To: Fayette County Planning Commission

From: Chanelle Blaine, Zoning Administrator

Date: May 15, 2020

Subject: Final Plat to be considered on May 21, 2020

FINAL PLAT	**OWNER/APPLICANT**
Final Plat of Canoe Club at Waterlace Pod F	Canoe Club Partners, LLC

Recommend **APPROVAL** for the Final Plat signed May 15, 2020.

FINAL PLAT
FOR
CANOE CLUB AT WATERLACE
POD F
FAYETTE COUNTY, GEORGIA

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT HIS 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.

T A Sherard

_____
THOMAS A. SHERARD DATE 04/23/2020
SURVEYOR, GA. REGISTRATION NO. 002832

ENGINEERS 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 DEVELOPMENTS APPROVED CONSTRUCTION DRAWINGS; AND THAT ALL APPLICABLE REQUIREMENTS OF FAYETTE COUNTY'S DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

_____
HAROLD MATTHEW ABLES, JR DATE 04/23/2020
ENGINEER, GA. REGISTRATION NO. 42291

OWNERS CERTIFICATE

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

WE, THE UNDERSIGNED OWNER(S), UNDERSTAND THIS FINAL PLAT AND ANY MAINTENANCE BOND AND/OR IRREVOCABLE LETTER-OF-CREDIT SHAL EXPIRE AND THUS BECOME VOID IF THE FINAL PLAT IS NOT RECORDED INTO THE FAYETTE COUNTY CLERK OFSUPERIOR COURT RECORDS WITHIN 90 CALENDAR DAYS (__/__/____) OF THE DATE OF APPROVAL BY THE PLANNING COMMISSION.

OWNER DATE MORTGAGEE DATE

_____ _____

LEVEL III SOIL SURVEY

I,_____ DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDE ON THE SOIL MAP WAS PERFORMED BY_____ IN ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER_____
COMPANY ADDRESS _____
COMPANY TELEPHONE_____

GEORGIA DHR SOIL CLASSIFIER, PROFESSIONAL GEOLOGIST, OR PROFESSIONAL ENGINEER
REGISTRATION NO.

APPROVED BY THE FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH SPECIALIST

FINAL PLAT APPROVED BY COUNTY ENGINEER OF FAYETTE COUNTY:
DATE_____ SIGNED _____
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT: DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL MANAGEMENT

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR:

DATE _____ SIGNED _____
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION:

DATE _____ SIGNED _____
SECRETARY

APPROVED BY FAYETTE COUNTY FIRE MARSHAL, ALL FIRE HYDRANT(S) LOCATED AS SHOWN.

DATE _____ SIGNED _____
FIRE MARSHAL

XXXXX

SURVEY REFERENCES

1. BOUNDARY SURVEY BY LOWE ENGINEERS FOR EURAM-MACAULAY ONE, LLC, THE MACAULAY COMPANIES, INC., AND CHICAGO TITLE INSURANCE COMPANY DATED SEPTEMBER 06, 2005, LAST REVISED DECEMBER 22, 2005.
2. LDP PREVIOUSLY PERMITTED BY BRUNDAGE ENGINEERING, INC., KNOWN AS LAKE FRANCES ESTATES, DATED SEPTEMBER 22, 2005.
3. AN ATLA/ACSM LAND TITLE SURVEY FOR JOHN WEILAND HOMES AND NEIGHBORHOODS, INC., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED JULY 23, 2004.
4. DEED BOOK 1504, PAGE 599, FAYETTE COUNTY RECORDS. (QUIT CLAIM DEED BETWEEN DAN V. STINCHCOMB AND S&R PROPERTIES DEVELOPMENT, LLC) FILED AND RECORDED JUNE 6, 2000.
5. DEED BOOK 2538, PAGE 317, FAYETTE COUNTY RECORDS. (QUIT CLAIM DEED BETWEEN S&R PROPERTIES DEVELOPMENT, LLC AND DAN V. STINCHCOMB) FILED JUNE 15, 2004.
6. PLAT BOOK 8, PAGE 161, FAYETTE COUNTY RECORDS.
7. PLAT BOOK 15, PAGE 77, FAYETTE COUNTY RECORDS.
8. ALTA COMMITMENT FOR TITLE INSURANCE, CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 1004.141(0)(R)(2), EFFECTIVE DATE OF COMMTMENT OCTOBER 13, 2005

SURVEYORS NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,569 FEET AND AN ANGULAR ERROR OF 00°00'01" PER ANGLE POINT AND WAS ADJUSTED BY THE LEAST SQUARES METHOD.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN FOOT IN 27,770 FEET.
3. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY USING IN THE FIELD SURVEY A WILD T-1010 THEODOLITE AND A WILD DI-1010 DISTOMAT (EDM).
4. HORIZONTAL COORDINATES ARE BASED ON NAD 83, GEORGIA WEST ZONE.
5. A UTILITY SURVEY HAS NOT BEEN PERFORMED AT THIS TIME.
6. #4 REBAR SHALL BE SET AT ALL PROPERTY CORNERS. IF UNABLE TO SET AT ACTUAL CORNER, A WITNESS PIN SHALL BE SET AT AN APPROPRIATE DISTANCE ALONG THE SIDELINE.
7. OWNER: CANOE CLUB PARTNERS, LLC
   3350 RIVERWOOD PARKWAY
   SUITE 750
   ATLANTA, GEORGIA 30339
   PHONE: 706.347.1384
8. SURVEYOR/ENGINEER:
   SITE DESIGN, INC.
   800 E. WASHINGTON ST.
   SUITE B
   GREENVILLE, SOUTH CAROLINA 29601
   PHONE: 864.271.0496
9. AREA SUMMARY:
   TOTAL PHASE 2 AREA: 318.03 ACRES
   POD F AREA: 101.22 ACRES
   NUMBER OF LOTS PHASE 2, POD F: 75
   DENSITY: 75/101.22 AC. = 0.74 UNITS/AC
   PHASE 2, POD F (LOTS/AC) SEE SHEET 2 OF 12 FOR INDIVIDUAL PHASE LOTS AREA SUMMARIES AND CLOSURE TABLES.
10. DISTANCES SHOWN ON PLAT ARE HORIZONTAL.
11. LOCATION OF WETLANDS, LAKES, AND STREAMS IN THE INTERIOR OF THE SITE PROVIDED BY GAIA ENVIRONMENTAL, LLC, DATED JULY 28, 2005.

STORMWATER MANAGEMENT INSPECTION & MAINTENANCE

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE RESTRICTIVE COVENANTS OF THE WATERPLACE POD F HOMEOWNERS ASSOCIATION AND AN INSPECTION AND MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT CONTROLS RECORDED IN DEED BOOK _____, PAGE ___. FAILURE TO SATIFY 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 SHALL RECORDED WITH THE CLERK OF COURTS. A COPY OF THE AGREEMENT SHALL BE AVAILABLE AT THE FAYETTE COUNTY ENGINEERING DEPARTMENT.

DEDICATION OF RIGHT-OF-WAY

ALL THAT PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF DISCOVERY LAKE DRIVE, LAPIS LAKE POINTE, DOCKSIDE DRIVE, CREEKSIDE TRACE AND TOPSAIL DRIVE, SAID ROADS HAVING AT LEAST A MINMUM OF 60 FOOT RIGHT-OF-WAY AS INDICATED HEREON, ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COST TO FAYETTE COUNTY, UPON RECORDATION OF SAID FINAL PLAT INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS.

FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR LACK OF ONE, INDICATED BY THIS PLAN.

STORMWATER NETWORK "E" NOTE

THIS FINAL PLAT APPROVAL INCLUDES A CONDITIONAL REQUIREMENT FOR THE REDESIGN OF STORMWATER NETWORK "E". THE LOTS DRAINING TO THE STORMWATER NETWORK "E" SHALL NOT RECEIVE A CERTIFICATE OF OCCUPANCY UNTIL THE APPROVAL OF THE REDESIGN OF BY FAYETTE. THE FOLLOWING LOTS IMPACTED BY THIS CONDITIONAL REQUIREMENT INCLUDE:

LOTS 41, 42, 43, 44, 44, 45, AND 46

GENERAL NOTES

ZONING R-40 (REZONING PETITION 739-89); APPROVED 1/11/1990
MINIMUM LOT AREA = 1.00 ACRE
MINIMUM LIVING SPACE = 15,000 SF
FRONT SETBACK = 60' ON COLLECTOR AND ARTERIAL ROADS
FRONT SETBACK = 40' ON MINOR ROADS
SIDE SETBACK = 15'
REAR SETBACK = 30'
MINIMUM LOT WIDTH (MINOR ROAD) = 125'

BENCHMARK IS REBAR PIN SET IN THE CUL-DE-SAC OF CRESCENT CREEK DRIVE IN FRONT OF LOT 178;
N 1248053.40
E 2184770.10
ELEV. 954.69

BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY BY LOWE ENGINEERS FOR EURAM-MACAULAY ONE, LLC, THE MACAULAY COMPANIES, INC., AND CHICAGO TITLE INSURANCE COMPANY DATED SEPTEMBER 06, 2005, LAST REVISED DECEMBER 22, 2005.

THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY.

THERE ARE NO RECORDED EASEMENTS ON THIS PROPERTY.

THERE IS A CEMETERY ADJACENT TO THIS PROPERTY ON DAVIS ROAD.

SIDEWALKS WILL BE CONSTRUCTED ALONG THE STREETS.

MAINTENANCE AND REPAIR OF SIDEWALKS ARE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS OR THE HOMEOWNERS ASSOCIATION. FAYETTE COUNTY SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OR REPAIR OF SIDEWALKS IN OR OUTSIDE THE RIGHT-OF-WAY.

WATER SERVICEWILL BE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.

DRAINFIELD SYSTEM ON EACH LOT.

SEWAGE DISPOSAL WILL BE PROVIDED BY ONSITE SEPTIC TANK.

WATERSHED PROTECTION BUFFER IS 50 FT. FROM THE REGULATED UNNAMED PERINNIAL STREAM (PER THE USGS TYRONE QUADRANGLE) AND THE WATERSHED PROTETION SETBACK IS AN ADDITIONAL 25 FT. FROM THIS BUFFER AS DEPICTED ON THE PRELIMINARY PLAT.

SEE PLAT FOR ACTUAL AND APPROPRIATE BUFFERS AND SETBACKS.

NO WETLAND DISTURBANCE IS PROPOSED FOR THE PROJECT SITE.

THIS SITE IS LOCATED WITHIN THE GROUNDWATER RECHARGE AREA.

ALL STATE WATERS ON OR WITHIN 200 FEET OF THE PROJECT SITE HAVE BEEN DELINEATED.

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

MASTER EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDED IN SUBDIVISION CONSTRUCTION PLANS APPROVED JANUARY 7, 2015.

THE EROSION AND SEDIMENTATION PLANS FOR EACH LOT ARE TYPICAL LOTS LOCATED ON THE CONSTRUCTION DRAWINGS APPROVED 3/25/2019.

THE PRELIMINARY PLAT FOR CANOE CLUB AT WATERPLACE WAS APPROVED FEBRUARY 2, 2006 BY THE FAYETTE COUNTY PLANNING COMMISSION. IT WAS REVISED ON OCTOBER 24, 2014 AND APPROVED AGAIN ON NOVEMBER 12, 2014 (BY THE FAYETTE COUNTY PLANNING COMMISSION). APPROVAL CONDITIONS ARE AS FOLLOWS:

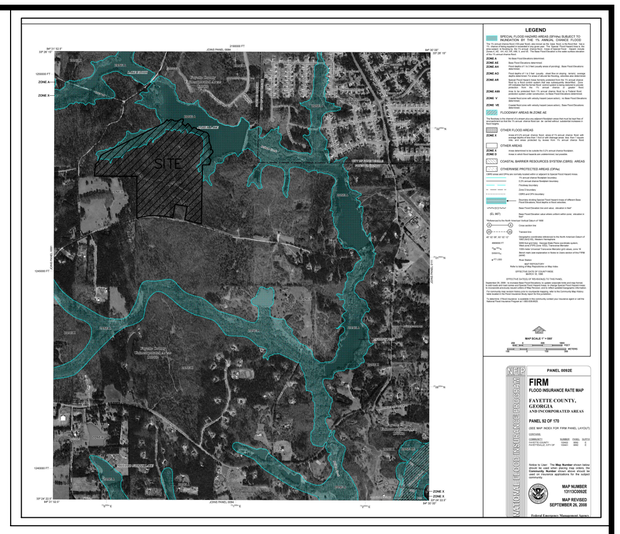
1. SURVEY OF ENTIRE SUBJECT PROPERTY IN THE AREA OF LOTS 1, 2, 3, 4, AND 5 MAY OR MAY NOT BE CORRECT WHICH MAY AFFECT SAID LOTS BUT NOT THE STREET CONFIGURATION. AT THE TIME OF THE MINOR REVISION TO A FINAL PLAT, SAID LOTS MAY HAVE TO BE ADJUSTED AND MUST COMPLY WITH ALL REQUIREMENTS OF THE ZONING DISTRICT.

2. THE APPLICANT MUST DEDICATE 20 FEET OF RIGHT-OF-WAY TO CREATE A TOTAL OF 50 FEET OF RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE OF LESTER ROAD AS INDICATED ON THE PRELIMINARY PLAT AT NO COST TO FAYETTE COUNTY.

STREET LENGTHS

DISCOVERY LAKE DRIVE	3,880 LF
LAPIS LAKE POINT	1,092 LF
DOCKSIDE DRIVE	1,483 LF
AMBER LAKE TRACE	274 LF
TOPSAIL DRIVE	208 LF

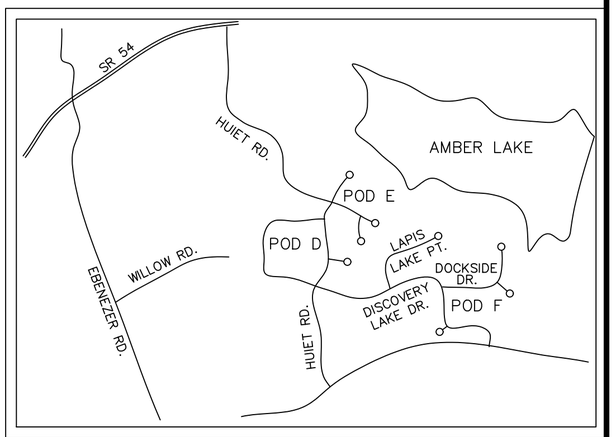
GEORGIA PROFESSIONAL SURVEYOR 002832 THOMAS A. SHERARD



FLOOD MAP

N.T.S.

FLOOD HAZARD STATEMENT
BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SITE IS WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA AS PER F.I.R.M. FAYETTE COUNTY, GEORGIA, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 13113C0092E. PANEL BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.



VICINITY MAP

N.T.S.

FAYETTE COUNTY TAX PARCEL NUMBER
0703 022
LAND LOTS 6, 27 & 28 / 7th DISTRICT FAYETTE COUNTY, GEORGIA

FOR LOTS 366, 367, 371, 372, 373, 374, 375, 395, 396, 403, 404, 406, 416, 417, 418, 419, 420, 425, AND 426, THE AREA OF SPECIAL FLOOD HAZARD IS A MANMADE HAZARD ASSOCIATED WITH A STORM SEWER SYSTEM (E.G., A YARD DRAIN) AND, IF THE HOUSE CANNOT MET THE CURRENT MMFE THEN GRADING WITHIN THE SUB-BASIN MUST PROVIDE UNCONSTRAINED, POSITIVE DRAINAGE AWAY FROM THE BUILDING OR STRUCTURE AT A MINIMUM SLOPE OF TWO PERCENT. THIS SHALL BE DESIGNED BY A REGISTERED ENGINEER IN THE STATE OF GEORGIA AND AND SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AN ENGINEER MUST VERIFY THAT THE ABOVE MENTIONED CONDITIONS HAVE BEEN MET.

A FINAL PLAT OF
CANOE CLUB AT WATERPLACE
POD F
PREPARED FOR
CANOE CLUB BUILDERS, LLC
3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339

DATE APRIL 10, 2020		DWG NO. 1 OF 13	
SCALE 1" = 50'	50 0 50 100	JOB NO.	DRAWN BY HMA

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

LOT AREA SUMMARY

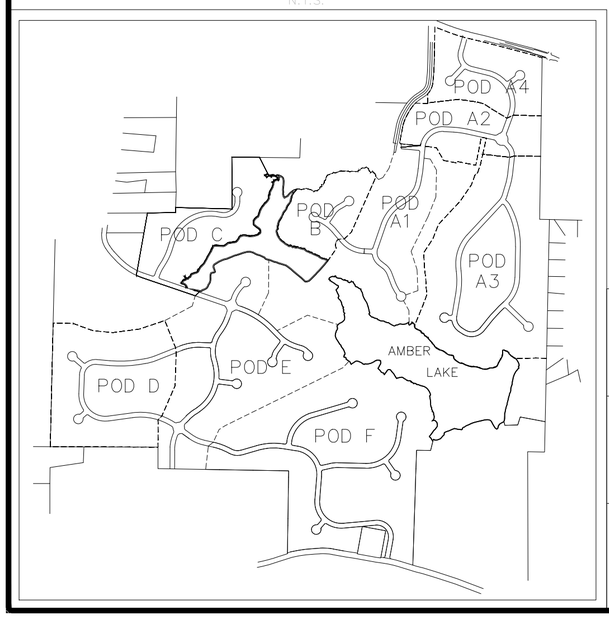
LOT NO.	AREA SQ.FT.	AREA ACRES	CONTIGUOUS AREA	AREA OUTSIDE 100 YEAR FLOOD ZONE	LOT CLOSURE
355	65,223	1.50	0.49	1.31	678,321
356	60,476	1.39	0.40	1.26	714,829
357	57,840	1.33	0.69	1.00	841,350
358	56,195	1.29	0.65	1.17	537,118
359	44,896	1.03	0.59	–	257,371
360	73,265	1.68	1.00	1.61	738,649
361	50,257	1.15	0.56	0.92	851,993
362	47,514	1.09	0.54	0.77	553,982
363	48,203	1.11	0.56	0.88	643,871
364	49,870	1.14	0.58	0.99	779,823
365	48,383	1.11	0.60	1.06	528,903
366	51,377	1.18	0.62	0.97	604,917
367	84,589	1.94	0.74	1.36	347,909
368	126,085	2.89	1.22	2.02	420,629
369	54,503	1.25	0.75	–	389,979
370	56,201	1.29	0.80	–	618,732
371	44,377	1.02	0.61	–	293,841
372	45,819	1.05	0.65	–	727,028
373	43,605	1.00	0.61	–	681,963
374	43,575	1.00	0.57	–	407,704
375	47,265	1.09	0.62	–	561,847
376	44,271	1.02	0.48	–	297,056
377	43,658	1.01	0.51	–	377,802
378	43,815	1.01	0.61	–	627,49
379	43,846	1.01	0.62	–	883,492
380	44,126	1.01	0.61	–	720,009
381	44,521	1.02	0.62	–	419,784
382	46,807	1.07	0.64	–	476,529
383	44,749	1.03	0.61	–	781,023
384	45,620	1.05	0.64	–	827,648
385	46,718	1.07	0.64	–	628,926
386	64,171	1.47	0.73	1.41	329,871
387	106,729	2.45	0.77	2.01	674,396
388	82,251	1.89	0.39	1.67	583,242
389	53,905	1.24	0.30	0.97	500,931
390	46,420	1.07	0.37	1.06	1,041,363
391	57,638	1.32	0.54	1.02	709,248
392	44,450	1.02	0.61	–	923,641
393	52,104	1.20	0.68	–	287,062
394	57,117	1.31	0.82	–	383,720
395	44,442	1.02	0.52	–	358,014
396	48,252	1.11	0.69	–	298,522
397	43,648	1.00	0.61	–	893,421
398	43,726	1.00	1.61	–	1,253,011
399	44,011	1.01	0.62	–	1,057,298
400	44,964	1.03	0.51	–	381,057
401	49,340	1.13	0.71	–	1,144,943
402	49,755	1.14	0.70	–	401,382
403	49,612	1.14	0.69	–	327,008
404	44,499	1.02	0.63	–	483,297
405	44,098	1.01	0.62	–	328,144
406	45,437	1.04	0.64	–	311,056
407	55,027	1.26	0.81	–	241,068
408	84,126	1.93	1.36	–	408,160
409	50,940	1.17	0.72	–	663,591
410	43,565	1.00	0.59	–	277,598
STORMWATER POND 1	46,910	1.08	N/A	–	307,841
411	43,590	1.00	0.49	–	427,998
412	43,832	1.01	0.50	–	263,789
413	43,561	1.00	0.58	–	473,151
414	43,596	1.00	0.44	–	506,628
415	43,608	1.00	0.62	–	411,893
416	43,676	1.00	0.55	–	249,674
417	43,763	1.00	0.61	–	371,056
418	43,589	1.00	0.61	–	422,091
419	44,000	1.01	0.62	–	1,258,026
420	43,728	1.00	0.61	–	988,023
421	43,689	1.00	0.60	–	529,778
422	43,570	1.00	0.58	–	298,431
423	43,579	1.00	0.59	–	438,926
424	43,620	1.00	0.61	–	781,462
425	43,774	1.00	0.60	–	526,098
426	43,721	1.00	0.55	–	498,157
427	43,715	1.00	0.56	–	628,943
428	43,668	1.00	0.61	–	438,906
COMMON AREA	25,8780.59		N/A	–	364,795
STORM POND 2	33,721	0.77	N/A	–	857,104

LEGEND

CMF	Concrete Monument Found	RCP	Reinforced Concrete Pipe
IPF	Iron Pin Found	HDPE	High Density Polyethylene Pipe
IPS	Iron Pin Set	PP	Power Pole
	Point	DE	Drainage Easement
RB	Rebar	SSE	Sanitary Sewer Easement
OTP	Open Top Pipe	BLF	Lot Width at Building Line
R/W	Right-of-Way	FZ	Area Outside 100 Year Flood Zone
P.O.C.	Point of Commencement		
P.O.B.	Point of Beginning		
D.B./PG.	Deed Book/Page		Single Wing Catch Basin (SWCB)
N/F	Now or Formerly		Double Wing Catch Basin (DWCB)
NO.	Number		Weir Inlet (WI)
REF.	Reference		Junction Box (JB)
C	Centerline		Headwall (HW)
AC.	Acres		Fire Hydrant (FH)
SQ.FT.	Square Feet		Water Valve Monument
B/L	Building Line		Property Line
HW	Headwall		Easement Line
CMP	Corrugated Metal Pipe		Land Lot Line (LLL)
			Fence Line

POD INDEX MAP

N.T.S.



ROAD CENTERLINE CURVE DATA

CURVE # F-2
R = 750.00'
Δ = 18°01'19"
L = 235.91'
T = 118.94'
Ch = 234.94'
Ch Brg = S69°06'58"E
	CURVE # F-3
	R = 175.00'
	Δ = 46°08'55"
	L = 140.95'
	T = 74.55'
	Ch = 137.17'
	Ch Brg = S83°10'47"E
		CURVE # F-4
		R = 750.00'
		Δ = 25°07'27"
		L = 328.87'
		T = 167.12'
		Ch = 326.25'
		Ch Brg = N86°18'29"E

CURVE # F-5
R = 325.00'
Δ = 85°48'43"
L = 486.75'
T = 302.07'
Ch = 442.52'
Ch Brg = S38°13'25"E
	CURVE # F-6
	R = 300.00'
	Δ = 100°01'37"
	L = 523.74'
	T = 357.70'
	Ch = 459.72'
	Ch Brg = S45°19'52"E
		CURVE # F-7
		R = 175.00'
		Δ = 105°49'25"
		L = 323.22'
		T = 231.49'
		Ch = 279.20'
		Ch Brg = S42°25'59"E

CURVE # F-8
R = 400.00'
Δ = 64°41'19"
L = 451.61'
T = 253.30'
Ch = 428.00'
Ch Brg = N41°12'53"E
	CURVE # F-9
	R = 400.00'
	Δ = 13°59'27"
	L = 97.67'
	T = 49.08'
	Ch = 97.43'
	Ch Brg = N84°21'17"E
		CURVE # F-10
		R = 400.00'
		Δ = 83°29'53"
		L = 582.93'
		T = 357.00'
		Ch = 532.70'
		Ch Brg = N49°36'04"E

SHEET INDEX

1" = 200'

60
1.00 AC.
110

LOT NUMBER
LOT INFO
POSTAL ADDRESS

ESTIMATED SOIL PROPERTIES ON MEASUREMENTS

SOIL SERIES (See suitability codes)	SLOPE (%)	DEPTH TO BEDROCK (inches)	DEPTH TO SEASONAL HIGH HIGH TABLE (inches)	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH (MIN/IN)	DEPTH TO OPTIMUM PERCOLATION (inches)	SUITABILITY CODE (See DHR)
Alcovy	10-15	>72	24-36	SEE CODES	SEE CODES	C
Cecil	7-16	>72	>72	60	48	A
Cecil Wet Variant	4-6	>72	32-46	SEE CODES	SEE CODES	C
Hard Labor Phase 1	6-12	>72	30-48	SEE CODES	SEE CODES	C
Hard Labor Phase 2	5-12	>72	48-60	SEE CODES	SEE CODES	P
Helena	2-8	>72	18-30	SEE CODES	SEE CODES	F
Lloyd	8-15	>72	>72	45	42	A
Madison	8-12	>72	>72	45	42	A
Madison Shallow Phase	10-20	36-42	>72	50	12-18	K (SEE NOTE 1)
Madison Stony Phase	5-10	>60	>72	24	60	B
Madison Wet Variant	6-10	>72	38-46	SEE CODES	SEE CODES	C
Pacolet	6-16	>60	>72	30	36	A
Pacolet Shallow Phase	7-17	36-42	>72	30	12-18	K (SEE NOTE 1)
Pacolet Stony Phase	5-8	>60	>72	36	30	B
Starr	4-14	>72	24-36	SEE CODES	SEE CODES	F

CONTIGUOUS LOT STATEMENT

EACH RESIDENTIAL BUILDING LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.30 ACRES THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

GEORGIA PROFESSIONAL SURVEYOR 002872 THOMAS A. SCHERER

A FINAL PLAT OF

CANOE CLUB AT WATERPLACE POD F

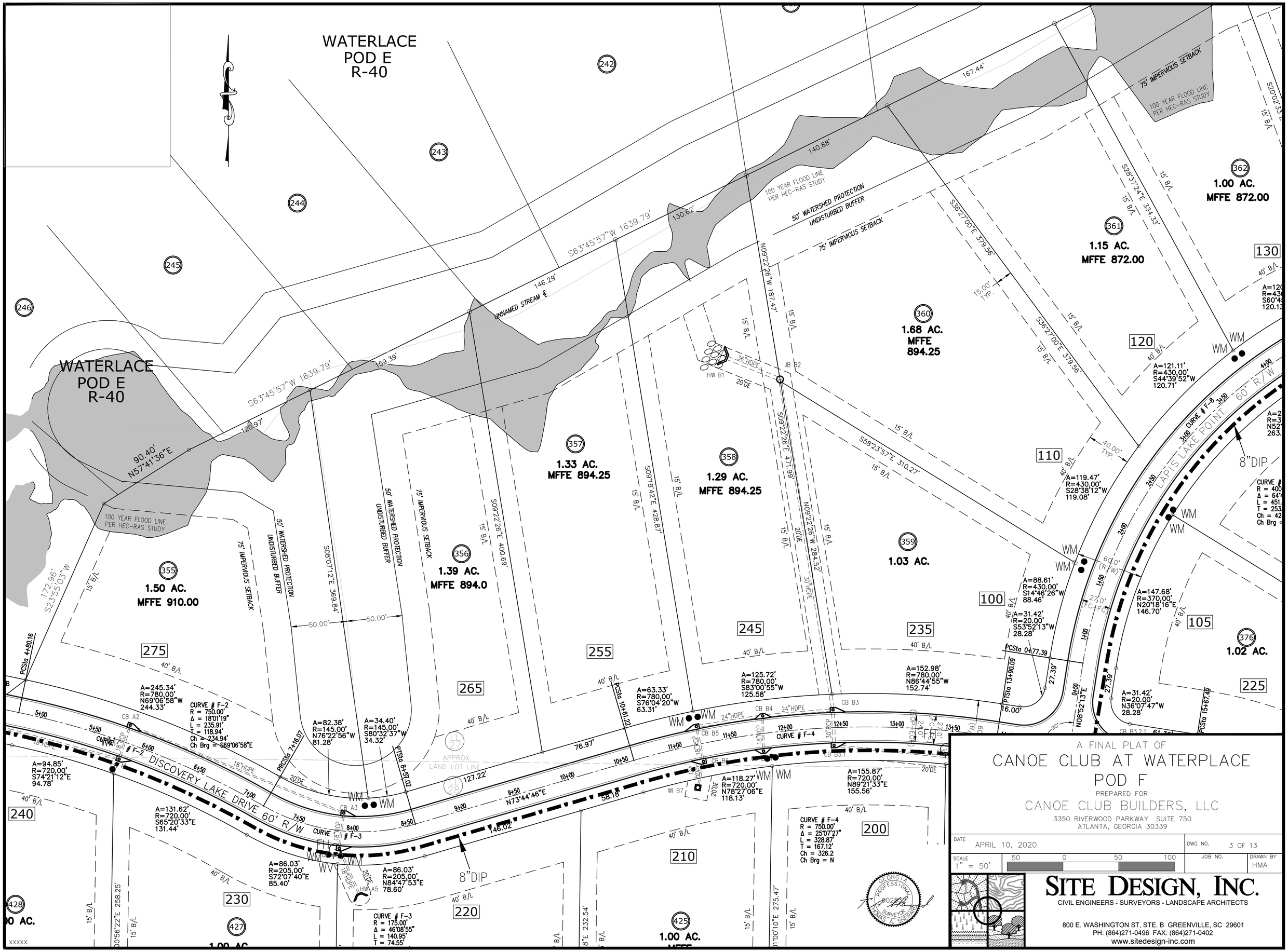
PREPARED FOR

CANOE CLUB BUILDERS, LLC

3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339

DATE	DWG NO.	
APRIL 10, 2020	2 OF 13	
SCALE N/A	XXXXX 0 XXXXX XXXXX	JOB NO. / DRAWN BY HMA

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com


WATERLACE
POD E
R-40
WATERLACE
POD E
R-40
S63°45'57"W 1639.79'
S63°45'57"W 1639.79'
UNNAMED STREAM ℄
100 YEAR FLOOD LINE
PER HEC-RAS STUDY
50' WATERSHED PROTECTION
UNDISTURBED BUFFER
75' IMPERVIOUS SETBACK
1.50 AC.
MFFE 910.00
1.33 AC.
MFFE 894.25
1.39 AC.
MFFE 894.0
1.29 AC.
MFFE 894.25
1.68 AC.
MFFE
894.25
1.03 AC.
1.15 AC.
MFFE 872.00
1.00 AC.
MFFE 872.00
1.02 AC.
DISCOVERY LAKE DRIVE 60' R/W
LAPIS LAKE POINT 60' R/W
8"DIP
CURVE # F-2
CURVE # F-3
CURVE # F-4
CURVE # F-8
APPROX.
LAND LOT LINE
CANOE CLUB AT WATERPLACE
POD F
PREPARED FOR
CANOE CLUB BUILDERS, LLC
3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339
DATE
APRIL 10, 2020
DWG NO.
3 OF 13
SCALE
1" = 50'
JOB NO.
DRAWN BY
HMA
SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

WATERLACE
POD E
R-40

226
227
228

S63°45'57"W 1639.79'
N42°42'19"E 107.18'
S79°45'17"E 170.76'
S65°41'25"E 311.71'
122.15'
127.70'
51.29'
150.18'
153.43'
169.46'
UNNAMED STREAM ℄
50' WATERSHED PROTECTION
UNDISTURBED BUFFER
75' IMPERVIOUS SETBACK
100 YEAR FLOOD LINE
PER HEC-RAS STUDY
100 YEAR FLOOD LINE

SEE NOTE ON
SHEET 1 (TYP)

367
1.94 AC.
MFFE 855.0

366
1.18 AC.
MFFE 871.95

368
2.89 AC.
MFFE
852.18

364
1.14 AC.
MFFE 872.0

365
1.11 AC.
MFFE 871.95

363
1.11 AC.
MFFE 872.0

362
1.00 AC.
MFFE 872.00

361
1.15 AC.
MFFE 872.00

369
1.25 AC.

371
1.02 AC.

372
1.05 AC.
MFFE
892.70

373
1.00 AC.
MFFE
908.32

374
1.00 AC.
MFFE
908.32

S14°26'25"E 400.20'
S14°26'25"E 419.93'
S13°49'53"W 447.94'
S1°30'1.46"E 379.85'
S16°30'12"E 353.63'
S20°02'33"E 329.67'
S28°37'24"E 334.33'
S66°52'16"W 360.00'
S31°38'53"W 140.39'
N60°05'21"W 243.41'
N06°28'34"W 66.00'
N14°50'56"W 369.15'
N14°50'56"W 337.42'
N14°47'50"W 334.36'
N14°39'19"W
N73°33'32"E
LAPIS LAKE POINT
60' R/W
CURVE # F-8
8"DIP
HW C1
20DE
15' B/L
40' B/L
40.00' TYP.

A=35.77'
R=430.00'
S71°10'33"W
35.76'

A=120.53'
R=430.00'
S60°45'47"W
120.13'

A=121.11'
R=430.00'
S44°39'52"W
120.71'

A=268.95'
R=370.00'
N52°33'43"E
263.06'

A=1.12'
R=370.00'
N73°28'20"E
1.12'

A=8.88'
R=20.00'
S34°57'58"W
8.81'

A=85.44'
R=60.00'
S63°02'11"W
78.40'

A=55.54'
R=60.00'
N49°38'56"W
53.58'

A=9.03'
R=20.00'
S60°37'30"W
8.95'

A=55.54'
R=60.00'
N03°23'28"E
53.58'

A=17.91'
R=20.00'
S80°46'46"E
17.32'

A=43.30'
R=60.00'
S75°47'59"E
42.37'

A=56.14'
R=60.00'
N56°43'03"E
54.12'

R=44.00'BC
R=44.50'TC
42.00'CCP

116.42'
129.00'
125.00'
95.14'
129.72'
129.74'
130.01'
76.09'
125.22'
125.60'
125.55'
125.76'
82' B/L
74' B/L
24"HDPE
18"HDPE
30"HDPE
36"HDPE
18"RCP
24"RCP
30"RCP
60' (R/W)

10+50
10+00
9+50
9+00
8+50
8+00
7+50
7+00
6+50
6+00
5+50
5+29.00
5+00
4+50
4+00
3+50
3+00

100 YEAR
FLOOD LINE

170
160
150
140
130
120
115
125
135
145
155
175
180
190

A FINAL PLAT OF

CANOE CLUB AT WATERPLACE POD F

PREPARED FOR

CANOE CLUB BUILDERS, LLC

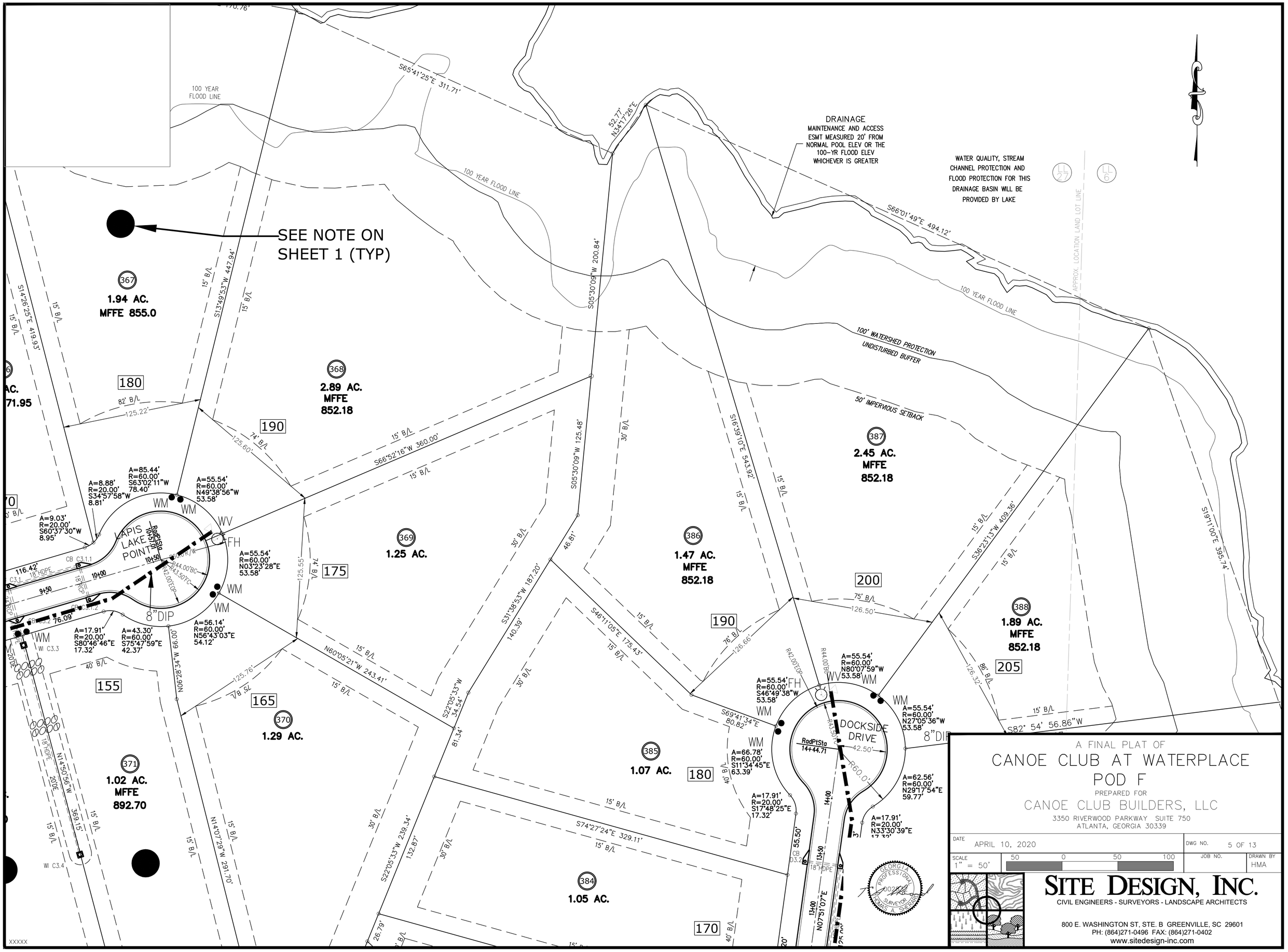
3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339

DATE APRIL 10, 2020		DWG NO. 4 OF 13	
SCALE 1" = 50'	50 0 50 100	JOB NO.	DRAWN BY HMA

GEORGIA PROFESSIONAL SURVEYOR 09283 LOUIS A. SHERMAN

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com


SEE NOTE ON SHEET 1 (TYP)
DRAINAGE
MAINTENANCE AND ACCESS ESMT MEASURED 20' FROM NORMAL POOL ELEV OR THE 100-YR FLOOD ELEV WHICHEVER IS GREATER
WATER QUALITY, STREAM CHANNEL PROTECTION AND FLOOD PROTECTION FOR THIS DRAINAGE BASIN WILL BE PROVIDED BY LAKE
100 YEAR FLOOD LINE
S65°41'25"E 311.71'
52.77' N34°17'26"E
S66°01'49"E 494.12'
S05°30'09"W 200.84'
100' WATERSHED PROTECTION UNDISTURBED BUFFER
50' IMPERVIOUS SETBACK
APPROX. LOCATION LAND LOT LINE
367 1.94 AC. MFFE 855.0
368 2.89 AC. MFFE 852.18
369 1.25 AC.
370 1.29 AC.
371 1.02 AC. MFFE 892.70
384 1.05 AC.
385 1.07 AC.
386 1.47 AC. MFFE 852.18
387 2.45 AC. MFFE 852.18
388 1.89 AC. MFFE 852.18
LAPIS LAKE POINT
DOCKSIDE DRIVE
S14°26'25"E 419.93'
S13°49'53"W 447.94'
S66°52'16"W 360.00'
S05°30'09"W 125.48'
S16°39'10"E 543.92'
S38°23'13"W 409.36'
S19°11'00"E 395.74'
S31°38'53"W 187.20'
S46°11'05"E 175.43'
N60°05'21"W 243.41'
S22°05'33"W 34.54'
S69°41'34"E 80.82'
S74°27'24"E 329.11'
S22°05'33"W 239.34'
N14°07'29"W 291.70'
N14°50'56"W 369.15'
N02°28'34"W 99.00'
N07°51'07"E
S82° 54' 56.86"W
A=85.44' R=60.00' S63°02'11"W 78.40'
A=8.88' R=20.00' S34°57'58"W 8.81'
A=9.03' R=20.00' S60°37'30"W 8.95'
A=55.54' R=60.00' N49°38'56"W 53.58'
A=55.54' R=60.00' N03°23'28"E 53.58'
A=56.14' R=60.00' N56°43'03"E 54.12'
A=17.91' R=20.00' S80°46'46"E 17.32'
A=43.30' R=60.00' S75°47'59"E 42.37'
A=55.54' R=60.00' S46°49'38"W 53.58'
A=55.54' R=60.00' N80°07'59"W 53.58'
A=55.54' R=60.00' N27°05'36"W 53.58'
A=66.78' R=60.00' S11°34'45"E 63.39'
A=17.91' R=20.00' S17°48'25"E 17.32'
A=62.56' R=60.00' N29°17'54"E 59.77'
A=17.91' R=20.00' N33°30'39"E 17.32'
RadPtSta 14+44.71
RadPtSta 10+67.01
8"DIP
18"HDPE
A FINAL PLAT OF
CANOE CLUB AT WATERPLACE
POD F
PREPARED FOR
CANOE CLUB BUILDERS, LLC
3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339
DATE APRIL 10, 2020
DWG NO. 5 OF 13
SCALE 1" = 50'
JOB NO.
DRAWN BY HMA
SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com
GEORGIA PROFESSIONAL SURVEYOR JAMES A. SEREGO

POD E
R-40

100 YEAR FLOOD LINE
PER HEC-RAS STUDY

355
1.50 AC.
MFFE 910.00

356
1.39 AC.
MFFE 894.0

357
1.33 AC.
MFFE 894.25

358
1.29 AC.
MFFE 894.25

359
1.03 AC.

248

275 | 265 | 255 | 245 | 235 | 110 | 100 | 240 | 230 | 220 | 210 | 200 | 190

DISCOVERY LAKE DRIVE 60' R/W

CURVE # F-2
R = 750.00'
Δ = 18°01'19"
L = 235.91'
T = 118.94'
Ch = 234.94'
Ch Brg = S69°06'58"E

CURVE # F-3
R = 175.00'
Δ = 46°08'55"
L = 140.95'
T = 74.55'
Ch = 137.17'
Ch Brg = S83°10'47"E

CURVE # F-4
R = 750.00'
Δ = 25°07'27"
L = 328.87'
T = 167.12'
Ch = 326.25'
Ch Brg = N86°18'29"E

428
1.00 AC.

427
1.00 AC.
MFFE
924.85

426
1.00 AC.
MFFE
924.85

425
1.00 AC.
MFFE
923.59

424
1.00 AC.
MFFE
923.59

423
1.00 AC.

NOW OR FORMERLY
MILDRED M. POPE
& THOMAS T. POPE
D.B. 1458 PG. 439
ZONED AR

N 88°59'50"W 1035.49'

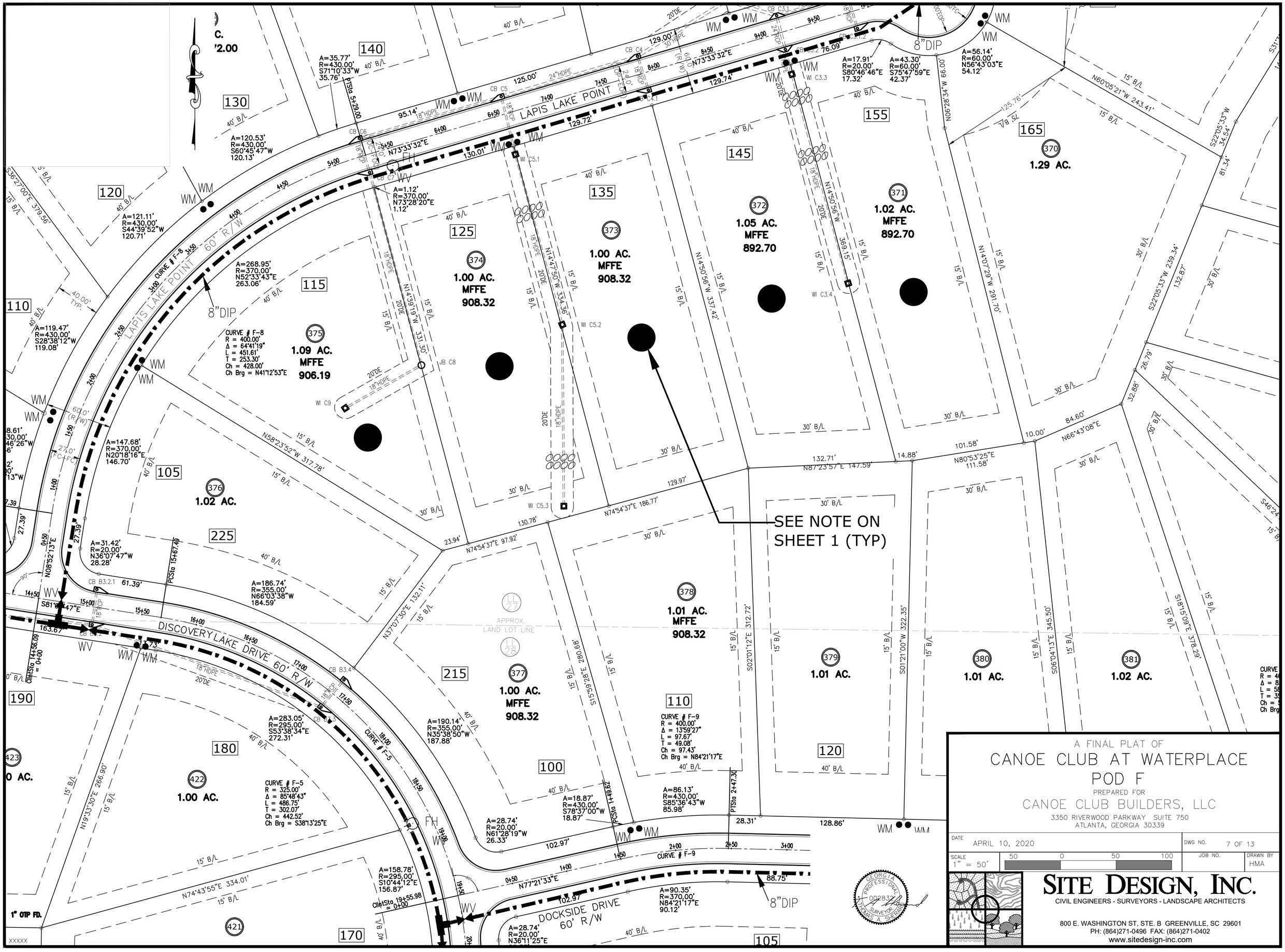
SEE NOTE ON SHEET 1
(TYP)

A FINAL PLAT OF
CANOE CLUB AT WATERPLACE
POD F
PREPARED FOR
CANOE CLUB BUILDERS, LLC
3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339

DATE APRIL 10, 2020		DWG NO. 6 OF 13	
SCALE 1" = 50'	50 0 50 100	JOB NO.	DRAWN BY HMA

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

XXXXX



A FINAL PLAT OF

CANOE CLUB AT WATERPLACE POD F

PREPARED FOR

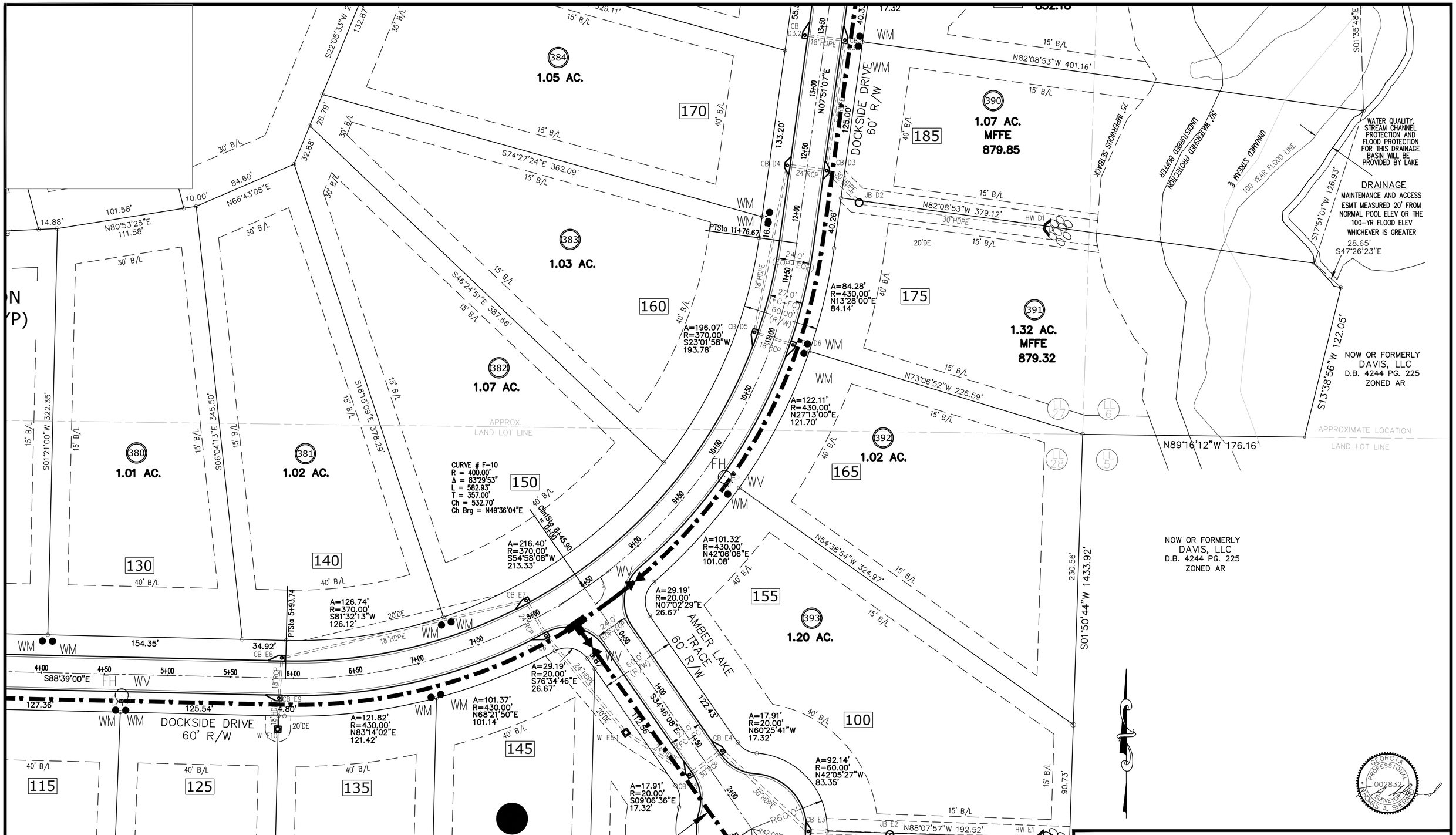
CANOE CLUB BUILDERS, LLC

3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339

DATE APRIL 10, 2020		DWG NO. 7 OF 13	
SCALE 1" = 50'	50 0 50 100	JOB NO.	DRAWN BY HMA

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

GEORGIA PROFESSIONAL LAND SURVEYOR 00283 THOMAS A. SHERRER



A FINAL PLAT OF

CANOE CLUB AT WATERPLACE POD F

PREPARED FOR

CANOE CLUB BUILDERS, LLC

3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339

DATE	DWG NO.
APRIL 10, 2020	8 OF 13
SCALE 1" = 50' (50 0 50 100)	JOB NO. / DRAWN BY HMA

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

A FINAL PLAT OF

CANOE CLUB AT WATERPLACE POD F

PREPARED FOR

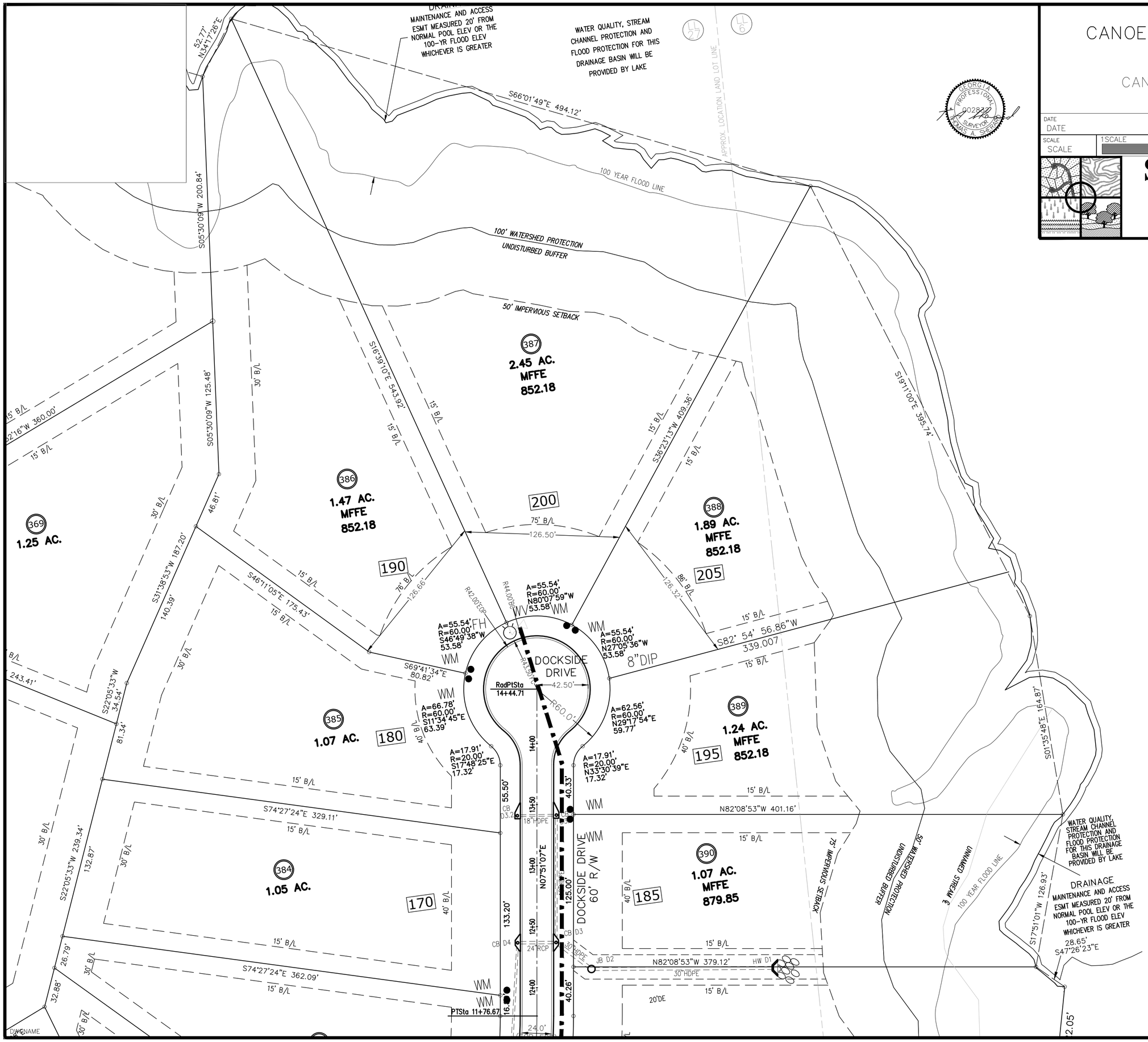
CANOE CLUB BUILDERS, LLC

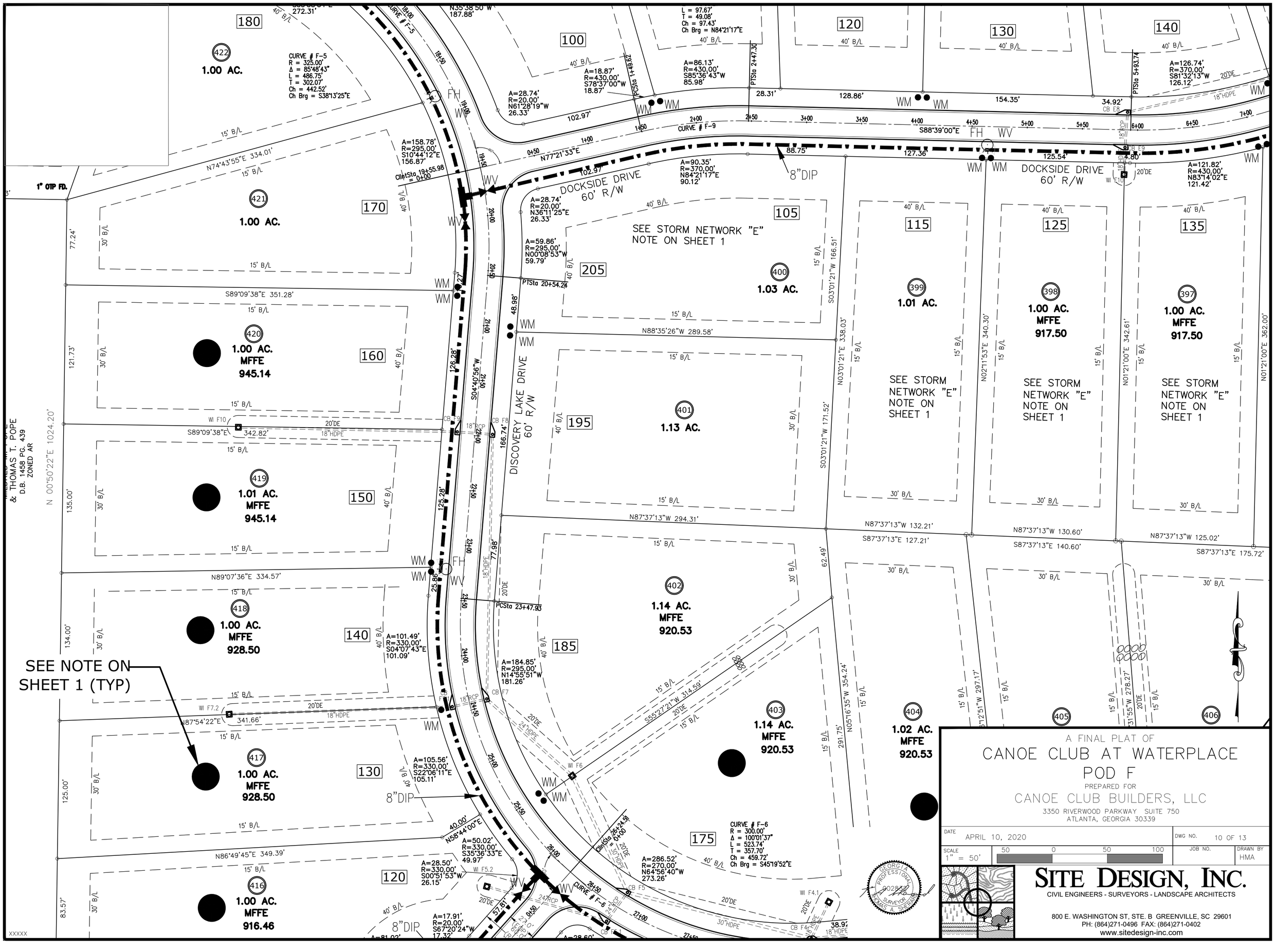
3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339

DATE: DATE		DWG NO. 9 OF 13	
SCALE: SCALE	1SCALE 0 1SCALE SCALE2	JOB NO.	DRAWN BY: INITIALS

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com





A FINAL PLAT OF

CANOE CLUB AT WATERPLACE POD F

PREPARED FOR

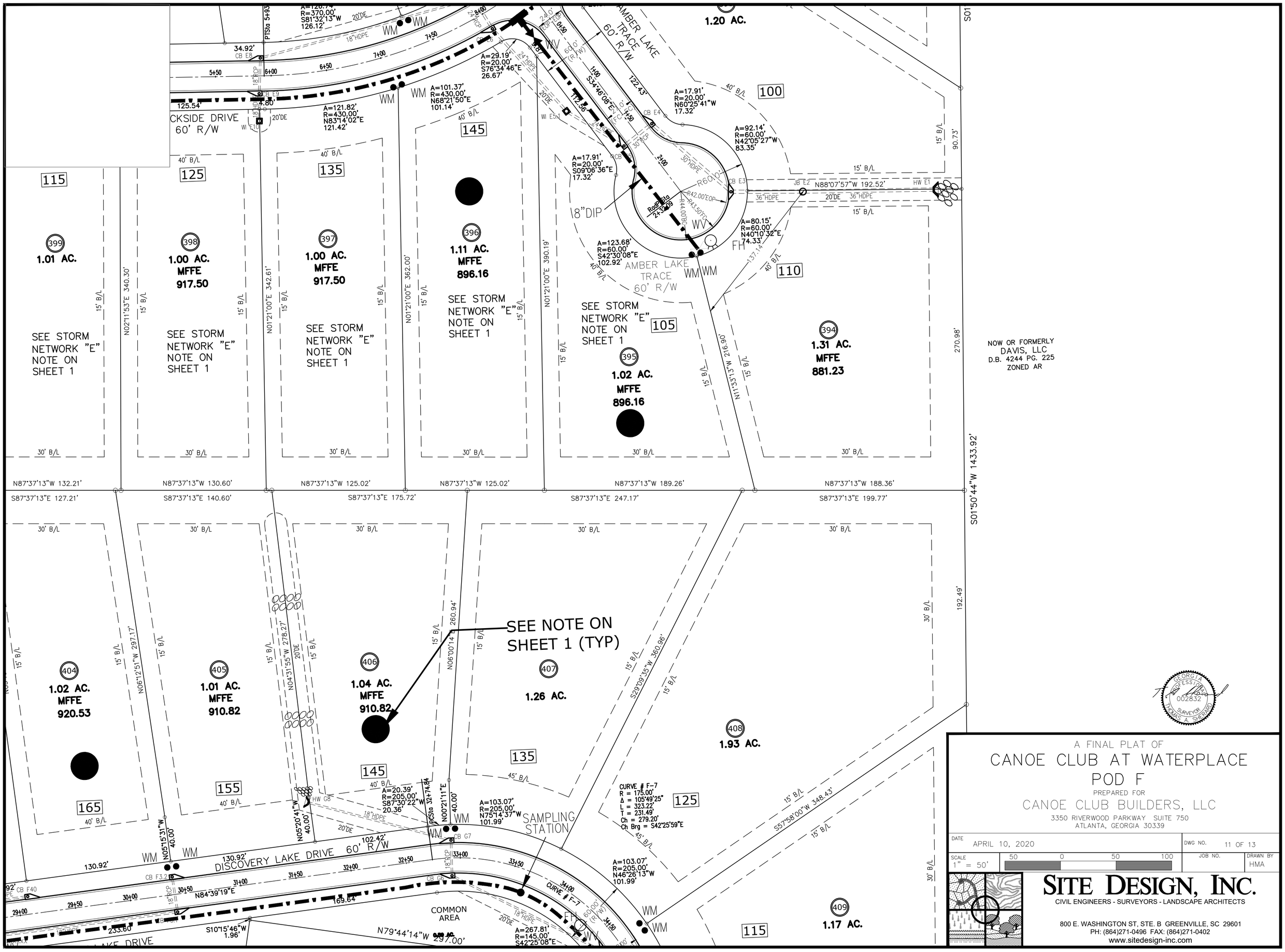
CANOE CLUB BUILDERS, LLC

3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339

DATE APRIL 10, 2020		DWG NO. 10 OF 13	
SCALE 1" = 50'	50 0 50 100	JOB NO.	DRAWN BY HMA

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

XXXXX



A FINAL PLAT OF

CANOE CLUB AT WATERPLACE POD F

PREPARED FOR

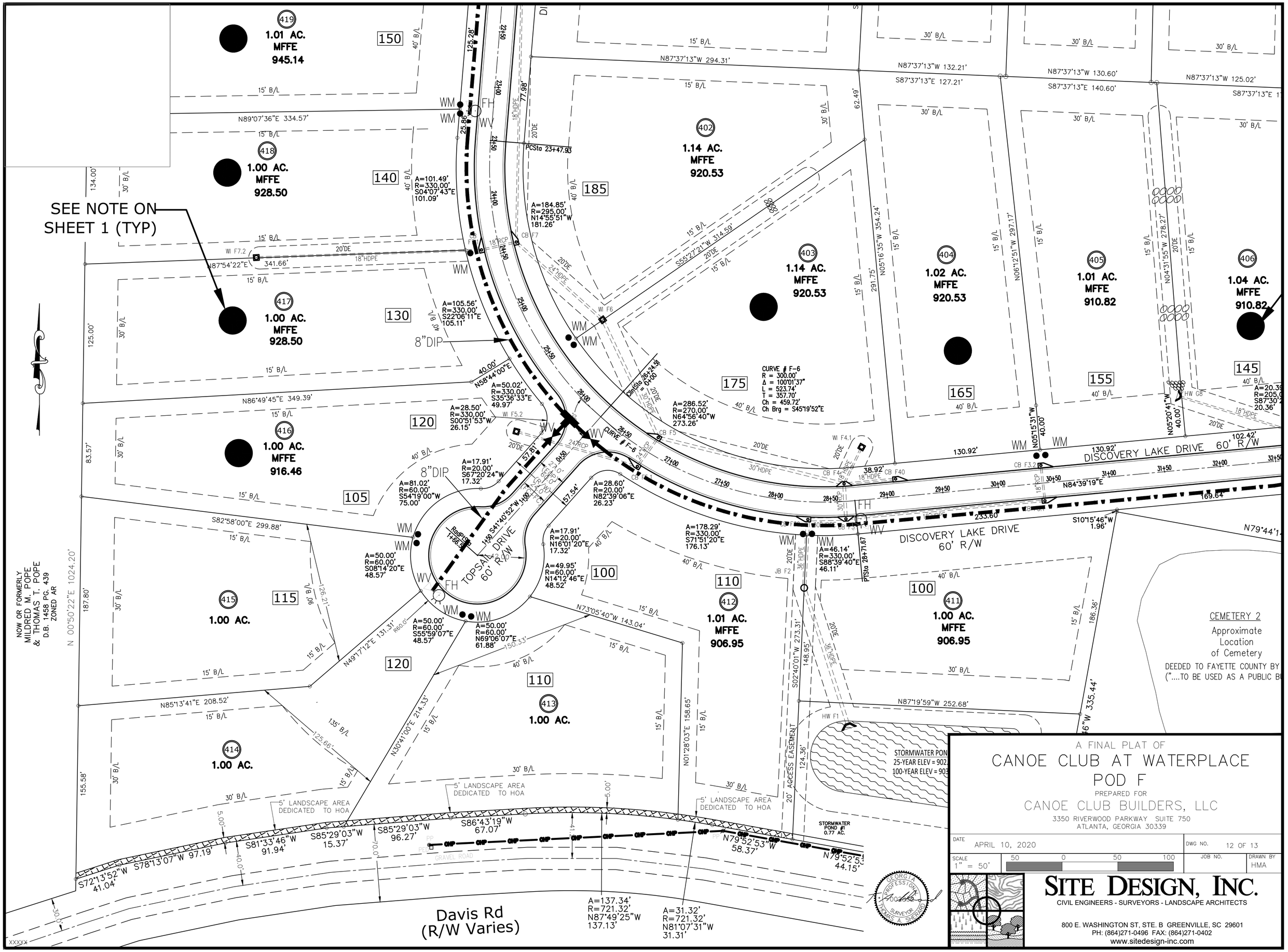
CANOE CLUB BUILDERS, LLC

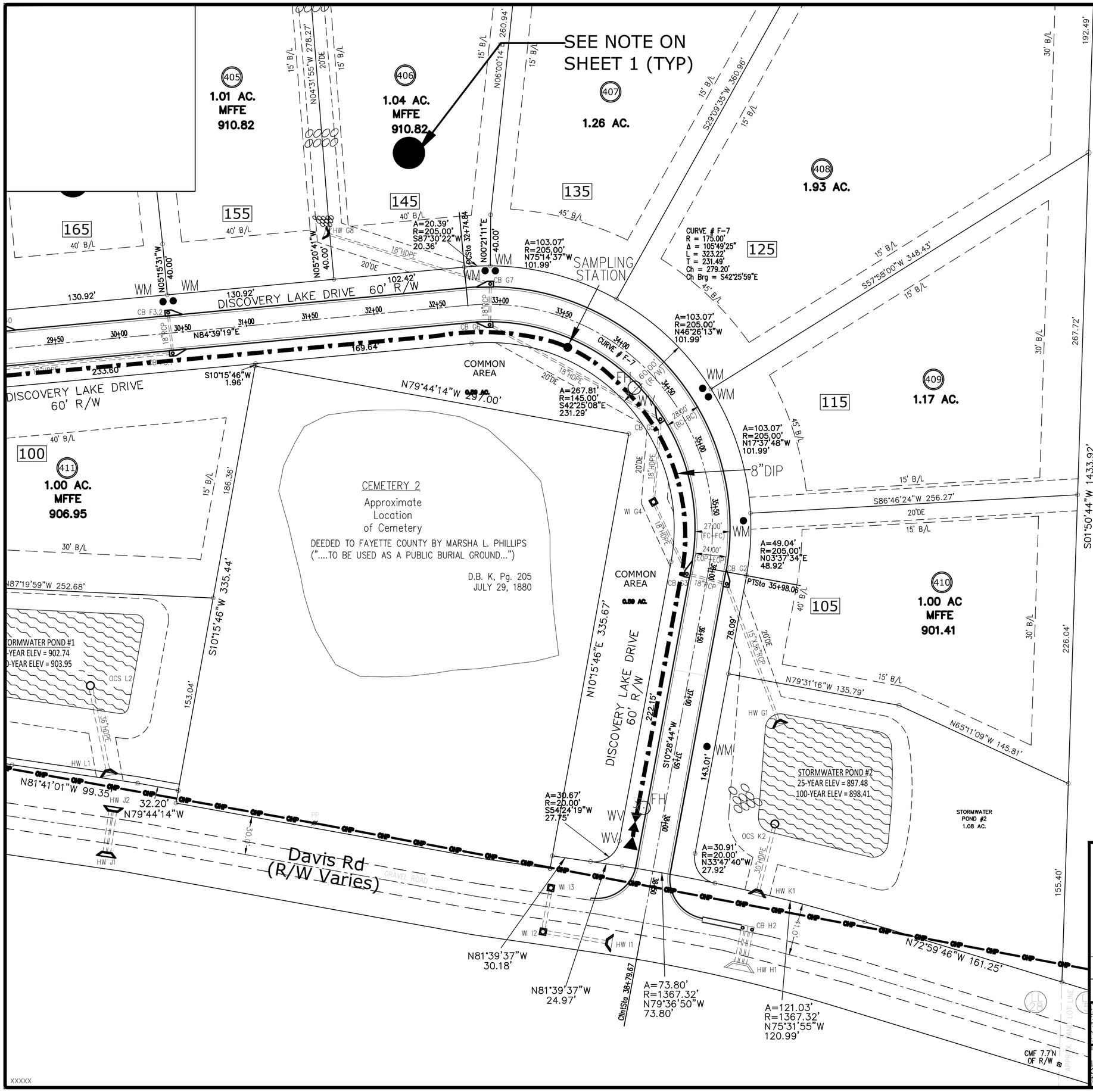
3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339

DATE APRIL 10, 2020		DWG NO. 11 OF 13
SCALE 1" = 50' (50 0 50 100)	JOB NO.	DRAWN BY HMA

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com


SEE NOTE ON SHEET 1 (TYP)
419
1.01 AC.
MFFE
945.14
150
418
1.00 AC.
MFFE
928.50
140
417
1.00 AC.
MFFE
928.50
130
416
1.00 AC.
MFFE
916.46
120
105
415
1.00 AC.
115
414
1.00 AC.
120
402
1.14 AC.
MFFE
920.53
185
403
1.14 AC.
MFFE
920.53
175
404
1.02 AC.
MFFE
920.53
165
405
1.01 AC.
MFFE
910.82
155
406
1.04 AC.
MFFE
910.82
145
411
1.00 AC.
MFFE
906.95
100
412
1.01 AC.
MFFE
906.95
110
413
1.00 AC.
110
100
DISCOVERY LAKE DRIVE 60' R/W
TOPSAIL DRIVE 60' R/W
Davis Rd
(R/W Varies)
NOW OR FORMERLY
MILDRED M. POPE
& THOMAS T. POPE
D.B. 1458 PG. 439
ZONED AR
CEMETERY 2
Approximate
Location
of Cemetery
DEEDED TO FAYETTE COUNTY BY
("....TO BE USED AS A PUBLIC B
STORMWATER POND
25-YEAR ELEV = 902.
100-YEAR ELEV = 903
STORMWATER POND #1
0.77 AC.
20' ACCESS EASEMENT
5' LANDSCAPE AREA
DEDICATED TO HOA
GRAVEL ROAD
CURVE # F-6
R = 300.00'
Δ = 100°01'37"
L = 523.74'
T = 357.70'
Ch = 459.72'
Ch Brg = S45°19'52"E
A FINAL PLAT OF
CANOE CLUB AT WATERPLACE
POD F
PREPARED FOR
CANOE CLUB BUILDERS, LLC
3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339
DATE
APRIL 10, 2020
DWG NO.
12 OF 13
SCALE
1" = 50'
JOB NO.
DRAWN BY
HMA
SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST, STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com



A FINAL PLAT OF

CANOE CLUB AT WATERPLACE POD F

PREPARED FOR

CANOE CLUB BUILDERS, LLC

3350 RIVERWOOD PARKWAY SUITE 750
ATLANTA, GEORGIA 30339

DATE APRIL 10, 2020		DWG NO. 13 OF 13	
SCALE 1" = 50'	50 0 50 100	JOB NO.	DRAWN BY HMA

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
800 E. WASHINGTON ST. STE. B GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com

XXXXX