

BOARD MEMBERS

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Chanelle N. Blaine, Zoning Administrator
Howard Johnson, Planning & Zoning Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
February 21, 2019
7:00 pm

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

NEW BUSINESS

1. Consideration of a Minor Subdivision Plat of Ryan Stanfield. The property will consist of five (1) residential lot zoned R-70, is located in Land Lot 112 of the 7th District and fronts on Thompson Road.
2. Consideration of a Variance request (VA016-19) for the existing Goza Road Subdivision Plat by Rick Halbert, owner from the Fayette County Subdivision Regulations, Section 104-597. (3) – Contiguous Areas for Residential Development. This variance is to reduce the contiguous area for Lot 3. This property is located in Land Lots 227 & 228 of the 4th District and fronts on Sandy Creek Road.
3. Consideration of a Preliminary Plat of Emerson Woods. The property will consist of 36 residential lots zoned R-50, is located in Land Lot 104 of the 7th District and fronts on Dogwood Trail.
4. Discussion of the State Route 54 West Corridor

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: February 15, 2019
Subject: Final Plat to be considered on February 21, 2019

FINAL PLAT

Ryan Stanfield

OWNER/APPLICANT

Ryan Stanfield

Recommend **APPROVAL** for the Final Plat. 

RECEIVED
JAN 15 2019

OWNER/SUBDIVIDER:
RYAN STANFIELD
770-598-1304
rstanfield@gmail.com
ADDRESS: 1967 HWY. 74
TYRONE, GA 30290

CLOSURE STATEMENT:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 50,000+ FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 204,250 FEET.
TYPE OF EQUIPMENT USED: TOPCON GTS 313

THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.
THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED ON THE SURVEY AND/OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

- NOTES:**
- REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO DEED BOOK 3424, PAGE 574 OF FAYETTE COUNTY RECORDS.
 - NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13113C0014E, DATED 9/26/08.
 - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING INC., MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
 - THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 11/12/2018.
 - THE PURPOSE OF THIS SURVEY IS TO CREATE A 3.0 ACRE PARCEL BEING A PORTION OF TAX PARCEL 0725 006. NO FIELDWORK HAS BEEN DONE BY THIS OFFICE ON THE REMAINING PORTION OF TAX PARCEL 0725 006.
 - THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - TAX MAP AND PARCEL: PORTION OF 0725 006
 - WATER TO BE SERVED BY FAYETTE COUNTY WATER DEPARTMENT.
 - SEWER TO BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND DRAIN FIELD.
 - TOTAL NUMBER OF LOTS = 1
 - TOTAL DEVELOPMENT AREA = 3.00 ACRES
 - BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE FAYETTE COUNTY ZONING ORDINANCE FOR R-70 ZONING CLASSIFICATION.
 - DIMENSIONAL REQUIREMENTS: (UNLESS NOTED OTHERWISE)
 - FRONT YARD SETBACK: 50'
 - SIDE YARD SETBACK: 25'
 - REAR YARD SETBACK: 50'
 - MINIMUM LOT WIDTH: 150'
 - MINIMUM FLOOR AREA OF HOUSE: 1,500 S.F.
 - MINIMUM LOT SIZE: 2.0 ACRES
 - THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITH THIS PROPERTY.
 - THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS PROPERTY.
 - EACH RESIDENTIAL LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.9 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
 - THERE ARE NO STATE WATERS REQUIRING BUFFERS ON THIS PROPERTY.
 - THERE ARE NO JURISDICTIONAL WETLANDS AS IDENTIFIED BY THE FAYETTE COUNTY GIS MAPS FOR THIS PROPERTY.
 - THERE ARE NO EXISTING STRUCTURES, BUILDINGS, OR IMPROVEMENTS ON THIS PROPERTY.
 - 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.

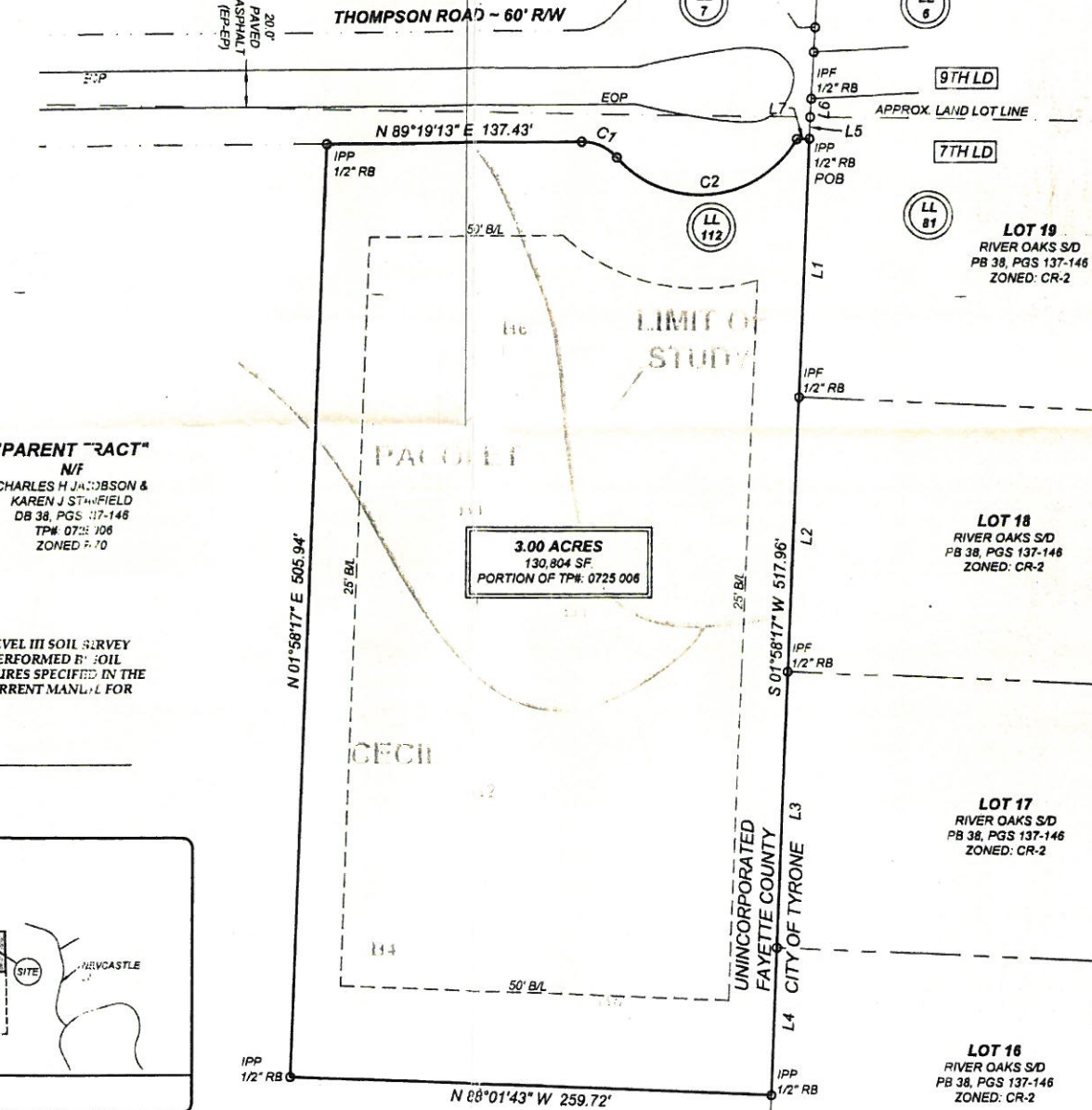
OWNER'S ACKNOWLEDGMENT:
WE, THE UNDERSIGNED OWNER AND OR MORTGAGEE OF THIS SUBDIVISION HERBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE OF THE RIGHT-OF-WAY, EASEMENTS, AND OTHER GROUND SHOWN ON THIS PLAT.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°58'17" W	138.48'
L2	S 01°58'17" W	150.01'
L3	S 01°58'17" W	150.01'
L4	N 01°58'17" E	79.47'
L5	N 01°58'17" E	11.70'
L6	N 02°55'25" E	10.04'
L7	N 89°19'13" E	6.83'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	13.40'	25.00'	20.75'	S 66°09'22" E
C2	13.37'	60.00'	97.24'	N 84°14'17" E



FINAL PLAT APPROVAL CERTIFICATION:

FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL:
DATE: _____
ENVIRONMENTAL HEALTH DEPARTMENT SPECIALIST

FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT APPROVAL:
DATE: _____
ENVIRONMENTAL MANAGEMENT DIRECTOR

FAYETTE COUNTY ENGINEER APPROVAL:
DATE: _____
COUNTY ENGINEER

FAYETTE COUNTY PLANNING COMMISSION APPROVAL:
DATE: _____
SECRETARY

FAYETTE COUNTY ZONING ADMINISTRATOR APPROVAL:
DATE: _____
ZONING ADMINISTRATOR

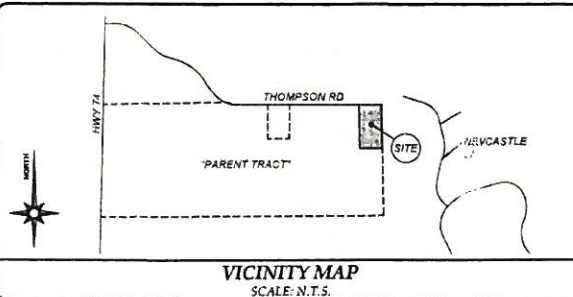
FAYETTE COUNTY FIRE MARSHAL APPROVAL:
DATE: _____
FIRE MARSHAL

"PARENT TRACT"
N/F
CHARLES H JACOBSON &
KAREN J STANFIELD
DB 38, PGS 137-148
TP# 0725 006
ZONED CR-2

- LEGEND**
- P/L = PROPERTY LINE
 - EOP = EDGE OF PAVEMENT
 - R/W = RIGHT OF WAY
 - IPF = IRON PIN FOUND
 - IPP = IRON PIN PLACED
 - CTP = CRIMPED TOP PIPE
 - RB = REINFORCING BAR
 - OTP = OPEN TOP PIPE
 - N/F = NOW OR FORMERLY
 - B/L = BUILDING LINE
 - PP = POWER POLE
 - LLL = LAND LOT LINE
 - DB = DEED BOOK
 - PB = PLAT BOOK
 - CMF = CONCRETE MONUMENT FOUND
 - APF = ALUMINUM PIPE FOUND
 - POB = POINT OF BEGINNING
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - LP = LIGHT POLE
 - FH = FIRE HYDRANT
 - WM = WATER METER
 - WV = WATER VALVE
 - MFFE = MINIMUM FINISHED FLOOR ELEVATION
 - LAG = LOWEST ADJACENT GRADE
 - HAG = HIGHEST ADJACENT GRADE
 - DI = DROP INLET
 - JB = JUNCTION BOX
 - CB = CATCH BASIN
 - TBM = TEMPORARY BENCHMARK

SOIL ANALYSIS CERTIFICATE:
I, ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THE SOIL MAP 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.

CLASSIFIER: _____
CERTIFICATION NO. _____
DATE: _____



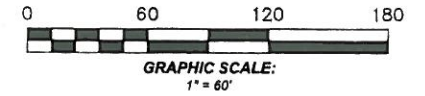
DATE: NOVEMBER 29, 2018	ISSUE		
SCALE: 1" = 60'	No.	DESCRIPTION	DATE
ACREAGE: AS SHOWN	R-1	COUNTY COMMENTS	12/17/2018
CITY:			
DRAWN: MR			
CHECKED: RM			
SHEET #: 1 of 1			
PROJECT #: 18-451			

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:
RYAN STANFIELD
LAND LOT 112, 7th DISTRICT
FAYETTE COUNTY, GEORGIA



MCLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT
6 MADISON STREET
NEWMAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmcclain339@gmail.com



To: Planning Commission
 From: Planning and Zoning
 Date: February 21, 2019
 Subject: Goza Road Subdivision Variance Request (VA 016-19)

Rick Halbert requests a Variance from the Fayette County Subdivision Regulations, Contiguous Areas for Residential Development, as needed to approve a Final Subdivision Plat. Section 104-597. Minimum standards. (3) of the Fayette County Subdivision Regulations states:

Contiguous Areas for Residential Development. Each residential building lot shall have a minimum contiguous area that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind. The required minimum contiguous areas, set forth below, are a function of zoning requirements and minimum lot sizes.

Zoning Area District	Minimum Contiguous Free & Clear (ac)
A-R	2.0
EST	1.3
R-85, R-80	1.5
R-78, R-75, R-72, R-70	0.9
R-55, R-50, R-45, R-40, R-20, DR-15, C-S	0.6
R-55, R-50, R-45, R-40, R-20, DR-15, C-S	0.3

The Planning Commission may grant a Variance from requirements of the Subdivision Regulations. Section 104-602 of the Fayette County Subdivision Regulations states:

Variance or Appeal. In cases of undue hardship under this Ordinance, the property owner may petition the Planning Commission for a Variance or an Appeal from the decision of any of the aforementioned appropriate departments with regard to interpretation, administration, and enforcement. If the Planning Commission does not grant the variance or appeal, the property owner may then appeal to the Board of Commissioners.

Plat

The subject property is zoned R-80 which requires a minimum contiguous area of 1.5 acres. Per the applicant’s letter, proposed lot 3 of Goza Road Subdivision does not meet the minimum standards of 1.5 acres for contiguous buildable area. This lot has a minimum contiguous area as follows:

Lot Number	Contiguous Area/Acres
3	0.96

The reduction in contiguous area is a result of Watershed Protection buffers and setbacks.

EMD Comment – A reduction in the contiguous area for the lots would be preferable over variance requests for watershed setbacks.

Sec. 104-602. Legal status.

- (b) **Variance or Appeal** In cases of undue hardship under this Ordinance, the property owner may petition the Planning Commission for a Variance or an Appeal from the decision of any of the aforementioned appropriate departments with regard to interpretation, administration, and enforcement. If the Planning Commission does not grant the variance or appeal, the property owner may then appeal to the Board of Commissioners.

Petition No.: VA-014-19

Name of Petitioner: Rick Halbert

Address: 461 Sandy Creek Rd

City, State, Zip Code: Fayetteville, GA 30214

Telephone Number: 770-616-8574

Subdivision Name: ~~Whitewater Meadows~~ Goza Road Subdivision

Fronts on: Goza Road

Land Lot(s): 227 & 228

District(s): 4th

Zoning District: R-80

Date Preliminary Plat Approved by P.C.: NA

Signature:  Halbert Development, Inc

Title: Owner

Planning Commission Hearing Date: February 21, 2019

Request:

+0.96 ac.

Variance on the contiguous area requirement be reduced for Lot 3 of the proposed subdivision. A house meeting the minimum requirements can easily fit within the contiguous area provided and 4 lots on 18 acres is under the allowable density within this zoning. Contiguous area for this lot cannot be obtained due to watershed buffers; however Lot 4 is oversized with a generous contiguous area.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

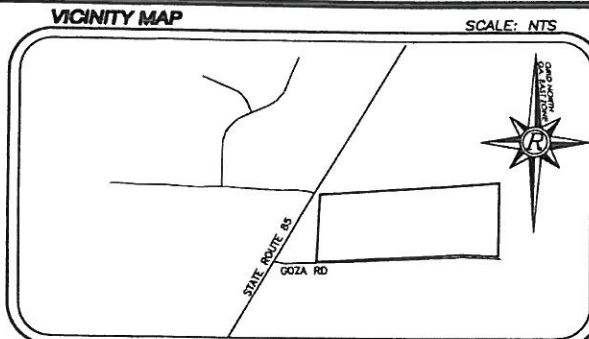
APPROX - APPROXIMATE
 CMP - CORRUGATED METAL PIPE
 CONC - CONCRETE
 DB-PC - DIBED BOOK PAGE
 DYL - DOUBLE YELLOW LINE
 FES - FLARED END SECTION
 FH - FIRE HYDRANT
 GW - GUY WIRE
 IFF - IRON PIN FOUND (1" OR 2" PIPE)
 IFF - IRON PIN FOUND (1-1/2" ROD)
 IFF - IRON PIN FOUND (1/2" REBAR)
 IFF - IRON PIN SET (1/2" REBAR)
 LP - LIGHT POLE
 N/F - NOW OR FORMERLY
 PBX - POWER BOX
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 PIP - POWER POLE
 PIP - POWER & LIGHT POLE
 PTP - POWER & TELEPHONE POLE
 R/W - RIGHT OF WAY
 STBK - SETBACK
 SWL - SINGLE WHITE LINE
 TEB - TELEPHONE BOX
 TP - TELEPHONE POLE
 W/V - WATER VALVE
 WY - WATER METER
 (123.45) - RECORD DISTANCE PER DEED
 CONT. AREA - CONTIGUOUS AREA

LINE TYPES

--- OVERHEAD POWER LINE
 --- OVERHEAD POWER & TELEPHONE LINE
 --- OVERHEAD TELEPHONE LINE
 --- SOIL DELINEATION LINE
 --- WETLAND DELINEATION LINE
 --- 50' WATERSHED SETBACK
 --- 75' WATERSHED SETBACK
 --- APPROX LAND LOT LINE
 --- PROPERTY BOUNDARY LINE
 --- BUILDING SETBACK LINE
 --- FENCE LINE

STRUCTURES

--- HEADWALL
 --- FIRE HYDRANT
 --- WATER VALVE
 --- WATER METER



SOIL LEGEND

SOIL INTERPRETIVE DATA

Soil Code	Depth to Bedrock (ft)	Depth to Water Table (ft)	Moisture Content (%)	Plasticity Index (PI)	Shrinkage Ratio (SR)	Organic Matter (%)	Soil Description	Soil Class
Alcany I	>72	24 (PWT)	2.6	8-12	—	0.08	C1	
Alcany II	>72	30-36 (PWT)	2.6	12-18	80	0.10	C1	
Augusta	>72	10-18	9.4	—	—	—	F2	
Hard Labor	>72	30-36	2.6	12-18	75	0.12	C2	
Holston	>72	12-18	2.8	—	—	—	F2	
Rosebush	>72	0-8	0.4	—	—	—	F2	
Stanic	>72	16-22	2.4	—	—	—	F2	
Venoco	>84	>84	2.6	48-80	80	—	J2	
Wahatchee	>72	6-10	0.4	—	—	—	F2	

PWT = Perched Water Table

SOIL SUITABILITY CODE LEGEND

C1 Soils are unsuitable for conventional absorption fluids due to perched water table conditions. Soils are generally suitable for alternative absorption fluids with treatment system producing class 1 effluent.

C2 Soils are unsuitable for conventional absorption fluids due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fluids with treatment system producing class 1 effluent.

F2 Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.

F3 Soils are unsuitable for on-site wastewater disposal due to shallow perched water table.

J2 Soils exhibit characteristics of slow permeation caused by massive structure in the bit and b/c horizons. Soils are generally suitable for conventional absorption field lines if installed at recommended depth in upper part of aprata.

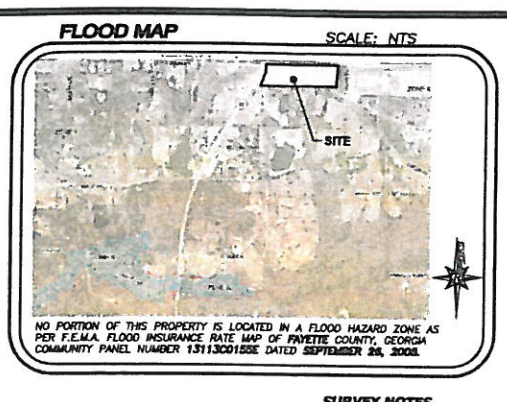
DEVELOPER:
HALBERT DEVELOPMENT
 461 SANDY CREEK RD.
 FAYETTEVILLE, GA 30214
 RICK HALBERT
 770-616-8574

24 HOUR CONTACT:
RICK HALBERT
 770-616-8574

PROPERTY ADDRESS
 1066 GOZA ROAD
 FAYETTEVILLE, GA 30215

ENGINEERING CONTACT:
ROCHESTER & ASSOCIATES, INC.
 286 HIGHWAY 314, SUITE A
 FAYETTEVILLE, GA 30214
 JEFF COLLINS
 770-718-0600

SURVEY CONTACT:
ROCHESTER & ASSOCIATES, INC.
 WAYNE POWERS, RLS
 (770) 718-0600



SITE DATA TABLE

ZONED:	R-80
FUTURE LAND USE	RURAL RESIDENTIAL 3
MIN. LOT AREA	3 ACRES
TOTAL LOT AREA	18.63 ACRES
TOTAL LOTS	4
TOTAL AREA IN ROW	0 ACRES
STORMWATER AREA	N/A
SETBACKS	
FRONT	75 FT
SIDE	30 FT
REAR	50 FT
MAX. BLDG HEIGHT	35 FT
MN. BLDG. AREA	2500

LEVEL III SOIL SURVEY
 I, Eric Hoggan DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THE SOIL MAP WAS PERFORMED BY AEI, INC. IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES CURRENT MANUAL ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER: [Signature]
 COMPANY ADDRESS & TELEPHONE: PTC GA 30269 (770) 267-4020

GEORGIA DPR SOIL CLASSIFIER, PROFESSIONAL GEOLOGIST, OR PROFESSIONAL ENGINEER
 REGISTRATION NO. H 224

OWNERS CERTIFICATE
 WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE SUBMISSION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUNDS SHOWN ON THIS PLAT.

OWNER _____ DATE _____ MORTGAGEE _____ DATE _____

WETLAND DELINEATION (NOTE: FOR FINAL PLAT ONLY)
 I, Eric Hoggan OF AEI, INC. DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS GOZA RD STD ON GOZA RD AND DETERMINED THAT THE PROPERTY CONTAINS DOES NOT CONTAIN JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS.

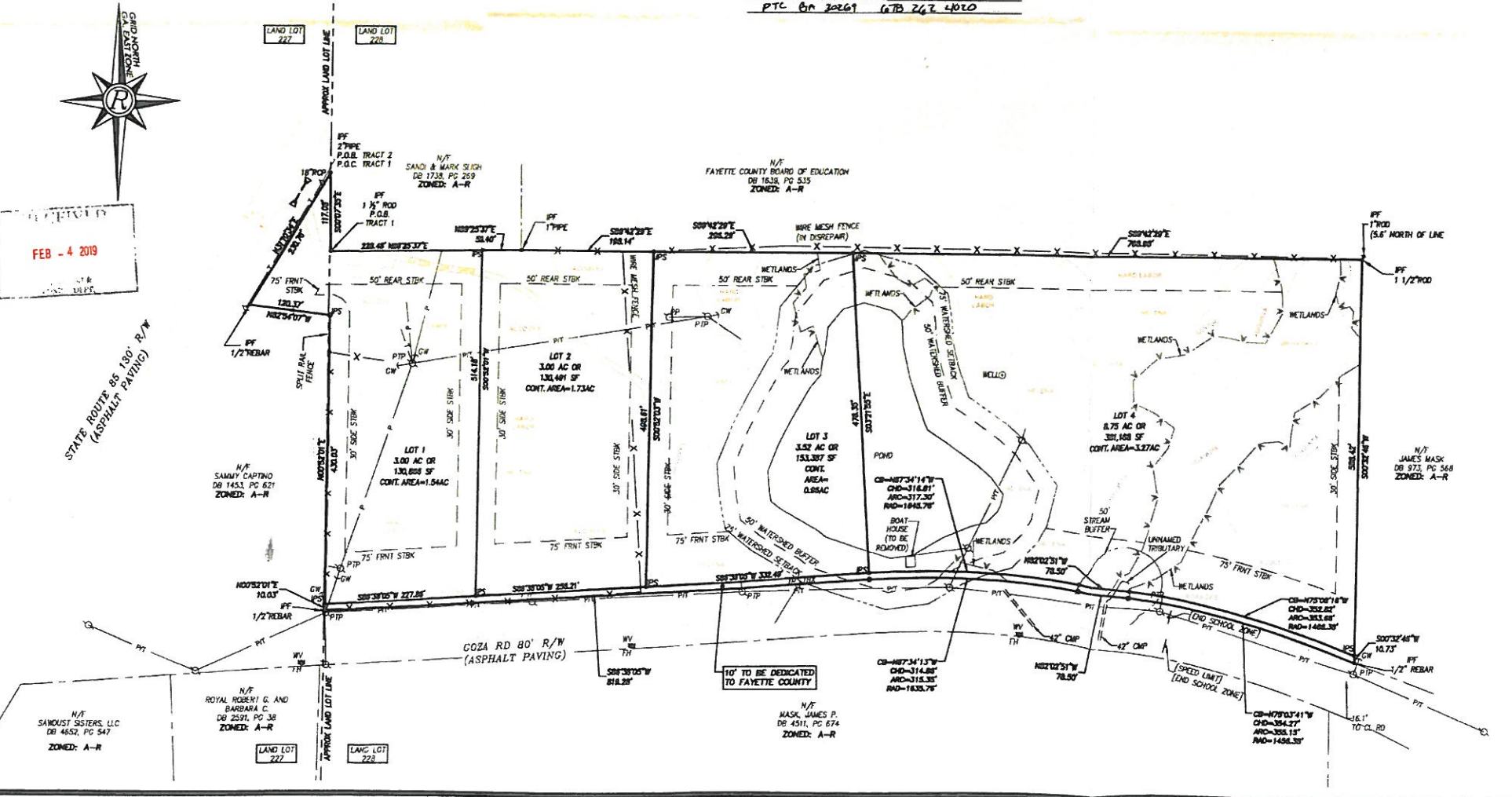
SIGNATURE OF WETLAND DELINEATOR: [Signature]
 COMPANY ADDRESS & TELEPHONE: PTC GA 30269 (770) 267-4020

SURVEY NOTES

- THE FIELD DATA DATED 7/18/18 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,789 FEET AND AN ANGULAR ERROR OF 4" SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 448,952 FEET.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST OR EAST ZONE) AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83). THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. FURTHERMORE, THIS SURVEY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WERE NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
- ALL PROPERTY CORNERS REFERENCED AS "PS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LS1000484" UNLESS OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREIN. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
- WETLAND AND STATE WATERS DELINEATION AND INFORMATION PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES, INC. (AES) ON NOVEMBER 1, 2018.
- LEVEL III SOILS DELINEATION AND INFORMATION PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES, INC. (AES) ON NOVEMBER 1, 2018.

NOTES

- PER REZONING PETITION NUMBER 1278AAB-18, LOTS ARE SUBJECT TO THE FOLLOWING CONDITIONS:
 - THESE SHALL BE NO DRIVEWAY ACCESS TO THE PARCEL(S) FROM OR BY. (THIS CONDITION IS BASED ON COMMENTS FROM PUBLIC WORKS/ENGINEERING AND GEORGIA DEPARTMENT OF TRANSPORTATION).
 - THE OWNER/DEVELOPER SHALL PROVIDE, AT NO COST TO FAYETTE COUNTY, TEN (10) FEET OF RIGHT-OF-WAY ON GOZA ROAD AND SAID DEDICATION AREA SHALL BE SHOWN ON THE FINAL PLAT.
 - REZONING DATE OF APPROVAL: SEPTEMBER 27, 2018
 - IT IS ASSUMED THAT EACH LOT WILL BE RESPONSIBLE FOR ITS OWN STORMWATER MANAGEMENT.
 - UTILITIES ARE TO BE PROVIDED FROM EXISTING ALONG GOZA ROAD.
 - EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 1.5 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS. WATERSHED PROTECTION BUFFERS AND SETBACKS OF ZONING BUFFERS AND SETBACKS. WATERSHED PROTECTION BUFFERS AND SETBACKS OF ZONING BUFFERS AND SETBACKS.
 - WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
 - FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.
 - THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITH THE PROPERTIES ON THIS PLAT.
 - NO LOTS EITHER CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY.
 - NO FLOOD HAZARD AREAS ARE CONTAINED ON THE PROPERTY.
 - SEE SITE DATA TABLE ABOVE FOR ZONING DISTRICT REQUIREMENTS.
 - WATER TO BE SERVED BY FAYETTE COUNTY WATER SYSTEM AND SEWER SERVED BY ONSITE SEPTIC SYSTEMS FOR EACH LOT.



APPROVALS

Approved by Fayette County Environmental Health Department.
 Date _____ Signed _____

Approved by the Fayette County Engineer.
 Date _____ Signed _____

Approved by the Fayette County Planning Commission.
 Date _____ Signed _____

Approved by the Fayette County Zoning Administrator.
 Date _____ Signed _____

Approved by Fayette County Fire Marshal.
 Date _____ Signed _____

Approved by the Fayette County Environmental Management.
 Date _____ Signed _____

SURVEYORS CERTIFICATION
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WAYNE A. POWERS, GEORGIA RLS # 2891
 wpowers@rochester-assoc.com
 ROCHESTER & ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. LSF-000484
 www.rochester-assoc.com

DATE OF PLAT OR MAP: 2-4-19

Rochester & Associates, Inc.
 286 GA Hwy 314, Suite A • Fayetteville, Georgia 30214
 (770) 718-8123 • www.rochester-assoc.com

GOZA ROAD SUBDIVISION
RICK HALBERT
 LAND LOTS 227 & 228
 4TH LAND DISTRICT
 FAYETTE COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION
1	2-4-19	ISSUED BY FAYETTE COUNTY COMMISSIONERS
2	2-4-19	ISSUED BY FAYETTE COUNTY COMMISSIONERS
3	2-4-19	ISSUED BY FAYETTE COUNTY COMMISSIONERS

GRAPHIC SCALE
 0' 50' 100' 200' 300'

THIS PLAT IS NOT VALID UNLESS IT BEARS REGISTRATION ADDRESS THE REGISTRANT'S SEAL

SHEET 1 OF 1
 DATE: 2-4-2019
 JOB NO.: F218009 HAL
 DRAWN BY: RJM
 DWG NO.: F218009 HAL

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: February 15, 2019
Subject: Preliminary Plat to be considered on February 21, 2019

PRELIMINARY PLAT

Emerson Woods

OWNER/APPLICANT

Allegiance Development, LLC

Recommend **APPROVAL**

On Emerson Woods Subdivision Preliminary Plat stamped 1/30/2019.



PRELIMINARY PLAT

for

EMERSON WOODS

Located in L.L. 104 ~ 7th District

PROPERTY ZONED: R-50

376 DOGWOOD TRAIL TYRONE 30290, GA

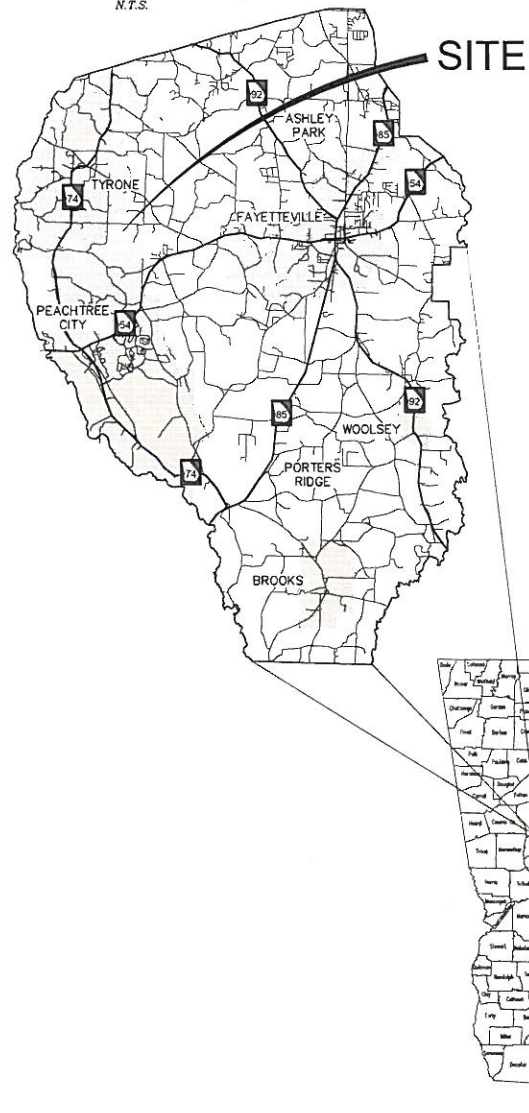
Fayette Co., Georgia

JANUARY 2, 2018

Approved
Bryan Keller EMD
02/11/2019 10:55:13 AM

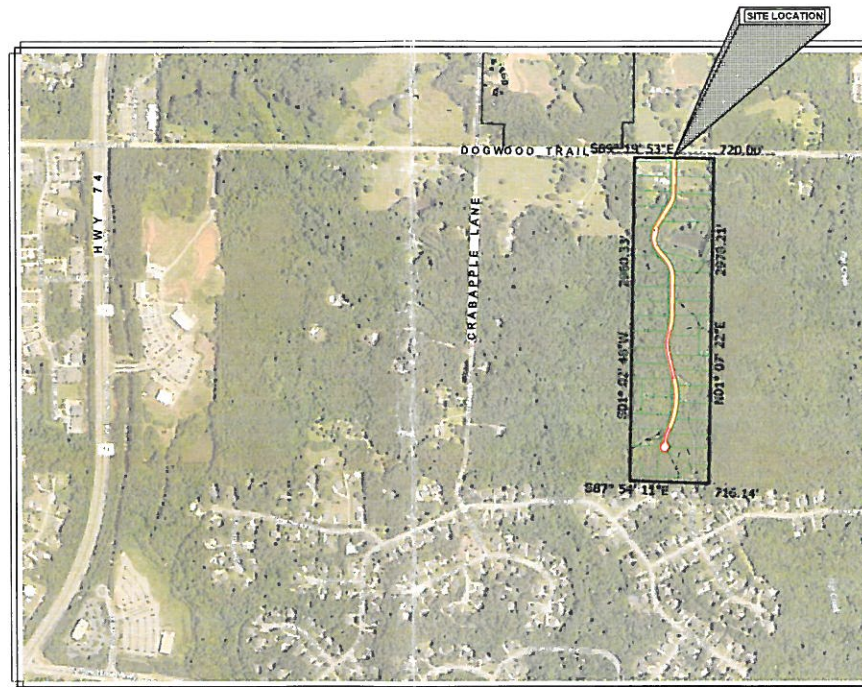


FAYETTE COUNTY
N.T.S.



SITE

GEORGIA
N.T.S.



Vicinity Map
(Not to Scale)

INDEX OF DRAWINGS

CIVIL

- C1.1 COVER SHEET
- C1.2 GENERAL NOTES / LEGEND / ABBREVIATIONS
- C1.3 SITE PLAN
- C1.4 SITE PLAN / LEVEL III SOILS DELINEATION
- C1.5 DRAINAGE BASIN MAP

TOTAL NUMBER OF SHEETS: 5

SOIL CLASSIFICATION DELINEATION

I, _____ do hereby certify that the Level III soil survey information provided on this plat was performed by _____ 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: _____
 License/Professional Engineer Registration No. _____
 Registration Number/License Number: _____

Company Address & Telephone: _____

Comments: _____

Planning & Zoning Department
 140 Stonehill Avenue West
 Suite 202
 Fayetteville, Georgia 30214
 (T) 770-465-5421
 E-mail: cb@planningandzoning.ga.gov

Planning and Zoning Department
 Requisite Date: _____

Planning and Zoning Department
 Approval Date: _____

WETLAND DELINEATION

I, _____ of _____ do hereby certify that I have field inspected the property known as _____ and determined that the property contains does not contain jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.

Signature of Wetland Delineator: _____
 Company Address & Telephone: _____

Comments: _____

Environmental Management Department
 140 Stonehill Avenue West, Ste. 203
 Fayetteville, Georgia 30214
 (T) 770-465-5410
 E-mail: em@planningandzoning.ga.gov

Environmental Management Department
 Requisite Date: _____

Environmental Management Department
 Approval Date: _____

PRELIMINARY PLAT NOTES

*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 MEETS THE MINIMUM 0.3 ACRES CONTIGUOUS AREA THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

THE SOIL CLASSIFICATIONS IN THE AREAS OF THE PROPERTY PROPOSED FOR THE PLACEMENT OF ON-SITE SEWAGE MANAGEMENT SYSTEMS. THE SOIL CLASSIFICATION WORK SHALL BE DONE FOLLOWING THE PROCEDURES FOR LEVEL III SOIL SURVEYS ESTABLISHED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS. THE REQUIREMENTS FOR A SOIL CLASSIFIER ARE LOCATED IN SAID MANUAL.

PROJECT SCOPE: RESIDENTIAL SUBDIVISION DEVELOPMENT			
REVISION			
NO.	DATE	BY	DESCRIPTION
1	1/15/19	DGH/JWF	REVISIONS PER FAYETTE COUNTY PLANNING AND ZONING COMMENTS

SITE DATA:

PARCEL NUMBER(S): 0729 009

ADDRESS: 376 DOGWOOD TRAIL, TYRONE GA 30290

TOTAL AREA OF SITE: ±48.94 ACRES


TOTAL AREA OF WETLANDS : 4158.56 SQ. FT. (.10 ACRES)

STATE WATERS LOCATED WITHIN 200 FEET: NO

TOPOGRAPHIC INFORMATION SUPPLIED BY FAYETTE COUNTY GIS DEPARTMENT BASED ON MEAN SEA LEVEL.

SURVEY DATA:

BOUNDARY SURVEY PREPARED BY:

 **FOUR CORNERS SURVEYING**
 P.O. BOX 15 Tyrone, GA 30290
 770-560-3910 & 770-823-9377 FOUR_CORNERS@BELLSOUTH.NET
 DATED: JULY 26, 2018


OWNER / DEVELOPER

ALLEGIANCE
DEVELOPMENT, LLC

P.O. BOX. 3852
PEACHTREE CITY, GA 30269
24 HOUR CONTACT: TRENT FOSTER
PHONE: 678-633-9928



PROJECT NO. 20180020



SHEET
C1.1

© H&A 2016

Jun 30, 2019 1:25pm - C:\BACKUP\VA\Projects\Jobs\FOSTER_TRENT\DOGWOOD_TRAIL\Final\Plat\Sheet_Files\DOCS\101_COVER_SHEET.dwg

GENERAL SITE DATA:

- TOTAL AREA OF SITE: 48.94 ACRES.
- PROPERTY IS ZONED: R-50
 MIN. FRONT SETBACK: 100' FROM ARTERIAL THOROUGHFARE
 75' FROM COLLECTOR THOROUGHFARE
 50' FROM LOCAL RESIDENTIAL R-O-W
 MIN. REAR SETBACK: 30'
 MIN. SIDE SETBACK: 20'
 MIN. LOT AREA: 43,560 S.F. (1 ACRE)
 MIN. LOT WIDTH: 125'
 MIN. FLOOR AREA: 2,100 S.F.
- TOTAL NO. OF LOTS FOR SITE: 36.
- ALL LOTS TO BE SERVED BY AN EXTENSION OF THE FAYETTE COUNTY WATER SYSTEM.
- ALL LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEM AND DRAIN FIELD.
- BOUNDARY INFORMATION PROVIDED BY FOUR CORNERS LAND SURVEYING.
- TOPOGRAPHIC INFORMATION TAKEN FROM FAYETTE COUNTY G.I.S.-LIDAR TOPOGRAPHY.
- ALL EXISTING WELLS AND SEPTIC SYSTEMS ON PROPOSED LOTS 4 AND 5 SHALL BE DISPOSED OF PROPERLY.

MAILBOX KIOSK NOTES:

- MAILBOX CLUSTER AREA TO MEET U.S. POSTAL SERVICE AND CITY OF FAYETTEVILLE DESIGN STANDARDS & REGULATIONS.
- MAILBOX CLUSTER AREA SHALL MEET THE ADA AND THE CURRENT GEORGIA ACCESSIBILITY CODE.

PROPERTY REZONING INFORMATION:

PROPERTY REZONING INFORMATION: PETITION #1278-18 A-R TO R-50 WITH 1 CONDITION. APPROVED 9/27/18.

CONDITION: THAT A 20 FOOT BUFFER SHALL BE ESTABLISHED ALONG THE SOUTHER BOUNDARY OF THE STORMWATER DETENTION FACILITY ADJACENT TO PEACHTREE CITY TO SCREEN IT FROM EXISTING VEGETATION AND WHERE EXISTING VEGETATION IS DISTURBED OR IS INSUFFICIENT TO CREATE A SCREEN, SAID BUFFER SHALL BE PLANTED PER ARTICLE V NONRESIDENTIAL DEVELOPMENT.

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE 'A' (UNSTUDIED FLOOD ZONE AS PER THE FEMA FLOOD MAPS)

DEMOLITION NOTES

- ALL STRUCTURES TO BE DEMOLISHED SHALL BE COMPLETELY REMOVED ABOVE AND BELOW GRADE. ABANDONED SERVICE LINES TO THE STRUCTURES SHALL ALSO BE REMOVED.
- ALL NECESSARY PERMITS FOR DEMOLITION SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
- ALL WASTE FROM DEMOLITION OPERATIONS SHALL BE HAULED OFFSITE AND DISPOSED OF LEGALLY. (THIS INCLUDES ANY SEPTIC TANKS.)
- DISCONNECT AND SEAL OFF ABANDONED UTILITIES, ALL UTILITIES TO BE REMOVED PRIOR TO START OF DEMOLITION. UTILITIES SHALL BE DISCONNECTED BELOW EXISTING GRADE OR OUTSIDE OF CONTRACT LIMITS BY THE APPLICABLE PUBLIC UTILITY. ALL COSTS FOR THIS WORK SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR TO CAP ALL EXISTING WELLS FOUND ON SITE.

TREE PROTECTION NOTES

TREE PROTECTION AREA (TPA): ANY PORTION OF A SITE LOCATED WITHIN TREE PROTECTION BOUNDARY AREA WITH EXISTING TREES TO BE PRESERVED IN COMPLIANCE TO REQUIREMENTS OF THE CITY OF FAYETTEVILLE ORDINANCE. THE TREE PROTECTION AREA SHALL INCLUDE NO LESS THAN THE TOTAL AREA BENEATH THE TREE CANOPY AS DEFINED BY THE DRIP LINE OF THE TREE OR GROUP OF TREES COLLECTIVELY.

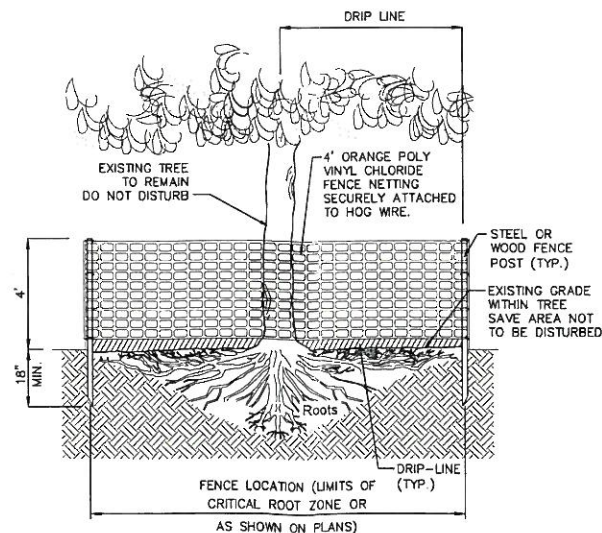
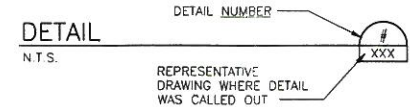
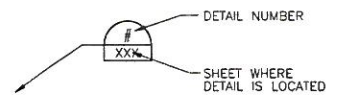
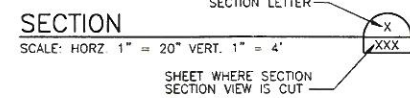
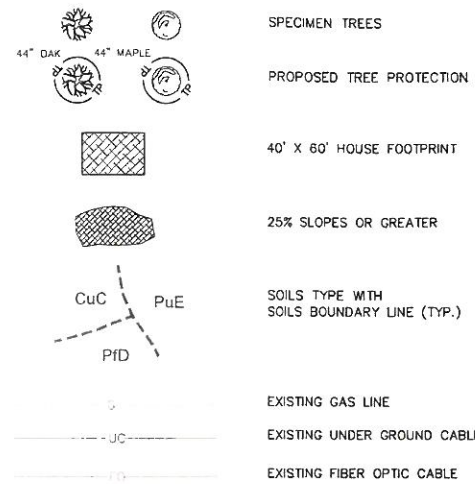
THERE SHALL BE NO INDISCRIMINATE REMOVAL OF TREES FROM THIS SITE. AN ASSERTED EFFORT TO PRESERVE AND RETAIN SPECIMEN EXISTING TREES WILL BE MADE.

BEING DEVELOPED SHALL MAINTAIN A MINIMUM TREE DENSITY BASED UPON THE MAXIMUM NUMBER OF TREES THAT CAN BE MAINTAINED IN ACCORDS WITH THE ORDINANCE FOR TREE SIZE AND DENSITY.

THE CLEANING OF EQUIPMENT, STORAGE OF MATERIALS OR DIRT, DISPOSAL OF WASTE MATERIAL SUCH AS PAINT, OIL SOLVENT OR OTHER HARMFUL SUBSTANCES, OR ANY OTHER SUCH ACT WHICH MAY BE HARMFUL TO THE CONTINUED VITALITY OF THE TREE(S) WITHIN THE TREE PROTECTION AREA, IS PROHIBITED.

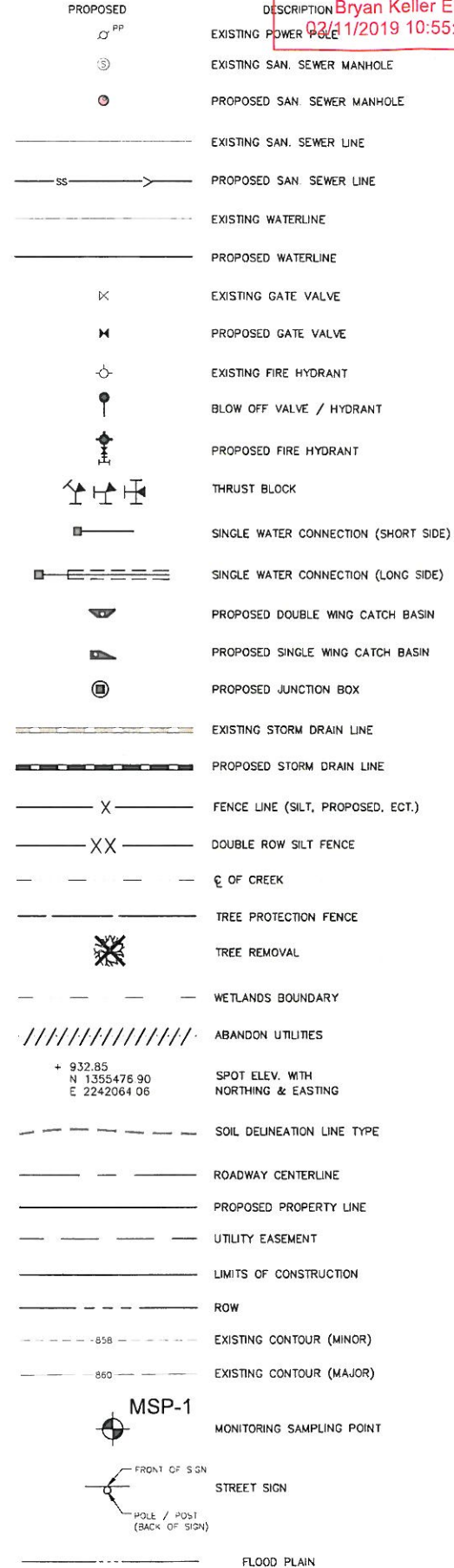
PRIOR TO COMMENCEMENT OF ANY GRADING, CONSTRUCTION OR TREE REMOVAL, A TREE PROTECTION AREA FOR ANY TREE LOCATED WITHIN TWENTYFIVE FEET (25') OF ANY PROPOSED GRADING, CONSTRUCTION OR TREE REMOVAL MUST BE ESTABLISHED BY PHYSICAL BARRIER AND MAINTAINED UNTIL SUCH WORK IS COMPLETED.

LEGEND / SYMBOLOGY



1 TREE PROTECTION FENCE DETAIL N.T.S.

LEGEND / SYMBOLOGY



Approved
Bryan Keller EMD
02/11/2019 10:55:16 AM

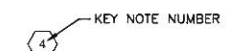
ABBREVIATIONS

EOP	-	EDGE OF PAVEMENT
FH	-	FIRE HYDRANT
FM	-	SANITARY FORCE MAIN
GV	-	GAS VALVE
GW	-	GUY WIRE
IE	-	INVERT ELEVATION
LF	-	LINEAR FEET
LP	-	LIGHT POLE
MB	-	MAIL BOX
MH	-	MANHOLE
MJ	-	MECHANICAL JOINT
N.T.S.	-	NOT TO SCALE
OHP	-	OVERHEAD POWER
PL	-	PROPERTY LINE
PP	-	POWER POLE
RCP	-	REINFORCED CONCRETE PIPE
RD	-	ROAD
RJ	-	RESTRAINED JOINT
RS	-	ROAD SIGN
R/W	-	RIGHT-OF-WAY
SCP	-	STEEL CASING PIPE
SD	-	STORM DRAIN
SS	-	SANITARY SEWER
STA	-	STATION
TBR	-	TO BE REMOVED
TEL	-	TELEPHONE
TS&V	-	TAPPING SLEEVE AND VALVE
UG	-	UNDERGROUND
UGE	-	UNDERGROUND ELECTRICAL
VB	-	VALVE BOX
WL	-	WATER LINE
WM	-	WATER METER
WV	-	WATER VALVE

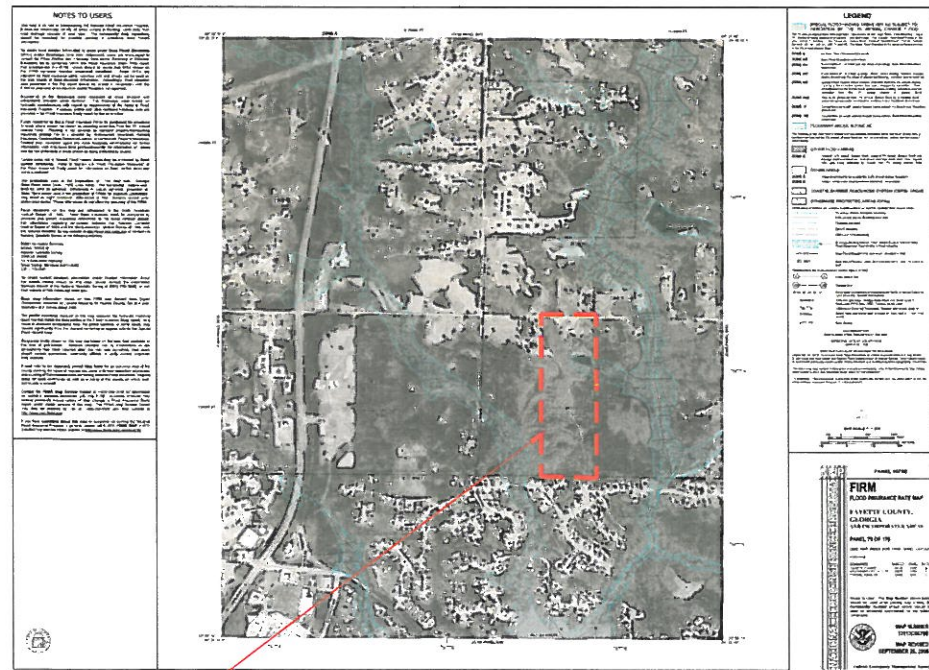
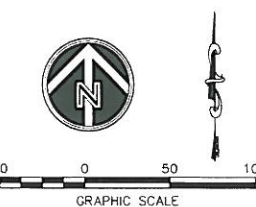
STORM DRAIN

HW	-	HEADWALL
D.W.C.B.	-	DOUBLE WING CATCH BASIN
S.W.C.B.	-	SINGLE WING CATCH BASIN
R.L.D.I.	-	RAISED LID DROP INLET
J.B.	-	JUNCTION BOX
F.E.S.	-	FLARED END SECTION
RPC	-	REINFORCED CONCRETE PIPE
B.C.M.P.	-	BITUMINOUS COATED METAL PIPE
H.D.P.E.	-	HIGH DENSITY POLYETHYLENE
W.Q.S.	-	WATER QUALITY STRUCTURE

KEY NOTE DESIGNATION



GEOMETERICAL NORTH



SITE LOCATION FEMA MAP N.T.S.

ACCORDING TO F.I.R.M. 13113C0079E DATED SEPT. 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.



PREPARED FOR:
OWNER / DEVELOPER
24 HOUR CONTACT
ALLEGIANCE DEVELOPMENT, LLC
P.O. BOX 3852
PEACHTREE CITY, GA 30289
24 HOUR CONTACT
TRENT FOSTER
PHONE: 878-633-6923



NO.	DATE	DESCRIPTION	REVISIONS PER FAYETTE COUNTY COMMENTS
1			
2			
3			
4			
5			
6			
7			

DRAWN BY:
J. FINNEY
DESIGNED BY:
D. HOVEY
CHECKED BY:
D. HOVEY
ISSUE DATE:
01/02/19
PROJECT NUMBER:
20180035



PRELIMINARY PLAT
FOR
EMERSON WOODS
376 DOGWOOD TRAIL, TYRONE GA
LAND LOT 104 - 7TH DISTRICT FAYETTE, COUNTY GA
GENERAL NOTES / LEGEND / ABBREVIATIONS

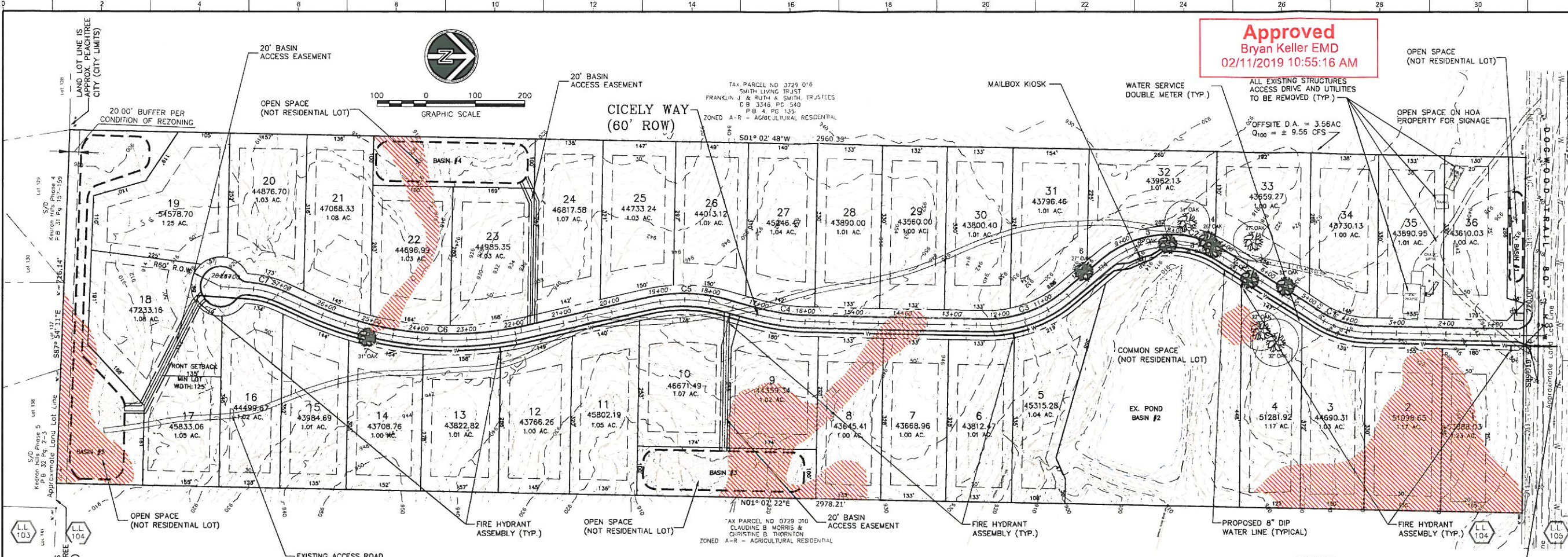
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Approved
 Bryan Keller EMD
 02/11/2019 10:55:16 AM

H & A
 HOVEY & ASSOCIATES INC.
 ENGINEERING CONSULTANTS
 130 HOWARD LANE SUITE B
 FAYETTEVILLE, GA 30214
 PHONE 770-402-2200

PREPARED FOR
 OWNER / DEVELOPER
 24 HOUR CONTACT

ALLEGIANCE
 DEVELOPMENT, LLC
 P.O. BOX 3832
 PEACHTREE CITY, GA 30259
 24 HOUR CONTACT
 TRENT FOSTER
 PHONE 878-433-9928



SITE PLAN
 HORZ: SCALE: 1" = 100'

- NOTES**
- SITE DISTANCE AT THE PROPOSED ENTRANCE EXCEEDS 600' IN BOTH DIRECTIONS
 - THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITH THE PROPERTY
 - ALL TANGENT BETWEEN CURVES MEET 50' MINIMUM.
 - A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE GROUNDWATER RECHARGE AREA
- TREE NOTES**
- TREES WITH THE SYMBOL: ARE TO BE REMOVED.
 - TREE REMOVAL NOTE: THE TREES TO BE REMOVED AS SHOWN ON THIS PLAN ARE THOSE SHOWN WITHIN 100 FT DISTANCE FROM THE ROADWAY CENTERLINE. SHIFTING THE ROADWAY EITHER DIRECTION WOULD ENDANGER OTHER SPECIMEN TREES. THE MAJORITY OF THIS SITE IS WOODED AND CHANGING THE ROADWAY ALIGNMENT WILL CAUSE OTHER CONFLICTS.

SPECIMEN TREE TABLE					
Type	Size	Saved	Removed	Critic Root Zone	Percent Disturbance
(1) OAK	32"		X	48'	0.00%
OAK	32"	X		40.5'	8.00%
(2) OAK	27"		X	40.5'	0.00%
OAK	27"	X		46.5'	34.00%
(3) OAK	24"		X		
(4) OAK	26"		X		
OAK	31"	X			
(5) OAK	26"		X		
(6) OAK	27"		X		
(7) OAK	31"		X		
		4 Saved	7 Removed		

LOT CONTIGUOUS AREA CHART					
LOT NUMBER	CONTIGUOUS AREA SQ FT.	CONTIGUOUS AREA PERCENT ACRE	LOT NO.	CONTIGUOUS AREA SQ FT.	CONTIGUOUS AREA PERCENT ACRE
1	18276.1	0.42	26	23777.40	0.55
2	28711.76	0.66	27	24333.21	0.56
3	2357.56	0.54	28	2377.09	0.53
4	27059.43	0.62	29	23000.00	0.53
5	20287.96	0.47	30	23248.07	0.53
6	23144.31	0.53	31	22155.81	0.51
7	23100.24	0.53	32	18097.83	0.42
8	23092.86	0.53	33	21072.01	0.48
9	22874.17	0.53	34	22918.77	0.53
10	24758.37	0.57	35	23250.65	0.53
11	24504.05	0.56	36	18099.51	0.42
12	23112.03	0.53	37	0.00	0.00
13	23209.73	0.53	38	0.00	0.00
14	23090.78	0.53	39	0.00	0.00
15	23000.3	0.53	40	0.00	0.00
16	23306.42	0.54	41	0.00	0.00
17	22266.34	0.51	42	0.00	0.00
18	24333.65	0.56	43	0.00	0.00
19	29842.95	0.69	44	0.00	0.00
20	23588.62	0.54	45	0.00	0.00
21	25063.6	0.58	46	0.00	0.00
22	23941.79	0.55	47	0.00	0.00
23	24086.2	0.55	48	0.00	0.00
24	25265.76	0.58	49	0.00	0.00
25	24013.04	0.55	50	0.00	0.00

CURVE TABLE							
CURVE NO.	PI STATION	RADIUS	TANGENT	LENGTH	CHORD DIRECTION	CHORD LENGTH	
C1	4+13.77	148'36"23"	200.00'	56.21'	109.58 S16°44'35.98"W	108.22'	
C2	8+43.03	107'34"50"	200.00'	146.43'	252.79 S3°46'10.81"E	236.30'	
C3	11+45.87	138'58"26"	250.00'	93.54'	179.01 S19°27'59.20"E	175.21'	
C4	16+48.44	164'49"06"	500.00'	66.63'	132.48 S8°38'14.50"W	132.10'	
C5	18+47.57	151'26"40"	325.00'	82.71'	161.98 S11°15'59.36"W	160.31'	
C6	24+12.80	142'20"54"	700.00'	238.65'	460.00 S5°48'52.23"W	451.77'	
C7	27+25.14	159'43"50"	200.00'	35.75'	70.75 S1°19'09.55"W	70.39'	

LEGEND

- EXIST. SAN. SEWER MANHOLE
- PROPOSED SAN. SEWER MANHOLE
- EXIST. SAN. SEWER LINE
- PROPOSED SAN. SEWER LINE
- EXIST. WATERLINE
- PROPOSED WATERLINE
- EXIST. GATE VALVE
- PROPOSED GATE VALVE
- EXIST. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER

GENERAL SITE DATA:

- TOTAL AREA OF SITE: 48.94 ACRES.
- PROPERTY IS ZONED: R-50
 MIN. FRONT SETBACK: 100' FROM ARTERIAL THOROUGHFARE
 75' FROM COLLECTOR THOROUGHFARE
 50' FROM LOCAL RESIDENTIAL R-O-W
 MIN. REAR SETBACK: 30'
 MIN. SIDE SETBACK: 20'
 MIN. LOT AREA: 43,560 S.F. (1 ACRE)
 MIN. LOT WIDTH: 125'
 MIN. FLOOR AREA: 2,100 S.F.
- PROPERTY REZONING INFORMATION: PETITION #1278-18 A-R TO R-50 WITH 1 CONDITION. APPROVED 9/27/18
- TOTAL NO. OF LOTS FOR SITE: 36.
- ALL LOTS TO BE SERVED BY AN EXTENSION OF THE FAYETTE COUNTY WATER SYSTEM.
- ALL LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEM AND DRAIN FIELD.
- BOUNDARY INFORMATION PROVIDED BY FOUR CORNERS LAND SURVEYING, DATED: JULY 26, 2018.
- TOPOGRAPHIC INFORMATION TAKEN FROM FAYETTE COUNTY G.I.S. - LIDAR TOPOGRAPHY.
- ALL EXISTING WELLS, SEPTIC SYSTEMS ON ALL PROPOSED LOTS SHALL BE DISPOSED OF PROPERLY.
- TOTAL L.F. OF STREET: 2,856 L.F.

MAILBOX KIOSK NOTES:

- MAILBOX CLUSTER AREA TO MEET U.S. POSTAL SERVICE AND CITY OF FAYETTEVILLE DESIGN STANDARDS & REGULATIONS.
- MAILBOX CLUSTER AREA SHALL MEET THE ADA AND THE CURRENT GEORGIA ACCESSIBILITY CODE.

NO.	DATE	DESCRIPTION
7		
6		
5		
4		
3		
2		
1		

DRAWN BY: J. FINNEY
 DESIGNED BY: D. HOVEY
 CHECKED BY: D. HOVEY
 ISSUE DATE: 01/02/19
 PROJECT NUMBER: 20180035

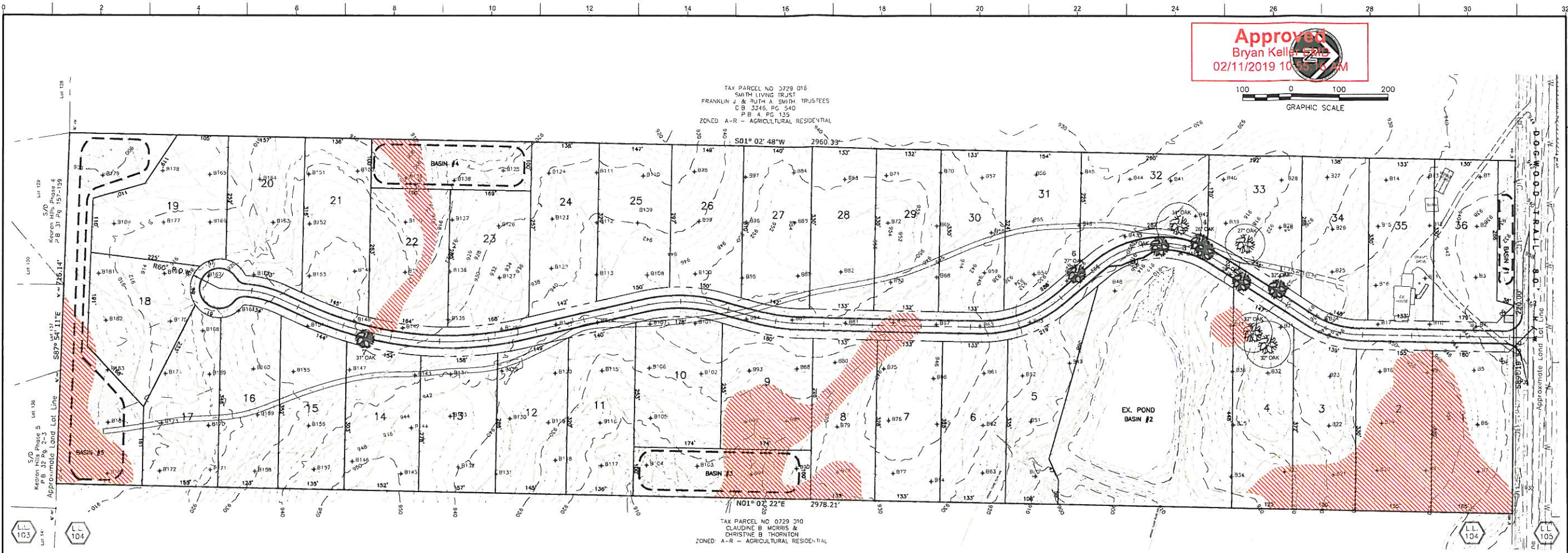
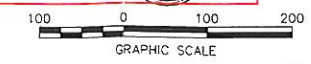


PRELIMINARY PLAT
 FOR
 EMERSON WOODS
 376 DOGWOOD TRAIL, TYRONE GA
 LAND LOT 104 ~ 7TH DISTRICT FAYETTE, COUNTY GA

SHEET
C1.3

Jan. 30, 2019 - 1:27pm - C:\BAC\KUP\Projects\Jobs\FOSTER_TRENT\DOGWOOD_TRENT\Drawings\Sheet\103-SITE_PLAN.dwg

Approved
 Bryan Keller, Esq.
 02/11/2019 10:55:34 AM



SITE PLAN
 HORZ. SCALE 1" = 100'

LEGEND / SYMBOLOGY

- ⊕ B79 BORING LOCATIONS
- 858 --- EXISTING CONTOUR (MINOR)
- 860 --- EXISTING CONTOUR (MAJOR)
- FLOOD PLAIN
- 44" OAK 44" MAPLE SPECIMEN TREES
- PROPOSED TREE PROTECTION
- CuC PuE SOILS TYPE WITH SOILS BOUNDARY LINE (TYP.)
- PID

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
Buckhead	54-72+	>72	2-10	24-30	65	—	K1
Cecil	>72	>72	2-10	36-48	60	—	A1
Cecil Wet Variant	>72	54	2-10	24-30	75	—	P1
Fill	>72	>72	4-8	—	—	—	F5
Gwinnett	60-72+	>72	3-12	24-36	65	—	N3
Hard Labor	>72	30-40	2-10	12-18	75	0.12	C2
Pacolet	>72	>72	2-6	24-48	45	—	A1
Rawlings	40-50	>40	2-12	18-24	60	0.15	I1
Saw	30-40	>30	6-15	12-18	75	0.12	I1
Starr	>72	>72	6-15	—	—	—	F4

SOIL SUITABILITY 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 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.
- C2 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.
- F4 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.
- F5 Soils consist of poorly-sorted fill material that is unsuitable for septic system construction.
- 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 1 effluent.
- K1 Soils contain somewhat shallow parent material and partially weathered rock. Hand auger borings have been advanced to a depth of 54 to 72 inches before encountering refusal and parent material is generally suitable for conventional absorption field installation. Further investigation utilizing backhoe test pits may allow for recommendation of deeper trench depths.
- N3 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Soils are shallow to saprolite and weathered rock. Hand auger borings have been advanced to a depth of 60 to 72 inches without encountering refusal and parent material is generally suitable for conventional absorption field installation. Further investigation utilizing backhoe test pits may allow for recommendation of deeper trench depths.
- P1 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 48 inches. Installations deeper than 24 inches may require a treatment system producing Class 1 effluent.

NOTES:

SOIL BOUNDARY LINES SHOULD BE CONSIDERED TRANSITIONAL ZONES BETWEEN DIFFERENT SOIL CONDITIONS OR SERIES RATHER THAN AN EXACT BOUNDARY. SYSTEM INSTALLATION SHOULD NOT OCCUR UNDER SATURATED 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.

SOILS ALONG THE ACCESS ROAD HAVE BEEN IMPACTED BY SIGNIFICANT EROSION IN SOME LOCATIONS. HIGHLY ERODED AREAS SHOULD BE EVALUATED ON AN INDIVIDUAL BASIS.

H & A
 HOVEY & ASSOCIATES INC
 ENGINEERING CONSULTANTS
 130 HOWARD LANE SUITE B
 FAYETTEVILLE, GA 30215
 PHONE: 770-450-2100

PREPARED FOR
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 24 HOUR CONTACT
ALLEGIANCE DEVELOPMENT, LLC
 P.O. BOX 3552
 PEACHTREE CITY, GA 30269
 24 HOUR CONTACT
 TRENT FOSTER
 PHONE: 878-633-9928



SCALE: HORZ. 1" = 100'
 VERT. 1" = 10'

NO	DATE	DESCRIPTION
7		
6		
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DRAWN BY
J. FINNEY
 DESIGNED BY
D. HOVEY
 CHECKED BY
D. HOVEY
 ISSUE DATE
 01/02/19
 PROJECT NUMBER
 20180035



PRELIMINARY PLAT
 FOR
EMERSON WOODS
 376 DOGWOOD TRAIL, TYRONE GA
 LAND LOT 104 ~ 7TH DISTRICT FAYETTE, COUNTY GA
 SITE PLAN / LEVEL III SOILS

SHEET
C1.4

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Approved
 Bryan Keller EMD
 02/11/2019 10:55:16 AM

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SCALE: HORIZ. 1" = 100'
 VERT.

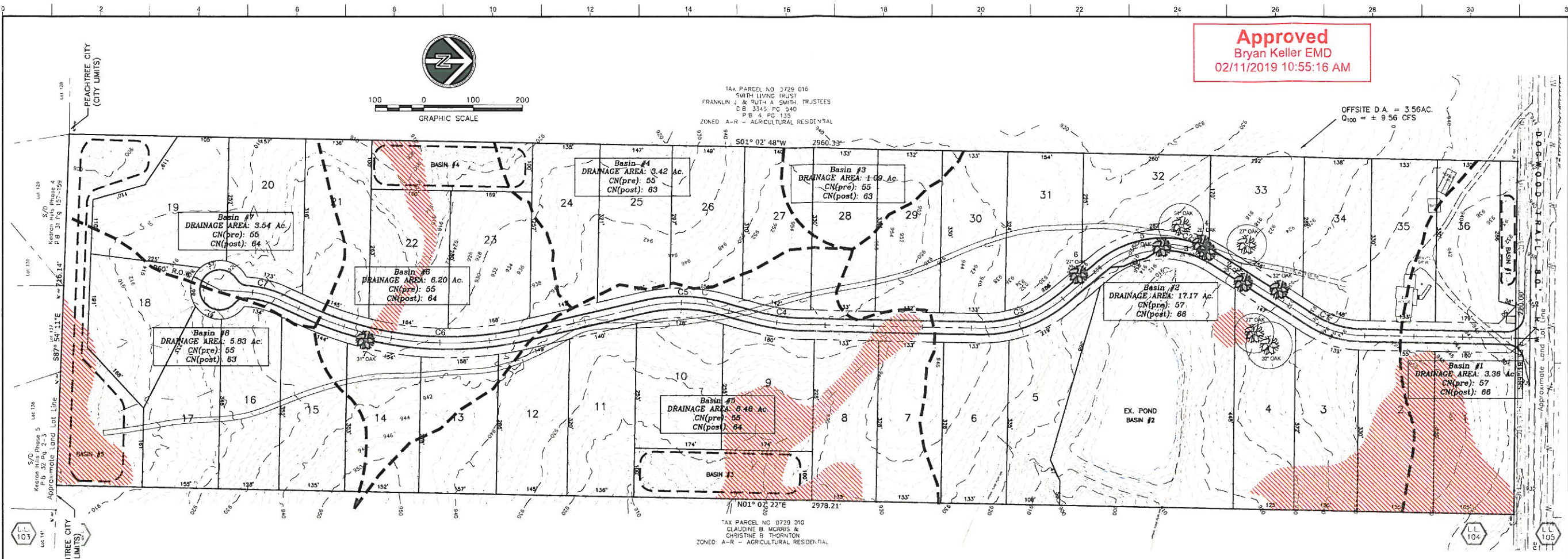
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1	1/15/19	REVISIONS PER FAYETTE COUNTY COMMENTS

DRAWN BY
J. FINNEY
 DESIGNED BY
D. HOVEY
 CHECKED BY
D. HOVEY
 ISSUE DATE
 01/02/19
 PROJECT NUMBER
 20180035



PRELIMINARY PLAT
 FOR
 EMERSON WOODS
 376 DOGWOOD TRAIL, TYRONE GA
 LAND LOT 104 ~ 7TH DISTRICT FAYETTE, COUNTY GA
 DRAINAGE BASIN MAP

SHEET
C1.5



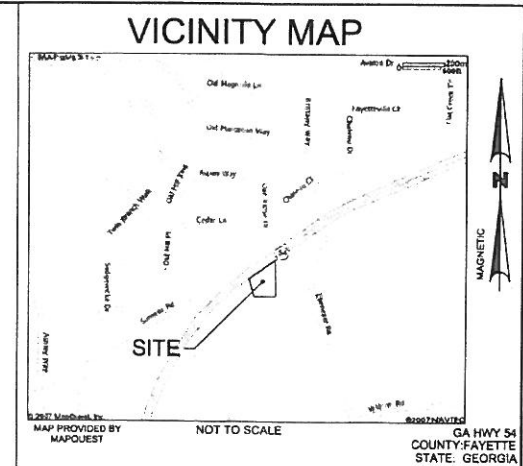
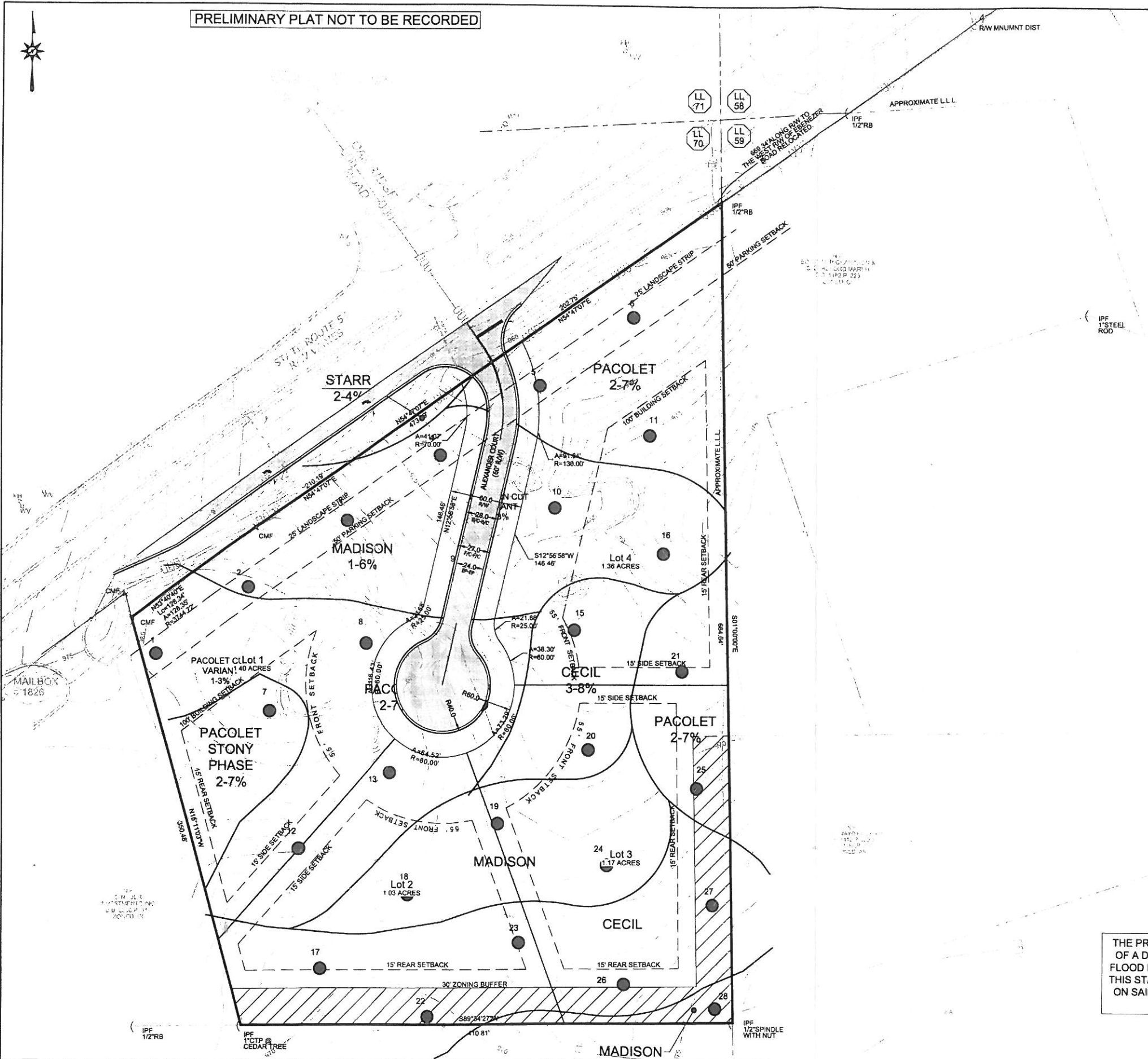
SITE PLAN
 HORIZ. SCALE: 1" = 100'

LEGEND

- EXIST. SAN. SEWER MANHOLE
- PROPOSED SAN. SEWER MANHOLE
- EXIST. SAN. SEWER LINE
- PROPOSED SAN. SEWER LINE
- EXIST. WATERLINE
- PROPOSED WATERLINE
- EXIST. GATE VALVE
- PROPOSED GATE VALVE
- EXIST. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED 1" LONG SIDE SERVICE ENCLOSED 2" PVC CONDUIT
- PROPOSED WATER LINE SINGLE SERVICE
- PROPOSED WATER LINE CASING

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PRELIMINARY PLAT NOT TO BE RECORDED



CONTACT INFORMATION

APPLICANT:
 SB2-BUTNER, LLC
 805 SOUTH GLYNN STREET, SUITE 127
 FAYETTEVILLE, GA 30214
 CONTACT: GENE STRICKLAND
 404.432.4492

ENGINEER:
 OMNI CONSULTING SERVICES
 665 HWY 74 SOUTH
 PEACHTREE CITY, GA 30288
 CONTACT: TOM HARDY
 770-892-4333

24 HOUR CONTACT
 GENE STRICKLAND
 404.432.4492 (MOBILE)

THERE ARE NO JURISDICTIONAL WETLANDS LOCATED ON-SITE PER THE NATIONAL WETLANDS INVENTORY.

NO PORTION OF THIS SITE LIES WITHIN 200' OF STATE WATERS

RACE CONSULTING

COUNTY: Fayette PROJECT NO: 1145 DATE: 5/14/07
 CLIENT: Strickland Farm Services, Inc. 1145 Highway 54 Wood Mill Office Park
 SITE LOCATION ADDRESS: Highway 54, Lot 28 & 29, Fayetteville, GA 30214
 INVESTIGATION LEVEL: INVESTIGATION Level 1

ESTIMATE OF SOIL PROPERTIES ON MEASUREMENTS

SOIL SERIES	SLOPE %	DEPTH TO WATER TABLE (ft)	PERCENT ORGANIC MATTER (%)	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH (in/hr)	DEPTH TO OPTIMUM PERCOLATION (ft)	SUITABILITY CODE (G. Dept)
Level	2-8%	>72"	22	40	24-44	A
Medium	1-6%	>72"	22	30	24-42	A
Medium Clay	1-3%	>72"	22	40	18-42	A
Pacolet	2-7%	>72"	22	45	18-26	(SEE NOTE 1)
Pacolet Clay Variant	1-3%	>72"	22	40	18-42	A
Pacolet Stony Phase	2-8%	45-49"	22	60	12-18	(SEE NOTE 1)
Starr	2-4%	>72"	24	24	24-42	(SEE NOTE 2)

SUITABILITY CODE DESCRIPTIONS AND GENERAL NOTES

A - This type of soil is generally considered to be favorable for use with standard septic systems and should have ability to absorb an average absorption rate of 1/2" per hour. Proper design, installation, and maintenance is determined based on an on-site evaluation by individuals who are approved by the DNR.

E - Normally considered unsatisfactory for use for conventional septic systems.

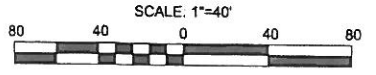
X - These soils generally have sufficient depth of soil material over bedrock to accommodate a septic system. However, inclusions of other soils with unsatisfactory drainage occur. Test borings plus soil saturation and hydraulic conductivity tests, or possibly a septic tank, permeability tests may be needed to determine ground suitability for these areas.

SITE SPECIFIC NOTES

NOTE 1 - Estimations were made in these soils to match on-site grades.

NOTE 2 - Shallow rock was encountered within 60" to 72" depth of 42 to 48 inches. To better assess the nature and extent of the borings, retests, backfill pits are recommended. Please consult with your local health department about alternative on-site sewage management systems including the possibility of installing on-site wastewater treatment systems.

THE PROJECT AREA IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 13113C 0080D DATED MARCH 18, 1996. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS INFORMATION.



Omni Consulting Services

665 Highway 74 South
 Peachtree City, GA 30269
 ph: 770-488-7370
 fax: 770-488-6396
 omni@omnicons.com

REVISIONS

NO.	DATE	DESCRIPTION

SITE DEVELOPMENT DRAWINGS FOR
WOOD MILL OFFICE PARK
 GEORGIA HIGHWAY 54
 LANDLOT 70 OF THE 7TH DISTRICT
 FAYETTE COUNTY, GEORGIA



SOILS DELINEATION

Drawing Title	
Date: JUNE 20, 2007	4
Scale: AS SHOWN	
Job No. 07005	of 4