
PLAN

SHEET

7.0



To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: June 15, 2018
Subject: Preliminary Plat to be considered on June 21, 2018

PRELIMINARY PLAT

Brighton Subdivision

OWNER/APPLICANT

Pulter Home Company, LLC

Recommend **APPROVAL**

On Brighton Subdivision Preliminary Plat stamped 5/14/2018.

PRELIMINARY PLAT OF:

BRIGHTON SUBDIVISION

GEORGIA STATE HIGHWAY 92

LAND LOT 223,224,225 & 226, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA



JOHN MERDER

LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000019351

ISSUED: 10/13/2015 EXPIRES: 10/13/2018

DESIGNER

CONTACT NAME: JOHN MERDER
TITLE OR POSITION: PROJECT MANAGER
COMPANY AFFILIATION: TRAVIS PRUITT & ASSOCIATES, INC.
PHONE NUMBER: 770-416-7511
EMAIL: jmerder@travispruit.com



Pulte Home Company LLC

GA Division Office:
2475 Northwinds Pkwy | Suite 600 | Alpharetta, GA 30009
Pulte.com/Atlanta

OWNER

PULTE HOME COMPANY, LLC

2475 Northwinds Parkway, Suite 600
Alpharetta, GA 30009
(770) 381-3450

24 HOUR EMERGENCY CONTACT
TIM POFF
(770) 616-2906

SITE ZONING: C-S

SITE AREA: 116.777 (INCLUDES EXISTING LOT 43)

DISTURBED AREA: ± 47.56 ACRES

TAX PARCEL ID: 0548136

MINIMUM LOT REQUIREMENTS:

- 60' FRONT SETBACKS
- 20' SIDE SETBACKS
- 30' REAR SETBACKS
- MINIMUM LOT SIZE = 1.000 ACRES
- MINIMUM LOT WIDTH = 125'
- 100' ARTERIAL SETBACK FROM HIGHWAY 92 ROW
- MINIMUM FLOOR AREA = 2,100 SF
- SITE TO BE CONSTRUCTED IN ONE PHASE

CONSERVATION SUMMARY:

- TOTAL REQUIRED: 46.08 ACRES (40% OF SITE AREA)
- TOTAL PROVIDED: 64.98 ACRES (47.08% OF SITE AREA)

PROPOSED USE:

- SINGLE FAMILY DETACHED HOMES: 36 PROPOSED
1 EXISTING

SOIL CLASSIFICATION DELINEATION

I, **JENNIFER MOSELEY**, do hereby certify that the Level III soil survey information provided on this plat was performed by on this plat was performed by Georgia Soil Mapping Incorporated in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-site Sewage Management Systems.

Signature of Soil Classifier: *Jennifer Moseley*
Georgia DHR Soil Classifier, Professional
Registration No. 104
Registration Number/License Numbers

2900 Colham Ferry Road Watkinsville, GA 30677 (706) 540-7588
Company Address & Telephone

WETLAND DELINEATION

I, **Brandon Lane**, of Travis Pruitt & Associates do hereby certify that I have field inspected the property known as Brighton on November 7, 2017 and determined that the property contains jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.

Signature of Wetland Delineator: *Brandon Lane*

4317 Park Drive, Suite 400 Norcross, GA 30093 (770) 416-7511
Company Address & Telephone

APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE 24 MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A FINAL PLAT FOR AT LEAST ONE (1) PHASE HAS BEEN APPROVED, OR STREET BASE CONSTRUCTION FOR AT LEAST 50 PERCENT OF THE TOTAL LINEAR FOOTAGE OF ALL STREET(S) APPROVED ON THE PRELIMINARY PLAT.

EACH RESIDENTIAL BUILDING LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.3 ACRES THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON 11/1/2017

NOTE: NOTIFY FAYETTE COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (770) 305-5403.



1-800-282-7411
Know what's below.
Call before you dig.

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GENERAL NOTES:

SITE NOTES

1. SITE ADDRESS: LAND LOT 223,224,225 & 226, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA
2. SITE TAX PARCEL NUMBERS: 0548136
3. TOTAL PROJECT AREA: 116.777 (includes existing lot 43) DISTURBED AREA: ± 47.56
4. PROJECT ZONED: C-S.

SURVEY REFERENCE

5. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM THAT BOUNDARY AND TOPOGRAPHIC SURVEY FOR PULTE HOME COMPANY, LLC, PREPARED BY TRAVIS PRUITT & ASSOCIATES, INC., DATED FEBRUARY 14, 2018.
6. PROJECT BENCHMARK: [CONTROL POINT, APPROXIMATELY 170' FEET NORTH OF PROPOSED DRIVEWAY ON NORTH SIDE OF FIRE HYDRANT, ELEVATION = 340.35 & NAVD83].

FLOOD PLAIN

7. THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13113C0019E, 13113C0038E, DATED SEPTEMBER 28, 2008.

STATE WATERS

8. STATE WATERS ARE PRESENT ON THIS SITE. ANY STATE WATERS PRESENT ON THIS SITE ARE DUELY INDICATED HEREON AND ANY APPLICABLE BUFFERS RESTRICTIONS ARE NOTED AND ADHERED TO.

WETLANDS

9. ALL WETLANDS TO BE DISTURBED ARE DELINEATED ON THIS SITE. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

UTILITIES

10. ALL PROPOSED WATER SERVICE FOR THIS PROJECT TO BE PUBLIC. PUBLIC WATER SERVICE TO BE PROVIDED BY FAYETTE COUNTY.
11. EACH LOT WILL HAVE AN INDIVIDUAL WASTEWATER TREATMENT SYSTEM (SEPTIC SYSTEM) THAT WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL HOME OWNER.

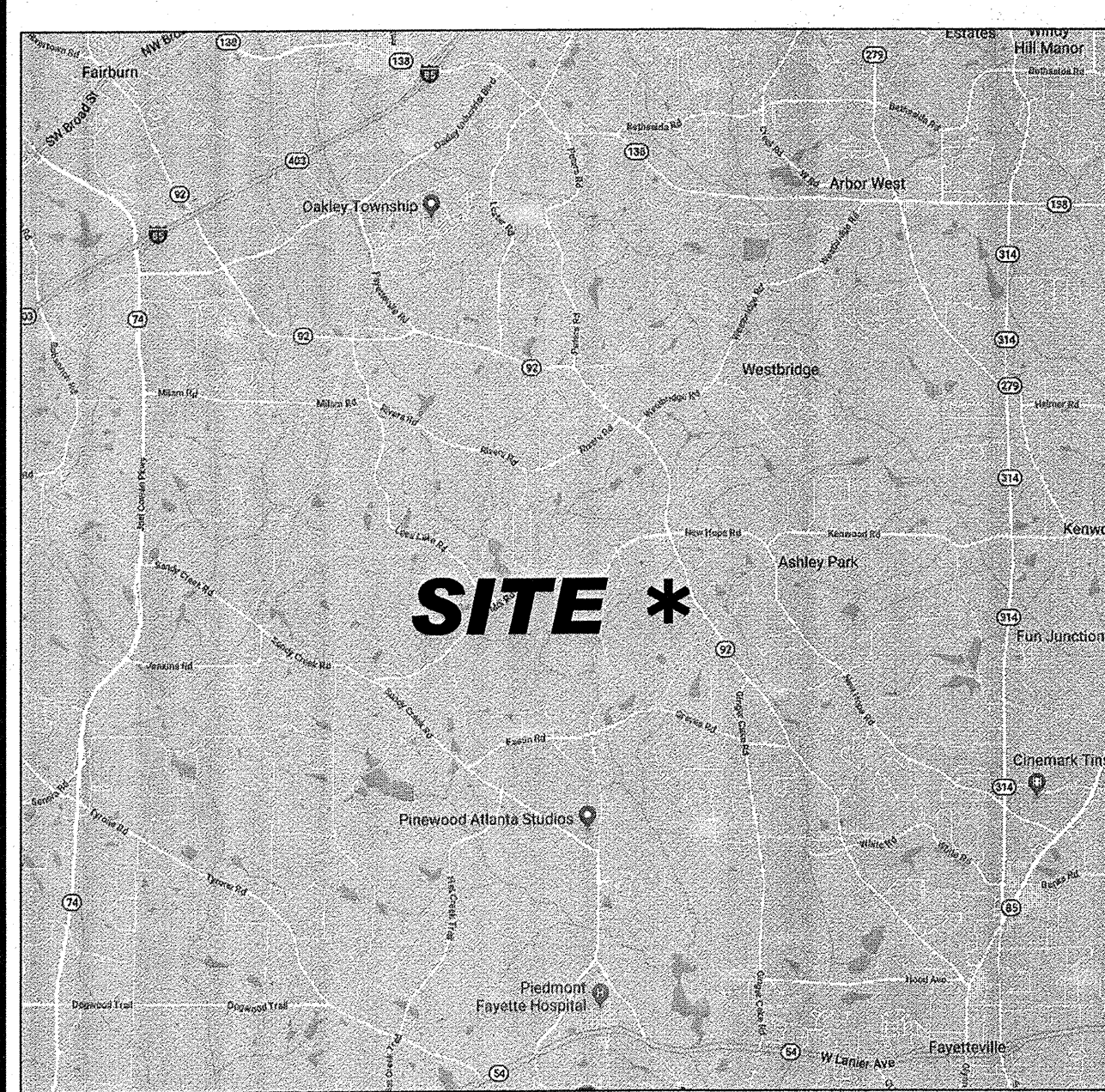
BUFFERS

11. ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR-FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

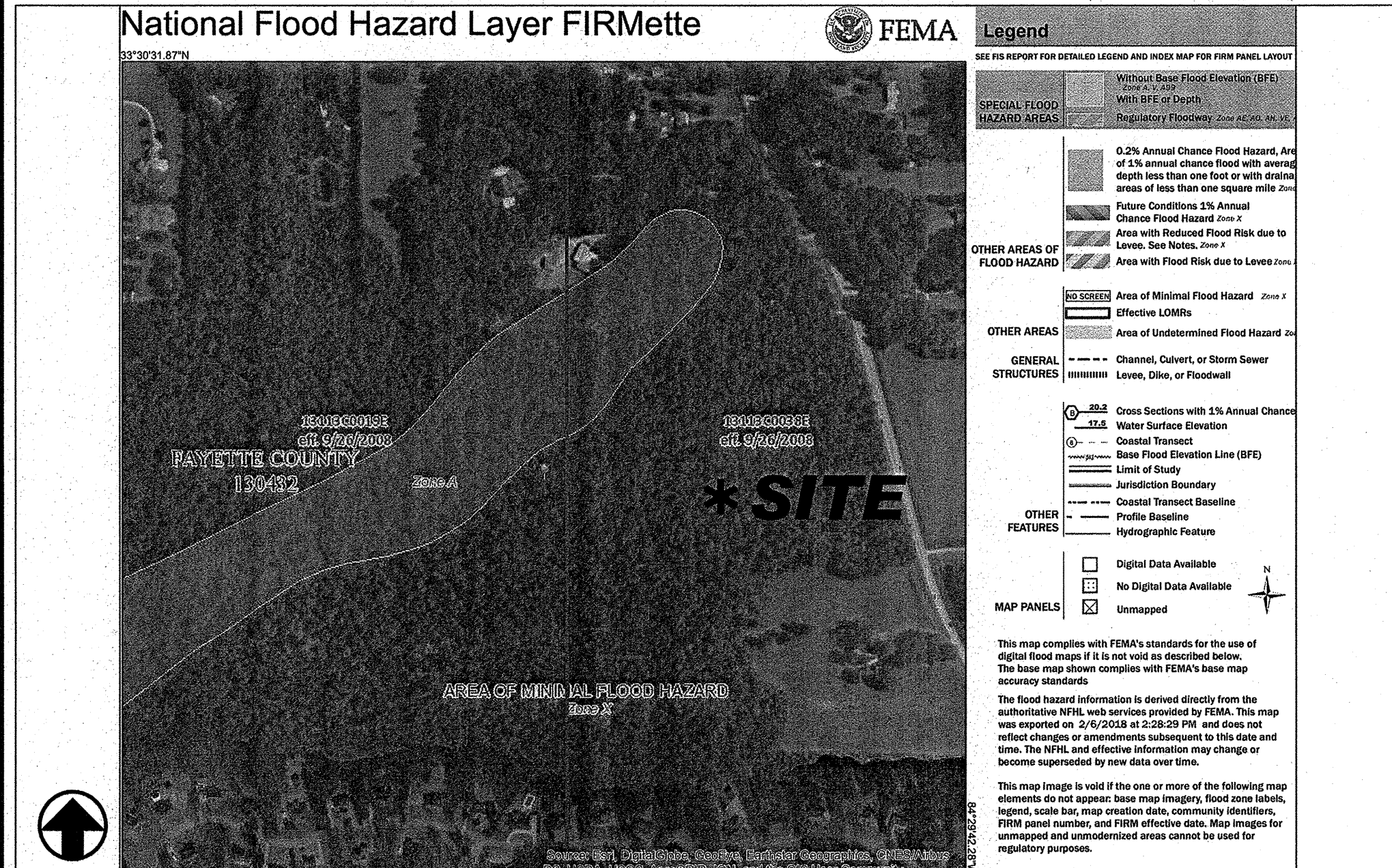
VICINITY MAP

not to scale



FLOOD MAP

not to scale



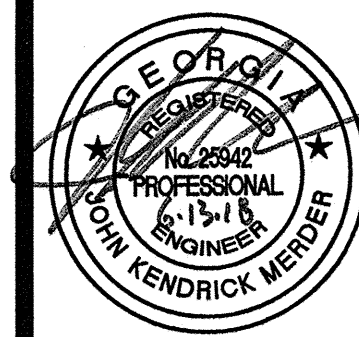
Sheet List Table

Sheet No.	Sheet Title	Drawing Revision No.	Revision Description
PP0	Cover Sheet	2	REVISED PER PRELIMINARY PLAT COMMENTS
PP1	Additional Notes	2	REVISED PER PRELIMINARY PLAT COMMENTS
PP2	Overall Site Plan	2	REVISED PER PRELIMINARY PLAT COMMENTS
PP3.1	Preliminary Plat	2	REVISED PER PRELIMINARY PLAT COMMENTS
PP3.2	Preliminary Plat	2	REVISED PER PRELIMINARY PLAT COMMENTS
PP4.1	Preliminary Plat Grading and Utility Plans	2	REVISED PER PRELIMINARY PLAT COMMENTS
PP4.2	Preliminary Plat Grading and Utility Plans	2	REVISED PER PRELIMINARY PLAT COMMENTS

COVER SHEET

BRIGHTON

LAND LOT 1-33-95-22-227 - 5TH DISTRICT - FAYETTE COUNTY - GEORGIA



For The Firm
Travis Pruitt & Associates, Inc.

DATE: 02/27/2018

SCALE: N/A

CN: 170257PN

LSV: Cover Sheet

JN: 1-17-0257

FN: 163-D-047

SHEET NO: PP0

AGREEMENT

THIS AGREEMENT is made and entered into, effective as of January 30, 2018, by and between PULTE HOME COMPANY, LLC, a Michigan limited liability company, ("Pulte"), and JOHN BROADUS GREEN, an individual resident of the State of Georgia, ("Green") and DEXTER MCKAY HENRY, an individual resident of the State of Georgia ("Henry")

BACKGROUND STATEMENT

A. Pulte owns that certain property located in Fayette County, Georgia that it intends to develop into a residential community known as "Brighton" (the "Community") as more particularly described in that certain deed from JW Land Investment, LLC dated January 14, 2016 and recorded in Deed Book 4414, Page 230, Fayette County, Georgia land records, (the "Pulte Property").

B. Green and Henry own that certain property adjacent to the Pulte Property and more particularly described in that certain deed from Reeves Home, LLC dated August 31, 2011 and recorded in Deed Book 3791, Page 207, Fayette County, Georgia land records (the "Green and Henry Property").

C. In connection with development of the Community, Pulte will form a homeowners association (the "Association") pursuant to a declaration of covenants applicable to the Community (the "Declaration").

D. Pulte is seeking approval of a revised development plan for the Community, and in consideration of Green's and Henry's support of such application, Pulte has agreed to a create a landscape buffer at the boundary of the Pulte Property immediately adjacent to the Green and Henry Property, as set forth below.

AGREEMENT

NOW THEREFORE, for and in consideration of the payment of \$10.00 cash in hand paid, the recited set forth above, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Pulte will establish a 25' landscape buffer (the "Landscape Buffer") along the rear of future lots 1 - 4 and the common area located adjacent to future lot 1 within the Community (collectively, the "Burdened Property"), which are immediately adjacent to the Green and Henry Property, and as shown on Exhibit "A" attached hereto and incorporated herein by this reference.

2. The Landscape Buffer will be shown on the subdivision plat for the Community, to be recorded in Fayette County, Georgia records (the "Final Plat"). The Landscape Buffer shall be subject to an easement in favor of Pulte and the Association for the purposes set forth herein, such easement to be indicated on the Final Plat and in the Declaration.

3. The Burdened Property will be subject to a restriction set forth in the Declaration that the Landscape Buffer shall be a permanently maintained landscaped buffer consistent with other landscaped open space/open areas within the Community. The Association shall perform such maintenance of the Landscape Buffer. No structures, improvements or fencing will be permitted within the Landscape Buffer without the prior written approval of Green, Henry, and the Association.

4. Pulte will install and plant the number and type of plantings shown on Exhibit "A" within the Landscape Buffer at the time that Pulte constructs and installs the road adjacent to the Burdened Property, and before construction on the homes on such lots begins.

5. Pulte or the Association will remove and replace diseased or dead trees originally installed or planted by Pulte within the Landscape Buffer if required, for a period of two years from the date such trees are planted. After such time, there shall be no requirement that Pulte, the Association or the owners of the Burdened Property replace dead or diseased trees.

6. If Pulte sells the Burdened Property prior to recording the Final Plat and the Declaration, the obligation to install, construct and maintain the Landscape Buffer shall be assigned to any such buyer.

7. For so long as Pulte is the owner of the Burdened Property, Pulte shall have the right to act on behalf of any and all of the owners of the Burdened Property with respect to the right and obligations contained herein (including amending or modifying this Agreement, as mutually agreed upon in writing by Pulte, Green and Henry). At such time as any portion of the Burdened Property is conveyed to the Association, (a) the Association shall have the sole right and authority to act on behalf of any and all of the owners of the Burdened Property and their successors and assigns with respect to this Agreement and the subject matter hereof including, but not limited to, amending and modifying this Agreement, as mutually agreed upon in writing by the Association, Green and Henry, and (b) Pulte shall have no further obligations hereunder and Green and Henry shall look solely to the Association for the performance of the obligations of Pulte hereunder.

8. Upon full execution of this Agreement, Green and Henry shall notify the planning director of Fayette County of their support of Pulte's revised development plan being presented to the Fayette County Board of Commissioners on February 8, 2018. The notification shall be via a letter, a copy of which is attached hereto as Exhibit B and made a part of this Agreement by reference. The execution of this Agreement by Pulte signifies that the letter is satisfactory to Pulte as consideration for the full implementation of this Agreement.

EXHIBIT B

Letter of Agreement between Pulte Home Company, LLC, a Michigan limited liability company, and John Broadus Green and Dexter McKay Henry.

February 1, 2018

Mr. Pete Frisza
Director of Community Services
Fayette County Board of Commissioners
Fayetteville, GA 30214

Re: Pulte Home Company, LLC, petition for approval of revised design plan, Brighton Community, Highway 92 North, Petition Number RD9-014-17.

Dear Mr. Frisza:

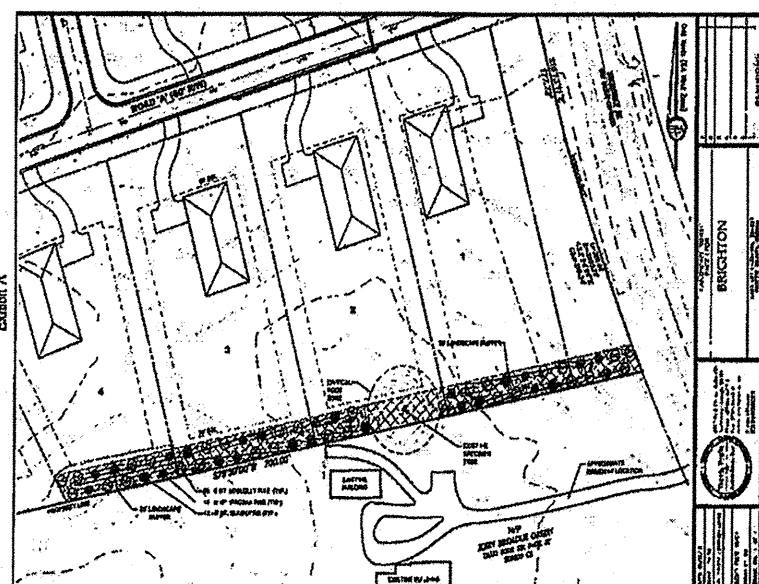
We the undersigned are the owners of the property shown as lot 43 of the revised design plan being presented for approval at the meeting of the Fayette County Board of Commissioners on February 6, 2018.

We have entered into an agreement with Pulte Home Company that provides a landscape buffer which addresses our concerns regarding the changes in the proposed revised design plan and consequently we express our approval to it. We thank Pulte Home Company for its willingness to address our concerns.

Yours very truly,

John Broadus Green

Dexter McKay Henry



THE FAYETTE COUNTY PLANNING COMMISSION met on December 1, 2005 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT:

Jim Gray, Chairman
Douglas Powell, Vice-Chairman
Bill Beckwith
Al Gilbert
Tim Thoms

MEMBERS ABSENT:

None

STAFF PRESENT:

Aaron Wheeler, Zoning Administrator
Pete Frisza, Director of Planning & Zoning
Phil Mallon, Director of Engineering
Dolores Harrison, Zoning Technician
Bill McNelly, County Attorney
Rakya S. Wilson, P.C. Secretary/Zoning Coordinator
Gregory Shaw Allen

Welcome and Call to Order

Chairman Gray called the meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present. He welcomed the audience from Starn Mill High School.

1. Consideration of the Public Hearing Minutes of the Planning Commission meeting held on November 3, 2005.

Chairman Gray asked the Board Members if they had any comments or changes to the Minutes as circulated? Al Gilbert made the motion to approve the Minutes. Bill Beckwith seconded the motion. The motion passed 4-0-1 with Doug Powell abstaining from the vote.

2. Consideration of the Workshop Minutes of the Planning Commission meeting held on November 17, 2005.

Chairman Gray asked the Board Members if they had any comments or changes to the Workshop Minutes as circulated? Doug Powell made the motion to approve the Workshop Minutes. Tim Thoms seconded the motion. The motion unanimously passed 5-0.

3. Consideration of Preliminary Plat, Ballfair Walk Preserve, Habitat Construction, LLC Owners, and Brad Hunter, Agent. This property consists of 80.44 acres with 23 single-family dwelling lots. This property is located in Land Lots 229 and 251 of the 4th District, Fronts on McRae Road, and is zoned R-20.

Chairman Gray explained to the audience that a Preliminary Plat was the subdivision of property which was already zoned and only the technical aspects of the Preliminary Plat could be addressed by the public.

At Chairman Gray's request, the following items will be considered by the Planning Commission on December 1, 2005.

THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON DECEMBER 1, 2005.

Chairman Gray explained to the audience that a Preliminary Plat was the subdivision of property which was already zoned and only the technical aspects of the Preliminary Plat could be addressed by the public.

Page 4
December 1, 2005

Attorney Parrott verified that the proposed developments that parcels zoned R-45, R-70, and A-R. He confirmed that the C-8 is in keeping with the Land Use Plan and the surrounding zoning districts. He said that the proposed development will be of high quality with the sale prices of the dwellings being in the \$400,000 range. He requested approval of both petitions.

Chairman Gray asked if there was anyone to speak in favor of the petitions. Hearing none, he asked if there was anyone to speak in opposition of the petitions.

R. J. Green asked what school zone would the children be located in. He asked if Eastin Road would be opened to S.R. 92 North and would it be upgraded. He expressed concern about increased traffic and about future rezoning.

Chairman Gray replied that Mr. Green would have to contact the School System to find out about school zones.

Adam Wilson expressed concern about the number and size of lots abutting his mother's property to the north of Petition No. 1160-05.

Tracy Childs Blinder of Lot 11 Beverly Manor asked if there would be a buffer or fence provided between Beverly Manor and the proposed development due to the proposed walking trail to the lake.

In rebuttal, Dan Fields advised that a fence would not be provided, however green space would be provided along with walking trails on the west side of the lake.

Attorney Parrott confirmed that there would be a walking trail from the clubhouse to the lake. He stated that Eastin Road is a County road and the proposed development will be on Eastin Road. He reported that the rezoning will not increase traffic because there is no increase in density. He added that the number of lots abutting Mrs. Wilson's property will not change due to the result of the rezoning.

Mr. Fields verified that the minimum house size would be 2,100 square foot.

Chairman Gray closed the floor from public comments.

Doug Powell read the recommended conditions for each petition.

Attorney Parrott advised that John Wieland does not object to the recommended condition for Petition No. 1159-05 or the recommended conditions for Petition No. 1160-05. He added that the dwelling located on the 118 acre tract contains one (1) of the other lots in Fayette County as it will remain.

Tim Thoms asked how much the proposed street would require the 3,000 foot street length.

County Engineer Phil Mallon replied approximately 50-100 feet.

Mr. Thoms asked if the entrance relocation had been addressed.

Attorney Parrott replied that the Georgia Department of Transportation (GDOT) were requiring an accident/lane and turning lanes. He added that Mr. Wieland would comply with all GDOT requirements.

Mr. Fields advised that his staff is working with GDOT on the entrance relocation, however, GDOT seems to be more concerned about turn lanes and deceleration lanes.

Mr. Powell commented that he was concerned about access to the subdivision. He added that walking trails were a big plus to the proposed development.

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December 1, 2005

Chairman Gray asked if there was any further business. He reminded the P.C. that the Workshop has been rescheduled for Monday, December 12, 2005 in the Board of Commissioners Conference Room, First Floor at 7:00 P.M.

There being no further business, the meeting adjourned at 8:17 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

JIM GRAY
CHAIRMAN

ROBIN S. WILSON
SECRETARY

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December 1, 2005

Brad Hunter requested approval of the preliminary plat of Ballfair Walk Preserve consisting of 80 acres with 23 single-family dwelling lots. He confirmed that he had a Level III Soil Survey prepared and the soils look good for conventional systems.

Chairman Gray asked if there were any comments from the public. Hearing none, he closed the floor from public comments.

Tom Thoms questioned the sight distance of 350 feet on the sharp curve and hill.

Mr. Hunter replied that David Hovey, the Project Engineer and Phil Mallon, the County Engineer have been to the site and the entrance is located in the best location and complies with the sight distance requirements. He added that with the curve and the 35 mph speed limit, that sight distance should not be a problem.

Mr. Thoms commented that he had looked at the sight distance very carefully and that he doesn't necessarily agree with the two (2) engineers' assessment. He remarked that he was very concerned about traffic coming out of the subdivision and the curve of Middle Road.

County Engineer Phil Mallon confirmed that he had looked at the sight distance several months ago and at Mr. Thoms' request, the engineering technicians were back on the site this afternoon, and the distance is right at the requirement. He said that the entrance appears to be in the best possible location. He added that at the construction stage, additional warning signs, as well as, removing or cutting back the embankment in the right-of-way on the opposite side of the road.

Mr. Thoms agreed that cutting back the embankment would help with sight distance.

Doug Powell asked what was the length of Ballfair Run, and if there were any specimen trees within 100 feet of the right-of-way since he did not see a Tree Protection Plan.

Mr. Hunter replied that Ballfair Run was 2,900 feet long and that there are no specimen trees within 100 feet of the right-of-way.

Bill Beckwith made a motion to approve the preliminary plat. Al Gilbert seconded the motion. The motion unanimously passed 5-0.

Aaron Wheeler read the procedures that would be followed including the fifteen (15) minute time limitation for presentation and opposition for petitions.

THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON DECEMBER 1, 2005 AND BY THE BOARD OF COMMISSIONERS ON JANUARY 12, 2006.

4. Consideration of Petition No. 1159-05, John Henry, Marc Hollowell, and Donald Keady, Owners, and Brad Wright of Peachtree Land Development, Inc., Agent, request to rezone 39.56 acres from A-R to C-8 to develop a proposed subdivision consisting of 41 lots. This property is located in Land Lots 129, 128, 125, 124, 123, 122, and 121 of the 4th District and fronts on S.R. 92 South.

Red Wright advised that the proposed development satisfies the requirements of the EST zoning district. He added that if the rezoning is approved that he would extend the County water line to the proposed development; however, if the rezoning is denied then the development would utilize individual wells. He introduced Joe Robinson, Project Designer, who was present to answer any technical questions.

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December 1, 2005

Mr. Thoms asked what happens if the lots must be reconfigured due to the relocation of the subdivision entrance.

Chairman Gray replied that the number of lots could not be increased.

Attorney McNelly added that the P.C. is granting a zoning and if GDOT requires relocation of the subdivision entrance then the developer would be required to submit a plan which is satisfactory to the Staff with no increase in density.

Bill Beckwith made a motion to approve petition number 1159-05 subject to the use (1) recommended condition. Al Gilbert seconded the motion. The motion unanimously passed 5-0.

Adam Wilson expressed concern about the number and size of lots abutting his mother's property to the north of Petition No. 1160-05.

Tracy Childs Blinder of Lot 11 Beverly Manor asked if there would be a buffer or fence provided between Beverly Manor and the proposed development due to the proposed walking trail to the lake.

In rebuttal, Dan Fields advised that a fence would not be provided, however green space would be provided along with walking trails on the west side of the lake.

Attorney Parrott confirmed that there would be a walking trail from the clubhouse to the lake. He stated that Eastin Road is a County road and the proposed development will be on Eastin Road. He reported that the rezoning will not increase traffic because there is no increase in density. He added that the number of lots abutting Mrs. Wilson's property will not change due to the result of the rezoning.

Mr. Fields verified that the minimum house size would be 2,100 square foot.

Chairman Gray closed the floor from public comments.

Doug Powell read the recommended conditions for each petition.

Attorney Parrott advised that John Wieland does not object to the recommended condition for Petition No. 1159-05 or the recommended conditions for Petition No. 1160-05. He added that the dwelling located on the 118 acre tract contains one (1) of the other lots in Fayette County as it will remain.

Tim Thoms asked how much the proposed street would require the 3,000 foot street length.

County Engineer Phil Mallon replied approximately 50-100 feet.

Mr. Thoms asked if the entrance relocation had been addressed.

Attorney Parrott replied that the Georgia Department of Transportation (GDOT) were requiring an accident/lane and turning lanes. He added that Mr. Wieland would comply with all GDOT requirements.

Mr. Fields advised that his staff is working with GDOT on the entrance relocation, however, GDOT seems to be more concerned about turn lanes and deceleration lanes.

Mr. Powell commented that he was concerned about access to the subdivision. He added that walking trails were a big plus to the proposed development.

STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION
NO. 1160-05

WHEREAS, Dan Fields representing John Wieland Homes, Agent for Owner Dorothy G. Reeves of Georgia Limited Liability Company on the 12th day of January, 2006 requested an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 1980"; and

WHEREAS, said request being as follows: To rezone 118.37 acres from R-70 to C-8 to develop a proposed subdivision consisting of 46 lots. This property is located in Land Lots 225, 224, 223 and 228 of the 4th District and fronts on S.R. 92 North; and

WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request; and

NOW, THEREFORE, be it resolved that the decision of the Fayette County Board of Commissioners on January 12, 2006 was that the request to rezone the subject property be approved with the following conditions:

1. Provide a continuous undisturbed buffer of 50 feet along S.R. 92. This will require the applicant to move all lots from along S.R. 92 to another location in the subdivision. Staff will support a variance for street length at the time of Preliminary Plat should that be required. This condition is to ensure sufficient vegetative screening of the subdivision from S.R. 92. Where sufficient vegetative screening materials are not present, new materials shall be required.
2. The development shall be limited to 43 single family dwelling lots. The five (5) acre tract containing the existing single family residence and accessory structure will count towards the total number of lots allowed. (This condition is based on the applicant's intention to keep the single family residence and accessory structure as indicated on the concept development plan).

SO RESOLVED, this 12th day of January, 2006.

FAYETTE COUNTY BOARD
OF
COMMISSIONERS

ATTEST:

By: Karen Morley, Chief Deputy Clerk Gregory M. Dunn, Chairman

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December 1, 2005

Chairman Gray asked if there was anyone who wished to speak in favor of the petition. Hearing none, he asked if there was anyone who wished to speak in opposition of the petition. Hearing none, and with no rebuttal required, he closed the floor from public comments.

Doug Powell read the recommended conditions aloud to the audience.

Mr. Wright confirmed that he agreed to the recommended condition.

Mr. Powell questioned the 4.79 acre out parcel.

Mr. Wright replied that he owned the 4.79 acre out parcel which would be added to the adjacent property which he also owns.

Tim Thoms questioned the size of the proposed storm water facility.

Joe Robinson replied that the issue of storm water had been discussed with County Engineer Phil Mallon, and Mr. Mallon had come up with a surface area of five (5) acres. He stated that he did not agree with Mr. Mallon, however provisions will be made for the storm water. He added that a flood study may be prepared on the Flint River to see if the storm water could be released into the Flint River Basin without any adverse effects.

Al Gilbert made a motion to approve the petition subject to the one (1) recommended condition. Doug Powell seconded the motion. The motion unanimously passed 5-0.

5. Consideration of Petition No. 1159-05, Dorothy O. Reeves, Managing Member of Manning Creek, LLC, a Georgia Limited Liability Company, Owner, and Dan Fields, Vice President of John Wieland Homes, Agent, request to rezone 118.37 acres from R-70 to C-8 to develop a proposed subdivision consisting of 46 lots. This property is located in Land Lots 225, 224, 223 and 228 of the 4th District and fronts on S.R. 92 North and Eastin Road.

And

6. Consideration of Petition No. 1160-05, Dorothy O. Reeves, Managing Member of Manning Creek, LLC, a Georgia Limited Liability Company, Owner, and Dan Fields, Vice President of John Wieland Homes, Agent, request to rezone 118.37 acres from R-70 to C-8 to develop a proposed subdivision consisting of 46 lots. This property is located in Land Lots 225, 224, 223 and 228 of the 4th District and fronts on S.R. 92 North.

Attorney Bill McNelly advised the P.C. that Petition No. 1159-05 and Petition No. 1160-05 could be heard concurrently; he would require two (2) separate motions and votes.

Attorney Brad Parrott stated that both petitions were requesting to rezone from R-70 to C-8. He pointed out that the C-8 intentions and goals are as follows: 1) intended use is for properties land used as Rural Residential, 2) allow reduced lot size, 3) protect the natural habitat, 4) protect open space in perpetuity, 5) protect water quality, 6) protect historical and archeological resources and agricultural resources, 7) protect floodplain, and 8) provide for lower infrastructure costs, as well as, maintenance. He added that the two (2) developments are separated by Foxhall Farm Subdivision which is zoned R-45.

Attorney Parrott pointed out that Staff had recommended approval of both petitions. He stressed that approval of the petitions would not increase the density. He pointed out that the C-8 benefits include: 1) fewer impervious surfaces which lead to less storm water, 2) fewer roads with less soil erosion and fewer trees removed, and 3) provide for protected areas in perpetuity.

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December 1, 2005

to minimize the chance of septic problems in the future.

Mr. Mallon pointed out that Coweta County requires 1.3 contiguous acres free and clear of State waters, wetlands, floodplain, and power line and gas easements. He confirmed that this change in the Floodplain Management Ordinance which provides a variance option which is heard by the P.C. He added that the proposed amendments should also decrease drainage complaints, protect sensitive environments such as wetlands, buffers, and streams, and force designers to develop useful lots. He confirmed that section g) would be deleted in its entirety.

Chairman Gray asked if there was any public input.

Attorney Brad Parrott stated that you must consider someone's property rights with regulations that preserve the environment. He remarked that to adopt an ordinance which states that an acre is needed is a generalization which is not applicable. He stressed that what is relevant is does the lot per acre. He added that protecting the environment is in the interest of the citizenry. He added that not only environmental concerns be considered but also the rights of property owners.

Randy Boyd stated he had met with Mr. Mallon and he had suggested to require soils on preliminary plats and also wetlands delineation. He commented that the one (1) acre requirement is not a great solution. He mentioned a design on Keweenaw Road which consists of 80 acres with 49 lots and only one (1) buildable site after the completion of a Level I Soil Survey. He suggested applying the State minimum which is one-half (1/2) acre for the septic system and alternate site. He requested that the proposed amendments be tabled to allow Staff, Developers, and Builders time to discuss various possible solutions.

Jeff Beall, builder and developer, as well as, representative of the Midwest Georgia Home Owners Association consisting of 600 members and a State Director for the Georgia Home Builders Association consisting of 10,000 members asked if property owners would be compensated for the taking of their property. He added that he concurred with the previous speakers.

Cory Reeves expressed concern about a "one size fits all" type solution. He suggested that other possible solutions should be discussed. He added that property has been maintained for years and sacrifices have been made for the maintenance of the property and the ones who will suffer are the ones who have maintained their property all these years for their retirement, not the builders and developers.

Bob Dixon stated that he had been a developer/builder in Fayette County for 33 years. He concurred with the previous speakers. He suggested to table the proposed amendments for further discussion.

Chairman Gray closed the floor from public comments and added that the proposed amendments should be tabled to allow time for further public input.

Tim Thoms concurred and added that it would be helpful to consider other ideas.

Chairman Gray concurred. He added that he expected everyone who spoke tonight to be willing to provide their input.

Al Gilbert made a motion to table the proposed amendments until January 5, 2006 to allow time to receive input from the public at the December 12, 2005 Workshop. Bill Beckwith seconded the motion. He added that there were a number of people who served on the Tree Protection Ordinance Committee and felt the proposed amendments should be handled in the same manner. The motion unanimously passed 5-0.

REVISED PER PRELIMINARY PLAT COMMENTS	DATE	DESCRIPTION	BY
1	12/1/05		
2	12/1/05		
3	12/1/05		
4	12/1/05		
5	12/1/05		
6	12/1/05		
7	12/1/05		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com
Contact Person: JOHN MEREDER

Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECTS

ADDITIONAL NOTES

BRIGHTON

LAND LOT 223, 224, 225 & 228, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 02/27/2018
SCALE: N/A
CN: 170257PN
LSV: Additional Notes
JN: 1-17-0257
FN: 163-D-047
SHEET NO: PP1

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE USED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

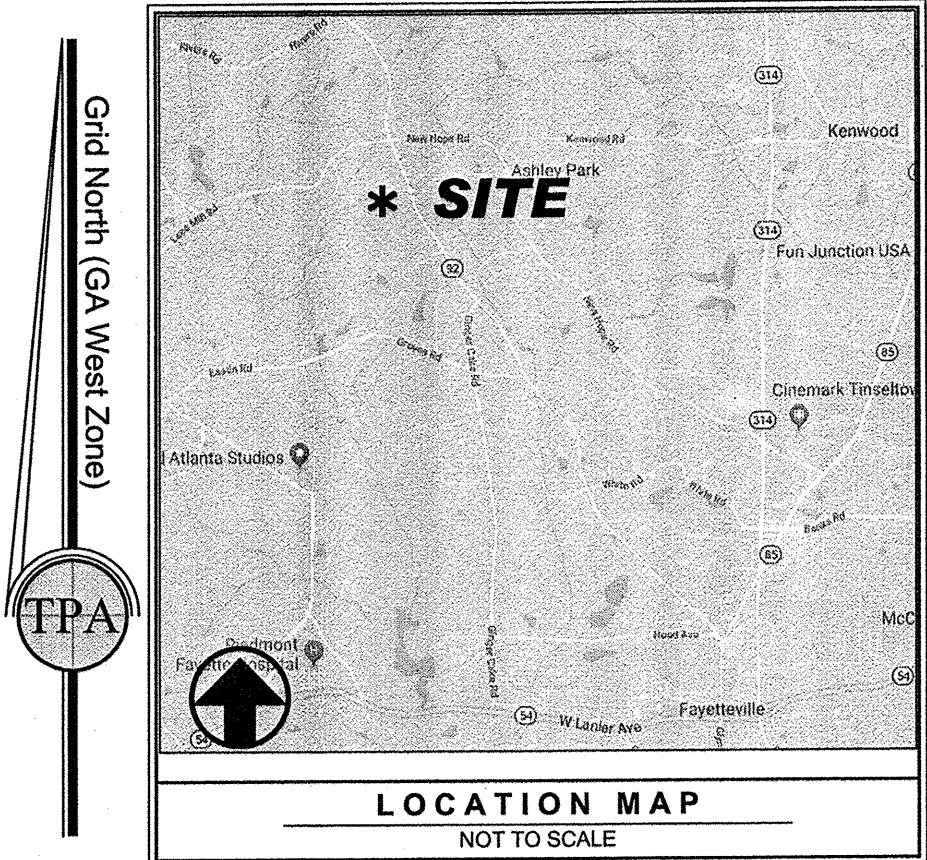
FAYETTE COUNTY CODE: CHAPTER 104; ARTICLE VII; SEC.104-182 (b) & (g)

NOTE #1: THE FOLLOWING SHALL APPLY TO ALL OTHER PERENNIAL STREAMS WITHIN THE FLINT RIVER WATERSHED. THE WHITEWATER CREEK WATERSHED AND ALL STATE WATEREDS REQUIRE A BUFFER WITHIN 1,000 FEET OF THESE MINOR PERENNIAL STREAMS:

- (1) MINIMUM WATERSHED BUFFER SHALL BE 100 FEET FROM WRESTED VEGETATION OR 50 FEET FROM 100 YEAR FLOODPLAIN ELEVATION, WHICHEVER IS GREATER.
- (2) MINIMUM WATERSHED SETBACK SHALL BE 50 FEET AS MEASURED FROM THE BUFFER.

NOTE #2: ALL STATE WATERES REQUIRING A BUFFER NOT OTHERWISE PROTECTED BY PROVISIONS OF THIS ARTICLE SHALL MEET THE FOLLOWING REQUIREMENTS:

- (1) MINIMUM WATERSHED BUFFER SHALL BE MAINTAINED FOR 50 FEET FROM WRESTED VEGETATION MEASURED HORIZONTALLY FROM BOTH SIDE OF THE STREAM.
- (2) MINIMUM WATERSHED SETBACK 25 FEET AS MEASURED FROM THE BUFFER.



OWNER

PULTE HOME COMPANY, LLC

2475 Northwinds Parkway, Suite 600
Alpharetta, GA 30009
(770) 381-3450

24 HOUR EMERGENCY CONTACT TIM POFF (770) 616-2906

SITE ZONING: C-S

SITE AREA: 116.777 (INCLUDES EXISTING LOT 43)

DISTURBED AREA: ± 47.56 ACRES

TAX PARCEL ID: 0548136

MINIMUM LOT REQUIREMENTS:

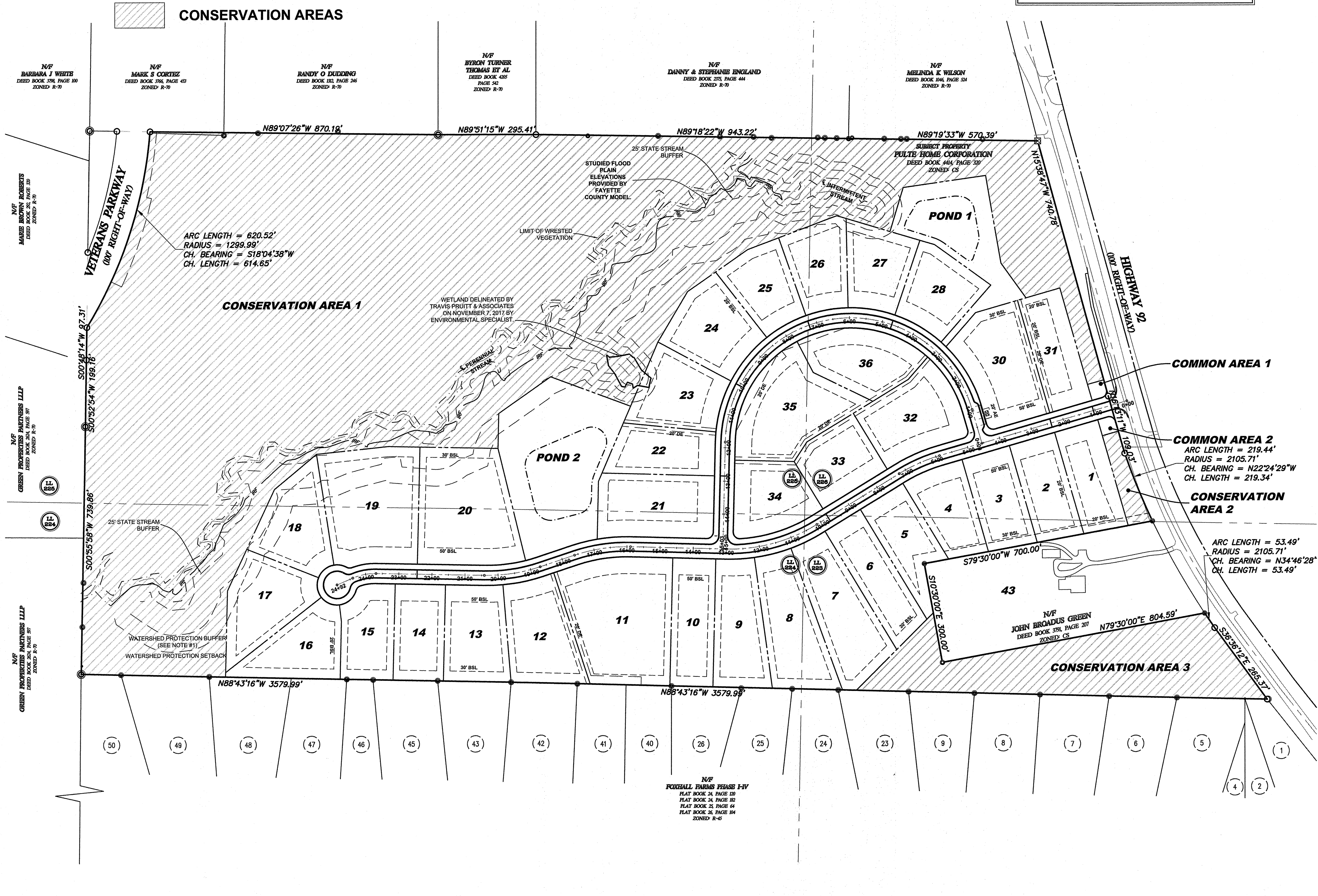
- 50' FRONT SETBACKS
- 20' SIDE SETBACKS
- 30' REAR SETBACKS
- MINIMUM LOT SIZE = 1,000 ACRES
- MINIMUM LOT WIDTH = 125'
- 100' ARTERIAL SETBACK FROM HIGHWAY 92 ROW
- MINIMUM FLOOR AREA = ± 100 SF
- SITE TO BE CONSTRUCTED IN ONE PHASE

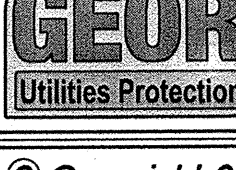
CONSERVATION SUMMARY:

- TOTAL REQUIRED: 46.68 ACRES (40.0% OF SITE AREA)
- TOTAL PROVIDED: 54.98 ACRES (47.08% OF SITE AREA)

PROPOSED USE:

- SINGLE FAMILY DETACHED HOMES: 36 PROPOSED




ZONING PETITION # 1160-05 APPROVED 11/22/2005 W/2 CONDITIONS. RDP-014-17 APPROVED 2/18/2018
SEE PRELIMINARY PLAT FOR LOT SUMMARY TABLE, (SHEET C3.1)
NOTE: DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION.
NOTE: THERE ARE WETLANDS ON THE SITE.
NOTE: ALL CURB RADI ARE <u>5'</u> , UNLESS OTHERWISE NOTED.
NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
NOTE: NOTIFY FAYETTE COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (770) 305-5453.
FLOOD HAZARD NOTE: THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA COMMUNITY PLAN NUMBER 13113C00019E, 13113C00030E, DATED SEPTEMBER 26, 2006.
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>GEORGIA811 Utilities Protection Center, Inc.</p> </div> <div style="text-align: right;"> <p>1-800-282-7411 Know what's below. Call before you dig.</p> </div> </div>
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OVERALL SITE PLAN

BRIGHTON

LAND LOT 223,224,225 & 226, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA

4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770)416-7511
 Fax: (770)416-6759
 WWW.TRAVISPRUITT.COM
 Contact Person: JOHN MERDER



Travis Pruitt & Associates, Inc.

REVISIONS	
NO	DATE
1	5/4/18 REVISED PER PRELIMINARY PLAT COMMENTS
2	6/9/18 REVISED PER PRELIMINARY PLAT COMMENTS
3	
4	
5	
6	
7	

DATE: 02/27/2018

SCALE: 1" = 150'

CN: 170257PN

LSV: Overall Site Plan

JN: 1-17-0257

FN: 163-D-047

SHEET NO: PP2

For The Firm
 Travis Pruitt & Associates, Inc.

DATE: 02/27/2018

SCALE: 1" = 150'

CN: 170257PN

LSV: Overall Site Plan

JN: 1-17-0257

FN: 163-D-047

SHEET NO: PP2

CENTERLINE ROAD LINE & CURVE TABLE						
CL NO.	STREET	START STA.	END STA.	RADIUS	ARC	CHORD
CL1	EASTMARK WAY	0+00.00	5+88.73			S73°46'21"W 588.73'
CL2	EASTMARK WAY	5+88.73	7+21.89	500.00'	133.17'	S86°08'34"W 132.77'
CL3	EASTMARK WAY	7+21.89	10+13.25			S58°30'46"W 291.36'
CL4	EASTMARK WAY	10+13.25	12+99.19	500.00'	285.94'	S74°53'45"W 282.06'
CL5	EASTMARK WAY	12+99.19	15+89.27			N86°43'16"W 290.08'
CL6	EASTMARK WAY	15+89.27	17+60.76	500.00'	171.48'	S81°27'14"W 170.64'
CL7	EASTMARK WAY	17+60.76	18+70.07			S71°37'43"W 109.32'
CL8	EASTMARK WAY	18+70.07	20+41.56	500.00'	171.48'	S81°27'14"W 170.64'
CL9	EASTMARK WAY	20+41.56	23+68.93			N86°43'16"W 327.38'
CL10	EASTMARK WAY	23+68.93	24+40.50	170.00'	71.57'	S79°13'08"W 71.04'
CL11	EASTMARK WAY	24+40.50	24+92.27			S67°09'32"W 51.77'
CL12	WEST PIER WAY	0+00.00	1+05.24			N16°13'39"W 105.24'
CL13	WEST PIER WAY	1+05.24	11+82.94	380.00'	1077.70'	S82°31'33"W 751.15'
CL14	WEST PIER WAY	11+82.94	15+02.72			S1°16'44"W 319.78'

LEGEND:

<p>EXIST. POWER POLE</p> <p>EXIST. POWER POLE W/GUY WIRE</p> <p>EXIST. LIGHT STANDARD</p> <p>EXIST. ELECTRIC BOX or TRANSFORMER</p> <p>EXIST. WATER METER</p> <p>EXIST. WATER VALVE</p> <p>EXIST. UNKNOWN UTILITY STRUCTURE</p> <p>EXIST. TELEPHONE MONUMENT</p> <p>EXIST. TELEPHONE BOX</p> <p>EXIST. GAS METER</p> <p>EXIST. GAS VALVE</p> <p>EXIST. SANITARY SEWER MANHOLE</p> <p>EXIST. CLEAN OUT</p> <p>EXIST. JUNCTION BOX/STORM SEWER MANHOLE</p> <p>EXIST. CATCH BASIN</p> <p>EXIST. DROP INLET</p> <p>EXIST. FLARED END SECTION</p> <p>EXIST. YARD INLET</p> <p>EXIST. CONTOUR ELEVATION</p> <p>NEW STORM SEWER</p> <p>NEW GATE VALVE</p>	<p>NEW FIRE HYDRANT</p> <p>NEW DROP INLET</p> <p>NEW HEADWALL</p> <p>NEW CATCH BASIN</p> <p>NEW MANHOLE</p> <p>NEW CLEANOUT</p> <p>NEW SPOT ELEVATION</p> <p>NEW CONTOUR</p> <p>NEW NUMBER OF PARKING SPACES</p> <p>STORM STRUCTURE IDENTIFICATION</p> <p>SANITARY STRUCTURE IDENTIFICATION</p> <p>TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)</p> <p>IRON PIN SET (1/2" REBAR)</p> <p>RIGHT-OF-WAY</p> <p>POINT OF BEGINNING</p> <p>RIGHT-OF-WAY</p> <p>N/F</p> <p>NOW OR FORMERLY</p> <p>B.S.L.</p> <p>BUILDING SETBACK LINE</p> <p>DEED BOOK</p>	<p>PG.</p> <p>PAGE</p> <p>TC</p> <p>TOP OF CURB</p> <p>BC</p> <p>BOTTOM OF CURB</p> <p>RCP</p> <p>REINFORCED CONCRETE PIPE</p> <p>CMP</p> <p>CORRUGATED METAL PIPE</p> <p>PVC</p> <p>POLYVINYL CHLORIDE PIPE</p> <p>DIP</p> <p>DUCTILE IRON PIPE</p> <p>HDPE</p> <p>HIGH DENSITY POLYETHYLENE</p> <p>INV.</p> <p>INVERT</p> <p>TH.T.</p> <p>THROAT</p> <p>CONC.</p> <p>CONCRETE</p> <p>C&G</p> <p>CURB & GUTTER</p> <p>CHW</p> <p>NEW CHILLED WATER LINE</p> <p>STM</p> <p>NEW STEAM WATER LINE</p> <p>F</p> <p>NEW FIRE LINE</p> <p>W</p> <p>NEW WATER LINE</p> <p>G</p> <p>NEW GAS LINE</p>	<p>EXIST. SANITARY SEWER LINE</p> <p>EXIST. OVERHEAD POWER LINE</p> <p>EXIST. OVERHEAD TELEPHONE LINE</p> <p>APPROX. LOCATION UNDERGROUND POWER LINE</p> <p>APPROX. LOCATION UNDERGROUND TELEPHONE LINE</p> <p>APPROX. LOCATION UNDERGROUND GAS LINE</p> <p>APPROX. LOCATION UNDERGROUND WATER LINE</p> <p>APPROX. LOCATION CHILLED WATER LINE</p> <p>APPROX. LOCATION STEAM WATER LINE</p> <p>EXIST. FENCE LINE (AS NOTED)</p> <p>EXIST. SIGN (AS NOTED)</p> <p>EXIST. TREE (AS NOTED)</p> <p>TEMPORARY BENCHMARK (TBM)</p> <p>CONCRETE MONUMENT FOUND</p> <p>PROPERTY CORNER</p> <p>FIELD LOCATED PIN (AS NOTED)</p> <p>EXIST. SPOT ELEVATION</p>
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REFER TO HYDROLOGY STUDY ENTITLED "STORMWATER MANAGEMENT REPORT FOR BRIGHTON" FOR STORMWATER MANAGEMENT INFORMATION, CALCULATIONS AND MAPS.

OWNER

PULTE HOME COMPANY, LLC

2475 Northwinds Parkway, Suite 600
Alpharetta, GA 30009
(770) 381-3450

24 HOUR EMERGENCY CONTACT
TIM POFF
(770) 616-2906

SITE ZONING: C-S

SITE AREA: 118.777 (INCLUDES EXISTING LOT 43)

DISTURBED AREA: ± 47.56 ACRES

TAX PARCEL ID: 0548136

MINIMUM LOT REQUIREMENTS:

- 50' FRONT SETBACKS
- 20' SIDE SETBACKS
- 30' REAR SETBACKS
- MINIMUM LOT SIZE = 1,000 ACRES
- MINIMUM LOT WIDTH = 125'
- 100' ARTERIAL SETBACK FROM HIGHWAY 92 ROW
- MINIMUM FLOOR AREA = 2,100 SF
- SITE TO BE CONSTRUCTED IN ONE PHASE

CONSERVATION SUMMARY:

- TOTAL REQUIRED: 46.88 ACRES (40% OF SITE AREA)
- TOTAL PROVIDED: 54.98 ACRES (47.08% OF SITE AREA)

PROPOSED USE:

- SINGLE FAMILY DETACHED HOMES: 36 PROPOSED
- 1 EXISTING

LOT SUMMARY CHART

LOT NUMBER	AREA (SF)	ACRES (AC)	USABLE SOIL (SF)	CONTIGUOUS AREA (AC)	LOT FRONTAGE @ FRONT B.S.L. (LF)	PERC RATE (MIN./IN.)	BEDROOMS	PRIMARY LINE (LF)	SECOND LINE (LF)
1	43,707.64	1.003	43,707	0.42	135.00	45	5	325	500
2	43,828.27	1.006	43,828	0.53	142.00	45	5	325	500
3	43,814.50	1.006	43,814	0.54	149.00	45	5	325	500
4	43,563.26	1.000	43,563	0.52	179.12	45	5	325	500
5	44,275.54	1.016	44,275	0.45	150.00	45	5	325	500
6	49,370.46	1.147	42,757	1.00	125.00	45	5	325	500
7	69,878.85	1.604	45,167	0.82	125.00	45	5	325	500
8	66,296.55	1.522	39,070	0.93	125.00	45	5	325	500
9	56,837.81	1.305	30,832	0.76	125.28	45	5	325	500
10	49,660.00	1.140	27,106	0.62	130.00	45	5	325	500
11	113,204.42	2.599	25,916	1.76	345.00	45	5	325	500
12	61,484.61	1.411	35,156	0.84	169.20	45	5	325	500
13	54,313.28	1.247	29,046	0.72	178.64	45	5	325	500
14	45,824.00	1.001	34,615	0.53	152.00	45	5	325	500
15	43,879.59	1.003	36,111	0.51	159.89	45	5	325	500
16	50,305.85	1.155	49,452	0.83	125.00	45	5	325	500
17	58,390.33	1.340	47,400	0.73	125.00	45	5	325	500
18	54,977.20	1.262	51,642	0.44	125.00	45	5	325	500
19	97,676.83	2.242	36,345	0.99	261.08	45	5	325	500
20	98,496.44	2.261	26,899	1.21	313.81	45	5	325	500
21	65,958.59	1.514	26,876	0.73	188.13	45	5	325	500
22	44,095.90	1.012	30,187	0.54	135.08	45	5	325	500
23	53,787.05	1.235	25,562	0.68	178.44	45	5	325	500
24	56,405.42	1.295	25,637	0.75	189.61	0.12 gpd/sf	5	500 (ATU)	500 (ATU)
25	43,748.90	1.004	33,972	0.54	151.25	0.12 gpd/sf	5	500 (ATU)	500 (ATU)
26	44,197.27	1.015	35,053	0.55	145.33	45	5	325	500 (ATU)
27	45,362.59	1.041	40,519	0.55	160.00	45	5	325	500
28	47,524.97	1.091	25,684	0.58	180.39	45	5	325	500
29	70,462.86	1.618	40,159	0.84	192.31	45	5	325	500
30	46,550.00	1.069	32,242	0.42	133.00	45	5	325	500
31	62,413.29	1.433	58,696	0.66	280.14	45	5	325	500
32	43,711.46	1.003	39,003	0.49	227.58	45	5	325	500
33	48,150.36	1.105	36,289	0.45	257.49	45	5	325	500
34	80,697.30	1.853	49,096	1.04	372.39	45	5	325	500
35	54,460.36	1.250	37,879	0.57	361.73	45	5	325	500
EX. LOT 43	227,557.44	5.224	N/A	N/A	316.92	N/A	N/A	N/A	N/A
COMMON AREA 1	2,425.22	0.055	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COMMON AREA 2	2,422.49	0.055	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CONSERVATION AREA 1	2,188,393.9	3	50,239	N/A	N/A	N/A	N/A	N/A	N/A
CONSERVATION AREA 2	16,266.66	0.373	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CONSERVATION AREA 3	190,316.33	4.369	N/A	N/A	N/A	N/A	N/A	N/A	N/A
POND 1	77,779.76	1.787	N/A	N/A	N/A	N/A	N/A	N/A	N/A
POND 2	144,622.56	3.320	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ROW	241,526.95	5.545	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	508,802.850	116.7770							

SEE SHEET PP3.2 "PRELIMINARY PLAT" FOR SPECIMEN TREE CHART FOR TREE SIZE (DBH), SPECIES (COMMON NAME), AND JUSTIFICATION FOR REMOVAL.

EACH RESIDENTIAL BUILDING LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.3 ACRES THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

THIS SITE IS WITHIN A GROUNDWATER RECHARGE AREA.

ZONING PETITION # 1160-05 APPROVED 11/22/2005 W/2 CONDITIONS. RDP-014-17 APPROVED 2/18/2018

NOTE: DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION.

NOTE: THERE ARE WETLANDS ON THE SITE.

NOTE: ALL CURB RADI ARE 2'. UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: NOTIFY FAYETTE COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (770) 305-5403.

FLOOD HAZARD NOTE:
THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER 1311300019E, 131130008E, DATED SEPTEMBER 26, 2008.

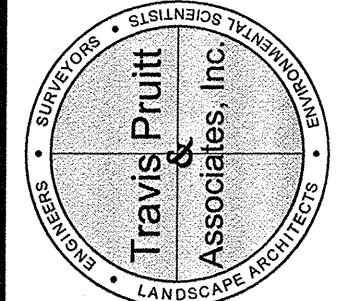
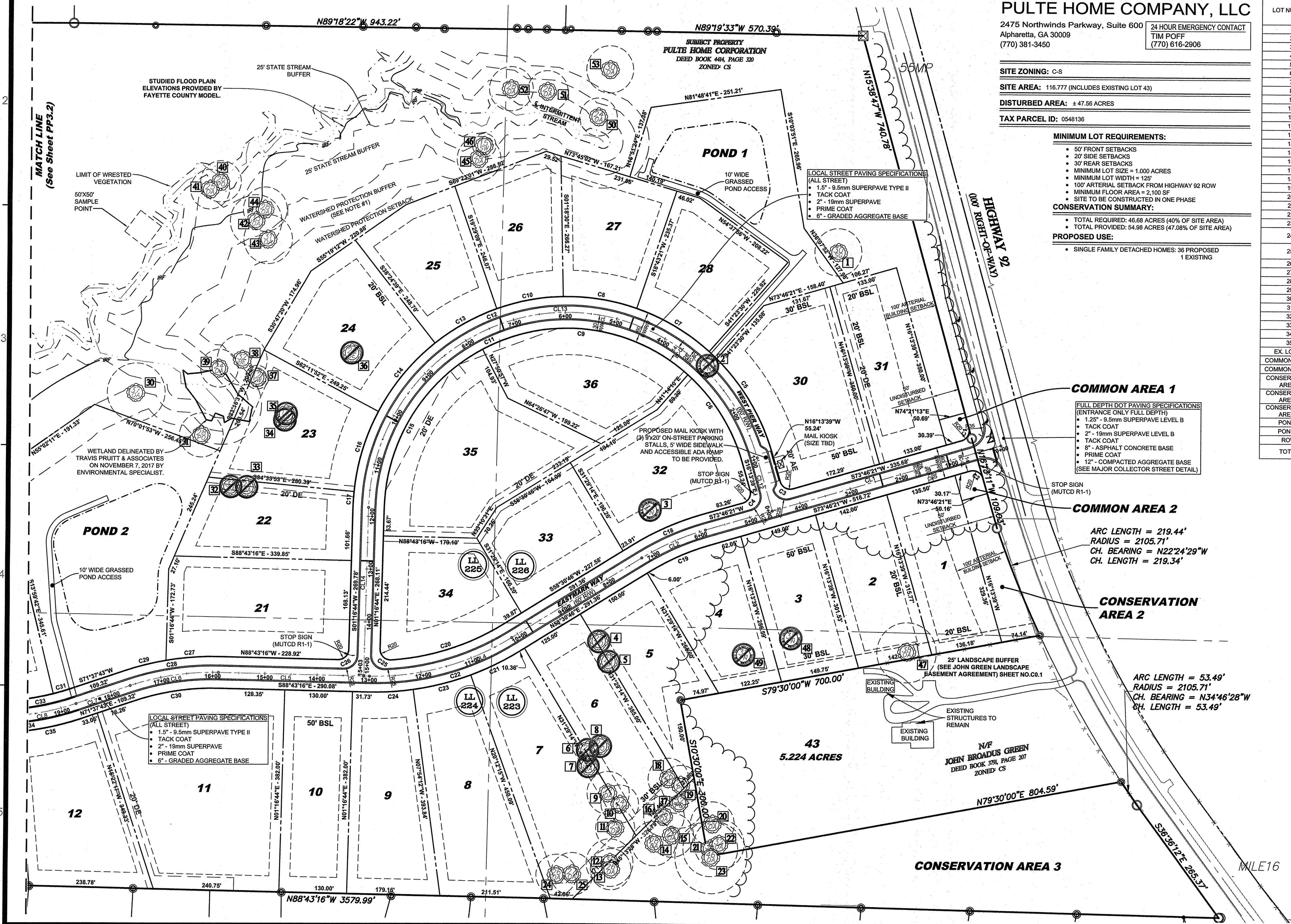
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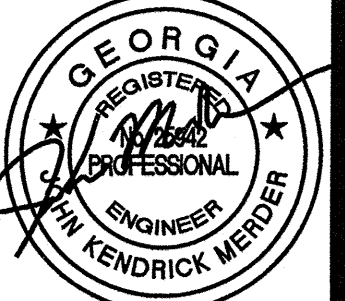
GRAPHIC SCALE - IN FEET
50 0 100 200 300 400

DATE: 02/27/2018
SCALE: 1" = 100'
CH: 170257PN
LSV: Preliminary Plat
JN: 1-17-0257
FN: 163-D-047
SHEET NO: PP3.1



BRIGHTON

PRELIMINARY PLAT



For The Firm
Travis Pruitt & Associates, Inc.
DATE: 02/27/2018
SCALE: 1" = 100'
CH: 170257PN
LSV: Preliminary Plat
JN: 1-17-0257
FN: 163-D-047
SHEET NO: PP3.1

CENTERLINE ROAD LINE & CURVE TABLE						
CL NO.	STREET	START STA.	END STA.	RADIUS	ARC	CHORD DIRECTION
CL1	EASTMARK WAY	0+00.00	5+88.73			S73°46'21"W
CL2	EASTMARK WAY	5+88.73	7+21.89	500.00'	133.17'	S66°08'34"W
CL3	EASTMARK WAY	7+21.89	10+13.25			S58°30'46"W
CL4	EASTMARK WAY	10+13.25	12+99.19	500.00'	285.94'	S74°53'45"W
CL5	EASTMARK WAY	12+99.19	15+89.27			N88°43'16"W
CL6	EASTMARK WAY	15+89.27	17+60.76	500.00'	171.48'	S81°27'14"W
CL7	EASTMARK WAY	17+60.76	18+70.07			S71°37'43"W
CL8	EASTMARK WAY	18+70.07	20+41.56	500.00'	171.48'	S81°27'14"W
CL9	EASTMARK WAY	20+41.56	23+68.93			N88°43'16"W
CL10	EASTMARK WAY	23+68.93	24+40.50	170.00'	71.57'	S79°13'08"W
CL11	EASTMARK WAY	24+40.50	24+92.27			S67°09'32"W
CL12	WEST PIER WAY	0+00.00	1+05.24			N16°13'39"W
CL13	WEST PIER WAY	1+05.24	11+82.94	380.00'	1077.70'	S82°31'33"W
CL14	WEST PIER WAY	11+82.94	15+02.72			S11°16'44"W

LEGEND:

<p>EXIST. POWER POLE</p> <p>EXIST. POWER POLE WIGUY WIRE</p> <p>EXIST. LIGHT STANDARD</p> <p>EXIST. ELECTRIC BOX or TRANSFORMER</p> <p>EXIST. WATER METER</p> <p>EXIST. WATER VALVE</p> <p>EXIST. UNKNOWN UTILITY STRUCTURE</p> <p>EXIST. TELEPHONE MONUMENT</p> <p>EXIST. GAS METER</p> <p>EXIST. GAS VALVE</p> <p>EXIST. SANITARY SEWER MANHOLE</p> <p>EXIST. CLEAN OUT</p> <p>EXIST. JUNCTION BOX/STORM SEWER MANHOLE</p> <p>EXIST. CATCH BASIN</p> <p>EXIST. YARD INLET</p> <p>EXIST. FLARED END SECTION</p> <p>EXIST. CONTOUR ELEVATION</p> <p>NEW STORM SEWER</p> <p>NEW GATE VALVE</p>	<p>NEW FIRE HYDRANT</p> <p>NEW DROP INLET</p> <p>NEW HEADWALL</p> <p>NEW CATCH BASIN</p> <p>NEW MANHOLE</p> <p>NEW CLEANOUT</p> <p>NEW SPOT ELEVATION</p> <p>NEW CONTOUR</p> <p>NEW NUMBER OF PARKING SPACES</p> <p>STORM STRUCTURE IDENTIFICATION</p> <p>SANITARY STRUCTURE IDENTIFICATION</p> <p>TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)</p> <p>IRON PIN SET (1/2" REBAR)</p> <p>POINT OF BEGINNING</p> <p>RIGHT-OF-WAY</p> <p>NOW OR FORMERLY</p> <p>BUILDING SETBACK LINE</p> <p>DEED BOOK</p>	<p>PG. PAGE</p> <p>TC TOP OF CURB</p> <p>BC BOTTOM OF CURB</p> <p>RCP REINFORCED CONCRETE PIPE</p> <p>CMP CORRUGATED METAL PIPE</p> <p>PVC POLYVINYL CHLORIDE PIPE</p> <p>DIP DUCTILE IRON PIPE</p> <p>HDPE HIGH DENSITY POLYETHYLENE</p> <p>INV. INVERT</p> <p>THT. THROAT</p> <p>CONC. CONCRETE</p> <p>C&G CURB & GUTTER</p> <p>SS NEW SANITARY SEWER LINE</p> <p>CHW NEW CHILLED WATER LINE</p> <p>STM NEW STEAM WATER LINE</p> <p>F NEW FIRE LINE</p> <p>W NEW WATER LINE</p> <p>G NEW GAS LINE</p>	<p>EXIST. SANITARY SEWER LINE</p> <p>EXIST. OVERHEAD POWER LINE</p> <p>EXIST. OVERHEAD TELEPHONE LINE</p> <p>APPROX. LOCATION UNDERGROUND POWER LINE</p> <p>APPROX. LOCATION UNDERGROUND TELEPHONE LINE</p> <p>APPROX. LOCATION UNDERGROUND GAS LINE</p> <p>APPROX. LOCATION UNDERGROUND WATER LINE</p> <p>APPROX. LOCATION CHILLED WATER LINE</p> <p>APPROX. LOCATION STEAM WATER LINE</p> <p>EXIST. FENCE LINE (AS NOTED)</p> <p>EXIST. SIGN (AS NOTED)</p> <p>EXIST. TREE (AS NOTED)</p> <p>TEMPORARY BENCHMARK (TBM)</p> <p>CONCRETE MONUMENT FOUND</p> <p>PROPERTY CORNER</p> <p>FIELD LOCATED PIN (AS NOTED)</p> <p>EXIST. SPOT ELEVATION</p>
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SPECIMEN TREE SURVEY

Point Number	Name	Raw Description
1	30" SWEETGUM	TSG 30
2	24" PINE	TPN 24
3	24" PINE	TPN 24
4	29" POPLAR	TPO 29
5	25" OAK	TO 25
6	25" OAK	TO 25
7	30" OAK	TO 30
8	24" POPLAR	TPO 24
9	27" OAK	TO 27
10	24" OAK	TO 24
11	25" OAK	TO 25
12	30" OAK	TO 30
13	26" OAK	TO 26
14	28" OAK	TO 28
15	28" OAK	TO 28
16	26" OAK	TO 26
17	32" POPLAR	TPO 32
18	26" POPLAR	TPO 26
19	25" POPLAR	TPO 25
20	28" OAK	TO 28
21	35" OAK	TO 35
22	32" OAK	TO 32
23	46" OAK	TO 46
24	26" OAK	TO 26
25	27" OAK	TO 27
26	32" OAK	TO 32

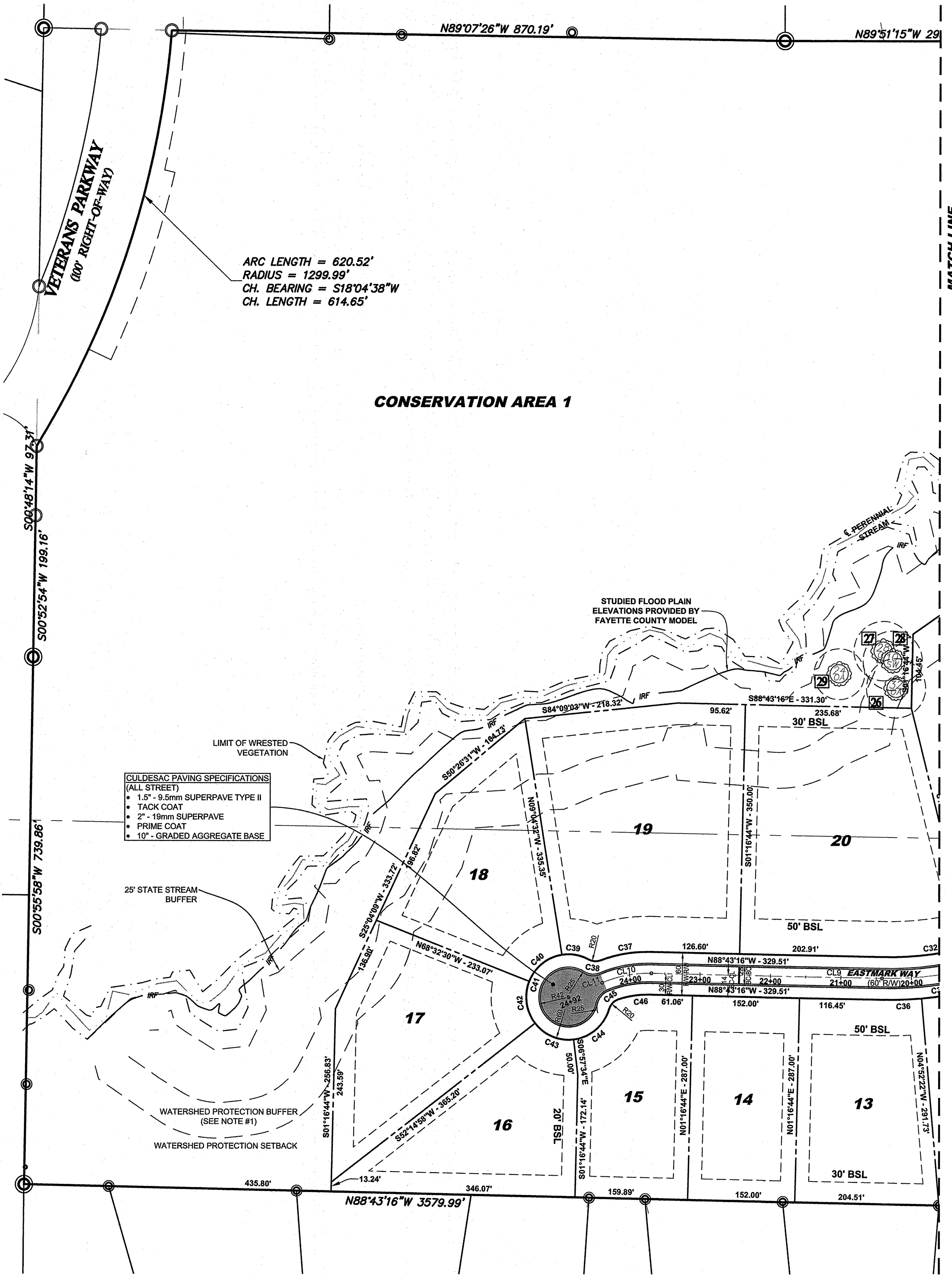
27	28" OAK	TO 28
28	10" SOURWOOD	TSW 10
29	24" OAK	TO 24
30	37" OAK	TO 37
31	28" POPLAR	TPO 28
32	32" OAK	TO 32
33	26" OAK	TO 26
34	26" OAK	TO 26
35	14" SOURWOOD	TSW 14
36	26" BEECH	TBE 26
37	12" SOURWOOD	TSW 12
38	32" BEECH	TBE 32
39	24" OAK	TO 24
40	26" POPLAR	TPO 26
41	25" OAK	TO 25
42	33" OAK	TO 33
43	31" OAK	TO 31
44	28" OAK	TO 28
45	28" OAK	TO 28
46	15" SOURWOOD	TSW 15
47	38" OAK	TO 38
48	32" PINE	TPN 32
49	32" PINE	TPN 32
50	24" OAK	TO 24
51	26" OAK	TO 26
52	28" OAK	TO 28
53	30" OAK	TO 30

SPECIMEN TREES TO BE REMOVED WILL BE IN CONFLICT WITH SITE IMPROVEMENTS. ROAD, HOUSE AND UTILITY LOCATIONS WERE DETERMINED BY SUITABLE SOIL. AVAILABILITY FOR THE SEPTIC SYSTEMS.

CURVE NO.	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	20.00'	31.21'	28.14'	N29°03'46"E
C2	20.00'	31.42'	28.29'	N61°13'25"W
C3	20.00'	31.42'	28.28'	S61°13'39"E
C4	20.00'	31.42'	28.28'	N28°46'21"E
C5	410.00'	211.71'	209.36'	N31°01'12"W
C6	350.00'	198.75'	196.09'	N32°29'44"W
C7	410.00'	162.22'	161.16'	N59°56'35"W
C8	410.00'	143.34'	142.61'	N81°17'34"W
C9	350.00'	422.02'	396.91'	N83°18'24"W
C10	410.00'	130.08'	129.53'	S79°36'10"W
C11	350.00'	992.62'	691.85'	S82°31'33"W
C12	410.00'	1162.78'	810.45'	S82°31'33"W
C13	410.00'	135.42'	134.81'	S61°03'06"W
C14	410.00'	170.22'	169.00'	S39°41'44"W
C15	350.00'	371.84'	354.60'	S31°42'53"W
C16	410.00'	160.05'	159.04'	S16°37'07"W
C17	410.00'	29.74'	29.73'	S3°21'26"W
C18	530.00'	141.16'	140.74'	S66°08'34"W
C19	470.00'	125.18'	124.81'	S66°08'34"W
C20	470.00'	228.16'	225.93'	N72°25'12"E

CURVE NO.	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C21	530.00'	104.37'	104.20'	N64°09'16"E
C22	530.00'	303.10'	298.98'	N74°53'45"E
C23	530.00'	113.79'	113.57'	N75°56'47"E
C24	530.00'	84.94'	84.85'	N86°41'16"E
C25	20.00'	33.14'	29.48'	S46°11'49"E
C26	20.00'	31.42'	28.28'	N46°16'44"E
C27	530.00'	101.70'	101.54'	S85°46'55"W
C28	530.00'	181.77'	180.88'	S81°27'14"W
C29	530.00'	80.07'	80.00'	S75°57'24"W
C30	470.00'	161.19'	160.40'	S81°27'14"W
C31	470.00'	35.90'	35.89'	N73°49'00"E
C32	470.00'	125.29'	124.92'	N83°38'31"E
C33	470.00'	161.19'	160.40'	N81°27'14"E
C34	530.00'	181.77'	180.88'	S81°27'14"W
C35	530.00'	124.87'	124.58'	S78°22'41"W
C36	530.00'	56.91'	56.88'	S88°12'11"W
C37	190.00'	72.13'	71.69'	S80°24'14"W
C38	20.00'	17.14'	16.62'	S85°54'54"E
C39	60.00'	39.50'	38.79'	N80°13'01"W
C40	60.00'	62.27'	59.52'	S51°11'29"W

CURVE NO.	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRECTION
C41	60.00'	295.85'	75.10'	S22°36'54"E
C42	60.00'	62.00'	59.28'	S8°08'46"E
C43	60.00'	62.00'	59.28'	S67°21'18"E
C44	60.00'	70.07'	66.16'	N49°35'04"E
C45	20.00'	19.32'	18.58'	S43°48'15"W
C46	130.00'	44.92'	44.70'	S81°22'46"W



OWNER

PULTE HOME COMPANY, LLC

2475 Northwinds Parkway, Suite 600
 Alpharetta, GA 30009
 (770) 381-3450

SITE ZONING: C-S

SITE AREA: 116.777 (INCLUDES EXISTING LOT 43)

DISTURBED AREA: ± 47.86 ACRES

TAX PARCEL ID: 0548136

MINIMUM LOT REQUIREMENTS:

- 50' FRONT SETBACKS
- 20' SIDE SETBACKS
- 30' REAR SETBACKS
- MINIMUM LOT SIZE = 1.000 ACRES
- MINIMUM LOT WIDTH = 125'
- 100' ARTERIAL SETBACK FROM HIGHWAY 92 ROW
- MINIMUM FLOOR AREA = 2,100 SF
- SITE TO BE CONSTRUCTED IN ONE PHASE

CONSERVATION SUMMARY:

- TOTAL REQUIRED: 46.68 ACRES (40% OF SITE AREA)
- TOTAL PROVIDED: 54.98 ACRES (47.08% OF SITE AREA)

PROPOSED USE:

- SINGLE FAMILY DETACHED HOMES: 36 PROPOSED
- 1 EXISTING

REFER TO HYDROLOGY STUDY ENTITLED "STORMWATER MANAGEMENT REPORT FOR BRIGHTON" FOR STORMWATER MANAGEMENT INFORMATION, CALCULATIONS AND MAPS.

ZONING PETITION # 1180-05 APPROVED 1/12/2005 W/2 CONDITIONS. RDP-014-17 APPROVED 2/18/2018

NOTE: DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION.

NOTE: THERE ARE STATE WATERS WITHIN 200 FEET OF THE SITE.

NOTE: THERE ARE WETLANDS ON THE SITE.

NOTE: ALL CURB RADII ARE 6" UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: NOTIFY FAYETTE COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (770) 305-5403.

FLOOD HAZARD NOTE: THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13113C0019E, 13113C0038E, DATED SEPTEMBER 26, 2008.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811
 Utilities Protection Center, Inc.

1-800-282-7411
 Know what's below.
 Call before you dig.

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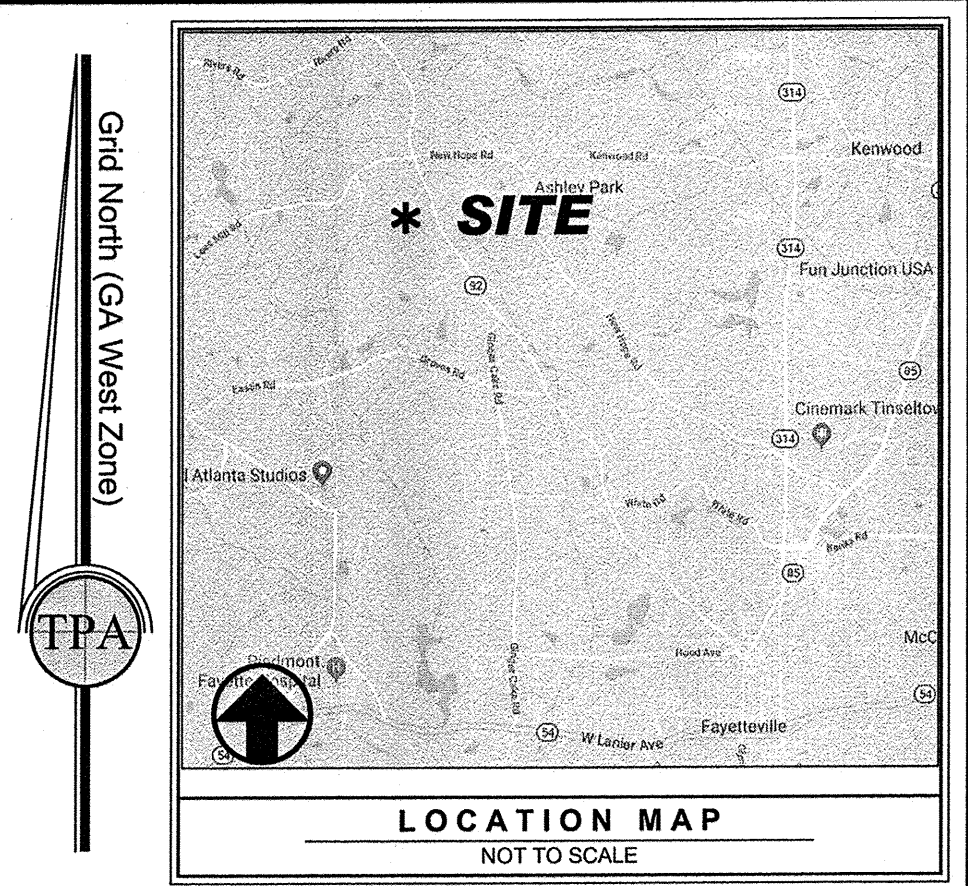
GRAPHIC SCALE - IN FEET
 50 0 100 200 300 400

PRELIMINARY PLAT

BRIGHTON

For The Firm
 Travis Pruitt & Associates, Inc.
 DATE: 02/27/2018
 SCALE: 1" = 100'
 CN: 170257PN
 LSV: Preliminary Plat
 JN: 1-17-0257
 FN: 163-D-047
 SHEET NO: PP3.2

LEGEND:							
	EXIST. POWER POLE		NEW FIRE HYDRANT	PG.	PAGE		EXIST. SANITARY SEWER LINE
	EXIST. POWER POLE W/GUY WIRE		NEW DROP INLET	TC	TOP OF CURB		EXIST. OVERHEAD POWER LINE
	EXIST. LIGHT STANDARD		NEW HEADWALL	BC	BOTTOM OF CURB		EXIST. OVERHEAD TELEPHONE LINE
	EXIST. ELECTRIC BOX or TRANSFORMER		NEW CATCH BASIN	RCP	REINFORCED CONCRETE PIPE		APPROX. LOCATION UNDERGROUND POWER LINE
	EXIST. WATER METER		NEW MANHOLE	CMP	CORRUGATED METAL PIPE		APPROX. LOCATION UNDERGROUND TELEPHONE LINE
	EXIST. WATER VALVE		NEW CLEANOUT	PVC	POLYVINYL CHLORIDE PIPE		APPROX. LOCATION UNDERGROUND GAS LINE
	EXIST. UNKNOWN UTILITY STRUCTURE		NEW SPOT ELEVATION	DIP	DUCTILE IRON PIPE		APPROX. LOCATION UNDERGROUND WATER LINE
	EXIST. TELEPHONE MONUMENT		NEW CONTOUR	HDPE	HIGH DENSITY POLYETHYLENE		APPROX. LOCATION CHILLED WATER LINE
	EXIST. TELEPHONE BOX		NEW NUMBER OF PARKING SPACES	INV.	INVERT		APPROX. LOCATION STEAM WATER LINE
	EXIST. GAS VALVE		STORM STRUCTURE IDENTIFICATION	THT.	THROAT		EXIST. FENCE LINE (AS NOTED)
	EXIST. SANITARY SEWER MANHOLE		SANITARY STRUCTURE IDENTIFICATION	CONC.	CONCRETE		EXIST. SIGN (AS NOTED)
	EXIST. CLEAN OUT		TRAFFIC DIRECTION ARROWS (FOR INFORMATION ONLY)	C&G	CURB & GUTTER		EXIST. TREE (AS NOTED)
	EXIST. CATCH BASIN		IRON PIN SET (1/2" REBAR)	CHW	NEW CHILLED WATER LINE		TEMPORARY BENCHMARK (TBM)
	EXIST. DROP INLET		POINT OF BEGINNING	STM	NEW STEAM WATER LINE		CONCRETE MONUMENT FOUND
	EXIST. FLARED END SECTION		RIGHT-OF-WAY	F	NEW FIRE LINE		PROPERTY CORNER
	EXIST. YARD INLET		NOW OR FORMERLY	W	NEW WATER LINE		FIELD LOCATED PIN (AS NOTED)
	EXIST. CONTOUR ELEVATION		BUILDING SETBACK LINE	C	NEW GAS LINE		EXIST. SPOT ELEVATION
	NEW STORM SEWER		DEED BOOK				
	NEW GATE VALVE						



OWNER
PULTE HOME COMPANY, LLC
2475 Northwinds Parkway, Suite 600
Alpharetta, GA 30009
(770) 381-3450

24 HOUR EMERGENCY CONTACT
TIM POFF
(770) 616-2906

SITE ZONING: C-S
SITE AREA: 116.777 (INCLUDES EXISTING LOT 43)
DISTURBED AREA: ± 47.56 ACRES
TAX PARCEL ID: 0548136

MINIMUM LOT REQUIREMENTS:

- 60' FRONT SETBACKS
- 20' SIDE SETBACKS
- 30' REAR SETBACKS
- MINIMUM LOT SIZE = 1.000 ACRES
- MINIMUM LOT WIDTH = 125'
- 100' ARTERIAL SETBACK FROM HIGHWAY 92 ROW
- MINIMUM FLOOR AREA = 2,100 SF
- SITE TO BE CONSTRUCTED IN ONE PHASE

CONSERVATION SUMMARY:

- TOTAL REQUIRED: 46.68 ACRES (40% OF SITE AREA)
- TOTAL PROVIDED: 54.98 ACRES (47.08% OF SITE AREA)

PROPOSED USE:

- SINGLE FAMILY DETACHED HOMES: 36 PROPOSED
- 1 EXISTING

REFER TO HYDROLOGY STUDY ENTITLED "STORMWATER MANAGEMENT REPORT FOR BRIGHTON" FOR STORMWATER MANAGEMENT INFORMATION, CALCULATIONS AND MAPS.

SEE SHEET PP04.2 "PRELIMINARY PLAT UTILITY AND GRADING PLAN" FOR LEVEL 3 AND 4 SOIL PROPERTY INFORMATION.

ZONING PETITION # 1160-05 APPROVED 1/12/2005 W/2 CONDITIONS. RDP-014-17 APPROVED 2/18/2018

APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE 24 MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A FINAL PLAT FOR AT LEAST ONE (1) PHASE HAS BEEN APPROVED, OR STREET BASE CONSTRUCTION FOR AT LEAST 50 PERCENT OF THE TOTAL LINEAR FOOTAGE OF ALL STREET(S) APPROVED ON THE PRELIMINARY PLAT.

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON 1/12/2005.

EACH RESIDENTIAL BUILDING LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.3 ACRES THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

THIS SITE IS WITHIN A GROUNDWATER RECHARGE AREA.

NOTE: DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION.

NOTE: THERE ARE STATE WATERS WITHIN 200 FEET OF THE SITE.

NOTE: THERE ARE WETLANDS ON THE SITE.

NOTE: ALL CURB RADI ARE 5', UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

NOTE: NOTIFY FAYETTE COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (770) 305-5403.

FLOOD HAZARD NOTE:
THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER 131130019E, 131130039E, DATED SEPTEMBER 23, 2008.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

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GRAPHIC SCALE - IN FEET
0 100 200 300 400

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
Contact Person: JOHN MERDER

REVISIONS

NO.	DATE	DESCRIPTION
1	02/27/2018	PP4.1

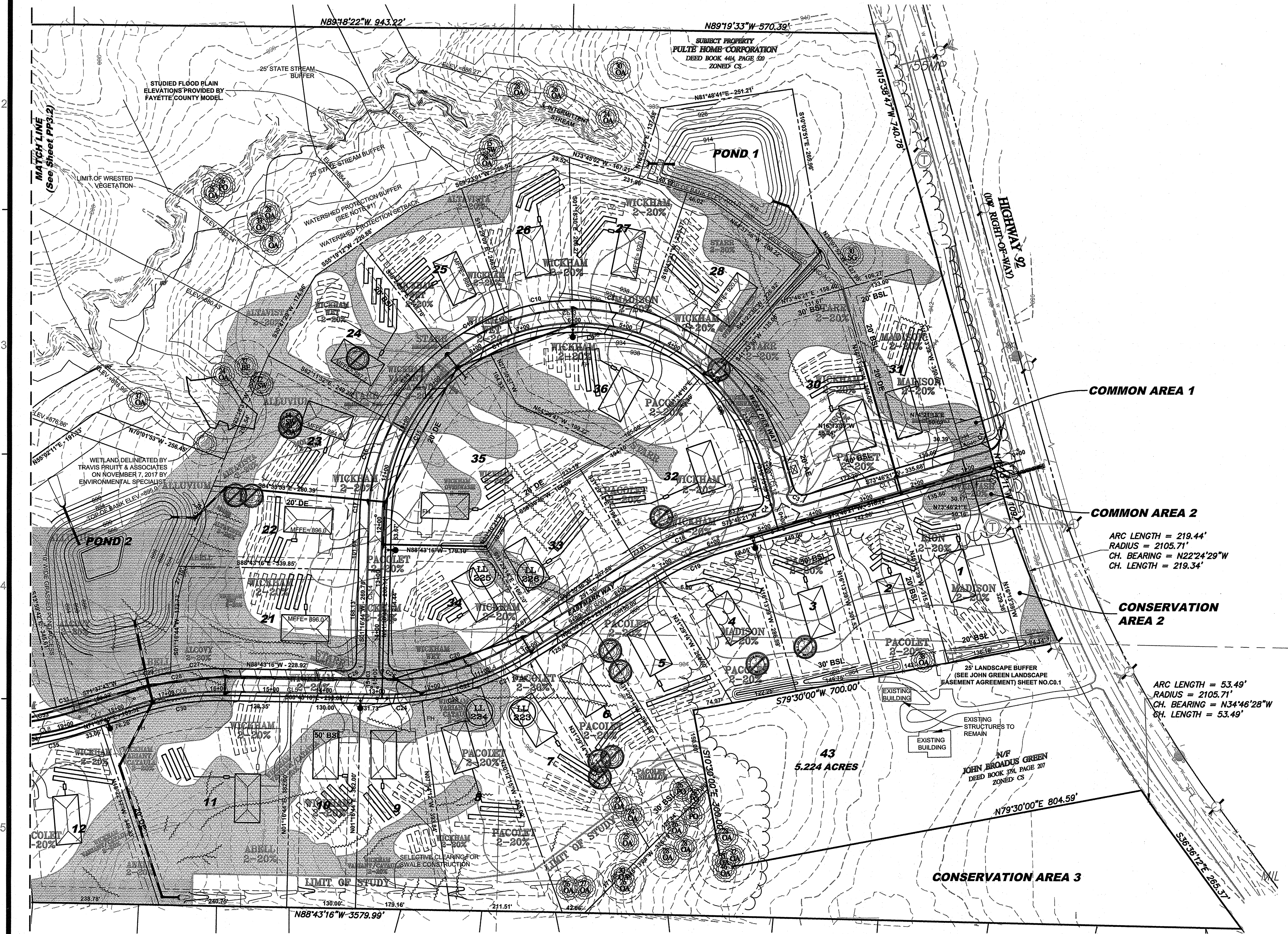
PRELIMINARY PLAT GRADING AND UTILITY PLANS

BRIGHTON

LAND LOT 223, 224, 225 & 226, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 02/27/2018
SCALE: 1" = 100'
CN: 170257PN
LSV: Preliminary Plat Grading and Utility Plans
JN: 1-17-0257
FN: 163-D-047
SHEET NO: PP4.1




Grid North (GA West Zone)

TPA

LOCATION MAP

NOT TO SCALE



Travis & Pruitt
Associates, Inc.

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travisprutt.com
Contact Person: JOHN MENDER

REVISIONS		DATE	DESCRIPTION	BY
7				
6				
5				
4				
3				
2				
1				
0	6/29/10		REVISED PER PRELIMINARY PLAT COMMENTS	JAM
	5/6/10		REVISED PER PRELIMINARY PLAT COMMENTS	JAM

<h1 style="margin: 0;">BRIGHTON</h1>	PRELIMINARY PLAT GRADING AND UTILITY PLANS
LAND LOT 223, 224, 225 & 226, 5TH DISTRICT, FAYETTE COUNTY, GEORGIA	

ZONING ORDINANCE

Sec. 110-3. *Definitions*

Lot, corner, means a lot located at the intersection of two ~~or more~~ streets.

Lot, flag, means a lot shaped like a flag on a pole with the pole portion of the lot fronting on a street.

Lot, landlocked, means a lot ~~of record~~ having no frontage on a street.

Principal structure front means the wall/plane of the principal structure in which the front door is located.

Yard, front, means the area between a property line adjacent to a ~~thoroughfare street~~ and the ~~front~~ building line, extending the full width of the lot.

Yard, primary front, means on a corner lot, the area between a property line adjacent to a street and a line running parallel to the front plane of the principal structure, extending the full width of the lot.

Yard, rear, means the area between the rear property line and the rear ~~building setback~~ line, extending the full width of the lot.

Yard, secondary front, means on a corner lot, the area between a property line adjacent to a street and the principal structure outside of the primary front yard.

Yard, side, means the area between the side property line and the side ~~building setback~~ line, extending from the front yard to the rear yard ~~or extending from a front yard to the side yard in the case of a corner lot~~.

Sec. 110-79. - Accessory structures and uses.

~~These regulations shall not apply to Ffarm outbuildings, including horse stables, auxiliary structures, and commercial greenhouses as are regulated as conditional uses under article Sec. 110-125. - A-R, Agricultural-Residential District and VII Sec. 110-169. - Conditional use approval of this chapter and shall be allowed in the A-R zoning district only One-a semi-trailer may be utilized as a farm outbuilding as regulated under Sec. 110-125. - A-R, Agricultural-Residential District. provided the property is zoned A-R and the semi-trailer is being used to store agricultural items. These aforementioned buildings/structures shall be allowed in the A-R zoning district only. These regulations shall not apply to those nonresidential uses allowed in A-R and residential zoning districts.~~

(c) *Number and size*

- (3) A well/pump house, dog house, or playhouse consisting of 70 square feet or less; dog pen/run; swimming pool, hot tub, or recreational court; aircraft hangar, farm outbuilding, greenhouse, horse stable, auxiliary structure ~~or~~

one semi-trailer (as regulated in ~~A-R~~ under ~~article V of this chapter~~ Sec. 110-125. - A-R, Agricultural-Residential District and VII Sec. 110-169. - Conditional use approval); ground/pole-mounted solar panel consisting of less than 200 square feet or ground-mounted wind turbine/windmill; uncovered outdoor kitchen, fireplace; patio; underground storm shelter; or beehive shall not be included in determining the number of accessory structures provided herein.

- (d) Location on lot. Accessory structures shall conform to the dimensional requirements within each zoning district. ~~A well/pump house of 70 square feet or less may be located within the setbacks.~~
- (e) ~~Accessory structures located in a front yard.~~ On a single frontage lot, the area between the street and the front building line shall be treated as a front yard with regard to the location of accessory structures. On a corner lot, the area between ~~both of~~ the streets and ~~both of~~ the front building lines shall be treated as a primary front yard ~~and or a~~ secondary front yard(s) with regard to the location of accessory structures. On a through lot, the area between the street from which the lot is accessed and the front building line shall be treated as a front yard with regard to the location of accessory structures.

No structure shall be located in the front yard except: ~~a well/pump house consisting of 70 square feet or less; a detached garage (see subsections (d)(1) and (2) of this section for requirements) on a single frontage lot, a through lot or in the primary or secondary front yard of a corner lot (see subsection (1) of this section for requirements) well/pump house consisting of 70 square feet or less; or farm outbuildings, including horse stables, auxiliary structures, and greenhouses located in an A-R zoning district, where the lot consists of five acres or more; or an accessory structure on a lot in the A-R zoning district which consists of five or more acres.~~

~~(1) Detached garage located in the front yard of a single frontage lot and a through lot. A detached garage located in the front yard shall meet the following requirements:~~

- (1) ~~Detached garage located in the front yard of a single frontage lot, and a through lot, the primary front yard on a corner lot, or secondary front yard on a corner lot. A detached~~Said garage located in the front yard shall meet the following requirements:
- a. Footprint shall not exceed 900 square feet.
 - b. The detached garage shall not be located ~~no~~ more than 35 feet from the principal structure;
 - c. The design of the garage shall match with the general residential architectural style inherent in the existing principal structure, including, but not limited to: roof pitch, roof facade, facade, residential windows, and residential doors. Elevation drawings denoting compliance with these requirements shall be submitted as part of the building permit application.

- d. The garage shall have at least one opening for vehicular access.
 - e. The garage shall be connected to the principal structure by at least one of the following and elevation drawings denoting compliance with the following requirements shall be submitted as part of the building permit application:
 - 1. *An attached or detached breezeway.* Said breezeway shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached breezeway shall be constructed within six inches of the principal structure and the garage;
 - 2. *An attached raised deck.* Said attached raised deck shall be a minimum height of 15 inches. The deck shall have a minimum width of six feet. Said deck shall have guard rails measuring a minimum of three feet in height; or
 - 3. *An attached or detached pergola.* Said pergola shall consist of parallel colonnades supporting an open roof of beams and crossing rafters, shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached pergola shall be constructed within six inches of the principal structure and the garage.
- (2) *Accessory structure located in the secondary front yard of a corner lot.* When an accessory structure, exclusive of a detached garage per (1) above, is located in a secondary front yard adjacent to a street that is designated as an Internal Local the required setback shall be increased by 20 feet.
- ~~(2) Detached garage located in the front yard of a corner lot.~~
- ~~a. Primary front yard. The location of the front door of the principal structure shall establish the primary front yard. If the front door is not oriented to a street, the driveway access shall be utilized to establish the primary front yard. The primary front yard is the area between the street and the front building line in which an accessory structure is prohibited, except in the case of a detached garage which shall comply with the requirements of a single frontage lot; and~~
 - ~~b. Secondary front yard. Consequently, the other frontage shall be the secondary front yard. The secondary front yard is the area between the street and the front building line in which an accessory structure is prohibited, except in the case of a detached garage which shall comply with the following requirements:~~
 - ~~1. Shall not exceed 900 square feet of floor area;~~
 - ~~2. Located no more than 35 feet from the principal structure; and~~
- ~~(3) Architectural standards for a detached garage located in all front yards. The garage shall maintain a residential character. Elevation drawings denoting compliance with the following requirements shall be submitted as part of the building permit application:~~

- ~~a. The design of the garage shall match with the general architectural style inherent in the existing principal structure, including, but not limited to: roof pitch, roof facade, facade, residential windows, and residential doors.~~
- ~~b. The garage shall have at least one opening for vehicular access.~~
- ~~c. A separate electrical meter is not permitted, unless otherwise required per the building permits and inspections department.~~
- ~~d. The garage shall be connected to the principal structure by at least one of the following:~~
 - ~~1. An attached or detached breezeway. Said breezeway shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached breezeway shall be constructed within six inches of the principal structure and the garage;~~
 - ~~2. An attached raised deck. Said attached raised deck shall be a minimum height of 15 inches. The deck shall have a minimum width of six feet. Said deck shall have guard rails measuring a minimum of three feet in height; or~~
 - ~~3. An attached or detached pergola. Said pergola shall consist of parallel colonnades supporting an open roof of beams and crossing rafters, shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached pergola shall be constructed within six inches of the principal structure and the garage.~~

(NOTE: All subsequent sections of the ordinance to be reordered as applicable.)

Sec. 110-125. - A-R, Agricultural-Residential District.

(b) Permitted uses. The following permitted uses shall be allowed in the A-R zoning district:

- (1) Single-family dwelling;
- (2) Accessory structures and uses (see article III of this chapter);
- (3) Growing of crops and the on-premises sale of produce and agricultural products, provided 50 percent of the produce/products sold shall be grown on-premises;
- (4) Plant nurseries and greenhouses (no sales of related garden supplies); ~~and~~
- (5) Raising of livestock; aquaculture, including pay fishing; apiary (all beehives shall comply with the required setbacks); and the sale thereof; ~~and~~
- (6) One semi-trailer utilized as a farm outbuilding provided the property is a minimum of five (5) acres and the semi-trailer is only used to store agricultural items.

Sec. 110-169. - Conditional use approval.

- x. Farm outbuildings, including horse stables, auxiliary structures, and greenhouses. Allowed in the A-R zoning district. ~~These aforementioned buildings/structures shall be shall be exempt from Sec. 110-79. - Accessory structures and uses.~~
1. Farm outbuilding. All structures permitted in this category shall be structures related to a bona fide farming operation and shall be utilized as a barn for livestock, storing farm equipment, and any other agricultural purposes. ~~Farm outbuildings shall be exempt from architectural standards (see article III of this chapter)~~
 2. Greenhouses. All structures permitted in this category shall be structures related to a bona fide cultivation or production of landscape planting materials. ~~Greenhouses shall be exempt from architectural standards (see article III of this chapter).~~
 3. Horse stables. All structures permitted in this category shall be related to the bona fide shelter and/or boarding of horses. Riding lessons and boarding only shall be permitted; however, a site plan shall be required for these uses. ~~Horse stables are exempt from architectural standards (see article III of this chapter).~~
 4. Auxiliary structures. All structures permitted in this category shall comply with the following:
 - (i) Auxiliary structures shall be utilized for personal use only by the residents of the principal structure.
 - (ii) Auxiliary structures may be utilized as a noncommercial indoor training facility and/or artist studio.
 - (iii) For those uses that have the potential of generating noise levels audible to the adjacent properties acoustical treatment (soundproofing) shall be required to mitigate the volume of sound.
 - (iv) Commercial/retail activity shall not be permitted.
 - (v) An auxiliary structure shall not be utilized in conjunction with a home occupation.
 - ~~(vi) Auxiliary structures are exempt from architectural standards (see article III of this chapter).~~

SUBDIVISION REGULATIONS

Sec. 104-593. - Definitions.

Building line, front, means a line running parallel to the street which touches the nearest point of the principal structure to the street.

Lot, corner, means a lot located at the intersection of two or more streets.

Lot, flag, means a lot shaped like a flag on a pole with the pole portion of the lot fronting on a street.

Lot, landlocked, means a lot having no frontage on a street.

Yard means a required open space on a lot that is left unoccupied with structures and facilities, except as otherwise permitted herein.

Yard, front, means the area between a property line adjacent to a street and the front building line, extending the full width of the lot.

Yard, primary front, means on a corner lot, the area between a property line adjacent to a street and a line running parallel to the front plane of the principal structure, extending the full width of the lot.

Yard, rear, means the area between the rear property line and the rear setback line, extending the full width of the lot.

Yard, secondary front, means on a corner lot, the area between a property line adjacent to a street and the principal structure outside of the primary front yard.

Yard, side, means the area between the side property line and the side setback line, extending from the front yard to the rear yard or extending from a front yard to the side yard in the case of a corner lot.

Sec. 104-603. Procedure for the establishment of front, side and rear yards on a flag lot or a nonconforming landlocked lot.

Due to the various development patterns of flag lots in the past and their irregular shapes, and that nonconforming land locked lots have no road frontage, a property owner may request that the planning commission establish the front, side and rear yards on an existing flag lot and a proposed flag lot in conjunction with the Final Plat and Minor Subdivision Plat approval process that would be different than the yards per existing County regulations, and establish the front, side and rear yards on a nonconforming landlocked lot. This procedure is applicable to existing flag lots, proposed flag lots and nonconforming landlocked lots. The front, side and rear orientation of the residence (existing or proposed) on the flag lot or nonconforming landlocked lot and/or the orientation of the lot access will be considered in this establishment of front, side and rear yards. The establishment of yards through this procedure will require the revision of a Minor Subdivision Plat or Final Plat, as applicable. (Public Notice?)

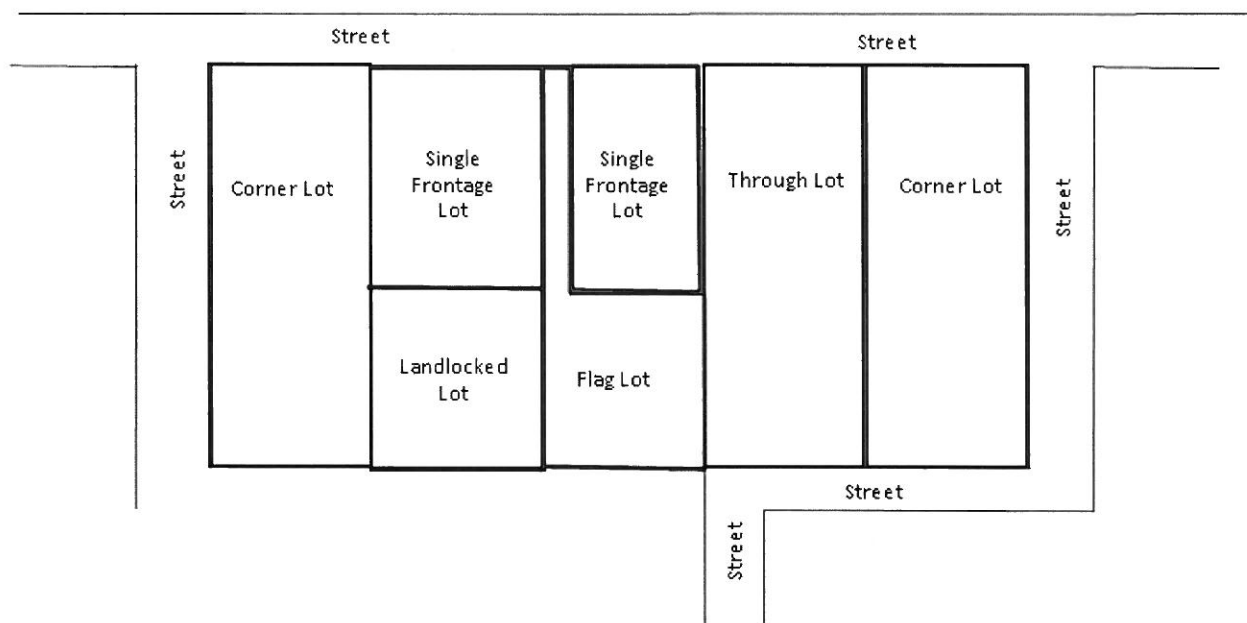


Residential Lot Configuration, Orientation and Setback Illustrations

Fayette County Planning and Zoning Department
140 Stonewall Avenue West
Fayetteville, GA 30214
(770) 305-5421

The purpose of this brochure is to clarify and illustrate the various configurations, orientations and setbacks on residential lots as regulated in the Fayette County Zoning Ordinance and Fayette County Subdivision Regulations. The lot orientation determines the location of a front yard on a lot and front yards have significance in the placement of accessory structures and fences. The five basic lots configurations defined in the Fayette County Zoning Ordinance are as follows:

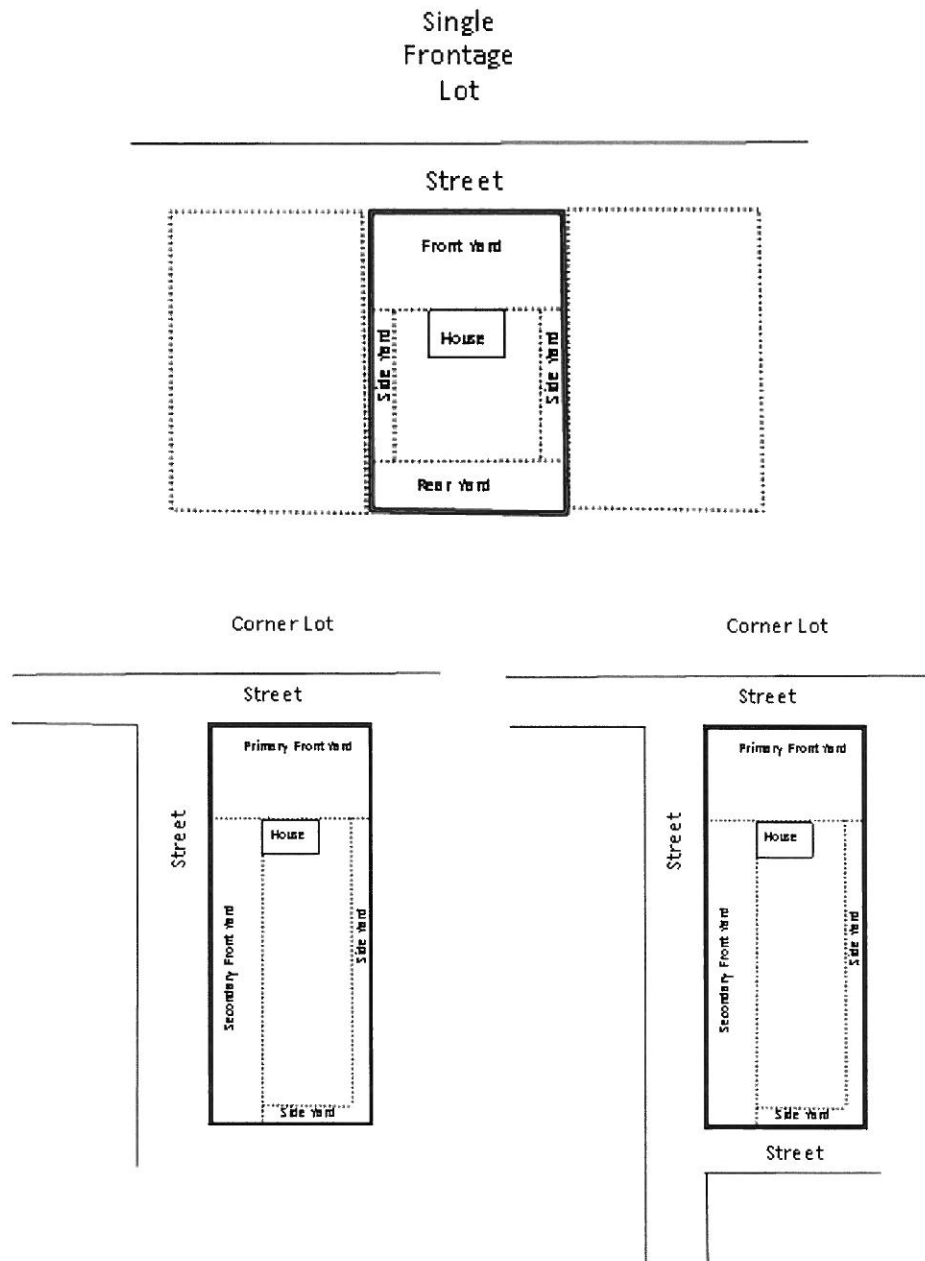
- *Lot, corner*, means a lot located at the intersection of two or more streets.
- *Lot, flag*, means a lot shaped like a flag on a pole with the pole portion of the lot fronting on a street.
- *Lot, landlocked*, means a lot having no frontage on a street.
- *Lot, single frontage*, means a lot which has frontage on only one street.
- *Lot, through*, means a lot, other than a corner lot, having frontage on more than one street.



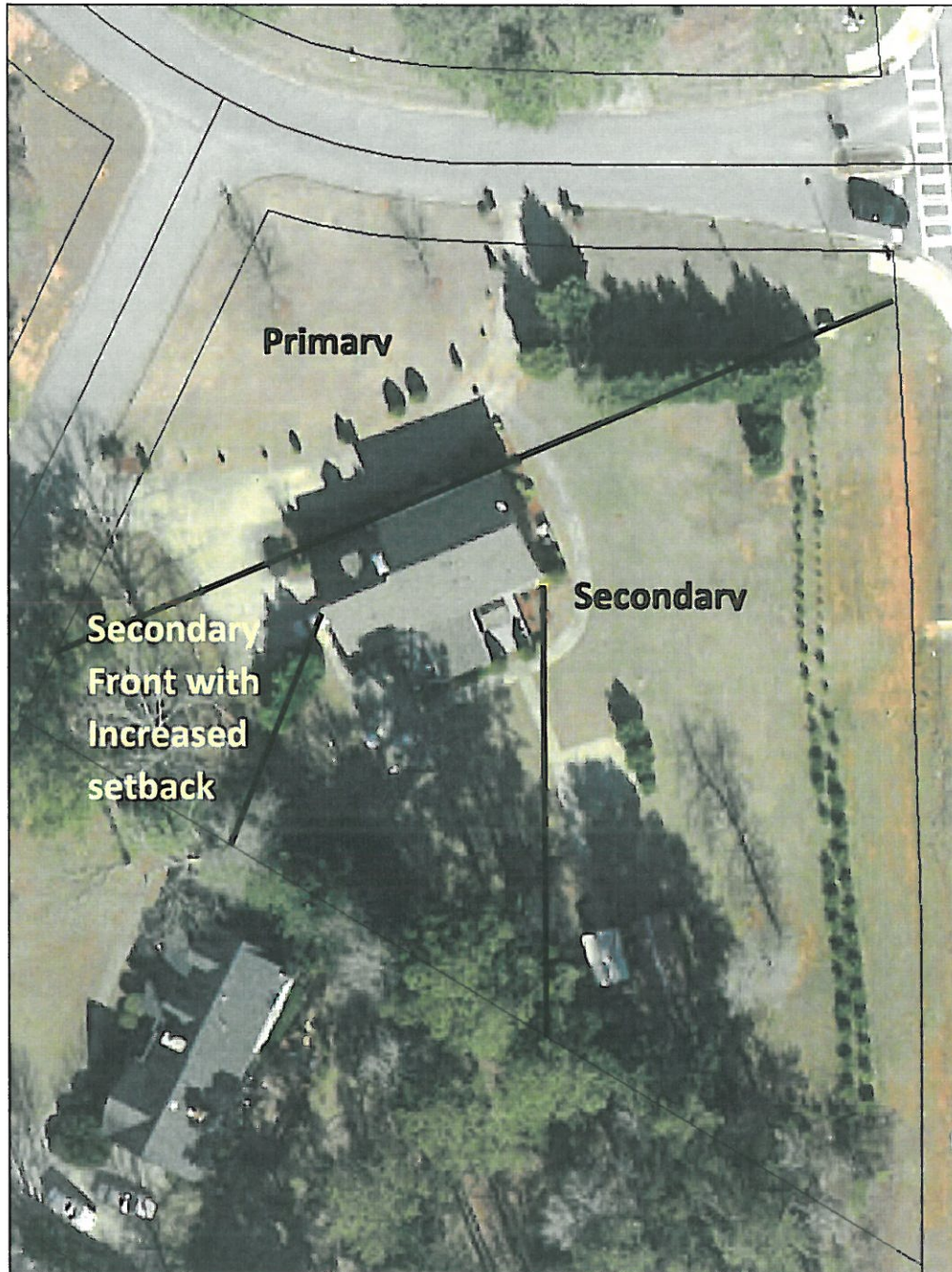
Residential Lot Configuration, Orientation and Setback Illustrations

The Fayette County Zoning Ordinance defines “yards” as follows:

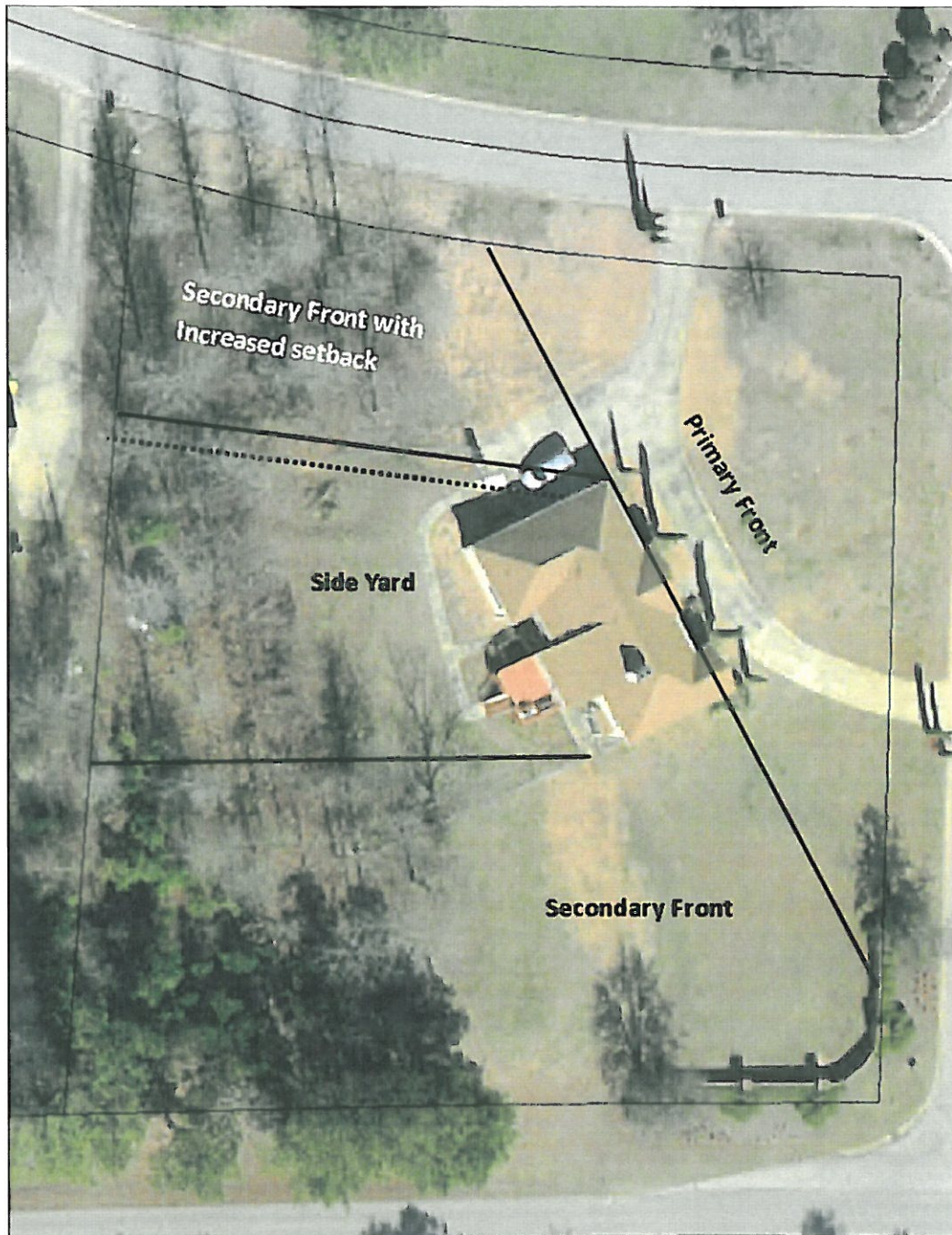
- *Yard, front*, means the area between a property line adjacent to a street and the front building line, extending the full width of the lot.
- *Yard, primary front*, means on a corner lot, the area between a property line adjacent to a street and a line running parallel to the front plane of the principal structure, extending the full width of the lot.
- *Yard, secondary front*, means on a corner lot, the area between a property line adjacent to a street and the principal structure outside of the primary front yard.
- *Yard, side*, means the area between the side property line and the side setback line, extending from the front yard to the rear yard or extending from the front yard to the side yard in the case of a corner lot.
- *Yard, rear*, means the area between the rear property line and the rear setback line, extending the full width of the lot.



Corner Lot



Residential Lot Configuration, Orientation and Setback Illustrations



Residential Tourist Accommodations
Partial and Whole House Rentals

AR zoning (minimum 5 acres)

1 to 7 bedrooms

1 to 14 guests maximum

2 to 3 acre zoning

1 to 5 bedrooms

1 to 10 guests maximum

1 acre zoning

1 to 3 bedrooms

1 to 6 guests maximum

No detached structures, recreational vehicles, dining rooms, dens, living rooms, attached remodeled garages or basements are to be used as bedrooms.

The above applies to both whole house and partial house rentals.

Note: Bed and Breakfast Inns are restricted to AR zoning with a minimum of 10 acres, a maximum of 5 guestrooms and a maximum of 10 Occupants