

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
October 17, 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 September 19, 2019.
2. Consideration of Minutes of the Planning Commission meeting held on October 3, 2019.

NEW BUSINESS

3. Consideration of a Final Plat for The Reserve at Kelly Lake. The property will consist of 20 lots zoned A-R, is located in Land Lot(s) 93 and 94 of the 4th District and fronts on Bankstown Road.
4. Consideration of a Revision to a Minor Subdivision Plat of Cindy Sims Estate. The property will consist of 2 lots zoned A-R, is located in Land Lot(s) 72, 73, 88 and 89 of the 7th District and fronts on Bankstown Road.
5. Consideration of a Minor Subdivision Plat of Vander Woods. The property will consist of 27 lots zoned A-R, is located in Land Lot(s) 63, 64, 65, 95 and 96 of the 4th District and Land Lot(s) 12 and 13 of the 6th District and fronts on Padgett Road and Morgan Mill Road.
6. Consideration of a Minor Subdivision Plat of Lowery Estates. The property will consist of 4 lots zoned A-R, is located in Land Lot 117 of the 4th District and fronts on State Route 92 South.
7. Consideration of a request to reduce the 75 foot front yard setback on Lot 9 along an area platted for a future road as indicated on the Final Plat for Broom-Hall subdivision to 40 feet as currently required by the R-40 Zoning District to revise the final plat.

OLD BUSINESS

8. Discussion of the Zoning Ordinance.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 11, 2019
Subject: Final Plat to be considered on October 17, 2019

FINAL PLAT

The Reserve at Kelly Lake

OWNER/APPLICANT

Bankstown Kelley Lake, LLC.

Recommend **APPROVAL** for the Final Plat.

C:\A41.110\Workfiles\Survey\Final Plat\RESERVE.TX22-FP.dwg, 1. kmcmillan, Sep 06, 2019, 12:39:17pm

PRE-PLAT APPROVED

THE PRELIMINARY PLAT FOR THE RESERVE AT KELLEY LAKE WAS APPROVED 3/15/2018 BY FAYETTE COUNTY PLANNING COMMISSION.

REFERENCES

1. BOUNDARY SURVEY PREPARED BY W.D. GRAY LAND SURVEYORS, DATED 5/26/2016.

DEVELOPMENT DATA

1. SUBDIVIDER: BANKSTOWN KELLY LAKE, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
B. TELEPHONE NUMBER: (770) 461-0478
2. PROPERTY OWNERS: BANKSTOWN KELLY LAKE, LLC; (DEED BOOK 4796, PG. 232, TAX ID 0412 029)
A. ADDRESS: 2859 PACES FERRY ROAD, SE, SUITE 1140, ATLANTA, GA 30339
3. SURVEYOR: MOORE BASS CONSULTING, INC.
A. ADDRESS: 1350 KEYS FERRY COURT, McDONOUGH, GA 30253
B. TELEPHONE NUMBER: (770)-914-9394
3. SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY W.D. GRAY LAND SURVEYORS DATED 5/26/2016
B. LOCATION: FAYETTE COUNTY, GA
C. ZONING: A-R
D. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
E. TOTAL PARCEL AREA: 117.81 ACRES
F. PROPOSED NUMBER OF LOTS: 20 LOTS
GROSS DENSITY: 20 LOTS / 117.81 ACRES = 0.17 LOTS / ACRE
G. NET DENSITY CALCULATION:
TOTAL PARCEL AREA: 117.81 ACRES
RIGHT-OF-WAY AREA: 3.91 ACRES
100 YEAR FLOODPLAIN AREA: 7.03 ACRES
NET DEVELOPABLE AREA: 106.87 ACRES
NET DENSITY: 20 LOTS / 106.87 ACRES = 0.19 LOTS / ACRE
- H. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
I. CONTOUR INTERVAL: 2 FOOT
J. TYPE OF STREETS: PUBLIC - TOTAL LENGTH OF GRACE HOPE DRIVE = 2,703 LF
K. R/W WIDTH: 60'
K. R/W AREA: 3.91 ACRES - (TO BE DEDICATED TO FAYETTE COUNTY)
M. PAVEMENT WIDTH: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
N. STREET MAINTENANCE: FAYETTE COUNTY
K. MINIMUM LOT SIZE: 5.0 AC (217,800 SF)
L. MINIMUM CONTIGUOUS BUILDABLE AREA: CBA = 2.0 AC
M. MINIMUM LOT WIDTH: 250' (AT BUILDING SETBACK)
N. MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
O. MINIMUM FLOOR AREA: 1,200 S.F.
P. LOT SETBACKS: FRONT: 75' (INTERNAL STREETS), UNLESS SHOWN OTHERWISE
FRONT: 100' (BANKSTOWN ROAD)
REAR: 75'
SIDE: 50'
4. UTILITIES:
A. WATER: INDIVIDUAL WELLS
B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
C. ELECTRIC: COWETA-FAYETTE EMC

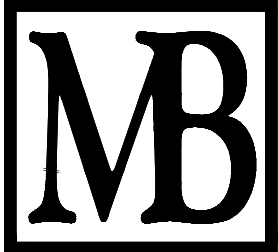
GEORGIA SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE 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 THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FAYETTE COUNTY, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.


ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964
8/22/19
DATE

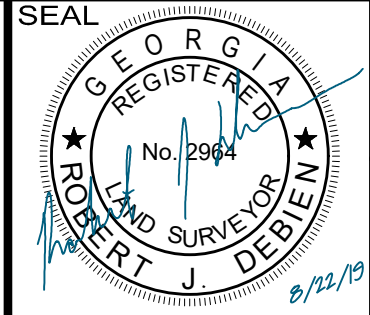
DATE	7/12/19
FILE #	A41.110
CONTRACT #	
DRAWN BY	RJD-BKM
CHECKED BY	RJD
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REVISIONS
REV. COUNTY COMMENTS - 8/22/19



The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

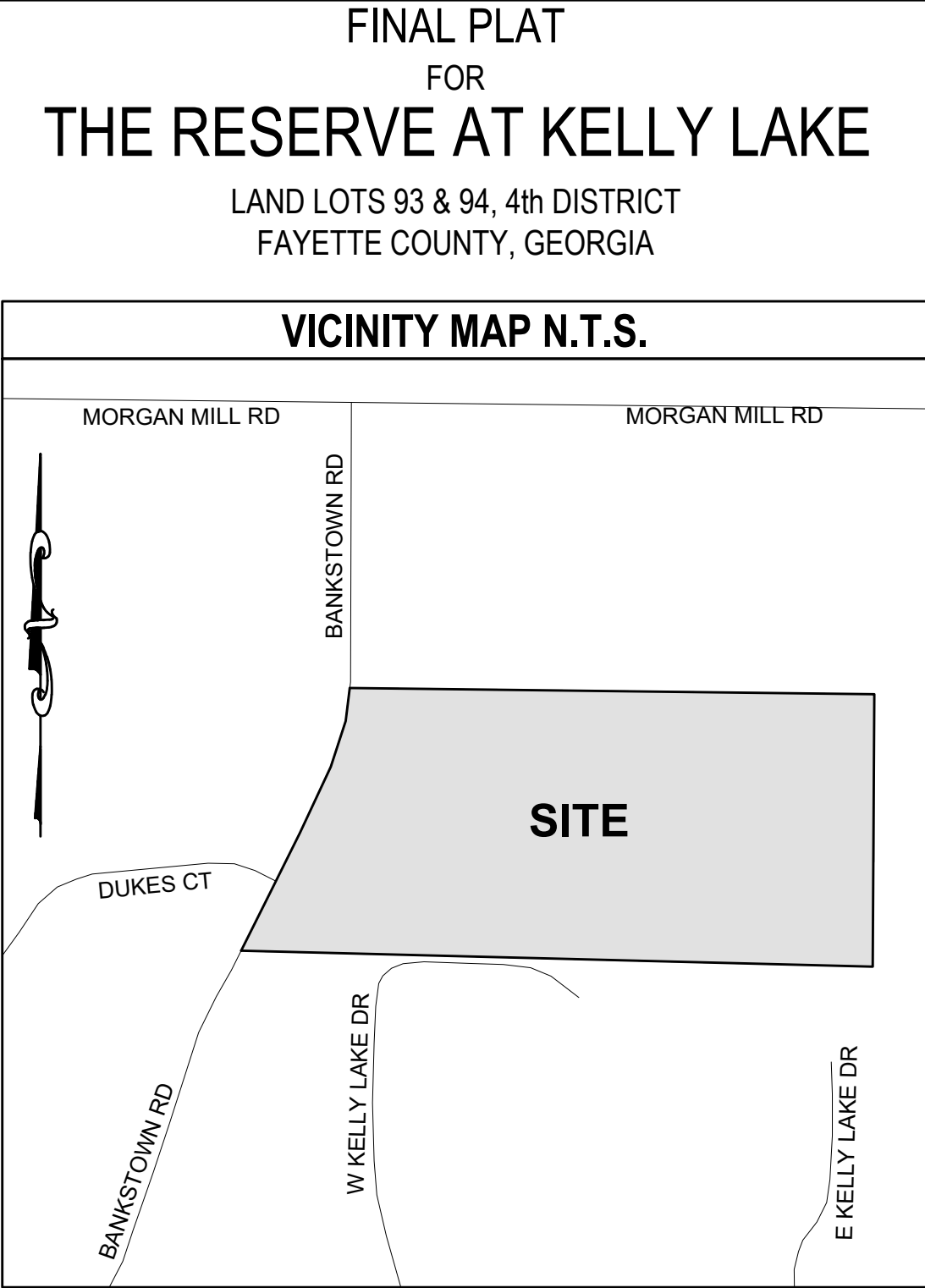
SHEET TITLE
FINAL PLAT



PROJECT
THE RESERVE AT KELLY LAKE FAYETTE COUNTY, GEORGIA
CLIENT NAME
BANKSTOWN KELLY LAKE, LLC 270 N. JEFF DAVIS DRIVE FAYETTEVILLE, GA

Moore Bass
CONSULTING
TALLAHASSEE ATLANTA
www.moorebass.com 1350 KEYS FERRY COURT McDONOUGH, GA 30253 PH:(770)914-9394

SHEET
1
OF
11



LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	IRON PIN FOUND	IRON PIN FOUND
N/F	NOW OR FORMERLY	IRON PIN SET	IRON PIN SET
-E-	OVERHEAD POWER LINE	CP	CALCULATED POINT
CMP	CORRUGATED METAL PIPE	PP	POWER POLE (PP)
SWMF	STORMWATER MANAGEMENT FACILITY	FH	FIRE HYDRANT (FH)
TBM	TEMPORARY BENCHMARK	WV	WATER VALVE (WV)
P.O.B.	POINT OF BEGINNING	WM	WATER METER (WM)
P.O.C.	POINT OF COMMENCEMENT	JB	JUNCTION BOX (JB)
RCP	REINFORCED CONCRETE PIPE	SSMH	SANITARY SEWER MANHOLE (SSMH)
DIP	DUCTILE IRON PIPE	DI	DROP INLET (DI)
PVC	POLYVINYL CHLORIDE PIPE	R/W	R/W MONUMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SW	SINGLE WING CATCH BASIN
P	PROPERTY LINE	DW	DOUBLE WING CATCH BASIN
CL	CENTERLINE	CI	CURB INLET
ID	IDENTIFICATION	HW	HEADWALL (HW)
B.S.L.	BUILDING SETBACK LINE	FE	FLARED END SECTION
BOC	BACK OF CURB	LP	LIGHT POST (LP)
C	CURVE LABEL	YI	YARD INLET
CI	CURB INLET	SC	SEWER CLEAN OUT
DE	DRAINAGE EASEMENT	MFE	MINIMUM FINISHED FLOOR ELEVATION
BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE	OCS	OUTLET CONTROL STRUCTURE
BM	BENCHMARK	CBA	CONTIGUOUS BUILDABLE AREA
		B.F.E.	BASE FLOOD ELEVATION

	FLOODPLAIN		WETLANDS
	EXISTING LAKE	# 000	LOT ADDRESS

Approved
Bryan Keller
10/09/2019 11:21:31 AM

COUNTY NOTES

- SOIL BOUNDARIES AND STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES
- THE OVERALL PRE-DEVELOPED CN FOR THIS SITE IS 55.
- WETLANDS EXIST ON THE SUBJECT PROPERTY. INTERMITTENT STREAM AND WETLAND LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES, DATED 4/24/18.
- ALL STRUCTURES ON THE SUBJECT PROPERTY ARE TO BE REMOVED.
- THERE ARE KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY, NONE ARE PROPOSED FOR ABANDONMENT
- WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
- PER FAYETTE COUNTY ONLINE GIS DATA, THERE ARE NO GROUNDWATER RECHARGE AREAS 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.
- NO CEMETERIES WERE FOUND ON THE PROPERTY.

SURVEY NOTES

- THE UNDERSIGNED SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION AND CHAMPION TKO DUAL FREQUENCY GPS RECEIVER AVERAGING POSITIONS COLLECTED UTILIZING eGPS NETWORK ADJUSTED RTK. THE FIELDWORK WAS COMPLETED MAY 10, 2018.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,007 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS 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 1,308,606 FEET. 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.
- 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.
- THIS SURVEY IS BASED ON THE NAD83 (1994) HORIZONTAL DATUM & NAVD 88 VERTICAL DATUM.
- THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
- EACH RESIDENTIAL BUILDING LOT HAS A MINIMUM 2.0 ACRES CONTIGUOUS AREA THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
- THE STORMWATER MAINTENANCE FACILITIES AND OPEN SPACE AREAS SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.


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: 
ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964
8/22/19
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: 
ANTHONY WIGGINS, GA PROFESSIONAL ENGINEER, NO. 032281
8/22/19
DATE

WETLANDS NOTE

"WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THE WETLAND AREAS WITHOUT PROPER AUTHORIZATION."

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

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

OWNER INFORMATION
BANKSTOWN KELLY LAKE, LLC
2859 PACES FERRY ROAD, SE, SUITE
1140, ATLANTA, GA 30339

STORMWATER MANAGEMENT INSPECTION & MAINTENANCE

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE RESTRICTIVE COVENANTS OF THE RESERVE AT KELLY LAKE HOMEOWNER'S ASSOCIATION AND AN *INSPECTION AND MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT CONTROLS* RECORDED IN DEED BOOK ____, PAGE _____. FAILURE TO SATISFY THE INSPECTION AND MAINTENANCE REQUIREMENTS OF THE ABOVE-REFERENCED AGREEMENT MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY, INCLUDING BUT NOT LIMITED TO, JUDGEMENT LIENS AGAINST THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION. THE INSPECTION AND MAINTENANCE AGREEMENT IS RECORDED WITH THE CLERK OF COURTS. A COPY OF THE AGREEMENT IS AVAILABLE AT THE FAYETTE COUNTY ENGINEERING DEPARTMENT.

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 MARSHAL

ON-SITE BENCHMARK DATA

1. TOP OF JB A-1: N 1200090.6008, E 2200521.1892; ELEV. = 835.10; SHEET 2 OF 5
2. TOP OF OCS IN SWMF 2: N 11199967.3133, E 2202383.8660; ELEV. = 810.15; SHEET 3 OF 5

FLOOD NOTES

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13113C0165E EFFECTIVE DATE SEPTEMBER 26TH, 2008, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

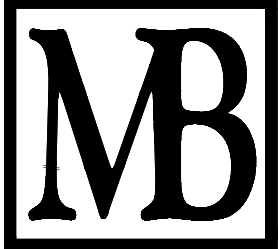
THE FLOODPLAIN SHOWN ON THIS SURVEY IS THE APPROXIMATE LIMITS OF MNGWPD EXISTING 100 YEAR SPECIAL FLOOD HAZARD AREA FROM THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY.

"Lots 1, 3, 7, 8, 10, 11, 12, 13, 14, 15, 17 & 18 either contain or are adjacent to a special flood hazard area identified in the Fayette County 2013 Limited Detail Flood Study. As required by Art. IV of the Development Regulations, a minimum finished floor elevation is established for the lowest floor elevation including a basement by this study."



DATE	7/12/19
FILE #	A41.110
CONTRACT #	
DRAWN BY	RJD-BKM
CHECKED BY	RJD
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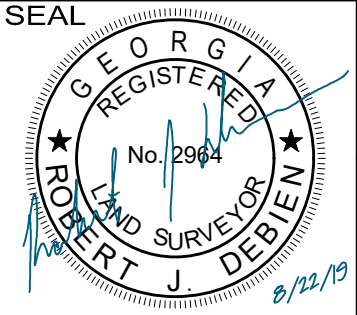
REVISIONS
REV. COUNTY COMMENTS - 8/22/19



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SHEET TITLE

FINAL PLAT



PROJECT

THE RESERVE AT KELLY LAKE
FAYETTE COUNTY, GEORGIA

CLIENT NAME
BANKSTOWN KELLY LAKE, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA

Moore Bass
CONSULTING
TALLAHASSEE ATLANTA
www.moorebass.com
1350 KEYS FERRY COURT MCDONOUGH, GA 30253 PH:(770)914-9394

SHEET
2
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11

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	N63° 25' 07"W	8.29'
L3	N89° 07' 09"W	110.06'
L4	N66° 14' 21"W	50.59'
L5	S68° 00' 03"W	50.59'
L6	S68° 28' 12"W	27.27'
L7	S68° 28' 12"W	39.25'
L8	N89° 07' 09"W	12.01'
L9	S89° 07' 09"E	52.56'
L10	S89° 07' 09"E	64.98'
L11	S89° 07' 09"E	73.30'
L12	N68° 28' 12"E	66.52'
L13	S89° 07' 09"E	107.38'
L14	N68° 00' 03"E	50.59'
L15	S66° 14' 21"E	50.59'
L16	S63° 25' 07"E	8.69'
L17	S61° 56' 52"E	15.00'
L18	N67° 12' 05"W	15.00'

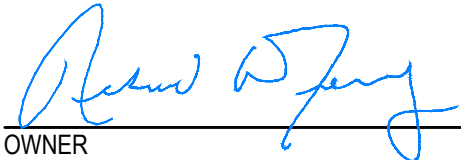
CENTERLINE LINE TABLE		
LINE #	DIRECTION	LENGTH
L19	S63° 25' 07"E	33.24'
L20	S89° 07' 09"E	407.71'
L21	S66° 14' 21"E	50.59'
L22	N68° 00' 03"E	50.59'
L23	S89° 07' 09"E	583.87'
L24	N68° 28' 12"E	66.52'
L25	S89° 07' 09"E	407.94'

CENTERLINE CURVE TABLE				
Curve #	Arc Length	Radius	Chord	Length
C44	112.14'	250.00'	S76° 16' 08"E	111.20'
C45	99.83'	250.00'	S77° 40' 45"E	99.17'
C46	399.33'	500.00'	S89° 07' 09"E	388.80'
C47	99.83'	250.00'	N79° 26' 27"E	99.17'
C48	195.57'	500.00'	N79° 40' 31"E	194.33'
C49	195.57'	500.00'	N79° 40' 31"E	194.33'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	342.33	7467.94	N26° 49' 39"E	342.30
C2	107.74	3898.66	N26° 26' 21"E	107.73
C3	116.48	6715.58	N27° 24' 26"E	116.47
C4	9.58	6530.48	N28° 05' 39"E	9.58
C5	101.33	6530.48	N27° 36' 28"E	101.33
C6	75.59	5966.49	N27° 40' 49"E	75.59
C7	54.68	5966.49	N27° 03' 17"E	54.68
C8	54.86	5966.49	N26° 31' 44"E	54.86
C9	152.12	5966.49	N25° 32' 06"E	152.11
C10	24.11	1688.24	N23° 12' 28"E	24.11
C11	218.06	1688.24	N19° 05' 54"E	217.91
C12	174.97	1130.91	N8° 57' 46"E	174.79
C13	28.93	25.00	N6° 53' 27"W	27.35
C14	10.20	25.00	N51° 43' 58"W	10.13
C15	98.68	220.00	N76° 16' 08"W	97.86
C16	111.81	280.00	S77° 40' 45"E	111.07
C17	23.32	470.00	N67° 39' 37"W	23.31
C18	286.88	470.00	N86° 34' 03"W	282.44
C19	65.18	470.00	S71° 58' 25"W	65.13
C20	111.81	280.00	S79° 26' 27"W	111.07
C21	183.84	470.00	S79° 40' 31"W	182.67
C22	207.31	530.00	S79° 40' 31"W	205.99
C23	21.68	25.00	S66° 01' 57"W	21.01
C24	127.42	60.00	N77° 58' 37"W	104.79
C25	65.43	60.00	N14° 06' 00"E	62.23
C26	67.58	60.00	N77° 36' 22"E	64.07
C27	32.12	60.00	S54° 47' 27"E	31.74
C28	21.67	25.00	S64° 17' 15"E	21.00
C29	141.01	470.00	N82° 17' 08"E	140.48
C30	42.83	470.00	N71° 04' 49"E	42.81
C31	207.31	530.00	N79° 40' 31"E	205.99
C32	87.85	220.00	N79° 26' 27"E	87.27
C33	80.01	530.00	N72° 19' 33"E	79.94
C34	343.28	530.00	S84° 47' 39"E	337.31
C35	87.85	220.00	S77° 40' 45"E	87.27
C36	20.88	280.00	S86° 58' 58"E	20.88
C37	104.72	280.00	S74° 07' 57"E	104.11
C38	10.01	25.00	S74° 53' 40"E	9.95
C39	28.93	25.00	N60° 28' 24"E	27.35
C40	98.56	5981.49	N27° 34' 12"E	98.56
C41	101.44	6545.48	N27° 36' 30"E	101.44
C42	175.55	5981.49	N25° 38' 38"E	175.54
C43	24.48	1703.24	N23° 12' 37"E	24.48

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE RESERVE AT KELLY LAKE SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.


OWNER

8/22/19
DATE

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF GRACE HOPE DRIVE, SAID ROAD HAVING AT LEAST A MINIMUM OF 60 FOOT RIGHT-OF-WAY AS INDICATED HEREON, IS HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COST TO FAYETTE COUNTY UPON RECORDATION OF SAID FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

CONTIGUOUS AREA

EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 2.0 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

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. ON MAY 17, 2018 ACCORDANCE WITH THE PROCEDURES SPECIFIED I THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.


SIGNATURE OF SOIL CLASSIFIER

#224
GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO.

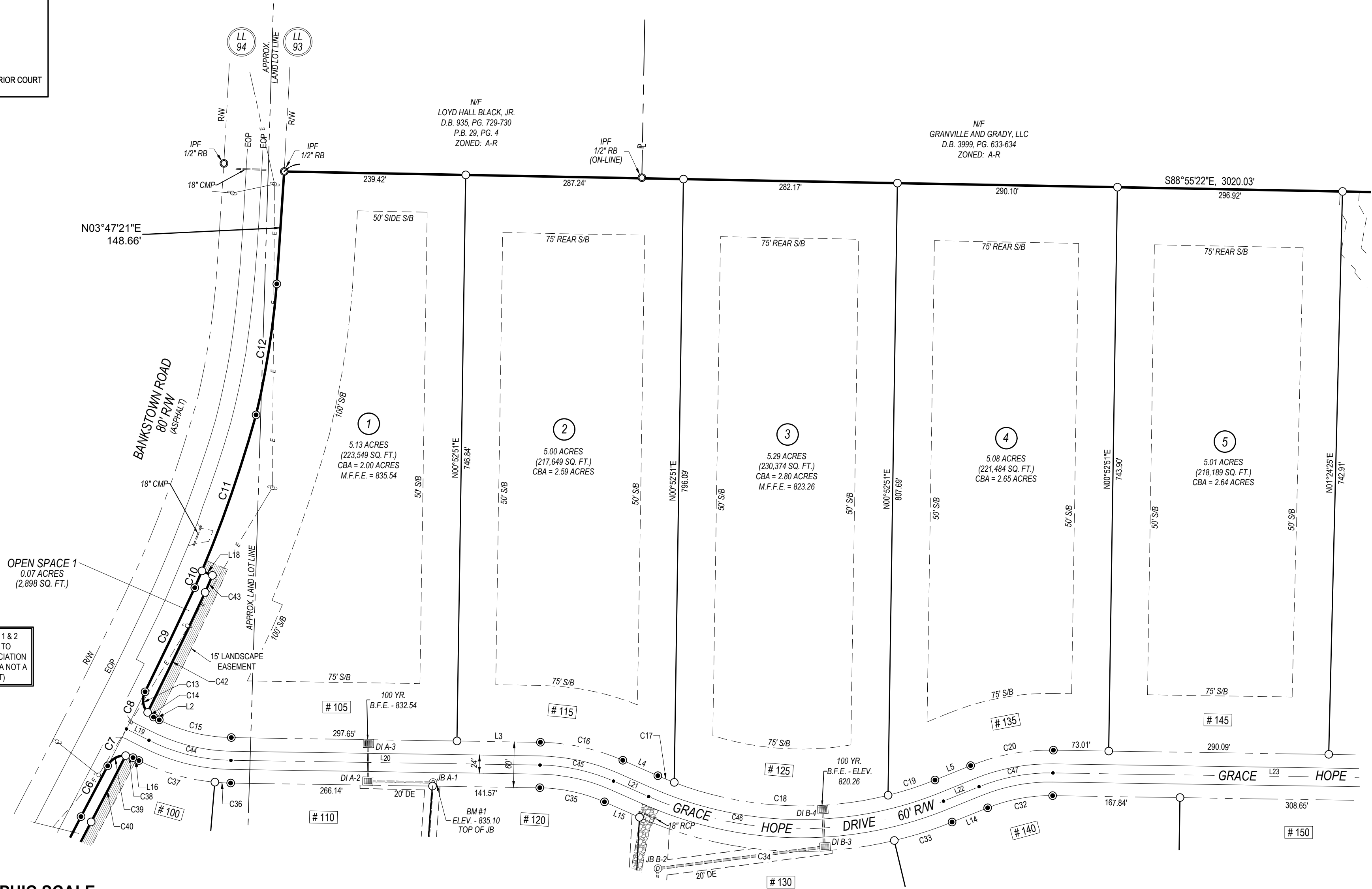
173 FULTON CT. PEACHTREE CITY, GA 30269 (678-262-4020)
COMPANY ADDRESS & TELEPHONE

WETLANDS CERTIFICATE

I, ERIC HAMILTON OF AES, INC. DO HEREBY CERTIFY THAT THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS THE RESERVE AT KELLY LAKE 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: 
WETLAND DELINEATOR: APPLIED ENVIRONMENTAL SCIENCES, INC. | 90F GLENDA TRACE, STE. 327, NEWNAN
GA 30265 | 678-262-4020

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RECORDING INFORMATION.



NOTE: OPEN SPACE 1 & 2
TO BE DEDICATED TO
HOMEOWNER'S ASSOCIATION
(COMMON AREA OF HOA NOT A
RESIDENTIAL LOT)

GRAPHIC SCALE



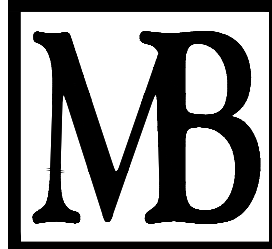
(IN FEET)
1 inch = 100 ft.

SEE SHEET 4

SEE SHEET 5

DATE	7/12/19
FILE #	A41.110
CONTRACT #	
DRAWN BY	RJD-BKM
CHECKED BY	RJD
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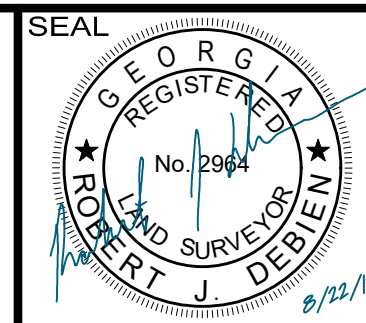
REVISIONS
REV. COUNTY COMMENTS - 8/22/19



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SHEET TITLE

FINAL PLAT



PROJECT

THE RESERVE AT KELLY LAKE
FAYETTE COUNTY, GEORGIA

CLIENT NAME

BANKSTOWN KELLY LAKE, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA

Moore Bass

CONSULTING

TALLAHASSEE ATLANTA

1350 KEYS FERRY COURT McDONOUGH, GA 30253 PH:(770)914-9394

SHEET

3
OF
11

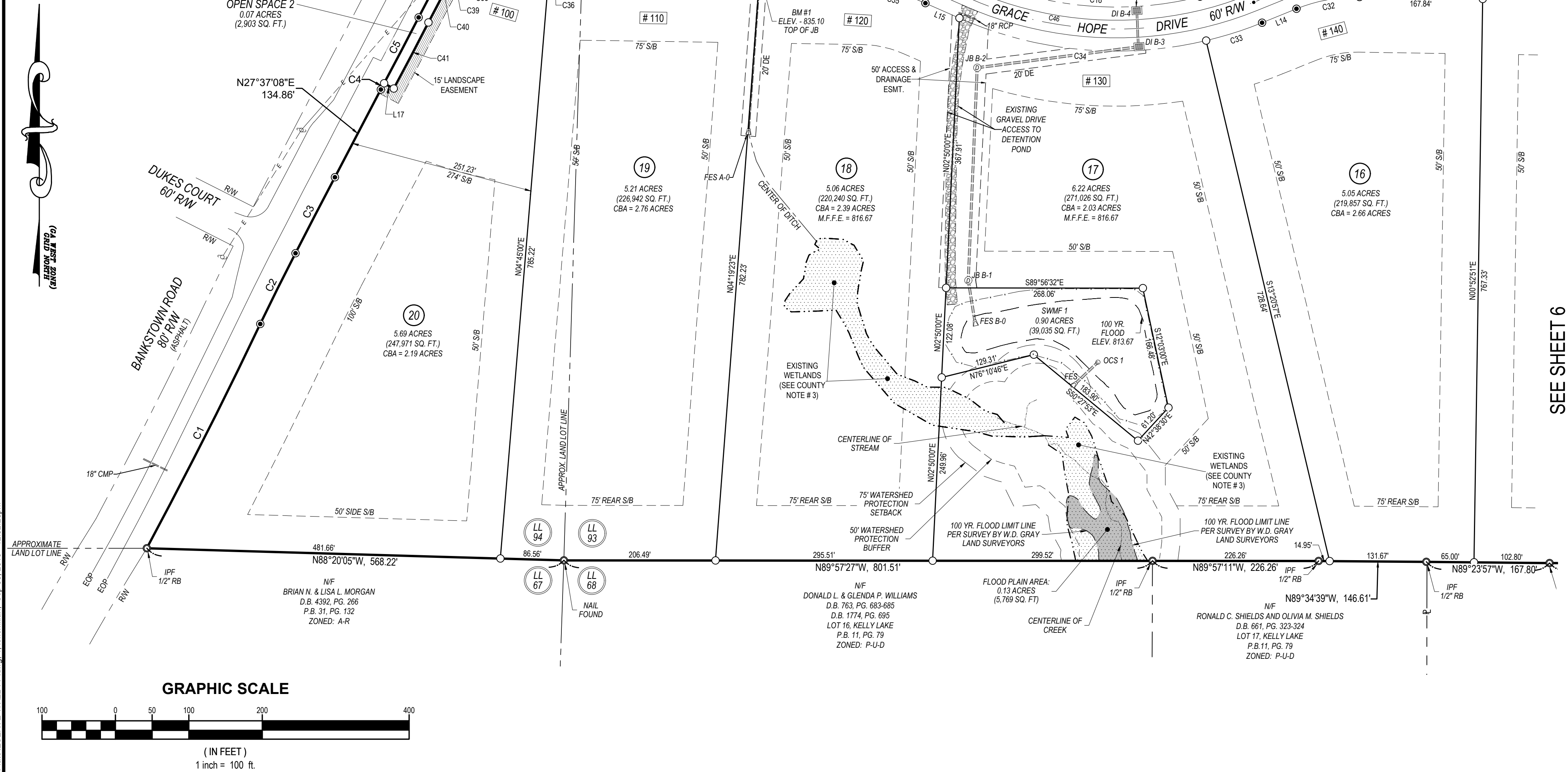
LSF# 001179

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NOTE: OPEN SPACE 1 & 2
TO BE DEDICATED TO
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(COMMON AREA OF HOA NOT A
RESIDENTIAL LOT)

SEE SHEET 3

SEE SHEET 6



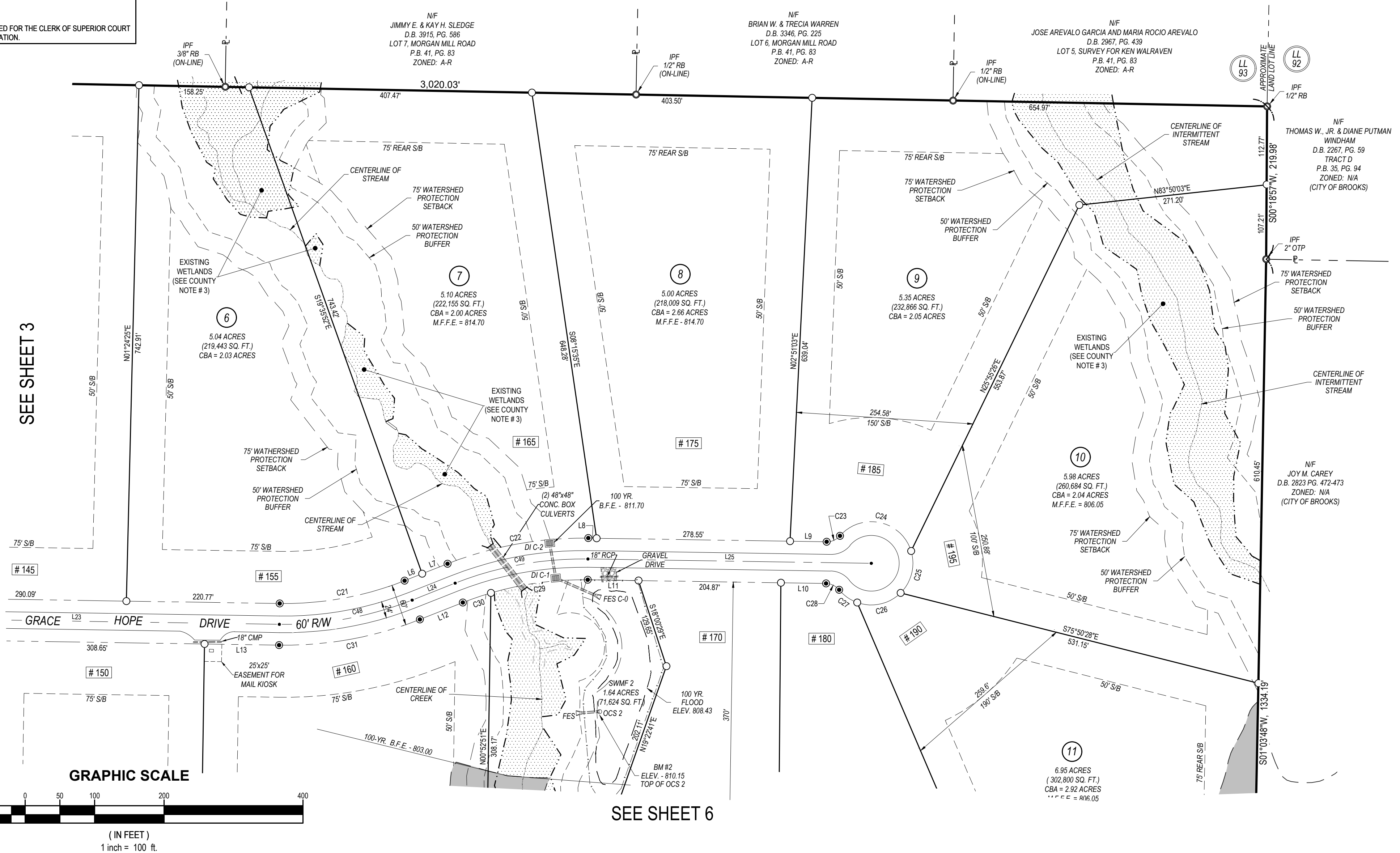
DATE	7/12/19	REVISIONS		MB	The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.	SHEET TITLE FINAL PLAT	SEAL GEORGIA REGISTERED LAND SURVEYOR No. 2964 ROBERT J. DEBEN 8/22/19	PROJECT THE RESERVE AT KELLY LAKE FAYETTE COUNTY, GEORGIA CLIENT NAME BANKSTOWN KELLY LAKE, LLC 270 N. JEFF DAVIS DRIVE FAYETTEVILLE, GA	Moore Bass CONSULTING TALLAHASSEE ATLANTA 1350 KEYS FERRY COURT McDONOUGH, GA 30253 PH: (770) 914-9394 www.moorebass.com	SHEET 4 OF 11
FILE #	A41.110	REV. COUNTY COMMENTS - 8/22/19								
CONTRACT #										
DRAWN BY	RJD-BKM									
CHECKED BY	RJD									
© Moore Bass Consulting		RESERVE TTX22-FP.dwg								

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SEE SHEET 3



SEE SHEET 6

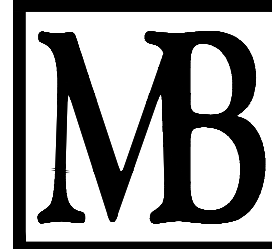
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

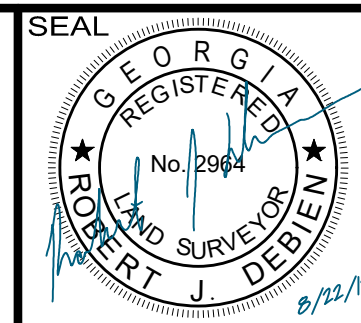
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REVISIONS
REV. COUNTY COMMENTS - 8/22/19



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SHEET TITLE
FINAL PLAT



PROJECT
THE RESERVE AT KELLY LAKE
FAYETTE COUNTY, GEORGIA
CLIENT NAME
BANKSTOWN KELLY LAKE, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA

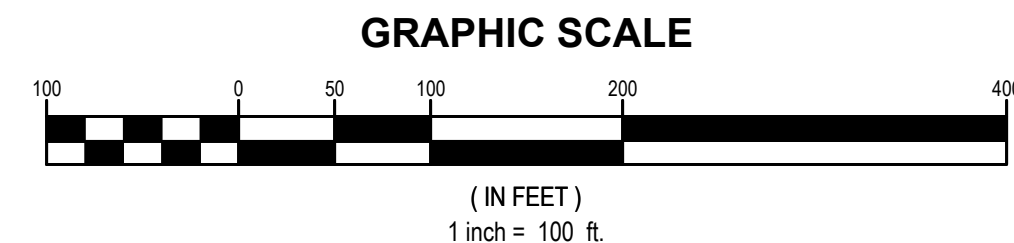
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SHEET
5
OF
11

SEE SHEET 5

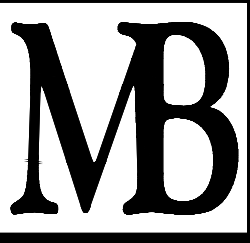
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SEE SHEET 4



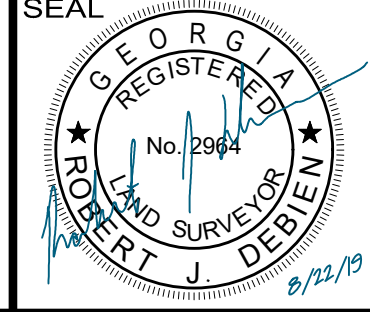
DATE	7/12/19
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REVISIONS
REV. COUNTY COMMENTS - 8/22/19



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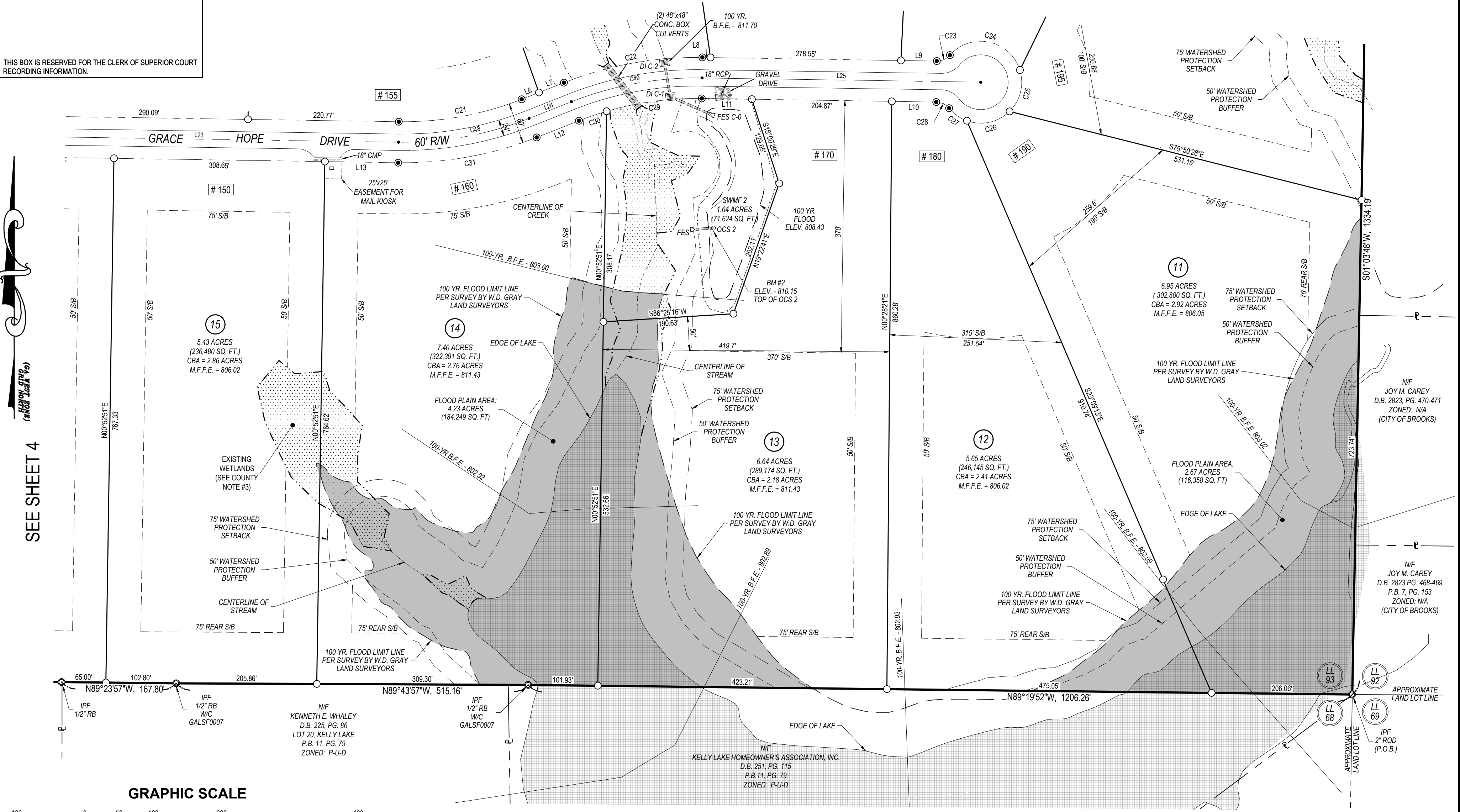
SHEET TITLE
FINAL PLAT



PROJECT
THE RESERVE AT KELLY LAKE
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CLIENT NAME
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270 N. JEFF DAVIS DRIVE
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SHEET
6
OF
11



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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
Alcovy	>72	18-22	2-6	-----	----	----	F3
Appling	>72	>72	6-15	36-48	60	----	A1
Cataula II	>72	24 (PWT)	2-6	8-12	----	0.10	C1
Cataula III	>72	*24-42* (PWT)	2-6	54-60	75	----	O1
Cecil	>72	>72	2-15	36-48	60	----	A1
Cecil Variant	>72	>72	2-10	48-60	60	----	A5
Cecil Wet Variant	>72	60	2-10	24-36	70	----	P1
Gwinnett	60	>60	6-15	24-36	60	----	N3
Hard Labor I	>72	24-36	2-10	12-18	80	0.10	C2
Hard Labor II	>72	36-42	2-10	18-24	70	0.12	C2
Helena	>72	18-22	2-6	-----	----	----	F2
Lloyd	>72	>72	6-12	36-48	60	----	A1
Pacolet	>72	>72	2-12	30-48	45	----	A1
Vance	>72	>72	2-15	42-60	70	----	A5

**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. Depths were measured from top of the existing soil surface or fill.

SOIL SUITABILITY LEGEND

- A1

Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A5

Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The upper subsoil shows some evidence of slow percolation, substratum is well drained. Trenches installed at the recommended depth should function effectively.
- C1

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

Soils are unsuitable for conventional absorption fields due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing class 1 effluent.
- F2

Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
- F3

Soils are unsuitable for on-site wastewater disposal due to shallow perched water table.
- 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.
- O1

Soils show evidence of a somewhat restrictive layer in the upper part of the profile. Brief perching of water may cause problems for absorption fields installed in the upper part of the soil profile. Soil below somewhat restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate. Conventional absorption field installed below restrictive layer should function effectively. Environmental health department may require futher inspection utilizing backhoe test pits prior to permitting.
- P1

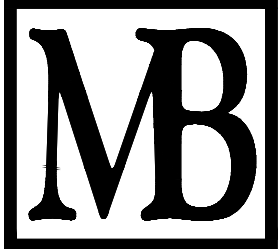
Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Seasonal high water table indicators were observed between 48 and 60 inches. Installations that do not maintain 24 inches of separation from the seasonal water table may require a treatment system producing class 1 effluent.

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.

DATE	7/12/19
FILE #	A41.110
CONTRACT #	
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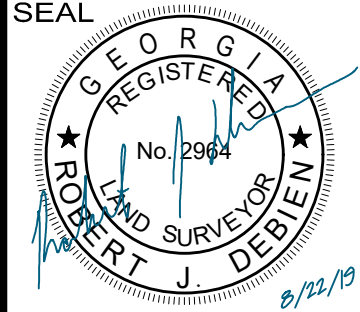
REVISIONS
REV. COUNTY COMMENTS - 8/22/19



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SHEET TITLE

SOILS
LEGEND



PROJECT	
THE RESERVE AT KELLY LAKE FAYETTE COUNTY, GEORGIA	
CLIENT NAME	
BANKSTOWN KELLY LAKE, LLC 270 N. JEFF DAVIS DRIVE FAYETTEVILLE, GA	

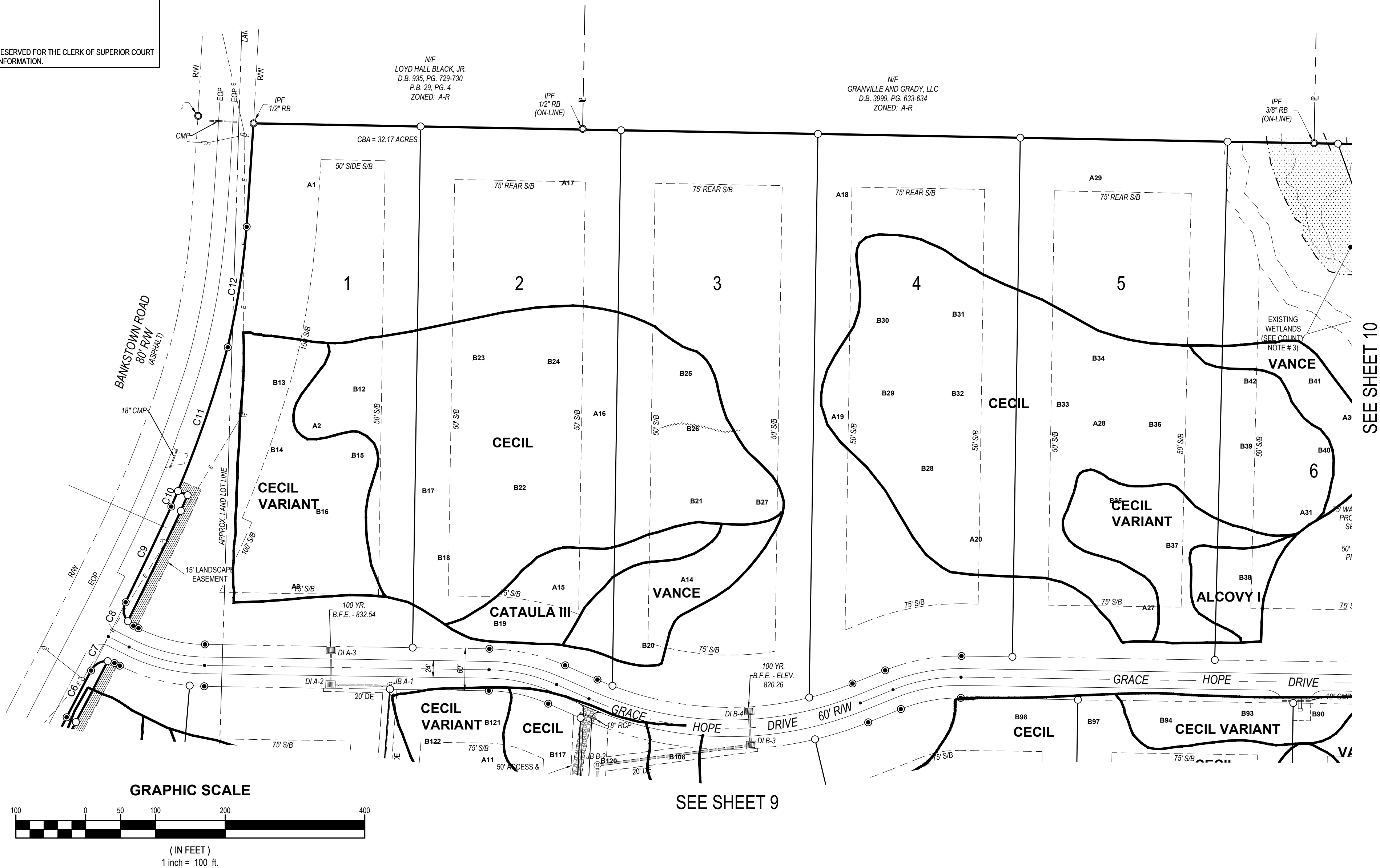
MooreBass

CONSULTING

TALLAHASSEEATLANTA

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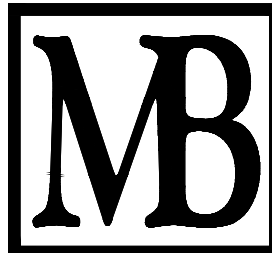
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RECORDING INFORMATION.



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DATE	7/12/19
FILE #	A41.110
CONTRACT #	
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REV. COUNTY COMMENTS - 8/22/19



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SHEET TITLE
FINAL PLAT



PROJECT
THE RESERVE AT KELLY LAKE
FAYETTE COUNTY, GEORGIA
CLIENT NAME
BANKSTOWN KELLY LAKE, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA

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TALLAHASSEE ATLANTA
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1350 KEYS FERRY COURT McDonOUGH, GA 30253 PH: (770) 914-9394

SHEET
8
OF
11

LSF# 001179

SEE SHEET 8

SEE SHEET 11

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RECORDING INFORMATION.

NOTE: OPEN SPACE 1 & 2
TO BE DEDICATED TO
HOMEOWNER'S ASSOCIATION
(COMMON AREA OF HOA NOT A
RESIDENTIAL LOT)

OPEN SPACE 2
0.07 ACRES
(2,903 SQ. FT.)

N27°37'08"E
134.86'

DUKES COURT
60' RW

BANKSTOWN ROAD
80' RW
(ASPH/MLT)



APPROXIMATE
LAND LOT LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

N/F
BRIAN N. & LISA L. MORGAN
D.B. 4392, PG. 266
P.B. 31, PG. 132
ZONED: A-R

NAIL
FOUND

N/F
DONALD L. & GLENDA P. WILLIAMS
D.B. 763, PG. 683-685
D.B. 1774, PG. 695
LOT 16, KELLY LAKE
P.B. 11, PG. 79
ZONED: P-U-D

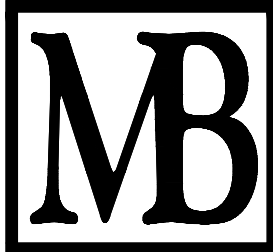
FLOOD PLAIN AREA:
0.13 ACRES
(5,769 SQ. FT.)

CENTERLINE OF
CREEK

N/F
RONALD C. SHIELDS AND OLIVIA M. SHIELDS
D.B. 661, PG. 323-324
LOT 17, KELLY LAKE
P.B. 11, PG. 79
ZONED: P-U-D

DATE	7/12/19
FILE #	A41.110
CONTRACT #	
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SHEET TITLE
FINAL PLAT

SEAL



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SHEET

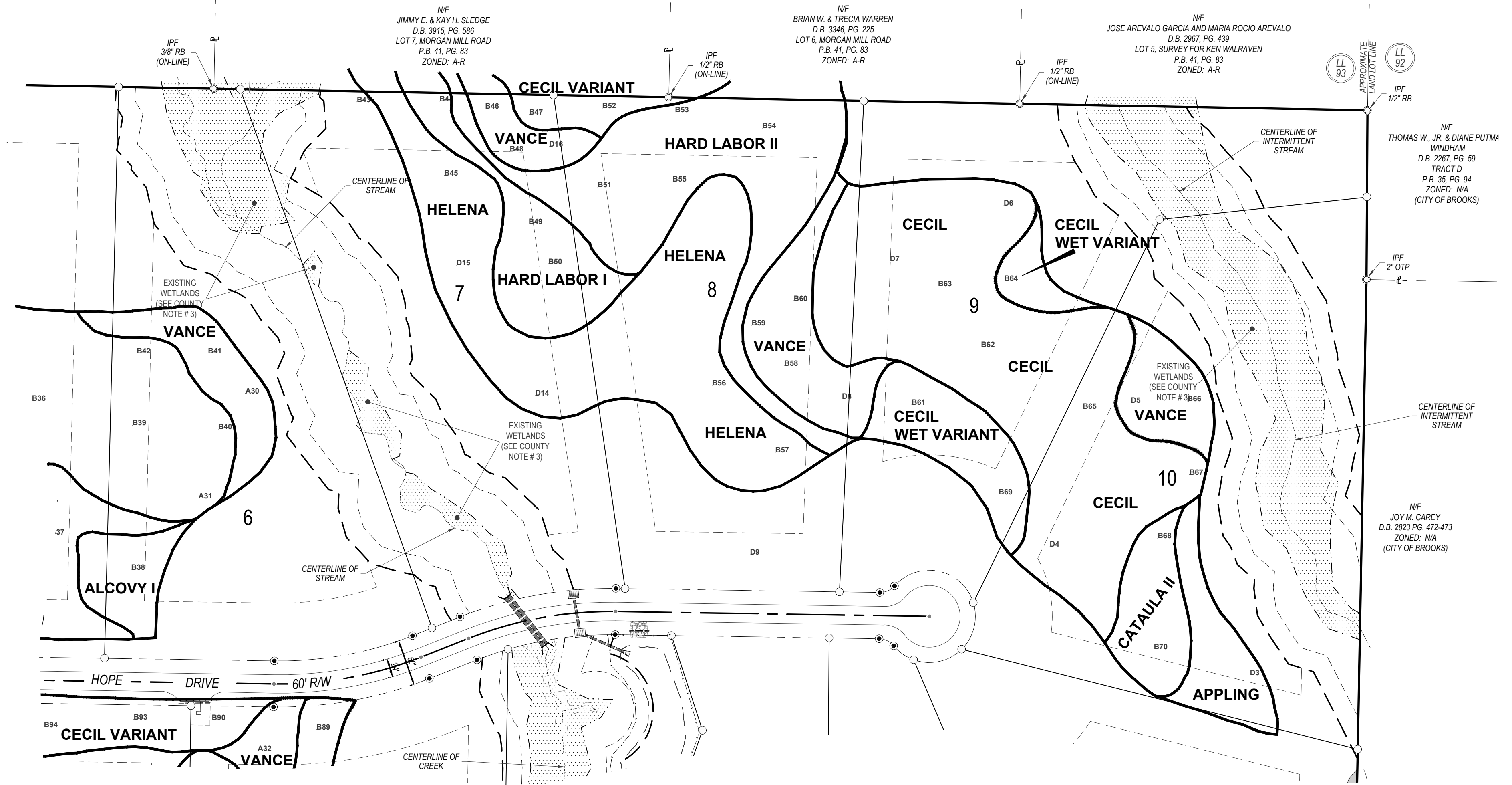
9
OF
11

LSF# 001179

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SEE SHEET 8



GRAPHIC SCALE



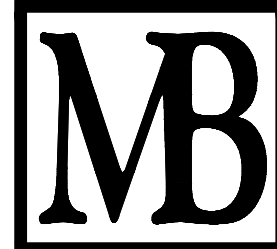
(IN FEET)
1 inch = 100 ft.

SEE SHEET 11

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FINAL PLAT

SEAL



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SHEET
10
OF
11

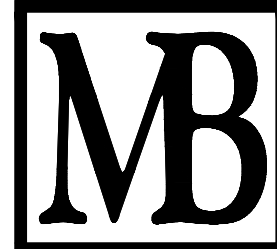
LSF# 001179

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(GA WEST ZONE)
GRID NORTH



DATE	7/12/19	RESERVE 17X22-FP-00W	REVISIONS
FILE #	A41.110		REV. COUNTY COMMENTS - 8/22/19
CONTRACT #			
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FAYETTE COUNTY, GEORGIA

CLIENT NAME

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270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA



SHEET

11

OF

11

LSF# 001179

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 11, 2019
Subject: Minor Subdivision Plat to be considered on October 17, 2019

REV. MINOR SUBDIVISION PLAT

Cindy Sims Estate

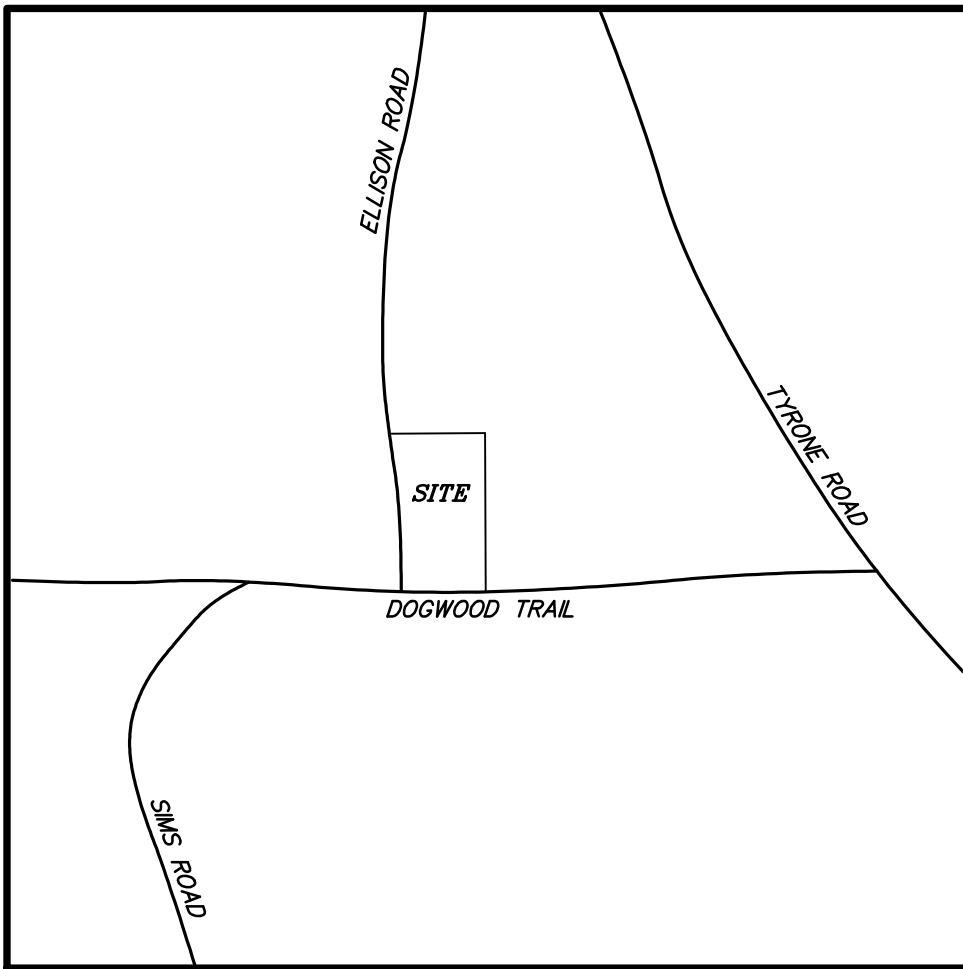
OWNER/APPLICANT

Cindy Sims Estate

Recommend **APPROVAL** for the Revision to a Minor Subdivision Plat.

REVISION TO A
MINOR SUBDIVISION PLAT
OF CINDY SIMS ESTATE

THE PURPOSE OF THIS REVISION TO A MINOR SUBDIVISION PLAT
IS TO DIVIDE THIS PARCEL OF LAND INTO TWO LOTS. THIS
PLAT WAS PREVIOUSLY RECORDED IN PLAT BOOK 48, PAGES 20-21



VICINITY MAP (NOT TO SCALE)

ZONED: A-R

MINIMUM LOT AREA = 5.00 ACRES
MINIMUM LOT WIDTH AT BUILDING LINE = 250 FEET
MINIMUM HOUSE SIZE = 1,200 SQUARE FEET
FRONT YARD SETBACK = 100 FEET
SIDE YARD SETBACK = 50 FEET
REAR YARD SETBACK = 75 FEET

NUMBER OF LOTS = 2
TOTAL ACRES = 13.28 ACRES+/-

NOTE:
WETLANDS SHOWN ON THIS PLAT ARE
UNDER THE JURISDICTION OF THE
U.S. ARMY CORPS OF ENGINEERS.
LOT OWNERS MAY BE SUBJECT TO
PENALTY BY LAW FOR DISTURBANCE
TO THESE WETLANDS WITHOUT PROPER
AUTHORIZATION.

NOTE: ALL 1/2" REBARS SET ARE
18" IN LENGTH WITH YELLOW
PLASTIC CAP STAMPED
GA. LSF 000701

FINAL SURVEYOR'S CERTIFICATE:

It is hereby certified that this plat is true
and correct and was prepared from an actual
survey of the property made by me or under
my supervision; that all monuments shown
hereon actually exist or are marked as "fu-
ture" and their location, size, type and
material are correctly shown. This plat
conforms to all requirements of the Georgia
Plat Act.

By: _____
Georgia Professional Land Surveyor
No. 2343

Date: _____

SHEET INDEX

SHEET 1: COVER PAGE AND NOTES

SHEET 2: LOT LAYOUT/SOILS OVERLAY

SHEET 3: SOILS DATA

APPROVALS:

Approved by Fayette County Environmental Health Department

Date _____ Signed _____
Environmental Health Specialist

Approved by Fayette County Environmental 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 Fayette County Zoning Administrator.

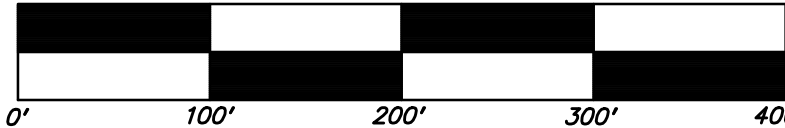
Date _____ Signed _____
Zoning Administrator

Approved by Fayette County Fire Marshal. All fire
hydrant(s) located as shown.

Date _____ Signed _____
Fire Marshal

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 26,668 ft. and an angular error of
4 seconds per angle point, and is UNADJUSTED.
A GEOMAX ZOOM 90
was used to obtain linear and angular measure-
ments.
It is my professional opinion, that this plat
is true and correct representation of the land
platted, has been prepared to meet the minimum
standards and requirements of law, and has been
computed for closure and has been found to be
accurate within one foot in 3,531,450 feet.

GRAPHIC SCALE: 1 inch = 100 feet



RESERVED FOR CLERK OF SUPERIOR COURT

NOTES:

- THIS IS A RECONFIGURATION OF EXISTING TRACTS
AS RECORDED ON DEED BOOK 4181, PAGE 596, DEED
BOOK 4712, PAGES 560-561 AND PLAT BOOK 47,
PAGE 143 AND PLAT BOOK 48, PAGES 20-21, FAYETTE
COUNTY, GEORGIA RECORDS.
- CURRENT OWNERS:
THE CYNTHIA THERESA SIMS REVOCABLE LIVING TRUST
PER DEED BOOK 4712, PAGES 560-561, FAYETTE COUNTY,
GEORGIA RECORDS AS OF 11-30-2017.

PHILLIP H. SIMS PER DEED BOOK 4181, PAGE 596,
FAYETTE COUNTY, GEORGIA RECORDS AS OF 04-04-2014.
- THIS SURVEY WAS AUTHORIZED BY CYNTHIA SIMS.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- RECORD BEARING APPLIED TO NORTH PROPERTY LINE
OF LOT 1.
- THERE ARE WETLANDS ON THIS PROPERTY PER FAYETTE
COUNTY G.I.S. WEBSITE MAP.
- FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP,
MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE
EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF
ONE INDICATED ON THIS PLAT.
- THIS PROPERTY IS NOT IN A GROUNDWATER RECHARGE AREA.
- THERE WERE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH
THIS PROPERTY BY THIS OFFICE.
- EACH RESIDENTIAL LOT HAS A MINIMUM CONTIGUOUS AREA OF 2.0 ACRES
THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED
PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS,
AND EASEMENTS ON ANY KIND.
- NO VISIBLE CEMETERY OR BURIAL GROUNDS WERE OBSERVED
ON THIS PROPERTY BY THE SURVEYOR AT THE TIME OF THE SURVEY.
- ALL STRUCTURES ARE TO REMAIN.
- STATE WATERS SHOWN ON PLAT.
- WATER TO BE PROVIDED BY AN ON-SITE WELL.
- SEWERAGE TO BE PROVIDED BY AN ON-SITE SEPTIC SYSTEM.
- SITE BENCHMARK: MAGNETIC NAIL AT THE APPROXIMATE
CENTERLINE INTERSECTION OF DOGWOOD TRAIL AND ELLISON
ROAD - ELEVATION 934.53 (NAVD 88).
- REFERENCE: RP-072-19, APPROVED 7-25-2019 TO SUBDIVIDE
PROPERTY AND CREATE A NEW LOT.
- ALL SOIL INFORMATION PROVIDED BY APPLIED ENVIRONMENTAL
SCIENCES, INC.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS RULE 180-6-.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.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING
ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, 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.

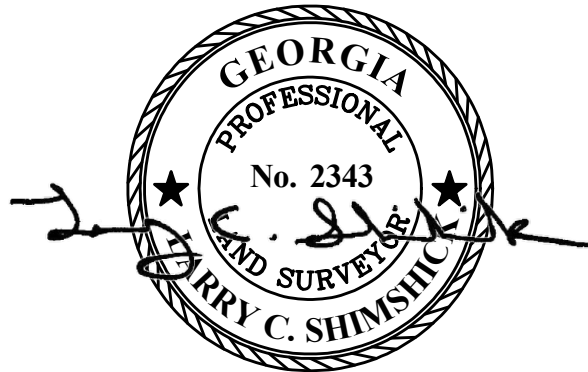
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been
prepared by a land surveyor and approved by all applicable local jurisdictions for
recording as evidenced by approval certificates, signatures, stamps, or statements
hereon. Such approvals or affirmations should be confirmed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

Larry C. Shimshick 09-09-19
Larry C. Shimshick, Ga. PLS No. 2343 Date

OWNER'S CERTIFICATE

We, the undersigned owner(s) and/or mortgagee(s) of the
CINDY SIMS ESTATE Subdivision, hereby offer
to dedicate and/or reserve for public use the rights-of-way,
easements and other grounds shown on this plat.

Owner	Date	Mortgagee	Date
_____	_____	_____	_____
_____	_____	_____	_____



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.

In my professional opinion, this property
does not lie within the 100 year flood plain
as shown on the FLOOD INSURANCE RATE MAP.
Map Number: 13113C0083E
Dated: SEPTEMBER 26, 2008

OWNER/DEVELOPER:

CYNTHIA SIMS

125 ELLISON ROAD
TYRONE, GA. 30290
PHONE: 770-316-2400

W.D. Gray and

Associates, Inc. LSF000701

land surveyors - planners

160 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

LAND LOTS: 72, 73, 88 & 89

7th DISTRICT

FAYETTE COUNTY, GA.

SCALE: 1" = 100'

DATE OF SURVEY: 02-08-18
TO 02-11-19

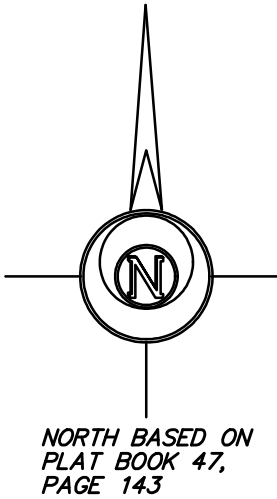
DATE OF DRAWING: 04-22-19
REVISED: 09-09-19 PER COUNTY
COMMENTS

SHEET 1 OF 3

JOB No. 1902004

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	2230.78'	01°18' 07"	50.70'	50.69'	25.35'	S 84°56' 58" W
2	2717.68'	04°58' 03"	35.62'	235.55'	117.89'	S 81°28' 21" W
3	10286.94'	00°56' 27"	168.90'	168.90'	84.45'	S 79°30' 18" W
4	20.00'	100°17' 03"	35.01'	30.71'	23.96'	N 50°49' 24" W
5	1319.20'	08°50' 01"	203.39'	203.19'	101.90'	N 04°00' 53" W
6	2174.80'	02°50' 00"	107.55'	107.54'	53.78'	N 11°51' 54" W
7	2174.80'	03°22' 49"	128.30'	128.29'	64.17'	N 14°58' 18" W
8	1400.45'	05°33' 18"	135.78'	135.72'	67.94'	N 13°20' 55" W
9	798.13'	12°07' 25"	168.88'	168.57'	84.76'	N 02°11' 59" W
10	939.69'	07°21' 45"	120.75'	120.67'	60.46'	N 08°31' 18" E



RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

B/L = BUILDING LINE
CMP = CORRUGATED METAL PIPE
L.L. = LAND LOT
M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
N/F = NOW OR FORMERLY
OH-U = OVERHEAD UTILITIES
P.B. = POWER BOX
R/W = RIGHT-OF-WAY
U/P = UTILITY POLE

NOTE: CREEK (STATE WATERS), BANKS WERE UNDEFINED IN SOME PLACES

NOTE: WATERSHED BUFFERS AND SETBACKS SHOWN PER PLAT BOOK 48, PAGES 20-21.

N/F PHILLIP H. SIMS
DEED BOOK 4181, PAGE 596
PLAT BOOK 47, PAGE 143
ZONED: AR

REVISION TO A
MINOR SUBDIVISION PLAT
OF CINDY SIMS ESTATE



L.L. 88

S 49°52' 47" W 82.31'

APPROXIMATE LAND LOT LINE

S 49°52' 47" W 82.31' TO A
MAGNETIC NAIL SET AT THE
APPROXIMATE CENTERLINE
INTERSECTION OF DOGWOOD
TRAIL AND ELLISON ROAD

L.L. 89

L.L. 72

SITE BENCHMARK:
MAGNETIC NAIL
ELEVATION = 934.53
DATUM: NAVD 88

DOGWOOD TRAIL (80' R/W)
ASPHALT PAVEMENT

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.

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP.
Map Number: 13113C0083E
Dated: SEPTEMBER 26, 2008

GRAPHIC SCALE: 1 inch = 100 feet



W.D. Gray and Associates, Inc. LSF000701
land surveyors - planners

160 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

OWNER/DEVELOPER:

CYNTHIA SIMS
125 ELLISON ROAD
TYRONE, GA. 30290
PHONE: 770-316-2400

LAND LOTS: 72, 73, 88 & 89

7th DISTRICT

FAYETTE COUNTY, GA.

SCALE: 1" = 100'

DATE OF SURVEY: 02-08-18
TO 02-11-19

DATE OF DRAWING: 04-22-19
REVISED: 09-09-19 PER COUNTY
COMMENTS

SHEET 2 OF 3

JOB NO. 1902004

REVISION TO A
MINOR SUBDIVISION PLAT
OF CINDY SIMS ESTATE

RESERVED FOR CLERK OF SUPERIOR COURT

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table Indicators (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Agricola	48+	>48	2-8	20-24	65	----	K1
Alcovy	>72	24	2-8	10-12	----	0.10	C1
Musella	30+	>30	4-6	12-18	----	0.12	I1

SOIL SUITABILITY CODE LEGEND

C1	Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
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.
K1	Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Inclusions of boulders, stones and partially weathered parent material may be encountered but should not affect installation or performance of the absorption field. Further investigation utilizing backhoe test pits may allow for recommendation of deeper trench depths.

NOTES:

- Soil boundary lines should be considered transitional zones between different soil conditions or series rather than an exact boundary.
- System installation should not occur under saturated 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.



LEVEL III SOILS SURVEY

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 accordance with the procedures specified in the Georgia Department of Human Resources current Manual for On-Site Sewage Management Systems.

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

90F Glenda Trace, Suite 327
Newnan, Ga. 30265
Phone No. 678-262-4020

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.

W.D. Gray and
Associates, Inc. LSF000701
land surveyors – planners

160 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

OWNER/DEVELOPER:

CYNTHIA SIMS
125 ELLISON ROAD
TYRONE, GA. 30290
PHONE: 770-316-2400

LAND LOTS: 72, 73, 88 & 89

7th DISTRICT

FAYETTE COUNTY, GA.

SCALE: 1" = 100'

DATE OF SURVEY: 02-08-18
TO 02-11-19

DATE OF DRAWING: 04-22-19
REVISED: 09-09-19 PER COUNTY
COMMENTS

SHEET 3 OF 3

JOB NO. 1902004

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 11, 2019
Subject: Minor Subdivision Plat to be considered on October 17, 2019

MINOR SUBDIVISION PLAT

Vander Woods

OWNER/APPLICANT

Vander Fayette, LLC.

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

Approved
Bryan Keller
10/10/2019 4:38:57 PM

REFERENCES

1. PLAT BOOK 8, PAGE 96, FAYETTE COUNTY RECORDS.
2. PLAT BOOK 19, PAGE 190, FAYETTE COUNTY RECORDS.
3. PLAT BOOK 37, PAGE 199, FAYETTE COUNTY RECORDS.
4. PLAT BOOK 38, PAGE 105, FAYETTE COUNTY RECORDS.
5. PLAT BOOK 39, PAGE 110, FAYETTE COUNTY RECORDS.
6. PLAT BOOK 39, PAGE 192, FAYETTE COUNTY RECORDS.

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

FLOOD NOTES

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY
PANEL NUMBER: 13113C0145E & 13113C0165E, EFFECTIVE DATE SEPTEMBER 26TH, 2008, A PORTION OF THIS
PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD ZONE.

THE FLOODPLAIN SHOWN ON THIS SURVEY IS THE APPROXIMATE LIMITS OF MNGWPD EXISTING 100 YEAR
SPECIAL FLOOD HAZARD AREA FROM THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY.

LOTS 1, 2, 16, 17, 18, 19, 20, 21 & 22 EITHER CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA
IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY. AS REQUIRED BY ART. IV OF THE
DEVELOPMENT REGULATIONS, A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST
FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.

CONTIGUOUS AREA

EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 2.0 ACRES THAT IS FREE AND CLEAR OF ZONING
BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND
EASEMENTS OF ANY KIND.

SITE NOTES

1. STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES.
2. WETLANDS EXIST ON THE SUBJECT PROPERTY.
3. PER FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, THERE ARE NO GROUNDWATER RECHARGE
AREAS ON THIS SITE.
4. NO CEMETERIES WERE FOUND ON THE PROPERTY.
5. THE OVERALL PRE-DEVELOPED CN FOR THIS SITE IS 55.
6. ALL KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY, WILL BE ABANDONED DURING THE FINAL PLAT PROCESS.
7. NO ENTRANCE SIGNAGE WILL BE INSTALLED WITH THIS DEVELOPMENT.
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.

WETLANDS NOTE

"WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY
BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THE WETLAND AREAS WITHOUT PROPER AUTHORIZATION."

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 MARSHAL

DATE _____ SIGNED _____
FIRE MARSHAL

DATE 7/26/19

FILE #

CONTRACT #

DRAWN BY RJD/BKM

CHECKED BY RJD

© Moore Bass Consulting

A41.109-MINOR SUBD.dwg

REVISIONS

1. REV. COUNTY COMMNTS 9/18/19

MB

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SHEET TITLE
MINOR SUBDIVISION
PLAT

SEAL



PROJECT
VANDER WOODS
FAYETTE COUNTY,
GEORGIA
CLIENT NAME
VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GEORGIA 30214

Moore Bass
CONSULTING
TALLAHASSEE ATLANTA
www.moorebass.com
1350 KEYS FERRY COURT McDONOUGH, GA 30253 PH:(770)914-9394

SHEET
1
OF
11

MINOR SUBDIVISION PLAT OF:

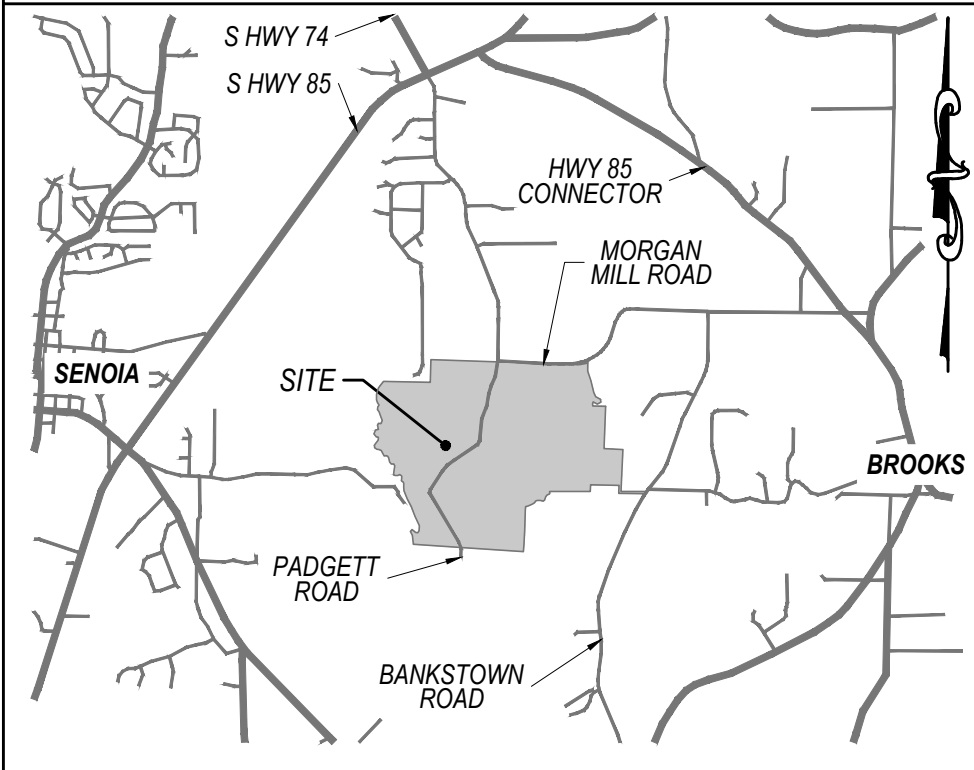
VANDER WOODS

LAND LOTS 63, 64, 65, 95 & 96 - 4TH DISTRICT

& LAND LOTS 12 & 13 - 6TH DISTRICT

FAYETTE COUNTY, GEORGIA

VICINITY MAP (NOT TO SCALE)



OWNER'S CERTIFICATE

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

OWNER Dawn Sabaj

DATE 9/18/19

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF A PORTION OF PADGETT ROAD, SAID ROAD
HAVING AT LEAST A MINIMUM OF 60 FOOT RIGHT-OF-WAY & AN ADDITIONAL 10' WIDE STRIP (1,944 LF) ALONG
MORGAN MILL ROAD AS INDICATED HEREON, IS HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF GEORGIA, AT NO COST TO FAYETTE COUNTY UPON RECORDATION OF SAID
FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

SIGHT DISTANCE CERTIFICATION

ALL PROPOSED DRIVES AND EASEMENT DRIVES SHALL MEET AASHTO SIGHT DISTANCE REQUIREMENTS:
280 FEET FOR PADGETT ROAD (25 MPH) AND 445 FEET FOR MORGAN MILL ROAD (40 MPH).
CLEARING OF THE RIGHT-OF-WAY MAY BE REQUIRED TO MEET THIS.

SEAN SHANKS, GA PROFESSIONAL ENGINEER, NO.031558

DATE 9/18/19

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.

SIGNATURE OF SOIL CLASSIFIER

#224
GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO.

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

WETLANDS CERTIFICATE

I, ERIC HAMILTON OF AES, INC. DO HEREBY CERTIFY THAT THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS
VANDER WOODS ON 8-18-19 AND DETERMINED THAT THE PROPERTY _X_ CONTAINS _____ DOES NOT CONTAIN
JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS.

WETLAND DELINEATOR

APPLIED ENVIRONMENTAL SCIENCES, INC. | 90F GLENDA TRACE, STE. 327, NEWNAN GA
30265 | 678-262-4020

SURVEY NOTES

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

ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A ½" REBAR PLACED W/CAP LSF 001179 UNLESS OTHERWISE
NOTED.

MOORE BASS CONSULTING AND/OR ROBERT J. DEBIEN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE
CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED
A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN
CONTRASTING COLOR OF INK PER O.C.G.A. 43-15-22.

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

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION
DOES NOT EXTEND TO ANY OTHERS.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD
DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING
TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S.
MEASUREMENT EQUIPMENT.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983/1994 ADJUSTMENT) FOR HORIZONTAL
DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S.
SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE
VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHIMETRIC HEIGHTS WERE DERIVED
USING THE GEOID A12.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

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.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 136,230 FEET, AND AN
ANGULAR ERROR OF 0.01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST
SQUARES METHOD.

THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,607,727 FEET." 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.

ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6
ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED AUGUST 18, 2018 ON
THIS PROJECT.

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: Sean Shanks
SEAN SHANKS, GA PROFESSIONAL ENGINEER, NO.031558

DATE 9/18/19

FAYETTE COUNTY 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: Robert J. Debien
ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964

DATE 9/18/19

GEORGIA SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED
FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE 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 THE SURVEY OR MAP AS TO
INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT,
OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET
FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY
CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FAYETTE COUNTY,
GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID
REGULATIONS.

BY: Robert J. Debien
ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964

DATE 9/18/19

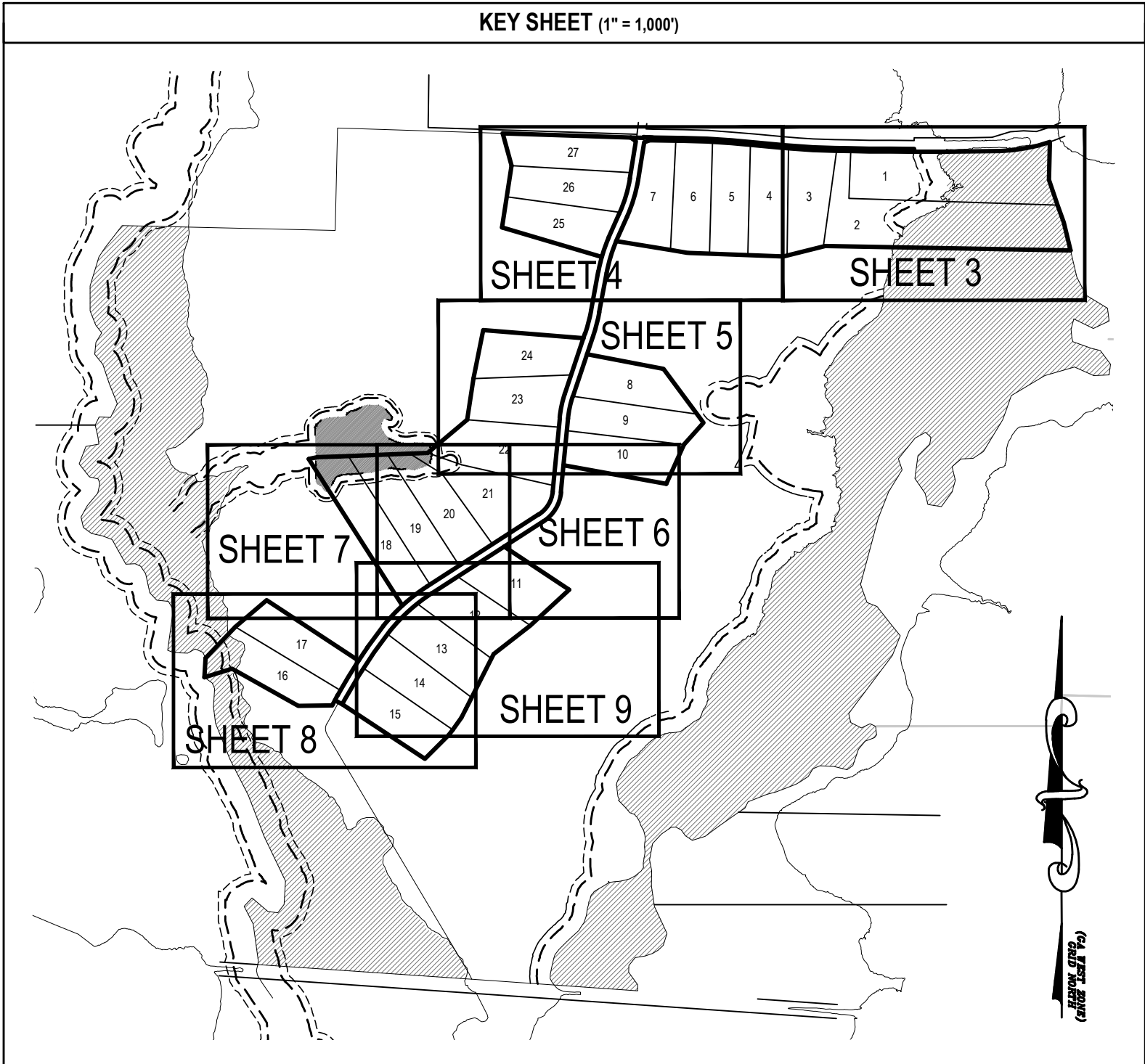
MINOR SUBDIVISION PLAT OF:
VANDER WOODS
LAND LOTS 63, 64, 65, 95 & 96 - 4TH DISTRICT
& LAND LOTS 12 & 13 - 6TH DISTRICT
FAYETTE COUNTY, GEORGIA

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DEVELOPMENT DATA

- SUBDIVIDER: VANDER FAYETTE, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
B. TELEPHONE NUMBER: (770) 461-0478
- PROPERTY OWNER: VANDER FAYETTE, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
B. TELEPHONE NUMBER: (770) 461-0478
- SURVEYOR: MOOREBASS CONSULTING, INC.
A. ADDRESS: 1350 KEYS FERRY COURT, MCDONOUGH, GA 30253
B. TELEPHONE NUMBER: (770) 914-9394
- SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOOREBASS CONSULTING, INC. AUGUST, 2018
B. LOCATION: FAYETTE COUNTY, GA
C. TAX ID: 0411021, 0411001
D. ZONING: A-R
E. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
F. TOTAL PARCEL AREA: 165.57 ACRES
G. PROPOSED NUMBER OF LOTS: 27 LOTS
RIGHT-OF-WAY AREA: 7.19 ACRES
100 YEAR FLOODPLAIN AREA: 16.17 ACRES

I. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
J. CONTOUR INTERVAL: 2 FOOT
K. TYPE OF STREETS: PUBLIC
L. R/W WIDTH: 60' (PADGETT ROAD - 4,892 LF)
M. R/W AREA: 7.19 ACRES (COMBINED R/W AREAS OF MORGAN MILL ROAD & PADGETT ROAD - TO BE DEDICATED)
N. PAVEMENT WIDTH: PAVEMENT WIDTH VARIES ALONG MORGAN MILL & GRAVEL ROAD WIDTH VARIES ALONG PADGETT ROAD
O. STREET MAINTENANCE: FAYETTE COUNTY
P. MINIMUM LOT SIZE: 5.0 AC (217,800 SF)
Q. MINIMUM CONTIGUOUS BUILDABLE AREA: 2.0 AC
R. MINIMUM LOT WIDTH: 250' (AT BUILDING SETBACK)
S. MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
T. MINIMUM FLOOR AREA: 1,200 S.F.
U. BUILDING SETBACKS: FRONT: 100' (MORGAN MILL ROAD)
FRONT: 75' (PADGETT ROAD)
REAR: 75'
SIDE: 50'
- UTILITIES:
A. WATER: INDIVIDUAL WELLS
B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
C. ELECTRIC: COWETA-FAYETTE EMC
- CONCEPTUAL STORMWATER MANAGEMENT PLAN:
A. TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, AND GRASS & MULCH
B. AREAS TO BE CLEARED: STREETS, SEDIMENTATION CONTROL AREAS
C. INTERNAL DRAINAGE SYSTEM: OPEN DITCH ROADWAY SYSTEM WITH CROSS-DRAIN AND STORM OUTFALL PIPING.
D. OFFSITE WATER: OFFSITE DRAINAGE, IF ANY, WILL BE ROUTED THROUGH THE PROJECT TO THE EXISTING 100 YEAR FLOODPLAIN.
- GENERAL NOTES:
A. ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.
B. STREETS MAY BE ADJUSTED DURING FINAL DESIGN TO ALLEVIATE CONFLICTS WITH UTILITIES UPON APPROVAL BY FAYETTE COUNTY.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.



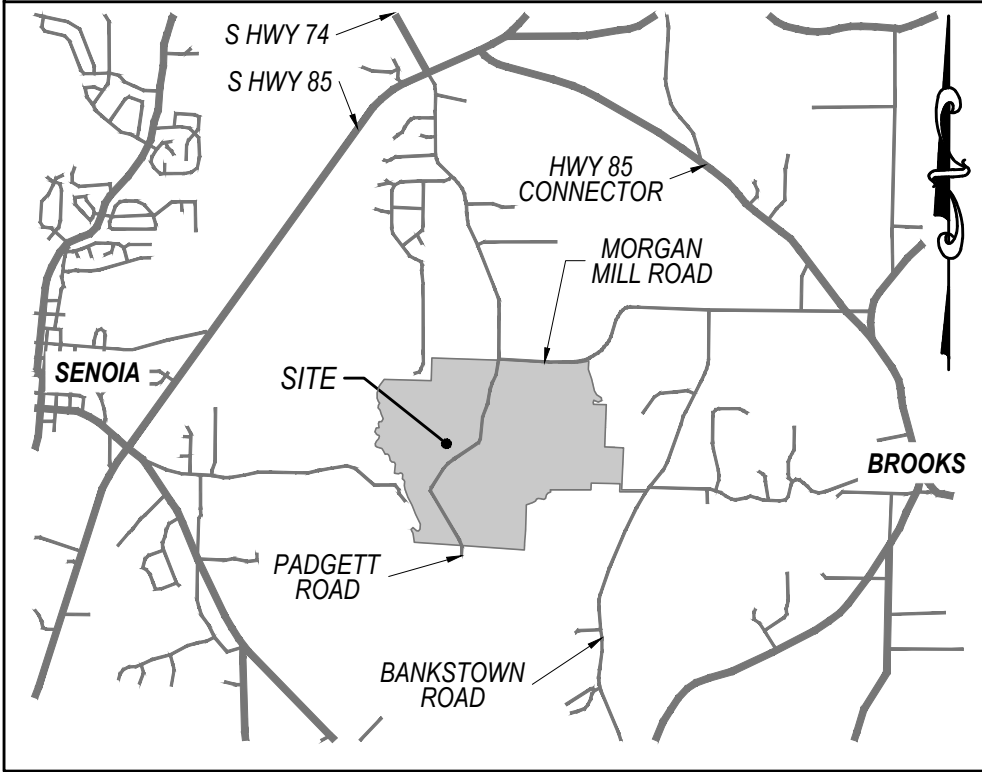
SHEET INDEX

1 - 2	COVER SHEETS
3 - 9	MINOR SUBDIVISION PLAT
10 - 11	LEVEL III SOILS MAP

OWNER INFORMATION

VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214
770-461-0478

VICINITY MAP (NOT TO SCALE)



SURVEYOR INFORMATION

ROBERT J. DEBIEN
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: rdebien@moorebass.com
PHONE: (770) 914-9394
FAX: (770) 914-9596

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
FAX: (770) 914-9596

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	NF	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY		IRON PIN FOUND
NF	NOW OR FORMERLY		IRON PIN SET
-E-	OVERHEAD POWER LINE		CALCULATED POINT
CMP	CORRUGATED METAL PIPE		POWER POLE (PP)
SWMF	STORMWATER MANAGEMENT FACILITY		FIRE HYDRANT (FH)
TBM	TEMPORARY BENCHMARK		WATER VALVE (WV)
POB	POINT OF BEGINNING		WATER METER (WM)
POC	POINT OF COMMENCEMENT		JUNCTION BOX (JB)
RCP	REINFORCED CONCRETE PIPE		SANITARY SEWER MANHOLE (SSMH)
DIP	DUCTILE IRON PIPE		DROP INLET (DI)
PVC	POLYVINYL CHLORIDE PIPE		R/W MONUMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE		SINGLE WING CATCH BASIN
P	PROPERTY LINE		DOUBLE WING CATCH BASIN
C	CENTERLINE		CURB INLET
ID	IDENTIFICATION		HEADWALL (HW)
B.S.L.	BUILDING SETBACK LINE		FLARED END SECTION
BOC	BACK OF CURB		LIGHT POST (LP)
C	CURVE LABEL		YARD INLET
CI	CURB INLET		SEWER CLEAN OUT
DE	DRAINAGE EASEMENT		STREET ADDRESS
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION		

DATE 7/26/19

FILE #

CONTRACT #

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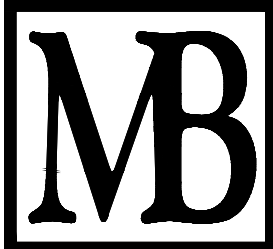
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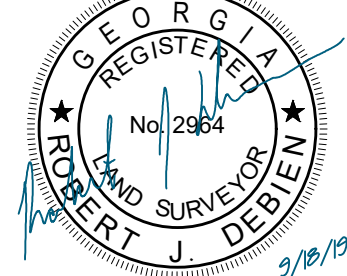


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SHEET TITLE

MINOR SUBDIVISION
PLAT

SEAL



PROJECT

VANDER WOODS
FAYETTE COUNTY,
GEORGIA
CLIENT NAME

VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GEORGIA 30214

Moore Bass

C O N S U L T I N G
TALLAHASSEE ATLANTA
www.moorebass.com
1350 KEYS FERRY COURT MCDONOUGH, GA 30253 PH:(770)914-9394

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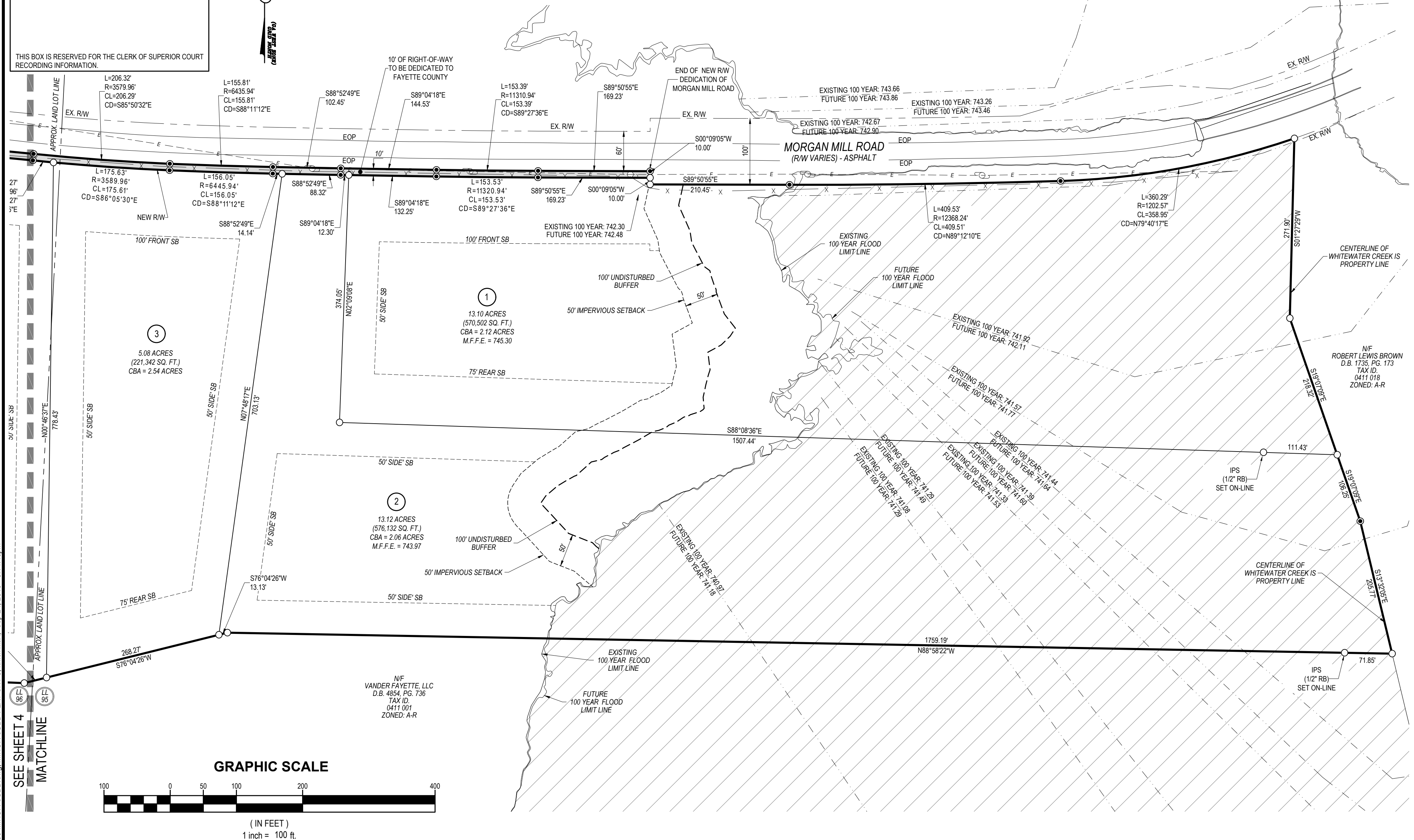
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OF

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MINOR SUBDIVISION PLAT OF:
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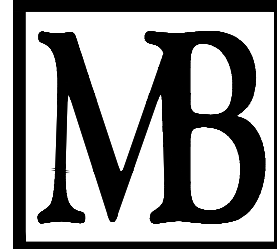


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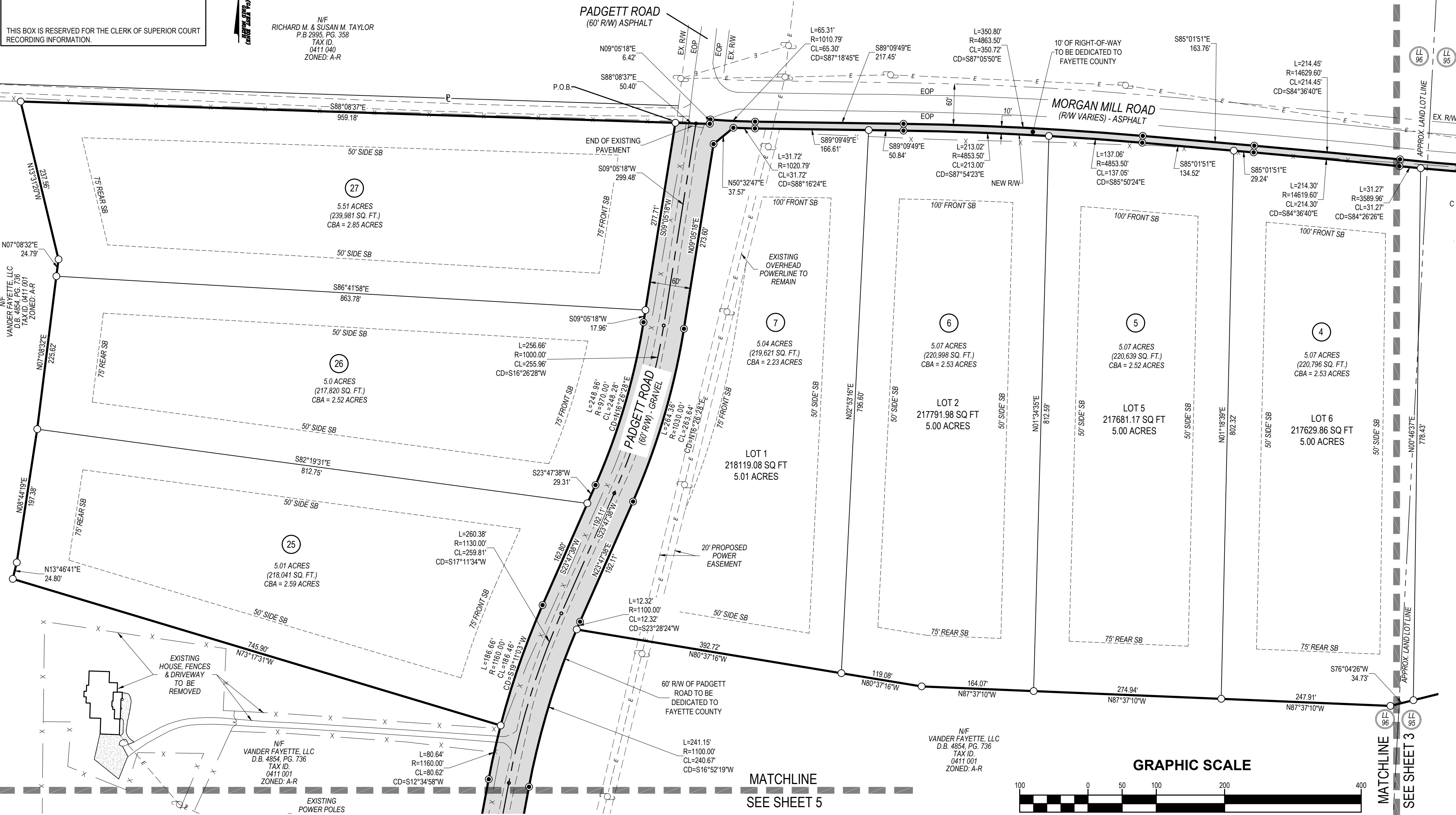
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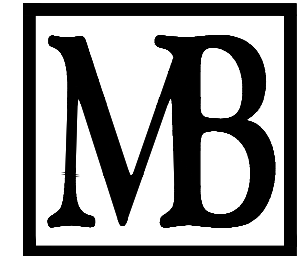
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N/F
RICHARD M. & SUSAN M. TAYLOR
P.B. 2995, PG. 358
TAX ID.
0411 040
ZONED: A-R



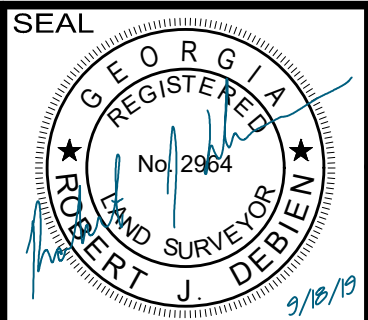
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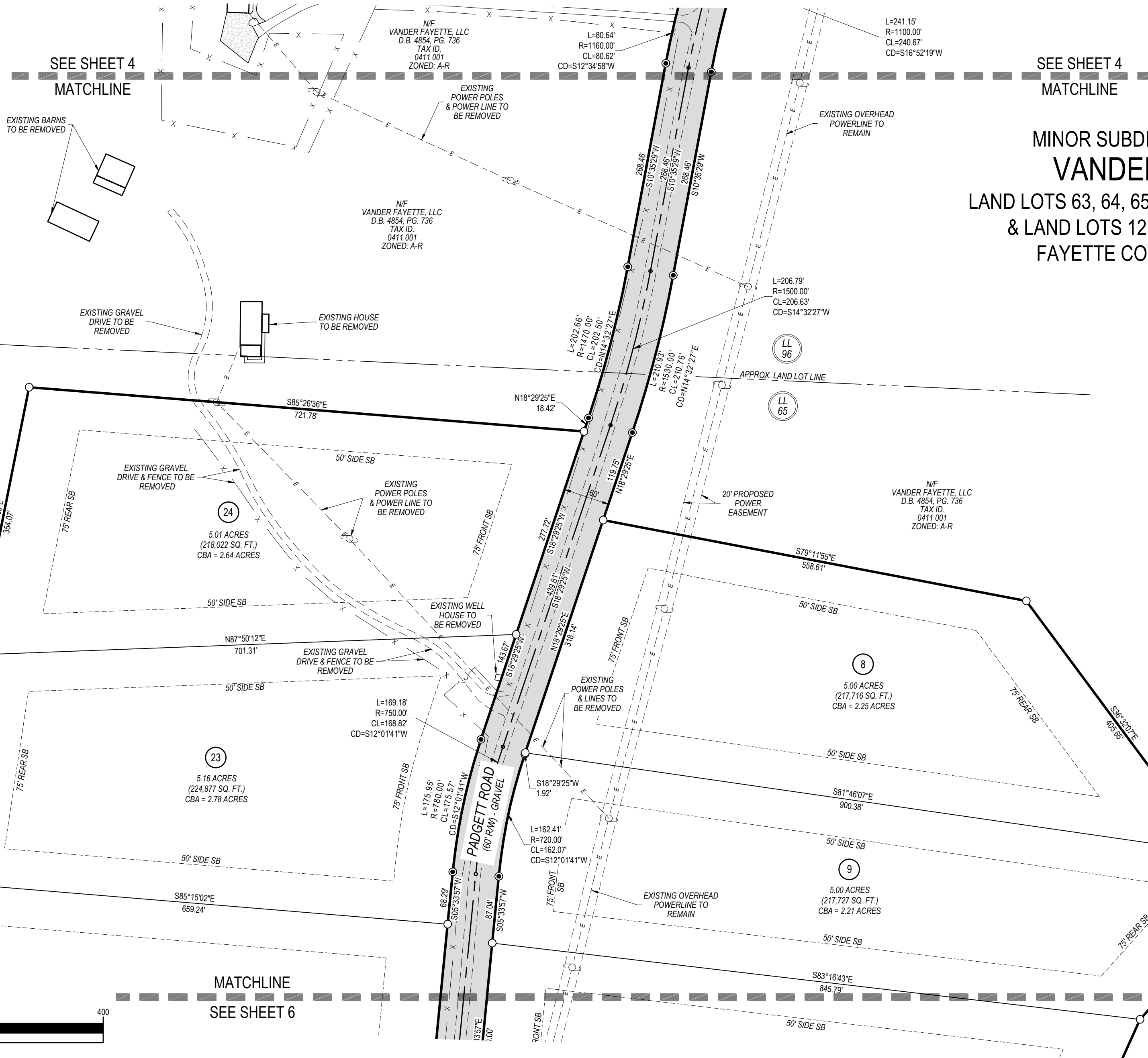


PROJECT
VANDER WOODS FAYETTE COUNTY, GEORGIA
CLIENT NAME
VANDER FAYETTE, LLC 270 N. JEFF DAVIS ROAD FAYETTEVILLE, GEORGIA 30214

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4 OF 11

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VANDER FAYETTE, LLC
D.B. 4854, PG. 736
TAX ID.
0411 001
ZONED: A-R

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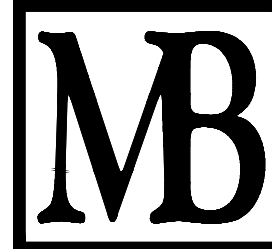
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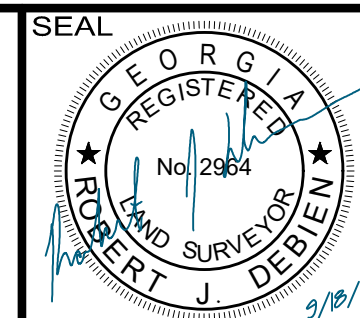
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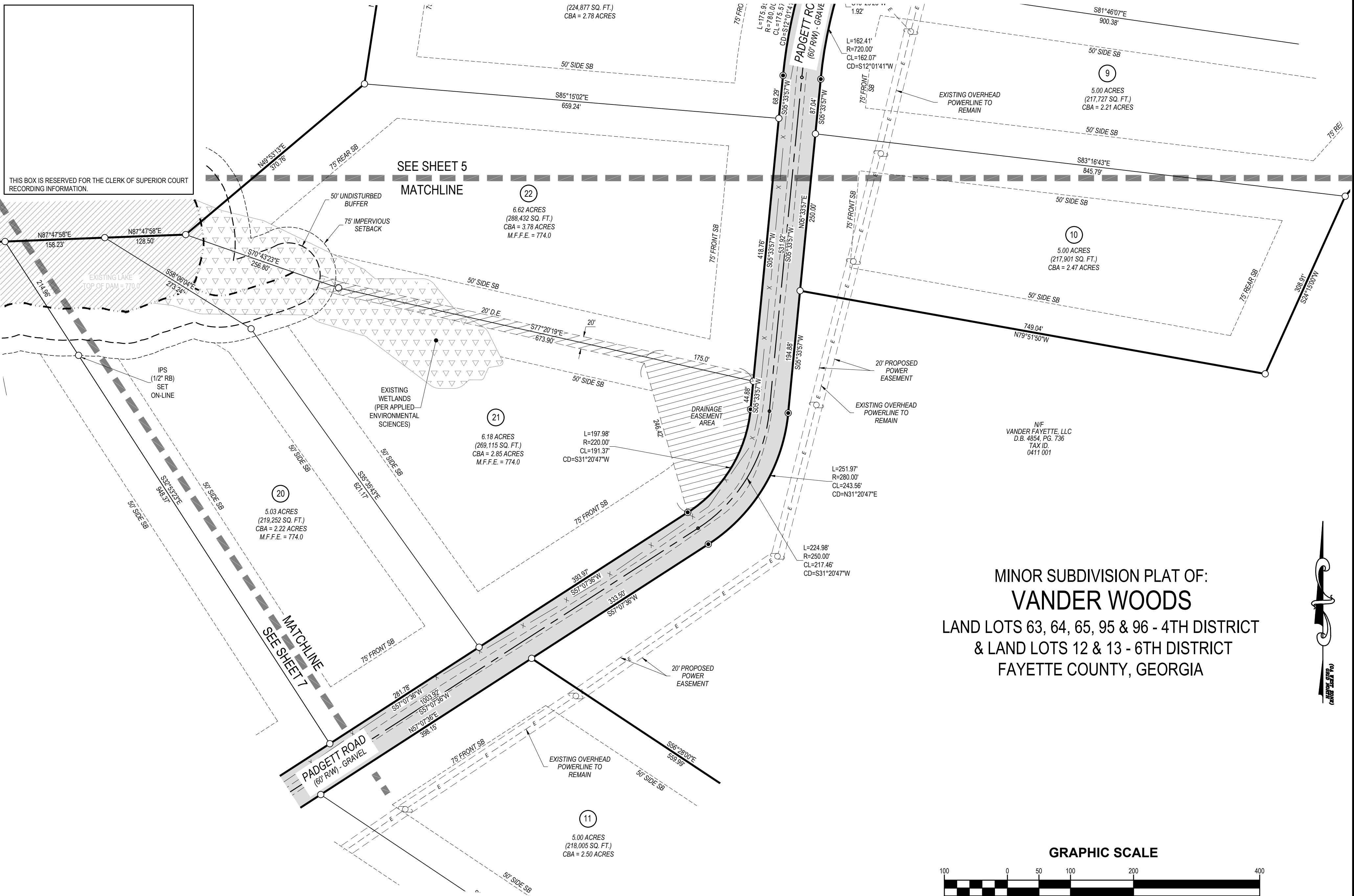


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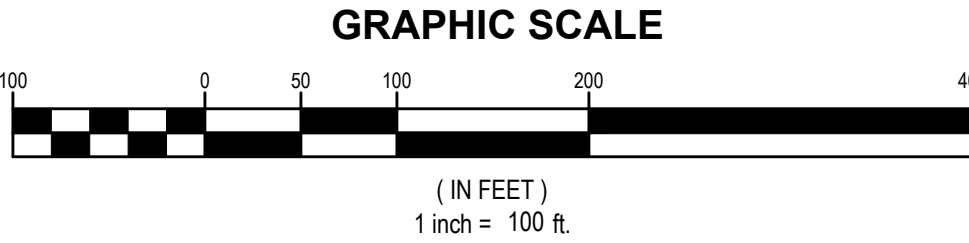
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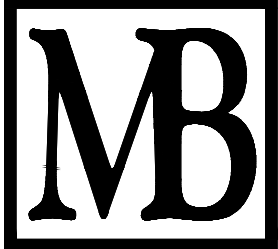


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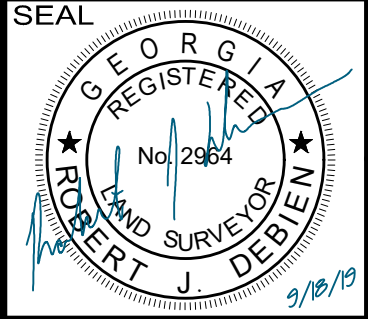
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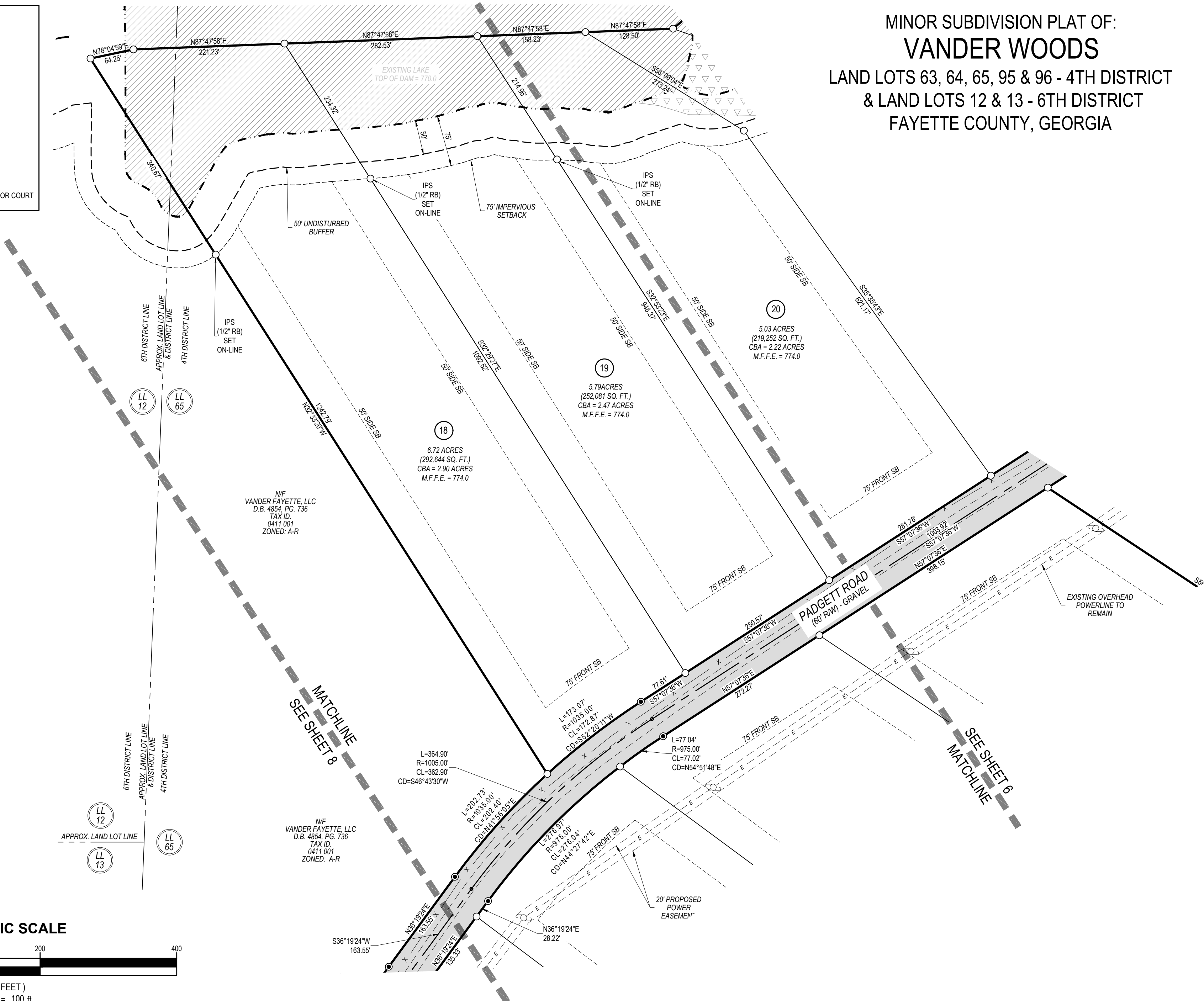
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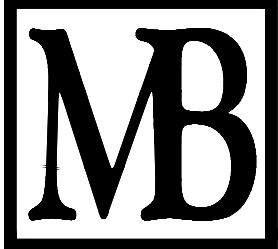
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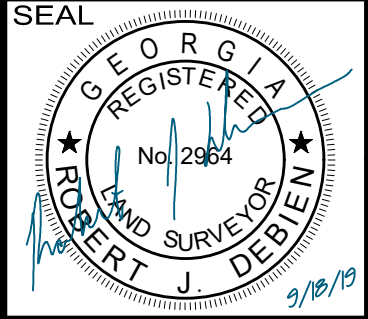
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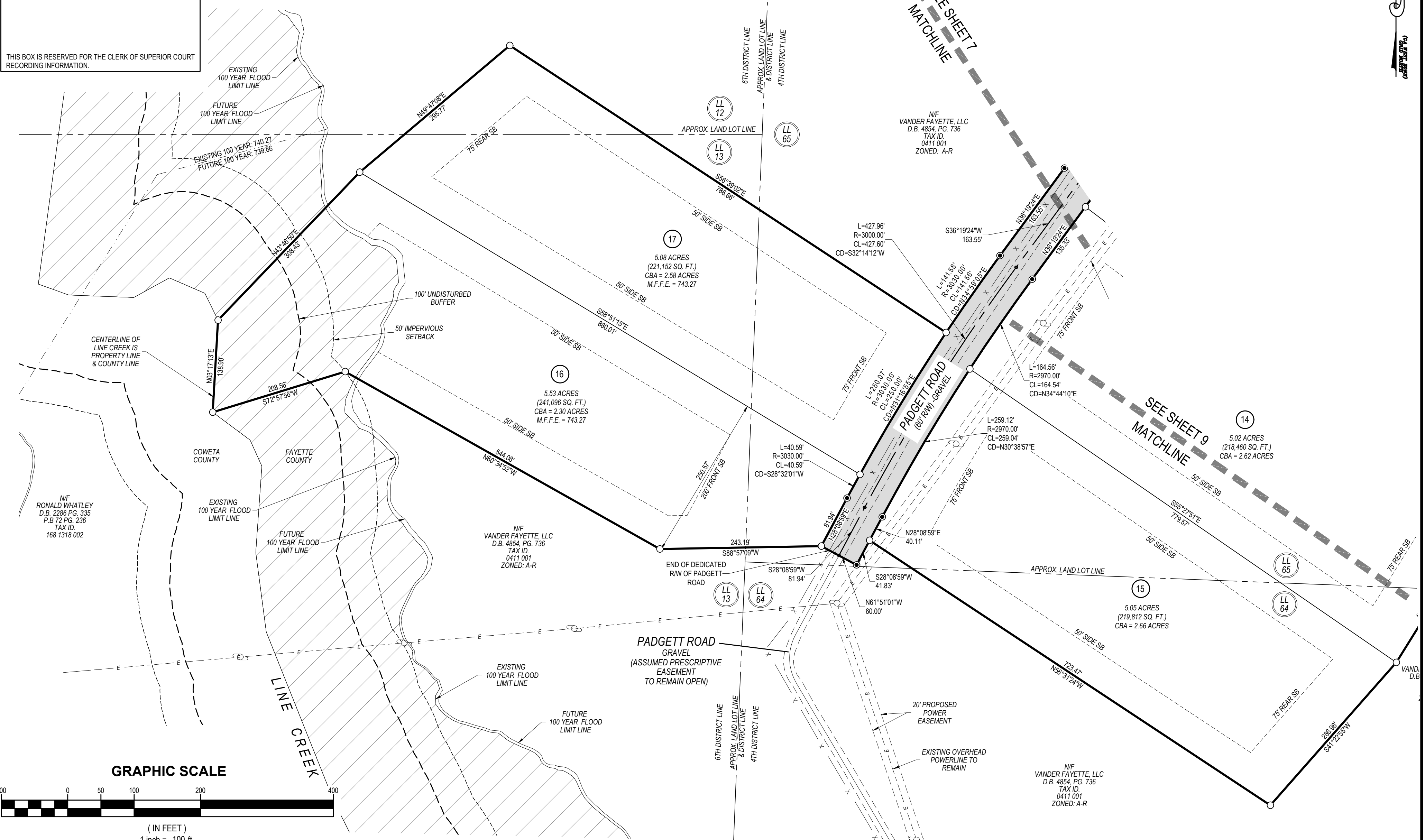


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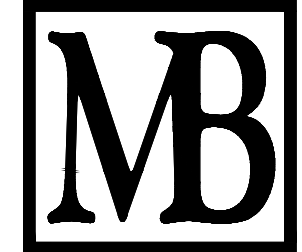
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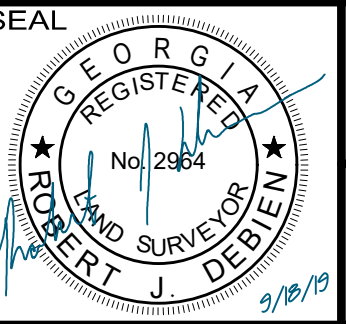
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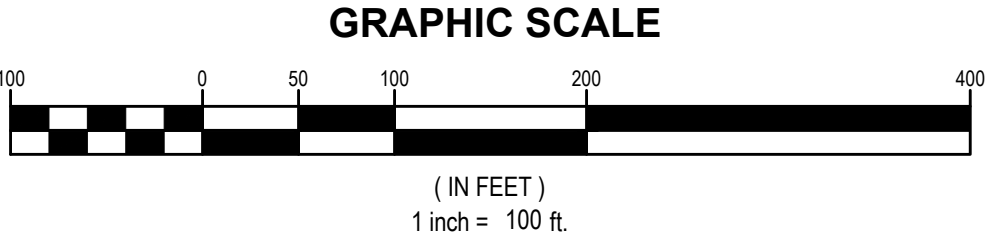
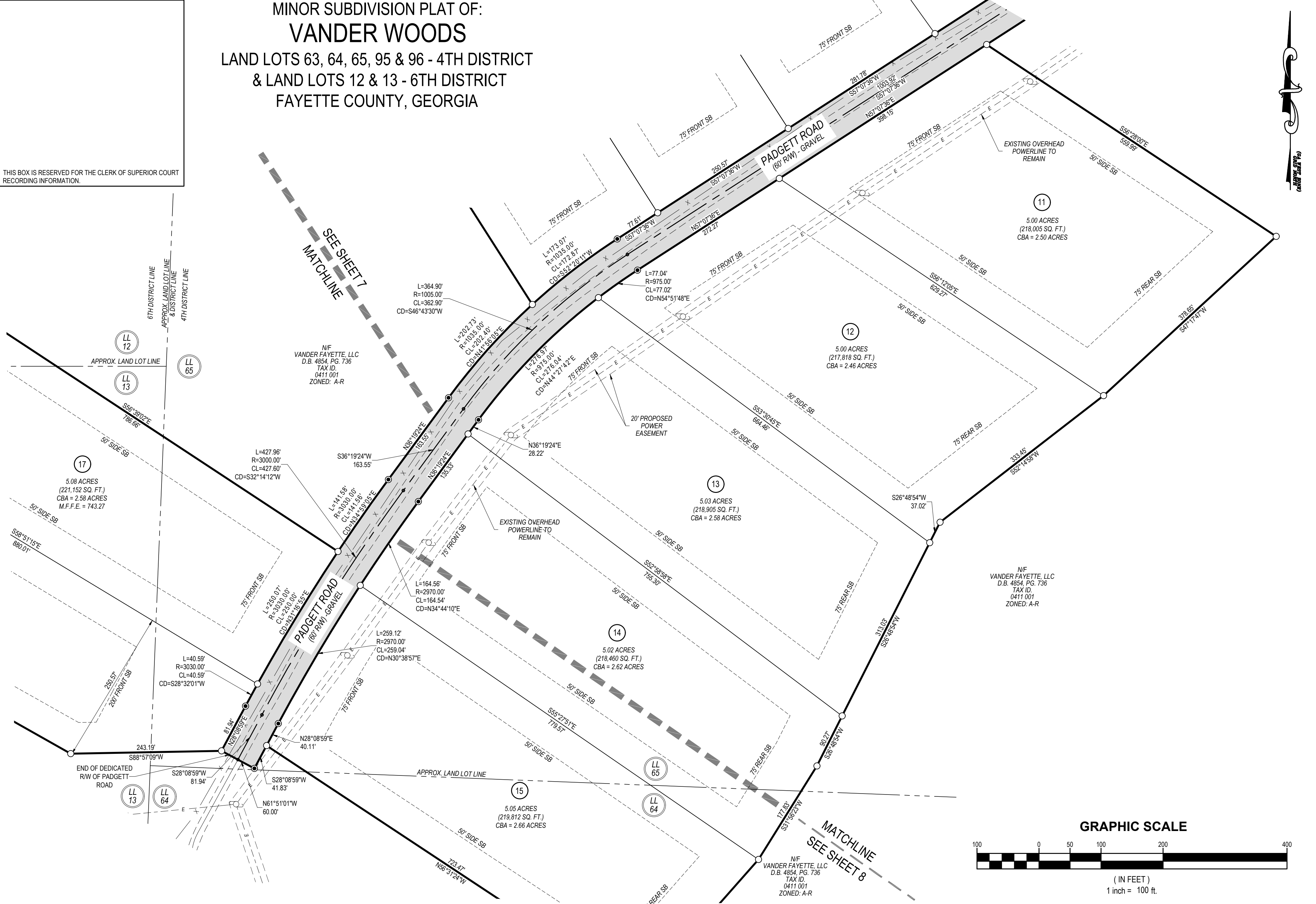
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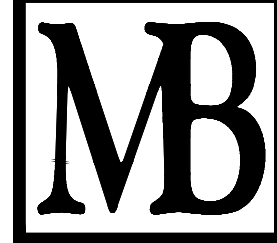
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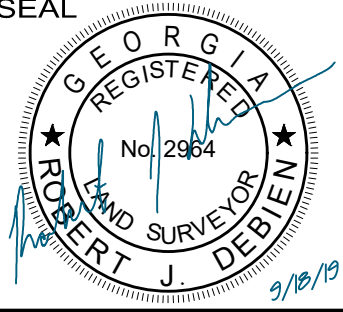
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9
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MATCHLINE
SEE SHEET 11

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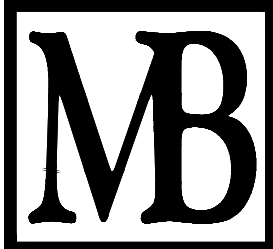
GRAPHIC SCALE



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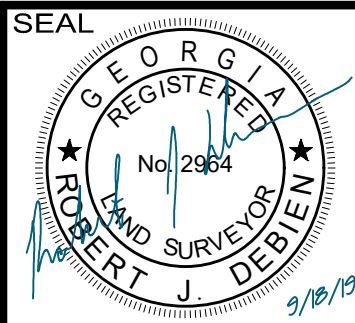
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REVISIONS
1. REV. COUNTY COMMNTS 9/18/19



The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SHEET TITLE
LEVEL 3 SOILS



PROJECT
VANDER WOODS
FAYETTE COUNTY,
GEORGIA
CLIENT NAME
VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GEORGIA 30214



SHEET
10
OF
11

SOIL SUITABILITY LEGEND

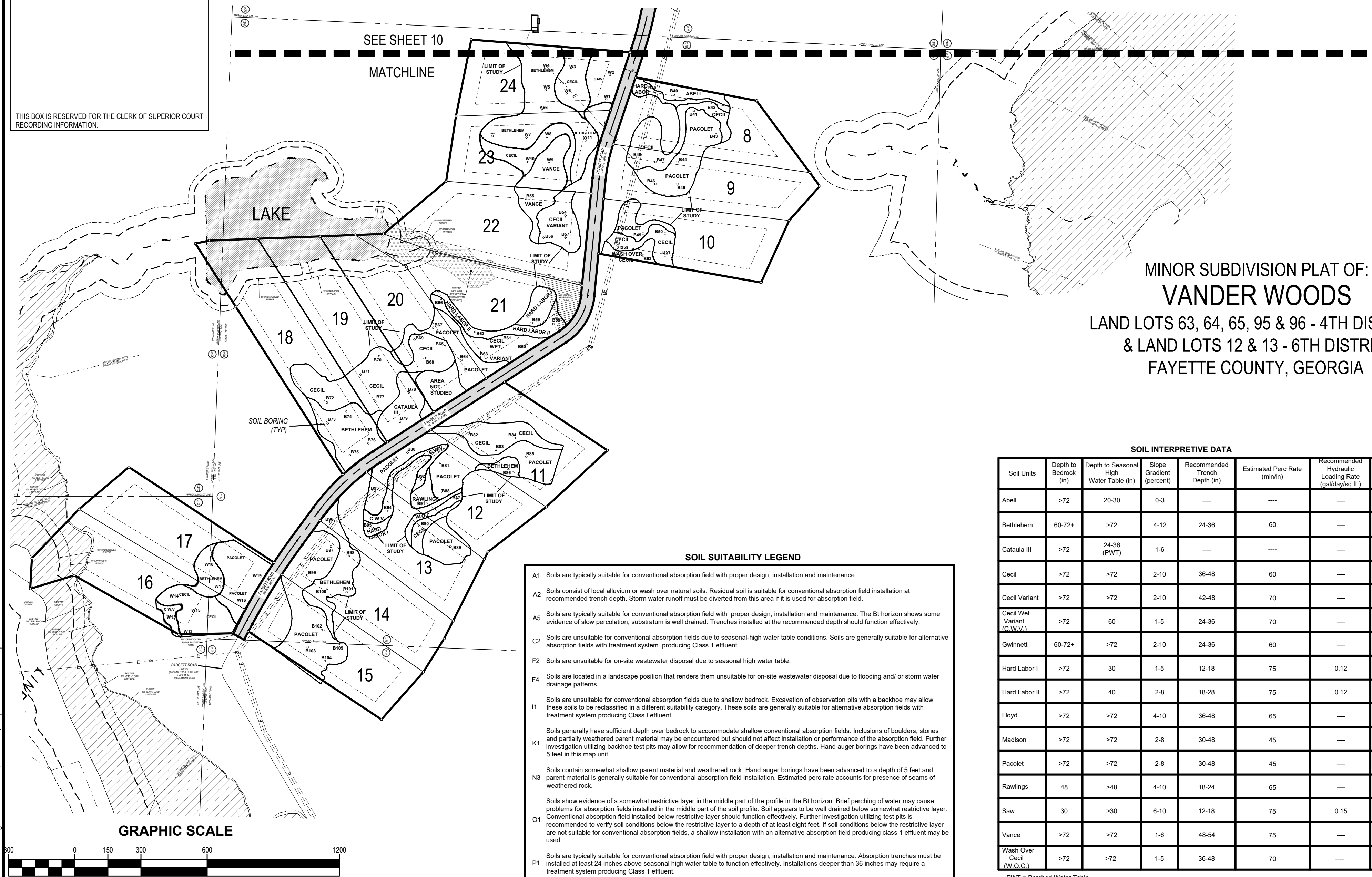
- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils consist of local alluvium or wash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff must be diverted from this area if it is used for absorption field.
- A5 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation, substratum is well drained. Trenches installed at the recommended depth should function effectively.
- C2 Soils are unsuitable for conventional absorption fields due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- F2 Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
- F4 Soils are located in a landscape position that renders them unsuitable for on-site wastewater disposal due to flooding and/ or storm water drainage patterns.
- 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.
- K1 Soils generally have sufficient depth over bedrock to accommodate shallow conventional absorption fields. Inclusions of boulders, stones, and partially weathered parent material may be encountered but should not affect installation or performance of the absorption field. Further investigation utilizing backhoe test pits may allow for recommendation of deeper trench depths. Hand auger borings have been advanced to 5 feet in this map unit.
- N3 Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 5 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.
- O1 Soils show evidence of a somewhat restrictive layer in the middle part of the profile in the Bt horizon. Brief perching of water may cause problems for absorption fields installed in the middle part of the soil profile. Soil appears to be well drained below somewhat restrictive layer. Conventional absorption field installed below restrictive layer should function effectively. Further investigation utilizing test pits is recommended to verify soil conditions below the restrictive layer to a depth of at least eight feet. If soil conditions below the restrictive layer are not suitable for conventional absorption fields, a shallow installation with an alternative absorption field producing class 1 effluent may be used.
- 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. Installations deeper than 36 inches may require a treatment system producing Class 1 effluent.

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Abell	>72	20-30	0-3	----	----	----	F2, F4
Bethlehem	60-72+	>72	4-12	24-36	60	----	N3
Cataula III	>72	24-36 (PWT)	1-6	----	----	----	O1
Cecil	>72	>72	2-10	36-48	60	----	A1
Cecil Variant	>72	>72	2-10	42-48	70	----	A5
Cecil Wet Variant (C.W.V.)	>72	60	1-5	24-36	70	----	P1
Gwinnett	60-72+	>72	2-10	24-36	60	----	N3
Hard Labor I	>72	30	1-5	12-18	75	0.12	C2
Hard Labor II	>72	40	2-8	18-28	75	0.12	C2
Lloyd	>72	>72	4-10	36-48	65	----	A1
Madison	>72	>72	2-8	30-48	45	----	A1
Pacolet	>72	>72	2-8	30-48	45	----	A1
Rawlings	48	>48	4-10	18-24	65	----	K1
Saw	30	>30	6-10	12-18	75	0.15	I1
Vance	>72	>72	1-6	48-54	75	----	A5
Wash Over Cecil (W.O.C.)	>72	>72	1-5	36-48	70	----	A2

PWT = Perched Water Table

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



C:\A41.109\Works\Survey\A41.109-MINOR SUBD.dwg, SOILS SHEET 2, kmcnillian, Sep 24, 2019 - 3:09:54pm

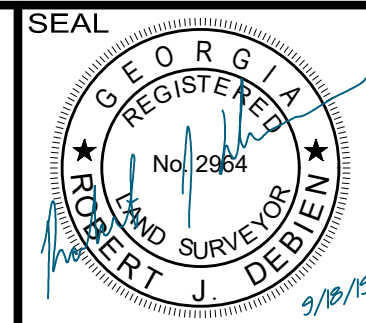
DATE	7/26/19
FILE #	
CONTRACT #	
DRAWN BY	RJD/BKM
CHECKED BY	RJD
© Moore Bass Consulting	

REVISIONS
1. REV. COUNTY COMMENTS 9/18/19



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SHEET TITLE
LEVEL 3 SOILS



PROJECT
VANDER WOODS
FAYETTE COUNTY,
GEORGIA
CLIENT NAME
VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GEORGIA 30214



SHEET
11
OF
11

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 11, 2019
Subject: Minor Subdivision Plat to be considered on October 17, 2019

MINOR SUBDIVISION PLAT

Lowery Estates

OWNER/APPLICANT

Chandler-Brown LLC.

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

MINOR SUBDIVISION PLAT OF
LOWERY ESTATES



VICINITY MAP
NOT TO SCALE

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

GENERAL NOTES

- OWNER:
CHANDLER-BROWN, LLC
BUFORD CHANDLER
101 DEVANT STREET
FAYETTEVILLE, GA 30205
770-231-0231
- SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com
- TOTAL ACREAGE: 25.40 ACRES
- 4 LOTS- ZONED A-R
- MINIMUM DIMENSIONAL REQUIREMENTS FOR A-R ZONING DISTRICT
- LOT AREA: 5 ACRES
LOT WIDTH: 250 FT
FLOOR AREA: 1,200 SQ FT
FRONT YARD SETBACK:
MAJOR THOROUGHFARE
ARTERIAL: 100 FEET
COLLECTOR: 100 FEET
MINOR THOROUGHFARE: 75 FEET
REAR YARD SETBACK: 75 FT
SIDE YARD SETBACK: 50 FT
- SEWER TO BE PROVIDED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM.
- WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
- FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
- THERE ARE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THIS PROPERTY.
- THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY.
- 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0160E, DATED SEPTEMBER 26, 2008, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
- EACH RESIDENTIAL LOT HAS A CONTIGUOUS AREA OF MORE THAN TWO ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
- THERE IS A VISIBLE CEMETERY ON THIS PROPERTY AS SHOWN.
- THERE ARE NO STATE WATERS ON THIS PROPERTY.
- ACCESS TO ALL LOTS SHALL BE FROM OLD HIGHWAY 92. NO ACCESS IS ALLOWED FROM GA STATE HIGHWAY No. 92.
- THIRTY FEET AS MEASURED FROM THE CENTERLINE SHALL BE DEDICATED TO CREATE A RIGHT OF WAY. SAID RIGHT-OF-WAY SHALL BE INDICATED HEREON AND IS HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COST TO FAYETTE COUNTY, UPON RECORDATION OF SAID MINOR SUBDIVISION PLAT INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS.

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH
SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE _____ SIGNED _____
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ____/____/____

DATE _____ SIGNED _____
SECRETARY.

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE _____ SIGNED _____
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

DATE _____ SIGNED _____
FIRE MARSHAL

SURVEYORS CERTIFICATION

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

FINAL SURVEYOR'S CERTIFICATE

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

BY: Swinson A. Gaskins, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620

DATE: 09/17/19

SOILS CLASSIFICATION DELINEATION

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 ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER _____ DATE _____
ERIC HAMILTON
REGISTRATION NO. 224
APPLIED ENVIRONMENTAL SCIENCES, INC.
90F GLENDA TRACE SUITE 327
NEWNAN, GA 30265 (678)-262-4020

OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER/REPRESENTATIVE OF THE LOWERY ESTATES 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 _____



Prepared For:

CHANDLER & BROWN, LLC

Property Location

Land Lots 117 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

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

Job No. 19-076

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

Issue Date: 08/14/19

F.W.P.D.: 07/01/19

Revisions Date
COUNTY COMMNETS 09/17/19

MINOR SUBDIVISION PLAT OF LOWERY ESTATES

N/F
MICHAEL GERALD GASKINS
D.B. 3452, PG. 74-75
P.B. 5, PG. 69
ZONED A-R

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
Alcovy	>72	30	2-6	12-18	85	0.12	C1
Appling	>72	>72	2-16	36-48	60	----	A5
Vance	>72	>72	2-12	40-48	70	----	A5

SOIL SUITABILITY CODE LEGEND

A5 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation, substratum is well drained. Trenches installed at the recommended depth should function effectively.

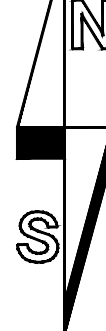
C1 Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.

SITE DISTANCE CERTIFICATION

HEREBY CERTIFY THAT THE AASHTO MINIMUM REQUIRED SIGHT DISTANCE OF 280' FOR 25 MILES PER HOUR IS PROVIDED FOR THE FOUR LOTS SHOWN ALONG OLD HIGHWAY 92. SOME LOCATIONS MAY REQUIRE THE CLEARING OF VEGETATION FROM WITHIN THE RIGHT OF WAY TO PROVIDE THE NECESSARY REQUIRED SITE DISTANCE.

BY:

GEORGIA REGISTERED LAND SURVEYOR NO. 1620



GRID NORTH
GA WEST ZONE NAD 82



GRAPHIC SCALE
1" = 150'

LOT 1
CONTIGUOUS AREA
2.1 Acres

LOT 2
CONTIGUOUS AREA
2.5 Acres

LOT 3
CONTIGUOUS AREA
2.4 Acres

LOT 4
CONTIGUOUS AREA
2.0 Acres

FLOOD STATEMENT
ACCORDING TO FEMA FLOOD
INSURANCE RATE MAP OF
FAYETTE COUNTY AND
UNINCORPORATED AREAS,
DATED SEPTEMBER 26, 2008,
MAP NUMBERS 13113C0160E, NO
PORTION OF THIS PROPERTY
LIES WITHIN A SPECIAL FLOOD
HAZARD AREA.

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

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

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

LEGEND

RBF=REBAR FOUND
 RBS=REBAR SET
 CTP=CRIMP TOP PIPE
 L.L.=LAND LOT
 L.L.L.=LAND LOT LINE
 P.=PROPERTY LINE
 CO=CONSTRUCTION ENTRANCE
 EP= EDGE OF PAVEMENT
 P.O.B.=POINT OF BEGINNING
 B/L=BUILDING SETBACK LINE
 D.E.=DRAINAGE EASEMENT
 N/F=NOW OR FORMERLY
 F.W.P.D.=FIELD WORK
 PERFORMED DATE
 O/F=OUT OF FLOOD PLAIN
 DB=DEED BOOK
 PG=PAGE
 PB=PLAT BOOK
 (###)=HOUSE NUMBER

Job No. 19-076

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

Issue Date: 08/14/19

Revisions	Date
COUNTY COMMNETS	09/17/19

PAGE 2 OF 2



Prepared For

CHANDLER & BROWN, LLC

Property Location

Land Lot 117 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

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

REQUESTED ACTION: Reduce the 75 foot front yard setback on Lot 9 along an area platted for a future road as indicated on the Final Plat for Broom-Hall subdivision to 40 feet as currently required by the R-40 Zoning District to revise the final plat.

ZONING DISTRICT: R-40

LOCATION: 131 Hall Place, Fayetteville, GA. 30215

LAND LOT/DISTRICT: Land Lot 187 of the 4th District

APPLICANT: Michael Schwertfeger

The applicant provides the following information:

This letter is in reference to address 131 Hall Place road set back lines. As the property owner, I would like to build a two car detached garage 28 X 26 right at the end of the existing driveway. As Josh Woods, the owner of Better Built Buildings whom I am using, started working with the Planning Department to obtain the permits required, they came across an unusual problem. There is a proposed road on the right hand side of my property. This I believe was intended for a phase two of this subdivision that was built in the early to mid-seventies. This subdivision was never expanded, this proposed road was never cleared and is full of eighty foot tall trees. To compound the problem, on the final plat, someone years ago in records, or the builder, scribbled out the fifty foot road set back and penciled in seventy five feet. This was then approved and never thought about again until I wanted to build a garage forty three years later.

My purpose in this letter and a meeting with all county departments that may be involved, is to change the road set back from the previous seventy five feet, to the now county code of forty feet. I have been in contact with Peter Frisina and Chanelle Blaine in Planning and Zoning, who have been in contact with the county attorney, and this public meeting we believe is the starting point of how to get this changed. Years ago, it was just scribbled over and changed with a pencil on the final drawing. I'm pretty sure that is not how government works today, but with hope that it could be.

I would appreciate, with all of your help, if we could move forward and effect enough change, to allow me to build my long awaited for garage. I have attached a couple of pictures of the road in question, and as you can see, it never was a road, and with the land surrounding it as private property, it never will be a road. Thank you for your consideration.

Thanks

Michael Schwertfeger

History: Rezoning petition 252-73, A-R to R-40, was approved by the Board of Commissioners on April 13, 1973. The rezoning Resolution and Board minutes do not indicate any conditions regarding front yard setbacks placed on the rezoning. In the 1973 zoning ordinance, the R-40 Zoning District required a 55 foot front yard setback. It was reduced to 40 feet in the 1980 zoning ordinance as currently required. The Final Plat was recorded on April 25, 1973. The Final Plat is approved and signed by the County Engineer with a note that states the following:

Except

1. Set Back 75' - 0 from Property Line

The Final Plat also indicates what appears to be a 50 foot strip between lots 9 and 10 labeled "Proposed Street for Entrance to Above Property."

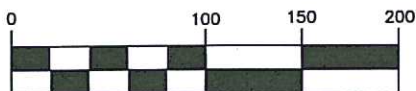
Public Works/Engineering: Fayette County code requires that new road construction, or significant rebuild of an existing road (e.g., paving a gravel road), meet all current standards and specifications, including a minimum right-of-way of 60-ft. So, yes, we would require 60 feet to build the road.

Summary: Based on direction from the County Attorney regarding setbacks indicated on approved final plats which exceed the County zoning requirements, requests to reduce these setbacks should be considered by the Planning Commission prior to revising the final plat. While the Subdivision regulations do not currently address this issue, Staff and the County Attorney are working on the Subdivision Regulations to address this and other issues.



THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

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

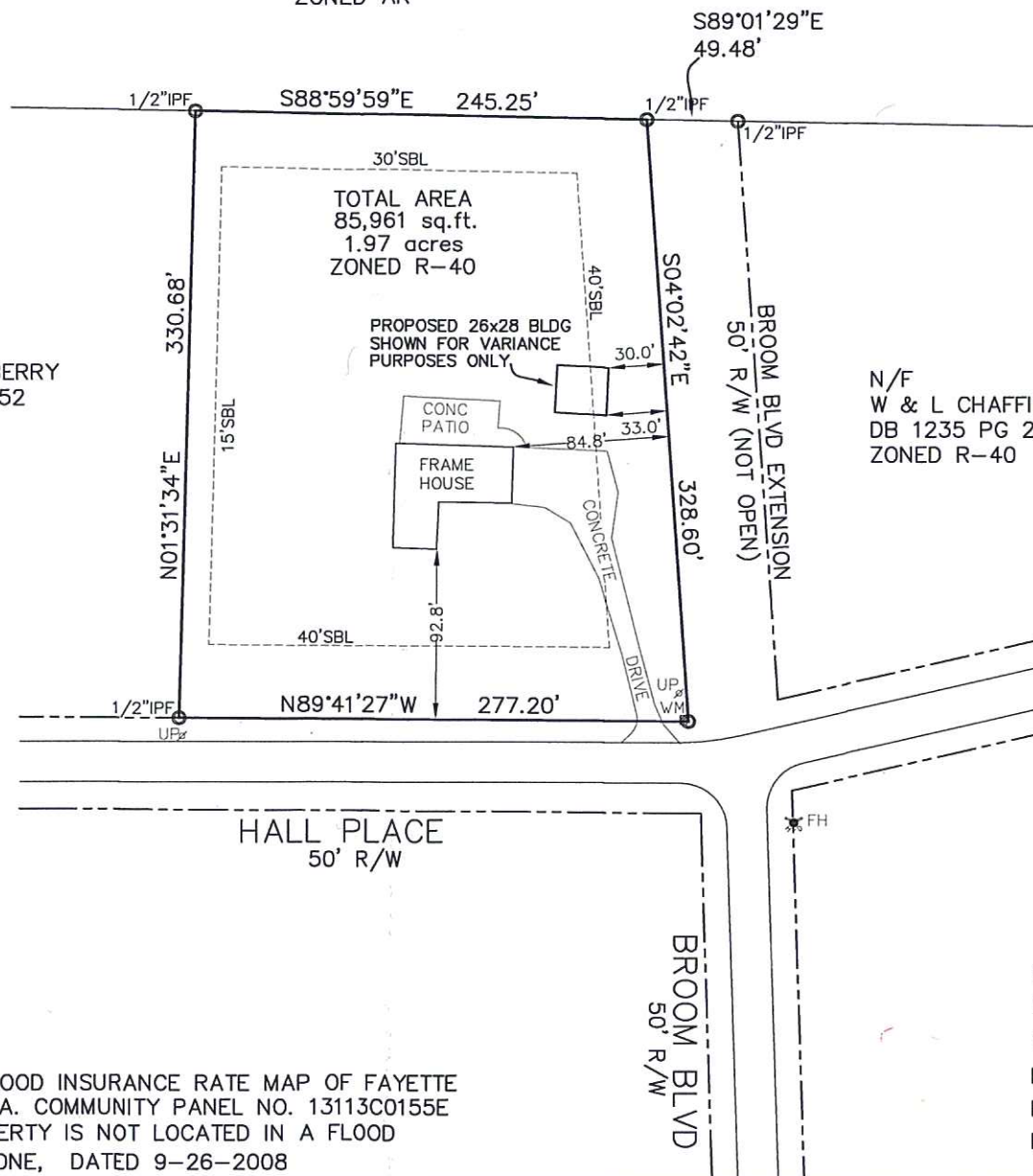


GRAPHIC SCALE (IN FEET)

N/F
J & K BLACKBERRY
DB 4701 PG 552
ZONED R-40

N/F
E A & EG FENIMORE
DB 2160 PG 109
ZONED AR

N/F
W & L CHAFFIN
DB 1235 PG 208
ZONED R-40



BURTON & ASSOCIATES
1740 Hudson Bridge Rd
Box 1226
Stockbridge, GA. 30281
TEL (404)867-8332
bdainc@bellsouth.net



RETRACEMENT SURVEY
131 HALL PLACE
PARCEL ID # 0435 047

PROPERTY OF
MICHAEL & CHERYL SCHWERTFEGER

LAND LOT	187	COUNTY	FAYETTE	DATE	8-19-19
DISTRICT	4	SCALE	1"=100'	JOB NO.	81319SC

LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT OF WAY
OTP	OPEN TOP PIPE
SBL	SET BACK LINE
UP	UTILITY POLE
WM	WATER METER
FH	FIRE HYDRANT

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS
OF RECORD BOTH WRITTEN AND UNWRITTEN.

PLAT ERROR OF CLOSURE = $\frac{1'}{222,967'}$
FIELD ERROR OF CLOSURE = N/A - OPEN END
EQUIPMENT USED TOPCON-GTS
FIELD WORK COMPLETED 8-13-19

AS PER FLOOD INSURANCE RATE MAP OF FAYETTE
COUNTY, GA. COMMUNITY PANEL NO. 13113C0155E
THIS PROPERTY IS NOT LOCATED IN A FLOOD
HAZARD ZONE, DATED 9-26-2008

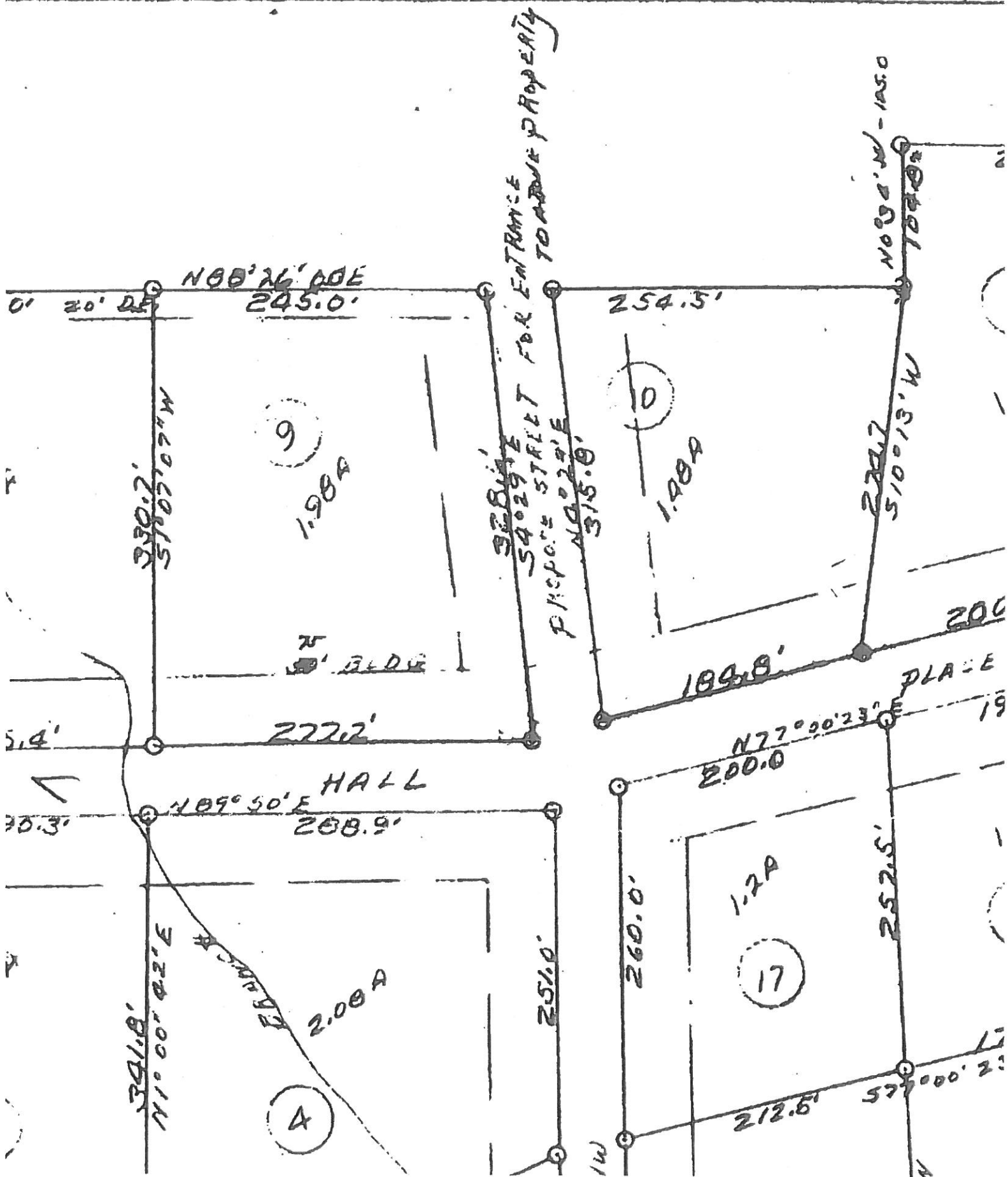


**131 Hall Place
Broom- Hall Subdivision**

**SUBJECT
PROPERTY**

Hall Place







Recorded 4-25-1973, W. A. Ballard, Clerk

Sec. 110-169. - Conditional use approval.

w. Farm outbuildings, including horse stables, auxiliary structures, and greenhouses. Allowed in the A-R zoning district. These aforementioned buildings/structures shall be exempt from [Sec. 110-79](#), pertaining to "Residential accessory structures and their uses".

1. Farm outbuilding. All structures permitted in this category shall be structures related to a bona fide farming operation and shall be utilized as a barn for livestock, storing farm equipment, and any other agricultural purposes.
2. Greenhouses. All structures permitted in this category shall be structures related to a bona fide cultivation or production of landscape planting materials.
3. Horse stables. All structures permitted in this category shall be related to the bona fide shelter and/or boarding of horses. Riding lessons and boarding only shall be permitted; however, a site plan shall be required for these uses.
4. Auxiliary structures. All structures permitted in this category shall comply with the following:
 - (i) Auxiliary structures shall be utilized for personal use only by the residents of the principal structure.
 - (ii) Auxiliary structures may be utilized as a noncommercial indoor training facility and/or artist studio.
 - (iii) Commercial/retail activity shall not be permitted.
 - (iv) An auxiliary structure shall not be utilized in conjunction with a home occupation.
5. *Lot size over ten acres, no restriction of size or number of farm outbuildings, horse stables, auxiliary structures, and greenhouses.*
6. *Lot size five to ten acres, one detached farm outbuilding, auxiliary structure, greenhouse, or horse stable consisting of a maximum of 3,600 square feet in size.*
7. Farm outbuildings, auxiliary structures, horse stables and greenhouses may have plumbing and electricity, ~~but shall not be used for residential purposes.~~ A farm outbuilding, auxiliary structure or horse stable may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. Said guesthouse shall meet all applicable building codes. Only one guesthouse is allowed per individual lot (see also Sec. 110-79.). A guesthouse shall not be used as tenant space. Farm outbuildings, horse stables, and/or greenhouses may be constructed prior to the principal residential structure.

Total A-R Lots	Less than 1	less than 2	less than 3	less than 4	less than 5	greater than 5
4,216	81	387	313	187	197	3,051
	1.92%	9.18%	7.42%	4.44%	4.67%	72.37%