

BOARD MEMBERS

John H. Culbreth, Sr.
Danny England
Brian Haren
Arnold L. Martin
Jim Oliver

STAFF

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

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
March 4, 2021
7:00 pm

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

1. Consideration of the Minutes of the meeting held on February 18, 2021.

NEW BUSINESS

2. Consideration of a Minor Final Plat of Barbara Place. The property will consist of 12 lots Zoned R-40, is located in land lot(s) 89 & 104 of the 5th District and fronts on South Jeff Davis Drive and Helen Sams Parkway.
3. Consideration of a Major Final Plat of Fairbrook. The property will consist of 17 lots Zoned R-40, is located in Land Lot 198 of the 13th District and fronts on State Highway 314.
4. Consideration of a Minor Final Plat of the Gomez Estate. The property will consist of 14 lots Zoned A-R, is located in Land Lot 97 of the 4th District and fronts on Padgett Road.

PUBLIC HEARING

5. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-144. - C-H, Highway Commercial District, Sec. 110-146. - M-1, Light Industrial District, Sec. 110-150. - G-B, General-Business District, Sec. 110-169. - Conditional Use Approval and Sec. 110-173. – Transportation Corridor Overlay Zone concerning Self-Storage Facilities.
6. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-3. – Definitions and Sec. 110-169. - Conditional Use Approval concerning Cemeteries.

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: February 25, 2021
Subject: Minor Final Plat to be considered on March 4, 2021

PRELIMINARY PLAT

Minor Final Plat for Barbara Place

OWNER/APPLICANT

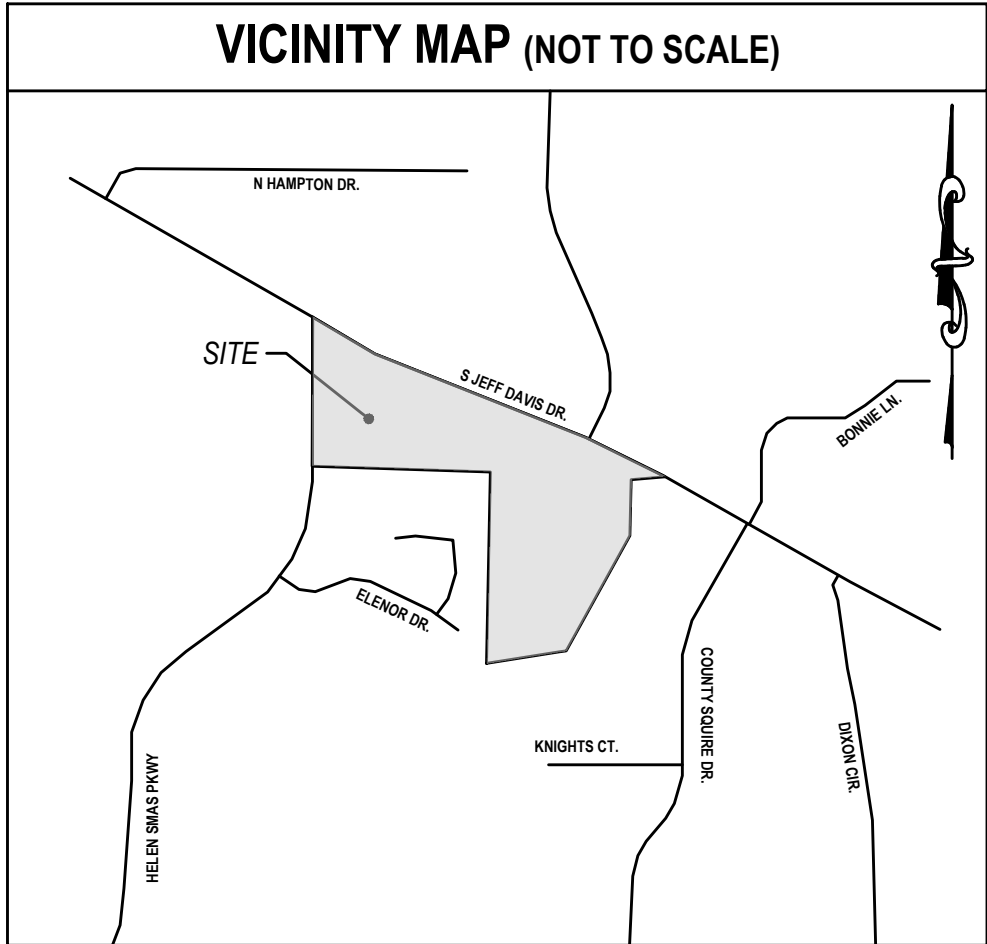


Scott Barbara Estate

Recommend **APPROVAL** for the Major Final Plat signed February 26, 2021.

MINOR FINAL PLAT OF
BARBARA PLACE
LAND LOTS 89 & 104 ~ 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

| SHEET INDEX | |
|-------------|---------------------|
| 1 | COVER SHEET |
| 2-3 | MINOR FINAL PLAT |
| 4 | LEVEL III SOILS MAP |



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 10,270 FEET, AND AN ANGULAR ERROR OF .06" 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 96,061 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 9/2/2020 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:  10/12/20
SEAN SHANKS, GA PROFESSIONAL ENGINEER, NO.031558 DATE


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:  10/12/20
ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964 DATE

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.

 10/12/20
ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964 DATE

OWNER INFORMATION

SCOTT BARBARA ESTATE
695 S. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30215

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


OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF BARBARA PLACE 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 10/12/20


SIGHT DISTANCE CERTIFICATION

ALL PROPOSED DRIVES AND EASEMENT DRIVES SHALL MEET AASHTO SIGHT DISTANCE REQUIREMENTS: 445 FEET FOR S. JEFF DAVIS DRIVE (45 MPH) AND 500 FEET FOR HELEN SAMS PARKWAY (35 MPH). CLEARING OF THE RIGHT-OF-WAY MAY BE REQUIRED TO MEET THIS.

 10/12/20
SEAN SHANKS, GA PROFESSIONAL ENGINEER, NO.031558 DATE

SOIL CLASSIFICATION CERTIFICATE

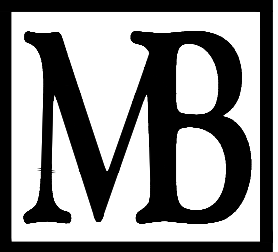
I, ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN MAY 17, 2018 ACCORDANCE WITH THE PROCEDURES SPECIFIED I THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT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

 #224
SIGNATURE OF SOIL CLASSIFIER GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO.
APPLIED ENVIRONMENTAL SCIENCES, INC.
173 FULTON CT. PEACHTREE CITY, GA 30269 (678) 262-4020

WETLANDS CERTIFICATE

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

BY:  WETLAND DELINEATOR
APPLIED ENVIRONMENTAL SCIENCES, INC.
173 FULTON CT. PEACHTREE CITY, GA 30269 (678) 262-4020

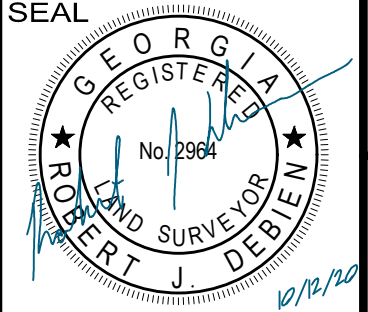


The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory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

SHEET TITLE

COVER SHEET

LAND LOTS 89 & 104, 5TH DISTRICT
FAYETTE COUNTY, GEORGIA



PROJECT
BARBARA PLACE
FAYETTE COUNTY,
GEORGIA

CLIENT NAME
CHISEL MILL DESIGN & BUILD, LLC
2787 CALLAWAY ROAD
GREENVILLE, GEORGIA 30222

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

SHEET
1 OF 4

C:\Users\adacosta\MOOREBASS\AppData\Local\Temp\AcPublish_31592\A3484.0003-MSUBFP.dwg, 1-COVER, adacosta, Feb 26, 2021 - 12:22:27pm

MINOR FINAL PLAT OF
BARBARA PLACE
LAND LOTS 89 & 104 ~ 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

EXISTING RIGHT OF WAY

| Parcel Line and Curve Table | | | |
|-----------------------------|--------|------------------|----------|
| Line #/Curve # | Length | Bearing/Delta | Radius |
| C2 | 111.70 | 1.34 | 4772.90 |
| C3 | 192.20 | 1.58 | 6954.80 |
| C4 | 155.41 | 1.28 | 6954.80 |
| C5 | 129.90 | 1.07 | 6954.80 |
| C6 | 74.64 | 1.08 | 3950.43 |
| C7 | 38.37 | 0.21 | 10458.09 |
| C8 | 144.64 | 0.79 | 10458.09 |
| C9 | 150.00 | 0.82 | 10458.09 |
| C10 | 100.01 | 0.55 | 10458.09 |
| C11 | 22.75 | 0.12 | 10458.09 |
| C12 | 82.36 | 0.64 | 7414.62 |
| C13 | 100.58 | 0.78 | 7415.67 |
| C14 | 251.81 | 1.94 | 7418.80 |
| L1 | 20.11 | N68° 18' 07.47"W | |
| L2 | 37.01 | N68° 18' 07.47"W | |

DEDICATED RIGHT OF WAY

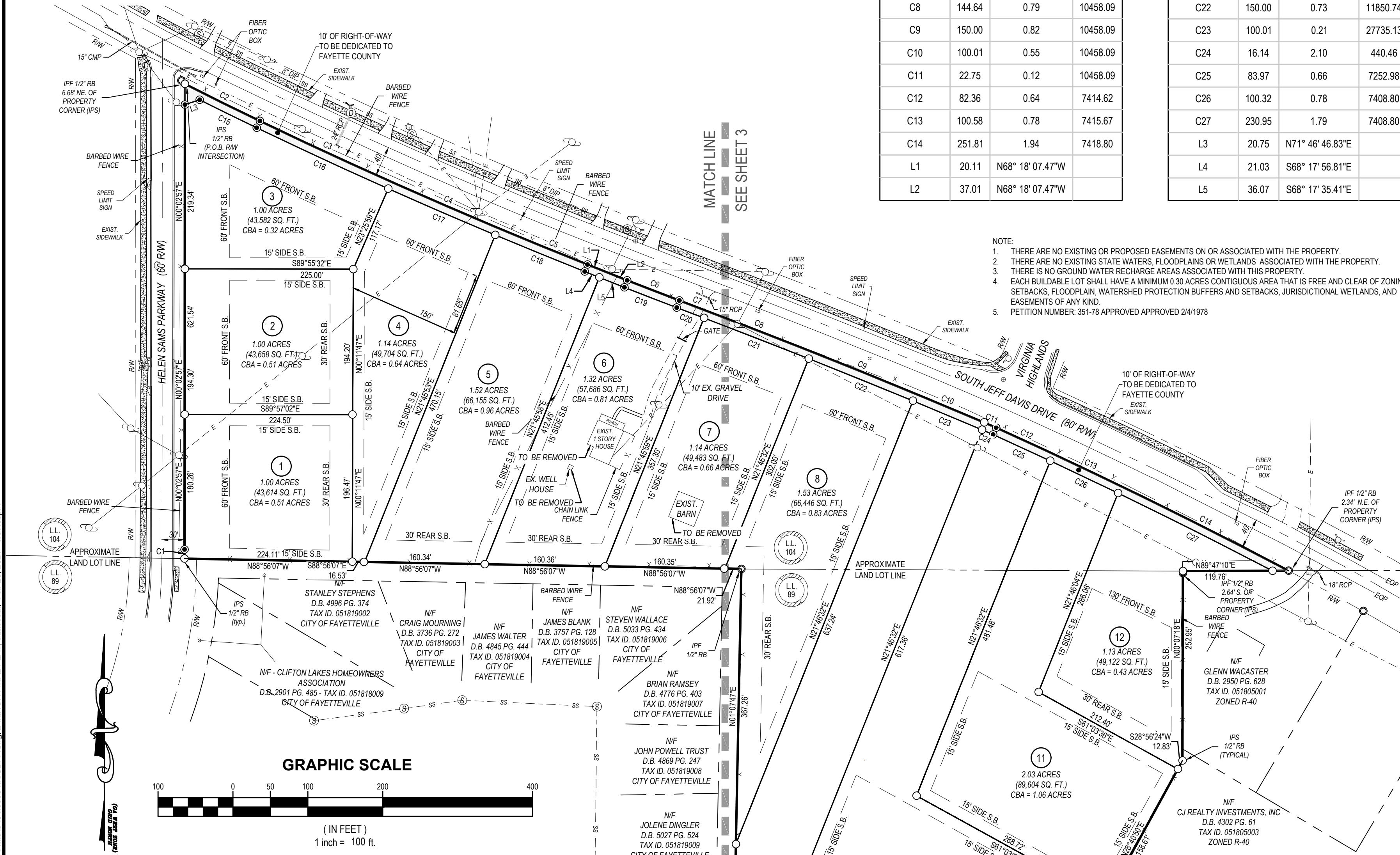
| Parcel Line and Curve Table | | | |
|-----------------------------|--------|------------------|----------|
| Line #/Curve # | Length | Bearing/Delta | Radius |
| C16 | 193.48 | 1.59 | 6964.80 |
| C17 | 155.74 | 1.30 | 6884.98 |
| C18 | 128.98 | 1.06 | 6969.13 |
| C19 | 74.83 | 1.08 | 3960.43 |
| C20 | 39.10 | 0.30 | 7356.51 |
| C21 | 150.05 | 0.85 | 10111.22 |
| C22 | 150.00 | 0.73 | 11850.74 |
| C23 | 100.01 | 0.21 | 27735.13 |
| C24 | 16.14 | 2.10 | 440.46 |
| C25 | 83.97 | 0.66 | 7252.98 |
| C26 | 100.32 | 0.78 | 7408.80 |
| C27 | 230.95 | 1.79 | 7408.80 |
| L3 | 20.75 | N71° 46' 46.83"E | |
| L4 | 21.03 | S68° 17' 56.81"E | |
| L5 | 36.07 | S68° 17' 35.41"E | |

LEGEND

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

- NOTE:
1. THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON OR ASSOCIATED WITH THE PROPERTY.
 2. THERE ARE NO EXISTING STATE WATERS, FLOODPLAINS OR WETLANDS ASSOCIATED WITH THE PROPERTY.
 3. THERE IS NO GROUND WATER RECHARGE AREAS ASSOCIATED WITH THIS PROPERTY.
 4. EACH BUILDABLE LOT SHALL HAVE A MINIMUM 0.30 ACRES CONTIGUOUS AREA THAT IS FREE AND CLEAR OF ZONING SETBACKS, FLOODPLAIN, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
 5. PETITION NUMBER: 351-78 APPROVED 2/4/1978

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



| | | | | | | | | |
|-------------------------|------------|--|--|---|---|--|---|---------------------|
| DATE | 10/12/20 | | <p>3. 01/06/21 PER COUNTY COMMENTS</p> | <p>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.</p> | <p>MINOR FINAL PLAT</p> <p>LAND LOTS 89 & 104, 5TH DISTRICT FAYETTE COUNTY, GEORGIA</p> | <p>PROJECT BARBARA PLACE FAYETTE COUNTY, GEORGIA</p> <p>CLIENT NAME CHISEL MILL DESIGN & BUILD, LLC 2787 CALLAWAY ROAD GREENVILLE, GEORGIA 30222</p> | <p>Moore Bass CONSULTING</p> <p>TALLAHASSEE ATLANTA</p> <p>1350 KEYS FERRY COURT McDONOUGH, GA 30253 PH:(770)914-9394</p> | <p>SHEET 2 OF 4</p> |
| FILE # | A3484.0003 | | | | | | | |
| CONTRACT # | A3484.0003 | | | | | | | |
| DRAWN BY | BWC | | | | | | | |
| CHECKED BY | RJD | | | | | | | |
| © Moore Bass Consulting | | | | | | | | |

MINOR FINAL PLAT OF
BARBARA PLACE
LAND LOTS 89 & 104 ~ 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

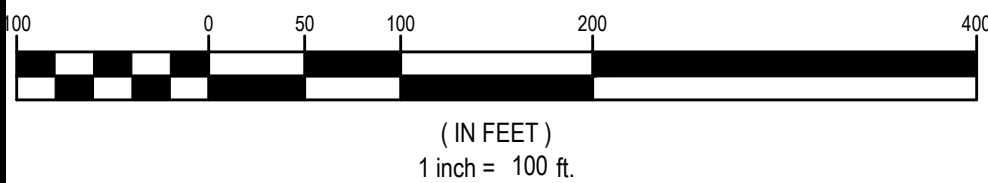
DEDICATED RIGHT OF WAY

| Parcel Line and Curve Table | | | |
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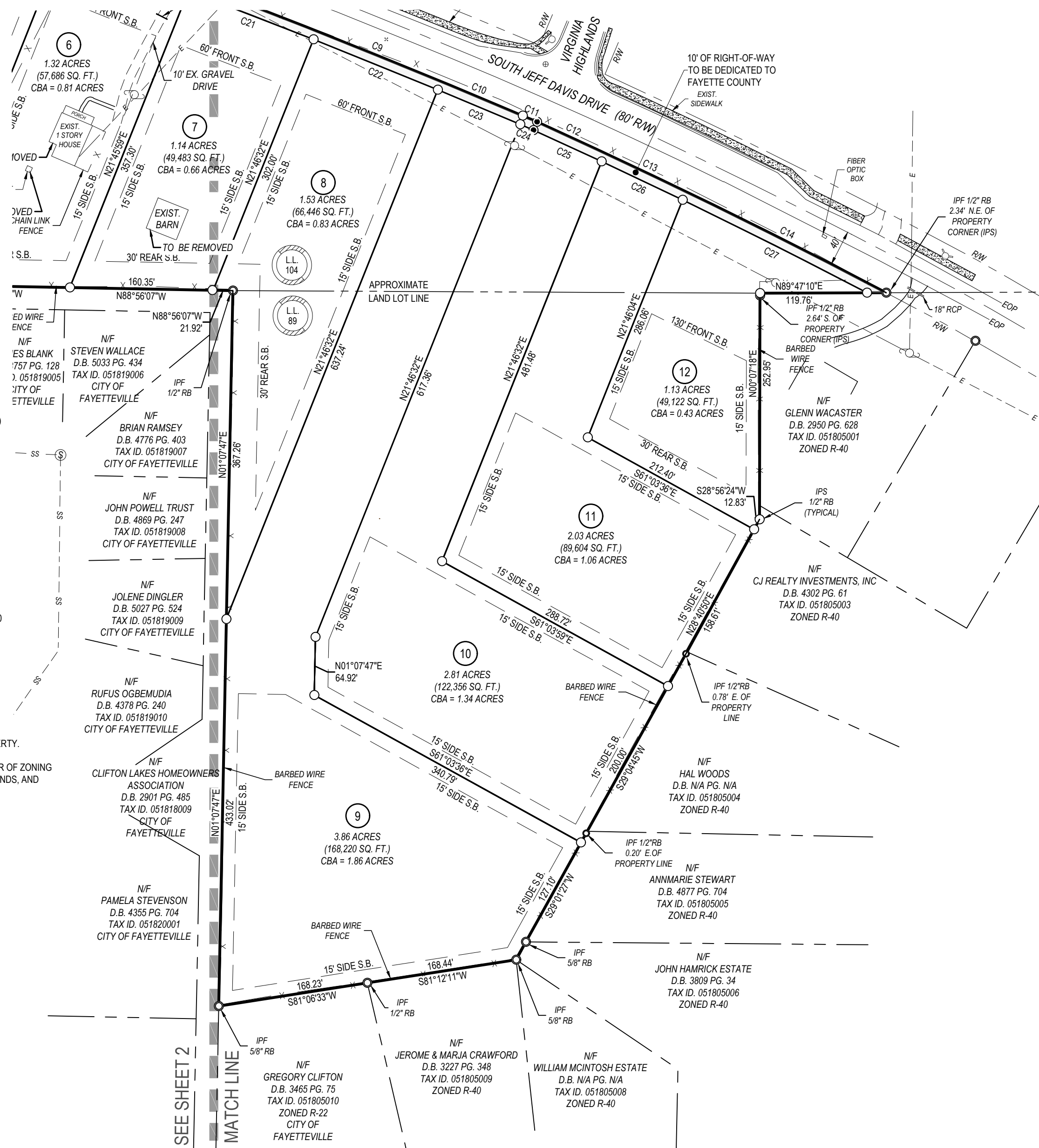
LEGEND

| | | | |
|----------|----------------------------------|---------|-------------------------------|
| 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 |
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| CTP | CRIMP TOP PIPE | C/O | SEWER CLEAN OUT |
| C&G | CURB & GUTTER | SO. FT. | SQUARE FOOT |
| R/W | RIGHT OF WAY | | IRON PIN FOUND |
| N/F | NOW OR FORMERLY | | IRON PIN SET |
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| 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 | | |

GRAPHIC SCALE



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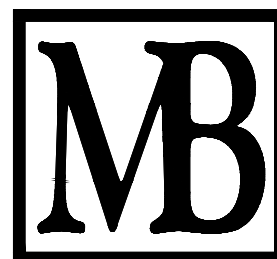


EXISTING RIGHT OF WAY

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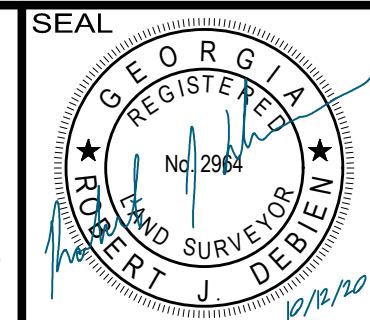
| | |
|-------------------------|-----------------------|
| DATE | 10/12/20 |
| FILE # | A3484-0003-MSUBFP.dwg |
| CONTRACT # | A3484.0003 |
| DRAWN BY | BWC |
| CHECKED BY | RJD |
| © Moore Bass Consulting | |

| REVISIONS | |
|-----------|------------------------------|
| 1. | 11/6/20 PER COUNTY COMMENTS |
| 2. | 12/22/20 PER COUNTY COMMENTS |
| 3. | 01/06/21 PER COUNTY COMMENTS |



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 FINAL PLAT | |
| LAND LOTS 89 & 104, 5TH DISTRICT FAYETTE COUNTY, GEORGIA | |



| PROJECT | |
|--|--|
| BARBARA PLACE FAYETTE COUNTY, GEORGIA | |
| CLIENT NAME | |
| CHISEL MILL DESIGN & BUILD, LLC 2787 CALLAWAY ROAD GREENVILLE, GEORGIA 30222 | |

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

MINOR FINAL PLAT OF
BARBARA PLACE
LAND LOTS 89 & 104 ~ 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



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

SOIL SUITABILITY CODE LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils consist of local alluvium or wash well drained upland soils. Residual soils are well drained and 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.
- 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 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.
- F4 Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
- I1 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.
- K1 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 1 effluent.

Soils contain somewhat shallow parent material and partially weathered rock and some boulders. Hand auger borings have been advanced to a depth of 50 to 72 inches before encountering refusal and parent material is generally suitable for conventional absorption field installation. Further investigation utilizing backhoe test pits may allow for recommendation of deeper trench depths. Small inclusions of shallow bedrock may occur within this map unit.

EXISTING WELL AND SEPTIC NOTES:

- Any existing wells, identified or otherwise, shall be properly abandoned by a Licensed Well Driller in accordance with the State of Georgia Environmental Protection Division requirements. Documentation of the abandonment must be provided by the well driller to the Fayette County Health Department.
- Any existing septic tanks must be emptied by a Certified Septage Removal Company. Tanks must be removed, have the bottom ruptured, or the tanks must be fully collapsed. Tank abandonment must be verified by the Fayette County Health Department. Upon verification, the abandoned tank may be backfilled and covered.

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 |
|-----------------------------|-----------------------|---|--------------------------|-------------------------------|------------------------------|---|-----------------|
| Ashlar | 24-36 | >36 | 2-12 | 8-12 | ---- | 0.12 | I1 |
| Buckhead | 50-72 | >72 | 2-12 | 18-26 | 60 | ---- | K1 |
| Cecil | >72 | >72 | 6-10 | 36-48 | 60 | ---- | A1 |
| Hard Labor | >72 | 30-40 | 2-6 | 8-12 | 75 | 0.12 | C2 |
| Santuc | >72 | 18-30 | 2-4 | ---- | ---- | ---- | F2 |
| Saw | 30-40 | >40 | 2-12 | 8-18 | 75 | 0.12 | I1 |
| Starr | >72 | >72 | 3-8 | ---- | ---- | ---- | F4 |
| Wash Over Buckhead (W.O.B.) | 60-72 | >54 | 2-6 | 30-36 | 60 | ---- | A2,K1 |

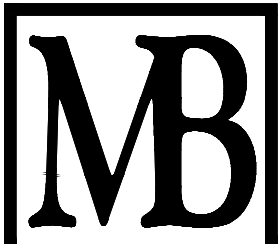


NOTES:

- Topographic information should be considered approximate.
- 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.

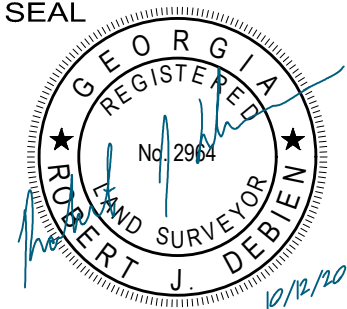
| | |
|-------------------------|-----------|
| DATE | 10/12/20 |
| FILE # | |
| CONTRACT # | 3484.0003 |
| DRAWN BY | BWC |
| CHECKED BY | RJD |
| © Moore Bass Consulting | |

| |
|---------------------------------|
| REVISIONS |
| 1. 11/6/20 PER COUNTY COMMENTS |
| 2. 12/22/20 PER COUNTY COMMENTS |
| 3. 01/06/21 PER COUNTY COMMENTS |



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| |
|---|
| SHEET TITLE |
| LEVEL III SOILS ANALYSIS LEVEL 3 SOILS |
| LAND LOTS 89 & 104, 5TH DISTRICT FAYETTE COUNTY, GEORGIA |



| |
|--|
| PROJECT |
| BARBARA PLACE FAYETTE COUNTY, GEORGIA |
| CLIENT NAME |
| CHISEL MILL DESIGN & BUILD, LLC 2787 CALLAWAY ROAD GREENVILLE, GEORGIA 30222 |

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

| |
|-------|
| SHEET |
| 4 |
| OF |
| 4 |

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: February 25, 2021
Subject: Major Final Plat to be considered on March 4, 2021

PRELIMINARY PLAT

Major Final Plat for Fairbrook

OWNER/APPLICANT

Don Brent, LLC



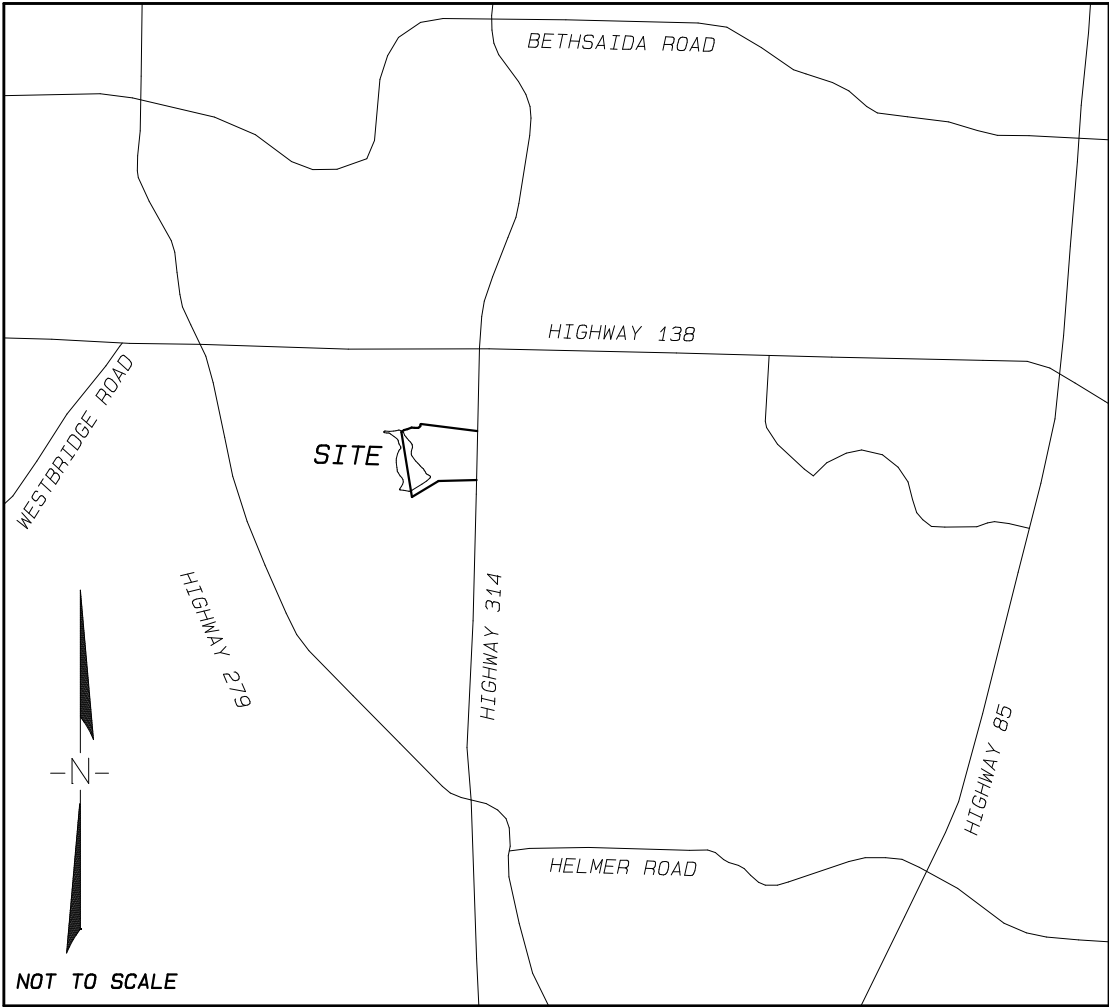
Recommend **APPROVAL** for the Major Final Plat signed February 25, 2021.

MAJOR FINAL PLAT
OF
FAIRBROOK

PARCEL NUMBER 1306 127

REFERENCE CONSTRUCTION PLANS FOR FAIRBROOK
PREPARED FOR DON BRENT, LLC BY HOVEY AND ASSOCIATES, INC.
LAST REVISED 07/03/2018

CURRENT OWNER:
DON BRENT, LLC PER DEED BOOK 4648, PAGES 542-545,
DATED AUGUST 25, 2017 AND RECORDED AUGUST 28, 2017



OWNER/DEVELOPER
DON BRENT, LLC
270 NORTH JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214
(770) 461-0475

RESERVED FOR THE CLERK
OF SUPERIOR COURT

- LEGEND
- CA - CONTIGUOUS AREA
 - M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION
 - N/F - NOW OR FORMERLY
 - CMP - CORRUGATED METAL PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - DWCB - DOUBLE WING CATCH BASIN
 - SWCB - SINGLE WING CATCH BASIN
 - JB - JUNCTION BOX
 - DI - DROP INLET
 - HW - HEADWALL
 - SQ. FT. - SQUARE FEET
 - D.E. - DRAINAGE EASEMENT
 - A.E. - ACCESS EASEMENT
 - L/P - LIGHT POLE
 - H.W. - HEADWATER
 - ⊗ - POWER STUB OUT
 - ⚡ - WATER METER
 - ⚡ - FIRE HYDRANT
 - ⚡ - WATER VALVE
 - W— WATER LINE

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

OWNER/MORTGAGEE DATE

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF ALL
NEW STREETS AND ALL EXISTING STREETS ADJACENT TO THE
SUBDIVISION AS INDICATED HEREON, ARE HEREBY DEEDED TO
FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF
GEORGIA, AT NO COSTS TO FAYETTE COUNTY UPON RECORDATION
OF SAID MAJOR FINAL PLAT WITH THE FAYETTE COUNTY CLERK
OF SUPERIOR COURT.

STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE
THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE RESTRICTIVE COVENANTS OF THE
FAIRBROOK HOMEOWNERS ASSOCIATION AND AN INSPECTION AND MAINTENANCE AGREEMENT
FOR STORMWATER MANAGEMENT CONTROLS RECORDED IN DEED BOOK _____, PAGES _____.
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 ENVIRONMENTAL MANAGEMENT DEPARTMENT.

AREA SUMMARY
TOTAL AREA - 26.27 +/- ACRES
ACREAGE IN LOTS (17 TOTAL) - 17.17 +/- ACRES
ACREAGE IN COMMON AREAS - 6.75 +/- ACRES
ACREAGE IN RIGHT OF WAY - 2.35 +/- ACRES
NO SEPERATE TRACTS CREATED FOR STORMWATER MANAGEMENT.
ZONING AND SETBACKS
ZONED: R-40 (PER FAYETTE COUNTY GIS)
SETBACKS:
FRONT = 40' (MINOR THOROUGHFARE)
60' (ARTERIAL AND COLLECTOR)
SIDE = 15'
REAR = 30'
MINIMUM LOT SIZE: 1 ACRE (43,560 SQ. FT.)
MINIMUM FLOOR AREA: 1500 SQ FT
MINIMUM WIDTH AT BUILDING LINE: 125'

APPROVALS:

THIS PLAT HAS BEEN REVIEWED BY A REPRESENTATIVE OF THE FAYETTE COUNTY HEALTH
DEPARTMENT AND BASED ON SOILS INFORMATION, THE LAY OF THE LAND, ETC., THIS LAND
APPEARS SUITABLE FOR THE INSTALLATION OF SEPTIC TANKS AND DRAINFIELDS, HOWEVER,
EACH LOT MUST BE INSPECTED TO DETERMINE THE LOCATION OF HOUSE, STYLE OF HOUSE,
ETC. BEFORE FINAL APPROVAL CAN BE ISSUED.

ENVIRONMENTAL HEALTH SPECIALIST DATE

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT:

ENVIRONMENTAL MANAGEMENT DATE

APPROVED BY FAYETTE COUNTY ENGINEERING DEPARTMENT

COUNTY ENGINEER DATE

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

PLANNING COMMISSION SECRETARY DATE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR DATE

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

FIRE MARSHAL DATE

CLOSURE DATA
FIELD CLOSURE = 1' : 42,060+
ANGLE POINT ERROR = < 1'
EQUIPMENT USED: EDM AND THEODOLITE
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1' : 788,877

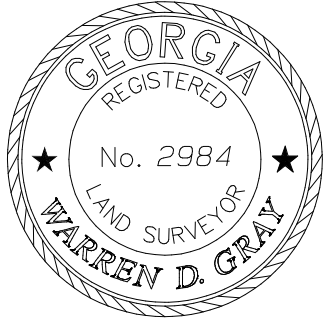
- NOTES:
- 1) THIS SURVEY WAS AUTHORIZED BY BRENT SCARBROUGH & CO., INC.
 - 2) ACCORDING TO THE FAYETTE COUNTY GIS (GPUBLIC.NET), THIS PROPERTY DOES NOT LIE WITHIN
A GROUND WATER RECHARGE AREA
 - 3) ACCORDING TO THE FAYETTE COUNTY GIS, BY GRAPHIC SCALING, THERE ARE NO
WETLANDS OR STATE WATERS LOCATED ON THE RESIDENTIAL, BUILDABLE LOTS OF FAIRBROOK.
WETLANDS SHOWN ADJACENT TO EXISTING LAKE TAKEN FROM CONSTRUCTION PLANS BY
HOVEY AND ASSOCIATES, AND ARE NOTED AS BEING DELINIATED BY APPLIED ENVIRONMENTAL SCIENCES.
 - 4) 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.
 - 5) WATER TO BE PROVIDED BY FAYETTE COUNTY WATER.
 - 6) SEWERAGE TO BE PROVIDED BY AN ON-SITE SEPTIC SYSTEM
 - 7) EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.30 ACRES THAT IS FREE
AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS
AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
 - 8) PRELIMINARY PLAT OF FAIRBROOK APPROVED BY THE FAYETTE COUNTY
PLANNING COMMISSION ON 02/15/2018
 - 9) THE 100 YEAR DETENTION POND FLOOD ELEVATIONS WERE CALCULATED AND PROVIDED
BY HOVEY AND ASSOCIATES, AND BASED ON AS-BUILT CONDITIONS ON 12-21-2020. W.D. GRAY
AND ASSOCIATES DID NOT PARTICIPATE IN THE ESTABLISHMENT OF THESE ELEVATIONS.
 - 10) PER CONSTRUCTION PLANS PREPARED BY HOVEY AND ASSOCIATES, SIGHT DISTANCE
EXCEEDS 1,000' IN BOTH DIRECTIONS.
 - 11) UNLESS OTHERWISE NOTED, ALL LOT CORNERS SET ARE 1/2" REBARS WITH CAPS
STAMPED "LSF 0701". MONUMENTS ARE NOT SET AT THE PC OR PT OF CURVES, UNLESS
SAID POINT IS ALSO A LOT CORNER.
 - 12) SUBDIVISION BENCHMARK IS A MAGNAIL SET IN THE TOP OF CATCH BASIN B-3, ELEVATION 902.91'
 - 13) 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
OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
 - 14) LOTS 5, 6, 7, 8, AND 9 EITHER CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA
IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY. FLOOD ELEVATIONS SHOWN
ARE FROM A STUDY DONE BY HOVEY AND ASSOCIATES BASED ON THE AS-BUILT CONCRETE SPILLWAY,
AND DIFFER FROM THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY.
 - 15) WATERLINE IN RIGHT-OF-WAY SHOWN PER PROVIDED CONSTRUCTION DRAWINGS AND LIMITED
MARKINGS MADE BY OTHERS. THIS OFFICE DID NOT INDEPENDENTLY INVESTIGATE, NOR DOES IT
GUARANTEE, THE ACCURACY OF THE WATER LINE SHOWN HEREON.
 - 16) TOTAL LENGTH OF NEW STREETS IS 1,515 +/- LINEAR FEET.
 - 17) 100 YEAR HEADWATER ELEVATIONS ARE SHOWN PER THE REFERENCED PLANS. AS-BUILT INFORMATION
FOR THE STORM SYSTEM SHOULD BE EVALUATED/VERIFIED BY THE DESIGN ENGINEER.
 - 18) THIS PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF GEORGIA POWER COMPANY, RECORDED
IN DEED BOOK 5063, PAGES 685-688, THE EASEMENT BEING 10' EACH SIDE OF UNDERGROUND POWERLINES,
EQUIPMENT, AND FACILITIES.
 - 19) FOR LOT 9, THE BUILDER IS TO DIRECT WATER RUNOFF TO THE WATER QUALITY
BASIN #2, THIS INCLUDES ROOF DRAINS, DRIVEWAYS, PATIOS, SIDEWALKS, ETC.
 - 20) THIS SUBDIVISION IS SUBJECT TO THE "SHARED LAKE DECLARATION OF EASEMENTS AND
COST SHARE COVENANT", RECORDED IN DEED BOOK 4648, PAGES 534-541
 - 21) REFERENCE QUIT CLAIM DEED RECORDED IN DEED BOOK 5151, PAGES 246-248 BETWEEN
DAVID M. TRAVIS AND LINDA H. TRAVIS, AND DON BRENT, LLC
 - 22) REFERENCED WEIR INLET IS TO BE REGULARLY MAINTAINED AND KEPT CLEAR OF DEBRIS
OR ANY MATERIAL THAT MAY BLOCK THE NATURAL FLOW OF WATER RUNOFF.
 - 23) THE PRODUCTION OF THIS PLAT BY W.D. GRAY AND ASSOCIATES, INC. AND THE STAMP AND
SEAL OF THE SURVEYOR THEREOF, DOES NOT EXTEND TO THE SOIL STUDY SHOWN. ADDITIONALLY,
THE SAME DOES NOT INTEND TO REPRESENT THE SUITABILITY OF ANY LOT SHOWN TO SUPPORT
ANY TYPE OF SEPTIC SYSTEM. IF SUITABILITY OF A SEPTIC SYSTEM IS IN QUESTION, A SOIL
SCIENTIST SHOULD BE CONSULTED.
 - 24) NO EXISTING BUILDINGS EXIST ON THE SUBJECT PROPERTY.

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.

WARREN D. GRAY - GEORGIA PLS # 2984 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 HAVE BEEN
FULLY COMPLIED WITH.

DAVID G. HOVEY - GEORGIA P.E. #18090 DATE



(i) 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.

WARREN D. GRAY - GEORGIA PLS # 2984

DATE

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

P.O. Box 3847 Peachtree City, GA 30269
(770) 486-7552 Fax (770) 486-0496
LSF000701

PREPARED FOR:

DON BRENT L.L.C.

SHEET 1 OF 8

DATE OF SURVEY: 10-15-2020

LAND LOT: 198
DISTRICT: 13TH

DATE OF DRAWING: 10-30-2020

FAYETTE COUNTY, GA

REV. 02-19-2021

SCALE: 1" = 50'

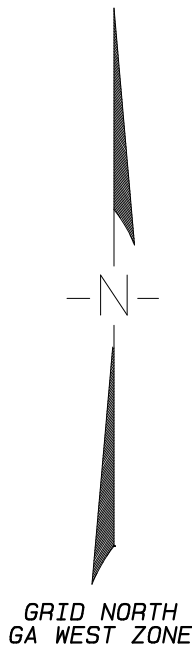
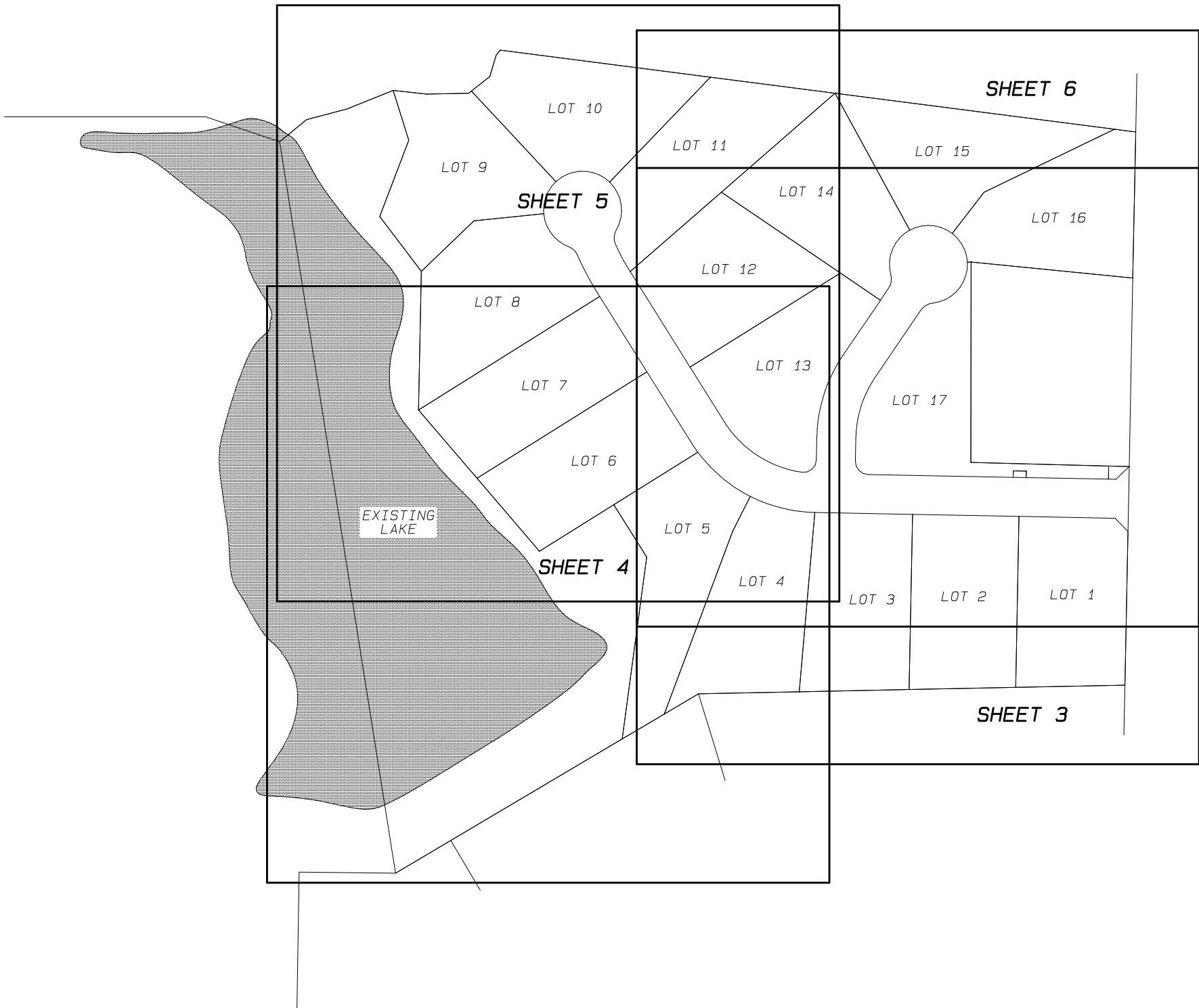
JOB NO: 0701064

MAJOR FINAL PLAT
OF
FAIRBROOK

RESERVED FOR THE CLERK
OF SUPERIOR COURT

LEGEND

CA - CONTIGUOUS AREA
M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION
N/F - NOW OR FORMERLY
CMP - CORRUGATED METAL PIPE
RCP - REINFORCED CONCRETE PIPE
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DI - DROP INLET
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SQ. FT. - SQUARE FEET
D.E. - DRAINAGE EASEMENT
A.E. - ACCESS EASEMENT
L/P - LIGHT POLE
H.W. - HEADWATER
⊗ - POWER STUB OUT
⊕ - WATER METER
⊙ - FIRE HYDRANT
⊕ - WATER VALVE
-W- - WATER LINE



STRUCTURES A-1 AND A-2

| STRUCTURE | TOP ELEVATION | INVERT IN SIZE/TYPE | INVERT OUT SIZE/TYPE | PIPE LENGTH | PERCENT GRADE |
|-----------|---------------|---------------------------------|-------------------------------|-------------|---------------|
| HW A-2 | | | 917.72 (TO HW A-1) 18" RCP | 130+/-LF | 1.79% |
| HW A-1 | | 915.40 (FROM HW A-2) 18" RCP | | | |

STRUCTURES B-1 THRU B-4, B-6 THRU B-8

| STRUCTURE | TOP ELEVATION | INVERT IN SIZE/TYPE | INVERT OUT SIZE/TYPE | PIPE LENGTH | PERCENT GRADE |
|-----------|---------------|--|---------------------------------|-------------|---------------|
| SWCB B-8 | 908.95 | N/A | 903.72 (TO SWCB B-7) 18" CMP | 38+/- LF | 4.57% |
| SWCB B-7 | 907.98 | 901.88 (FROM SWCB B-9) 24" CMP 901.97 (FROM SWCB B-8) 18" CMP | 901.61 (TO SWCB B-6) 24" RCP | 33+/-LF | 2.09% |
| SWCB B-6 | 907.66 | 900.92 (FROM SWCB B-7) 24" RCP | 900.92 (TO DWCB B-4) 24" CMP | 126+/-LF | 4.18% |
| DWCB B-4 | 903.10 | 895.59 (FROM DI B-5) 24" CMP 895.64 (FROM SWCB B-6) 24" CMP | 894.63 (TO DWCB B-3) 36" RCP | 33+/-LF | 1.75% |
| DWCB B-3 | 902.95 | 894.05 (FROM DWCB B-4) 36" RCP | 894.12 (TO JB B-2) 36" CMP | 56+/-LF | 2.73% |
| JB B-2 | 904.03 | 892.59 (FROM DWCB B-3) 36" CMP | 892.06 (TO HW B-1) 42" CMP | 101+/-LF | 1.27% |
| HW B-1 | | 890.78 (FROM JB B-2) 42" CMP | | | |

STRUCTURES B-4 AND B-5

| STRUCTURE | TOP ELEVATION | INVERT IN SIZE/TYPE | INVERT OUT SIZE/TYPE | PIPE LENGTH | PERCENT GRADE |
|-----------|---------------|--|---------------------------------|-------------|---------------|
| WI B-5 | 900.70 | SPILL ELEVATION 899.70 | 896.17 (TO DWCB B-4) 24" CMP | 28+/-LF | 2.10% |
| DWCB B-4 | 903.10 | 895.59 (FROM DI B-5) 24" CMP 895.64 (FROM SWCB B-6) 24" CMP | 894.63 (TO DWCB B-3) 36" RCP | 33+/-LF | 1.75% |

STRUCTURES B-7 AND B-8

| STRUCTURE | TOP ELEVATION | INVERT IN SIZE/TYPE | INVERT OUT SIZE/TYPE | PIPE LENGTH | PERCENT GRADE |
|-----------|---------------|--|---------------------------------|-------------|---------------|
| SWCB B-9 | 912.35 | N/A | 908.07 (TO SWCB B-7) 24" CMP | 38+/- LF | 4.57% |
| SWCB B-7 | 907.98 | 901.88 (FROM SWCB B-9) 24" CMP 901.97 (FROM SWCB B-8) 18" CMP | 901.61 (TO SWCB B-6) 24" RCP | 33+/-LF | 2.09% |

STRUCTURES C-1 THRU C-3

| STRUCTURE | TOP ELEVATION | INVERT IN SIZE/TYPE | INVERT OUT SIZE/TYPE | PIPE LENGTH | PERCENT GRADE |
|-----------|---------------|-----------------------------------|-------------------------------|-------------|---------------|
| DWCB C-3 | 911.20 | N/A | 905.03 (TO JB C-2) 18" CMP | 141+/-LF | 9.55% |
| JB C-2 | 895.79 | 891.62 (FROM DWCB C-3) 18" CMP | 891.60 (TO HW C-1) 18" CMP | 20+/-LF | 0.80% |
| HW C-1 | | 891.44 (FROM JB C-2) 18" CMP | | | |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S43°52'55"E | 28.28' |
| L2 | S88°32'07"E | 24.86' |
| L3 | S46°07'09"W | 28.28' |
| L4 | N88°52'55"W | 4.80' |
| L5 | N00°56'46"E | 20.15' |
| L6 | N88°52'55"W | 20.00' |
| L7 | N01°07'05"E | 10.00' |
| L8 | S88°52'55"E | 20.00' |
| L9 | S01°07'05"W | 10.00' |
| L10 | N01°07'05"E | 36.23' |
| L11 | S86°53'46"W | 5.77' |
| L12 | S34°11'10"W | 22.38' |
| L13 | S01°07'05"W | 34.99' |
| L14 | S32°03'53"E | 7.62' |
| L15 | S39°41'52"W | 10.26' |
| L16 | S15°54'10"W | 34.10' |
| L17 | S51°55'49"W | 36.12' |
| L18 | S51°55'49"W | 5.37' |
| L19 | S88°53'52"W | 64.36' |
| L20 | N83°45'01"W | 52.14' |
| L21 | S68°02'41"W | 75.78' |
| L22 | S75°03'50"W | 65.27' |
| L23 | S50°30'08"W | 53.53' |
| L24 | S17°27'57"E | 80.48' |
| L25 | S20°31'59"W | 35.16' |

CURVE TABLE

| LINE | ARC | CHORD BEARING | RADIUS | CHORD |
|------|---------|---------------|---------|---------|
| C1 | 31.42' | N43°52'55"W | 20.00' | 28.28' |
| C2 | 98.11' | N17°39'07"E | 170.00' | 96.76' |
| C3 | 21.68' | N59°01'27"E | 25.00' | 21.00' |
| C4 | 91.07' | N40°22'45"E | 60.00' | 82.58' |
| C5 | 51.57' | N27°43'41"W | 60.00' | 50.00' |
| C6 | 69.41' | N85°29'32"W | 60.00' | 65.60' |
| C7 | 80.49' | S22°56'08"W | 60.00' | 74.59' |
| C8 | 21.68' | S09°20'40"W | 25.00' | 21.01' |
| C9 | 132.74' | S17°39'07"W | 230.00' | 130.91' |
| C10 | 33.98' | S49°47'52"W | 20.00' | 30.04' |
| C11 | 146.74' | N56°47'36"W | 170.00' | 142.23' |
| C12 | 47.07' | N28°25'13"W | 370.00' | 47.04' |
| C13 | 23.94' | N02°39'31"E | 25.00' | 23.04' |
| C14 | 79.81' | N08°00'56"W | 60.00' | 74.06' |
| C15 | 90.99' | N89°34'01"W | 60.00' | 82.52' |
| C16 | 54.72' | S20°51'58"W | 60.00' | 52.84' |
| C17 | 66.69' | S37°06'04"E | 60.00' | 63.31' |
| C18 | 19.84' | S46°12'43"E | 25.00' | 19.32' |
| C19 | 64.43' | S27°46'20"E | 430.00' | 64.37' |
| C20 | 18.30' | S34°20'38"E | 230.00' | 18.29' |
| C21 | 106.63' | S49°54'17"E | 230.00' | 105.68' |
| C22 | 103.15' | S76°02'03"E | 230.00' | 102.29' |

CENTERLINE LINE AND CURVE TABLE

| LINE | CHORD | CHORD BEARING | RADIUS | ARC | DELTA | TANGENT |
|-------|---------|---------------|---------|---------|-----------|---------|
| CL L1 | 531.75' | N88°52'55"W | | | | |
| CL C1 | 190.30' | N60°28'24"W | 200.00' | 198.33' | 56°49'02" | 108.18' |
| CL L2 | 272.37' | N32°03'53"W | | | | |
| CL C2 | 120.30' | N23°24'58"W | 400.00' | 120.76' | 17°17'50" | 60.84' |
| CL L3 | 86.23' | N01°07'05"E | | | | |
| CL C3 | 113.83' | N17°39'07"E | 200.00' | 115.43' | 33°04'05" | 59.37' |
| CL L4 | 190.56' | N34°11'10"E | | | | |

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 13113 C 0037 E, DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA. FLOOD PLAIN SHOWN ON THE PLAT IS BASED ON CONSTRUCTION PLANS AND A STUDY PERFORMED BY HOVEY AND ASSOCIATES.

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

THIS 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.

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

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM CERTIFICATION RELATING TO LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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.

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

P.O. Box 3847 Peachtree City, GA 30269
(770) 486-7552 Fax (770) 486-0496
LSF000701

PREPARED FOR:

DON BRENT L.L.C.

SHEET 2 OF 8

DATE OF SURVEY: 10-15-2020

LAND LOT: 198
DISTRICT: 13TH

DATE OF DRAWING: 10-30-2020

FAYETTE COUNTY, GA

REV. 02-19-2021

SCALE: 1" = 50'

JOB NO: 0701064

LEGEND

CA - CONTIGUOUS AREA
M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION
N/F - NOW OR FORMERLY
CMP - CORRUGATED METAL PIPE
RCB - REINFORCED CONCRETE PIPE
DWCB - DOUBLE WING CATCH BASIN
SWCB - SINGLE WING CATCH BASIN
JB - JUNCTION BOX
DI - DROP INLET
HW - HEADWALL
SQ. FT. - SQUARE FEET
D.E. - DRAINAGE EASEMENT
A.E. - ACCESS EASEMENT
L/P - LIGHT POLE
H.W. - HEADWATER
⊗ - POWER STUB OUT
⊕ - WATER METER
⚡ - FIRE HYDRANT
⚡ - WATER VALVE
-W- - WATER LINE

⊗ - EASEMENT FOR WALL MAINTENANCE AND LANDSCAPING
⊕ - LANDSCAPE EASEMENT

MAJOR FINAL PLAT OF FAIRBROOK

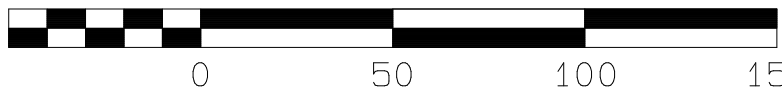
GRID NORTH
GA WEST ZONE

STATE HIGHWAY 314
100' RIGHT OF WAY AT SUBJECT PROPERTY PER DB 464B, PAGES 542-545

20' LANDSCAPE
EASEMENT

1/2" REBAR
FOUND

GRAPHIC SCALE 1"=50'



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

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LSF000701

PREPARED FOR:

DON BRENT L.L.C.

SHEET 3 OF 8

LAND LOT: 198

DISTRICT: 13TH

FAYETTE COUNTY, GA

SCALE: 1" = 50'

DATE OF SURVEY: 10-15-2020

DATE OF DRAWING: 10-30-2020

REV. 02-19-2021

JOB NO: 0701064

LEGEND

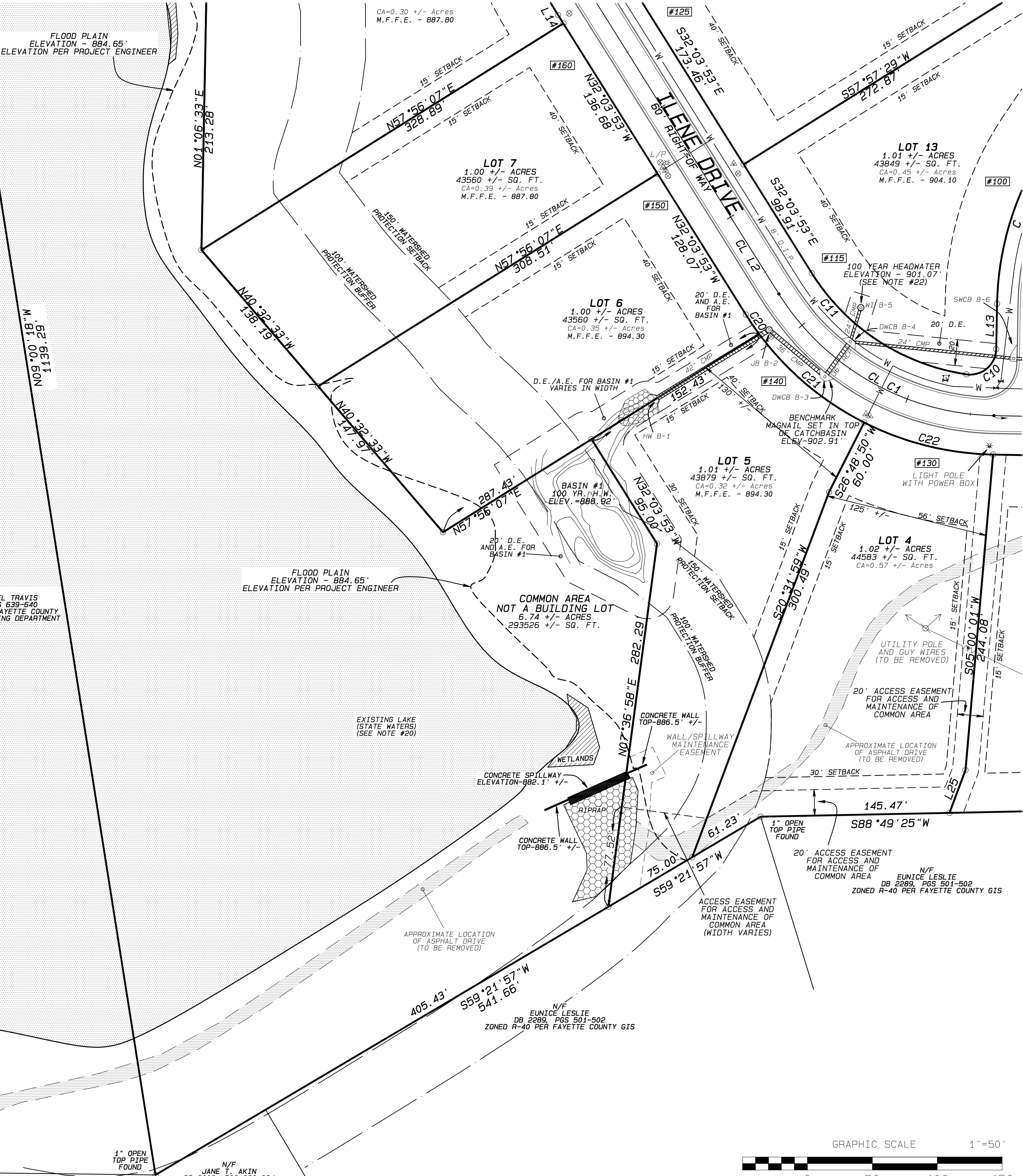
CA - CONTIGUOUS AREA
M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION
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MAJOR FINAL PLAT
OF
FAIRBROOK

GRID NORTH
GA WEST ZONE



FLOOD PLAIN
ELEVATION - 884.65'
ELEVATION PER PROJECT ENGINEER



N/F
DAVID MICHAEL TRAVIS
DB 4036, PGS 639-640
ZONED R-40 PER FAYETTE COUNTY
PLANNING AND ZONING DEPARTMENT

FLOOD PLAIN
ELEVATION - 884.65'
ELEVATION PER PROJECT ENGINEER

EXISTING LAKE
(STATE WATERS)
(SEE NOTE #20)

COMMON AREA
NOT A BUILDING LOT
6.74 +/- ACRES
293526 +/- SQ. FT.

CONCRETE WALL
TOP-886.5' +/-

CONCRETE SPILLWAY
ELEVATION-882.1' +/-

WETLANDS

APPROXIMATE LOCATION
OF ASPHALT DRIVE
(TO BE REMOVED)

N/F
EUNICE LESLIE
DB 2289, PGS 501-502
ZONED R-40 PER FAYETTE COUNTY GIS

LOT 4
1.02 +/- ACRES
44583 +/- SQ. FT.
CA=0.57 +/- Acres

LOT 5
1.01 +/- ACRES
43879 +/- SQ. FT.
CA=0.32 +/- Acres
M.F.F.E. - 894.30

LOT 6
1.00 +/- ACRES
43560 +/- SQ. FT.
CA=0.35 +/- Acres
M.F.F.E. - 894.30

LOT 7
1.00 +/- ACRES
43560 +/- SQ. FT.
CA=0.39 +/- Acres
M.F.F.E. - 887.80

LOT 13
1.01 +/- ACRES
43849 +/- SQ. FT.
CA=0.45 +/- Acres
M.F.F.E. - 904.10

100 YEAR HEADWATER
ELEVATION - 901.07
(SEE NOTE #22)

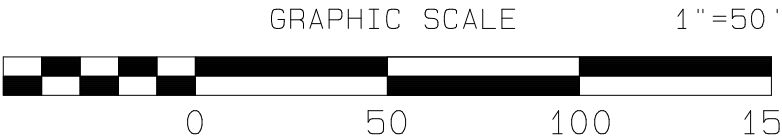
LIGHT POLE
WITH POWER BOX

UTILITY POLE
AND GUY WIRES
(TO BE REMOVED)

APPROXIMATE LOCATION
OF ASPHALT DRIVE
(TO BE REMOVED)

20' ACCESS EASEMENT
FOR ACCESS AND
MAINTENANCE OF
COMMON AREA

N/F
EUNICE LESLIE
DB 2289, PGS 501-502
ZONED R-40 PER FAYETTE COUNTY GIS



**W.D. Gray and
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land surveyors - planners

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LSF000701

PREPARED FOR:

DON BRENT L.L.C.

SHEET 4 OF 8

DATE OF SURVEY: 10-15-2020

LAND LOT: 198

DATE OF DRAWING: 10-30-2020

DISTRICT: 13TH

FAYETTE COUNTY, GA

REV. 02-19-2021

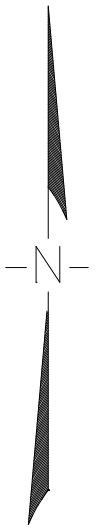
SCALE: 1" = 50'

JOB NO: 0701064

LEGEND

CA - CONTIGUOUS AREA
M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION
N/F - NOW OR FORMERLY
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MAJOR FINAL PLAT
OF
FAIRBROOK



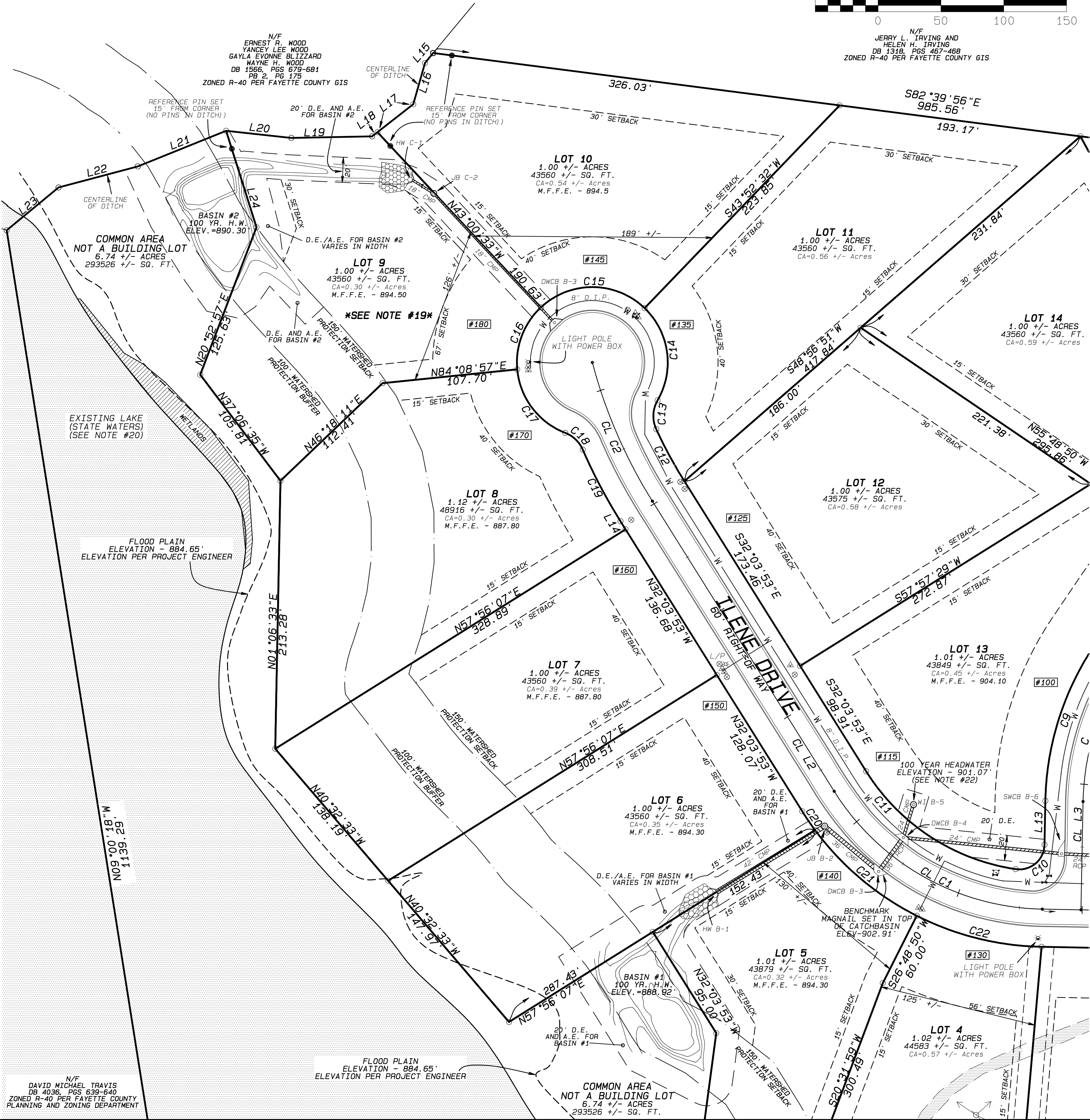
GRID NORTH
GA WEST ZONE

RESERVED FOR THE CLERK
OF SUPERIOR COURT

GRAPHIC SCALE 1"=50'



N/F
JERRY L. IRVING AND
HELEN H. IRVING
DB 1318, PGS 467-468
ZONED R-40 PER FAYETTE COUNTY GIS



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

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(770) 486-7552 Fax (770) 486-0496

LSF000701

PREPARED FOR:

DON BRENT L.L.C.

SHEET 5 OF 8

LAND LOT: 198

DISTRICT: 13TH

FAYETTE COUNTY, GA

SCALE: 1" = 50'

DATE OF SURVEY: 10-15-2020

DATE OF DRAWING: 10-30-2020

REV. 02-19-2021

JOB NO: 0701064

LEGEND

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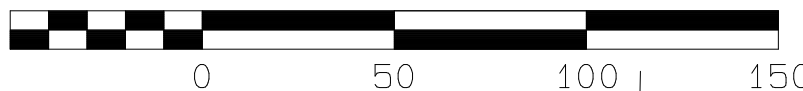
MAJOR FINAL PLAT OF FAIRBROOK

RESERVED FOR THE CLERK
OF SUPERIOR COURT

N/F
JERRY L. IRVING AND
HELEN H. IRVING
DB 1318, PGS 467-468
ZONED R-40 PER FAYETTE COUNTY GIS

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE 1"=50'



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

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LSF000701

PREPARED FOR:

DON BRENT L.L.C.

SHEET 6 OF 8

DATE OF SURVEY: 10-15-2020

LAND LOT: 198

DATE OF DRAWING: 10-30-2020

DISTRICT: 13TH

FAYETTE COUNTY, GA

REV. 02-19-2021

SCALE: 1" = 50'

JOB NO: 0701064

STATE HIGHWAY 314
100' RIGHT OF WAY AT SUBJECT PROPERTY PER DB 4648, PAGES 542-545

LEGEND
CA - CONTIGUOUS AREA
M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION
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MAJOR FINAL PLAT
OF
FAIRBROOK

GRID NORTH
GA WEST ZONE



LEVEL III SOIL SURVEY

I, ERIC HAMILTON, DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THE SOIL MAP 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.

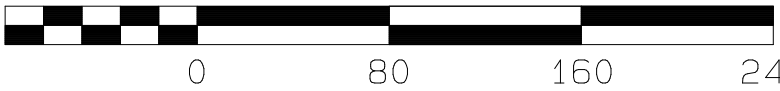
SIGNATURE OF SOIL CLASSIFIER

COMPANY ADDRESS & TELEPHONE - 90F GLENDA TRACE #327 NEWMAN, GEORGIA 30265 - 678-262-4020

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

REGISTRATION NUMBERS/LICENSE NUMBERS

GRAPHIC SCALE 1"=80'



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Associates, Inc.
land surveyors - planners

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(770) 486-7552 Fax (770) 486-0496

LSF000701

PREPARED FOR:

DON BRENT L.L.C.

SHEET 7 OF 8

DATE OF SURVEY: 10-15-2020

LAND LOT: 198

DATE OF DRAWING: 10-30-2020

DISTRICT: 13TH

FAYETTE COUNTY, GA

REV. 02-19-2021

SCALE: 1" = 80' (THIS PAGE)

JOB NO: 0701064

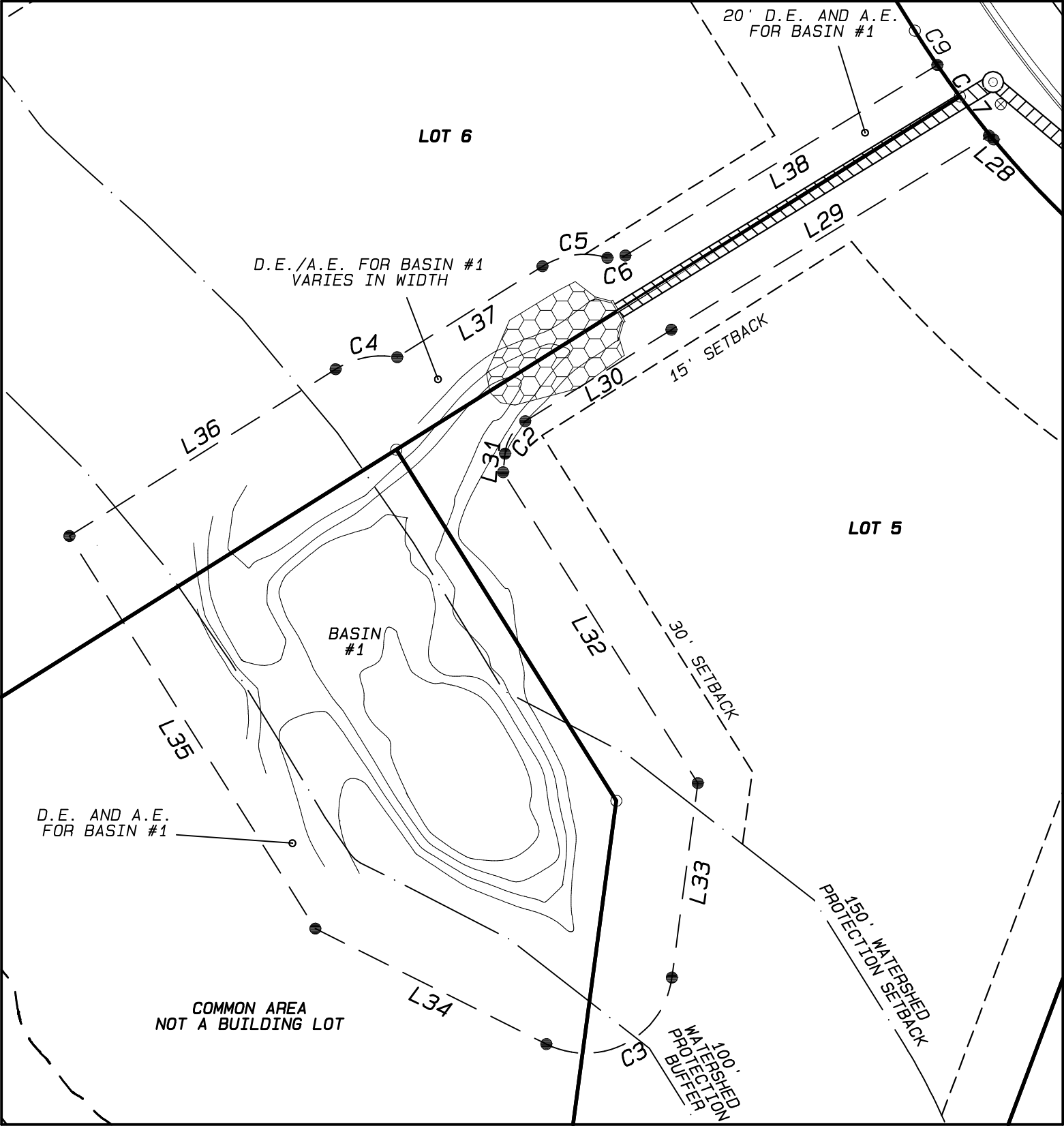
LEGEND

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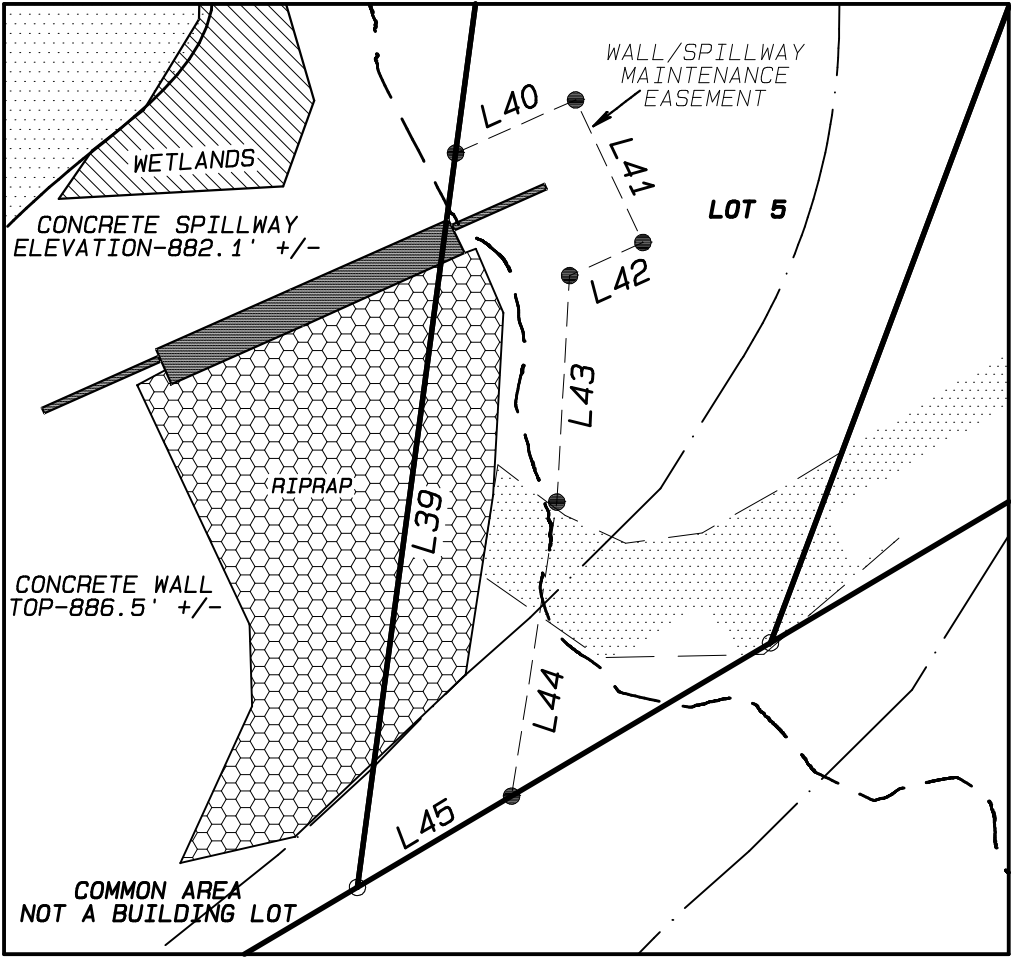
MAJOR FINAL PLAT
OF
FAIRBROOK

GRID NORTH
GA WEST ZONE

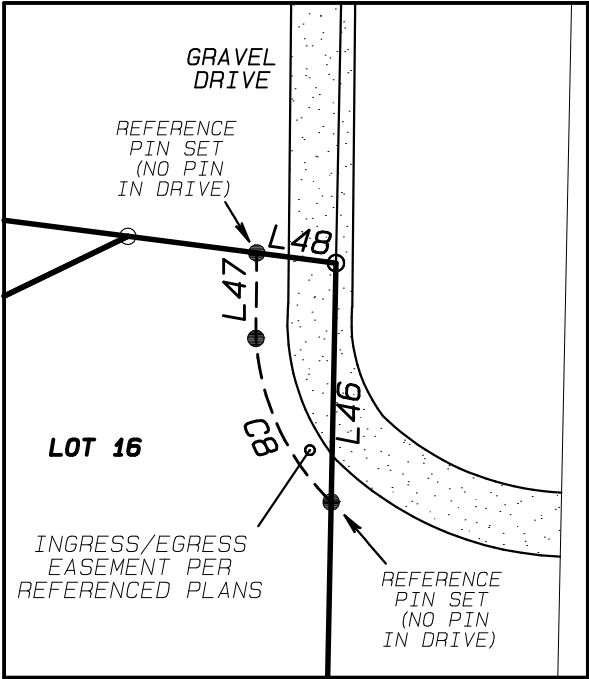
RESERVED FOR THE CLERK
OF SUPERIOR COURT



EASEMENT DETAIL 1"=30'



EASEMENT DETAIL 1"=30'

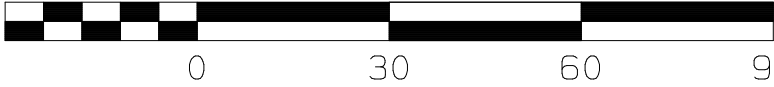


EASEMENT DETAIL 1"=30'

EASEMENTS LINE AND CURVE TABLE

| LINE | CHORD | CHORD BEARING | RADIUS | ARC |
|------|---------|---------------|---------|--------|
| L1 | 124.00' | N43°02'12"W | | |
| L2 | 19.40' | N57°56'13"W | | |
| L3 | 13.52' | N70°13'02"W | | |
| L4 | 86.36' | N87°22'01"W | | |
| L5 | 11.18' | N85°04'32"W | | |
| L6 | 39.54' | S14°31'19"E | | |
| L7 | 28.53' | S07°07'49"E | | |
| L8 | 5.59' | S38°49'17"E | | |
| L9 | 26.73' | S41°26'20"E | | |
| L10 | 15.66' | S42°54'50"E | | |
| L11 | 20.00' | S47°05'10"W | | |
| L12 | 41.52' | N42°54'50"W | | |
| L13 | 20.13' | S34°26'10"W | | |
| L14 | 16.06' | S55°56'53"W | | |
| L15 | 25.93' | N77°48'07"W | | |
| L16 | 29.61' | N35°50'29"W | | |
| L17 | 50.36' | N32°10'09"W | | |
| L18 | 50.56' | N24°54'39"W | | |
| L19 | 10.93' | N75°03'50"E | | |
| L20 | 75.78' | N68°02'41"E | | |
| L21 | 2.37' | S83°45'01"E | | |
| L22 | 18.15' | S29°56'25"E | | |
| L23 | 33.42' | S85°04'32"E | | |
| L24 | 88.98' | S87°22'01"E | | |
| L25 | 18.68' | S70°13'02"E | | |
| L26 | 24.17' | S57°56'13"E | | |
| L27 | 126.49' | S43°02'12"E | | |
| C1 | 20.00' | S46°35'05"W | 60.00' | 20.09' |
| L28 | 1.39' | N50°00'30"W | | |
| L29 | 85.32' | S58°34'46"W | | |
| L30 | 39.50' | S57°56'07"W | | |
| C2 | 8.77' | S31°56'28"W | 10.00' | 9.07' |
| L31 | 4.28' | S05°56'50"W | | |
| L32 | 84.08' | S32°03'53"E | | |
| L33 | 44.97' | S07°36'27"W | | |
| C3 | 32.55' | S62°04'55"W | 20.00' | 38.03' |
| L34 | 59.21' | N63°26'38"W | | |
| L35 | 106.18' | N32°03'42"W | | |
| L36 | 72.00' | N57°55'44"E | | |
| C4 | 14.39' | N79°01'05"E | 20.00' | 14.72' |
| L37 | 39.27' | N57°56'07"E | | |
| C5 | 15.01' | N82°34'57"E | 18.00' | 15.49' |
| C6 | 4.17' | N82°34'57"E | 5.00' | 4.30' |
| L38 | 83.76' | N58°34'46"E | | |
| C7 | 21.43' | S37°04'31"E | 230.00' | 21.43' |
| L39 | 115.74' | N07°36'58"E | | |
| L40 | 20.50' | N66°06'53"E | | |
| L41 | 24.63' | S25°17'08"E | | |
| L42 | 12.57' | S65°41'25"W | | |
| L43 | 35.43' | S03°13'55"W | | |
| L44 | 46.48' | S08°44'35"W | | |
| L45 | 27.99' | S59°21'57"W | | |
| L46 | 37.33' | S01°07'05"W | | |
| C8 | 28.13' | N24°42'29"W | 39.16' | 28.78' |
| L47 | 13.36' | N00°31'59"E | | |
| L48 | 12.47' | S82°39'56"E | | |
| C9 | 9.40' | S33°14'07"E | 230.00' | 9.40' |

GRAPHIC SCALE 1"=30'



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

P.O. Box 3847 Peachtree City, GA 30269
(770) 486-7552 Fax (770) 486-0496

LSF000701

PREPARED FOR:

DON BRENT L.L.C.

SHEET 8 OF 8

LAND LOT: 198

DISTRICT: 13TH

FAYETTE COUNTY, GA

SCALE: 1" = 30' (THIS PAGE)

DATE OF SURVEY: 10-15-2020

DATE OF DRAWING: 10-30-2020

REV. 02-19-2021

JOB NO: 0701064

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: February 25, 2021
Subject: Minor Final Plat to be considered on March 4, 2021

PRELIMINARY PLAT

Minor Final Plat for the Gomez Estate

OWNER/APPLICANT

Brent-Fayette, LLC

A handwritten signature in black ink, appearing to read 'CNB', is written over the printed name 'Chanelle Blaine'.

Recommend **APPROVAL** for the Major Final Plat signed February 25, 2021.

MINOR FINAL PLAT OF THE GOMEZ ESTATE



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

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE _____ SIGNED _____
ENVIRONMENTAL HEALTH
SPECIALIST

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL 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 12/16/20

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.

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

WETLANDS DELINEATION

I, BRANNON MILES, DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS THE GOMEZ ESTATE ON DECEMBER 8, 2020 AND DETERMINED THAT THE PROPERTY CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS.

DATE _____
SIGNATURE OF WETLAND DELINEATOR
REGISTRATION NO. 150
APPLIED ENVIRONMENTAL SCIENCES, INC.
90F GLENDA TRACE SUITE 327
NEWNAN, GA 30265 (678)-262-4020

GENERAL NOTES

- OWNER:
BRENT-FAYETTE, LLC.
CONTACT: FRANK JAMES
270 NORTH JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214
770-722-4475
EMAIL: frank@brent.us
- SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 321
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com
- TOTAL ACREAGE: 101.517 ACRES

14 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 NUMBERS 13113C0134E AND 13113C0145E, DATED SEPTEMBER 26, 2008, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- EACH RESIDENTIAL LOT HAS A CONTIGUOUS AREA OF MORE THAN 0.6 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
- THERE ARE NO VISIBLE CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
- THERE ARE STATE WATERS ON THIS PROPERTY.
- THIS PROPERTY CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS AS DELINEATED BY APPLIED ENVIRONMENTAL SCIENCES, INC. ON DECEMBER 8, 2020. 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 THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- FORTY 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.

OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER/REPRESENTATIVE OF THE GOMEZ ESTATE 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:

Brent-Fayette, LLC.

Property Location

Land Lot 97 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. 20-106

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

Issue Date: 12/16/20

F.W.P.D.: 12/14/20

Revisions _____ Date _____

MINOR FINAL PLAT OF THE GOMEZ ESTATE

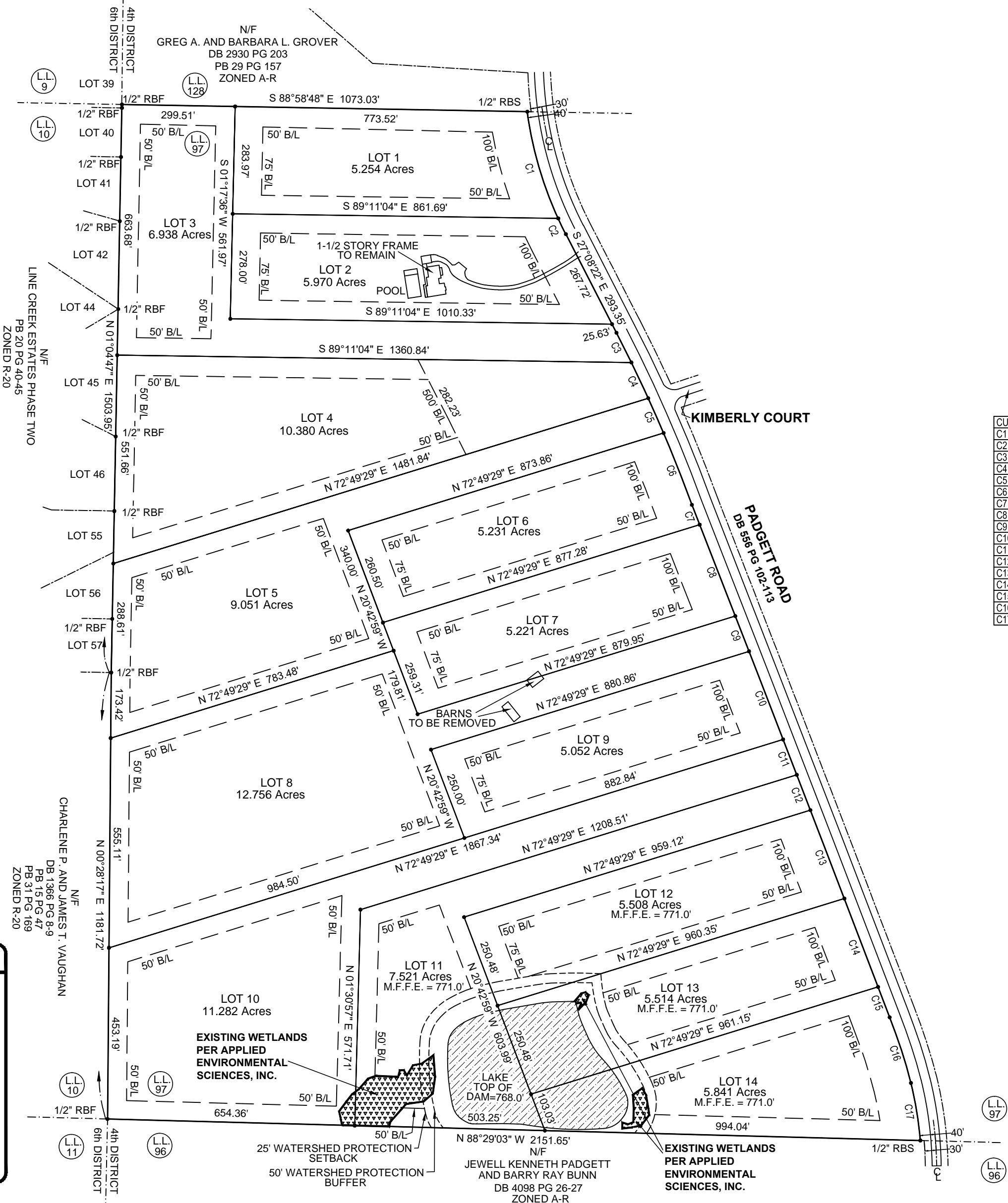
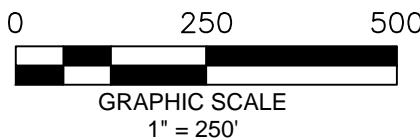
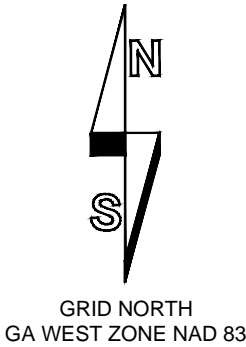
LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK PERFORMED DATE
O/F=OUT OF FLOOD PLAIN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

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

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|------------|-------------|---------------|--------------|
| C1 | 295.05' | 1011.47' | 16°42'48" | S 16°09'07" E | 294.00' |
| C2 | 46.44' | 1011.47' | 2°37'51" | S 25°49'27" E | 46.44' |
| C3 | 87.95' | 3875.35' | 1°18'01" | S 26°41'25" E | 87.95' |
| C4 | 104.63' | 3875.35' | 1°32'49" | S 25°16'00" E | 104.63' |
| C5 | 100.66' | 3875.35' | 1°29'18" | S 23°44'56" E | 100.66' |
| C6 | 204.34' | 3875.35' | 3°01'16" | S 21°29'39" E | 204.32' |
| C7 | 56.41' | 149137.06' | 0°01'18" | S 21°21'58" E | 56.41' |
| C8 | 259.49' | 149137.06' | 0°05'59" | S 21°18'19" E | 259.49' |
| C9 | 100.25' | 149137.06' | 0°02'19" | S 21°14'10" E | 100.25' |
| C10 | 250.13' | 149137.06' | 0°05'46" | S 21°10'08" E | 250.13' |
| C11 | 100.24' | 149137.06' | 0°02'19" | S 21°06'06" E | 100.24' |
| C12 | 100.23' | 149137.06' | 0°02'19" | S 21°03'47" E | 100.23' |
| C13 | 250.56' | 149137.06' | 0°05'47" | S 20°59'45" E | 250.56' |
| C14 | 250.53' | 149137.06' | 0°05'46" | S 20°53'58" E | 250.53' |
| C15 | 86.12' | 149137.06' | 0°01'59" | S 20°50'05" E | 86.12' |
| C16 | 182.85' | 1481.89' | 7°04'11" | S 17°57'38" E | 182.73' |
| C17 | 154.35' | 973.42' | 9°05'07" | S 09°17'05" E | 154.19' |



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

CONTIGUOUS AREA

- LOT 1
CA=2.6 Acres
- LOT 2
CA=3.1 Acres
- LOT 3
CA=2.6 Acres
- LOT 4
CA=5.6 Acres
- LOT 5
CA=4.6 Acres
- LOT 6
CA=2.6 Acres
- LOT 7
CA=2.6 Acres
- LOT 8
CA=7.7 Acres
- LOT 9
CA=2.4 Acres
- LOT 10
CA=5.9 Acres
- LOT 11
CA=1.7 Acres
- LOT 12
CA=2.7 Acres
- LOT 13
CA=2.0 Acres
- LOT 14
CA=2.5 Acres

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE AASHTO MINIMUM REQUIRED SIGHT DISTANCE OF 445' FOR 40 MILES PER HOUR IS PROVIDED FOR THE FOURTEEN LOTS SHOWN ALONG PADGETT ROAD. 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



Prepared For:

Brent-Fayette, LLC.

Property Location

Land Lot 97 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. 20-106

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

Issue Date: 12/16/20

F.W.P.D.: 12/14/20

Revisions Date

MINOR FINAL PLAT OF THE GOMEZ ESTATE

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

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 II | >72 | 24-30 (PWT) | 2-10 | 8-12 | ---- | 0.10 | C1 |
| Appling | >72 | 72 | 2-8 | 36-48 | 60 | ---- | A1 |
| Bethlehem | >72 | >72 | 3-10 | 30-48 | 60 | ---- | N3 |
| Cataula II | >72 | 24-30 (PWT) | 3-8 | 8-12 | ---- | 0.10 | C1 |
| Cecil | >72 | >72 | 2-10 | 36-48 | 60 | ---- | A1 |
| Cecil Variant (C.V.) | >72 | >72 | 2-10 | 42-48 | 60 | ---- | A3 |
| Cecil Wet Variant | >72 | >72 | 2-10 | 24-36 | 75 | ---- | P1 |
| Hard Labor | >72 | 30-36 | 2-10 | 12-18 | 75 | 0.12 | C2 |
| Madison | >72 | >72 | 2-13 | 30-48 | 45 | ---- | A1 |
| Pacolet | >72 | >72 | 2-13 | 30-48 | 60 | ---- | A1 |
| Rion | >72 | >72 | 2-13 | 30-48 | 45 | ---- | A1 |
| Starr | >72 | >72 | 2-6 | ---- | ---- | ---- | F4 |
| Wash Over Cecil | >72 | 66-72+ | 2-8 | 36-48 | 60 | ---- | A2 |

PWT = Perched Water Table

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 well drained upland soils. Residual soils are well drained and suitable for conventional absorption field installation at recommended trench depth. Storm water runoff should be diverted from this area if it is used for absorption field.
- A3

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. Permeability appears to improve with depth. Trenches installed at the recommended depth should function effectively. Further inspection with test pits may allow for deeper installations.
- C1

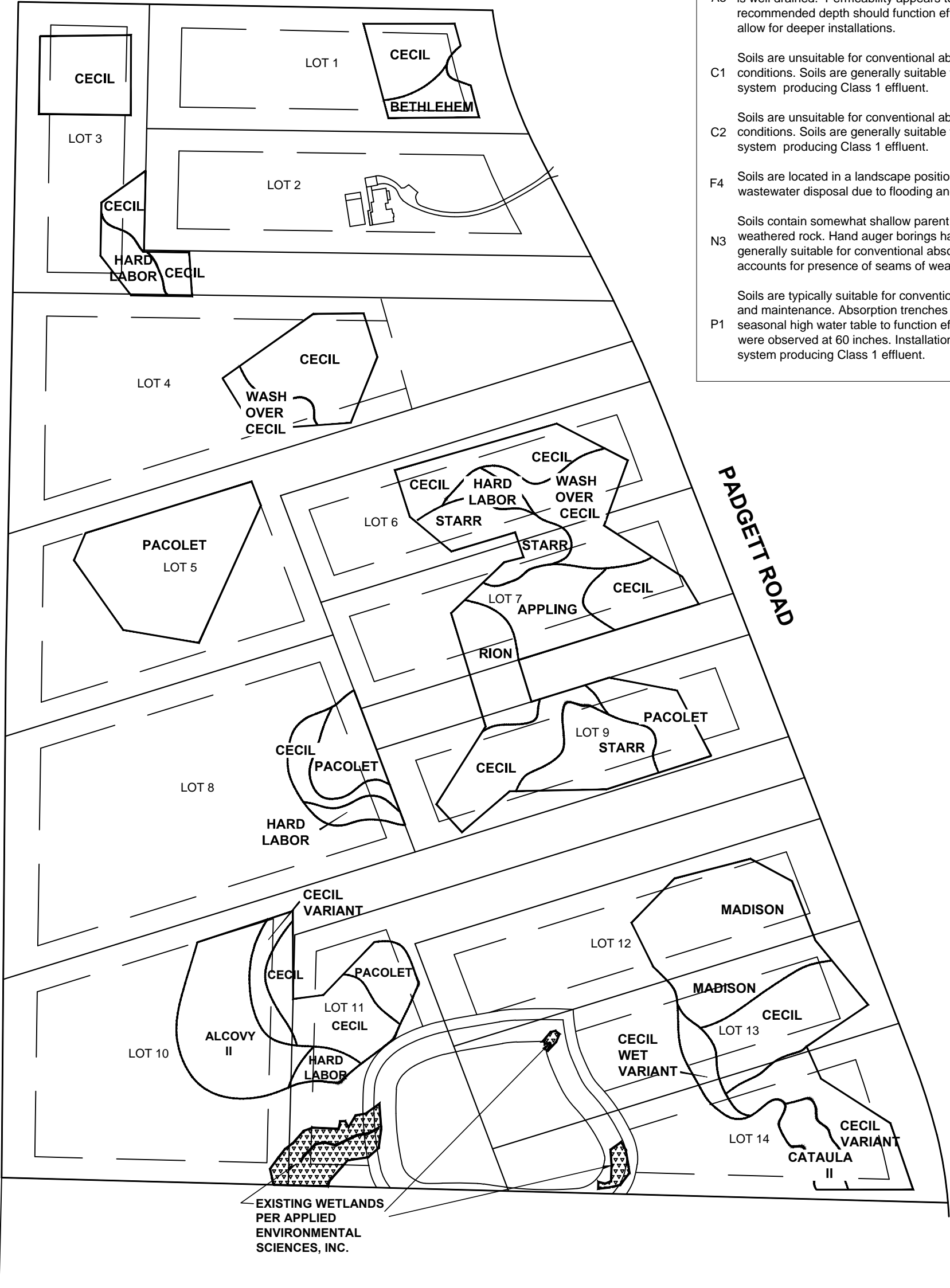
Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- C2

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.
- 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.
- N3

Soils contain somewhat shallow parent material, saprolite and seams of partially weathered rock. Hand auger borings have been advanced to 6 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.
- P1

Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Seasonal high water table indicators were observed at 60 inches. Installations deeper than 36 inches may require a treatment system producing Class 1 effluent.



Prepared For:

Brent-Fayette, LLC.

Property Location

Land Lot 97 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants
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678-571-3054
rdgaskins79@gmail.com

Job No. 20-106

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

Issue Date: 12/16/20

F.W.P.D.: 12/14/06

Revisions Date

Sec. 110-144. - C-H, Highway Commercial District.

(c) Conditional uses.

(25) Self-storage facility (external and/or internal access);

~~(26) Self-storage facility (internal access);~~

Sec. 110-146. - M-1, Light Industrial District.

(c) Conditional uses.

(9) Self-storage facility (external and/or internal access);

~~(10) Self-storage facility (internal access);~~

Sec. 110-150. - G-B, General-Business District.

(c) Conditional uses.

(5) Self-storage facility (external and/or internal access);

Sec. 110-169. - Conditional use approval

(To be added in its entirety replacing rr. Self-storage facility (external access) and ss. Self-storage facility (internal access).

rr. *Self-storage facility (external and/or internal access)*. Allowed in G-B, M-1 and C-H zoning districts.

1. Single story self-storage buildings may have exterior access to the individual storage units. This exterior access to shall not directly face a street.

Multistory self-storage buildings shall not have direct exterior access to individual storage units; all individual storage unit access shall be internal. A vehicle loading/unloading area utilizing a bay door and/or a loading dock shall only be located on the side or rear of the multistory self-storage building not facing a street. A vehicle loading/unloading area utilizing a bay door and/or a loading dock located on the side of the multistory self-storage building shall require a canopy covering the loading/unloading area.

2. All buildings shall maintain a decorative facing on those portions of the building which face public streets and any property zoned residential or agricultural-residential. The decorative facing shall consist of fiber-cement siding (i.e., Hardiplank), wood siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco), or metal siding which establishes a horizontal pattern. The transportation corridor overlay zone architectural requirements shall control when applicable.
3. The maximum size of an individual storage unit shall be 600 square feet.
4. The facility may contain one on-site single-family dwelling unit.
5. Aisle ways adjacent to storage unit bays doors shall be used both for circulation and temporary customer parking while using storage units. The minimum width of these aisle ways shall be 25 feet as measured from the closest part of the structure including any overhang.

6. No open outside storage of items, other than vehicles, boats, recreational vehicles and trailers, shall be allowed. Open storage of vehicles, boats, recreational vehicles and trailers, shall be located to the rear of the self-storage buildings. Covered vehicle storage structures shall be allowed provided they do not exceed 25 percent of the overall gross square footage of all storage buildings and shall maintain a similar architectural character of the principal self-storage buildings.
7. All outdoor lighting shall be shielded away from adjacent residential areas.
8. No exterior loudspeakers or paging equipment shall be permitted on the site.

Sec. 110-173. - Transportation corridor overlay zone.

For the purposes of this section, a development shall be defined as the land where the construction of improvements to support nonresidential uses is proposed, including: a petition to rezone the land, the subdivision of property through a preliminary, final, and/or minor subdivision plat, and/or the submittal of a site plan.

- (5) *SR 138 and North SR 314 overlay zone.* All property and/or development which have frontage on and/or access to SR 138 and S.R 314 north of Highland Drive with nonresidential use or zoning shall be subject to the requirements of the SR 138 and North SR 314 overlay zone. The intent of the overlay is to set standards specific to SR 138 and North SR 314 as described above.
 - a. *Purpose.* The purpose of the SR 138 and North SR 314 overlay zone is to achieve the following:
 1. To maintain the efficient traffic flow on these highways as thoroughfares for Fayette and Clayton Counties;
 2. To enhance and maintain the aesthetic qualities of the corridor; and
 3. To protect existing and future residential areas.
 - b. *Access standards.* Access to each nonresidential property and/or development shall be from a state route or an adjacent street designated as an arterial or collector on the county thoroughfare plan. All access points and interparcel access shall be required to comply with chapter 104, development regulations. A concept plan, submitted with a rezoning application, and/or a site plan shall illustrate compliance with these requirements.
 - c. *Dimensional requirements.*
 1. All parking areas shall be located at least 50 feet from any state route right-of-way.
 2. Front yard setback on SR 138: 100 feet.
 3. Berms for nonresidential zoning districts: Berms, when required as a condition of zoning, shall be a minimum of four feet in height.
 - d. *Architectural standards.* ~~Structures shall maintain a residential character.~~ Elevation drawings denoting compliance with the following shall be submitted as part of the site plan.

1. All buildings shall be constructed in fiber-cement siding (i.e., Hardiplank), wood siding, brick/brick veneer, rock, stone, cast-stone, stucco (including synthetic stucco) and/or metal siding which establishes a horizontal pattern.

~~A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta.~~

2. No horizontal length of a roofline shall exceed 50 linear feet without a variation in elevation. Said variation in elevation shall not be less than two feet.

~~Gasoline canopy. Gasoline canopies shall also comply with the following requirements:~~

- ~~(i) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of three inches to 12 inches to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.~~
- ~~(ii) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.~~
- ~~(iii) The support columns for the gasoline canopies shall match the facade of the convenience store.~~
- ~~(iv) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.~~

3. No blank or unarticulated horizontal length of a building facade shall exceed 25 linear feet without a variation in architectural elements, including but not limited to, building materials, colors, textures, offsets, fenestration, or changes in planes.

~~All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco) on those portions of the building facing front and side yards and/or any property zoned agricultural-residential or residential.~~

4. If the proposed structure is to have a pitched peaked (gable or hip) roof, said pitched peaked (gable or hip) roof shall have a minimum pitch of 4.5 inches in one foot. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot, and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta. Structures with a pitched peaked (gable or hip) roof or a pitched mansard roof facade are exempt from 2. above.

~~Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. This does not apply to stained glass windows for a church or place of worship. Large display or storefront windows shall have a minimum two-foot high knee wall consisting of fiber cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast stone, or stucco (including synthetic stucco).~~

5. Gasoline canopy. Gasoline canopies shall also comply with the following requirements and are exempt from 2. above:
 - (i) The gasoline canopy shall match the architectural character, materials, and color of the convenience store or principal structure.
 - (ii) Gasoline canopies, in conjunction with a convenience store or principal structure which has a pitched peaked (gable or hip) roof, may reduce the pitch of the gasoline canopy roof to a minimum of three inches in one foot to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.
 - (iii) The support columns for the gasoline canopies shall match the facade of the convenience store.

~~Structures of 35,000 square feet or greater with a minimum dimension of 150 feet may utilize the following architectural standards, in lieu of subsections (5)d.1, 3 and 4 of this section:~~

- ~~(i) At least 50 percent of all exterior wall finishes shall be comprised of at least two of the following facade types: brick/brick veneer, wood, fiber cement siding (i.e., Hardiplank), rock, stone, cast stone, split face concrete masonry unit (rough textured face concrete block), architectural precast concrete wall panels, stucco (including synthetic stucco) or any architecturally engineered facades which simulate these materials. Any metal facades used on the remaining portions of the exterior walls shall establish a horizontal seam pattern.~~
 - ~~(ii) No horizontal length of a roofline shall exceed 50 linear feet without a variation in elevation. Said variation in elevation shall not be less than two feet.~~
 - ~~(iii) No blank or unarticulated horizontal length of a building facade shall exceed 25 linear feet without a variation in architectural elements, including but not limited to, building materials, colors, textures, offsets, or changes in planes.~~
6. The design of accessory/out lot buildings shall reflect and coordinate with the general architectural style inherent in the primary structure on the property.
 7. When an existing structure, that is nonconforming to the aforementioned architectural standards, is enlarged, the enlargement does not have to meet the aforementioned architectural standards, but does have to match the architectural design of the existing nonconforming structure.

- e. *Landscape requirements.* In addition to the standard requirements of the landscape ordinance, the following landscape requirements shall apply to the overlay zone:
 - 1. *Street frontage SR 138 and SR 314 (major arterial) landscape area.* Fifty feet along the right-of-way of SR 138 and SR 314. The first 25 feet as measured from the right-of-way is for required landscape planting only. The remaining 25 feet may be used for septic system placement; underground stormwater detention systems; and the following stormwater management facilities/structures, if designed in full accordance with the specifications provided in the most current edition of the Georgia Stormwater Management Manual: vegetated channels, overland flow filtration/groundwater recharge zone, enhanced swales, filter strips, and grass channels. Septic systems and stormwater structures shall be exclusive of each other and the minimum distance of separation between wastewater and stormwater structures shall be established by the environmental health department and the county engineer. Utilities (including underground stormwater piping) and multi-use path connections may be located anywhere within the landscape area.
 - 2. *Side yard landscape area.* Ten feet in depth along side property lines, unless adjacent to a residential district where buffer requirements will apply.
- f. *Lighting.*
 - 1. *Shielding standards.* Lighting shall be placed in such a fashion as to be directed away from any adjacent roadways for nearby residential areas.
 - 2. *Fixture height standards.* Lighting fixtures shall be a maximum of 35 feet in height within the parking lot and shall be a maximum of ten feet in height within non-vehicular pedestrian areas.
- g. *Additional requirements.*
 - 1. All refuse areas and equipment shall be allowed in the side or rear yards only and shall be screened.
 - 2. All roof-top heating, ventilation, and air conditioning equipment and satellite/communications equipment shall be visually screened from adjacent roads and property zoned residential or A-R. The screen shall extend to the full height of the objects being screened.
 - 3. Bay doors shall not be allowed to directly face SR 138 or SR 314.
 - 4. All utilities shall be underground.
- h. *Use of existing structure.* When property containing legally conforming structures, under the current zoning, is rezoned to O-I, the dimensional requirements shall be reduced to the extent of, but only at the location of, any encroachment by the structures and said structures shall be considered legal nonconforming structures.

(Code 1992, § 20-7-5; Ord. No. 2012-09, § 5, 5-24-2012; Ord. No. 2012-14, § 7, 12-13-2012; Ord. No. 2014-10, § 1, 6-26-2014; [Ord. No. 2019-04](#), § 2, 6-27-2019)

Proposed Zoning Ordinance Amendments

Sec. 110-3. - Definitions.

Funeral services means the observances, services, or ceremonies held for dead human bodies and includes any service relating to the transportation, embalming, cremation, observances, and interment of a dead human body.

Sec. 110-169. - Conditional use approval.

L. *Cemetery, human or pet.* Allowed in A-R and C-H zoning districts. A human cemetery is also allowed in conjunction with a church or other place of worship.

1. *Human cemetery.*

- (i) The facility shall comply with all requirements of the state.
- (ii) Minimum lot area shall be ten acres.
- (iii) A crematorium or mausoleum/*columbaria* shall be allowed only in conjunction with a cemetery.
- (iv) A crematorium shall be set back 300 feet from all property lines.
- (v) *Allowed uses and/or structures incidental to a cemetery shall include a funeral establishment building/office (where funeral services may be provided), maintenance/storage building, pavilion, chapel, restroom facility and statues/monuments.*
- (vi) Grave sites shall meet the setbacks and buffers applicable to the underlying zoning district. A buffer shall not be required along the common boundary where the side or rear yard abuts property developed for the following Conditional uses in a residential or A-R zoning district as regulated in [sec. 110-169](#): cemetery, human or pet; child care facility; church and/or other place of worship; college and/or university; hospital; private school; or recreation centers owned by nonprofit organizations as so registered with the secretary of state office.
- (vii) Landscape areas shall be required and planted in accordance with [chapter 104](#).
- (viii) Graves for pets shall meet the requirements of subsection (2)j.2(ii), (iii) and (iv) of this section.