

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

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
August 15, 2019
7:00 pm

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

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

NEW BUSINESS

2. Consideration of a Final Plat of McKown Acres. The property will consist of nine (9) lots zoned R-55, is located in Land Lot 250 of the 5th District and fronts on McKown Road and Highway 279.
3. Consideration of a Final Plat of Hill Crest Subdivision. The property will consist of 10 lots zoned R-72, is located in Land Lot 2 of the 5th District and fronts on Harris Road.
4. Consideration of a Final Plat of Blalock Estates. The property will consist of four (4) lots zoned R-72, is located in Land Lot 3 of the 5th District and fronts on Harris Road.
5. Discussion of the Subdivision Regulations
6. Discussion of the Zoning Ordinance

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: August 8, 2019
Subject: Final Plat to be considered on August 15, 2019

FINAL PLAT

McKown Acres

OWNER/APPLICANT

The Scarborough Group, Inc.

Recommend **APPROVAL** for the Final Plat.

FINAL PLAT
FOR
McKOWN ACRES
LAND LOT 250, 5th DISTRICT
FAYETTE COUNTY, GEORGIA

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT
RECORDING INFORMATION.

COUNTY NOTES


1. SOIL BOUNDARIES AND STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES
2. THE OVERALL PRE-DEVELOPED ON FOR THIS SITE IS 55.
3. NO WETLANDS EXIST ON THE SUBJECT PROPERTY
4. THERE ARE NO EXISTING STRUCTURES OR FEATURES ON THE PROPERTY.
5. THERE ARE KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY, NONE ARE PROPOSED FOR ABANDONMENT
6. WATER TO BE PROVIDED BY FAYETTE COUNTY WATER DEPT.
7. PER FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
8. 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.
9. NO CEMETERIES WERE FOUND ON THE PROPERTY.
10. THERE ARE NO STATE WATERS ON THIS PROPERTY.

SURVEY NOTES

1. THE UNDERSIGNED SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION AND CHAMPION TKO DUAL FREQUENCY GPS RECEIVER AVERAGING POSITIONS COLLECTED UTILIZING aGPS NETWORK ADJUSTED RTK. THE FIELDWORK WAS COMPLETED MAY 10TH, 2018.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 106,409 FEET, AND AN ANGULAR ERROR OF .01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 489,258.43 FEET FOR TRACT 1 & 468,906.92 FEET FOR TRACT 2. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.
5. UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.
6. THIS SURVEY IS BASED ON THE NAD83 (1994) HORIZONTAL DATUM & NAVD 88 VERTICAL DATUM.
7. THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
8. EACH RESIDENTIAL BUILDING LOT HAS A 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.


FAYETTE 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:  6/16/19
ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964 DATE

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCEPTED ENGINEERING PRACTICES AND DESIGN METHODS WERE USED TO ESTABLISH THE LAYOUT OF THIS DEVELOPMENT; THAT THE STREETS, DRAINAGE STRUCTURES AND OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED ACCORDING TO THE DEVELOPMENT'S APPROVED CONSTRUCTION DRAWINGS; AND THAT ALL APPLICABLE REQUIREMENTS OF FAYETTE COUNTY'S DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

BY:  6/16/19
SEAN SHANKS, GA PROFESSIONAL ENGINEER, NO.031558 DATE

CONTIGUOUS AREA

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

ZONING NOTES

TRACT 1 WAS REZONED TO R-55 PER PETITION #974-98 - APPROVED 4/23/1998

REFERENCES

1. DEED BOOK 4782 PAGE 559, FAYETTE COUNTY RECORDS.
2. DEED BOOK 3987 PAGE 49, FAYETTE COUNTY RECORDS.
3. DEED BOOK 2694 PAGE 612, FAYETTE COUNTY RECORDS.
4. BOUNDARY SURVEY FOR LOUISE L. KNOWLES ESTATE, DATE 10/17/16. SURVEY BY SWINSON A GASKINS SR

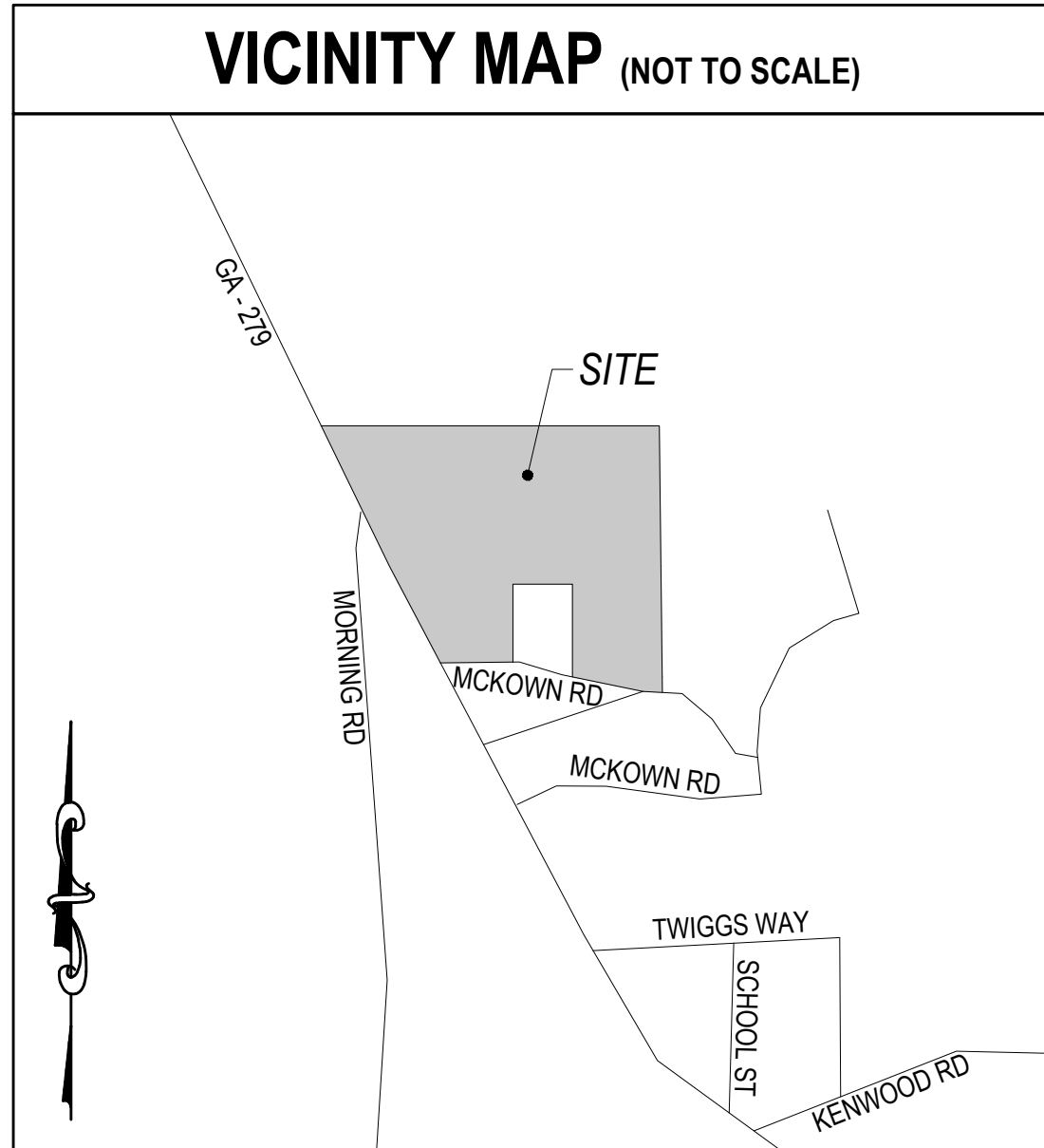
PRE-PLAT APPROVED

PRELIMINARY PLAT FOR McKOWN ACRES
THIS PROJECT WAS APPROVED 5/16/2019
BY FAYETTE COUNTY

FLOOD NOTE

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

VICINITY MAP (NOT TO SCALE)




SHEET INDEX

1 OF 3	COVER SHEET
2 OF 3	FINAL PLAT
3 OF 3	LEVEL III SOILS ANALYSIS

SOIL CLASSIFICATION CERTIFICATE:

I, ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN MAY 17, 2018. ACCORDANCE WITH THE PROCEDURES SPECIFIED I THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

 #224
SIGNATURE OF SOIL CLASSIFIER GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO.

173 FULTON CT. PEACHTREE CITY, GA 30269 (678-262-4020)
COMPANY ADDRESS & TELEPHONE

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE MCKOWN ACRES 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

DEVELOPMENT DATA

1. SUBDIVIDER: THE SCARBROUGH GROUP, INC.
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
B. TELEPHONE NUMBER: (770) 461-0478
2. PROPERTY OWNERS: THE SCARBROUGH GROUP, INC.
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
3. SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC., DATED 05-17-2018
B. LOCATION: MCKOWN ROAD AND HIGHWAY 279, FAYETTE COUNTY, GA
C. ZONING: R-55
D. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
E. TOTAL PARCEL AREA: 29.06 ACRES
F. PROPOSED NUMBER OF LOTS: 9 LOTS
GROSS DENSITY: 9 LOTS / 29.06 ACRES = 0.31 LOTS / ACRE
G. NET DENSITY CALCULATION:
TOTAL PARCEL AREA: 29.06 ACRES
RIGHT-OF-WAY AREA: 0.11 ACRES
100 YEAR FLOODPLAIN AREA: 0.00 ACRES
NET DEVELOPABLE AREA: 28.95 ACRES
NET DENSITY: 9 LOTS / 28.95 ACRES = 0.31 LOTS / ACRE
H. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
I. CONTOUR INTERVAL: 2 FOOT
J. TYPE OF STREETS: EXISTING
K. MINIMUM LOT SIZE: 1.0 AC (43,560 SF)
L. MINIMUM CONTIGUOUS BUILDABLE AREA: CBA = 0.3 AC
M. MINIMUM LOT WIDTH: 150' (AT BUILDING SETBACK)
N. MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
O. MINIMUM FLOOR AREA: 2,500 S.F.
P. LOT SETBACKS: FRONT: 100' (FROM HWY 279)
FRONT: 50' (INTERNAL STREETS)
REAR: 50'
SIDE: 25'
50' REAR SETBACKS DO NOT APPLY IN FLAG LOTS PER FAYETTE COUNTY.
4. UTILITIES:
A. WATER: FAYETTE COUNTY
B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
C. ELECTRIC: COWETA-FAYETTE EMC
5. GENERAL NOTES:
A. ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.
6. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.

SURVEYOR INFORMATION

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

ENGINEER INFORMATION

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

OWNER INFORMATION

THE SCARBROUGH GROUP, INC.
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

FAYETTE COUNTY APPROVAL

APPROVED BY DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GEORGIA.

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE _____ SIGNED _____
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT.

DATE _____ SIGNED _____
ENVIRONMENTAL MANAGEMENT

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

DATE _____ SIGNED _____
SECRETARY

APPROVED BY FAYETTE COUNTY ENGINEER.

DATE _____ SIGNED _____
COUNTY ENGINEER

APPROVED BY FAYETTE COUNTY FIRE MARSHALL

DATE _____ SIGNED _____
FIRE MARSHALL

WETLAND CERTIFICATE

I, ERIC HAMILTON OF AES, INC. DO HEREBY CERTIFY THAT THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS MCKOWN ACRES ON 5-17-18 AND DETERMINED THAT THE PROPERTY _X_ CONTAINS _____ DOES NOT CONTAIN JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS.

BY:  6/16/19
WETLAND Delineator APPLIED ENVIRONMENTAL SCIENCES, INC. | 90F GLENDA TRACE, STE. 327, NEWNAN GA 30265 | 678-262-4020

Moore Bass
CONSULTING
TALLAHASSEE
FAYETTEVILLE
ATLANTA
(770) 914-9394 (Fax)
www.moorebass.com

PROJECT NAME
McKOWN ACRES
FAYETTE COUNTY, GA

CLIENT NAME
THE SCARBROUGH GROUP, INC.
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

REVISIONS

1. REVISED PER COUNTY COMMENTS - 6/26/19



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ARCHIVE

DATE 5-23-2019

FILE #

CONTRACT # A41.087

DRAWN BY DC/SDM

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MCDONOUGH, GA 30253
678-411719

SEAL



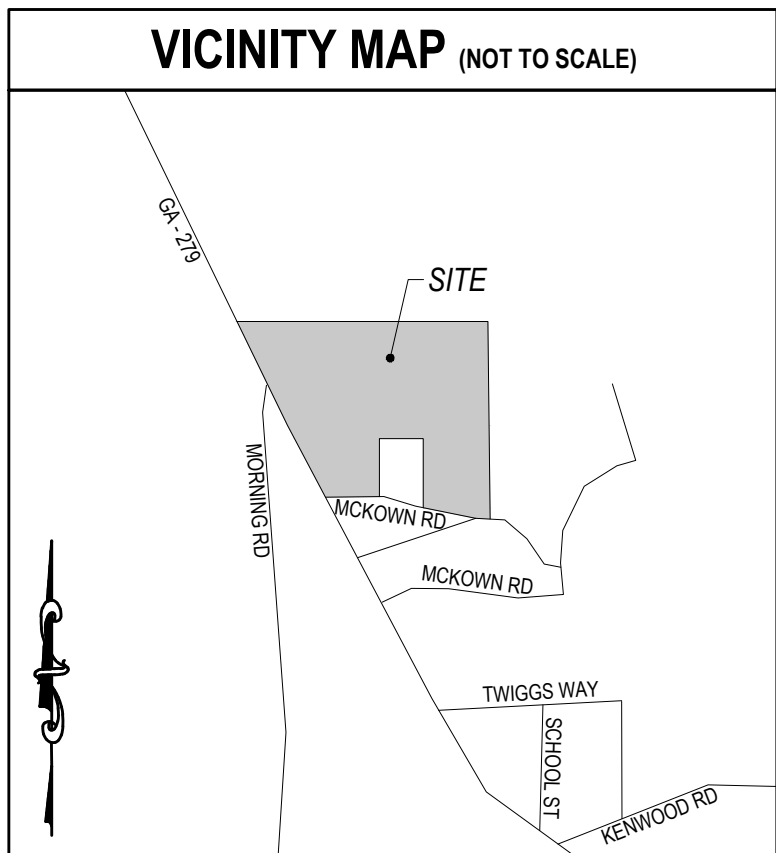
SHEET TITLE

COVER
SHEET

SHEET

1 OF 3

**(GA WEST ZONE)
GRID NORTH**



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

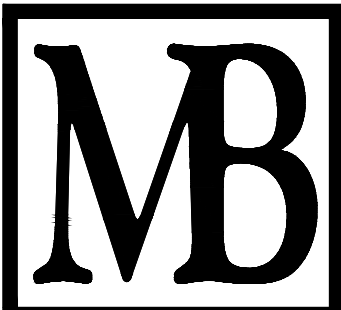
(IN FEET)
inch = 100 f

THE SCARBROUGH GROUP, INC.
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

PROJECT NAME

REVISIONS

1. REVISED PER COUNTY COMMENTS - 6/26/19



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1350 KEYS FERRY COURT
MCDONOUGH, CA 90253

LSF #1179



★ No. 2964 ★

FOR EN

6/20/10

SHEET TITLE

FINAL

PLAT

SHEET

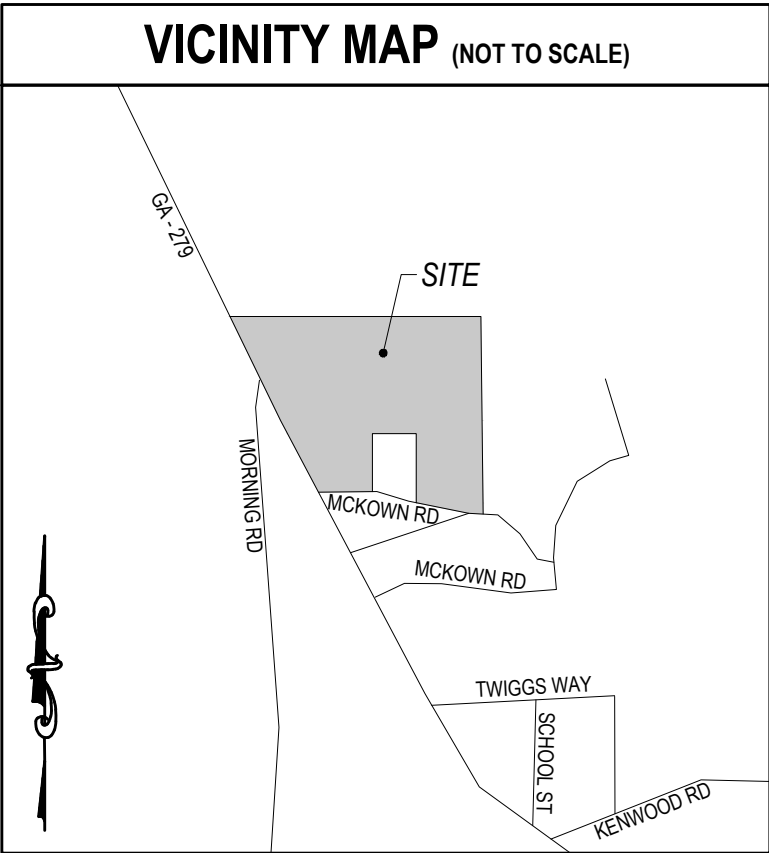
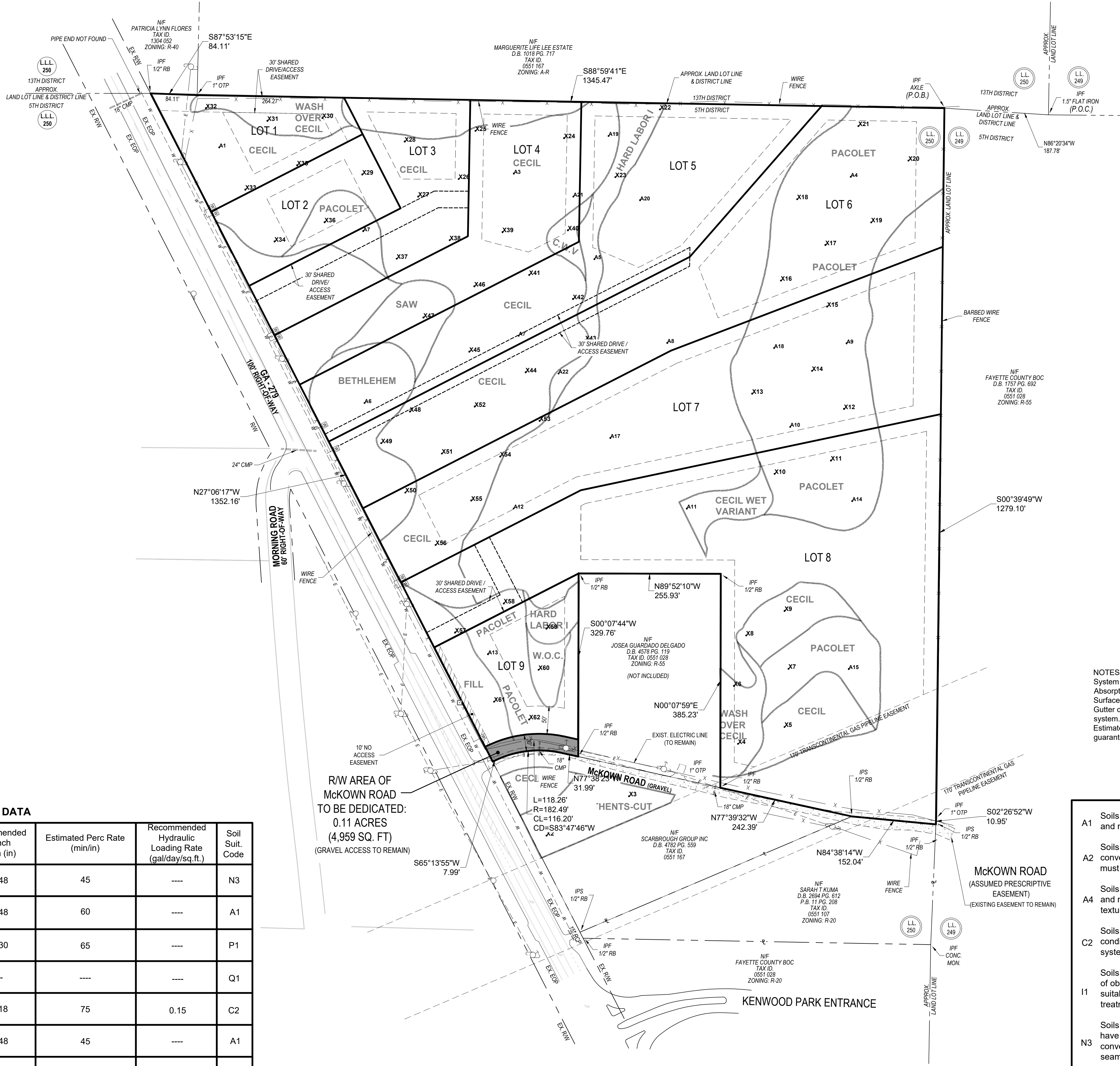
2052

2 OF 3

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NOTES:
System installation should not occur under saturated or wet soil conditions.
Absorption fields should not be installed on concave slopes.
Surface drainage should be diverted away from absorption field lines.
Gutter downspouts should be discharged away from the vicinity of the on site wastewater system.
Estimated percolation rates are based on full-sized system performance. However, no guarantee is given or implied as to the performance of any particular system installed.

SOIL SUITABILITY 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.
- A4 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Soils have been cut leaving saprolite at or near the surface. Based on texture and structure of the saprolite, these soils should provide a suitable percolation rate.
- 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 I effluent.
- I1 Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow these soils to be reclassified in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.
- N3 Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 6 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.
- 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 between 54 and 60 inches. Installations deeper than 30 inches may require a treatment system producing Class I effluent.
- Q1 Soils contain fill over well drained upland soil. Natural soil beneath the fill may be suitable for conventional absorption field construction. Soils in this area should be evaluated after fill material is removed. Fill appears to be an old road bed.

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
Bethlehem	>72	>72	2-10	30-48	45	----	N3
Cecil	>72	>72	2-12	30-48	60	----	A1
Cecil Wet Variant	>72	54-60	2-8	24-30	65	----	P1
Fill	>72	>72	2-10	----	----	----	Q1
Hard Labor I	>72	30	4-8	12-18	75	0.15	C2
Pacolet	>72	>72	2-8	30-48	45	----	A1
Saw	30+	>30	2-10	12-18	65	0.15	I1
Udorthent Cut	>72	>72	2-6	30-48	45	----	A4
Wash over Cecil	>72	>72	2-6	36-48	65	----	A2

Moore Bass

C O N S U L T I N G

ATLANTA
TALLAHASSEE
MOORE, GEORGIA 30253

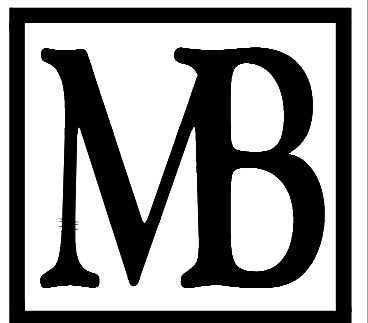
PROJECT NAME

McKOWN ACRES
FAYETTE COUNTY, GA

CLIENT NAME

THE SCARBROUGH GROUP, INC.
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

REVISIONS	
1.	REVISED PER COUNTY COMMENTS - 6/26/19



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DATE

5-23-2019

FILE #

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SEAL

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1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
579-4117

REGISTERED PROFESSIONAL ENGINEER
No. 2994
ROBERT J. DBIEN
4/24/19

SHEET TITLE

LEVEL III
SOILS
ANALYSIS

SHEET

3 OF 3

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: August 8, 2019
Subject: Final Plat to be considered on August 15, 2019

FINAL PLAT

Hill Crest Subdivision

OWNER/APPLICANT

Rod Wright Corp

Recommend **APPROVAL** for the Final Plat.

FINAL PLAT OF: HILL CREST SUBDIVISION

LAND LOT 2 of the 5th. DISTRICT
FAYETTE COUNTY, GEORGIA

DATE: JUNE 27, 2019

GERENAL NOTES:

OWNER / DEVELOPER: ROD WRIGHT CORP
116 CAMBRIDGE WOODS DRIVE
P.O. BOX 629
FAYETTEVILLE, GA 30214-0629
PHONE = (770) 480-5606

24-HR CONTACT
ROD WRIGHT
PHONE = (770) 294-7990

ENGINEERING/SURVEYOR: SIBLEY-MILLER SURVEYING & PLANNING, INC.
2060 HWY. 42 NORTH
McDONOUGH, GA 30253
SURVEYOR CONTACT = TIM L. MILLER
PHONE = (770) 320-7555

TOTAL SITE AREA = (10 LOTS COMBINED) 21.2761 ACRES / 929,713 SQ. FT.
PARCEL ID NUMBER: 0501 016 (OVERALL SITE)
NUMBER OF LOTS = 10 LOTS

ZONING: (SEE ZONING LETTER RESOLUTION NO. 1284-19)
CURRENT ZONING R-72
MINIMUM LOT AREA 87,120 SQ. FT. (2 ACRES)
MINIMUM LOT WIDTH (AT THE FRONT BUILDING LINE):
175' (MAJOR THOROUGHFARE)
150' (MINOR THOROUGHFARE)
FRONT SETBACK = 75' (MAJOR THOROUGHFARE)
= 50' (MINOR THOROUGHFARE)
SIDE SETBACK = 25'
REAR SETBACK = 50'
MINIMUM FLOOR AREA = 1,500 SQ. FT.
BLDG HEIGHT LIMIT 35'

ADDITIONAL NOTES:

- AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA - COMMUNITY PANEL NO. 13131C0113E DATED: SEPTEMBER 26, 2008.
- LOTS TO BE SERVICED BY: PUBLIC WATER (FAYETTE COUNTY) AND SEWER AS PER INDIVIDUAL SEPTIC SYSTEM.
- UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,305 FEET, AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
- EQUIPMENT USED: TOPCON GTS-313
- THERE ARE NO WETLANDS OR STATEWATERS WITHIN 200 FEET SHOWN ON THIS MAP OR PLAT.
- THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITHIN THIS MAP OR PLAT.
- THERE ARE NO RECREATION AREAS WITHIN THIS MAP OR PLAT.

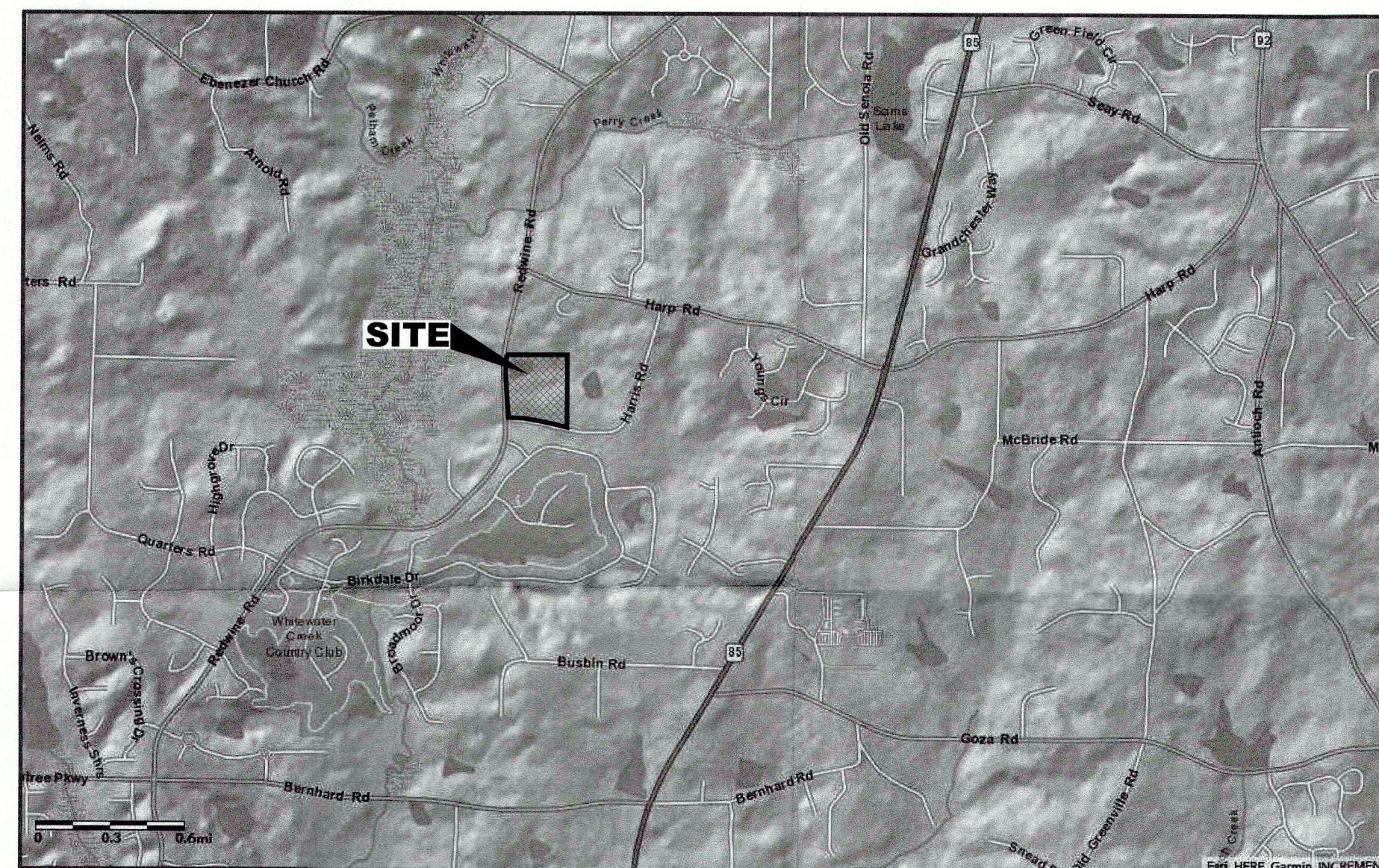
FIRE DEPARTMENT NOTE:

THE ACCESS ROAD, BRIDGES, CULVERTS, ETC. NEED TO BE BUILT TO WITHSTAND THE WEIGHT OF A FIRE APPARATUS OF 51,000 LBS AND HAVE AN UNOBSTRUCTED CLEARANCE HEIGHT OF AT LEAST 13'-6".

ANY PROPOSED HOUSE, WHICH IS LOCATED MORE THAN 1,000 FEET FROM THE NEAREST FIRE HYDRANT, WILL HAVE AN ISO PROTECTION CLASS RATING OF 9 INSTEAD OF 4, WHICH CAN RESULT IN SUBSTANTIAL INCREASES IN INSURANCE PREMIUMS FOR THE PROPERTY OWNERS

SOIL CERTIFICATION:

I, Eric Hartman, DO HEREBY CERTIFY THAT THE LEVEL III SOIL
(name) (organization)
SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY
Eric Hartman IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN
(company name)
THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE
SEWAGE MANAGEMENT SYSTEMS.
Signature of Soil Classifier Eric Hartman #2224
Georgia DHR Soil Classifier, Professional Geologist, or
Professional engineer Registration No.
Company Address & Telephone 678 262 4020



VICINITY MAP
N.T.S.

STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION NO. 1284-19

WHEREAS, Michael M. Vuocolo, Owner(s), having come before the Fayette County Board of Commissioners on the 23rd day of May 2019, requested an amendment to the Official Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 1980"; and

WHEREAS, said request was to rezone 21.275 acres from A-R to R-72 to develop a Residential Subdivision consisting of ten (10) lots; located in Land Lot (s) 2 of the 5th District and fronting on Harris Road and Redwine Road; and

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

NOW, THEREFORE, be it resolved that the decision of the Fayette County Board of Commissioners on May 23, 2019 was that the request to rezone the subject property be approved with one (1) condition (s);

- That the applicant subdivide the property within 180 days.

SO RESOLVED this 23rd day of May 2019.



FAYETTE COUNTY
BOARD OF COMMISSIONERS

Randy C. Oglio, Chairman

ATTEST:

By Tameca P. White
Tameca P. White, County Clerk

CONTIGUOUS AREAS:

LOT NO.	CONTIGUOUS AREA	
	ACTUAL	R-72 MINIMUM
1	1.397 ACRES	0.9 ACRES
2	1.176 ACRES	0.9 ACRES
3	1.119 ACRES	0.9 ACRES
4	1.333 ACRES	0.9 ACRES
5	1.333 ACRES	0.9 ACRES
6	1.332 ACRES	0.9 ACRES
7	1.330 ACRES	0.9 ACRES
8	1.329 ACRES	0.9 ACRES
9	1.333 ACRES	0.9 ACRES
10	1.339 ACRES	0.9 ACRES

NOTE:

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.

THERE ARE NO GROUNDWATER RECHARGE AREAS ON THE 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 BY THIS PLAT

FAYETTE COUNTY APPROVAL:

Approved by Department of Public Health, Fayette County, Georgia,

Date _____ Signed _____
(Environmental Health Specialist)

Approved by Fayette County stormwater management department.

Date _____ Signed _____
(Environmental Management)

Approved by the Fayette County Engineer.

Date _____ Signed _____
(County Engineer)

Approved by the Fayette County Planning Commission on: _____

Date _____ Signed _____
(Secretary)

Approved by the Fayette County zoning administrator.

Date _____ Signed _____
(Zoning Administrator)

Approved by Fayette County fire marshal. All fire hydrants located as shown.

Date _____ Signed _____
(Fire Marshal)

OWNER'S CERTIFICATE:

We, the undersigned owner(s) and/or mortgagee(s) of Hill Crest Subdivision, hereby offer to dedicate and/or reserve for public use the right-of-way, easements and other ground shown on this plat.

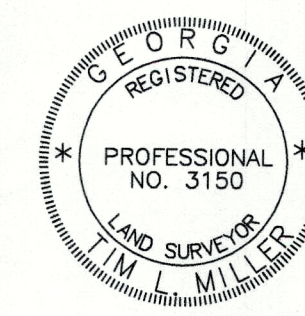
Owner: _____ Date: _____

Mortgagee: _____ Date: _____

All property contained within the right-of-way of (Redwine Road & Harris Road) said roads having at least a minimum of 60' foot right-of-way (Harris Rd.), 100' (Redwine Rd.) as indicated hereon, are hereby deeded to Fayette County, a political subdivision of the State of Georgia, at no costs to Fayette County upon recordation of said Final Plat with Fayette County Clerk of Superior Court.

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.



Tim L. Miller GA. RLS # 3150

7/22/19
Date:

REVISIONS

NO.	DATE	DESCRIPTION

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(ALL RIGHTS RESERVED)
PURSUANT TO AGREEMENT BETWEEN SMS&P AND THE PARTY FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED, THESE DOCUMENTS AND ALL DATA, PLANS, SPECIFICATIONS, AND OTHER INFORMATION CONTAINED HEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF SMS&P, AND MAY BE USED ONLY IN CONNECTION WITH THE PROJECT FOR WHICH THESE DOCUMENTS HAVE BEEN PREPARED AND FOR NO OTHER PURPOSES. ANY UNAUTHORIZED USE OF THESE DOCUMENTS SHALL BE WITHOUT LIABILITY TO SMS&P AND SUBJECT TO REASONABLE COMPENSATION BY THE USER AS DETERMINED BY SMS&P. ALL RIGHTS OF THIS DESIGN ARE RESERVED.

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www.sibley-surveying.com

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FINAL PLAT OF

HILL CREST SUBDIVISION
LAND LOTS # 1-10
LAND LOT 2, 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

PROJECT #:
819002 - FINAL PLAT
LOTS 1-10

DRAWN BY: CJS

SCALE: NTS

DATE: 06/27/19

SHEET: 1 OF 2

**Indicates depths to top and base of restrictive horizon that is causing perched water table condition. Soils below the restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: August 8, 2019
Subject: Final Plat to be considered on August 15, 2019

FINAL PLAT

Blalock Estates

OWNER/APPLICANT

Rod Wright Corp

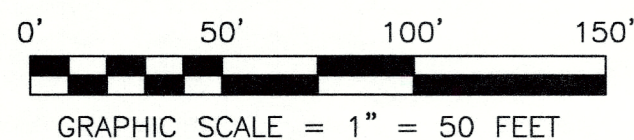
Recommend **APPROVAL** for the Final Plat.



FINAL SUBDIVISION PLAT OF: BLALOCK ESTATES

LAND LOT 3 of the 5th. DISTRICT
FAYETTE COUNTY, GEORGIA

DATE: JUNE 28th, 2019



RESERVED FOR CLERK OF THE SUPERIOR COURT

DRAWING INDEX

SHEET	
1	COVER SHEET w/ NOTES
2	4 LOTS - DETAILED - w/ ADDITIONAL NOTES

SOIL CERTIFICATION:

I, ERIC HAMMILL DO HEREBY CERTIFY THAT THE LEVEL III SOIL
(name) (organization)
SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY
ACES INC. IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN
(company name)
THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR
ON-SITE SEWAGE MANAGEMENT SYSTEMS.
Signature of Soil Classifier #224 Georgia DHR Soil Classifier, Professional Geologist,
or Professional engineer Registration No.
Company Address & Telephone 678 2624020

GENERAL NOTES:

- OWNER /DEVELOPER: ROD WRIGHT CORP
116 CAMBRIDGE WOODS DRIVE
P.O. BOX 629
FAYETTEVILLE, GA. 30214
24HR CONTACT: ROD WRIGHT
PHONE = (770) 480-5606
- ENGINEERING / SURVEYOR: SIBLEY-MILLER SURVEYING & PLANNING, INC.
2060 HWY. 42 NORTH
MCDONOUGH, GA 30253
CONTACT = TIM L. MILLER (SURVEYOR)
PHONE = (770) 320-7555
- TOTAL SITE AREA = 8.781 ACRES / 382,518 SQ. FT.
 - TOTAL SITE ADDRESS = 565 HARRIS ROAD, FAYETTEVILLE, GA. 30215
 - PARCEL ID NUMBER: 0502 017 (OVERALL SITE)
 - NUMBER OF LOTS = 4 LOTS
 - ZONING:** (SEE ZONING LETTER RESOLUTION NO. 1283-19)
ZONING R-72 (4 LOTS)
MINIMUM LOT AREA PER DWELLING UNIT = 87,120 SQ. FT. (2 ACRES)
MINIMUM LOT WIDTH (AT THE FRONT BUILDING LINE SETBACK):
175' (MAJOR THOROUGHFARE)
150' (MINOR THOROUGHFARE)
FRONT SETBACK = 75' (MAJOR THOROUGHFARE)
= 50' (MINOR THOROUGHFARE)
SIDE SETBACK = 25'
REAR SETBACK = 50'
MINIMUM FLOOR AREA = 2,100 SQ. FT.
BLDG HEIGHT LIMIT = 35'
 - FLOOD NOTE:** AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., THIS
PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA -
COMMUNITY PANEL NO. 13131C0113E, DATED: SEPTEMBER 26, 2008
 - LOTS TO BE SERVICED BY: PUBLIC WATER (FAYETTE COUNTY)
SEWER AS PER INDIVIDUAL SEPTIC SYSTEM.
 - UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL
UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS
NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION
OF ONE FOOT IN 21,417 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE
POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313
 - THERE ARE NO WETLANDS OR STATE WATERS WITHIN 200' FOOT SHOWN ON THIS
MAP OR PLAT.
 - THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITHIN THIS MAP OR PLAT.
 - THERE ARE NO RECREATION AREAS WITHIN THIS MAP OR PLAT.
 - IRON PINS SET (#4 REBAR) AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE.

THERE ARE NO GROUNDWATER RECHARGE AREAS ON THE 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 BY THIS PLAT

BLALOCK ESTATES ZONING RESOLUTION 1283-19

STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION
NO. 1283-19

WHEREAS, Joe B. Brock, Daniel B. Brock, and James G. Brock Jr., Owner(s),
having come before the Fayette County Board of Commissioners on the 23rd day of May 2019,
requested an amendment to the Official Fayette County Zoning Map pursuant to "The Zoning
Ordinance of Fayette County, Georgia, 1980"; and

WHEREAS, said request was to rezone 8.756 acres from A-R to R-72 to develop
a Residential Subdivision consisting of four (4) lots, located in Land Lot (s) 3 of the 5th District and
fronting on Harris Road; and

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

NOW, THEREFORE, be it resolved that the decision of the Fayette County Board
of Commissioners on May 23, 2019 was that the request to rezone the subject property be
approved.

SO RESOLVED this 23rd day of May 2019.

FAYETTE COUNTY
BOARD OF COMMISSIONERS

ATTEST:
Tameca P. White, County Clerk

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 UNDER MY SUPERVISION, THAT
ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED
AS "FUTURE", AND THEIR LOCATIONS, SIZE TYPE AND MATERIALS ARE CORRECTLY SHOWN.

BY: T. L. Miller 3150
TIM L. MILLER 6/28/19 REGISTERED GEORGIA LAND
SURVEYOR NUMBER

SURVEYORS CERTIFICATION:

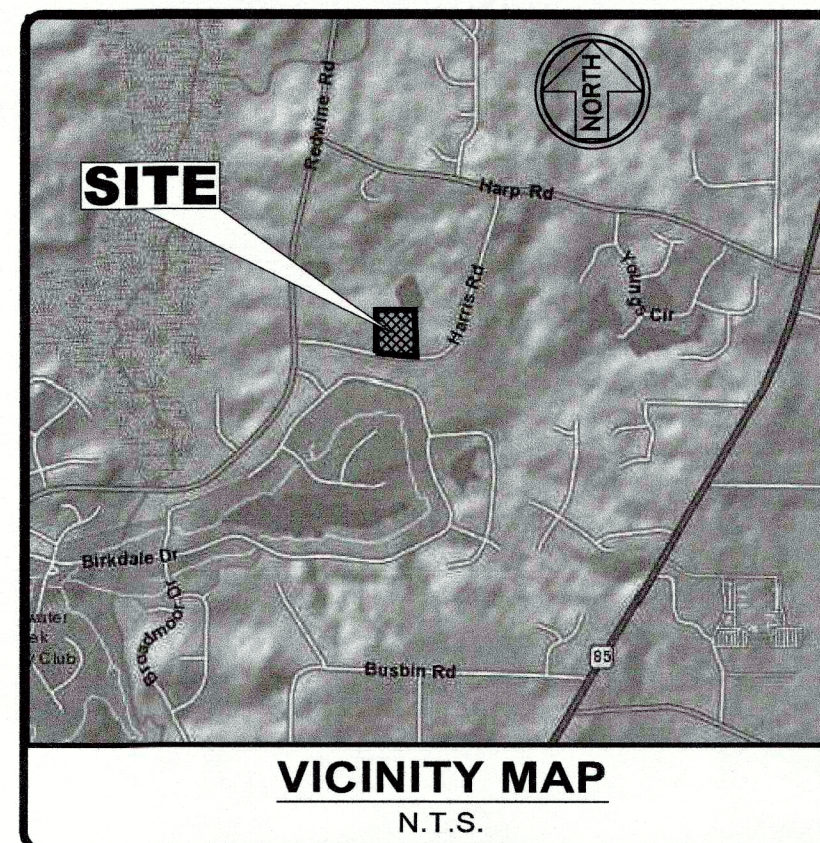
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land
surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval
certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be
confirmed 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.

REGISTERED
PROFESSIONAL
NO. 3150
LAND SURVEYOR
TIM L. MILLER

T. L. Miller 6/28/19
TIM L. MILLER GA. RLS #3150 DATE:

REVISIONS

NO.	DATE	DESCRIPTION



FAYETTE COUNTY APPROVAL:

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
Date _____ Signed _____ (Environmental Health Specialist)

APPROVED BY THE FAYETTE COUNTY ENGINEER.
Date _____ Signed _____ (County Engineer)

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ON: _____
Date _____ Signed _____ (Secretary)

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR.
Date _____ Signed _____ (Zoning Administrator)

APPROVED BY FAYETTE COUNTY FIRE MARSHAL. ALL FIRE HYDRANTS LOCATED AS SHOWN.
Date _____ Signed _____ (Fire Marshal)

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT
DATE _____ SIGNED _____ (ENVIRONMENTAL MANAGEMENT)

FIRE DEPARTMENT NOTE:

THE ACCESS ROAD, BRIDGES, CULVERTS, ETC. NEED TO BE BUILT TO
WITHSTAND THE WEIGHT OF A FIRE APPARATUS OF 51,000 LBS AND HAVE AN
UNOBSTRUCTED CLEARANCE HEIGHT OF AT LEAST 13'-6".

ANY PROPOSED HOUSE, WHICH IS LOCATED MORE THAN 1,000 FEET FROM
THE NEAREST FIRE HYDRANT, WILL HAVE AN ISO PROTECTION CLASS
RATING OF 9 INSTEAD OF 4, WHICH CAN RESULT IN SUBSTANTIAL INCREASES
IN INSURANCE PREMIUMS FOR THE PROPERTY OWNERS.

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF BLALOCK ESTATES,
HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHT-OF-WAY,
EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER: _____ DATE: _____

MORTGAGEE: _____ DATE: _____

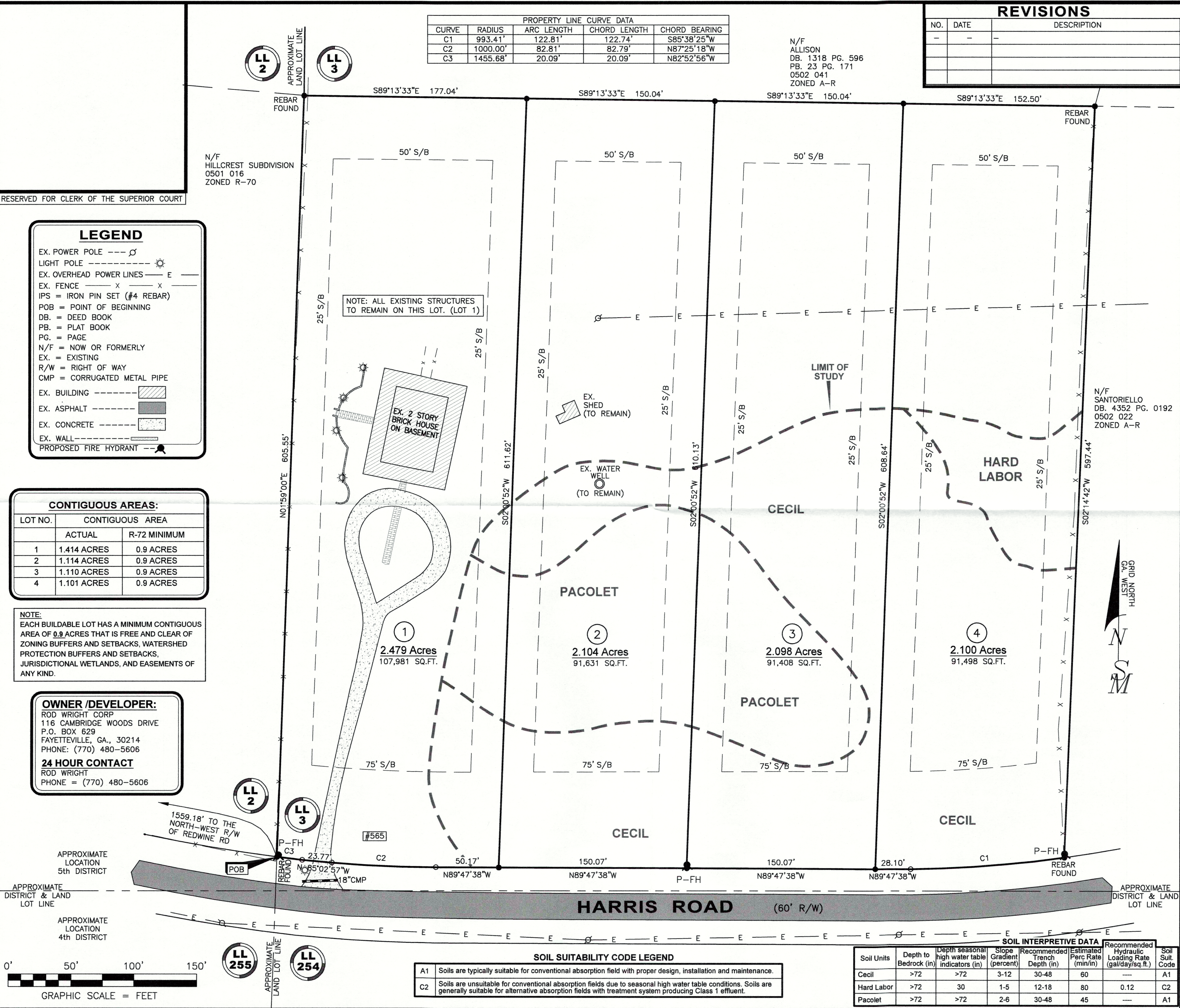
ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF (HARRIS ROAD) SAID ROADS
HAVING AT LEAST A MINIMUM OF 60' FOOT RIGHT-OF-WAY AS INDICATED HEREON, ARE
HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF
GEORGIA, AT NO COSTS TO FAYETTE COUNTY UPON RECORDATION OF SAID FINAL PLAT
WITH FAYETTE COUNTY CLERK OF SUPERIOR COURT.

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FINAL SUBDIVISION PLAT OF
BLALOCK ESTATES
LOTS 1-4 ON HARRIS ROAD
LAND LOT 3, 5TH. DISTRICT
FAYETTE COUNTY, GEORGIA



PROJECT NO: B19002
BLALOCK ESTATES
SUBDIVISION PLAT
DRAWN BY: JWS
SCALE: 1" = 50'
DATE: 06/28/19
SHEET 1 OF 2



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BLALOCK ESTATES
LOTS 1-4 ON HARRIS ROAD
LAND LOT 3, 5TH. DISTRICT
FAYETTE COUNTY, GEORGIA



PROJECT NO: B19002
BLALOCK ESTATES
SUBDIVISION PLAT
DRAWN BY: JWS
SCALE: 1" = 50'
DATE: 06/28/19
SHEET 2 OF 2