

**BOARD MEMBERS**

John H. Culbreth, Sr., Chairman  
Danny England, Vice-Chairman  
Al Gilbert  
Brian Haren  
Arnold L. Martin, III

**STAFF**

Peter A. Frisina, Director of Community Services  
Chanelle N. Blaine, Zoning Administrator  
Howard Johnson, Planning & Zoning Coordinator

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**August 1, 2019**  
**7:00 pm**

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

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1. Consideration of Minutes of the Planning Commission meeting held on Thursday July 18, 2019.


**NEW BUSINESS**

2. Consideration of a Minor Subdivision Plat of Jones Circle. The property will consist of one lot zoned A-R, is located in Land Lot 195 of the 4<sup>th</sup> District and fronts on Jones Circle.
3. Consideration of a Preliminary Plat of Godby Park Subdivision. The property will consist of 17 lots zoned R-70, is located in Land Lot(s) 37 and 60 of the 7<sup>th</sup> District and front(s) on Ebenezer and Davis Roads.
4. Consideration of a Preliminary Plat of River Run Subdivision. The property will consist of 13 lots zoned R-70, is located in Land Lot(s) 80 and 81 of the 7<sup>th</sup> District and fronts on Coastline Road.

To: Fayette County Planning Commission

From: Chanelle Blaine, Zoning Administrator

Date: July 25, 2019

Subject: Minor Subdivision Plat to be considered on August 1, 2019 

**MINOR SUBDIVISION PLAT**

Jones Circle

**OWNER/APPLICANT**

Mark Jones

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

MINOR SUBDIVISION PLAT OF  
JONES CIRCLE SUBDIVISION

THE PURPOSE OF THIS PLAT IS TO TAKE ACREAGE FROM THE LARRY J. JONES PROPERTY  
RECORDED IN DEED BOOK 2696, PAGES 307-308 AND ADD TO THE PROPERTY OWNED BY  
SAM JONES RECORDED IN DEED BOOK 1812, PAGE 580 SO THAT THE RESULTING LOT IS  
GREATER THAN THE REQUIRED 5 ACRE MINIMUM.

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

ENVIRONMENTAL HEALTH SPECIALIST DATE

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT:

ENVIRONMENTAL MANAGEMENT DIRECTOR DATE

APPROVED BY FAYETTE COUNTY ENGINEER

COUNTY ENGINEER DATE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR DATE

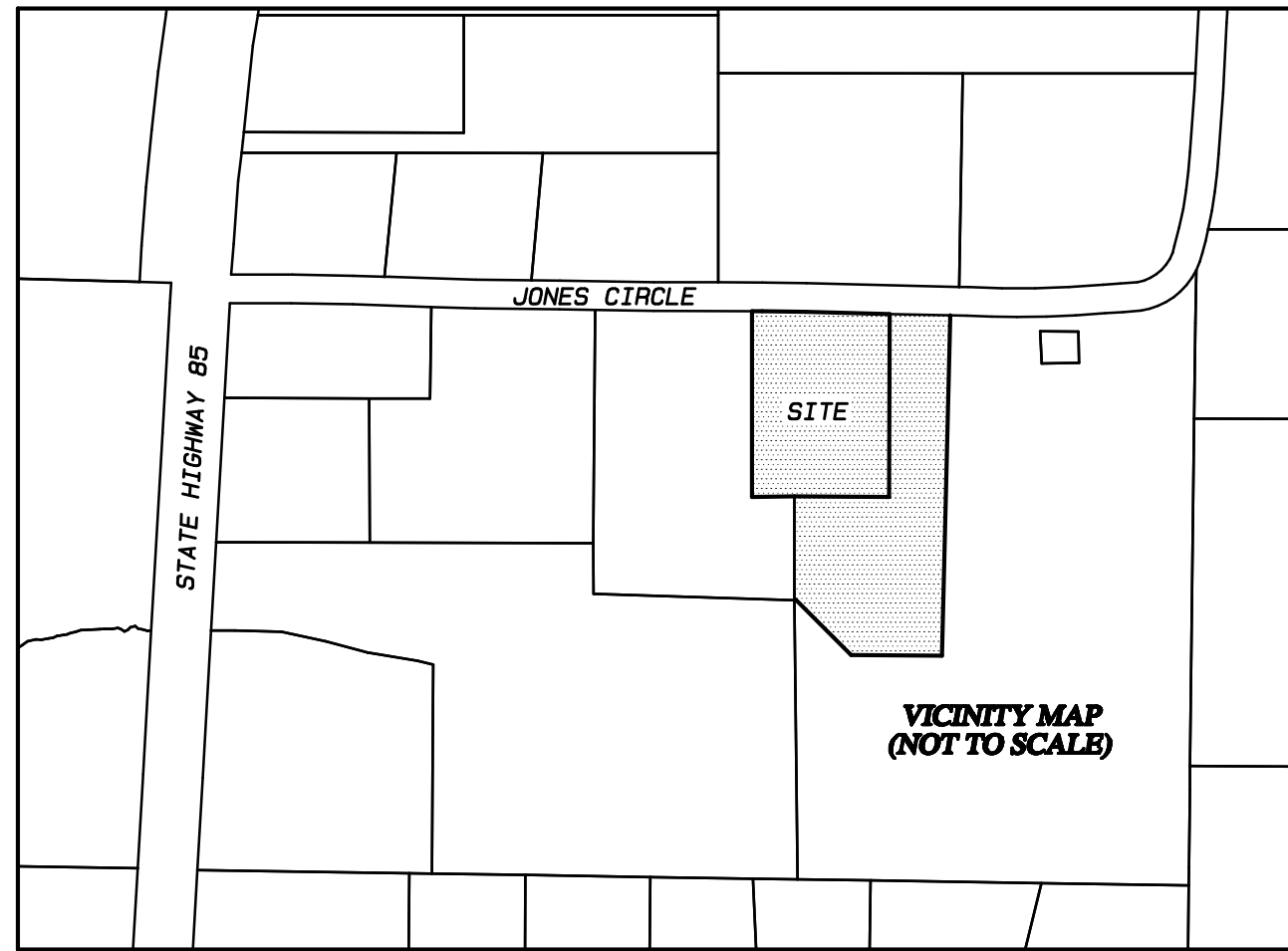
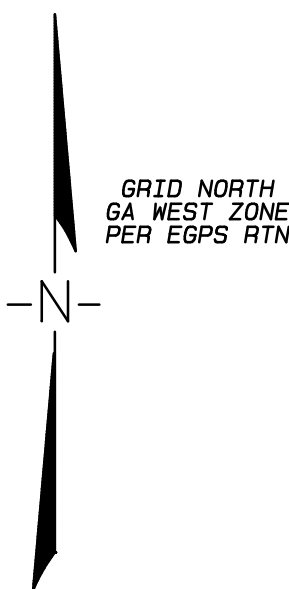
APPROVED BY FAYETTE COUNTY FIRE MARSHALL.

FIRE MARSHALL DATE

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION:

SECRETARY DATE

LEGEND:  
N/F = NOW OR FORMERLY  
CMP = CORRUGATED METAL PIPE  
R/W = RIGHT-OF-WAY  
U/P = UTILITY POLE  
GW = GUY WIRE



WE, THE UNDERSIGNED OWNERS AND/OR MORTGAGEES OF THE  
JONES CIRCLE 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	MORTGAGEE	DATE
OWNER	DATE	MORTGAGEE	DATE

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.

MATTHEW J. LANGLEY, GEORGIA PLS # 3227 07/01/2019 DATE

SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

MATTHEW J. LANGLEY, GEORGIA PLS # 3227 07/01/2019 DATE

- NOTES:
- CURRENT ZONING: AR  
SETBACKS:  
FRONT (ARTERIAL OR COLLECTOR) = 100'  
FRONT (LOCAL) = 75'  
SIDE = 50'  
REAR = 75'  
MINIMUM LOT SIZE: 5 ACRES  
MINIMUM HOUSE SIZE: 1,200 SQUARE FEET  
MINIMUM LOT WIDTH AT BUILDING LINE: 250'  
MAXIMUM HEIGHT: 35 FEET
  - DEVELOPER:  
MARK JONES  
214 JONES CIRCLE  
FAYETTEVILLE, GA 30215  
CONTACT # = 678-619-1478
  - LOT TO BE SERVED BY PRIVATE SEPTIC SYSTEM
  - LOT TO BE SERVED BY PRIVATE WELL
  - NO RECORDED EASEMENTS WERE PROVIDED TO OR RECOVERED BY THIS OFFICE
  - THIS BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 1.09 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENT OF ANY KIND.
  - REFERENCE IS MADE TO THE FOLLOWING:  
PETITION NUMBER VA-017-19  
APPROVED: JUNE 20, 2019  
A VARIANCE FOR MINIMUM CONTIGUOUS AREA WAS GRANTED FOR 1 ACRE
  - PER THE FAYETTE COUNTY GIS, THERE ARE NO WETLANDS ON THIS SITE
  - 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.
  - THIS PROPERTY DOES NOT LIE WITHIN A GROUND WATER RECHARGE AREA PER THE FAYETTE COUNTY GIS
  - THIS SURVEY WAS AUTHORIZED BY MARK JONES

CURRENT OWNERS:  
LARRY J. JONES PER DEED BOOK 2696, PAGES 307-308  
AND  
SAM JONES PER DEED BOOK 1812, PAGE 580

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. SAID PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

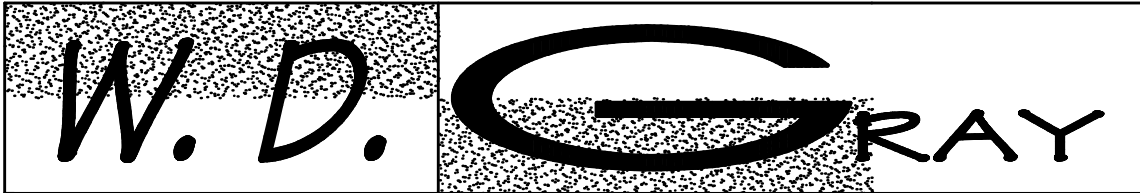
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

WATERSHED BUFFERS, WATERSHED SETBACKS, AND OTHER RESTRICTIONS BASED OFF THE LIMITS OF WRESTED VEGETATION AND/OR ESTABLISHED ELEVATIONS ARE SUBJECT TO CHANGE DUE TO NATURAL ACCRETION, EROSION AND AVULSION. DUE TO THE IRREGULAR NATURE OF CREEK BANKS, SHORELINES, AND ELEVATIONS, AND COMPUTER SOFTWARE USED TO OFFSET THESE LINES, IT IS LIKELY THAT ANY OTHER SURVEYORS LOCATION OF BUFFERS/SETBACKS BASED OFF THESE NATURAL FEATURES WOULD DIFFER SLIGHTLY FROM WHAT IS SHOWN. THESE BUFFERS/SETBACKS SHOULD BE FIELD VERIFIED BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS.

PREPARED FOR:  
MARK JONES

LAND LOT: 195  
DISTRICT: 4TH  
FAYETTE COUNTY, GA  
DATE OF SURVEY: 05/26/2019  
DATE OF DRAWING: 07/01/2019  
SCALE: 1" = 40'

CLOSURE DATA  
FIELD CLOSURE = 1' : 46.401  
ANGLE POINT ERROR = < 5"  
EQUIPMENT USED: GEOMAX ZOOM 90  
ADJUSTMENT METHOD: NONE  
PLAT CLOSURE = 1' : 690.859



AND ASSOCIATES, INC.

LSF000701

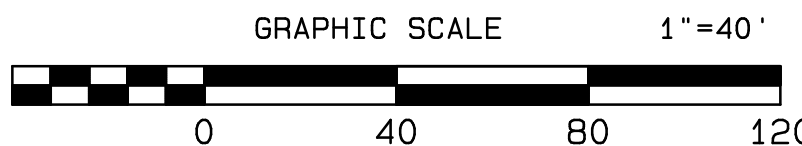
Land Surveyors - Planners

160 Greencastle Road Suite B Tyrone, 30290

PH. 770-486-7552

Fax: 770-486-0496

IN MY PROFESSIONAL OPINION, A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE A - NO BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP 13113C0195E DATED 09/26/2008. THIS FLOOD HAZARD IS NOT SHOWN ON THIS PLAT AS FAYETTE COUNTY HAS PROVIDED A FLOOD HAZARD LOCATION/ELEVATION DETERMINED BY A PRIVATE STUDY COMPLETED FOR FAYETTE COUNTY. W.D. GRAY AND ASSOCIATES, INC. DID NOT PARTICIPATE IN THIS STUDY AND CANNOT CERTIFY OR SPEAK TO ITS ACCURACY.



JOB NO: 0310005

To: Fayette County Planning Commission

From: Chanelle Blaine, Zoning Administrator

Date: July 25, 2019

Subject: Preliminary Plat to be considered on August 1, 2019 *CB*

**PRELIMINARY PLAT**

Godby Park

**OWNER/APPLICANT**

Regina D. Godby & Shelby M. Godby /

Rod Wright

Recommend **APPROVAL** for the Preliminary Plat.

# PRELIMINARY PLAT OF: GODBY PARK SUBDIVISION

## GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION); BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
- ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- ELEVATION DATUM USED: MEAN SEA LEVEL
- NO VIABLE USGS MONUMENTS WERE LOCATED WITHIN 500' OF THIS SITE.
- BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA. NAD 83 WEST ZONE)
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION, UTILITY LOCATE SERVICE MARKINGS, AND AVAILABLE AS-BUILT DATA. THIS SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY OBSERVED OR LOCATED THE UNDERGROUND UTILITIES.
- CURRENT ZONING OF PROPERTY: R-70.
- RIGHT-OF-WAY OF EBENEZER ROAD (80' WIDE SECTION) ESTABLISHED AS PER FOUND MONUMENTS AND PREVIOUS SURVEYS. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- NO JURISDICTIONAL WETLANDS ARE SHOWN OR LOCATED ON SITE AS PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, CSC #224, GODBY PARK TRACT, EBENEZER RD. DATED MARCH 29, 2019, PROJ.# 219167.I. ALL WETLANDS SHOWN OR NOT 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.
- JURISDICTIONAL STATE WATERS ARE SHOWN AND LOCATED ON SITE AS PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, CSC #224, GODBY PARK TRACT, EBENEZER RD. DATED MARCH 29, 2019, PROJ.# 219167.I.
- 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.
- SOILS INFORMATION AS PER "LEVEL 3 SOIL MAP" FOR GODBY PARK AS PREPARED BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, DPH CSC, #224, DATED 4-2-19 AND PREPARED FOR ROD WRIGHT.
- NO WALKING PATHS, SIDEWALKS, BIKE TRAILS, ETC. ARE PROPOSED FOR THIS PROJECT.

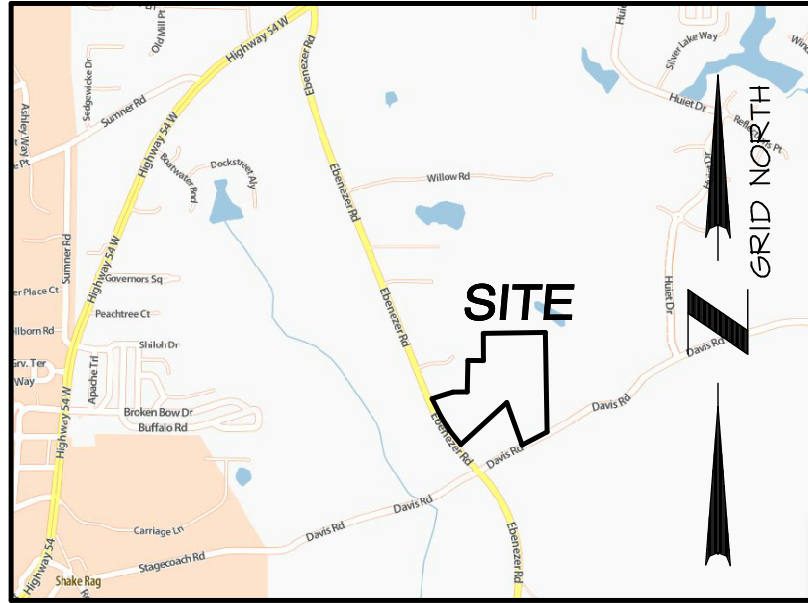
\* APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE \*  
24 MONTHS FROM THE DATE OF APPROVAL BY THE  
PLANNING COMMISSION UNLESS A FINAL PLAT FOR AT  
LEAST ONE (1) PHASE HAS BEEN APPROVED; OR STREET  
BASE CONSTRUCTION FOR AT LEAST 50 PERCENT OF  
THE TOTAL LINEAR FOOTAGE OF ALL STREET(S) ON  
THE PRELIMINARY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

LINE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT
C1	532.03'	N27°28'16"W	531.25'	2838.51'	266.80'

LINE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT
C2	46.30'	N73°15'43"W	41.84'	30.00'	29.18'
C3	322.00'	N25°23'10"W	321.82'	2828.51'	161.17'
C4	170.46'	S52°08'20"W	169.53'	470.00'	86.18'
C5	25.78'	S40°10'39"W	25.78'	470.00'	12.89'
C6	88.95'	S07°46'31"E	88.26'	205.00'	45.19'
C7	38.79'	S16°50'16"W	36.15'	30.00'	22.64'
C8	54.66'	S46°14'38"W	54.49'	205.00'	27.49'
C9	183.53'	S30°18'09"W	177.46'	205.00'	98.43'
C10	94.86'	S53°03'03"W	85.28'	60.00'	60.61'
C11	25.23'	S31°51'16"W	24.49'	30.00'	13.42'
C12	69.53'	S48°27'33"E	65.71'	60.00'	39.26'
C13	55.68'	S11°19'28"W	53.70'	60.00'	30.03'
C14	69.36'	S71°01'27"W	65.56'	60.00'	39.14'
C15	25.23'	S80°02'39"W	24.49'	30.00'	13.42'
C16	189.79'	S18°27'10"W	176.53'	145.00'	111.25'
C17	40.57'	S57°46'58"E	37.55'	30.00'	24.07'
C18	109.74'	S81°11'12"E	108.43'	205.00'	56.22'
C19	237.80'	S32°37'12"E	224.69'	205.00'	134.31'
C20	25.35'	S23°35'44"E	24.60'	30.00'	13.49'
C21	94.91'	S02°29'10"E	85.32'	60.00'	60.67'
C22	50.47'	S66°55'38"W	48.99'	60.00'	26.83'
C23	82.94'	N49°22'37"W	76.49'	60.00'	49.63'
C24	61.11'	N19°23'55"E	58.50'	60.00'	33.50'
C25	24.99'	N24°42'40"E	24.27'	30.00'	13.27'
C26	168.80'	N32°30'08"W	159.43'	145.00'	95.43'
C27	154.10'	S83°42'11"W	146.95'	145.00'	85.23'
C28	37.08'	S45°55'55"W	36.98'	145.00'	18.64'
C29	51.15'	S41°22'15"W	51.13'	530.00'	25.59'
C30	170.14'	S53°19'56"W	169.41'	530.00'	85.81'
C31	49.24'	N15°30'29"E	43.90'	30.00'	22.19'
C32	45.33'	N32°22'36"W	45.33'	2828.51'	22.66'

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 38,400+ ft. and an angular error of 3" per angle point, and the NO ADJUSTMENT was used for adjustment. A TOPCON GTS603 was used to obtain linear measurements and a TOPCON GTS603 was used to obtain angular measurements.

It is my opinion, that this plat is a true and correct representation of the land platted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000+ ft.



VICINITY MAP  
(NTS)

### OWNER:

REGINA D. GODBY  
7545 WESTBRIDGE RD.  
FAIRBURN, GA. 30213

### OWNER:

SHELBY M. GODBY  
7545 OLD JONESBORO RD.  
FAIRBURN, GA. 30213

### DEVELOPER:

RODWRIGHTCORP  
P.O. BOX 629  
FAYETTEVILLE, GA. 30214  
770-460-5606  
thesubdivider@gmail.com

### INDEX

SHEET NO. 1	COVER SHEET
SHEET NO. 2	PRELIMINARY PLAT
SHEET NO. 3	SOIL & DRAINAGE MAP

### LOT AREA CHART

LOT #	TOTAL AREA	CONTIGUOUS AREA*	LOT #	TOTAL AREA	CONTIGUOUS AREA*
LOT 1	2.00 Ac.	0.9 Ac.	LOT 10	2.01 Ac.	1.1 Ac.
LOT 2	2.00 Ac.	1.0 Ac.	LOT 11	2.00 Ac.	0.9 Ac.
LOT 3	2.00 Ac.	1.1 Ac.	LOT 12	2.11 Ac.	0.9 Ac.
LOT 4	2.03 Ac.	1.1 Ac.	LOT 13	2.68 Ac.	0.9 Ac.
LOT 5	2.01 Ac.	1.0 Ac.	LOT 14	2.01 Ac.	1.0 Ac.
LOT 6	2.00 Ac.	1.0 Ac.	LOT 15	2.01 Ac.	1.0 Ac.
LOT 7	2.09 Ac.	1.1 Ac.	LOT 16	2.00 Ac.	1.0 Ac.
LOT 8	2.00 Ac.	1.1 Ac.	LOT 17	2.00 Ac.	0.9 Ac.
LOT 9	2.01 Ac.	1.0 Ac.	STREET R/W	3.11 Ac.	
ADD R/W	0.42 Ac.		DETENTION AREA	0.53 Ac.	
			TOTAL AREA	39.02 Ac.	
			TOTAL NUMBER OF LOTS - 17		

\* Each buildable 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.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

By: STEVE J. REEVES, GA. RLS No. 2765 07/12/2019  
DATE

### FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 1315C0001E WITH A REVISED DATE OF SEPT. 26, 2008. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 108-6-.09, THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.



### EXISTING ZONING REQUIREMENTS

#### R-70

FRONT YARD SETBACK:  
(UNLESS NOTED OTHERWISE)

ARTERIAL/  
COLLECTOR - 75 Feet  
LOCAL - 50 Feet

REAR YARD SETBACK - 50 Feet  
SIDE YARD SETBACK - 25 Feet  
MIN. LOT AREA - 2.00 ACRES  
MIN. LOT WIDTH - 175 Feet (Major Thoroughfare)  
- 150 Feet (Minor Thoroughfare)

MIN. STREET FRONTAGE - 100 Feet  
MIN. HOUSE SIZE - 1,500 Sq. Feet  
WATER PROVIDED BY FAYETTE CO.  
WATER SYSTEM  
SANITARY SEWER SERVICE PROVIDED BY INDIVIDUAL ON SITE SEWERAGE MANAGEMENT SYSTEM  
THERE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY AT TIME OF SURVEY AND NONE TO REMAIN.  
THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.

NO EASEMENTS OF RECORD  
LOCATED ON THIS SITE.

Zoning Petition No. 1259-16A and Zoning Petition No. 1259-16B approved by B.O.C. on 2/28/2019 with Three (3) conditions:

Condition (1) The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 50' of right-of-way as measured from the centerline of Ebenezer Road prior to the approval of the Final Plat and said dedication area shall be shown on the Preliminary Plat and Final Plat. (2) The owner/developer shall provide, at no cost to Fayette County, a quit-claim deed for 40' of right-of-way as measured from the centerline of Davis Road prior to the approval of the Final Plat and said dedication area shall be shown on Preliminary Plat and Final Plat. (3) No construction traffic shall be allowed on Davis Rd.

### PLANNING COMMISSION APPROVAL

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ON \_\_\_\_\_  
BY: \_\_\_\_\_

### LEVEL III SOIL SURVEY

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 Professional

Georgia DHR Soil Classifier,  
Professional Geologist, or  
Professional Engineer  
Registration No.  
License Numbers

Company Address & Telephone

### WETLAND DELINEATION

I, \_\_\_\_\_ of \_\_\_\_\_ do hereby certify that I have field inspected the property known as EBENEZER ESTATES 2 on \_\_\_\_\_ 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

Print Name

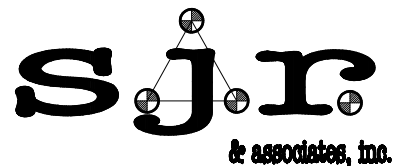
Company Address

Telephone

PREPARED BY: **S.J. reeves & associates, inc.**

P.O. BOX 653 \* 11491 HIGHWAY 19 N \* ZEBULON, GA. 30295  
770-584-5203 \* sjreevesurveying@gmail.com (Email)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



REV.	DATE	COMMENT
1	5/10/19	FAYETTE CO. 1st REVIEW
2	6/06/19	FAYETTE CO. 2nd REVIEW
3	6/24/19	FAYETTE CO. 3rd REVIEW
4	7/12/19	FAYETTE CO. 4th REVIEW
LANDLOT		DISTRICT
37.60		7th
SCALE		COUNTY
1" = 100'		FAYETTE
DATE OF FIELD WORK		
N/A		
DATE OF PLAT		
05/31/2016		
JOB NO.	SHEET NO.	
	1 OF 3	

# FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 1313C0001E WITH A REVISED DATE OF SEPT. 26, 2008. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

## SPECIMEN TREE SUMMARY TABLE

SPECIMEN TREE	DRIPLINE (DIA. FT.)	CRITICAL ROOT ZONE (DIA. FT.)	% OF CRZ DISTURBANCE	SAVED
TREE #1 (28.7" RED OAK)	48'	72'	27.7	YES
TREE #2 (36" RED OAK)	52'	78'	64.6	NO (TREE LOCATED IN PROPOSED R/W)

NF  
T.M. FOSTER  
J.A. FOSTER  
DB. 3874 PG. 597  
LOT 5  
LAUREL RIDGE S/D  
PB. 25 PG. 81  
(ZONED R-70)

NF  
L.E. DRIVER  
C.A. DRIVER  
DB. 407 PG. 507  
(ZONED A-R)

LOT 1  
2.00 ACRES  
(0.9 AC. CLEAR)

LOT 2  
2.00 ACRES  
(1.0 AC. CLEAR)

LOT 3  
2.00 ACRES  
(1.1 AC. CLEAR)

LOT 4  
2.03 ACRES  
(1.1 AC. CLEAR)

LOT 5  
2.01 ACRES  
(1.0 AC. CLEAR)

LOT 6  
2.00 ACRES  
(1.0 AC. CLEAR)

LOT 7  
2.09 ACRES  
(1.1 AC. CLEAR)

LOT 8  
2.00 ACRES  
(1.1 AC. CLEAR)

LOT 9  
2.01 ACRES  
(1.0 AC. CLEAR)

LOT 10  
2.01 ACRES  
(1.1 AC. CLEAR)

LOT 14  
2.01 ACRES  
(1.0 AC. CLEAR)

LOT 15  
2.01 ACRES  
(0.9 AC. CLEAR)

LOT 13  
2.68 ACRES  
(0.9 AC. CLEAR)

LOT 11  
2.00 ACRES  
(0.9 AC. CLEAR)  
MFFE-898.0

LOT 16  
2.00 ACRES  
(1.0 AC. CLEAR)

LOT 17  
2.00 ACRES  
(0.9 AC. CLEAR)

NF  
M.L. GODBY  
J.G. GODBY  
DB. 450 PG. 546  
(ZONED A-R)

NF  
G.R. DAVIS, JR.  
M.C. DAVIS  
DB. 3480 PG. 320  
(ZONED A-R)

NF  
K.W. BERNER  
S.D. BERNER  
DB. 278 PG. 445  
(ZONED A-R)

NF  
R.L. HUMBLE  
D.M. HUMBLE  
DB. 474 PG. 227  
PB. 26 PG. 40  
(ZONED A-R)

## SETBACKS ZONED: R-70

FRONT - 75' ARTERIAL  
FRONT - 50' LOCAL  
SIDE - 25 FT.  
REAR - 50 FT.  
MIN. LOT WIDTH - 150'

## EXISTING SITE

CURRENT ZONING - A-R  
AREA R.D. GODBY TRACT - 33.995 AC.  
AREA S.M. GODBY TRACT - 5.00 AC.  
TOTAL AREA PROJECT - 38.995 AC.

APPROX. LOCATION  
100 YR. FLOOD PLAIN  
(ELEV. - 845.00')

LEGEND
(33.20')
DEED DISTANCE
IRON PIN (1/2" radius) SET
CORNER MONUMENT FOUND
PROPERTY LINE
RIGHT-OF-WAY LINE
EXIST. CONTOURS
EXIST. INDEX CONTOURS
CONCRETE SIDEWALK
EDGE PAVEMENT
OVERHEAD UTILITIES
EXISTING FENCE
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING SANITARY SEWER LINE
DRAINAGE BASIN
CURB & GUTTER
STORM DRAIN PIPE
GATE VALVE
FIRE HYDRANT
DOUBLE-HING CATCH BASIN
SINGLE-HING CATCH BASIN
WATER METER
CURB INLET

10' ADDITIONAL R/W  
TO BE DEEDED TO  
FAYETTE COUNTY.  
(0.21 Acre)

504.55' ALONG R/W TO  
THE CENTERLINE OF  
DAVIS RD.

GRAPHIC SCALE 1" = 100'



40' FROM C/L R/W  
TO BE DEEDED TO  
FAYETTE COUNTY.  
(0.21 Acre)



**S.J. reeves & associates, inc.**  
P.O. BOX 653 \* 11491 HIGHWAY 19 N \* ZEBULON, GA. 30295  
770-584-5203 \* sjreevesurveying@gmail.com (Email)  
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

PREPARED BY:  
**s.j.r.**  
& associates, inc.

REV.	DATE	COMMENT
1	5/10/19	FAYETTE CO. 1st REVIEW
2	6/06/19	FAYETTE CO. 2nd REVIEW
3	6/24/19	FAYETTE CO. 3rd REVIEW
4	7/12/19	FAYETTE CO. 4th REVIEW
LANDLOT	DISTRICT	
37.60	7th	
SCALE	COUNTY	
1" = 100'	FAYETTE	
DATE OF FIELD WORK		
N/A		
DATE OF PLAT		
05/31/2016		
JOB NO.	SHEET NO.	
	2 OF 3	

# FLOOD NOTE

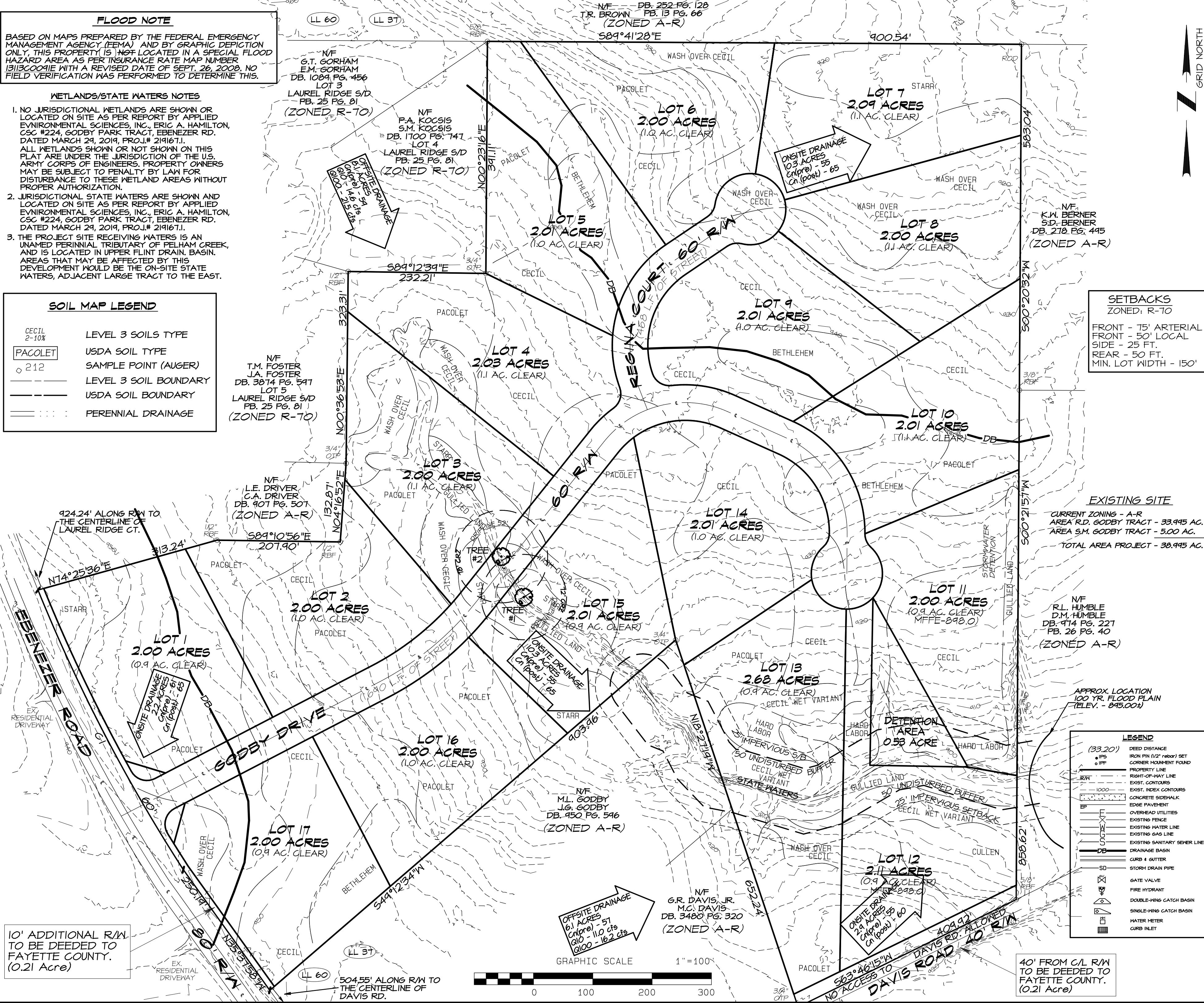
BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 1313C0001E WITH A REVISED DATE OF SEPT. 26, 2008. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

## WETLANDS/STATE WATERS NOTES

1. NO JURISDICTIONAL WETLANDS ARE SHOWN OR LOCATED ON SITE AS PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, CSC #224, GODBY PARK TRACT, EBENEZER RD. DATED MARCH 29, 2019, PROJ.# 219167.1. ALL WETLANDS SHOWN OR NOT 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.
2. JURISDICTIONAL STATE WATERS ARE SHOWN AND LOCATED ON SITE AS PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, CSC #224, GODBY PARK TRACT, EBENEZER RD. DATED MARCH 29, 2019, PROJ.# 219167.1.
3. THE PROJECT SITE RECEIVING WATERS IS AN UNNAMED PERENNIAL TRIBUTARY OF PELHAM CREEK, AND IS LOCATED IN UPPER FLINT DRAIN BASIN. AREAS THAT MAY BE AFFECTED BY THIS DEVELOPMENT WOULD BE THE ON-SITE STATE WATERS, ADJACENT LARGE TRACT TO THE EAST.

## SOIL MAP LEGEND

- CECIL  
2-10%
- PACOLET
- 212
- LEVEL 3 SOILS TYPE
- USDA SOIL TYPE
- SAMPLE POINT (AUGER)
- LEVEL 3 SOIL BOUNDARY
- USDA SOIL BOUNDARY
- PERENNIAL DRAINAGE



## SETBACKS

ZONED: R-70

FRONT - 75' ARTERIAL

FRONT - 50' LOCAL

SIDE - 25 FT.

REAR - 50 FT.

MIN. LOT WIDTH - 150'

## EXISTING SITE

CURRENT ZONING - A-R

AREA R.D. GODBY TRACT - 33.995 AC.

AREA S.M. GODBY TRACT - 5.00 AC.

TOTAL AREA PROJECT - 38.995 AC.

APPROX. LOCATION  
100 YR. FLOOD PLAIN  
(ELEV. - 845.00')

## LEGEND

- (33.20')
- DEED DISTANCE
- IRON PIN (1/2" rebar) SET
- CORNER MEASUREMENT FOUND
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXIST. CONTOURS
- EXIST. INDEX CONTOURS
- CONCRETE SIDEWALK
- EDGE PAVEMENT
- OVERHEAD UTILITIES
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- DRAINAGE BASIN
- CURB & GUTTER
- STORM DRAIN PIPE
- GATE VALVE
- FIRE HYDRANT
- DOUBLE-WING CATCH BASIN
- SINGLE-WING CATCH BASIN
- WATER METER
- CURB INLET



**S.J. reeves & associates, inc.**

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LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

PREPARED BY:


**s.j.r.**  
& associates, inc.

REV.	DATE	COMMENT
1	5/10/19	FAYETTE CO. 1st REVIEW
2	6/06/19	FAYETTE CO. 2nd REVIEW
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4	7/12/19	FAYETTE CO. 4th REVIEW
LANDLOT		DISTRICT
37.60		7th
SCALE		COUNTY
1" = 100'		FAYETTE
DATE OF FIELD WORK		
N/A		
DATE OF PLAT		
05/31/2016		
JOB NO.	SHEET NO.	
	3 OF 3	

To: Fayette County Planning Commission

From: Chanelle Blaine, Zoning Administrator

Date: July 25, 2019

Subject: Preliminary Plat to be considered on August 1, 2019 

**PRELIMINARY PLAT**

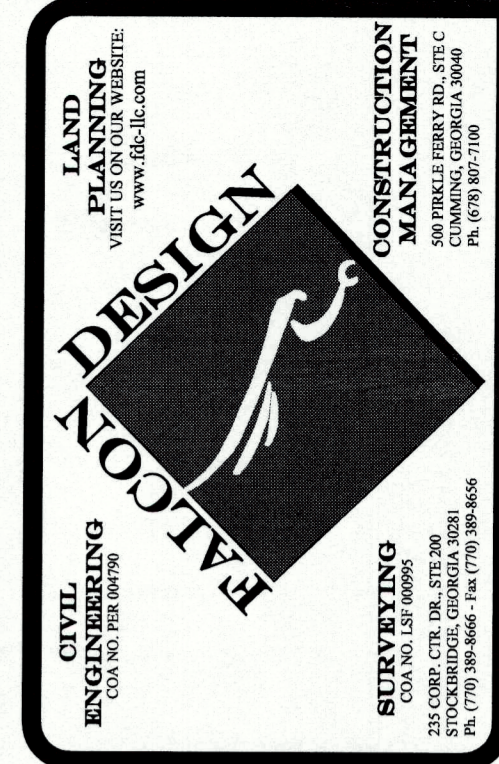
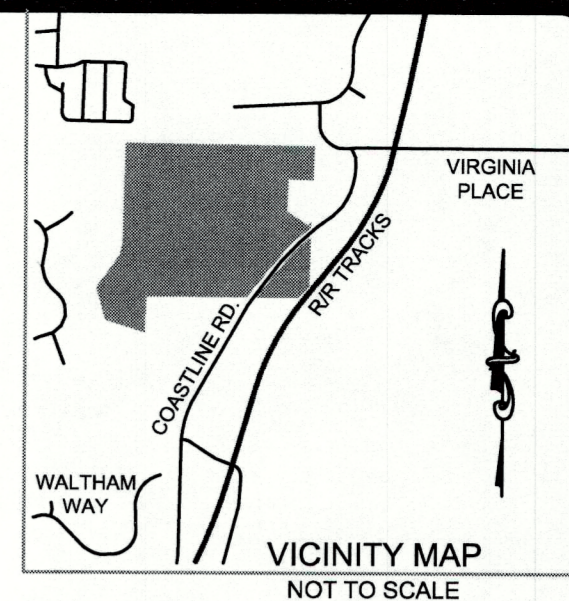
River Run

**OWNER/APPLICANT**

Pulte Group

Recommend **APPROVAL** for the Preliminary Plat.

# PRELIMINARY PLAT OF RIVER RUN SUBDIVISION



## LAND LOTS 80 & 81, 7TH DISTRICT FAYETTE COUNTY, GEORGIA

### AREA NOTE:

APPROXIMATELY 3.67 ACRES OF THE PROPOSED  
SUBDIVISION IS LOCATED WITHIN THE TOWN OF TYRONE.

### FINAL PLAT APPROVAL:

THIS PLAT COMPLIES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT  
ORDINANCE AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT  
FOR TYRONE.

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

<b>OWNER/DEVELOPER:</b> <b>PULTE GROUP</b> 2475 NORTHWINDS PKWY STE. 600 ALPHARETTA, GA 30009 404-434-5424	<b>24 HOUR CONTACT:</b> <b>BRAD EDWARDS</b> 404-434-5424	<b>ENGINEER/SURVEYOR:</b> <b>FALCON DESIGN CONSULTANTS, LLC</b> 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666
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## DEVELOPMENT DATA

<b>1. OWNER / DEVELOPER</b> PULTE GROUP 2475 NORTHWINDS PKWY, STE 600 ALPHARETTA, GA 30009 404-434-5424  <b>24 HOUR CONTACT:</b> BRAD EDWARDS 404-434-5424	<b>5. FLOOD ZONE DATA</b> THE PARCEL SHOWN HEREIN DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL 13113C0018E DATED SEPTEMBER 26, 2008. THE MFEE ARE BASED ON FEMA ZONE AE AND NOT THE FAYETTE COUNTY 2013 FLOODPLAIN STUDY																																												
<b>2. ENGINEER</b> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	<b>6. PROPERTY ADDRESS</b>																																												
<b>3. SOURCE OF DATA</b> BOUNDARY SURVEY DATED 3-27-19 AND TOPOGRAPHIC SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER RD SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	<b>7. SITE REQUIREMENTS</b> <table><tr><td>PROJECT AREA</td><td></td></tr><tr><td>GROSS</td><td>56.94 ACRES</td></tr><tr><td>NET</td><td>54.77 ACRES</td></tr><tr><td>TOTAL NUMBER OF LOTS</td><td>13 LOTS</td></tr><tr><td>MIN. LOT SIZE</td><td>87,120 S.F.</td></tr><tr><td>MIN. FLOOR AREA</td><td>1,500 S.F.</td></tr><tr><td>MAX BUILDING HEIGHT</td><td>35'</td></tr><tr><td>LOT WIDTH</td><td>150'</td></tr><tr><td>OPEN SPACE</td><td>0 AC</td></tr><tr><td>BUILDING SETBACKS:</td><td></td></tr><tr><td>8. MIN. FRONT YARD</td><td>50'</td></tr><tr><td>MIN. SIDE YARD</td><td>25'</td></tr><tr><td>MIN. REAR YARD</td><td>50'</td></tr><tr><td>MIN. FRONT YD (COLLECTOR)</td><td>75'</td></tr></table> <table><tr><td>STREET LENGTHS</td><td>1418 L.F. (+/-)</td></tr><tr><td>ROAD A</td><td>1165 L.F. - 1.72 AC</td></tr><tr><td>ROAD B</td><td>253 L.F. - 0.45 AC</td></tr><tr><td>TYPE OF STREETS</td><td>PUBLIC</td></tr><tr><td>R/W WIDTH</td><td>60'</td></tr><tr><td>TOTAL R/W ACREAGE</td><td>2.17 AC (+/-)</td></tr><tr><td>STREET MAINTENANCE</td><td>FAYETTE COUNTY</td></tr></table> <table><tr><td>ZONING:</td><td>R-70</td></tr></table> <p><b>UTILITIES:</b> WATER: FAYETTE COUNTY WATER SYSTEM SEWER: SEPTIC SYSTEM ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS</p>	PROJECT AREA		GROSS	56.94 ACRES	NET	54.77 ACRES	TOTAL NUMBER OF LOTS	13 LOTS	MIN. LOT SIZE	87,120 S.F.	MIN. FLOOR AREA	1,500 S.F.	MAX BUILDING HEIGHT	35'	LOT WIDTH	150'	OPEN SPACE	0 AC	BUILDING SETBACKS:		8. MIN. FRONT YARD	50'	MIN. SIDE YARD	25'	MIN. REAR YARD	50'	MIN. FRONT YD (COLLECTOR)	75'	STREET LENGTHS	1418 L.F. (+/-)	ROAD A	1165 L.F. - 1.72 AC	ROAD B	253 L.F. - 0.45 AC	TYPE OF STREETS	PUBLIC	R/W WIDTH	60'	TOTAL R/W ACREAGE	2.17 AC (+/-)	STREET MAINTENANCE	FAYETTE COUNTY	ZONING:	R-70
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<b>4. SITE LOCATION DATA</b> RIVER RUN SUBDIVISION IS LOCATED ALONG COASTLINE RD APPROXIMATELY 1 MILE NORTH OF THE INTERSECTION OF SANDY CREEK RD AND COASTLINE RD.  THERE ARE WETLANDS OR LIVE STREAMS WITHIN 200' OF THE SITE																																													

## SHEET INDEX

1 OF 10	COVER SHEET
2 OF 10	SHEET LAYOUT
3-6 OF 10	SITE PLAN
7 OF 10	SOILS DELINEATION
8 OF 10	DRAINAGE DELINEATION
9 OF 10	SIGHT DISTANCE PLAN AND PROFILE
10 OF 10	TREE PROTECTION PLAN

### VARIANCE APPROVAL NOTE:

ON JULY 18, 2019 FAYETTE COUNTY PLANNING  
COMMISSION APPROVED (A-1) PETITION NUMBER  
VA-018-19 TO REDUCE THE MINIMUM CONTIGUOUS AREA  
FOR LOTS 8-13 FOR THE PRELIMINARY PLAT FOR RIVER  
RUN SUBDIVISION.

### EASEMENT NOTE:

THERE ARE NO EXISTING EASEMENTS ON THE PROPERTY

### SURVEY NOTES:

THE FIELDWORK FOR THIS PROJECT WAS COMPLETED MARCH 15, 2019. LINEAR AND  
ANGULAR MEASUREMENTS WERE OBTAINED USING A SPECTRA PRECISION FOCUS 30 ROBOTIC  
TOTAL STATION & CHAMPION TKO ROVER GPS UNIT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT  
IN 31,896 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE. IT WAS A CLOSED LOOP  
TRAVERSE ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN FEET BASED ON BEARINGS AND DISTANCES SHOWN.

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH CAP  
LABELED "FDC LSF00065" UNLESS OTHERWISE NOTED.

FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DO NOT GUARANTEE THAT  
ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE  
SHOWN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD  
REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT  
(NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF  
1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY eGPS SOLUTIONS.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY  
EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE  
ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER  
GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR  
TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

### GENERAL NOTES:

IF THE US POSTAL SERVICE REQUIRES THE USE OF MAIL KIOSKS, FAYETTE COUNTY DOES NOT  
ALLOW THEM ON COUNTY RIGHT-OF-WAY, BUT REQUIRED IN EASEMENTS OR HOA MAINTAINED  
AREAS. DEVELOPER SHOULD PROVIDE PARKING THAT DOES NOT IMPEDE TRAFFIC FLOW.

DEVELOPMENT SIGNS/ MONUMENTS ARE NOT ALLOWED TO BE CONSTRUCTED WITHIN COUNTY  
RIGHT-OF-WAY. SIGNS MUST BE LOCATED WITHIN EASEMENTS OR HOA MAINTAINED AREAS.

### SURVEYED PROPERTY DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 80 & 81, 7TH DISTRICT,  
FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 3/4" ROD WITH EYELET FOUND AT THE INTERSECTION OF THE COMMON LINE OF  
LAND LOTS 5 & 6 AND THE COMMON LINE OF LAND LOT 80;  
THENCE RUNNING ALONG COMMON LINE OF LAND LOTS 5 & 80, SOUTH 89 DEGREES 08 MINUTES 00  
SECONDS EAST, 1410.31 FEET TO A 1/2" REBAR FOUND;  
THENCE, SOUTH 02 DEGREES 17 MINUTES 30 SECONDS WEST, 308.20 FEET TO A 1/2" REBAR FOUND;  
THENCE, NORTH 87 DEGREES 35 MINUTES 10 SECONDS WEST, 232.55 FEET TO A 1/2" REBAR FOUND;  
THENCE, SOUTH 02 DEGREES 29 MINUTES 51 SECONDS WEST, 308.00 FEET TO AN IRON PIN SET;  
THENCE, SOUTH 39 DEGREES 10 MINUTES 03 SECONDS WEST, 265.37 FEET TO A POINT;  
THENCE, NORTH 32 DEGREES 18 MINUTES 55 SECONDS EAST, 35.02 FEET TO A 1/2" REBAR FOUND;  
THENCE, SOUTH 02 DEGREES 13 MINUTES 53 SECONDS WEST, 36.56 FEET TO A 5/8" REBAR FOUND ON  
THE NORTHWESTERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 940.68  
FEET TO A 1/2" REBAR FOUND;  
THENCE, SOUTH 01 DEGREES 26 MINUTES 59 SECONDS WEST, 332.35 FEET TO AN IRON PIN SET;  
THENCE, NORTH 73 DEGREES 11 MINUTES 10 SECONDS WEST, 374.49 FEET TO AN IRON PIN SET;  
THENCE, NORTH 16 DEGREES 22 MINUTES 07 SECONDS WEST, 314.44 FEET TO AN IRON PIN SET;  
THENCE, NORTH 36 DEGREES 16 MINUTES 36 SECONDS EAST, 181.55 FEET TO AN IRON PIN SET;  
THENCE, NORTH 35 DEGREES 42 MINUTES 28 SECONDS EAST, 180.34 FEET TO AN IRON PIN SET;  
THENCE, NORTH 15 DEGREES 01 MINUTES 32 SECONDS EAST, 112.03 FEET TO AN IRON PIN SET;  
THENCE, NORTH 01 DEGREES 28 MINUTES 38 SECONDS EAST, 941.90 FEET TO AN IRON PIN SET;  
THENCE, SOUTH 89 DEGREES 30 MINUTES 09 SECONDS EAST, 348.02 FEET TO THE **POINT OF  
BEGINNING**.  
THE ABOVE DESCRIBED PROPERTY CONTAINS 53.81 ACRES (2,344,062 SQUARE FEET), MORE OR LESS.

### FLOOD NOTE:

AS SHOWN ON FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13113C0018E, DATED  
SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE.

### PRELIMINARY PLAT APPROVAL:

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

### PRELIMINARY PLAT EXPIRATION:

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.

### MINIMUM CONTIGUOUS AREA:

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. (INDICATE THE  
CONTIGUOUS AREA (IN ACRES) ON EACH INDIVIDUAL LOT OF IN A LEGEND)

### WETLAND DELINEATION

I, Stephen F. Modica, Owner/Principal, Gaia Environmental Consulting, LLC, do hereby certify  
that on March 8, 2019, I field delineated the property known as River Oaks Subdivision, Phase  
3, and determined the property contains waters of the U.S. under the regulatory purview of  
the U.S. Army Corps of Engineers.

*Stephen F. Modica*  
Signature Of Wetland Delineator

Gaia Environmental Consulting, LLC, 109 Birchwood Drive, Stockbridge, GA 30281  
Company Address & Telephone Number (770) 389-8666 (404) 992-3573



### SURVEYOR'S CERTIFICATE:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN  
PREPARED BY A LAND SURVEYOR AS 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.

*Kevin M. Brown*  
KEVIN M. BROWN  
REGISTERED LAND SURVEYOR #2960

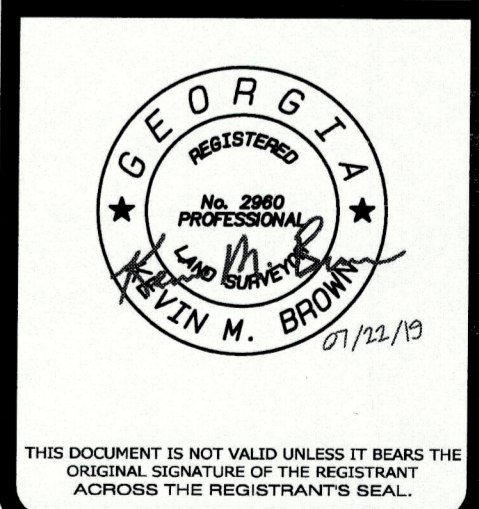
7/1/2019  
DATE

PRELIMINARY PLAT  
OF  
RIVER RUN SUBDIVISION  
LOCATED IN:  
LAND LOTS 80 & 81, 7TH DISTRICT  
FAYETTE COUNTY, GEORGIA

REVISIONS	1.	05/17/19 - REVISIONS PER COUNTY COMMENTS
	2.	07/01/19 - REVISIONS PER COUNTY COMMENTS
	3.	07/22/19 - REVISIONS PER COUNTY COMMENTS
	4.	

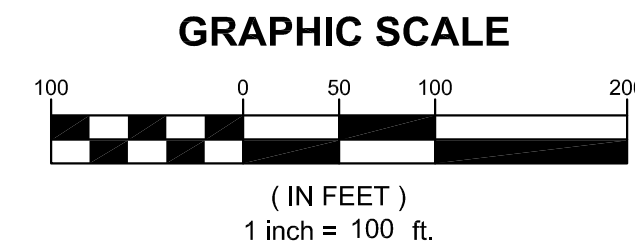
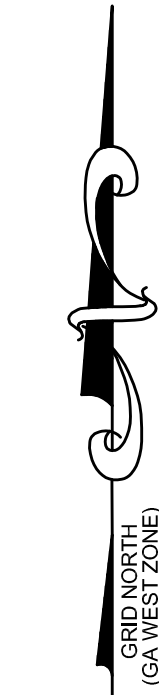
THIS PLAT WAS PREPARED FOR THE  
EXCLUSIVE USE OF THE PERSON, PERSONS,  
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BY THE SURVEYOR NAMING SAID PERSON.

DATE:	4-4-19
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FILE NUMBER:	213.001
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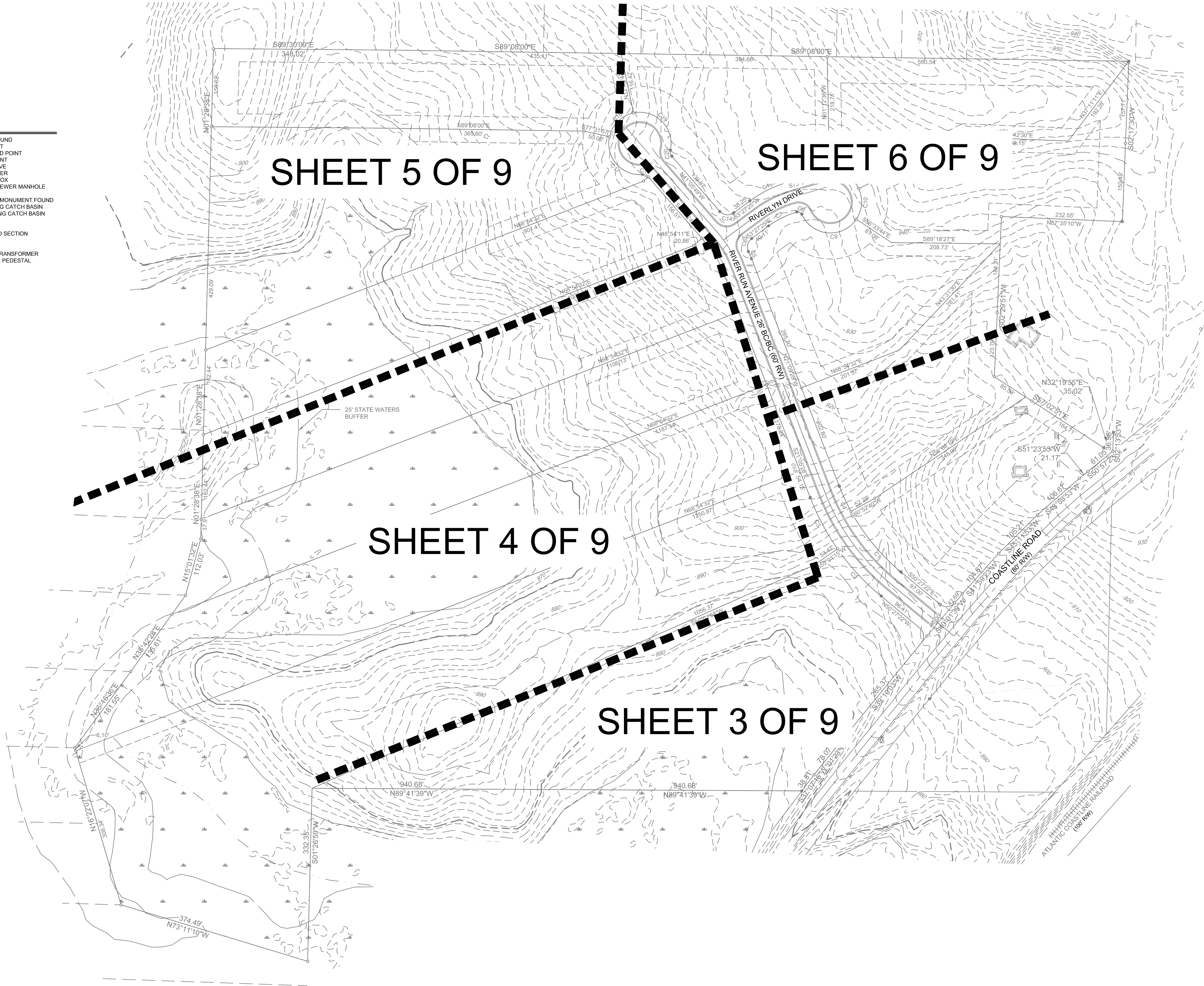
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LEGEND

DB	DEED BOOK	IRON PIN FOUND
PB	PLAT BOOK	IRON PIN SET
PG	PAGE	CALCULATED POINT
LL	LAND LOT	FIRE HYDRANT
OTP	OPEN TOP PIPE	WATER VALVE
RB	REBAR	WATER METER
IPF	IRON PIN FOUND	JUNCTION BOX
IPS	IRON PIN SET	SANITARY SEWER MANHOLE
CTP	CRIMP TOP PIPE	DROP INLET
CG	CURB & GUTTER	CONCRETE MONUMENT FOUND
EOP	EDGE OF PAVEMENT	SINGLE WING CATCH BASIN
NJF	NOW OR FORMERLY	DOUBLE WING CATCH BASIN
E	OVERHEAD POWER LINE	CURB INLET
sq ft	SQUARE FOOT	HEADWALL
REF	REFERENCE	FLARED END SECTION
CMF	CONCRETE MONUMENT FOUND	GAS METER
POB	POINT OF BEGINNING	GAS VALVE
POC	POINT OF COMMENCEMENT REINFORCED	ELECTRIC TRANSFORMER
RCP	CONCRETE PIPE	TELEPHONE PEDESTAL
CD	CHORD DIRECTION	LIGHT POST
RW	RIGHT-OF-WAY	
E	PROPERTY LINE	
ID	CENTERLINE	
BOC	IDENTIFICATION	
DE	BACK OF CURB	
EOP	DRAINAGE EASEMENT	
FH	EDGE OF PAVEMENT	
CO	FIRE HYDRANT	
SSE	SEWER CLEAN OUT	
C.A.	SANITARY SEWER EASEMENT	
	COMMON AREA	



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SUITE 200  
FAYETTEVILLE, GA 30215  
PH: (770) 386-6666 FAX: (770) 386-6666  
WWW.FDC-LLC.COM

OVERALL LOT LAYOUT  
OF  
RIVER RUN SUBDIVISION

LOCATED IN:  
LAND LOTS 80 & 81, 7TH DISTRICT  
FAYETTE COUNTY, GEORGIA

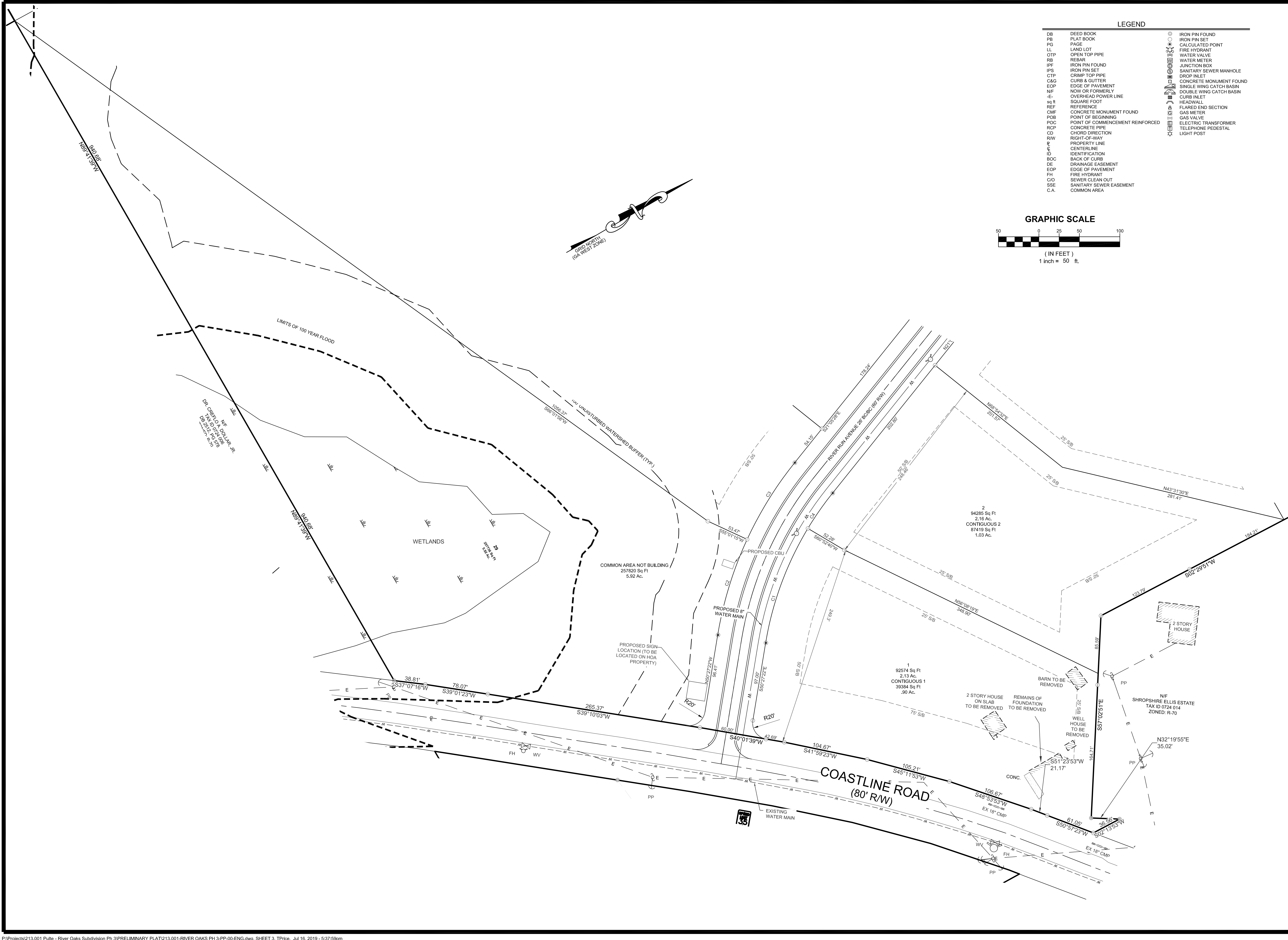
REVISIONS	
1.	05/17/19 - REVISIONS PER COUNTY COMMENTS
2.	07/01/19 - REVISIONS PER COUNTY COMMENTS
3.	
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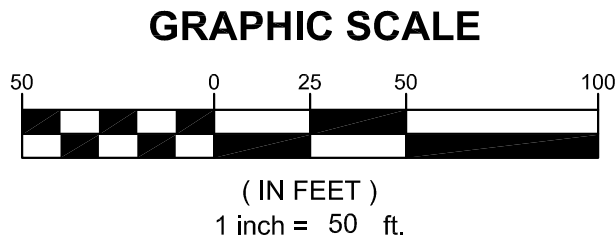
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FILE NUMBER: 213.001  
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REVIEWED BY: KBROWN

GEORGIA  
REGISTERED  
PROFESSIONAL  
SURVEYOR  
KEVIN M. BROWN  
01/01/19

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LEGEND		
DB	DEED BOOK	IRON PIN FOUND
PB	PLAT BOOK	IRON PIN SET
PG	PAGE	CALCULATED POINT
LL	LAND LOT	FIRE HYDRANT
OTP	OPEN TOP PIPE	WATER VALVE
RB	REBAR	WATER METER
IPF	IRON PIN FOUND	JUNCTION BOX
IPS	IRON PIN SET	SANITARY SEWER MANHOLE
CTP	CRIMP TOP PIPE	DROP-INLET
C&G	CURB & GUTTER	CONCRETE MONUMENT FOUND
EOP	EDGE OF PAVEMENT	SINGLE WING CATCH BASIN
NF	NOW OR FORMERLY	DOUBLE WING CATCH BASIN
-E-	OVERHEAD POWER LINE	CURB INLET
sq ft	SQUARE FOOT	HEADWALL
REF	REFERENCE	FLARED END SECTION
CMF	CONCRETE MONUMENT FOUND	GAS METER
POB	POINT OF BEGINNING	GAS VALVE
POC	POINT OF COMMENCEMENT REINFORCED	ELECTRIC TRANSFORMER
RCP	CONCRETE PIPE	TELEPHONE PEDESTAL
CD	CHORD DIRECTION	LIGHT POST
R/W	RIGHT-OF-WAY	
P	PROPERTY LINE	
C	CENTERLINE	
ID	IDENTIFICATION	
BOC	BACK OF CURB	
DE	DRAINAGE EASEMENT	
EOP	EDGE OF PAVEMENT	
FH	FIRE HYDRANT	
C/O	SEWER CLEAN OUT	
SSE	SANITARY SEWER EASEMENT	
C.A.	COMMON AREA	



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PRELIMINARY PLAT  
OF  
RIVER RUN SUBDIVISION  
LOCATED IN:  
LAND LOTS 80 & 81, 7TH DISTRICT  
FAYETTE COUNTY, GEORGIA

REVISIONS	
1.	05/17/19 - REVISIONS PER COUNTY COMMENTS
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GEORGIA

REGISTERED

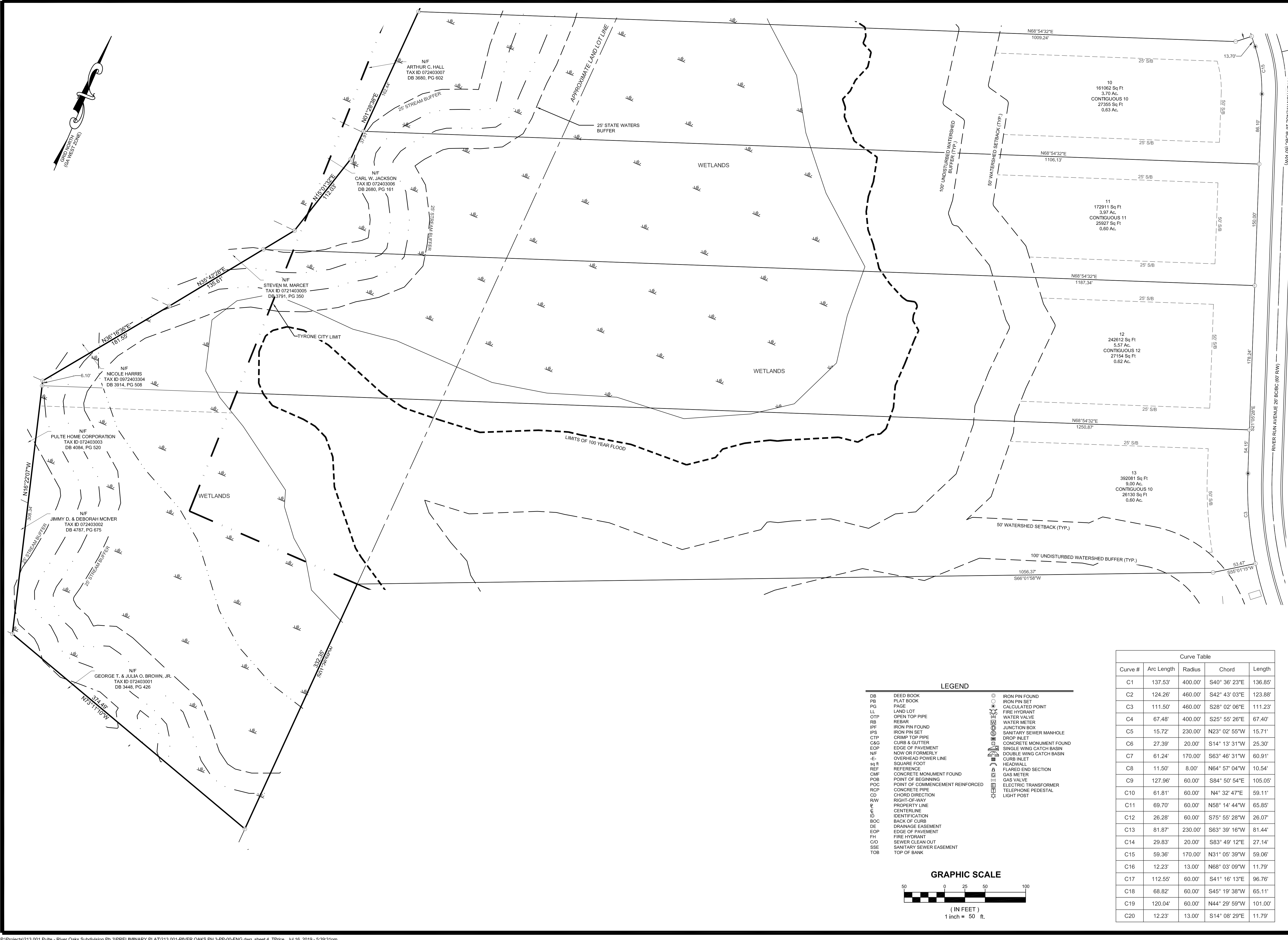
PROFESSIONAL

LAND SURVEYOR

STEVEN M. BROWN

01/01/19

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REGISTERED  
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ENGINEER  
No. 2980  
JULIAN M. BROWN

REGISTERED  
PROFESSIONAL  
SURVEYOR  
No. 1779  
JULIAN M. BROWN

CONSTRUCTION  
MANAGEMENT  
FACON DESIGN

REGISTERED  
PROFESSIONAL  
ENGINEER  
No. 2980  
JULIAN M. BROWN

PRELIMINARY PLAT  
OF  
RIVER RUN SUBDIVISION

LOCATED IN:  
LAND LOTS 80 & 81, 7TH DISTRICT  
FAYETTE COUNTY, GEORGIA

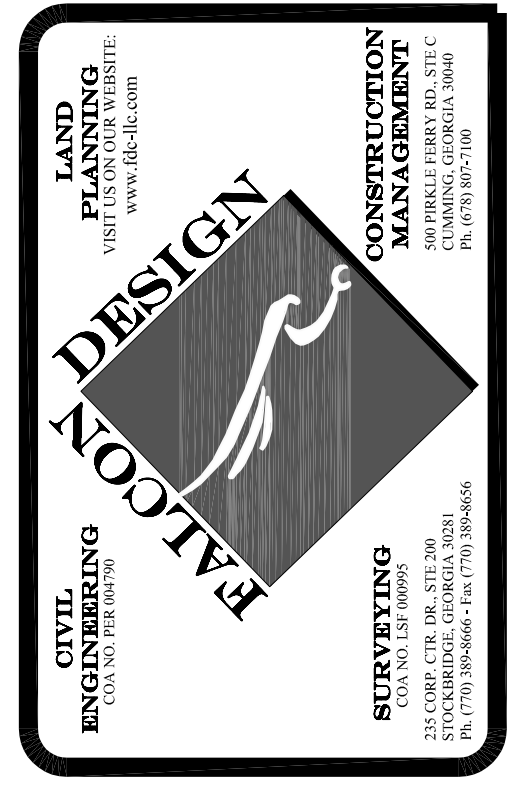
REVISIONS	
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3.	
4.	

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BY THE SURVEYOR NAMING SAID PERSON.

DATE: 4-4-19  
SCALE: 1"=50'  
FILE NUMBER: 213.001  
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REVIEWED BY: KBROWN

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No. 2980  
JULIAN M. BROWN  
01/01/19

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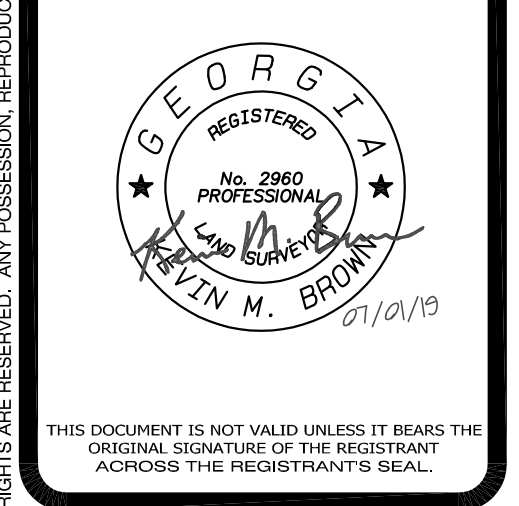
PRELIMINARY PLAT  
OF  
RIVER RUN SUBDIVISION

LOCATED IN:  
LAND LOTS 80 & 81, 7TH DISTRICT  
FAYETTE COUNTY, GEORGIA

REVIEWS	
1.	05/17/19 - REVIEWS PER COUNTY COMMENTS
2.	07/01/19 - REVIEWS PER COUNTY COMMENTS
3.	
4.	

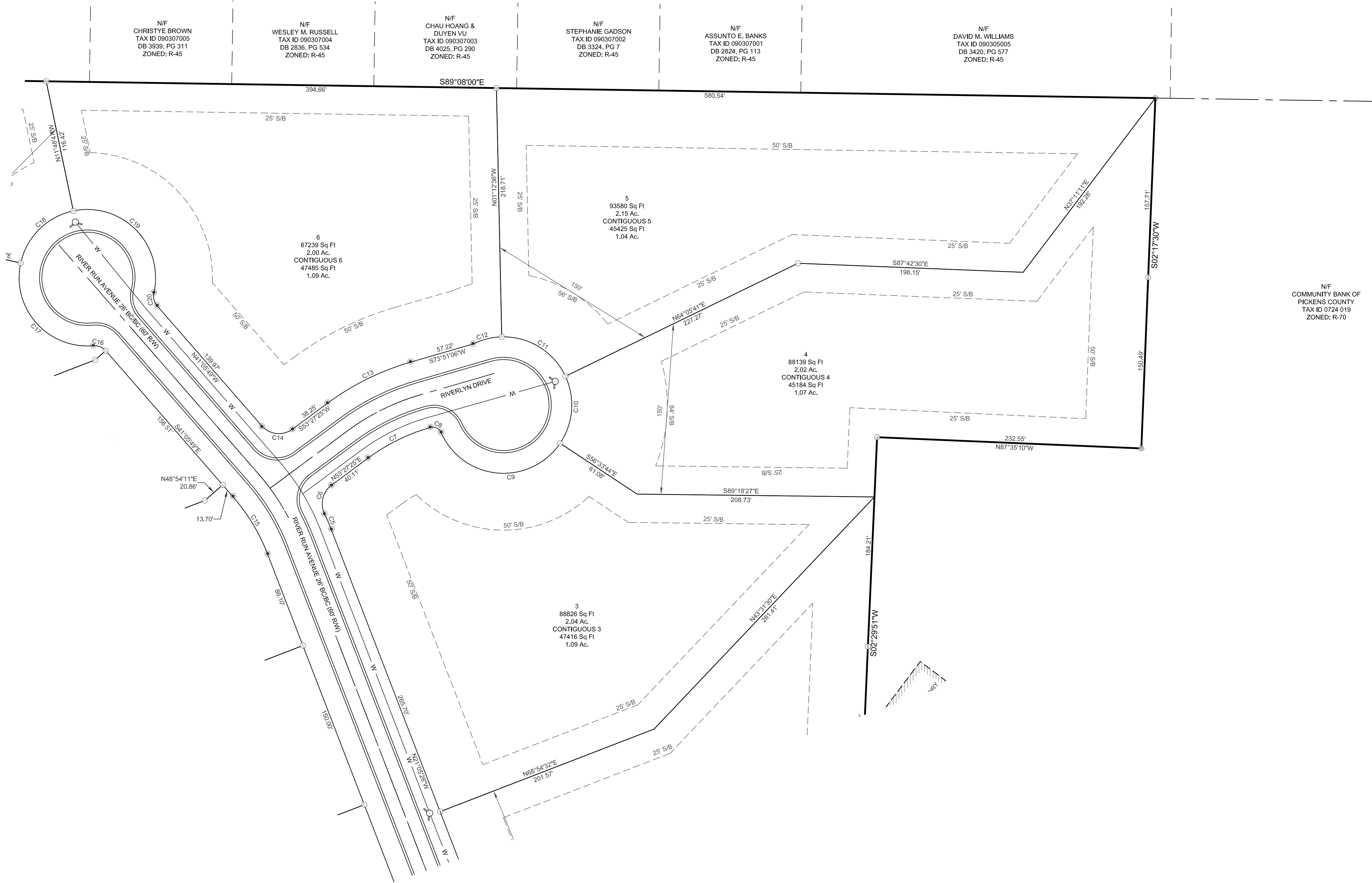
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SHEET NUMBER

5 OF 10



N/F  
COMMUNITY BANK OF  
PICKENS COUNTY  
TAX ID 0724 019  
ZONED: R-70

GRAPHIC SCALE



(IN FEET)  
1 inch = 50 ft.



LEGEND

- |        |                                  |   |                         |
|--------|----------------------------------|---|-------------------------|
| DB     | DEED BOOK                        | ● | IRON PIN FOUND          |
| PB     | PLAT BOOK                        | ● | IRON PIN SET            |
| PG     | PAGE                             | ○ | CALCULATED POINT        |
| LL     | LAND LOT                         | ⊗ | FIRE HYDRANT            |
| QTP    | OPEN TOP PIPE                    | ⊗ | WATER VALVE             |
| RB     | REBAR                            | ⊗ | WATER METER             |
| IPF    | IRON PIN FOUND                   | ⊗ | JUNCTION BOX            |
| IPS    | IRON PIN SET                     | ⊗ | SANITARY SEWER MANHOLE  |
| CTP    | CRIMP TOP PIPE                   | ⊗ | DROP INLET              |
| C&G    | CURB & GUTTER                    | ⊗ | CONCRETE MONUMENT FOUND |
| EOP    | EDGE OF PAVEMENT                 | ⊗ | SINGLE WING CATCH BASIN |
| N/F    | NOW OR FORMERLY                  | ⊗ | DOUBLE WING CATCH BASIN |
| -E-    | OVERHEAD POWER LINE              | ⊗ | CURB INLET              |
| -sq ft | SQUARE FOOT                      | ⊗ | HEADWALL                |
| REF    | REFERENCE                        | ⊗ | FLARED END SECTION      |
| CMF    | CONCRETE MONUMENT FOUND          | ⊗ | GAS METER               |
| POB    | POINT OF BEGINNING               | ⊗ | GAS VALVE               |
| POC    | POINT OF COMMENCEMENT REINFORCED | ⊗ | ELECTRIC TRANSFORMER    |
| RCP    | CONCRETE PIPE                    | ⊗ | TELEPHONE PEDESTAL      |
| CD     | CHORD DIRECTION                  | ⊗ | LIGHT POST              |
| R/W    | RIGHT-OF-WAY                     |   |                         |
| P      | PROPERTY LINE                    |   |                         |
| C      | CENTERLINE                       |   |                         |
| ID     | IDENTIFICATION                   |   |                         |
| BOC    | BACK OF CURB                     |   |                         |
| DE     | DRAINAGE EASEMENT                |   |                         |
| EOP    | EDGE OF PAVEMENT                 |   |                         |
| FH     | FIRE HYDRANT                     |   |                         |
| C/O    | SEWER CLEAN OUT                  |   |                         |
| SSE    | SANITARY SEWER EASEMENT          |   |                         |
| TOB    | TOP OF BANK                      |   |                         |

PRELIMINARY PLAT

OF

RIVER RUN SUBDIVISION

LOCATED IN:

LAND LOTS 80 & 81, 7TH DISTRICT

FAYETTE COUNTY, GEORGIA

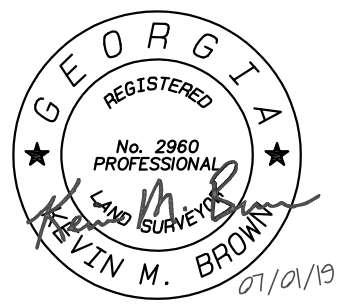
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NO.	DATE	REVISIONS PER COUNTY COMMENTS
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2.	07/01/19	REVISIONS PER COUNTY COMMENTS
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4.		

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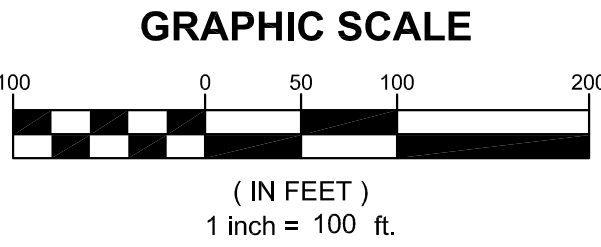
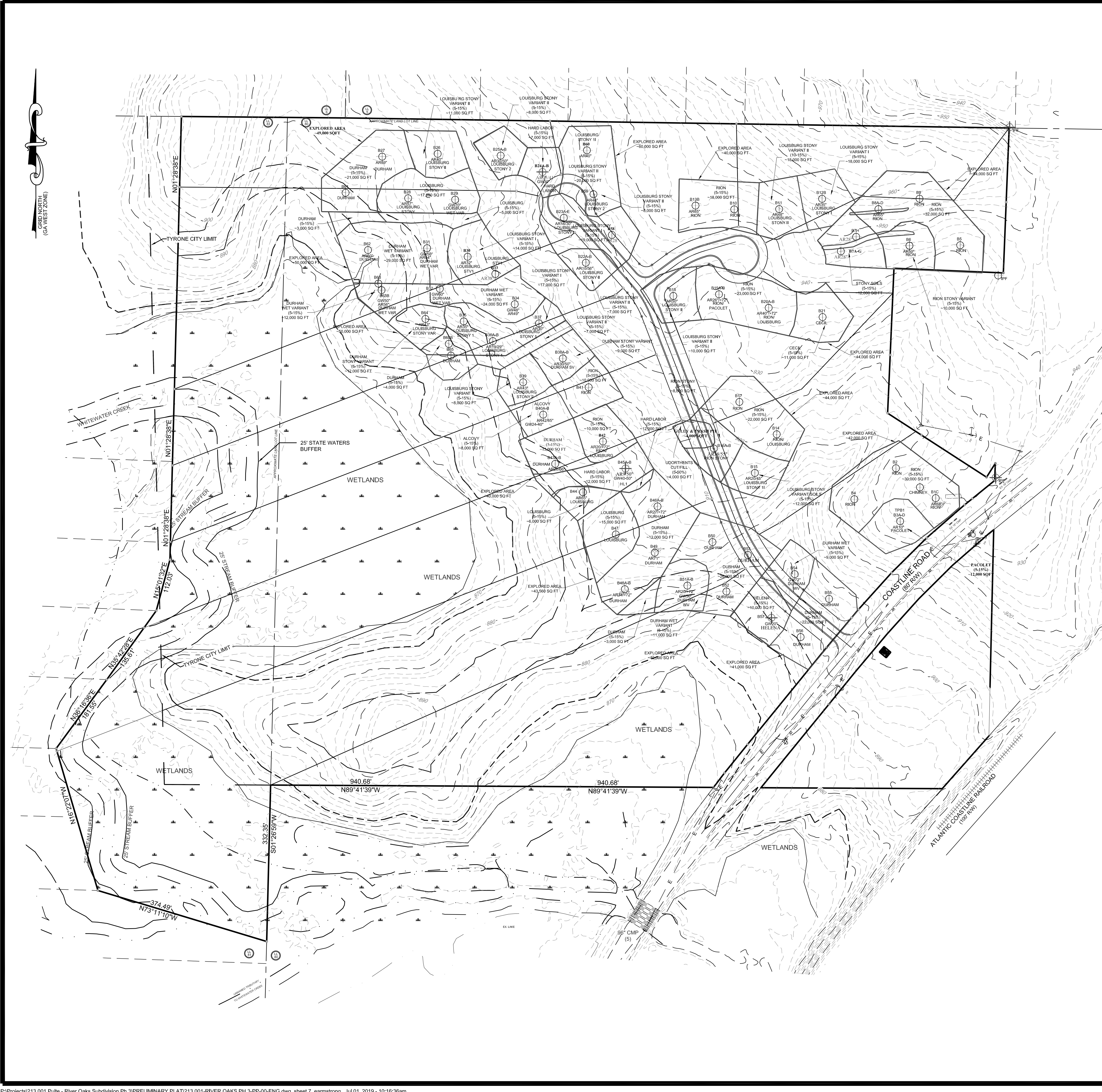
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CONSTRUCTION  
MANAGEMENT  
FALCON DESIGN CONSULTANTS, LLC  
www.fdc-llc.com



LEVEL III SOIL SURVEY REPORT

Report Date: September 30, 2018  
Client: Mr. Thomas Tye / Universal Engineering Sciences  
Site Location: Phase III River Oaks SD, Coastline Road  
Via Email: (3 Pages Total)  
Report Number: 18-069A06C  
Phone: 770-242-6438 ext. 11601  
Phone: 404-422-2461  
Email: T.Tye@universalengineering.com

SOIL PROPERTIES

Soil Series	Slope Gradient (%)	Depth To Bedrock (1) (Inches)	Depth to Seasonal High Water Table (Inches)	Estimated Absorption & Long-Term Acceptance Rate (2) at Recommended Trench Depth (Minutes per Inch) & (GPD/SqFt)	Recommended Absorption Depth / Trench Depth (Inches)	Soil Suitability Code (Listed Below)
Alcoy	5-15	65-72	24-40	See Codes	See codes	C
Cecil	5-15	>72	>72	60 (0.45 GPD/SqFt)	18-30	A, Rec
Durham	5-15	59-72	>72	45 (0.50 GPD/SqFt)	18-30	A, Rec
Durham Wet Variant	5-15	60-72	48-72	60 (0.45 GPD/SqFt)	18-26	P1, Rec
Durham Stony Variant	5-15	50	>72	45 (0.50 GPD/SqFt)	18-26	A, Rec
Hard Labor	5-15	>72	30-50	See Codes	See codes	C
Helena	5-15	>72	20-25	See Codes	See codes	F
Louisburg	5-15	55	>72	45 (0.50 GPD/SqFt)	20-30	A, Rec
Louisburg Stony Variant I	5-15	28-38	>60	60 (0.45 GPD/SqFt)	12-16	N2, Rec
Louisburg Stony Variant II	5-15	40-50	>60	60 (0.45 GPD/SqFt)	16	N3, Rec
Pacolet	5-15	40-50	>72	60 (0.45 GPD/SqFt)	20-30	A, Rec
Rion	5-15	68-72	>72	45 (0.50 GPD/SqFt)	20-30	A, Rec
Rion Stony Variant	5-15	50-55	>72	45 (0.50 GPD/SqFt)	20-26	A, Rec
Stony Soils	5-15	28	>60	See Codes	See codes	N1
Udorthents (Cut/Fill)	5-15	>72	>72	See Codes	See codes	Q

(1) - Depth to bedrock based on auger refusal where test pits have not been conducted.  
(2) - Long-Term Acceptance Rate based on GPD design flow rate and 3-ft wide trench for full-length conventional absorption field.

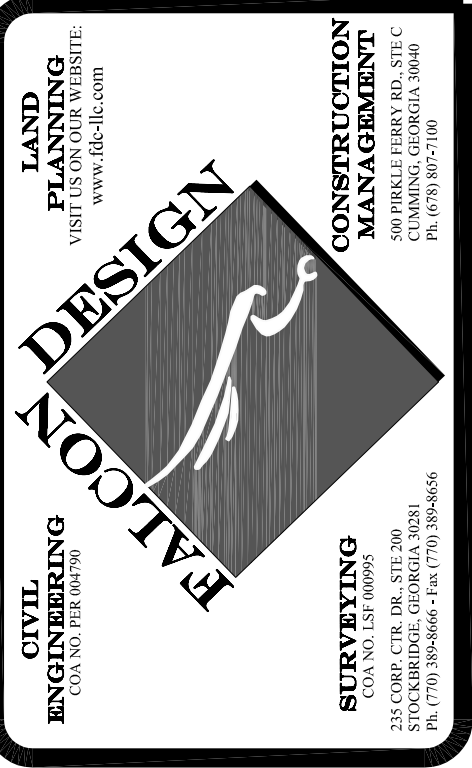
**Suitability Code Descriptions:**  
A - Soil types typically have ability to function as suitable absorption field with proper design, installation and maintenance.  
C - Due to a high seasonal water table, flooding, and/or drainage problems, there is a HIGH PROBABILITY OF FAILURE for conventional systems. Additional soil testing would be required to further assess extent and suitability.  
F - Soils normally considered unsuitable for conventional absorption field, and have high probability of failure.  
N1 - These soils have bedrock limitations and do not appear suitable for a conventional system. Additional testing (including additional test pits) would be required to assess suitability for an absorption field or drip system.  
N2 - These soils have bedrock limitations and are not suitable for a conventional system, and require effluent pretreatment to Class I NSF Standards for a conventional absorption field, along with equal distribution. These soils may also function for a drip-emitter system at 8-12" Depth at 0.05 GPD/SqFt. Up to 18 inches of suitable fill soil may be added to provide sufficient cover for absorption field, if needed.  
N3 - These soils have bedrock limitations and are suitable for a conventional system installed at 16 inches. Effluent pretreatment to Class I NSF Standards would be required for installations up to 10 inches below specified depth. These soils may also function for a drip-emitter system at 8-12" Depth at 0.05 GPD/SqFt. Up to 18 inches of suitable fill soil may be added to provide sufficient cover for absorption field, if needed.  
P1 - These soils have shallow groundwater limitations and are suitable for a conventional system installed at specified depth. Effluent pretreatment to Class I NSF Standards would be required for installations up to 10 inches below specified depth. These soils may also function for a drip-emitter system at 8-12" Depth at 0.05 GPD/SqFt. Up to 18 inches of suitable fill soil may be added to provide sufficient cover for absorption field, if needed.  
Q - Due to cutting and/or filling of soil, additional testing (borings, test pits, and/or absorption testing) is needed to determine suitability.  
Rec - Recommendations: 1) A full length absorption system with equal distribution is recommended (although not required) due to variable site conditions, to avoid exceeding specified loading rates, and to extend absorption field life. 2) Where landscape positions are poor, especially at drainage features and diversions, the area should be avoided and/or site alterations (such as grading, diversion, and/or curtain drains) are recommended to render areas more suitable. 3) Up to 18 inches of suitable fill soil may be added to provide sufficient cover for absorption field, if needed. 4) Stormwater from roof drainage and hard surfaces should be diverted away from the absorption field and other OSSMS components. 5) To protect the absorption field and avoid smearing the trench surfaces and/or damaging the soil structure the following are required: a) the proposed absorption field area must be protected at all times, especially during construction activities; b) only track type equipment is allowed on the absorption field areas to avoid rutting; c) no grading or stockpiling of materials is to be conducted in the absorption field area; and d) the absorption field should be installed during dry weather conditions.

**General Notes:**  
1) See Attached Figure 1 for boring and test pit locations, and scaled site map.  
2) Field services conducted in August and September, 2018.  
3) Borings or test pits located from selected site features (see Figure 1) using Trimble GEO 7X GPS.  
4) This soil survey was conducted in general accordance with the Georgia Manual For On-Site Sewage Management Systems, requirements for a Level III Soil Survey, and Proposal 18-069A06 with Terms/Conditions.  
5) This soil survey does not guarantee the performance of any septic system or absorption field installed on the property.  
6) Soil boundaries based on limited soil borings, and interpolation between landscape positions and these borings, that meet the minimum density standards for a Level III Soil Study. Conditions (such as trash pits and filled areas) may exist on the property that could not be identified within the scope of the assessment or that were not reasonably identifiable from the available information.

Prepared/Certified by: Glenn M. Sofge, P.G. Date:

DRAFT

LEGEND	
DB DEED BOOK	IRON PIN FOUND
PB PLAT BOOK	IRON PIN SET
PG PAGE	CALCULATED POINT
LL LAND LOT	FIRE HYDRANT
OTP OPEN TOP PIPE	WATER VALVE
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REF REFERENCE	FLARED END SECTION
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P PROPERTY LINE	
C CENTERLINE	
ID IDENTIFICATION	
BCC BACK OF CURB	
DE DRAINAGE EASEMENT	
EOP EDGE OF PAVEMENT	
FH FIRE HYDRANT	
CIO SEWER CLEAN OUT	
SSE SANITARY SEWER EASEMENT	
TOT TOP OF BANK	

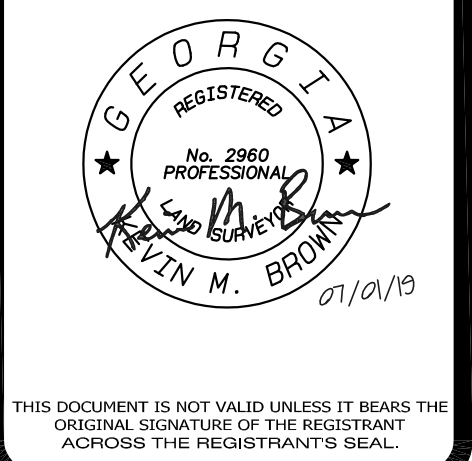


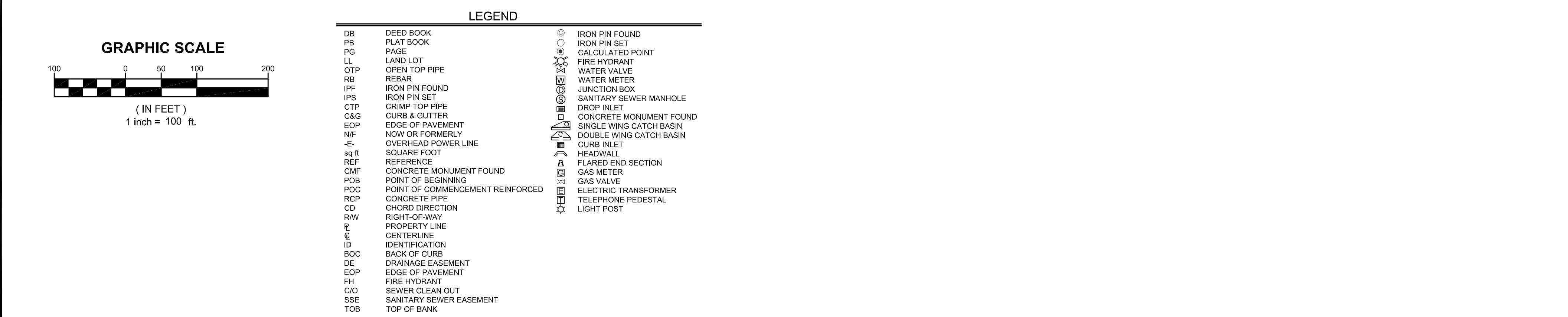
SOIL DELINEATION OF RIVER RUN SUBDIVISION  
LOCATED IN: LAND LOTS 80 & 81, 7TH DISTRICT FAYETTE COUNTY, GEORGIA

REVISIONS	
1.	05/17/19 - REVISIONS PER COUNTY COMMENTS
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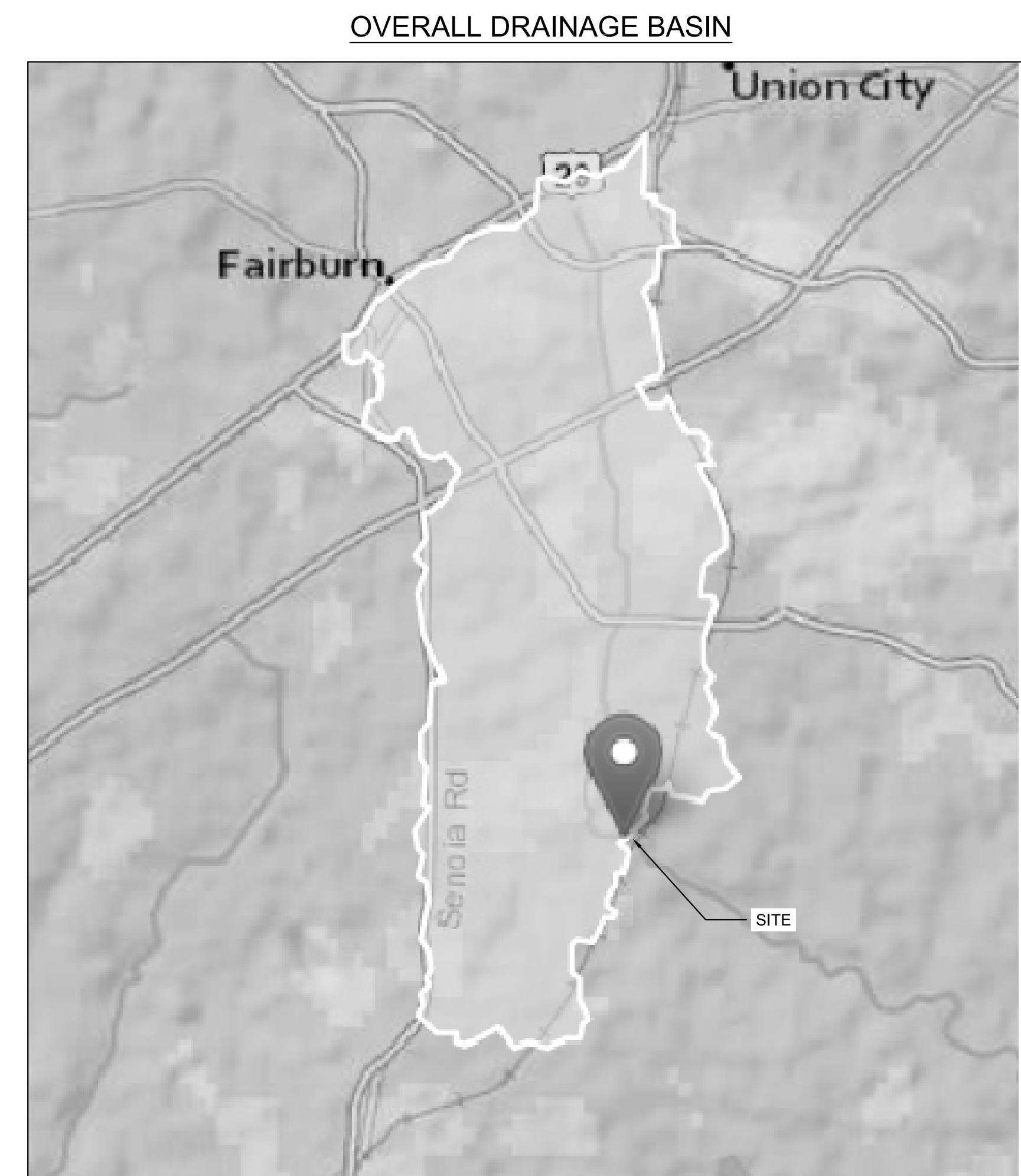
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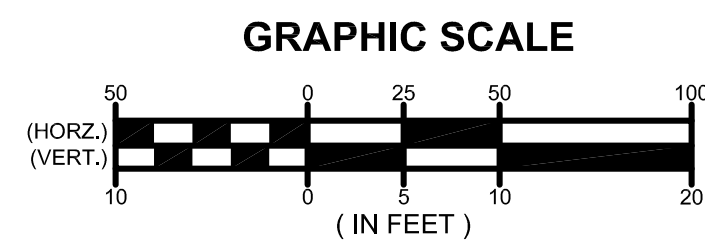
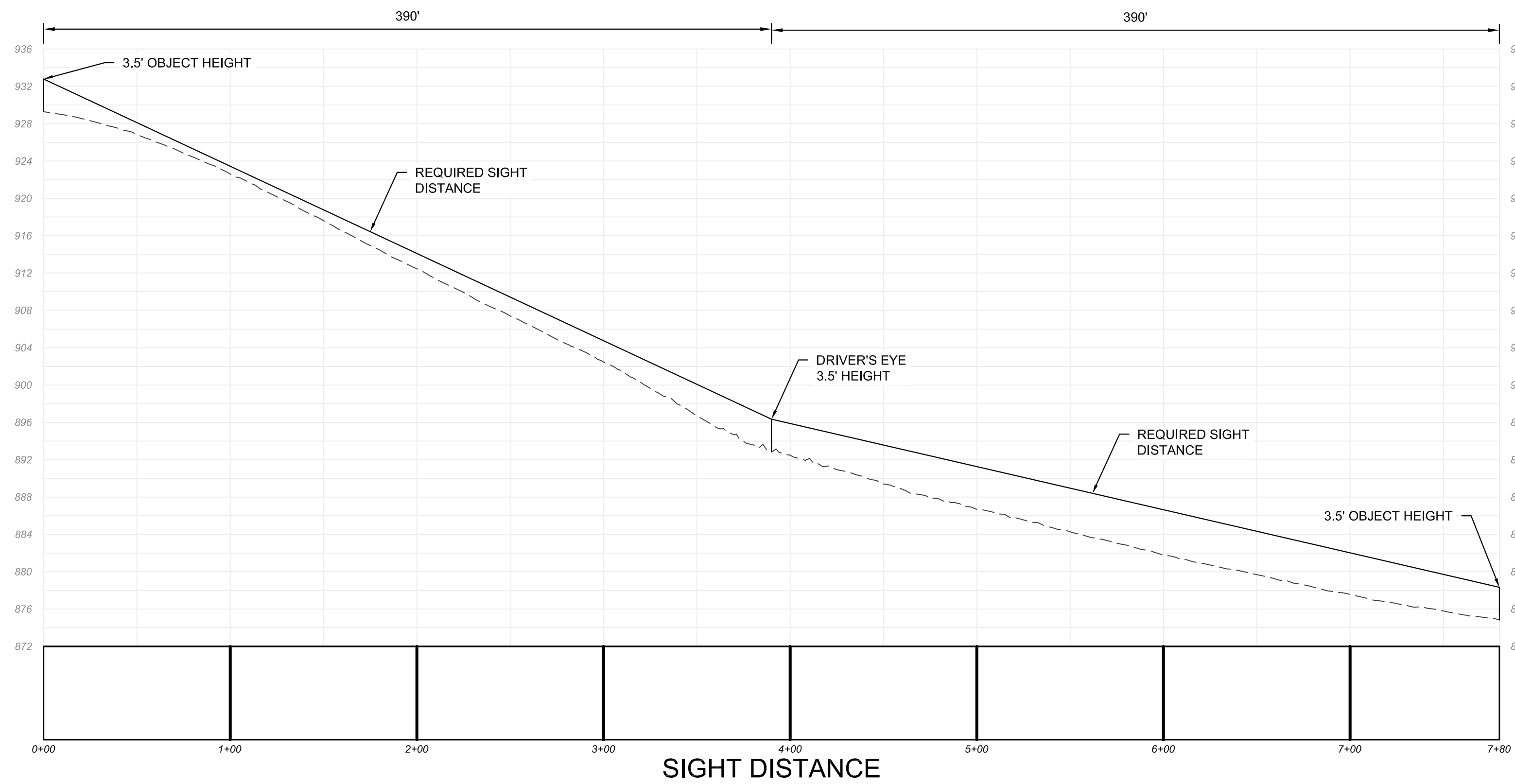
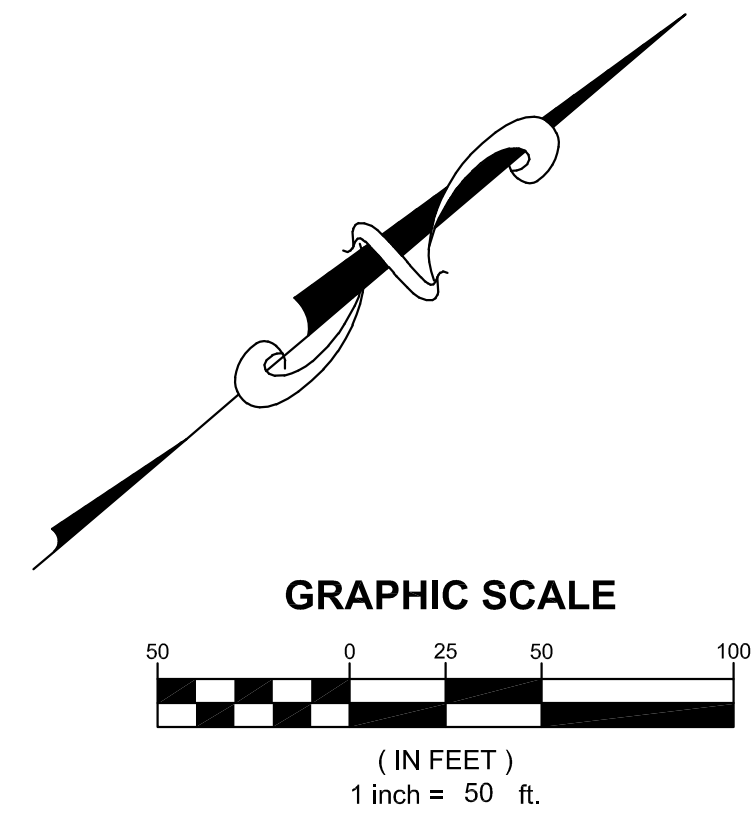
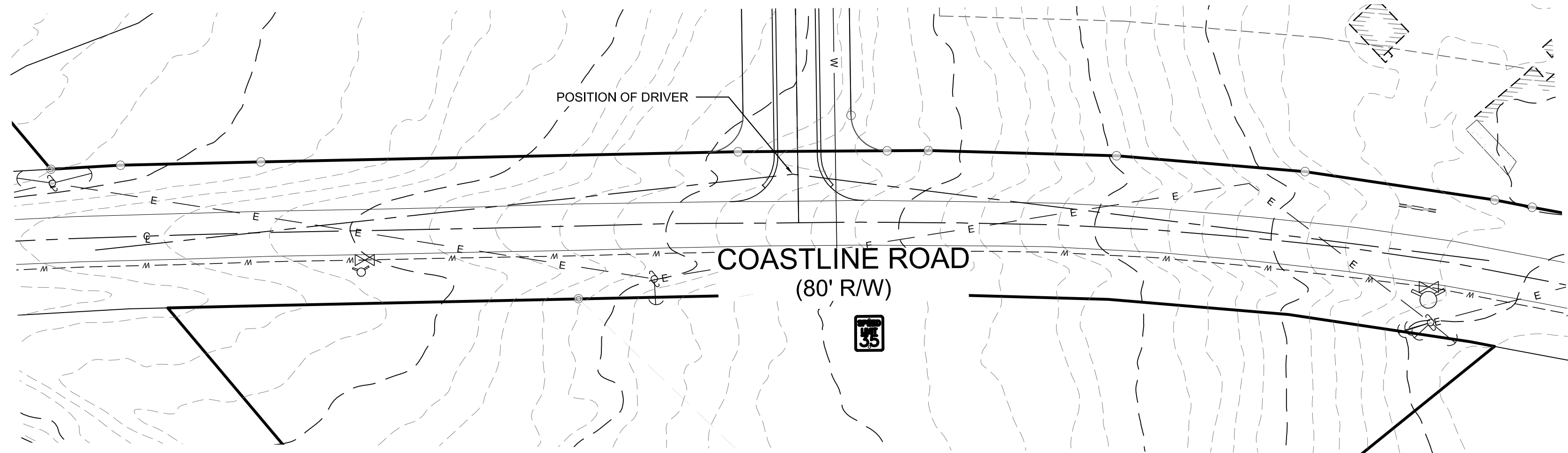
POST-DEVELOPMENT BASIN  
9.02 AC  
CN = 62  
Q10 = 1550  
Q100 = 2870 CFS

RECEIVING WATERS: WHITEWATER CREEK  
WHITEWATER CREEK RUNS ALONG WESTERN PROPERTY LINE AND  
SEPARATES OUR PROPERTY FROM A RESIDENTIAL SUBDIVISION



SHEET NUMBER

8 OF 10



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DESIGN

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PA 15106-1000

300 PARKL FERRY RD, SUITE  
200  
PA 15106-1000

SIGHT DISTANCE PROFILE  
OF  
RIVER RUN SUBDIVISION

LOCATED IN:  
LAND LOTS 80 & 81, 7TH DISTRICT  
FAYETTE COUNTY, GEORGIA

REVISIONS	
1.	05/17/19 - REVISIONS PER COUNTY COMMENTS
2.	07/01/19 - REVISIONS PER COUNTY COMMENTS
3.	
4.	

THIS PLAT WAS PREPARED FOR THE  
EXCLUSIVE USE OF THE PERSONS  
HEREON. SAID CERTIFICATE DOES NOT  
EXTEND TO ANY UNNAMED PERSON  
WHOSE INTERESTS MAY BE AFFECTED  
BY THE SURVEYOR NAMING SAID PERSON.

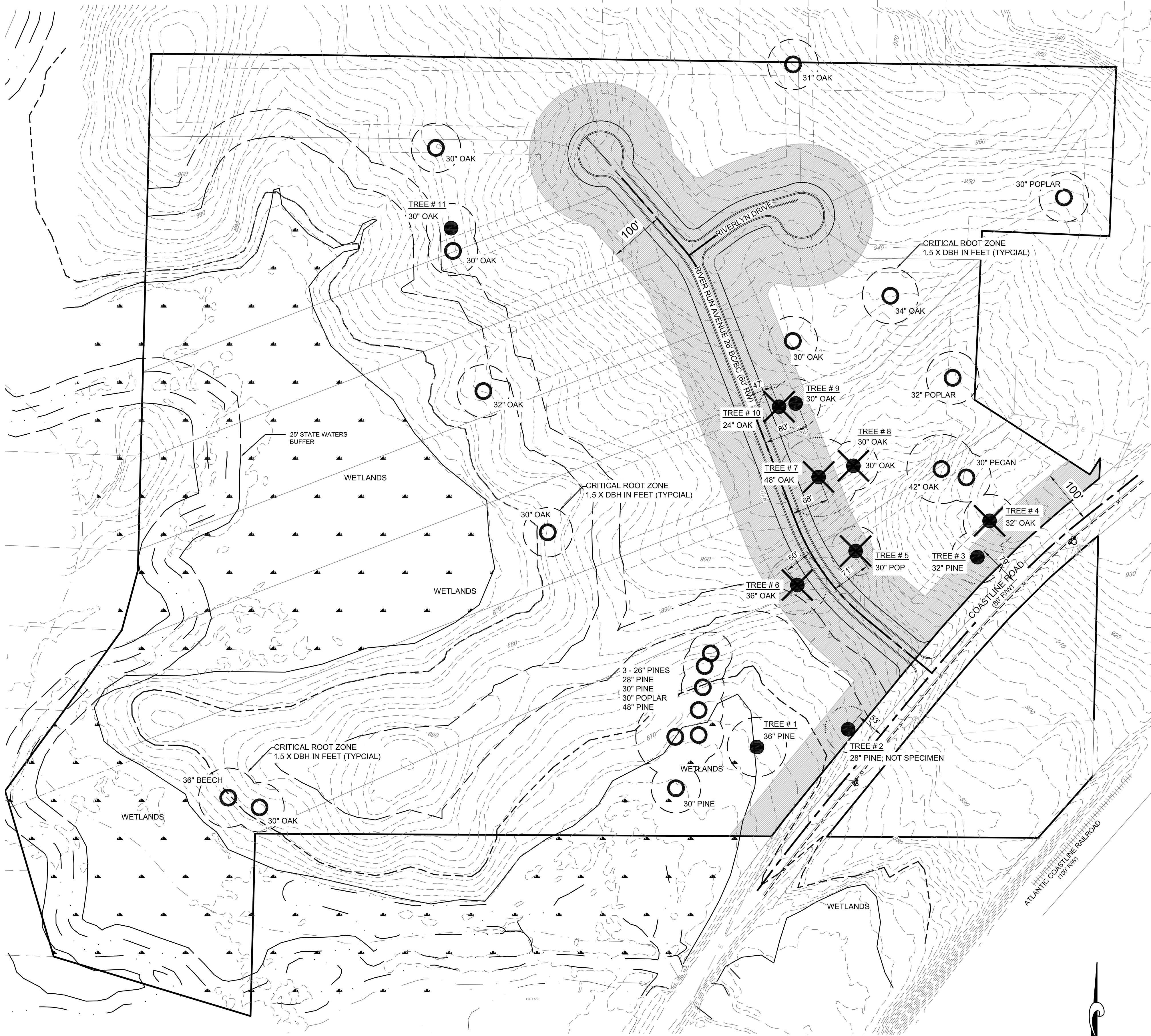
DATE:	4-4-19
SCALE:	1"=50'
FILE NUMBER:	213.001
DRAWN BY:	SC
REVIEWED BY:	KBROWN

GEORGIA  
REGISTERED  
No. 2962  
PROFESSIONAL  
SURVEYOR  
KEVIN M. BROWN  
01/01/19

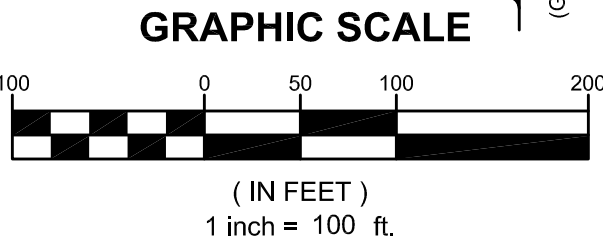
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE  
ORIGINAL SIGNATURE OF THE REGISTRANT  
ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

9 OF 10



NOTE: THE CENTERLINE OF ROAD MUST BE MARKED TO ALLOW FIELD INSPECTION OF AFFECTED SPECIMEN TREES WITHIN 100' OF THE CENTERLINE OF THE RIGHT-OF-WAY PRIOR TO ANY LAND DISTURBANCE. FIELD VERIFIED BY FAYETTE COUNTY ENVIRONMENTAL PROGRAM TECH NANCY HOWARD OR DESIGNEE, TEL. (770)-305-5410.



**LEGEND**

- EXISTING TREES TO REMAIN (FOUND BY INTEGRATED SCIENCE & ENGINEERING)
- EXISTING TREES TO REMAIN (FOUND BY FALCON DESIGN CONSULTANTS, LLC)
- EXISTING TREES TO BE REMOVED (FOUND BY FALCON DESIGN CONSULTANTS, LLC)
- AREA LOCATED WITHIN 100' OF CENTER LINE OF RIGHT OF WAY

**Specimen Tree Summary (Within 100' of Center of Right-of-Way)**

Tree #	Quantity	Species	DBH	Justification for Removal
#3	1	Pine	32"	Tree is in good health; no removal necessary
#5	1	Poplar	30"	Tree is deceased; needs to be removed
#6	1	Oak	36"	Tree is deceased; needs to be removed
#7	1	Oak	48"	Tree is deceased; needs to be removed
#9	1	Oak	30"	Tree is in good health; no removal necessary
#10	1	Oak	24"	Tree is in good health; however, due to proposed grading tree will need to be removed.

**TREE # 1**

This 36" Pine is in fair condition. There is a decent amount of decay at the base of the tree.

**TREE # 2**

This 28" Pine is in good health. No signs of insect infestation, structural defects, decay, root rot, or disease. Tree is not specimen.

**TREE # 3**

This 32" Pine is in good health. No signs of insect infestation, structural defects, decay, root rot, or disease.

**TREE # 4**

This 32" Oak was deceased, and has fallen over.

**TREE # 5**

This 30" Poplar was deceased. No new leafy growth was occurring on tree, and bark on tree seemed to be very dried out.

**TREE # 6**

This 36" Oak was deceased. No new leafy growth was occurring on tree, and bark on tree seemed to be very dried out.

**TREE # 7**

This 48" Oak was deceased. No new leafy growth was occurring on tree, and bark on tree seemed to be very dried out.

**TREE # 8**

This 30" Oak was deceased. No new leafy growth was occurring on tree, and fungal infection seemed to be occurring at the base of the tree.

**TREE # 9**

This 30" Oak is in good health. No signs of insect infestation, structural defects, decay, root rot, or disease. Critical root zone (CRZ) disturbance undetermined at preliminary stage. No grading provided; however, impact to CRZ shall be quantified and depicted on future LPD set.

**TREE # 10**

This 24" Oak is in good health. No signs of insect infestation, structural defects, decay, root rot, or disease. However, due to proposed grading, tree will need to be removed.

**TREE # 11**

This 30" Oak is in good health. No signs of insect infestation, structural defects, decay, root rot, or disease.

\* Required variance application for specimen tree removal shall be submitted with design development drawings.

**FALCON DESIGN**

CIVIL ENGINEERING  
LAND PLANNING  
SURVEYING  
CONSTRUCTION MANAGEMENT

215 COMPTON BLVD., SUITE 200  
FAYETTE COUNTY, GA 30215  
TEL: (770) 305-5410 FAX: (770) 305-5416

**TREE PROTECTION PLAN  
OF  
RIVER RUN SUBDIVISION**

LOCATED IN:  
LAND LOTS 80 & 81, 7TH DISTRICT  
FAYETTE COUNTY, GEORGIA

**REVISIONS**

NO.	DATE	REVISIONS PER COUNTY COMMENTS
1.	05/17/19	REVISIONS PER COUNTY COMMENTS
2.	07/01/19	REVISIONS PER COUNTY COMMENTS
3.		
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DATE: 4-4-19  
SCALE: 1"=100'  
FILE NUMBER: 213.001  
DRAWN BY: AM  
REVIEWED BY: WDM

**GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT**

NO. 1524

01/01/19

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SHEET NUMBER

**10 OF 10**