

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 N. Blaine, Zoning Administrator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
September 20, 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 September 6, 2018.

NEW BUSINESS

2. Consideration of a Minor Subdivision Plat of Jacqueline Eubanks. The property will consist of three residential lots zoned A-R, is located in Land Lot 158 of the 4th District and front(s) on Rising Star Road.
3. Consideration of a Minor Subdivision Plat of Thomas L. Davis. The property will consist of two residential lots zoned A-R, is located in Land Lot 37 of the 7th District and front(s) on Huiet Drive.
4. Consideration of a Preliminary Plat of Liberty North. The property will consist of 28 residential lots zoned R-50, is located in Land Lots 230 of the 13th District and fronts on S.R. 279.
5. Discussion of family cemeteries.

OLD BUSINESS

6. Discussion of tourist accommodations.

To: Fayette County Planning Commission
From: Channele Blaine, Zoning Administrator
Date: September 13, 2018
Subject: Minor Subdivision Plat to be considered on September 20, 2018

MINOR SUBDIVISION PLAT

MSP of Jacqueline M. Eubanks

OWNER/APPLICANT

Jacqueline M. Eubanks

Recommend **APPROVAL** for the Minor Subdivision Plat.

MINOR SUBDIVISION PLAT
FOR
JACQUELINE M. EUBANKS

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH
SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE 9-13-18 SIGNED *Vanessa Taylor*
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 9-11-18 SIGNED *P. Mallor*
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION / /

DATE _____ SIGNED _____
SECRETARY.

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE 9/11/2018 SIGNED *AS*
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

DATE 9/13/18 SIGNED *[Signature]*
FIRE MARSHAL



SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: *[Signature]* SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620
DATE 9/17/18

OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER/REPRESENTATIVE OF THE JACQUELINE M. EUBANKS SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER _____ DATE _____

SOILS CLASSIFICATION DELINEATION

I, M. BRANNON MILES DO HEREBY CERTIFY THAT THE LEVEL I SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY RESOURCE ENGINEERS, INC. 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
DPH CERTIFIED SOIL CLASSIFIER
REGISTRATION NO. 160
APPLIED ENVIRONMENTAL SCIENCES, INC.
90-F GLENDA TRACE, #327
NEWNAN, GA 30264
DATE _____

GENERAL NOTES

1. OWNER:
JACQUELINE M. EUBANKS
627 RISING STAR ROAD
BROOKS, GA 30205
2. SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 303
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com
3. TOTAL ACREAGE: 39.623 ACRES
3 LOTS- ZONED A-R
MINIMUM DIMENSIONAL REQUIREMENTS FOR A-R ZONING DISTRICT
LOT AREA: 5 ACRES
LOT WIDTH: 250 FT
FLOOR AREA: 1,200 SQ FT
FRONT YARD SETBACK:
MAJOR THOROUGHFARE
ARTERIAL: 100 FEET
COLLECTOR: 100 FEET
MINOR THOROUGHFARE: 75 FEET
REAR YARD SETBACK: 75 FT
SIDE YARD SETBACK: 50 FT
4. SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.
5. WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
6. FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
7. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
8. THERE ARE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THIS PROPERTY.
9. THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY.
10. 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
11. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0155E, DATED SEPTEMBER 26, 2008 MAP, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
12. EACH RESIDENTIAL LOT HAS A CONTIGUOUS AREA OF AT LEAST TWO ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
13. THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.
14. THERE ARE NO STATE WATERS ON THIS PROPERTY.
15. THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY.
16. LOT 3 EITHER CONTAINS OR IS ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY. AS REQUIRED BY ART. IV OF THE DEVELOPMENT REGULATIONS, A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.



Prepared For:

JACQUELINE M. EUBANKS

Property Location

Land Lot 158 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

Job No. 18-126

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 08/02/18

F.W.P.D.: 02/01/17

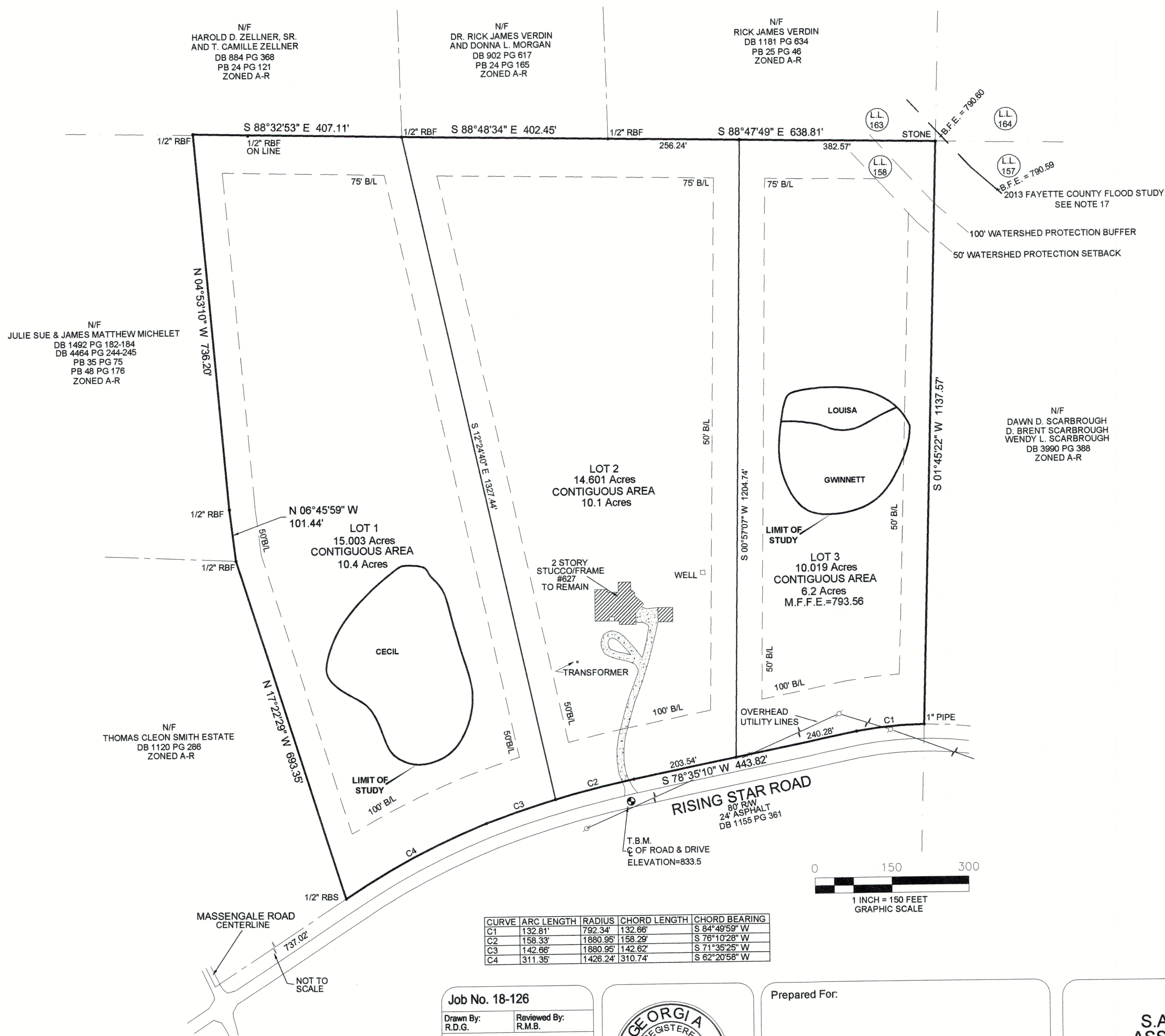
Revisions Date

COUNTY COMMENTS 09/07/18

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND

RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
R₁ =PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP= EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
M.F.F.E.=MINIMUM FINISHED FLOOR ELEVATION
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
=HOUSE NUMBER
U/P=UTILITY POLE
R/W=RIGHT OF WAY
TBM=TEMPORARY BENCHMARK
B.F.E.=BASE FLOOD ELEVATION



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	132.81'	792.34'	132.66'	S 84°49'59" W
C2	158.33'	1880.95'	158.29'	S 76°10'28" W
C3	142.66'	1880.95'	142.62'	S 71°35'25" W
C4	311.35'	1426.24'	310.74'	S 62°20'58" W

Job No. 18-126

Drawn By: R.D.G.	Reviewed By: R.M.B.
---------------------	------------------------

Issue Date: 08/02/18

F.W.P.D.: 02/01/17	
Revisions	Date
COUNTY COMMENTS	09/07/18

PAGE 2 OF 2



Prepared For:

JACQUELINE M. EUBANKS

Land Lot 158 Of The 4th Land District
Fayette County, Georgia

**S.A. GASKINS &
ASSOCIATES, LLC**

surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

To: Fayette County Planning Commission
From: Channele Blaine, Zoning Administrator
Date: September 13, 2018
Subject: Minor Subdivision Plat to be considered on September 20, 2018

MINOR SUBDIVISION PLAT

MSP of Thomas L. Davis

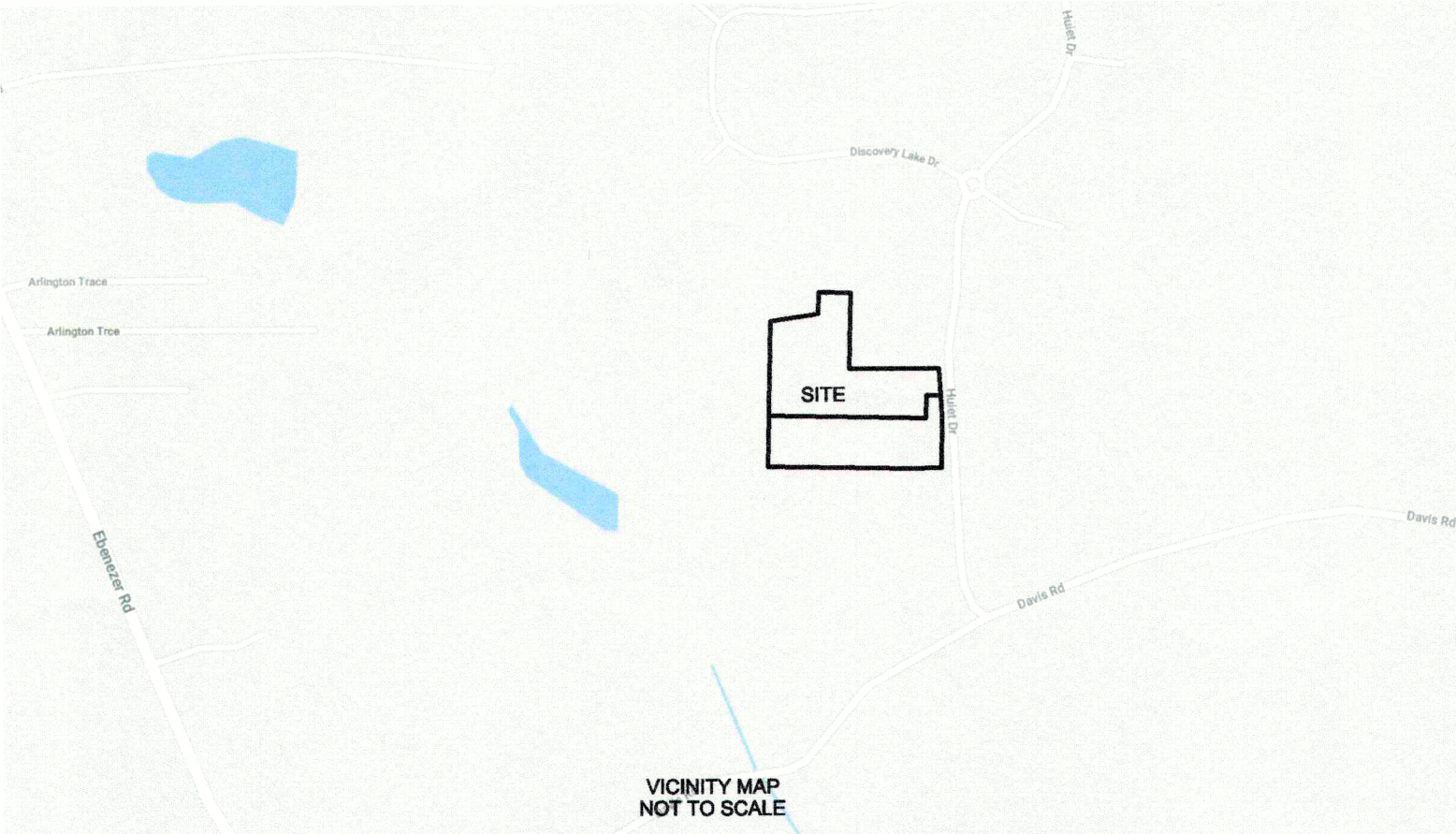
OWNER/APPLICANT

Thomas L. Davis

Recommend **APPROVAL** for the Minor Subdivision Plat.

MINOR SUBDIVISION PLAT
FOR
THOMAS L. DAVIS

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.



GENERAL NOTES

1. OWNER:
THOMAS L. DAVIS
340 BENJAMIN CIRCLE
FAYETTEVILLE, GA 30214
678-823-2902
jowens2006@gmail.com
2. SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com
3. TOTAL ACREAGE: 37.964 **ACRES**

2 LOTS- ZONED A-R

MINIMUM DIMENSIONAL REQUIREMENTS FOR A-R ZONING DISTRICT

LOT AREA: 5 ACRES

LOT WIDTH: 250 FT

FLOOR AREA: 1,200 SQ FT

FRONT YARD SETBACK:
MAJOR THOROUGHFARE
ARTERIAL: 100 FEET
COLLECTOR: 100 FEET
MINOR THOROUGHFARE: 75 FEET

REAR YARD SETBACK: 75 FT

SIDE YARD SETBACK: 50 FT
4. SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.
5. WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
6. FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
7. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
8. THERE ARE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THIS PROPERTY.
9. THE ENTIRE PROPERTY IS IN A GROUND WATER RECHARGE AREA.
10. 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
11. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0091E & 13113C0092E, DATED SEPTEMBER 26, 2008 MAP, A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
12. EACH RESIDENTIAL LOT HAS A CONTIGUOUS AREA OF MORE THAN TWO ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
13. THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.
14. THERE ARE STATE WATERS ON THIS PROPERTY.
15. THERE ARE NO WETLANDS SHOWN ON THE FAYETTE COUNTY GIS MAPS ON THIS PROPERTY.
16. FORTY FEET AS MEASURED FROM THE CENTERLINE SHALL BE DEDICATED TO CREATE A RIGHT OF WAY. SAID RIGHT-OF-WAY SHALL BE INDICATED HEREON AND IS HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COST TO FAYETTE COUNTY, UPON RECORDATION OF SAID MINOR SUBDIVISION PLAT INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS.
17. THIS LOT EITHER CONTAINS OR IS ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY. AS REQUIRED BY ART. IV OF THE DEVELOPMENT REGULATIONS, A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH
SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE 9-13-18 SIGNED [Signature]
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 9-11-18 SIGNED [Signature]
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION _____

DATE _____ SIGNED _____
SECRETARY.

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE 9/11/2018 SIGNED [Signature]
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

DATE 9/13/18 SIGNED [Signature]
FIRE MARSHAL

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO. 1620

DATE 9/11/18

OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER/REPRESENTATIVE OF THE THOMAS L. DAVIS SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER _____ DATE _____

SOILS CLASSIFICATION DELINEATION

I, J. SHANNON HUDGINS, DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY SOIL PROFILES, INC. 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 _____ DATE _____
J. SHANNON HUDGINS
REGISTRATION NO. 147
SOIL PROFILES, INC.
PO BOX 248
COVINGTON, GA 30015
(770)-842-9895



Prepared For:

THOMAS L. DAVIS

Property Location

Land Lot 37 Of The 7th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

Job No. 18-095

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 07/19/18

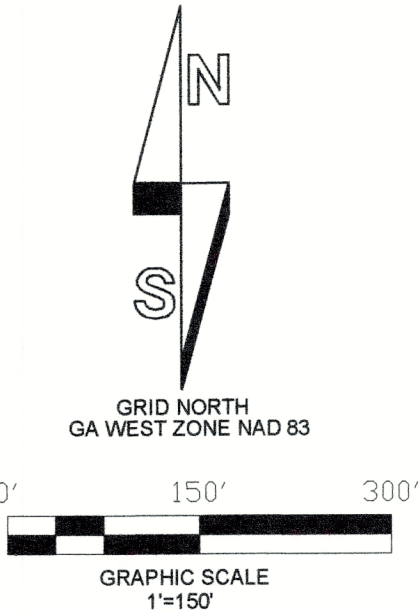
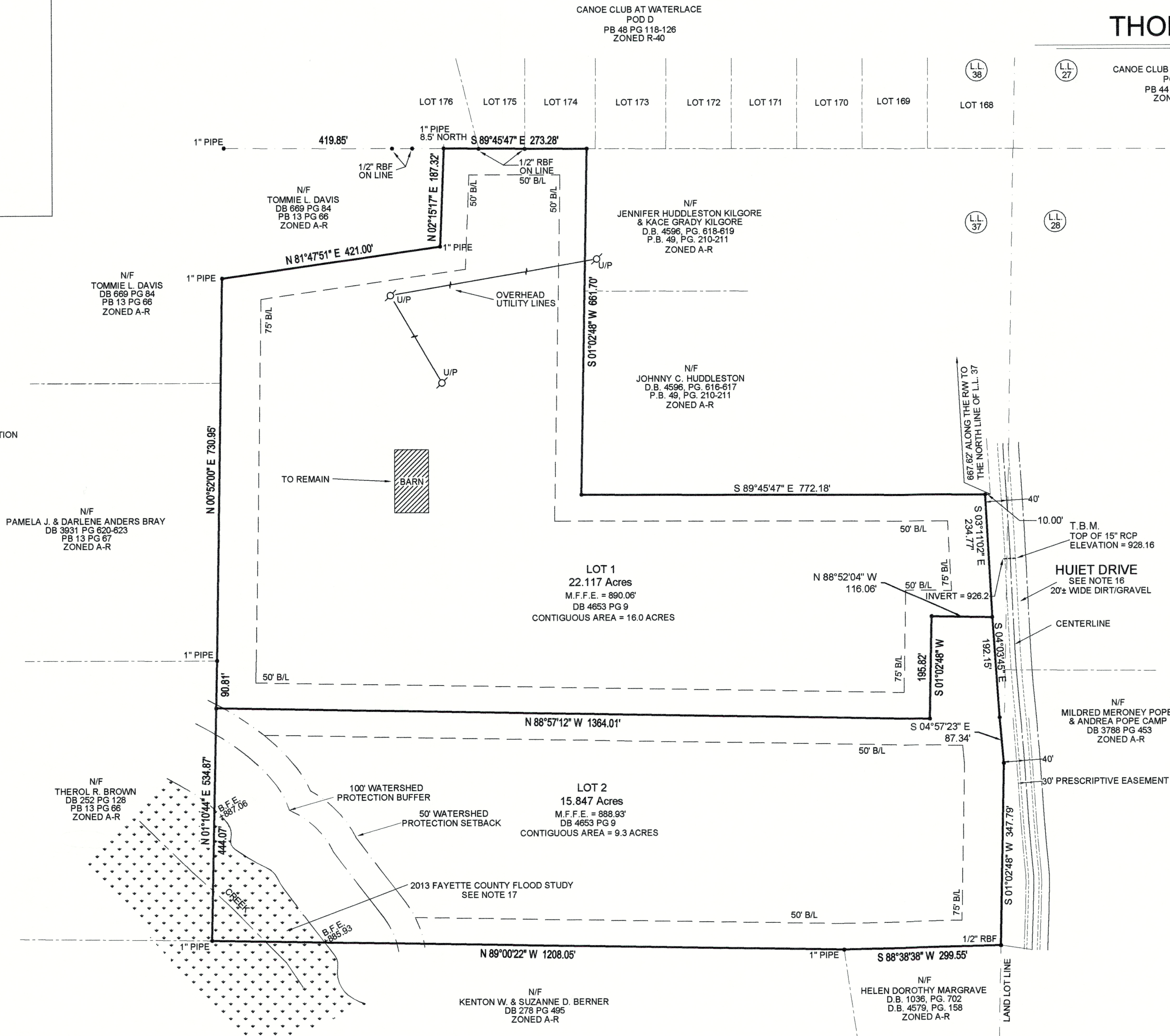
F.W.P.D.: 06/11/18

Revisions _____ Date _____
COUNTY COMMENTS _____ 09/04/18

MINOR SUBDIVISION PLAT
FOR
THOMAS L. DAVIS

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT LINE
P.L.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
M.F.F.E.=MINIMUM FINISHED FLOOR ELEVATION
DB=DEED BOOK
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PB=PLAT BOOK
###=HOUSE NUMBER
U/P=UTILITY POLE
R/W=RIGHT OF WAY
TBM=TEMPORARY BENCHMARK
B.F.E.=BASE FLOOD ELEVATION



CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

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

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA 403 TCR TOTAL STATION



Prepared For:

THOMAS L. DAVIS

Property Location

Land Lot 37 Of The 7th Land District
Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
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Job No. 18-095

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 07/19/18

F.W.P.D.: 06/11/18

Revisions Date
COUNTY COMMENTS 09/04/18

MINOR SUBDIVISION PLAT
FOR
THOMAS L. DAVIS

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

SOILS INTERPRETATION TABLE

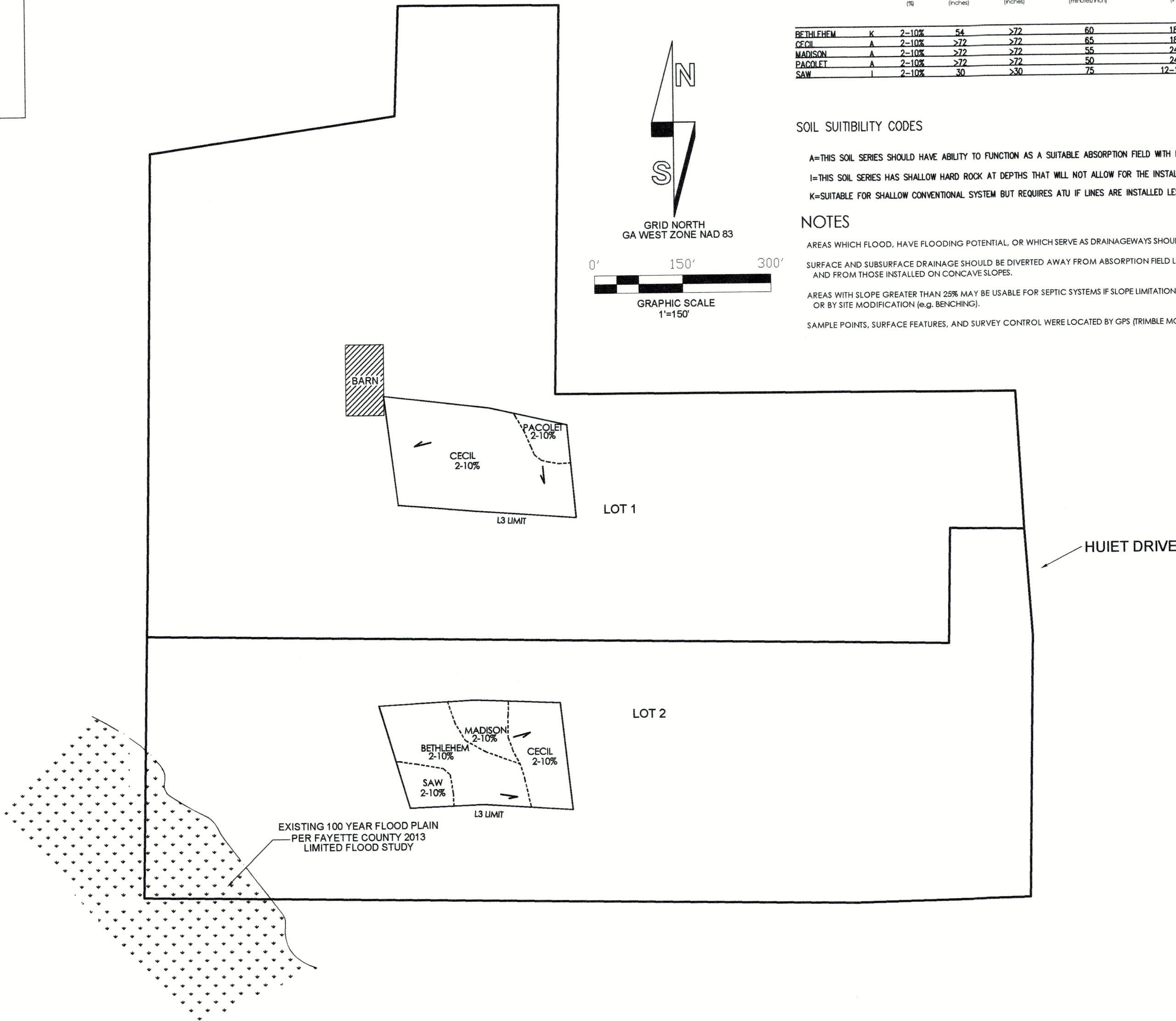
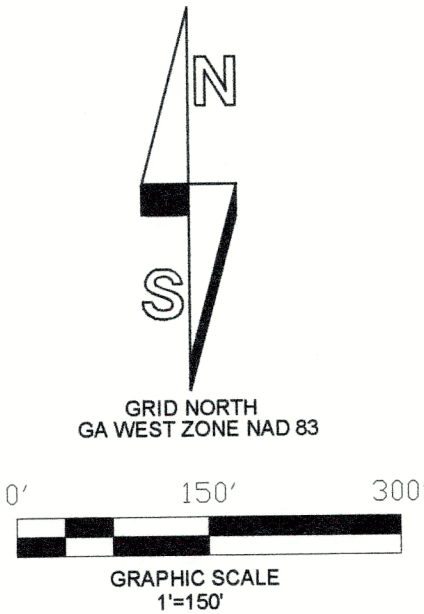
SOIL SERIES AND CODE	SLOPE (%)	Depth to BEDROCK (inches)	Depth to Seasonal High WATER TABLE (inches)	Estimated PERC RATE @ Recommended Installation/Trench Depth (minutes/inch)	Recommended INSTALLATION/TRENCH DEPTH (inches)	COMMENTS
BETHLEHEM K	2-10%	54	>72	60	18-30	STONY SUBSOIL
CECIL A	2-10%	>72	>72	65	18-36	
MADISON A	2-10%	>72	>72	55	24-48	
PACOLET A	2-10%	>72	>72	50	24-48	
SAW I	2-10%	30	>30	75	12-18-ATU	SHALLOW HARD ROCK

SOIL SUITABILITY CODES

- A=THIS SOIL SERIES SHOULD HAVE ABILITY TO FUNCTION AS A SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION AND MAINTENANCE.
I=THIS SOIL SERIES HAS SHALLOW HARD ROCK AT DEPTHS THAT WILL NOT ALLOW FOR THE INSTALLATION OF A CONVENTIONAL SEPTIC SYSTEM.
K=SUITABLE FOR SHALLOW CONVENTIONAL SYSTEM BUT REQUIRES ATU IF LINES ARE INSTALLED LESS THAN 24" FROM HARD ROCK.

NOTES

- AREAS WHICH FLOOD, HAVE FLOODING POTENTIAL, OR WHICH SERVE AS DRAINAGEWAYS SHOULD NOT BE USED.
SURFACE AND SUBSURFACE DRAINAGE SHOULD BE DIVERTED AWAY FROM ABSORPTION FIELD LINES INSTALLED IN NEARLY LEVEL AREAS (0-5% SLOPE), AND FROM THOSE INSTALLED ON CONCAVE SLOPES.
AREAS WITH SLOPE GREATER THAN 25% MAY BE USABLE FOR SEPTIC SYSTEMS IF SLOPE LIMITATIONS ARE OVERCOME BY SYSTEM DESIGN, OR BY SITE MODIFICATION (e.g. BENCHING).
SAMPLE POINTS, SURFACE FEATURES, AND SURVEY CONTROL WERE LOCATED BY GPS (TRIMBLE MODEL PRO XRS).



Prepared For:

THOMAS L. DAVIS

Property Location

Land Lot 37 Of The 7th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 303 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

Job No. 18-095

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 07/19/18

F.W.P.D.: 06/11/18

Revisions Date
COUNTY COMMENTS 09/04/18

To: Fayette County Planning Commission
From: Channele Blaine, Zoning Administrator
Date: September 14, 2018
Subject: Preliminary Plat to be considered on September 20, 2018

PRELIMINARY PLAT

Liberty North

OWNER/APPLICANT

Fayette Liberty North, LLC & House Control, LLC

Recommend **APPROVAL**

On The Grange Preliminary Plat stamped 8/27/2018.

C:\Projects\A41115\Workfiles\Preliminary\Plan\A41115-PP-BASE.dwg, 1:0 COVER, awiggins, Sep 13, 2018 4:18:32pm

DEVELOPMENT DATA	
1. SUBDIVIDER: FAYETTE LIBERTY NORTH, LLC A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214 B. TELEPHONE NUMBER: (770) 461-0478	
2. PROPERTY OWNERS: FAYETTE LIBERTY NORTH, LLC (PARCEL 1303.004) AND HOUSE CONTROL, LLC (PARCEL 1303.024) A. ADDRESS FOR FAYETTE LIBERTY NORTH, LLC: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214 B. ADDRESS FOR HOUSE CONTROL, LLC: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214	
3. SUBDIVISION CONFIGURATION: A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC., DATED 05-21-2018 B. LOCATION: HIGHWAY 279, FAYETTE COUNTY, GA C. ZONING: R-50 D. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL E. TOTAL PARCEL AREA: 41.20 ACRES F. PROPOSED NUMBER OF LOTS: 28 LOTS GROSS DENSITY: 28 LOTS / 41.20 ACRES = 0.68 LOTS / ACRE G. NET DENSITY CALCULATION: TOTAL PARCEL AREA: 41.20 ACRES RIGHT-OF-WAY AREA: 3.48 ACRES 100 YEAR FLOODPLAIN AREA: 0.00 ACRES NET DEVELOPABLE AREA: 37.72 ACRES NET DENSITY: 28 LOTS / 37.72 ACRES = 0.74 LOTS / ACRE H. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS I. CONTOUR INTERVAL: 2 FOOT J. TYPE OF STREETS: PUBLIC K. R/W WIDTH: 60' L. R/W AREA: 3.48 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: 2,100 S.F. T. BUILDING SETBACKS: FRONT: 100' (FROM HWY 279) REAR: 30' SIDE: 20'	
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.	
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. C. SIDEWALKS ARE NOT PROPOSED WITH THIS DEVELOPMENT.	
7. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.	
8. ZONING PETITION NUMBER: 1185-06 WITH THE FOLLOWING CONDITIONS, APPROVED 12/14/2006: A. THAT THE PROPERTY OWNER WILL PROVIDE A TEN (10) FOOT NO ACCESS BUFFER ALONG S.R. 279 B. THAT THE PROPERTY OWNER WILL DEDICATE ADDITIONAL RIGHT-OF-WAY IF REQUIRED BY THE STATE.	

FLOOD NOTE
AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13113C0037E & 13113C0039E EFFECTIVE DATE 09/26/2008, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

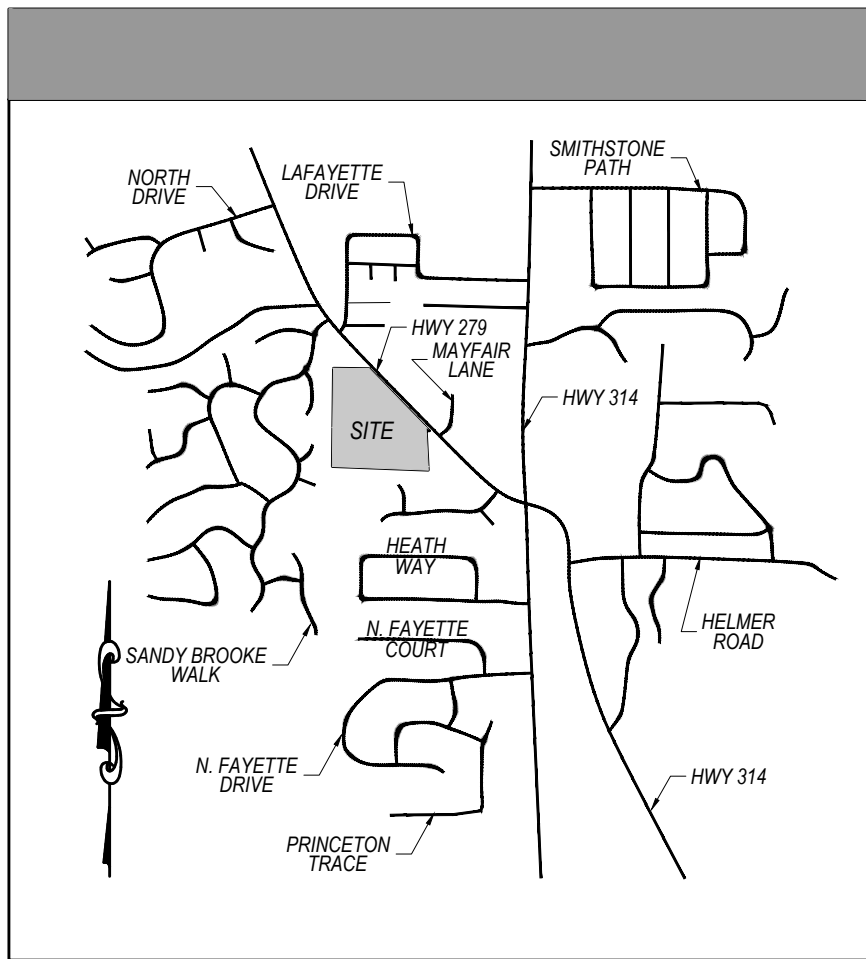
NOTES
1. SOIL BOUNDARIES AND STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES 2. THE OVERALL PRE-DEVELOPED ON FOR THIS SITE IS S5. 3. WETLANDS EXIST ON THE SUBJECT PROPERTY. 4. ALL STRUCTURES ON THE SUBJECT PROPERTY ARE TO BE REMOVED. 5. THERE ARE NO KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY 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 CEMETERIES WERE FOUND ON THE PROPERTY.

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.

I, _____ DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY _____ IN _____ ACCORDANCE WITH THE PROCEDURES SPECIFIED 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	

I, _____ OF _____ DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS LIBERTY NORTH 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	

PRELIMINARY PLAT FOR LIBERTY NORTH LAND LOT 230 13th DISTRICT FAYETTE COUNTY, GEORGIA



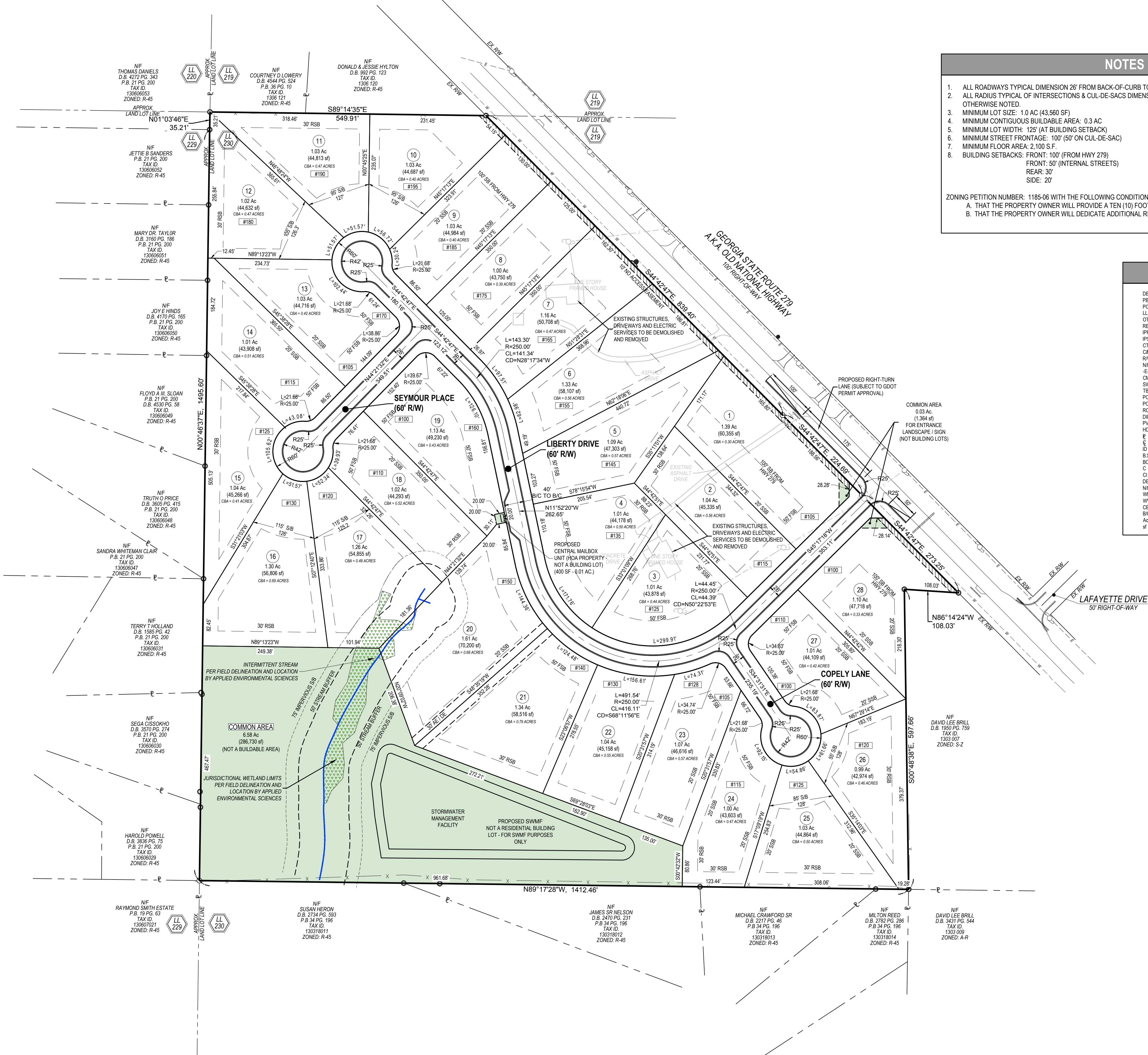
OWNER INFORMATION
FAYETTE LIBERTY NORTH, LLC 270 N. JEFF DAVIS ROAD FAYETTEVILLE, GA 30214 770-461-0478 AND HOUSE CONTROL, LLC 270 N. JEFF DAVIS ROAD FAYETTEVILLE, GA 30214 770-461-0478

ENGINEER INFORMATION
ANTHONY WIGGINS, P.E. MOORE BASS CONSULTING, INC. 1350 KEYS FERRY COURT MCDONOUGH, GA 30253 EMAIL: awiggins@moorebass.com PHONE: (770) 914-9394

SURVEYOR INFORMATION
ROB DEBIEN, R.L.S. MOORE BASS CONSULTING, INC. 1350 KEYS FERRY COURT MCDONOUGH, GA 30253 EMAIL: rdebien@moorebass.com PHONE: (770) 914-9394

Moore Bass		C O N S U L T I N G TALLAHASSEE (904) 844-5696 www.moorebass.com McDonough, Georgia 30253	
25 Years 1991-2016		PROJECT NAME LIBERTY NORTH	
REVISIONS		CLIENT NAME FAYETTE LIBERTY NORTH, LLC 270 N. JEFF DAVIS DRIVE FAYETTEVILLE, GA 30214	
1) PER REVIEW COMMENTS - 7/17/18			
2) REVISED PER CO. COMMENTS - 8/22/18			
3) REVISED PER CO. COMMENTS - 9/13/18			
A41.115-PP BASE			
ARCHIVE			
DATE		06-08-2018	
FILE #			
CONTRACT #			
DRAWN BY		SDM	
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1350 KEYS FERRY COURT MCDONOUGH, GA 30253 (770) 914-9394			
SEAL LEVEL 2 CERTIFICATION CERT. #000002158 EXP.: 11/30/20			
SHEET TITLE COVER SHEET			
SHEET 1.0			

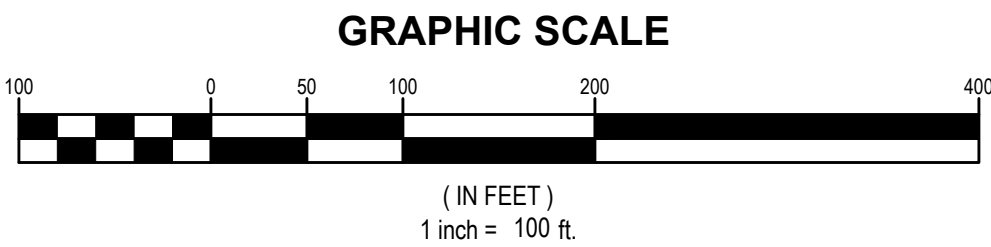
PRELIMINARY, NOT
FOR CONSTRUCTION



- NOTES**
- ALL ROADWAYS TYPICAL DIMENSION 26' FROM BACK-OF-CURB TO BACK-OF-CURB, UNLESS OTHERWISE NOTED.
 - ALL RADIUS TYPICAL OF INTERSECTIONS & CUL-DE-SACS DIMENSION 23' FROM THE BACK-OF-CURB, UNLESS OTHERWISE NOTED.
 - MINIMUM LOT SIZE: 1.0 AC (43,560 SF)
 - MINIMUM CONTIGUOUS BUILDABLE AREA: 0.3 AC
 - MINIMUM LOT WIDTH: 125' (AT BUILDING SETBACK)
 - MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
 - MINIMUM FLOOR AREA: 2,100 S.F.
 - BUILDING SETBACKS: FRONT: 100' (FROM HWY 279)
FRONT: 50' (INTERNAL STREETS)
REAR: 30'
SIDE: 20'
- ZONING PETITION NUMBER: 1185-06 WITH THE FOLLOWING CONDITIONS:
A. THAT THE PROPERTY OWNER WILL PROVIDE A TEN (10) FOOT NO ACCESS BUFFER ALONG S.R. 279.
B. THAT THE PROPERTY OWNER WILL DEDICATE ADDITIONAL RIGHT-OF-WAY IF REQUIRED BY THE STATE.

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	NF	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/CSF 201179	REF	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
CAG	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	EX	EXISTING
NF	NOW OR FORMERLY	N, S, E, & W	NORTH, SOUTH, EAST & WEST
E	OVERHEAD POWER LINE	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	FSB	FRONT SETBACK
SWMF	STORMWATER MANAGEMENT FACILITY	RSB	REAR SETBACK
TBM	TEMPORARY BENCHMARK	SSB	SIDE SETBACK
POB	POINT OF BEGINNING	L	LENGTH
POC	POINT OF COMMENCEMENT	R	RADIUS
RCP	REINFORCED CONCRETE PIPE	IPF	IRON PIN FOUND
DIP	DUCTILE IRON PIPE	IPF	IRON PIN SET
PVC	POLYVINYL CHLORIDE PIPE	PP	CALCULATED POINT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	PP	POWER POLE (PP)
E	PROPERTY LINE	WM	FIRE HYDRANT (FH)
ID	CENTERLINE	WM	WATER VALVE (WM)
ID	IDENTIFICATION	WM	WATER METER (WM)
S.S.L.	BUILDING SETBACK LINE	JWB	JUNCTION BOX (JB)
SCC	BACK OF CURB	SSMH	SANITARY SEWER MANHOLE (SSMH)
C	CURVE LABEL	DI	DROP INLET (DI)
CI	CURB INLET	R/W	R/W MONUMENT
DE	DRAINAGE EASEMENT	SS	SINGLE WING CATCH BASIN
NF	NOW AND FORMERLY	DB	DOUBLE WING CATCH BASIN
WM	WATER METER	CI	CURB INLET
WV	WATER VALVE	HW	HEADWALL (HW)
CBA	CONTINUOUS BUILDABLE AREA	FL	FLARED END SECTION
B/C	BACK-OF-CURB	LP	LIGHT POST (LP)
Ac	ACRES	YI	YARD INLET
SF	SQUARE FEET	SC	SEWER CLEAN OUT



Moore Bass
CONSULTING
TALLAHASSEE
FLORIDA
(904) 844-5996

25 Years
1987-2012

PROJECT NAME
LIBERTY NORTH

CLIENT NAME
FAYETTE LIBERTY NORTH, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

REVISIONS

1)	PER REVIEW COMMENTS - 7/17/18
2)	REVISED PER CO. COMMENTS - 8/22/18
3)	REVISED PER CO. COMMENTS - 9/19/18

MB

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ARCHIVE

DATE 06-08-2018

FILE #

CONTRACT #

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1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
(404) 417-1115

SEAL
REGISTERED PROFESSIONAL ENGINEER
HOWARD L. WIGGINS
No. 11216
Exp. 12/12/18

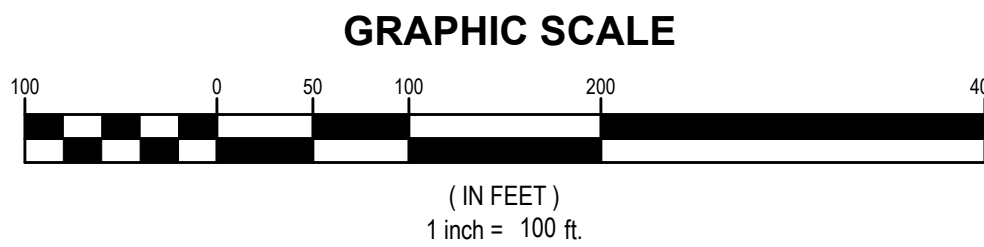
LEVEL 2 CERTIFICATION
CERT. #000002158 EXP.: 11/30/20

SHEET TITLE

PRELIMINARY PLAT

SHEET

3.0



TREE IMPACT SUMMARY			
Specimen Trees To Be Removed			
Diameter (inches)	Species	Reason for Removal	Justification
32	Pine	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
24	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
24	Hickory	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
24	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
24	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.

The diagram shows a tree with a radius of 30 inches. A dashed circle represents the protection fence, which is 1.5 times the diameter of the tree. The tree is labeled '30" Pine'. The protection fence is labeled 'TP' (Tree Protection). The tree is marked with an 'X' and labeled 'SPECIMEN TREE TO BE REMOVED'.

25 YEARS **1991-2016**

Moore Bass

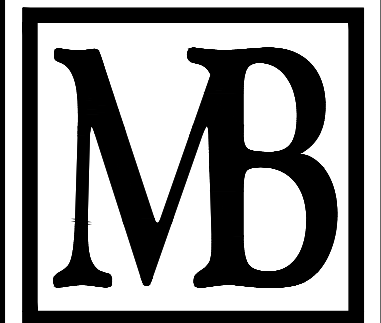
C O O N S U L T I N G

TALLAHASSEE
FLORIDA
www.moorebass.com
32353
McIntosh, Georgia

ATLANTA
FLORIDA
(770) 914-6966 (Fax)
(770) 914-6966 (Cell)

PROJECT NAME	LIBERTY NORTH
CLIENT NAME	FAYETTE LIBERTY NORTH, LLC 270 N. JEFF DAVIS DRIVE FAYETTEVILLE, GA 30214

REVISIONS
1) PER REVIEW COMMENTS - 7/17/18
2) REVISED PER CO. COMMENTS - 8/22/18
3) REVISED PER CO. COMMENTS - 9/13/18



A41.115-PP BASE

ARCHIVE

DATE	4.0
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FILE #
CONTRACT #

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253

The seal of the Department of Defense is partially visible on the left side of the document. It features the word "SEAL" above a circular emblem containing the letters "DOD".

LEVEL 2 CERTIFICATION
CERT. #000002158 EXP.: 11/30/20

SHEET TITLE

**TREE PROTECTION
PLAN**

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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BASIN 'OFF-A'
5.4 AC.±
Tc = 13 Min.
Q₁₀ = 3.63 CFS
Q₁₀₀ = 20.95 CFS

BASIN 'OFF-B'
19.2 AC.±
Tc = 38.6 Min.
Q₁₀ = 5.97 CFS
Q₁₀₀ = 37.27 CFS

BASIN 'POST-A'
34.2 AC.±
CN = 65

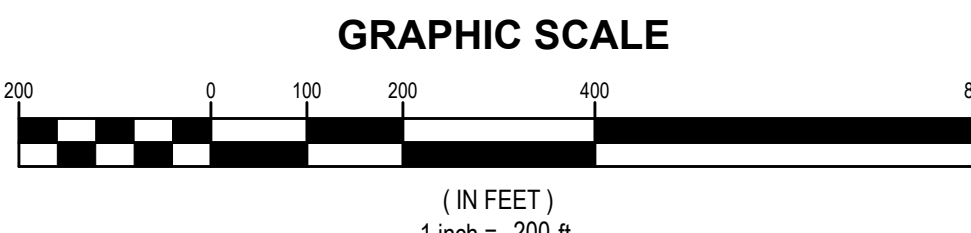
BASIN 'BYPASS-A'
7.0 AC.±
COMMIT AREA
(286,730 sf)
(NOT A BUILDABLE AREA)

STORMWATER
MANAGEMENT
FACILITY

PROPOSED SWMF
NOT A RESIDENTIAL BUILDING
LOT - FOR SWMF PURPOSES
ONLY

EXISTING DRAINAGE
SWALE TO BE ROUTED
THROUGH PROPOSED
SWMF

EXISTING CUT-OFF
SWALE



PROJECT NAME

LIBERTY NORTH

CLIENT NAME

FAYETTE LIBERTY NORTH, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

REVISIONS

1) PER REVIEW COMMENTS - 7/17/18

2) REVISED PER CO. COMMENTS - 8/22/18

3) REVISED PER CO. COMMENTS - 9/13/18

MB

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DATE

06-08-2018

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1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
SEP 11/18

SEAL

REGISTERED PROFESSIONAL ENGINEER

6/12/18

HOWARD L. WIGGINS

LEVEL 2 CERTIFICATION

CERT. #000002158 EXP.: 11/30/20

SHEET TITLE

CONCEPTUAL STORMWATER PLAN

SHEET

6.0

Moore Bass

CONSULTING

25 Years 1991-2016

TALLAHASSEE, FLORIDA
ATLANTA, GEORGIA
www.moorebass.com
(772) 344-5696 (Fax)

C:\Projects\A41.115\Workfiles\A41.115-PP BASE.dwg, 7.0 SOILS, awiggins, Sep 13, 2018 - 5:19:03 pm



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
Abell	>72	30	2-6	----	----	----	F2,F4
Alcovy	54-72	24	2-6	8-12	----	0.10	C1
Appling	>72	>72	2-12	30-48	60	----	A1
Cataula I	>72	18-24 (PWT)	2-12	----	----	----	F3
Cataula II	>72	24-30 (PWT)	2-10	8-12	----	0.10	C1
Cataula III	>72	24-42* (PWT)	2-12	50-66	75	----	O1
Cecil	>72	>72	2-10	36-48	60	----	A1
Cecil Variant	>72	>72	2-10	42-48	65	----	A5
Cecil Wet Variant	>72	60	4-8	24-36	75	----	P1
Gwinnett	60-72	>60	2-12	30-36	60	----	N3
Hard Labor I	>72	24-36	2-10	8-12	----	0.10	C2
Hard Labor II	>72	36-42	2-10	18-24	85	0.12	C2
Helena	>72	18-24	2-10	----	----	----	F2
Pacolet	>72	>72	2-12	30-48	45	----	A1
Starr	>72	>72	2-10	----	----	----	F4
Wash Over Cecil	>72	>72	2-10	42-48	65	----	A2

* Indicates depth to top and base of restrictive horizon that is causing brief perching of water table. Soil appears to be well drained below restrictive layer.
PWT = Perched Water Table

NOTES:

- Soils information shown hereon is based on a Level 3 soils analysis performed by Applied Environmental Sciences, dated 05-17-2018
- System installation should not occur under saturated or wet soil conditions
- Absorption fields should not be installed on concave slopes.
- Surface drainage should be diverted away from absorption field lines.
- Gutter downspouts should be discharged away from the vicinity of the on site wastewater system.
- 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.

SOIL SUITABILITY CODE LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils consist of local alluvium or wash 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.
- Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation, substratum is well drained. Trenches installed at the recommended depth should function effectively.
- A5 Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- C1 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 are unsuitable for on-site wastewater disposal due to seasonal high water table.
- F2 Soils are unsuitable for on-site wastewater disposal due to shallow perched water table.
- F3 Soils are located in a landscape position that renders them unsuitable for on-site wastewater disposal due to flooding and/ or storm water drainage patterns.
- F4 Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 6 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.
- N3 Soils show evidence of a somewhat restrictive layer in the upper part of the profile. Brief perching of water may cause problems for absorption fields installed in the upper part of the soil profile. Soil below somewhat restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate. Conventional absorption field installed below restrictive layer should function effectively. Environmental Health Department may require further inspection utilizing backhoe test pits prior to permitting.
- O1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Seasonal high water table indicators were observed at 60 inches. Installations deeper than 36 inches will require a treatment system producing Class 1 effluent.
- P1

- m. *Cemetery, human or pet.* Allowed in A-R and C-H zoning districts. A human cemetery is also allowed in conjunction with a church or other place of worship.

1. *Human cemetery.*

- (i) The facility shall comply with all requirements of the state.
- (ii) Minimum lot area shall be ten acres.
- (iii) A crematorium or mausoleum shall be allowed only in conjunction with a cemetery.
- (iv) A crematorium shall be set back 300 feet from all property lines.
- (v) Grave sites shall meet the setbacks and buffers applicable to the underlying zoning district. A buffer shall not be required along the common boundary where the side or rear yard abuts property developed for the following Conditional uses in a residential or A-R zoning district as regulated in sec. 110-169: cemetery, human or pet; child care facility; church and/or other place of worship; college and/or university; hospital; private school; or recreation centers owned by nonprofit organizations as so registered with the secretary of state office.
- (vi) Landscape areas shall be required and planted in accordance with chapter 104.
- (vii) Graves for pets shall meet the requirements of subsection (2)j.2(ii), (iii) and (iv) of this section.

Sec. 8-200. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

A-R Bed and Breakfast Inn shall mean an establishment which serves food to its registered guests and not to the public at large. This term shall include establishments serving breakfast or a similar early morning meal and an appropriate light snack in which the price of the food is included in the price of the overnight accommodation. The length of stay for an A-R Bed and Breakfast Inns as defined is limited to ~~not more than~~ 30 consecutive days ~~or less~~. For the purposes of this article, this term shall mean an establishment in which the predominant relationship between the occupants thereof and the owner or operator of the establishment is that of guest and innkeeper.

Bedroom shall mean an attached room which is intended, arranged, or designed to be occupied by one or more persons primarily for sleeping purposes and shall have an area of not less than 70 square feet or be less than seven (7) feet in any dimension with a closet opening on it or within it.

County shall mean unincorporated Fayette County, Georgia.

Guestroom means a room occupied or intended, arranged or designed for occupancy by one or more occupants and used for that purpose and where overnight occupancy is allowed.

Innkeeper shall mean any person who is furnishing for value to the public any room(s), lodging, or accommodations.

Occupancy, transient shall mean occupancy or use by a paying guest or tenant for a period of ~~less than~~ 30 consecutive days ~~or less~~ or by the offering or advertising of a residence as being available in whole or in part to be used for such occupancy. Such occupancy is characteristic of tourist accommodations or other establishments, by whatever name called.

Operator shall mean any person operating a tourist accommodation (as defined in this section) in unincorporated Fayette County, including but not limited to the owner or proprietor of the premises, lessee, sub-lessee, lender in possession, or any other person otherwise operating a tourist accommodation.

Overnight guest shall have the same meaning as the term "tourist".

Premises shall mean and include all physical buildings, appurtenances, parking lots, and all property owned and/or used by and for the tourist accommodation.

Residential purpose means a property being used primarily for a single-family residential use.

Special event or private function shall mean an organized activity for profit or non-profit having as its purpose entertainment, recreation and/or education, including but not limited to a festival, party, reception, celebration or assembly. ~~occasion such as a social function (ie. wedding, reception, reunion, retreat, meeting, etc.)~~

Tourist shall mean anyone who has a home address somewhere other than where he or she is spending the night and other than where he or she pays a fee for accommodations.

Tourist accommodation shall mean any property ~~facility, or structure~~ providing overnight accommodations for value to the public for ~~not more than~~ 30 consecutive days ~~or less~~ excluding a hotel, campground facility, or planned retreat and lodge as regulated in Chapter 110 - Zoning.

Traveler shall have the same meaning as the term "tourist".

(Ord. No. 2014-08, § 1, 4-24-2014; Ord. No. 2017-06, § 1, 3-23-2017)

Sec. 8-201. - Permit required.

- (a) Every person engaging in or about to engage in business as an operator of a tourist accommodation ~~in the county~~ shall immediately apply and obtain approval for the business with code enforcement on the forms provided by the same for such business. Persons engaged in such business must obtain a permit no later than 30 days after this section becomes effective; but such grace period for registration after the effective date of this section shall not relieve any person from the obligation of payment or collection of such permit fee on and after the date of imposition thereof. The required permit hereunder shall set forth the name under which the operator transacts business, and other such information as would be required by code enforcement. The permit application shall be signed by the owner if a natural person, by a member or partner in case of ownership by partnership, or an officer in the case of corporation.
- (b) A separate permit will be required for each ~~individual~~ location of ~~business~~ a tourist accommodation.
- (c) An A-R Bed and Breakfast Inn shall be permitted subject to the following:
 - (1) The A-R Bed and Breakfast Inn is compliant with Chapter 110 – Zoning, Sec. 110-169.
 - (2) Meal service may be provided to registered guests and not ~~open~~ to the public at large, provided they obtain all state and local permits for the operation of a food service establishment and comply with all state and local rules and regulations for the operation of food service establishments.
 - (3) No food preparation, except beverages, is permitted within individual guestrooms.
 - (4) Reserved.
- (d) Operators of tourist accommodations, ~~other than operators of an A-R Bed and Breakfast Inn, shall not be permitted to serve food to guests for sale or otherwise and no food preparation, except beverages, is permitted within individual guestrooms. provided they obtain all state and local permits for the operation of a food service establishment and comply with all state and local rules and regulations for the operation of food service establishments.~~
- (e) No detached structures or recreational vehicles shall be used as a tourist accommodation.
- (f) Only a bedroom shall be used as a guestroom.
- (g) There shall be no more than two overnight guests per guestroom.

(Ord. No. 2014-08, § 1, 4-24-2014; Ord. No. 2017-06, §§ 2, 3, 3-23-2017)

Sec. 8-202. - Application for permit.

- (a) Each person seeking to obtain a permit to operate a tourist accommodation shall submit an application to code enforcement on a form provided by the same. Said application shall include:
 - (1) A statement that each applicant is a citizen or legal resident of the United States;
 - (2) The address of the tourist accommodation;
 - (3) The current set room rates and fees;
 - (4) Consent by each applicant to undergo a criminal background check;
 - (5) Complete set of fingerprints for the applicant(s) taken by the county sheriff's office;
 - (6) A copy of a deed showing the applicant to be the owner of the premises for which the permit is sought or a copy of a lease showing any interest the owner of the premises has in the tourist accommodation for which the license is sought;

- (7) All state and local permits pertaining to the operation of tourist accommodations, including approvals, ~~as applicable, from~~ of Fayette County Health Department, ~~and~~ Fayette County Fire Marshal ~~as to maximum permitted capacity, approvals by the~~ Fayette County Planning & Zoning Department ~~as to zoning of the premises, and approvals of the~~ Fayette County Building ~~Safety Permits & Inspections~~ Department ~~as to compliance with all property maintenance and building codes;~~
 - (8) ~~Certified~~ As built scaled plans of the ~~property and~~ structure;
 - (9) Copy of the guest occupancy agreement as required by O.C.G.A. § 43-21-3.2;
 - (10) Documents showing compliance with state and local occupation taxes, excise taxes and sales taxes; and
 - (11) Any other information as required by code enforcement or the board of commissioners.
- (b) All applications for a permit to operate a tourist accommodation shall be accompanied by the payment of a permit fee as set in a schedule of fees adopted by the board of commissioners.

(Ord. No. 2014-08, § 1, 4-24-2014; Ord. No. 2017-06, § 2, 3-23-2017; Ord. No. 2018-05, § 1, 3-22-2018)

Sec. 8-203. - Issuance of permit.

- (a) Upon approval of the application for the permit and the timely payment of the permit fee, code enforcement shall issue the appropriate permit for the year in which approval was granted.
- (b) No permit shall be issued for any tourist accommodation where any individual having interest either as an operator, owner, partner, principal stockholder, or licensee, whether such interest is direct or indirect, or beneficial or absolute, has been convicted or has taken a plea of nolo contendere within five years for a felony or any crime involving moral turpitude, or has been convicted or has taken a plea of nolo contendere within two years for any misdemeanor of any state or of the United States or any municipal or county ordinance which would have any effect on the applicant's ability to properly conduct such business, except traffic offenses. The term "conviction" as used in this section shall include adjudication of guilty pea, plea of nolo contendere or forfeiture of a bond when charged with a crime.
- (c) ~~The board of commissioners may, on appeal, waive any conviction as a disqualification if it finds that it would have no material effect upon the applicant's ability to properly conduct its business if such license were granted.~~

(Ord. No. 2014-08, § 1, 4-24-2014; Ord. No. 2017-06, § 2, 3-23-2017; Ord. No. 2018-05, § 2, 3-22-2018)

Sec. 8-204. - Annual renewal of permits.

All permits issued pursuant to this article are annual permits that run from January 1 to December 31 of each year. Holders of existing permits in good standing shall apply to code enforcement for renewal for the next calendar year by filing a renewal application in proper form and tendering the required fees. Fees for renewal of permits shall be according to a schedule of fees adopted by the board of commissioners.

(Ord. No. 2014-08, § 1, 4-24-2014)

Sec. 8-205. - Transfer of permits.

No permit issued pursuant to this article shall be transferred from one owner to another. Any violation of this section shall constitute due cause for probation, suspension, or revocation of the permit.

(Ord. No. 2014-08, § 1, 4-24-2014; Ord. No. 2018-05, § 3, 3-22-2018)

Sec. 8-206. - Display of permit.

Every holder of a permit issued pursuant to this article shall keep such permit conspicuously displayed at all places where such business is conducted.

(Ord. No. 2014-08, § 1, 4-24-2014)

Sec. 8-207. - Revocation of permit.

(a) *Grounds.* Any permit issued pursuant to this article may be revoked by the board of commissioners, after notice and hearing, for any of the following causes:

- (1) Any fraud, misrepresentation or false statement contained in the application for the permit;
- (2) Any fraud, misrepresentation or false statement made in connection with any transaction;
- (3) Any violation of this article; or
- (4) The conducting of the business permitted under this article in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health safety or general welfare of the public.

(b) *Hearing.*

- (1) Notice of hearing for the revocation of a permit issued pursuant to this article shall be given by the county administrator in writing, setting forth specifically the grounds of the complaint and the time and place of the hearing. The notice shall be served on the holder of the permit by handing the same personally to the person operating the permitted business, or by mailing the same, postage prepaid, to the holder of the permit at his or her last known address at least five days prior to the date set out for the hearing.
- (2) The giving of such notice shall suspend the permit pending the outcome of the hearing, and any business conducted under the permit shall cease during said period of suspension.

(Ord. No. 2014-08, § 1, 4-24-2014)

Sec. 8-208. - Records.

Each operator of a tourist accommodation is required to keep a guest register. Each guest shall register on the date of their arrival, stating their names, current residence, address and description and license plate number of the vehicle they are using. Each operator of a tourist accommodation shall keep for a period of at least three years the above-described register, along with all records, receipts, invoices and other pertinent papers setting forth rental charged for each occupancy, the date or dates of occupancy, and such other information as required by code enforcement. Said records shall be made available for examination by code enforcement, the county health department, or any authorized law enforcement agency.

(Ord. No. 2014-08, § 1, 4-24-2014; Ord. No. 2017-06, § 2, 3-23-2017)

Sec. 8-209. - Standards for health, sanitation and safety.

(a) All operators of tourist accommodations shall comply with all rules and regulations promulgated by the Georgia Department of Public Health and the Fayette County Health Department for the operation of tourist accommodations.

- (b) Toilet, lavatory and bathing facilities shall be provided at all tourist accommodations. Such facilities shall be easily accessible, convenient and available to patrons at all times and operated pursuant to all applicable rules and regulations promulgated by the Georgia Department of Public Health and the Fayette County Health Department.
- (c) Public sewer is not available in unincorporated Fayette County, therefore sewage disposal shall be provided to efficiently dispose of all water carried wastes in a sanitary manner pursuant to all applicable rules and regulations promulgated by the Georgia Department of Public Health and the Fayette County Health Department.
- (d) All plumbing in tourist accommodations shall comply with all applicable state and local rules and regulations.

(Ord. No. 2014-08, § 1, 4-24-2014; Ord. No. 2017-06, § 2, 3-23-2017)

Sec. 8-210. - Alterations to structure; ~~and~~ signage.

No exterior alterations may be made to a residence to indicate that it is being used as a tourist accommodation. ~~Signage for a tourist accommodation is regulated in Chapter 108.~~

(Ord. No. 2014-08, § 1, 4-24-2014)

Sec. 8-211. - Reserved.

Editor's note— Ord. No. 2017-06, § 4, adopted March 23, 2017, repealed § 8-211, which pertained to parking and derived from Ord. No. 2014-08, § 1, 4-24-2014.

Sec. 8-212. - Special events.

Special events ~~or private functions~~ are not permitted at tourist accommodations ~~located in a residential or A-R zoning district~~ with the exception of an A-R wedding/event facility that is compliant with Chapter 110. Zoning, Sec. 110-169. that contains an A-R Bed and Breakfast that is compliant with Sec. 110-169.

(Ord. No. 2014-08, § 1, 4-24-2014; Ord. No. 2017-06, § 5, 3-23-2017)

Sec. 8-213. - Violations.

- (a) It shall be unlawful for any operator to commit any of the following acts:
 - (1) ~~Failure to obtain a permit as required under Article VI;~~
 - (2) Fail to keep the guest register and any other records required by this article for the time period so specified;
 - (23) Make any false entry therein;
 - (34) Falsify, obliterate, destroy or remove from his or her place of business such register or records;
 - (4-5) Refuse to allow any duly authorized law enforcement officer after proper identification to inspect such register or records during the ordinary hours of business or at other reasonable time; or
 - (56) Fail to obtain from any guest the identification required by this article.
- (b) Any person violating any provision of this article shall be subject to a fine not exceeding \$1,000.00 and costs or to imprisonment for a term not exceeding 60 days, or to both such fine and

imprisonment, any or all of such penalties to be imposed at the discretion of the judge. The infliction of a penalty under the provisions of this section shall not prevent the revocation of any permit or the taking of other punitive or remedial action where called for or permitted under the provisions of this Code.

(Ord. No. 2014-08, § 1, 4-24-2014)

Secs. 8-214—240. - Reserved.