

**BOARD MEMBERS**

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Danny England, Vice-Chairman
Al Gilbert
Brian Haren
Arnold L. Martin, III

STAFF

Peter A. Frisina, Director
Chanelle N. Blaine, Zoning Administrator
Howard Johnson, P & Z Coordinator

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
May 7, 2020
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 April 16, 2020.

NEW BUSINESS

2. Consideration of a Preliminary Plat of Southern Pines. The property will consist of 79 lots zoned R-20, is located in Land Lot(s) 140 and 141 of the 5th District and fronts on McDonough Road.
3. Consideration of a Final Plat of Darryl Fluker. The property will consist of two (2) lots zoned R-20, is located in Land Lot 107 of the 5th District and fronts on County Line Road.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: April 28, 2020
Subject: ~~Minor Subdivision Plat~~ ^{Preliminary Plat} to be considered on May 7, 2020

PRELIMINARY PLAT

Preliminary Plat of Southern Pines

OWNER/APPLICANT

MBT Fayette, LLC



Recommend **APPROVAL** for the Final Plat signed April 28, 2020.

OWNER/PRIMARY PERMITTEE

MBT FAYETTE, LLC.
130 GARDEN WALK
STOCKBRIDGE, GA 30281
CONTACT: DAVID BLACK
770-560-9378

SITE ENGINEER:

MOORE CIVIL CONSULTING, INC.
40 HAMILTON WAY
HAWKINSVILLE, GA 31036
CONTACT: ROBERT E. MOORE, JR.
PHONE: 706-224-1629

SURVEYOR:

REFERENCE POINT LAND SURVEYING, LLC
5 NORTH LEE STREET
FORSYTH, GA 31029
CONTACT: DAVID BENNETT
PHONE: 468-365-9809

PRELIMINARY PLAT OF
SOUTHERN PINES
LAND LOT 140 & 141, 5TH DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA.

SHEET INDEX

PP-1 COVER SHEET
PP-2 OVERALL PLAN
PP-3 LOT INFO
PP-4 LOT INFO
PP-5 PROPERTY LINE INFO
PP-6 LINE & CURVE TABLE
PP-7 SOIL DELINEATION
PP-8 BASIN DELINEATION

LEVEL II CERTIFIED
DESIGN PROFESSIONAL
GSWCC #0000064090
EXPIRATION: 05/27/2022

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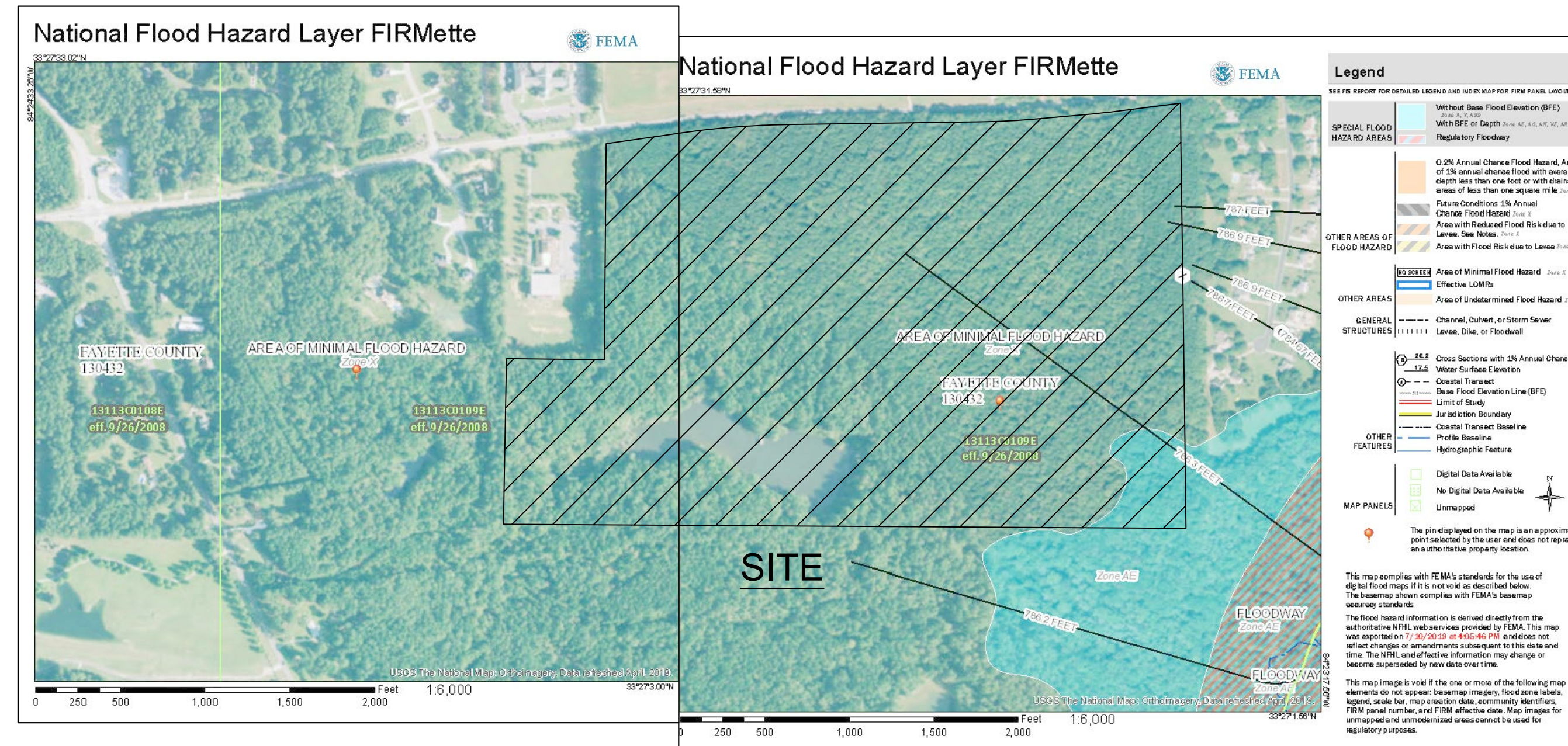
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130 Garden Walk
Stockbridge, GA 30281

OWNER INFORMATION:
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REVISIONS:	
02/14/20	PRE. PLAT SUBMIT
03/27/20	PRE. PLAT RESUBMIT

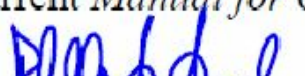


THIS PROPERTY IS LOCATED WITHIN THE BASE FLOOD PLAIN AS PER FIRM
MAP PANEL NUMBER 13113C0109E DATED SEPTEMBER 26, 2008

SIGHT DISTANCE

SIGHT DISTANCE HAS BEEN CHECKED FOR ALL PROPOSED DRIVEWAYS AND FOR THE PROPOSED SUBDIVISION STREET INTERSECTION. PER THE 45 MPH SPEED LIMIT REQUIREMENT, ALL PROPOSED DRIVEWAYS AND THE PROPOSED SUBDIVISION STREET MEET THE 500' SIGHT DISTANCE REQUIREMENT.

Robert Eugene Moore, Jr.

I, ROBERT E. MOORE, JR. do hereby certify that the Level III soil
name
survey information provided on this plat was performed by Phillip Archer in
Site Enhancement, Inc.
company name
accordance with the procedures specified in the Georgia Department of Human Resources'
current *Manual for On-Site Sewage Management Systems*.

Signature of Soil Classifier
GA DHR Soil Classifier #364
Georgia DHR Soil Classifier, Professional
Geologist, or Professional Engineer
Registration No.
Registration Numbers/License Numbers
Site Enhancement, Inc. 6345 Nowhere Rd, Hull GA 30646 P: 706-202-0909
Company Address & Telephone

LEVEL III SOIL CERTIFICATION

HYDROLOGY

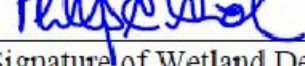
PEAK FLOW ATTENUATION WILL BE ACHIEVED FOR THE ENTIRE SITE AND FOR EACH BASIN WITHIN THE SITE. THE ONSITE RUNOFF WILL BE CAPTURED AND ROUTED VIA ROAD SIDE STORM PIPES TO THE TWO AREAS DESIGNATED AS DETENTION PONDS. THESE TWO AREAS WILL CONTAIN MICROPOL EXTENDED DETENTION PONDS WHICH WILL PROVIDE WATER QUALITY TREATMENT, CHANNEL PROTECTION, OVERBANK FLOOD PROTECTION, AND EXTREME FLOOD PROTECTION. THERE ARE NO OFFSITE BASINS FLOWING ONTO THE SUBJECT PROPERTY.

WETLAND DELINEATION

I, Phillip Archer of Site Enhancement, Inc.
name organization

do hereby certify that I have field inspected the property known as
SOUTHERN PINES on 10-30-19 and determined that the property
subdivision name date

☐ contains does not contain jurisdictional wetlands as defined by the U.S. Army Corps of
Engineers.


Signature of Wetland Delineator

Site Enhancement, Inc. 6345 Nowhere Rd, Hull GA 30646 P: 706-202-0909
Company Address & Telephone

WETLANDS CERTIFICATION

Each proposed lot has a minimum contiguous area of 0.30 acres that is free and clear of zoning buffers and setbacks, jurisdictional wetlands and easements of any kind. Actual contiguous areas are shown on the plan.

Approval of this Preliminary Plat shall expire 24 months from the date of approval by the Planning Commission unless a Final Plat for at least one(1) phase has been approved: or street base construction for at least 50 percent of the total linear footage of all streets(s) approved on the Preliminary Plat.

EXISTING ZONING REQUIREMENTS
R-20 SINGLE-FAMILY RESIDENTIAL
DISTRICT W/CENTRAL WATER SYSTEM

Site contains a total of 156.12 Acres
Proposed number of lots = 77
Minimum Lot Size -
1 Acre (43,560 Square Feet)

Front Yard Setbacks:
Major Thoroughfare:
Arterial-Collector - 60 Feet
Minor Thoroughfare - 40 Feet

Rear Yard Setback - 30 feet
Side Yard Setback - 15 feet
Minimum Street Frontage 125 feet
Minimum Lot Width
at Front Building Line -125 feet
(All lots meet or exceed the minimum lot width at the building line. All lots with extended front building setbacks are indicated on the plan.).
Max. Building Height - 35 feet
Min. Floor Area = 1200 Square Feet

Water provided by Fayette County Water System
Sanitary Sewer Service provided by individual on-site sewerage management systems.
There are no existing structures or improvements on this property at time of survey and none are to remain.
There are no groundwater recharge areas on this site.

STREET LENGTHS (LINEAL FEET)
BRE LANE = 2513.65
COOPERS COVE EAST = 1333.93
COOPERS COVE WEST = 1233.86

WATERSHED PROTECTION BUFFERS

ONSITE CREEK IS FURTHER THAN 1000' FROM FLINT RIVER,
THEREFORE THE LIMITS OF THE FLOOD PLAIN WILL BE THE
BUFFER

PLANNING COMMISSION APPROVAL

This Preliminary Plat has been reviewed and approved by the Fayette County Planning Commission on _____
By: _____

**PRELIMINARY PLAT OF
SOUTHERN PINES**
McDONOUGH ROAD
FAYETTE COUNTY, GA.

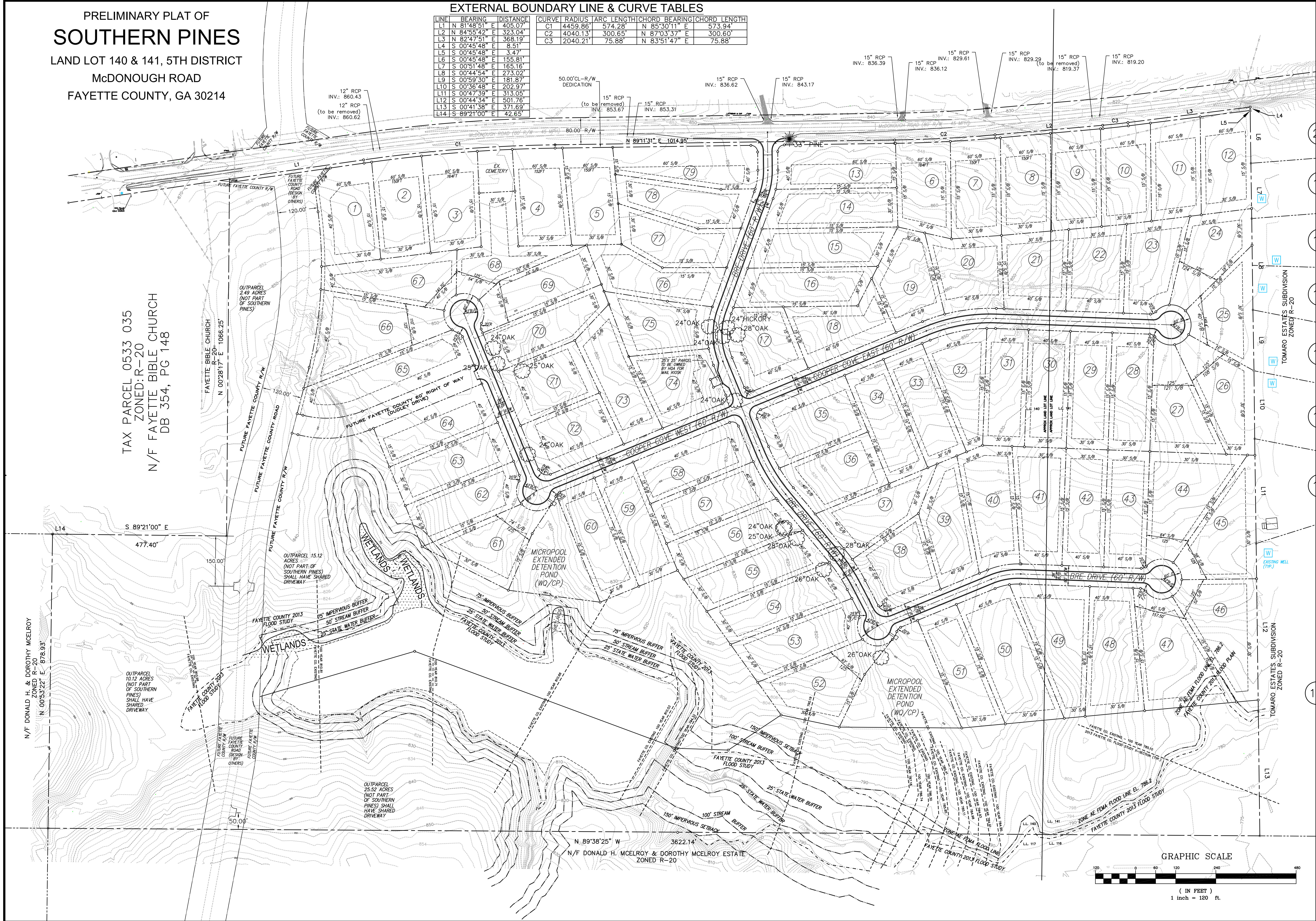
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
PP-1

PRELIMINARY PLAT OF
SOUTHERN PINES
LAND LOT 140 & 141, 5TH DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA 30214

EXTERNAL BOUNDARY LINE & CURVE TABLES

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	N 81°48'51" E	405.07	C1	4459.86'	574.28'	N 85°30'11" E	573.94'
L2	N 84°55'42" E	323.04	C2	4040.13'	300.65'	N 87°03'37" E	300.60'
L3	N 82°47'51" E	368.19	C3	2040.21'	75.88'	N 83°51'47" E	75.88'
L4	S 00°45'48" E	8.51'					
L5	S 00°45'48" E	3.47'					
L6	S 00°45'48" E	155.81'					
L7	S 00°51'48" E	165.16'					
L8	S 00°44'54" E	273.02'					
L9	S 00°59'30" E	181.87'					
L10	S 00°36'48" E	202.97'					
L11	S 00°47'39" E	313.05'					
L12	S 00°44'34" E	501.76'					
L13	S 00°41'38" E	371.69'					
L14	S 89°21'00" E	42.65'					



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CONSULT 7-DESIGN-ENGINEER
ROBERT@MOORECIVIL.COM
706.224.1629

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EXPIRATION: 05/27/2020

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24 HOUR CONTACT:
David Black
770-560-9378

CLIENT:
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130 Garden Walk
Stockbridge, GA 30281

OWNER INFORMATION:
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Stockbridge, GA 30281
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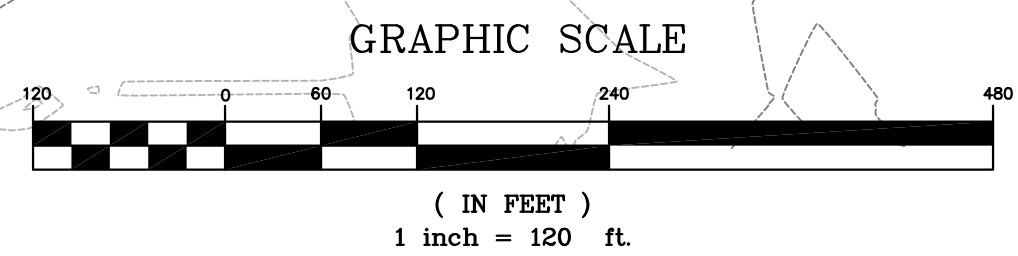
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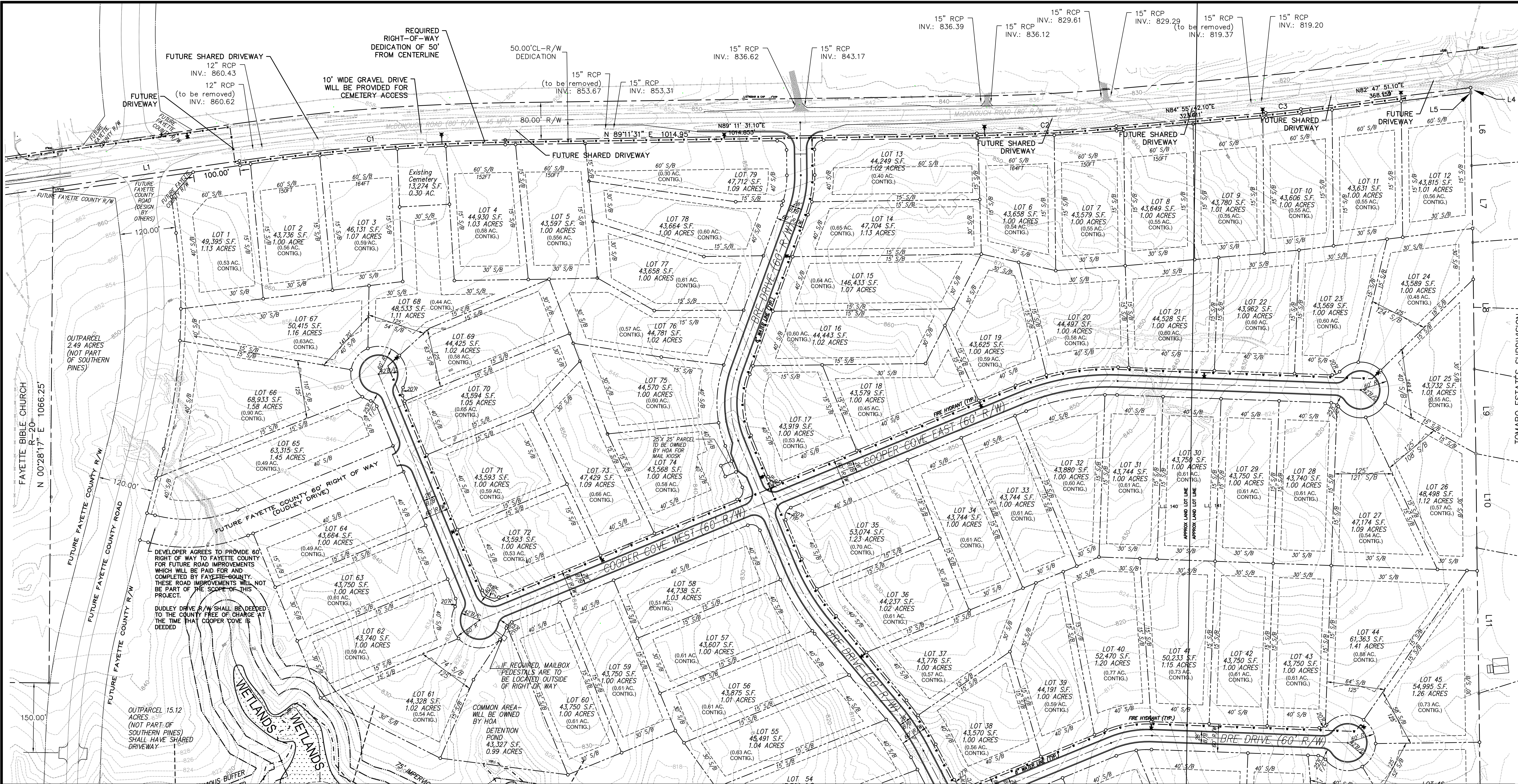
DATE	DESCRIPTION	BY	APP'D
02/14/20	PREL. PLAT SUBMIT		
03/27/20	PREL. PLAT RESUBMIT		

**PRELIMINARY PLAT OF
SOUTHERN PINES**
McDONOUGH ROAD
FAYETTE COUNTY, GA.

SHEET TITLE:
OVERALL PLAN

SHEET NUMBER:
PP-2





MATCHLINE SEE SHEET PP-4

LEGEND		
P.O.B.	POINT OF BEGINNING	PROP. FIRE HYDRANT
P.O.R.	POINT OF REFERENCE	EXIST. FIRE HYDRANT
O.T.P.	OPEN TOP PIPE	EXIST. GATE VALVE
I.P.F.	IRON PIN FOUND	PROP. GATE VALVE
I.P.S.	IRON PIN SET	WATER METER
P.L.	PROPERTY LINE	ELECTRIC BOX
C.M.F.	CONCRETE MONUMENT FOUND	PHONE POLE
L.L.L.	LAND LOT LINE	SANITARY SEWER LINE
B.O.C.	BACK OF CURB	WATER LINE
F.C.	FENCE CORNER	SIGN
⊙	SANITARY SEWER MANHOLE - SA	FENCE
●	STORM STRUCTURE:	TOP OF WALL
⊙	JUNCTION BOX - JB	B.W.
⊙	DROP INLET - DI	S.S.E.
⊙	DOUBLE-WING CATCHBASIN - DWCB	S.D.E.
⊙	SINGLE-WING CATCHBASIN - SWCB	
⊙	HEADWALL	
⊙	DRAINAGE FLOW	
⊙	SEWER FLOW	

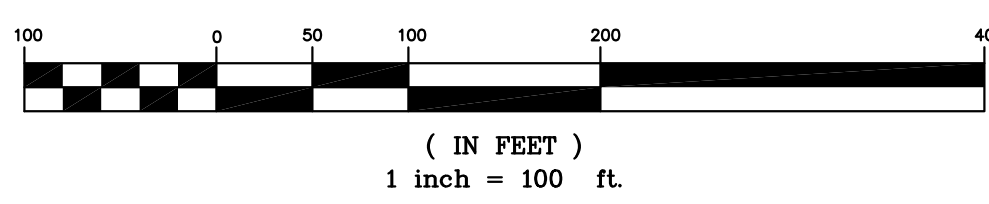
BOUNDARY AND TOPOGRAPHY INFORMATION TAKEN FROM SURVEY PREPARED FOR MBT FAYETTE, LLC., BY REFERENCE POINT LAND SURVEYING, LLC. ON 12-15-2019.
PROPERTY IS LOCATED IN LAND LOT 140 & 141 OF THE 5TH DISTRICT, FAYETTE COUNTY, FAYETTEVILLE, GA.
PROPERTY ZONED: R-20: SINGLE FAMILY RESIDENTIAL DISTRICT

LOT WIDTH AT FRONT SETBACK LINE MAJOR THOROUGHFARE = 150'
LOT WIDTH AT FRONT SETBACK LINE MINOR THOROUGHFARE = 125'
MINIMUM FLOOR AREA = 1,200 SQ.FT.
MINIMUM LOT SIZE: 43,560 SQ.FT. OR 1.00 ACRE
REAR YARD SETBACK = 30 FT
HEIGHT LIMIT = 35 FT

THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITH THE PROPERTY NOTES:

- FOR STREET CENTERLINE CURVE DATA, SEE SHEET PP-4
- RIGHT OF WAY OF ALL CUL-DE-SACS HAVE A RADIUS OF 58 FEET
- BACK OF CURB RADIUS OF ALL CUL-DE-SACS IS 42 FEET
- FACE OF CURB RADIUS OF CURBS ENTERING CUL-DE-SACS IS 25 FEET
- RIGHT OF WAY RADI OF ALL STREET INTERSECTIONS IS 20' UNLESS NOTED OTHERWISE.
- ALL STREETS HAVE A RIGHT OF WAY WIDTH OF 60 FEET.
- ALL STREETS ARE 28 FEET WIDE BACK TO BACK OF CURBS.

GRAPHIC SCALE



OWNER/PRIMARY PERMITTEE:

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130 GARDEN WALK
STOCKBRIDGE, GA 30281
CONTACT: DAVID BLACK
770-560-9378

SITE ENGINEER:

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HAWKINSVILLE, GA 31036
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5 NORTH LEE STREET
FORSYTH, GA 31029
CONTACT: DAVID BENNETT
PHONE: 466-365-9609

NOTE REGARDING PLACEMENT OF MAIL KIOSK(S):

AT THE DISCRETION OF THE UNITED STATES POSTAL SERVICE, ADDITIONAL MAIL KIOSKS MAY BE LOCATED OUTSIDE THE R/W OF THE DETENTION PONDS AS SHOWN ON THE PLANS AND SHALL BE CONSTRUCTED PER FAYETTE COUNTY STANDARDS.

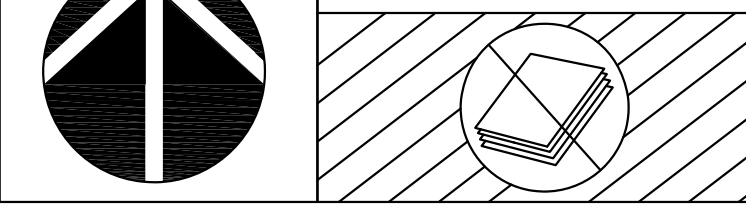
CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SITE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HIS/HER OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION



PRELIMINARY PLAT OF
SOUTHERN PINES
LAND LOT 140 & 141
5TH DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA.

PRELIMINARY PLAT OF
SOUTHERN PINES
McDONOUGH ROAD
FAYETTE COUNTY, GA.

SHEET TITLE:
LOT INFO

SHEET NUMBER:
PP-3



LEVEL II CERTIFIED
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EXPIRATION: 05/27/2020

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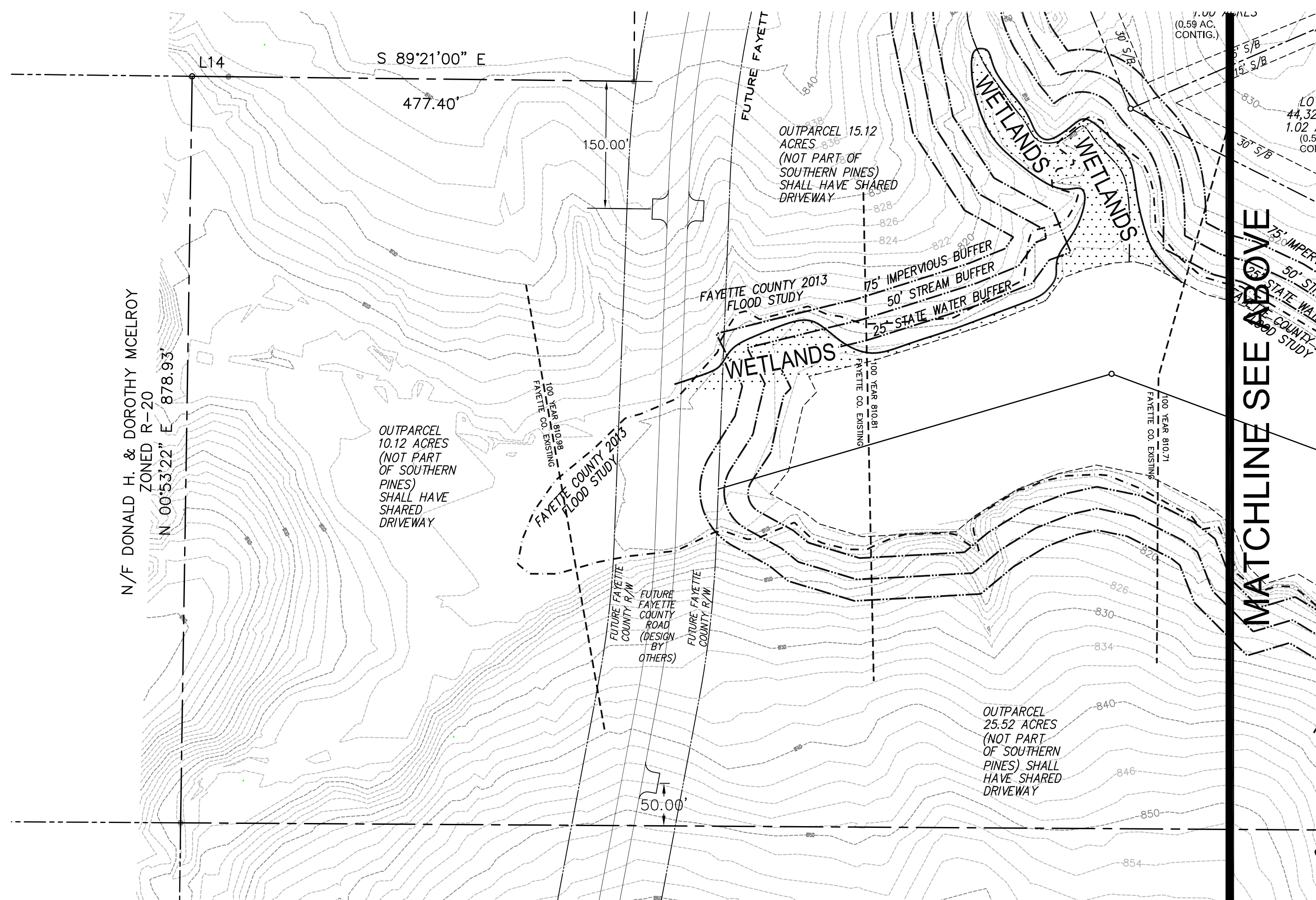
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Stockbridge, GA 30281

OWNER INFORMATION:
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Stockbridge, GA 30281
Contact: David Black
770-560-9378

REVISIONS:

02/14/20	PRE. PLAT SUBMIT
03/27/20	PRE. PLAT RESUBMIT

[illegible]

(IN FEET)
1 inch = 100 ft.

P.O.B.	POINT OF BEGINNING	PROP. FIRE HYDRANT	
P.O.R.	POINT OF REFERENCE		
O.T.P.	OPEN TOP PIPE	EXIST. FIRE HYDRANT	
I.P.F.	IRON PIN FOUND		
I.P.S.	IRON PIN SET	EXIST. GATE VALVE	
P/L	PROPERTY LINE		
C.M.F.	CONCRETE MONUMENT FOUND	PROP. GATE VALVE	
L.L.L.	LAND LOT LINE		
B.O.C.	BACK OF CURB	WATER METER	
F.C.	FENCE CORNER	ELECTRIC BOX	
	SANITARY SEWER MANHOLE - SA	PHONE POLE	
	STORM STRUCTURE:		
	JUNCTION BOX - JB	SANITARY SEWER LINE	
	DROP INLET - DI		
	DOUBLE-WING CATCHBASIN - DWCB	WATER LINE	
	SINGLE-WING CATCHBASIN - SWCB	SIGN	
		FENCE	
	HEADWALL	TOP OF WALL	T.W.
	DRAINAGE FLOW	BOTTOM OF WALL	B.W.
	SEWER FLOW	SANITARY SEWER EASEMENT	S.S.E.
		STORM DRAINAGE EASEMENT	S.D.E.

SOUTHERN PINES
McDONOUGH ROAD
FAYETTE COUNTY, GA.

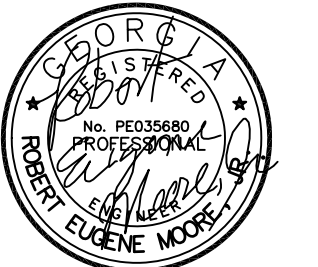
SHEET TITLE:
LOT INFO

SHEET NUMBER:
PP-4

MOORE CIVIL

CONSULT>DESIGN>ENGINEER

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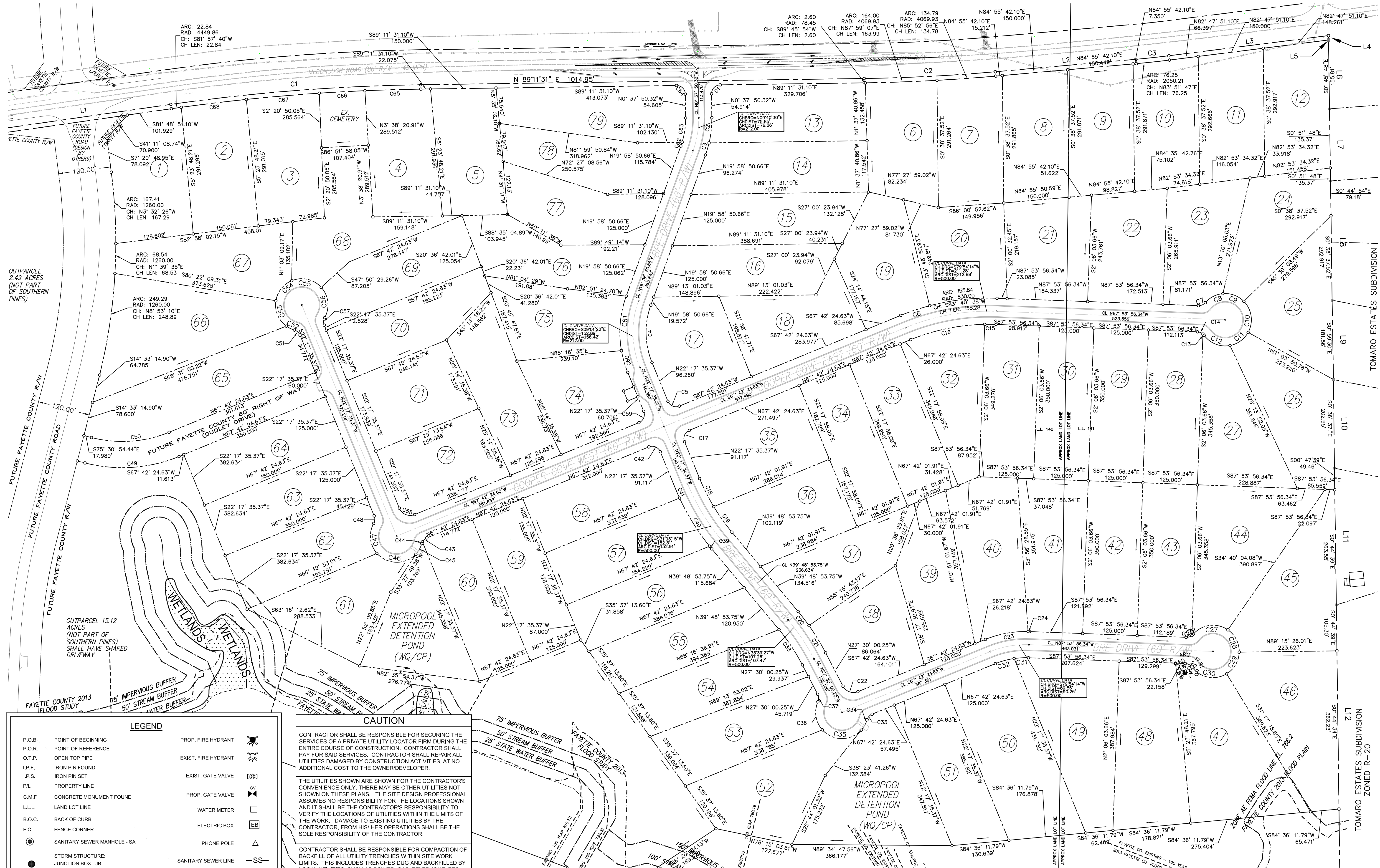
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30 Garden Walk
Stockbridge, GA 30281

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 80 Garden Walk
 Stockbridge, GA 30281
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1/14/20	PRE. PLAT SUBMIT
1/27/20	PRE. PLAT RESUBMIT



LEGEND	
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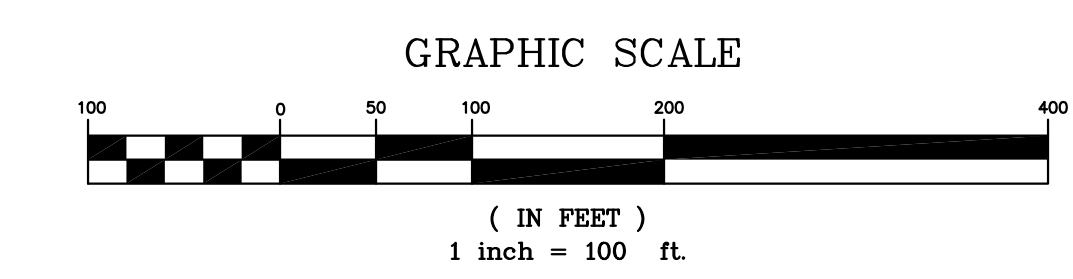
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REVISIONS:

DATE	DESCRIPTION
02/14/20	PRE. PLAT SUBMIT
03/27/20	PRE. PLAT RESUBMIT

**PRELIMINARY PLAT OF
SOUTHERN PINES**
McDONOUGH ROAD
FAYETTE COUNTY, GA.

SHEET TITLE:
PROPERTY LINE
INFO

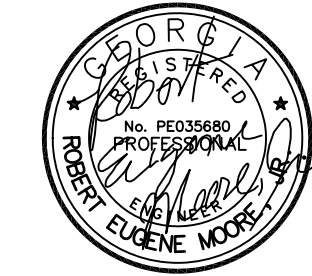
SHEET NUMBER:
PP-5

Curve Table				
CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	31.35	20.00	S44° 16' 50"W	28.24
C2	50.53	242.00	N5° 21' 04"E	50.44
C3	36.53	242.00	N15° 39' 25"E	36.49
C4	134.28	182.00	S1° 09' 22"E	131.26
C5	31.42	20.00	S67° 17' 35"E	28.28
C6	69.81	530.00	S71° 28' 49"W	69.76
C7	17.91	20.00	N66° 26' 32"E	17.32
C8	46.30	60.00	S62° 53' 29"W	45.16
C9	52.80	60.00	N69° 47' 19"W	51.12
C10	76.98	60.00	N7° 49' 14"W	71.81
C11	52.93	60.00	N54° 12' 34"E	51.23
C12	66.95	60.00	S68° 32' 57"E	63.53
C13	4.01	20.00	N42° 19' 23"W	4.00
C14	13.90	20.00	N67° 58' 55"W	13.63
C15	26.10	470.00	N89° 29' 23"W	26.09
C16	174.01	470.00	S78° 18' 48"W	173.02
C17	31.42	20.00	S22° 42' 25"W	28.28
C18	71.99	470.00	S26° 40' 53"E	71.92
C19	71.74	470.00	S35° 26' 32"E	71.67
C20	40.72	530.00	N37° 36' 49"W	40.71

Curve Table				
CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C21	73.19	530.00	N31° 27' 23"W	73.13
C22	39.96	27.00	S69° 53' 48"E	36.41
C23	99.93	242.00	S79° 32' 11"W	99.22
C24	3.11	242.00	N88° 16' 00"W	3.11
C25	13.90	20.00	N72° 11' 03"E	13.63
C26	4.01	20.00	N46° 31' 31"E	4.00
C27	87.84	60.00	S82° 43' 32"W	80.21
C28	59.63	60.00	N26° 51' 43"W	57.20
C29	59.80	60.00	N30° 09' 36"E	57.35
C30	88.71	60.00	S78° 56' 05"E	80.84
C31	32.80	182.00	S86° 56' 18"W	32.75
C32	44.69	182.00	S74° 44' 29"W	44.58
C33	17.91	20.00	S42° 02' 53"W	17.32
C34	27.60	60.00	N29° 33' 57"E	27.35
C35	100.00	60.00	S89° 30' 39"E	88.82
C36	68.68	60.00	S8° 58' 24"E	64.99
C37	17.91	20.00	N1° 50' 28"W	17.32
C38	97.18	470.00	N33° 25' 26"W	97.01
C39	8.04	530.00	S39° 22' 50"E	8.04
C40	130.15	530.00	S31° 54' 39"E	129.82

Curve Table				
CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C41	23.89	530.00	S23° 35' 04"E	23.89
C42	31.42	20.00	N67° 17' 35"W	28.28
C43	13.90	20.00	S47° 47' 24"W	13.63
C44	4.01	20.00	S22° 07' 52"W	4.00
C45	25.75	58.57	N28° 12' 53"E	25.55
C46	100.00	61.27	S88° 43' 26"E	89.26
C47	73.56	60.00	S6° 05' 44"E	69.04
C48	17.91	20.00	N3° 21' 57"E	17.32
C49	219.53	342.00	N86° 05' 45"E	215.78
C50	181.02	282.00	N86° 05' 45"E	177.92
C51	17.91	20.00	N47° 57' 07"W	17.32
C52	20.48	60.00	S63° 50' 02"E	20.38
C53	66.20	60.00	S22° 26' 55"E	62.89
C54	60.88	60.00	S38° 13' 43"W	58.30
C55	73.87	60.00	N77° 25' 49"W	69.29
C56	74.54	60.00	N6° 34' 01"W	69.84
C57	17.91	20.00	S3° 21' 57"W	17.32
C58	42.41	27.00	S67° 17' 35"E	38.18
C59	31.42	20.00	N22° 42' 25"E	28.28
C60	52.03	242.00	S16° 08' 02"E	51.93

Curve Table				
CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C61	126.52	242.00	S5° 00' 11"W	125.09
C62	9.32	182.00	N18° 30' 52"E	9.31
C63	56.16	182.00	N8° 12' 31"E	55.93
C64	31.48	20.00	N45° 43' 10"W	28.33



LEVEL II CERTIFIED
DESIGN PROFESSIONAL
GSWCC #0000084090
EXPIRATION: 05/27/2020

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24 HOUR CONTACT:
David Black
770-560-9378

CLIENT:
MBT FAYETTE, LLC.
130 Garden Walk
Stockbridge, GA 30281

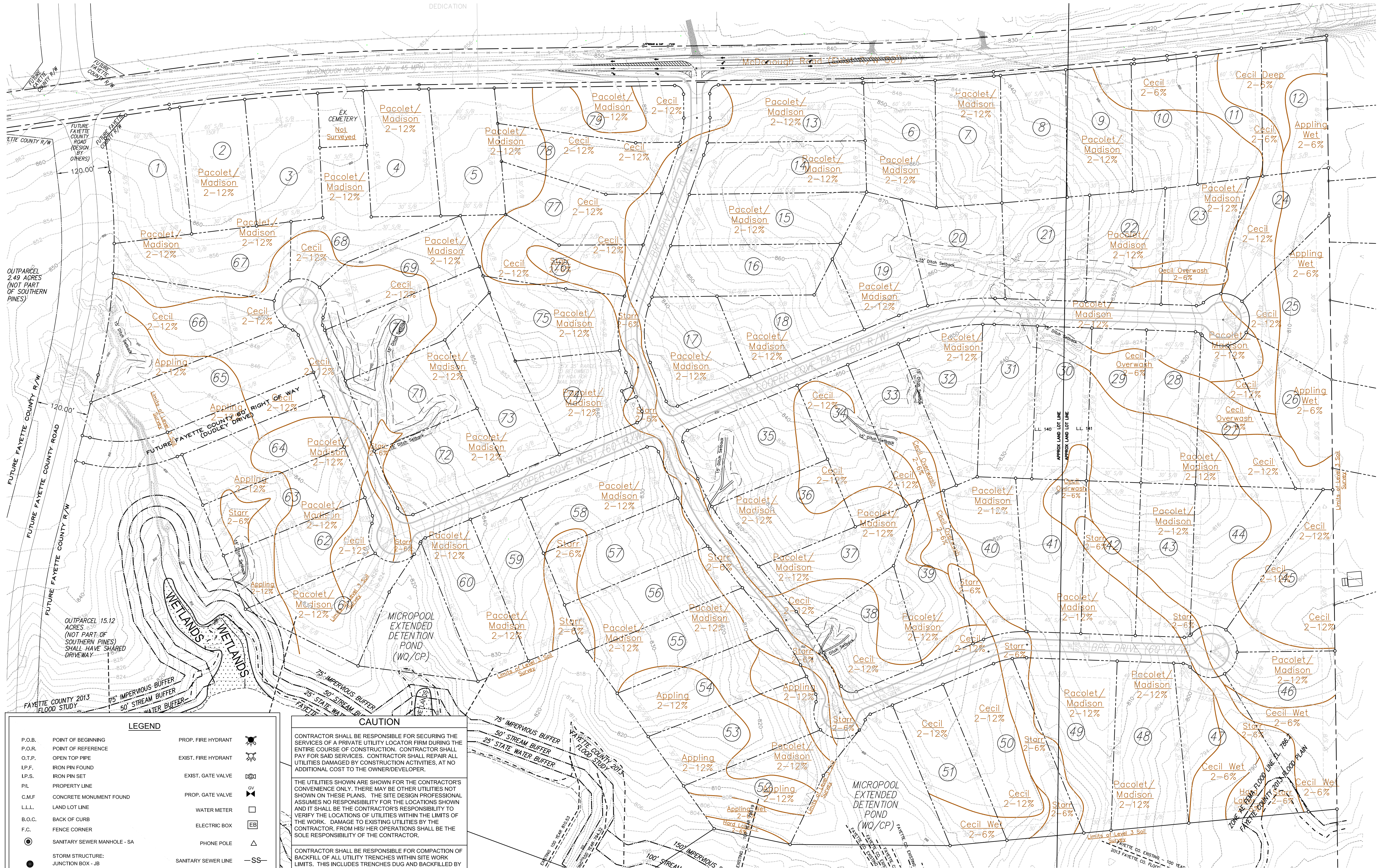
OWNER INFORMATION:
MBT FAYETTE, LLC.
130 Garden Walk
Stockbridge, GA 30281
Contact: David Black
770-560-9378

REVISIONS:		
02/14/20	PRE. PLAT SUBMIT	
03/27/20	PRE. PLAT RESUBMIT	

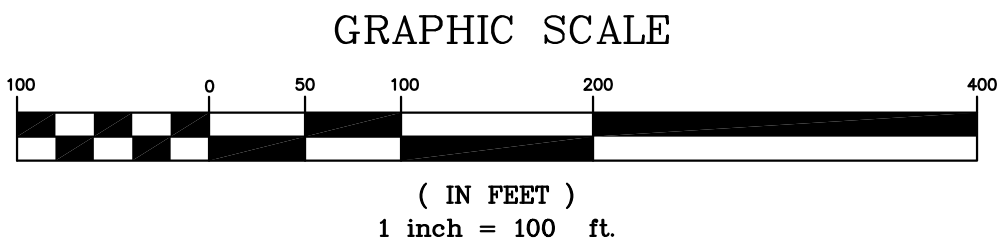
PRELIMINARY PLAT OF
SOUTHERN PINES
McDONOUGH ROAD
FAYETTE COUNTY, GA.

SHEET TITLE:
LINE & CURVE
TABLE

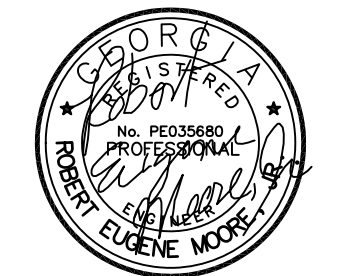
SHEET NUMBER:
PP-6



PRELIMINARY PLAT OF
SOUTHERN PINES
LAND LOT 140 & 141, 5TH DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA 30214



MOORE CIVIL
CONSULT 7-DESIGN-ENGINEER
706.224.1629
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130 Garden Walk
Stockbridge, GA 30281

OWNER INFORMATION:
MBT FAYETTE, LLC.
130 Garden Walk
Stockbridge, GA 30281
Contact: David Black
770-560-9378

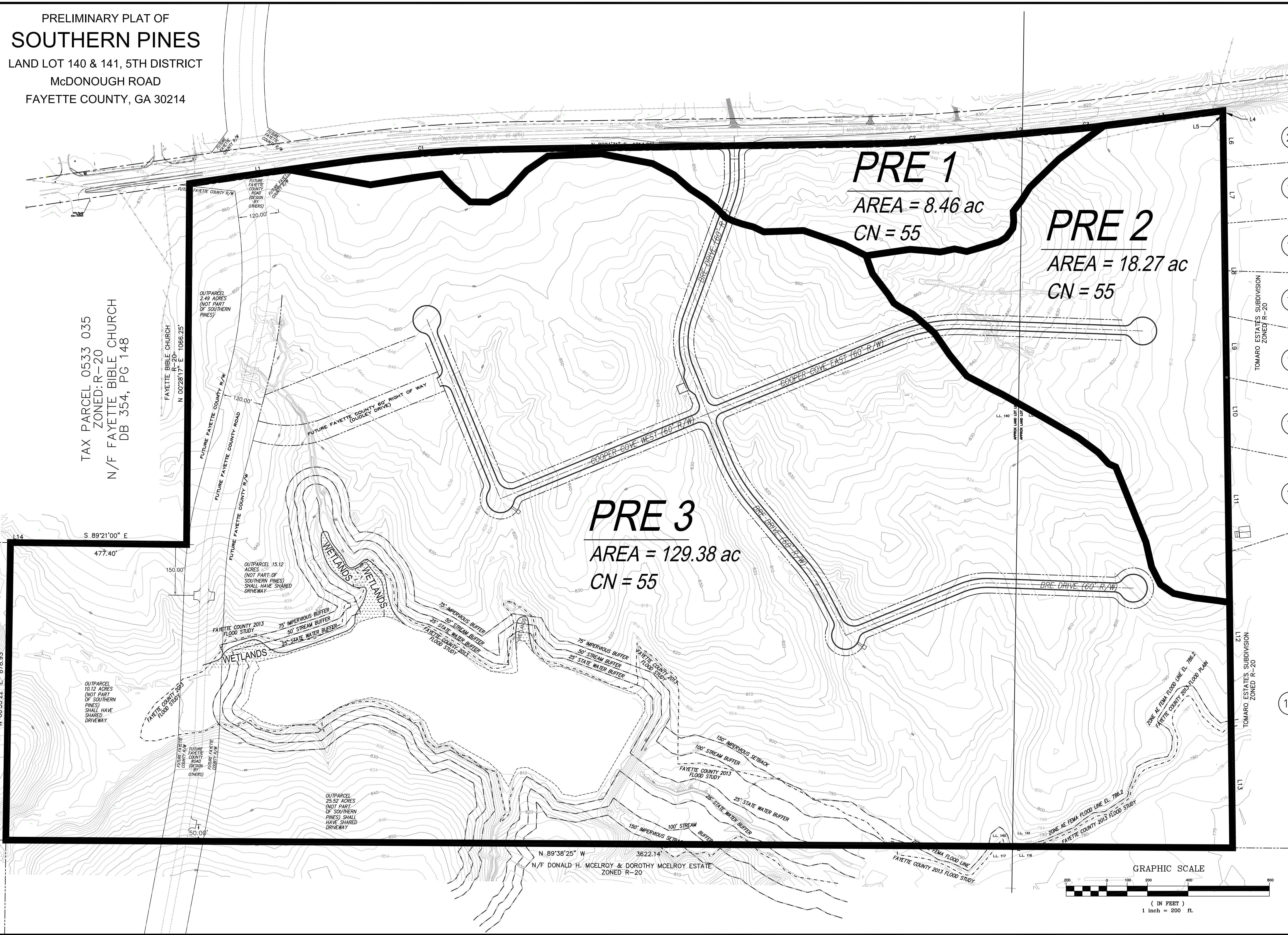
REVISIONS:
02/14/20 PREL. PLAT SUBMIT
03/27/20 PREL. PLAT RESUBMIT

**PRELIMINARY PLAT OF
SOUTHERN PINES**
McDONOUGH ROAD
FAYETTE COUNTY, GA.
SHEET TITLE:
SOIL
DELINEATION
SHEET NUMBER:
PP-7

PRELIMINARY PLAT OF
SOUTHERN PINES
LAND LOT 140 & 141, 5TH DISTRICT
McDONOUGH ROAD
FAYETTE COUNTY, GA 30214

TAX PARCEL 0533 035
ZONED: R-20
N/F FAYETTE BIBLE CHURCH
DB 354, PG 148

N/F DONALD H. & DOROTHY MCELROY
ZONED R-20
N 00°53'22" E 878.93'



LEVEL II CERTIFIED
DESIGN PROFESSIONAL
GSWCC #0000084090
EXPIRATION: 05/27/2020

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David Black
770-560-9378

CLIENT:
MBT FAYETTE, LLC.
130 Garden Walk
Stockbridge, GA 30281

OWNER INFORMATION:
MBT FAYETTE, LLC.
130 Garden Walk
Stockbridge, GA 30281
Contact: David Black
770-560-9378

REVISIONS:
02/14/20 PRE. PLAT SUBMIT
03/27/20 PRE. PLAT RESUBMIT

PRELIMINARY PLAT OF
SOUTHERN PINES
McDONOUGH ROAD
FAYETTE COUNTY, GA.

SHEET TITLE:
BASIN
DELINEATION

SHEET NUMBER:
PP-8

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: May 1, 2020
Subject: Final Plat to be considered on May 7, 2020

FINAL PLAT

Final Plat of Darryl Fluker

OWNER/APPLICANT

Darryl Fluker POA for John Fluker

A handwritten signature in black ink, appearing to read 'CNB', enclosed within a faint, hand-drawn oval border.

Recommend **APPROVAL** for the Final Plat signed May 5, 2020.

(ii) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THIS BLOCK IS RESERVED
FOR THE CLERK OF SUPERIOR
COURT RECORDING STAMP

SURVEYORS CERTIFICATION

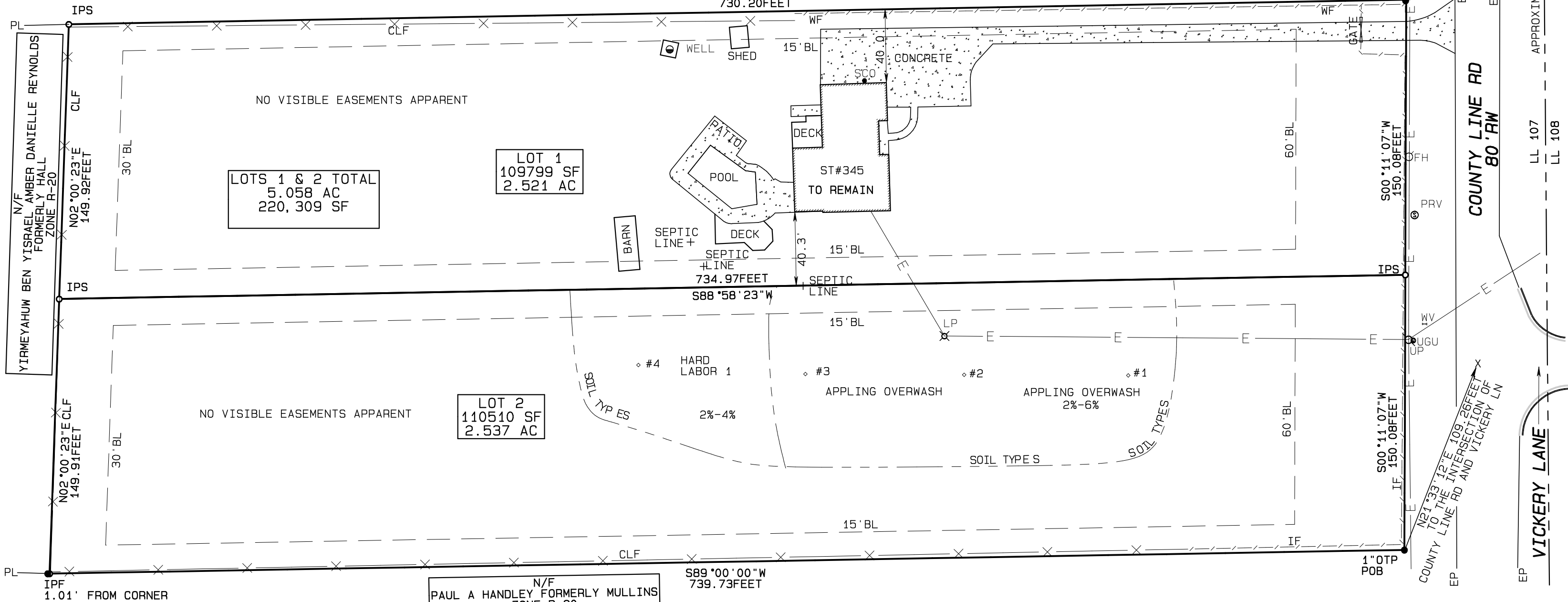


SURVEYOR'S CERTIFICATE

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:

GA Registered Land Surveyor Date

N/F
HAROLD L BROWN COURTNEY ANTWAN BROWN
FORMERLY HALL
ZONE R-20



REQUIRED COUNTY NOTES

OWNER
DARRYL FLUKER POA FOR
JOHN FLUKER
24 HOUR CONTACT 770-401-0913
ADDRESS
135 ANTEBELLUM WAY, FAYETTEVILLE, GA 30214

COUNTY APPROVAL

ENVIRONMENTAL HEALTH

ENVIRONMENTAL MANAGEMENT

COUNTY ENGINEER

PLANNING COMMISSION SECRETARY

ZONING ADMINISTRATOR

FIRE MARSHAL

WATER AND SEWER
SERVED BY FAYETTE COUNTY WATER
AND INDEPENDENT SEPTIC SYSTEM

ZONING
ZONING IS FROM TAX RECORDS.
NO ZONING LETTER WAS OBTAINED
THIS PROPERTY IS ZONED R-20
SETBACKS FRONT 60', SIDES 15', REAR 30'
PETITION NUMBER 19-63
APPROVED 12/7/1963
MINIMUM LOT AREA 43560 SF
MINIMUM HOUSE AREA 1200 SF

CONTIGUOUS AREA
LOT 1 77021 SF 1.768 AC
LOT 2 77590 SF 1.781 AC

ALL STRUCTURES TO REMAIN

EASEMENTS
NO VISIBLE EASEMENT ARE APPARENT
ON THE PROPERTY OF LOT 1 OR LOT 2

OWNER'S CERTIFICATE

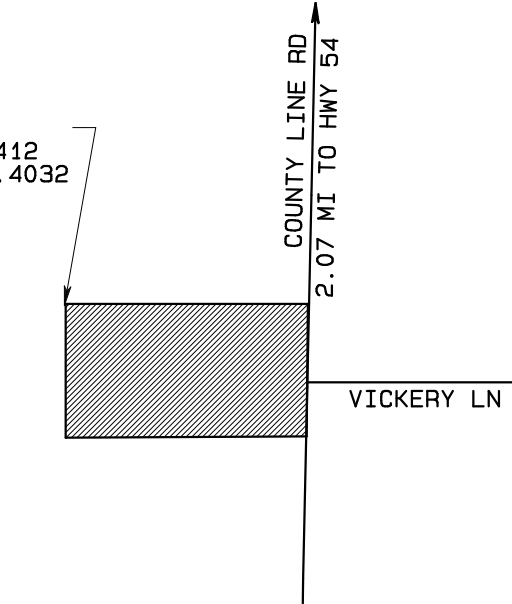
We, the undersigned owner(s) and/or mortgagee(s) of the Darryl Fluker Subdivision, hereby offer to dedicate and/or reserve for public use the rights-of-way, easements and other ground shown on this plat.

Owner Date Mortgagee Date

VARIANCE REQUEST

VARIANCE REQUEST SHALL BE OBTAINED FROM THE ZONING BOARD OF APPEALS WITHIN 180 DAYS OF APPROVAL OF THIS PLAT OR THE STRUCTURE SHALL BE REMOVED

SUBJECT
LAT 33.4412
LONG -84.4032



VICINITY MAP (NOT TO SCALE)

SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, ANY RESTRICTIONS OF RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND ABOVE GROUND. NO SUBSURFACE INVESTIGATION WAS PERFORMED. STRUCTURES ARE MEASURED TO THE BUILDING WALL. VERTICAL AND HORIZONTAL DATUMS ARE ASSUMED UNLESS OTHERWISE SPECIFIED.

FLOOD NOTE:

THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS SHOWN ON FIRM PANEL 13113C0109E, FAYETTE COUNTY, GEORGIA AND INCORPORATED AREAS DATED 09/26/2008 AS ZONE X

REFERENCES

CLERK OF SUPERIOR COURT FOR FAYETTE COUNTY
DESCRIBED IN DEED BOOK 4862, PAGE 310

THIRD PARTY DISCLAIMER

THIS PLAT IS FOR THE EXCLUSIVE USE OF DARRYL FLUKER, USE BY THIRD PARTIES IS AT THEIR OWN RISK

PRECISION NOTE

THE FIELD DATA DATED 10-2-2019
UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 125,699 FEET AND AN
ANGULAR ERROR OF 3 SECONDS PER ANGLE.
THE CLOSING DISTANCE WAS 0.01 FEET.
AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT
IN 509,393 FEET. TOPCON QS 3A USED FOR
ANGULAR AND LINEAR MEASUREMENTS