

**BOARD MEMBERS**

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

**STAFF**

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

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**May 20, 2021**  
**7:00 pm**

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

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1. Consideration of the Minutes of the meeting held on May 6, 2021.

**NEW BUSINESS**

1. Consideration of a Preliminary Plat of the Grange. The property will consist of 48 lots zoned R-40, is located in Land Lot(s) 140 and 141 of the 5<sup>th</sup> District and fronts on S.R. 92.
2. Consideration of a Minor Final Plat of Woody's Run. The property will consist of 3 lots zoned A-R, is located in Land Lot(s) 29, 30, 35, 36, & 62 of the 4<sup>th</sup> District and fronts on Highway 85 Connector.
3. Consideration of a Minor Final Plat of Coastline Corners. The property will consist of 4 lots zoned R-70, is located in Land Lot 80 of the 7<sup>th</sup> District and fronts on Coastline Road.
4. Consideration of a Minor Final Plat of Ryan Richardson. The property will consist of 2 lots zoned A-R, is located in Land Lot 233 of the 4<sup>th</sup> District and fronts on Goza Road

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: May 12, 2021  
Subject: Preliminary Plat to be considered on May 20, 2021

**PRELIMINARY PLAT**

The Grange

**OWNER/APPLICANT**

Brent Fayette, LLC



Recommend **APPROVAL** for the Preliminary Plat.

PRELIMINARY PLAT  
FOR  
THE GRANGE  
LAND LOT 157 & 164  
5th DISTRICT  
FAYETTE COUNTY, GEORGIA

DEVELOPMENT DATA

1. SUBDIVIDER: BRENT FAYETTE, LLC  
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214  
B. TELEPHONE NUMBER: (770) 461-0478
2. PROPERTY OWNERS: SUE ELLEN GABLE AND "CAROL JACKSON, EXECUTRIX OF THE ESTATE OF PAULINE BUTLER"  
A. ADDRESS FOR SUE ELLEN GABLE: 195 MARY LYNN LANE, FAYETTEVILLE, GA 30214  
B. ADDRESS FOR CAROL JACKSON: 522 FORREST AVENUE, FAYETTEVILLE, GA 30214
3. SUBDIVISION CONFIGURATION:  
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY W.L. SUTTLES, DATED JULY 12, 2017  
B. LOCATION: FAYETTE COUNTY, GA  
C. ZONING: R-40  
D. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL  
E. TOTAL PARCEL AREA: 122.88 ACRES  
F. PROPOSED NUMBER OF LOTS: 48 LOTS  
GROSS DENSITY: 48 LOTS / 122.88 ACRES = 0.39 LOTS / ACRE  
G. NET DENSITY CALCULATION:  
TOTAL PARCEL AREA: 122.88 ACRES  
RIGHT-OF-WAY AREA: 6.24 ACRES  
SWIMP AREA: 2.70 ACRES  
100 YEAR FLOODPLAIN AREA: 35.62 ACRES  
NET DEVELOPABLE AREA: 78.32 ACRES  
NET DENSITY: 48 LOTS / 78.32 ACRES = 0.61 LOTS / ACRE  
H. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS  
I. CONTOUR INTERVAL: 2 FOOT  
J. TYPE OF STREETS: PUBLIC  
K. ROW WIDTH: 60'  
L. ROW AREA: 6.24 ACRES  
M. PAVEMENT WIDTH: 24'  
N. STREET LENGTH: 3,957 FT. (MAINTAINED BY FAYETTE COUNTY)  
O. MINIMUM LOT SIZE: 1.0 AC (43,560 SF)  
P. MINIMUM CONTIGUOUS BUILDABLE AREA: 0.3 AC  
Q. MINIMUM LOT WIDTH: 125' (AT BUILDING SETBACK)  
R. MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)  
S. MINIMUM FLOOR AREA: 1,500 S.F.  
T. BUILDING SETBACKS: FRONT ARTERIAL: 60'  
FRONT: 40'  
REAR: 30'  
SIDE: 15'
4. UTILITIES:  
A. WATER: CITY OF FAYETTEVILLE  
B. SANITARY SEWER: INDIVIDUAL SEPTIC SYSTEMS  
C. ELECTRIC: COWETA-FAYETTE EMC
5. CONCEPTUAL STORMWATER MANAGEMENT PLAN:  
A. TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, AND GRASS & MULCH  
B. AREAS TO BE CLEARED: STREETS, STORMWATER MANAGEMENT FACILITIES, STORM OUTFALLS  
C. INTERNAL DRAINAGE SYSTEM: CURB AND GUTTER, SUB-SURFACE DRAINAGE SYSTEM  
D. OFFSITE WATER: IF POSSIBLE, OFFSITE DRAINAGE WILL BE ROUTED THROUGH THE PROJECT TO THE EXISTING 100 YEAR FLOODPLAIN. IF NOT, OFFSITE DRAINAGE WILL BE ROUTED THROUGH PROPOSED STORMWATER MANAGEMENT SYSTEM.
6. GENERAL NOTES:  
A. ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.  
B. STREETS MAY BE ADJUSTED DURING FINAL DESIGN TO ALLEVIATE CONFLICTS WITH UTILITIES UPON APPROVAL BY FAYETTE COUNTY.
7. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.

FLOOD NOTE

A PORTION OF THE PROPERTY AS SHOWN ON THIS PLAT DOES LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP # 131133C0103E, DATED 9-26-08 & 131133C0101E, DATED 9-26-08.

VICINITY MAP  
(N.T.S.)



SHEET INDEX

- 1.0 COVER SHEET  
2.0 EXISTING CONDITIONS MAP  
3.0 PRELIMINARY PLAT  
4.0 TREE PROTECTION / IMPACT PLAN  
5.0 CONCEPTUAL STORMWATER MASTER PLAN  
6.0 LEVEL III SOILS ANALYSIS  
7.0 WATER SERVICE AND SIGNAGE PLAN

NOTES

- SOIL BOUNDARIES AND STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES
- THE OVERALL PRE-DEVELOPED ON FOR THIS SITE IS 55.
- WETLANDS EXIST ON THE SUBJECT PROPERTY AND ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN LIMITS.
- ALL STRUCTURES ON THE SUBJECT PROPERTY ARE TO BE REMOVED.
- THERE IS ONE KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY, WHICH WILL BE ABANDONED DURING THE FINAL PLAT PROCESS.
- WATER TO BE PROVIDED BY FAYETTE COUNTY WATER DEPT.
- PER FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
- NO CEMETERIES WERE FOUND ON THE PROPERTY.

OWNER INFORMATION

BRENT HOLDINGS, LLC  
270 N. JEFF DAVIS ROAD  
FAYETTEVILLE, GA 30214  
770-461-0478

SURVEYOR INFORMATION

W. LUKE SUTTLES, RLS 780  
RAYMOND SHEDDAN AVE  
NEWNAN, GA 30265  
(678)378-5881

ENGINEER INFORMATION

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

SIGHT DISTANCE CERTIFICATION

ALL PROPOSED DRIVEWAY CONNECTIONS MEET AASHTO SIGHT DISTANCE REQUIREMENTS.

SEAN D. SHANKS, P.E. # 0000048661 04/06/21  
DATE

PRELIMINARY PLAT APPROVAL CERTIFICATE:

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON:

APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE 24 MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A FINAL PLAT FOR AT LEAST ONE (1) PHASE HAS BEEN APPROVED, OR STREET BASE CONSTRUCTION FOR AT LEAST 50 PERCENT OF THE TOTAL LINEAR FOOTAGE OF ALL STREET(S) APPROVED ON THE PRELIMINARY PLAT .

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

SOIL CLASSIFICATION CERTIFICATE:

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

SIGNATURE OF SOIL CLASSIFIER: [Signature] #224  
GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO.

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

WETLAND DELINEATION CERTIFICATE:

I, ERIC HAMILTON OF AES, INC. DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS THE GRANGE ON MAY, 2018 AND DETERMINED THAT THE PROPERTY CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORP OF ENGINEERS.

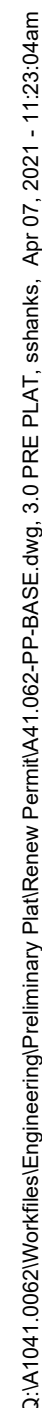
SIGNATURE OF WETLAND DELINEATOR: [Signature]

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













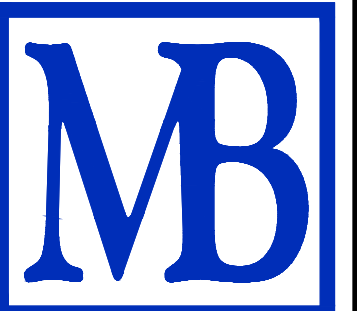


**Moore Bass**  
C O N S U L T I N G  
TALLAHASSEE ATLANTA  
[www.moorebass.com](http://www.moorebass.com)

**BRENT HOLDINGS, LLC  
2770 JEFF DAVIS PARKWAY  
FAYETTEVILLE, GA 30214**

THE GRANGE  
FAYETTE COUNTY, GEORGIA

1.	04/17/18	REVISED PER COUNTY COMMENTS
2.	05/07/18	REVISED PER COUNTY COMMENTS
3.	06/04/18	REVISED RIGHT-OF-WAY WIDTH
4.	12/23/21	UPDATED FOR PRELAT RENEWAL
5.	04/06/21	REVISED PER FAYETTE COUNTY COMMENTS



41.062-PP-BASE

DATE 02-02-21

FILE #	
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CONTRACT #	A41.062
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Drawings, Specifications and other documents prepared  
 by the Engineer shall be the property of the Engineer and shall not be  
 reproduced or used for any purpose other than that for which they were  
 prepared without the written consent of the Engineer.

all rights of title or use solely with respect to this Project, unless otherwise provided. MII shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

805 N. GADSDEN STREET



CERTIFICATE OF  
AUTHORIZATION NO. 00006108



SEAL



No. 031558



LEVEL 2 CERTIFICATION

ERT.#0000048661 EXP.: 12/14/22

SHEET TITLE

## CONCEPTUAL STORMWATER

MASTER PLAN

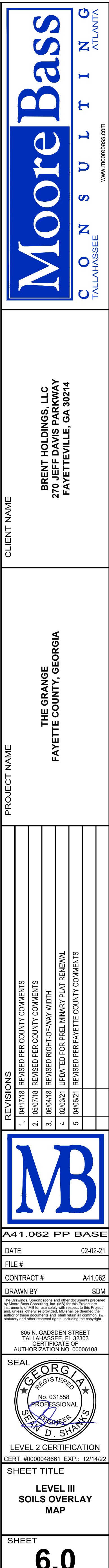
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SHEET

50

510





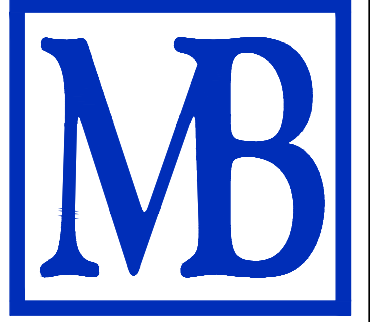


PRELIMINARY, NOT  
FOR CONSTRUCTION

BRENT HOLDINGS, LLC  
270 JEFF DAVIS PARKWAY  
FAYETTEVILLE, GA 30214

THE GRANGE  
FAYETTE COUNTY, GEORGIA

REVISIONS	DATE	DESCRIPTION
1	04/17/18	REVISED PER COUNTY COMMENTS
2	05/07/18	REVISED PER COUNTY COMMENTS
3	06/14/18	REVISED RIGHT-OF-WAY WIDTH
4	02/03/21	UPDATED FOR PRELIMINARY PLAT REVENAL
5	04/08/21	REVISED PER FAYETTE COUNTY COMMENTS



A41.062-PP-BASE

DATE 02-02-21

CONTRACT # A41.062

DRAWN BY SDM

806 N. GADSDEN STREET  
TALLAHASSEE, FL 32303  
CERTIFICATE OF  
AUTHORIZATION NO. 00006108

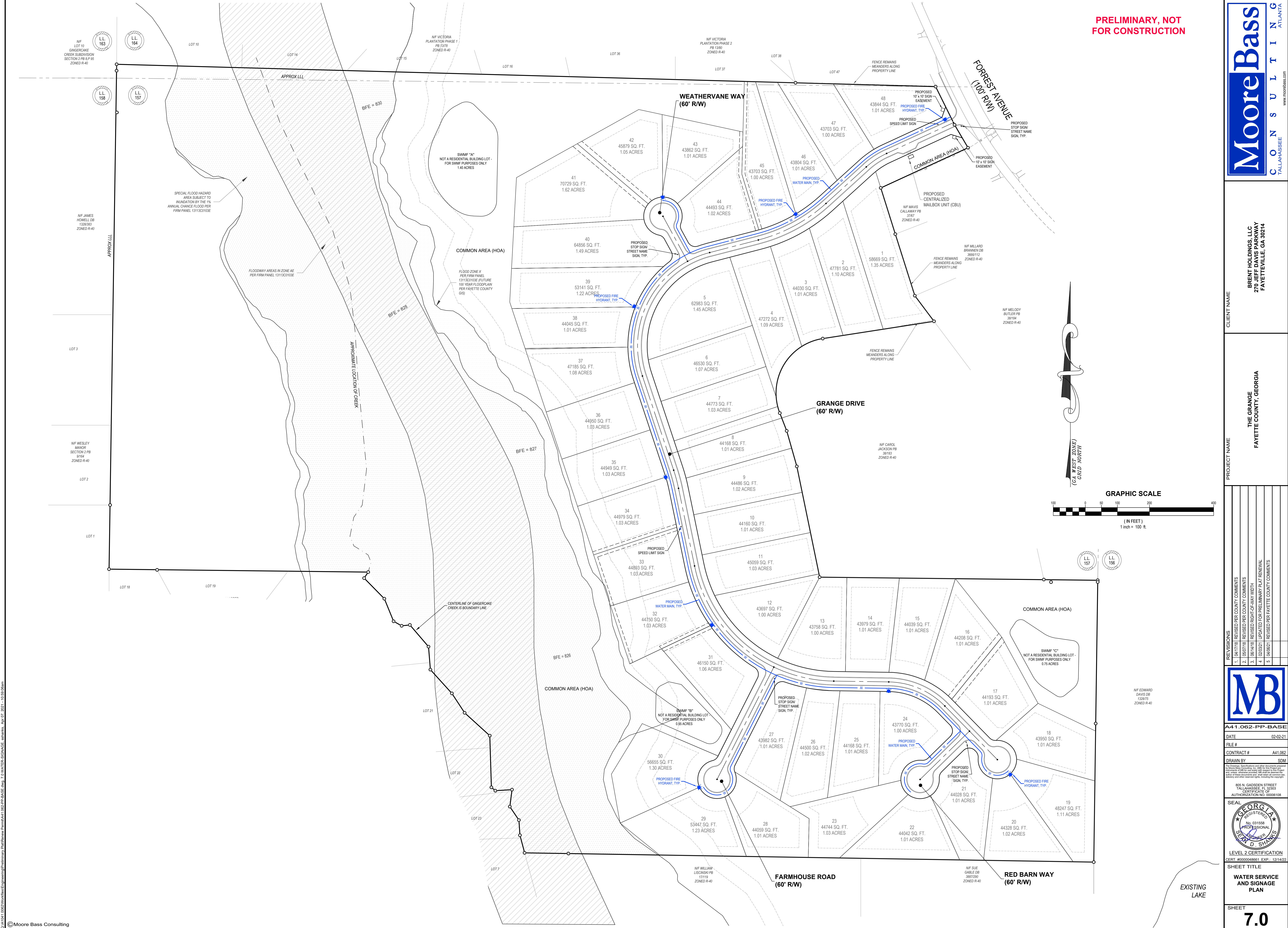


LEVEL 2 CERTIFICATION  
CERT. #0000048861 EXP. 12/14/22

SHEET TITLE

WATER SERVICE  
AND SIGNAGE  
PLAN

SHEET  
7.0





To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: May 12, 2021  
Subject: Minor Final Plat to be considered on May 20, 2021

**MINOR FINAL PLAT**

Woody's Run

**OWNER/APPLICANT**

McClain Living Trust



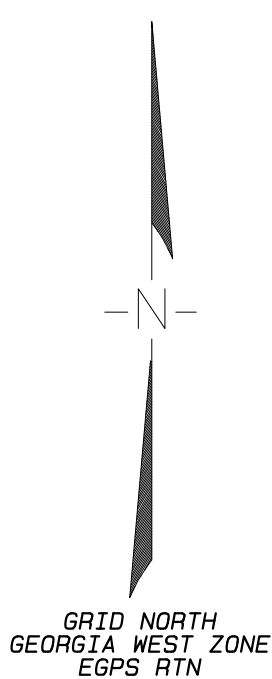
Recommend **APPROVAL** for the Final Plat.



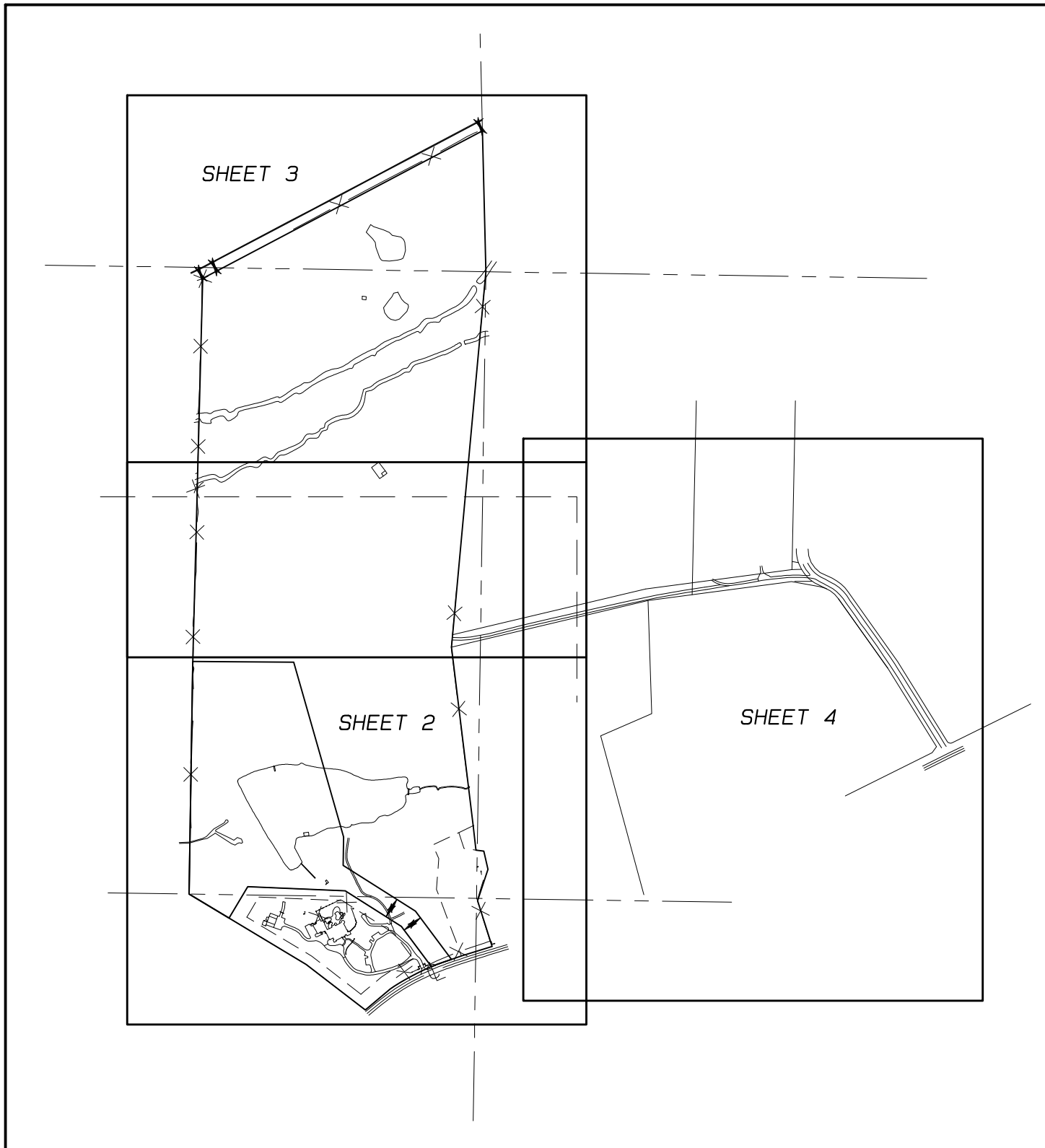
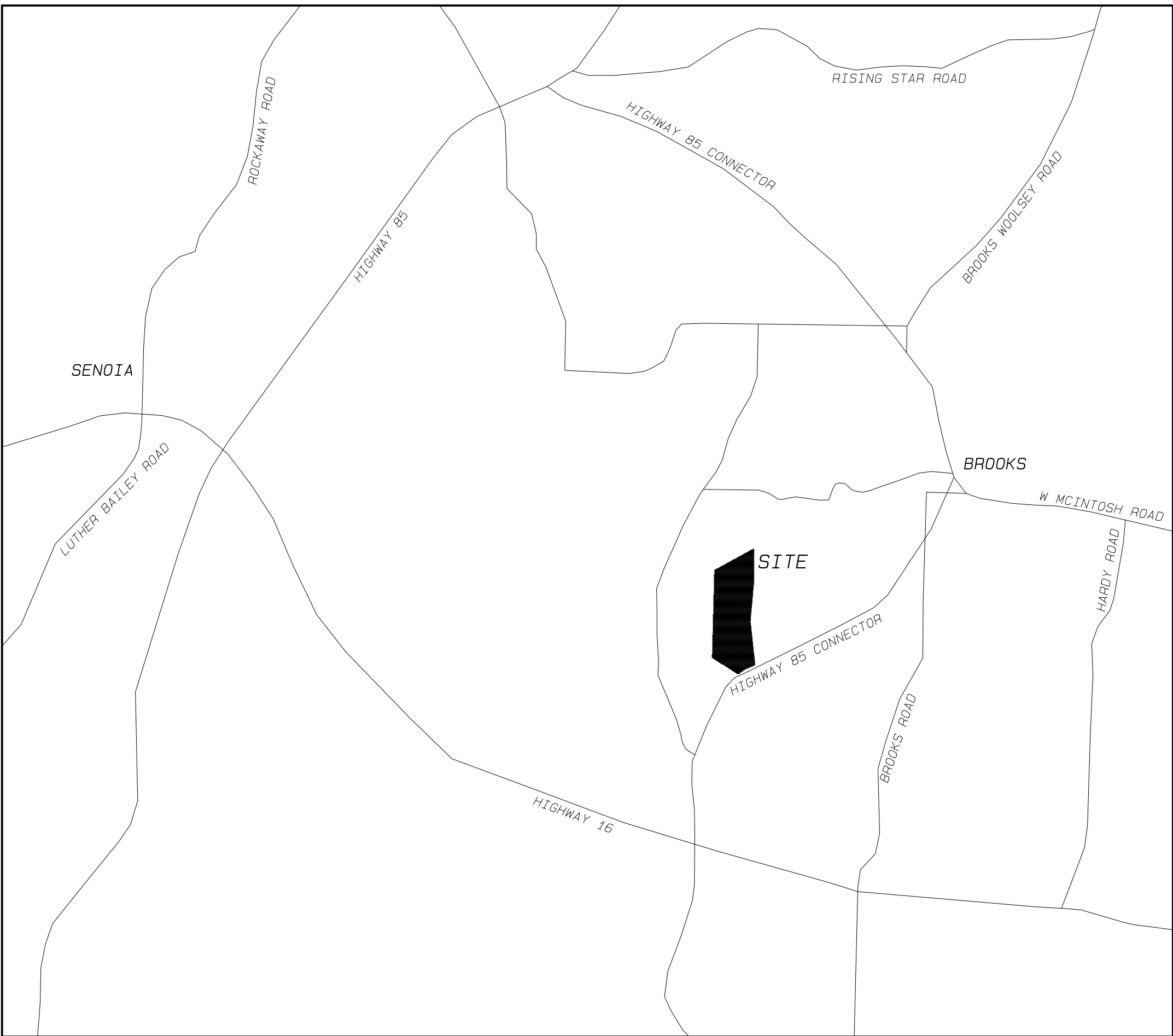
MINOR FINAL PLAT OF  
WOODY'S RUN

PARCEL NUMBERS 0409 042, 0409 043, 0409 048, AND 0402 003

CURRENT OWNER:  
McCLAIN LIVING TRUST  
RANDOLPH S. McCLAIN AND CAROL F. McCLAIN AS TRUSTEES UNDER THE McCLAIN LIVING TRUST.  
PER DEED BOOK 4355, PAGES 106-107, DATED MAY 1, 2015 AND RECORDED AUGUST 18, 2015 (PARCEL NUMBERS 0409 042, 0409 043, AND 0409 048), AND  
RANDOLPH S. McCLAIN PER DEED BOOK 4356, PAGE 519, DATED AUGUST 10, 2015 AND RECORDED AUGUST 21, 2015 (PARCEL NUMBER 003)  
ALSO REFERENCE PLAT BOOK 22, PAGE 155 AND PLAT BOOK 36, PAGE 64



RESERVED FOR THE CLERK OF SUPERIOR COURT



NOTES:  
1) THIS SURVEY WAS AUTHORIZED BY RANDY McCLAIN  
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 (GPUBLIC.NET), THE FRESHWATER LAKE THAT IS PARTIALLY ON LOT 2 AND PARTIALLY ON LOT 3 IS CLASSIFIED AS WETLANDS.  
4) NO OTHER WETLANDS ARE DEPICTED IN THIS PLAT.  
5) 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.  
6) WATER TO BE PROVIDED BY INDIVIDUAL WELLS.  
7) SEWERAGE TO BE PROVIDED BY AN ON-SITE SEPTIC SYSTEM  
8) EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.60 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.  
9) FLOOD LINES AND CROSS SECTIONS, AS WELL AS EXISTING AND FUTURE 100 YEAR FLOOD ELEVATIONS BASED ON THE 2013 FAYETTE COUNTY FLOOD STUDY ARE ALL SHOWN PER FAYETTE COUNTY GIS WEBSITE (GPUBLIC.NET). THIS OFFICE DID NOT PARTICIPATE IN THE DETERMINATION OF ANY FLOOD ELEVATIONS SHOWN.  
10) AS OF THE DATE OF THIS SURVEY, LOT 2 HAS AN AREA WITH A MEASURED SIGHT DISTANCE OF 500 FEET\* AS REQUIRED BY FAYETTE COUNTY. ACTUAL SIGHT DISTANCE MAY VARY DEPENDING ON THE AS-BUILT LOCATION OF THE NEW DRIVE, FINAL GRADE OF THE NEW DRIVE, AND ON THE ABILITY OF FAYETTE COUNTY TO MAINTAIN THEIR RIGHT OF WAY.  
11) ALL EXISTING STRUCTURES AND FEATURES ON LOTS ARE TO REMAIN.

LOTS 1, 2, AND 3 EITHER CONTAIN OR ARE ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY. AS REQUIRED BY ARTICLE IV OF THE DEVELOPMENT REGULATIONS A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY. THE M.F.F.E. WILL BE DETERMINED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT ONCE A BUILDING SITE IS DETERMINED AND A BUILDING PERMIT IS REQUESTED.

ZONING AND SETBACKS  
ZONED: A-R (PER FAYETTE COUNTY GIS)  
SETBACKS:  
FRONT = 100' (ARTERIAL AND COLLECTOR)  
REAR = 75' (MINOR THOROUGHFARE)  
SIDE = 50'  
MINIMUM LOT SIZE: 5 ACRES  
MINIMUM HOUSE SIZE: 1200 SQ FT  
MINIMUM WIDTH AT BUILDING LINE: 250'

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.

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.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED 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, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. 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.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES 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.

ALL BUILDING RESTRICTIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACKS, WATERSHED BUFFERS, WATERSHED SETBACKS, UNDISTURBED BUFFERS, ETC., SHOULD BE INTERPRETED AND VERIFIED BY THE PROPER GOVERNING AUTHORITY BEFORE ANY LAND PLANNING AND/OR LAND DISTURBANCE ACTIVITY BEGINS.

WATERSHED BUFFERS, WATERSHED SETBACKS, AND OTHER RESTRICTIONS BASED OFF THE LIMITS OF MATURED VEGETATION AND/OR ESTABLISHED ELEVATIONS ARE SUBJECT TO CHANGE DUE TO NATURAL ACCRETION, EROSION AND AVULSION. DUE TO THE IRREGULAR NATURE OF CREEK BANKS, SHORELINES, AND FIELD LOCATED ELEVATIONS, AND COMPUTER SOFTWARE USED TO OFFSET THESE LINES, IT IS LIKELY THAT ANY OTHER SURVEYORS LOCATION OF BUFFERS/SETBACKS BASED OFF THESE NATURAL FEATURES WOULD DIFFER SLIGHTLY FROM WHAT IS SHOWN. THESE BUFFERS/SETBACKS SHOULD BE FIELD VERIFIED BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS.

IN MY PROFESSIONAL OPINION, BY GRAPHIC SCALING, THIS PROPERTY DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREA PER THE BELOW REFERENCED FLOOD INSURANCE RATE MAP.  
DATE MAP: 13113 C 0165 E  
DATED: SEPTEMBER 26, 2008

HOWEVER, ACCORDING TO THE 2013 FAYETTE COUNTY FLOOD STUDY A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN.

CLOSURE DATA  
FIELD CLOSURE = 1' : 12,994  
ANGLE POINT ERROR = < 2'  
EQUIPMENT USED: GEOMAX ZOOM 90  
ADJUSTMENT METHOD: NONE  
PLAT CLOSURE:  
LOT 1 = 1' : 619,375  
LOT 2 = 1' : 283,305  
LOT 3 = 1' : 683,333

(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

PREPARED FOR:

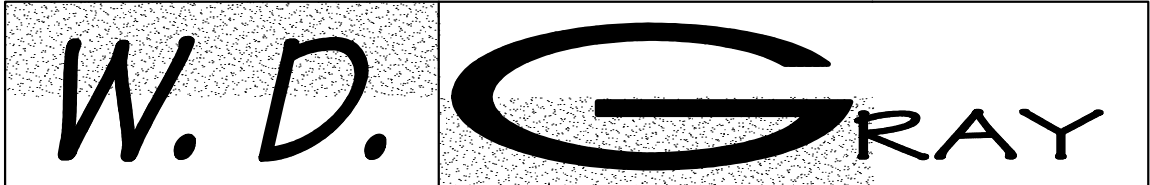
**RANDY McCLAIN**

LAND LOTS 29, 30, 35, 36, & 62  
4TH DISTRICT  
FAYETTE COUNTY, GA.  
SCALE: 1" = 100'  
DATE OF SURVEY: 10/23/2020  
DATE OF DRAWING: 10/30/2020  
REVISED: 2/12/2021 PER COUNTY COMMENTS

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



AND ASSOCIATES, INC.

LSF000701

Land Surveyors - Planners

160 Greencastle Road Suite B Tyrone, 30290

PH. 770-486-7552

Fax: 770-486-0496

APPROVALS:

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

ENVIRONMENTAL HEALTH SPECIALIST DATE

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT:

ENVIRONMENTAL MANAGEMENT DATE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR DATE

APPROVED BY FAYETTE COUNTY ENGINEERING DEPARTMENT

COUNTY ENGINEER DATE

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

FIRE MARSHAL DATE

APPROVED BY FAYETTE COUNTY PLANNING AND ZONING DEPARTMENT

PLANNING COMMISSION SECRETARY DATE

OWNER  
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT HE OR SHE IS AWARE OF AND ACKNOWLEDGES THE CHANGES SHOWN ON THIS PLAT.

PRINTED NAME SIGNATURE DATE

PRINTED NAME SIGNATURE DATE

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 NEWNAN, GEORGIA 30265 - 678-262-4020

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

REGISTRATION NUMBERS/LICENSE NUMBERS

INFORMATION PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES, INC.

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table Indicators (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Alcovy II	>72	30-36 (PWT)	2-8	8-12	----	0.10	C1
Cataula II	>72	24-30 (PWT)	2-8	8-12	----	0.10	C1
Cecil	>72	>72	2-8	36-48	60	----	A1

PWT = Perched Water Table

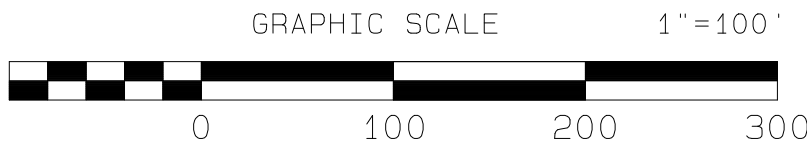
SOIL SUITABILITY CODE LEGEND

A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.

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.

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.

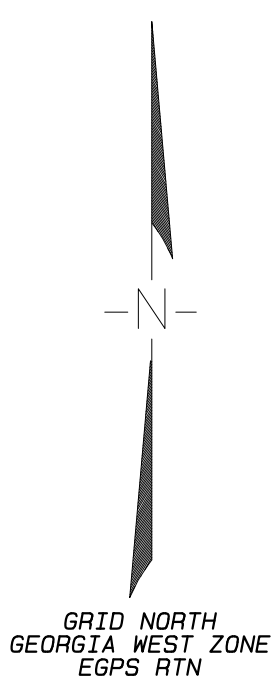


SHEET 1 OF 4

JOB NO: 2006028



MINOR FINAL PLAT OF  
WOODY'S RUN



RESERVED FOR THE CLERK OF SUPERIOR COURT

N/F  
L. H. MEYERS AND  
JUNICE S. MEYERS  
DB 801, PG 615  
PB 25, PG 152  
ZONED A-R PER FAYETTE COUNTY  
GIS (GPUBLIC.NET)

N/F  
ALAN B. MCLAUGHLIN AND  
MARILYN R. MCLAUGHLIN  
DB 1075, PG 704  
PB 16, PG 107  
ZONED A-R PER FAYETTE COUNTY  
GIS (GPUBLIC.NET)

N/F  
85 CONNECTOR LAND, LLC  
DB 4824, PGS 308-309  
ZONED A-R PER FAYETTE COUNTY  
GIS (GPUBLIC.NET)

N/F  
THOMAS K. MERCER AND  
DENISE B. MERCER  
DB 4853, PGS 183-184  
ZONED A-R PER FAYETTE COUNTY  
GIS (GPUBLIC.NET)

N/F  
NANCY I. JONES PER  
PLAT BOOK 25, PAGE 136  
ZONED A-R PER FAYETTE COUNTY  
GIS (GPUBLIC.NET)

PREPARED FOR:  
**RANDY McCLAIN**  
LAND LOTS 29, 30, 35, 36, & 62  
4TH DISTRICT  
FAYETTE COUNTY, GA.  
SCALE: 1" = 100'  
DATE OF SURVEY: 10/23/2020  
DATE OF DRAWING: 10/30/2020  
REVISED: 2/12/2021 PER COUNTY COMMENTS

**W. D. GRAY**

AND ASSOCIATES, INC. LSF000701

Land Surveyors - Planners  
160 Greencastle Road Suite B Tyrone, 30290  
PH. 770-486-7552 Fax: 770-486-0496

**LOT 3**  
94.12 +/- ACRES  
4,099,789 +/- SQ. FT.  
LOT WILL BE SUBJECT  
TO AN M.F.F.E. TO BE  
DETERMINED BY FAYETTE  
COUNTY ENVIRONMENTAL  
MANAGEMENT UPON APPLICATION  
FOR A BUILDING PERMIT

LIMIT OF STUDY

FAYETTE COUNTY SHOULD RELY ON THEIR INFORMATION  
WHEN DETERMINING FUTURE M.F.F.E.'S AND NOT THE  
GRAPHIC LOCATION SHOWN ON THIS PLAT

2013 FAYETTE COUNTY  
100 YEAR FLOOD PLAIN  
CROSS-SECTIONS AS GRAPHICALLY  
SCALED FROM FAYETTE COUNTY GIS  
(GPUBLIC.NET)  
(TYPICAL)

EXISTING LAKE  
STATE WATERS  
(ALSO WETLANDS PER FAYETTE COUNTY  
GIS (GPUBLIC.NET) ON 12/4/2020)

2013 FAYETTE COUNTY FUTURE  
100 YEAR FLOOD PLAIN  
AS GRAPHICALLY SCALED  
FROM FAYETTE COUNTY GIS  
(GPUBLIC.NET)

**GEORGIA STATE ROUTE 85 CONNECTOR**  
NO RIGHT OF WAY DEED RECOVERED BY OR PROVIDED  
TO THIS OFFICE. R/W (25' +/- FROM CENTERLINE)  
MONUMENTS RECOVERED INDICATE  
AN APPARENT 50' +/-

**LOT 1**  
7.30 +/- ACRES  
318,139 +/- SQ. FT.  
LOT WILL BE SUBJECT TO AN  
M.F.F.E. TO BE DETERMINED BY  
FAYETTE COUNTY ENVIRONMENTAL  
MANAGEMENT UPON APPLICATION  
FOR ANY FUTURE BUILDING PERMIT

CATAULA II  
2-6%  
CECIL  
3-8%

ALCOVY II  
3-8%

**LOT 2**  
19.94 +/- ACRES  
868,363 +/- SQ. FT.  
LOT WILL BE SUBJECT  
TO AN M.F.F.E. TO BE  
DETERMINED BY FAYETTE  
COUNTY ENVIRONMENTAL  
MANAGEMENT UPON APPLICATION  
FOR A BUILDING PERMIT

2013 FAYETTE COUNTY FUTURE  
100 YEAR FLOOD PLAIN  
AS GRAPHICALLY SCALED  
FROM FAYETTE COUNTY GIS  
(GPUBLIC.NET)

PROPOSED FUTURE RESIDENTIAL  
ALL-WEATHER SURFACE DRIVEWAY  
ACROSS EXISTING DAM

STATE WATERS

WOOD BUILDING  
APPARENT PUMP  
(TO REMAIN)

1/2" OPEN  
TOP PIPE  
FOUND

GENERATOR AND  
POWER BOX

CONCRETE

HOUSE

BRICK

CONCRETE

ASPHALT

GRAVEL

STONE

POOL

FENCE

1/2" OPEN  
TOP PIPE  
FOUND

UTILITY  
POLE

EXISTING  
DRIVE

GATE

100' B/L  
TOP PIPE  
FOUND

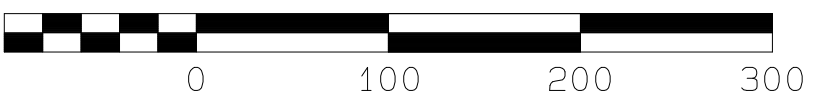
250' LOT WIDTH

3/4" OPEN  
TOP PIPE  
FOUND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S06°58'53"E	123.48'
L2	S81°31'59"E	39.11'
L3	S13°09'00"E	94.41'
L4	S18°10'13"W	166.88'
L5	S17°25'54"E	216.74'
L6	S72°37'49"W	162.81'
L7	S71°20'31"W	60.76'
L8	S70°46'28"W	27.72'
L9	S51°04'38"W	123.08'
L10	S79°52'33"E	145.78'
L11	S89°51'16"W	97.64'
L12	S83°04'51"W	6.07'
L13	N89°51'19"E	48.78'
L14	S17°25'54"E	25.26'
L15	S72°38'18"W	161.45'
L16	S71°23'29"W	103.87'
L17	S49°54'57"W	164.74'
L18	N52°22'48"W	31.04'

CURVE TABLE			
LINE	ARC	CHORD BEARING	RADIUS
C1	79.64'	S69°12'54"W	1138.75'
C2	286.97'	S59°59'31"W	1138.75'
C3	114.25'	S56°48'22"E	151.87'
C4	80.43'	S41°27'55"E	200.00'
C5	294.44'	S62°59'19"W	1128.24'

GRAPHIC SCALE 1"=100'

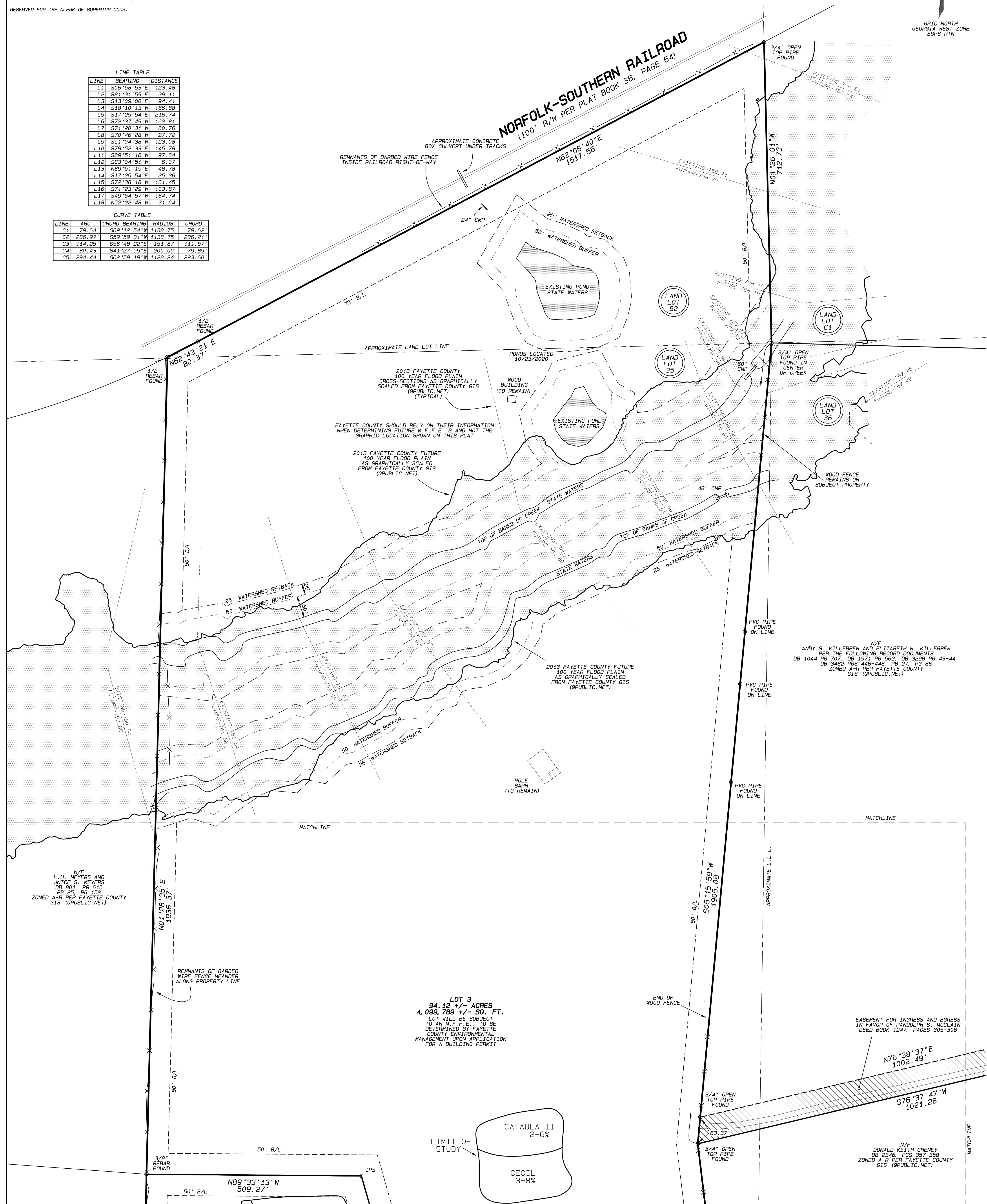




GRID NORTH  
GEORGIA WEST ZONE  
EAPS RTN

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S06°58'53"E	123.48
L2	S81°31'42"E	39.11
L3	S14°09'00"W	34.41
L5	S18°10'13"W	166.88
L6	S17°25'54"E	216.74
L7	S22°37'49"E	162.81
L7	S71°20'31"W	60.76
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L9	S51°04'38"W	123.08
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L18	N52°22'48"W	31.04

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	79.64'	S69°12'54"W	1138.75'	79.62'
C2	286.97'	S59°59'31"W	1138.75'	286.21'
C3	114.25'	S56°48'22"E	151.87'	111.57'
C4	80.43'	S41°27'55"E	200.00'	79.89'
C5	294.44'	S62°59'19"W	1128.24'	293.60'



PREPARED FOR:

**RANDY McCLAIN**

LAND LOTS 29, 30, 35, 36, & 62  
4TH DISTRICT  
FAYETTE COUNTY, GA.  
SCALE: 1" = 100'  
DATE OF SURVEY: 10/23/2020  
DATE OF DRAWING: 10/30/2020  
REVISED: 2/12/2021 PER COUNTY COMMENTS

LEGEND

N/F - NOW OR FORMERLY  
R/W - RIGHT OF WAY  
B/L - BUILDING LINE  
M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION  
L.L.L. - LAND LOT LINE  
CMP - CORRUGATED METAL PIPE  
SQ. FT. - SQUARE FEET  
IPS - DENOTES 1/2" REBAR AND CAP SET UNLESS NOTED OTHERWISE

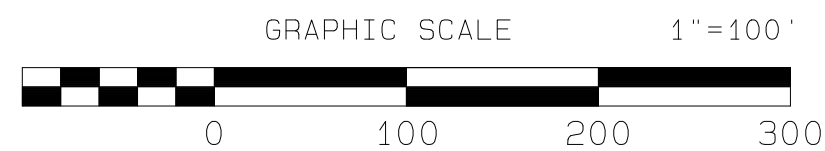
W. D. **G**RAY

AND ASSOCIATES, INC.

LSF000701

Land Surveyors - Planners  
160 Greencastle Road Suite B Tyrone, 30290  
PH. 770-486-7552 Fax: 770-486-0496

Fax: 770-486-0496

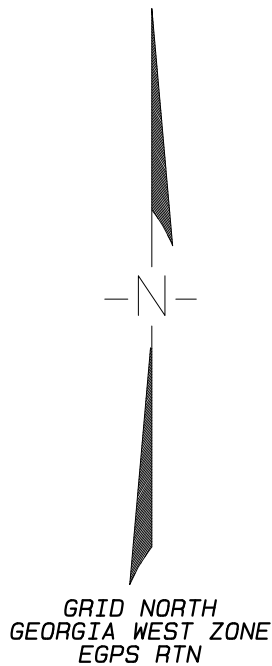


***SHEET 3 OF 4***

JOB NO: 2006028



MINOR FINAL PLAT OF  
WOODY'S RUN



RESERVED FOR THE CLERK OF SUPERIOR COURT

MATCHLINE

ANDY S. KILLEBREW AND ELIZABETH W. KILLEBREW  
N/F  
PER THE FOLLOWING RECORD DOCUMENTS  
DB 1044 PG 707, DB 1971 PG 562, DB 3298 PG 43-44,  
DB 3462 PGS 446-446, PG 27, PG 86  
ZONED A-R PER FAYETTE COUNTY  
GIS (GPUBLIC.NET)

EASEMENT FOR INGRESS AND EGRESS  
IN FAVOR OF RANDOLPH S. MCCLAIN  
DEED BOOK 1247, PAGES 305-306

DONALD KEITH CHENEY  
N/F  
DB 2346, PGS 357-358  
ZONED A-R PER FAYETTE COUNTY  
GIS (GPUBLIC.NET)

EASEMENT FOR INGRESS AND EGRESS  
IN FAVOR OF RANDOLPH S. MCCLAIN  
DEED BOOK 1247, PAGES 305-306

GEORGE P. COCOLES AND  
N/F  
ANNE COCOLES  
DB 5110, PGS 152-154  
ZONED A-R PER FAYETTE COUNTY  
GIS (GPUBLIC.NET)

VILLAGE LAKE COURT  
60' R/W PER PB 43, PGS 92-95

GEORGIA STATE ROUTE 85 CONNECTOR  
100' R/W AT THIS LOCATION PER PB 43, PGS 92-95

LINE TABLE

LINE	BEARING	DISTANCE
L1	S06°58'53"E	123.48'
L2	S81°31'59"E	39.11'
L3	S13°09'00"E	94.41'
L4	S16°10'13"W	156.88'
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CURVE TABLE

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PREPARED FOR:

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LAND LOTS 29, 30, 35, 36, & 62  
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SCALE: 1" = 100'  
DATE OF SURVEY: 10/23/2020  
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LEGEND

N/F - NOW OR FORMERLY  
R/W - RIGHT OF WAY  
B/L - BUILDING LINE  
M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION  
L.L.L. - LAND LOT LINE  
CMP - CORRUGATED METAL PIPE  
SQ. FT. - SQUARE FEET  
IPS - DENOTES 1/2" REBAR AND CAP SET UNLESS NOTED OTHERWISE

**W. D. GRAY**

AND ASSOCIATES, INC.

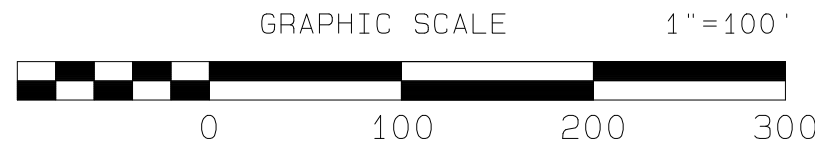
LSF000701

Land Surveyors - Planners

160 Greencastle Road Suite B Tyrone, 30290

PH. 770-486-7552

Fax: 770-486-0496



**SHEET 4 OF 4**

JOB NO: 2006028



To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: May 12, 2021  
Subject: Minor Final Plat to be considered on May 20, 2021

**MINOR FINAL PLAT**

Coastline Corners

**OWNER/APPLICANT**



Accent Property Solutions LLC

Recommend **APPROVAL** for the Final Plat.



### LEVEL III SOIL SURVEY

Soil Classifier Professional  
Professional Engineer  
Registration No.  
Registration Number/License Numbers  
Soil Profiles Inc.  
P.O. Box 248 Covington, GA 30015  
(770) 000-0000

#147

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and that he or she is aware and acknowledges the changes shown on this plat.

Owner/Agent	Date
-------------	------

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

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 herein. 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 portion of the plat. The surveyor certifies that the survey 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.

A circular red ink seal for a Professional Engineer in the State of Georgia. The outer ring contains the text "GEORGIA" at the top and "GERALD T. GODWIN" at the bottom. Inside this, the words "REGISTERED" and "PROFESSIONAL" are at the top and bottom respectively, with "ENGINEER" and "SURVEYOR" on the left and right sides. In the center, the text "No. 26995" is printed. A blue ink signature is written across the seal.

Plat/Deed Book	Page:
DB. 4733	73-74
DB. 4956	240-244
DB. 707	24
PB. 100	53

Coastline Corner  
Land Lot 80 of the 7th Land District  
Fayette County, Georgia

Accent Property  
Solutions, LLC

Prepared For:

Job #:  
20-251MFP

Drawn By: JCB
Reviewed By: RTG
Date: 01/06/2021
F.W.P.D.: 12/08/20
Scale: 1" = 100'
Sheet: 1 of 2

OTP=Open Top Pipe  
 RBF=Rebar Found  
 RBS=Rebar Set  
 R/W=Right of Way  
 IPF= Iron Pin Found  
 P.O.B.=Point of Beginning  
 B/L=Building Line  
 D.E.=Drainage Easement  
 N/F=Now or Formerly  
 F.W.P.D.=Field Work Performed Date  
 ✕=Gas Valve  
 ✕=Water Meter  
 ⚙=Utility Pole  
 ⚡=Drop Inlet  
 ⚡=Fire Hydrant  
 ⚡=Light Pole  
 —X—=Fence  
 ⊕=Drainage Manhole  
 —OH—=Over Head Electric Line


This Box reserved for the Clerk of the Superior Courts.

GENERAL NOTES:

1. OWNER/DEVELOPER:  
Accent Property Solutions LLC  
105 Retreat Point  
Peachtree City, GA 30269  
Contact: Jerry Crozier (770)310-8320
2. SURVEYOR:  
Four Corners Surveying, L.L.C.  
P.O. Box 15  
Tyrone, GA 30290  
770-560-3910  
770-823-9377  
four\_corners@bellsouth.net
3. CLOSURE DATA:  
Field Closure= 1' IN 10,000+  
Angle Point Error=< 20"  
Equipment Used=Topcon 3005W, Sokkia SX, & Topcon Hyper GA GPS System  
Adjustment Method=Compass Rule  
Plat Closure= 1' IN 100,000+
4. SITE DEVELOPMENT DATA:  
Location: Land Lot 80 of the 7th District, Fayette County, Georgia  
Site Data = 4 Lot  
Total area of project = 8.182 Acres 356,393 Sq. Ft.
5. Tax Parcel ID: 0724 007 & 0724 008
6. MINIMUM DIMENSIONAL ZONING REQUIREMENTS:  
For R-70 Zoning district  
Minimum lot width at front setback line = 175' (Arterial), (Collector) - 150' (Minor)  
Minimum floor area of house = 1,500 Sq. Ft.  
Minimum lot size = (2 Acres) 87,120 Sq. Ft.  
Front yard = 75' (Arterial), (Collector) - 50' (Local)  
Side yard = 25'  
Rear yard = 20'  
Maximum height of structure = 35'
7. All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Fayette County, Georgia.
8. Capped ½" re-bar to be set at all lot corners unless otherwise noted.
9. In my opinion this property appears not to lie within a 100 year flood plain according to F.I.R.M. #13113C0018E Dated 09/26/2008
10. There are no groundwater recharge areas on the property.
11. There are no state waters on this property.
12. There are no wetlands on this property as per The U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
13. This survey is subject to all easements right-of-way and restrictions shown or not shown, recorded or not recorded.
14. There were no recorded easements found associated with the property. This survey as performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.
15. Sewer service is to be provided by individual septic systems on each lot.
16. Lots water service is to be provided by Fayette County Water.
17. All distances shown are horizontal ground distance. No conversion factor used.
18. There are no existing structures, buildings, or improvements on the property.
19. Fayette county does not accept the ownership maintenance or responsibility for any drainage easement or overall drainage plan or the lack of one indicated by this plat.
20. Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
21. No new streets or roads are created or no new utility improvements are required or no new sanitary sewer or approval of a septic tank is required.
22. The purpose of this Minor Final Plat is to create four (2) acre lots from parent tract.
23. Each residential building lot has a minimum contiguous area of 0.3 Acres that is free and clear of zoning buffers setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.
24. Fayette County requires a right-of-way dedication of 30 feet from centerline of Coastline Road.
25. Proposed Drainage Easement can be moved if they needed during construction and final grading of lot.

Sight Distance Certification:

I hereby certify that the AASHTO minimum required sight distance of 390 feet for 35 miles per hour is provided for the lot shown on Coastline Road. Some locations may require the clearing of vegetation from within the right-of-way to provide the necessary required site distance.

BY:  2696 01/06/2021  
GA R.L.S. Ronald T. Godwin License NO. Date

## OWNER'S CERTIFICATE

We, the undersigned owner(s) and/or mortgagee(s) of the Coastline's Corner 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 \_\_\_\_\_

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 Final Plat with the Fayette County Clerk of Superior Court.




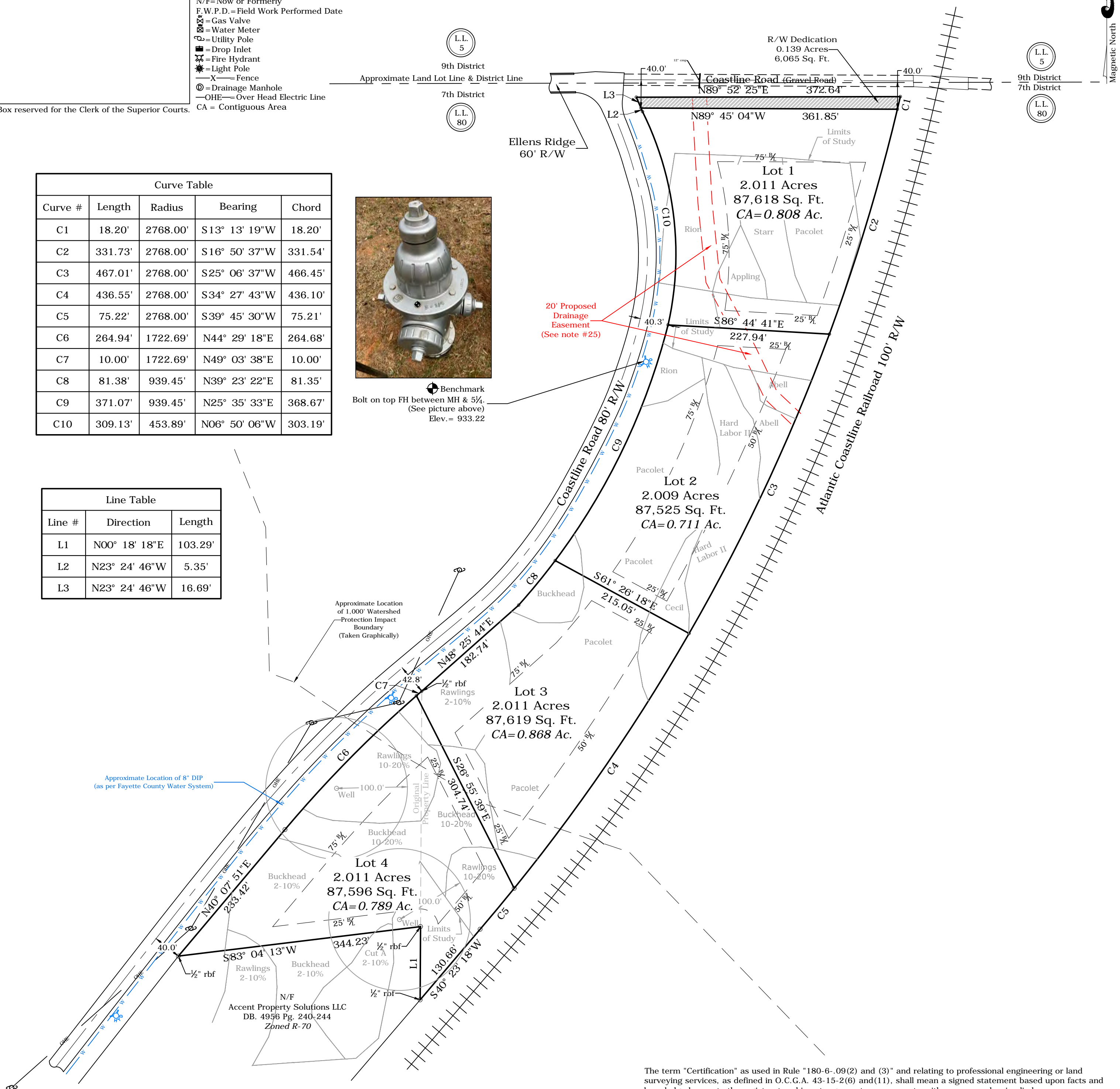
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 RBF=Rebar Found  
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 P.O.B.=Point of Beginning  
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 D.E.=Drainage Easement  
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 F.W.P.D.=Field Work Performed Date  
 = Gas Valve  
 = Water Meter  
 = Utility Pole  
 = Drop Inlet  
 = Fire Hydrant  
 = Light Pole  
 = Fence  
 = Manhole  
 —OHE— Over Head Electric Line  
 CA = Contiguous Area

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	18.20'	2768.00'	S13° 13' 19"W	18.20'
C2	331.73'	2768.00'	S16° 50' 37"W	331.54'
C3	467.01'	2768.00'	S25° 06' 37"W	466.45'
C4	436.55'	2768.00'	S34° 27' 43"W	436.10'
C5	75.22'	2768.00'	S39° 45' 30"W	75.21'
C6	264.94'	1722.69'	N44° 29' 18"E	264.68'
C7	10.00'	1722.69'	N49° 03' 38"E	10.00'
C8	81.38'	939.45'	N39° 23' 22"E	81.35'
C9	371.07'	939.45'	N25° 35' 33"E	368.67'
C10	309.13'	453.89'	N06° 50' 06"W	303.19'

Line Table		
Line #	Direction	Length
L1	N00° 18' 18"E	103.29'
L2	N23° 24' 46"W	5.35'
L3	N23° 24' 46"W	16.69'




 Benchmark  
Bolt on top FH between MH & 5¼.  
(See picture above)  
Elev. = 933.22



The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or 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.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

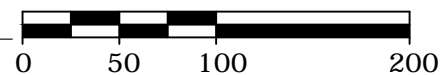
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed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

BY:   
GA R.L.S. Ronald T. Godwin

2696  
License NO.

12/10/2020  
Date

GRAPHIC SCALE 1"= 100'



Job #:
20-251MFP
Drawn By: JCB
Reviewed By: RTG
Date: 12/10/2020
F.W.P.D.: 12/08/20C
Scale: 1" = 100'
Sheet: 2 of 2

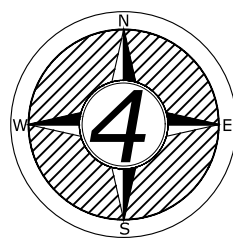
Prepared For:

Accent Property  
Solutions, LLC

## Coastline Corner

Land Lot 80 of the 7th Land District  
Fayette County, Georgia

Plat/Deed Book	Page:
DB. 4733	73-74
DB. 4956	240-244
DB. 707	24
PB. 100	53



FOUR CORNERS  
SURVEYING™

P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377  
FOUR\_CORNERS@BELLSOUTH.NET



To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: May 12, 2021  
Subject: Minor Final Plat to be considered on May 20, 2021

**MINOR FINAL PLAT**

Ryan Richardson Estate

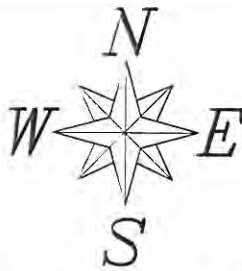
**OWNER/APPLICANT**

Max H. Fuller



Recommend **APPROVAL** for the Final Plat.





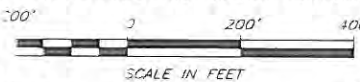
RECORD NORTH  
PB: 8 PG: 173

Course	Bearing	Distance
L1	S 53°31'05" W	69.04'
L2	S 53°09'58" W	38.20'
L3	S 53°32'59" W	198.34'
L4	S 53°16'20" W	68.22'
L5	S 53°36'03" W	37.72'
L6	S 53°36'03" W	86.79'
L7	S 55°23'47" W	61.98'
L8	S 57°45'43" W	77.55'
L9	S 61°14'56" W	29.48'
L10	N 14°34'24" W	197.58'

S 89°31'57"W 889.63' TO THE WEST L.L.L. OF L.L. 233

#### MINOR FINAL PLAT - SHEET INDEX:

SHEET 1 OF 2 = OVERALL PROPERTY BOUNDARY AND NEW LOT LAYOUT  
SHEET 2 OF 2 = LEVEL 3 SOIL STUDY OVERLAY FOR NEW LOT LAYOUT



N/F  
JOHN LEE McLUCAS JR  
JOHN LEE McLUCAS SR.  
& WILLIE BRYAN  
PN: 0447 023  
ZONED: A-R  
DB: 4823 PG: 709



#### SURVEY DATA

TOTAL AREA = 20.236 ACRES / 881,479 SQ. FEET  
PLAT CLOSURE: 1" IN 341,874 FEET

LOT 1 TOTAL AREA = 5.000 ACRES / 217,800 SQ. FEET  
CONTIGUOUS AREA = 0.705 ACRES / 30,710 SQ. FEET  
PLAT CLOSURE: 1" IN 301,023 FEET

LOT 2 TOTAL AREA = 15.236 ACRES / 663,679 SQ. FEET  
CONTIGUOUS AREA = 6.336 ACRES / 275,988 SQ. FEET  
PLAT CLOSURE: 1" IN 330,835 FEET

#### CONTIGUOUS AREA DESCRIPTION:

A BUILDABLE LOT IN (A-R ZONING) HAS AT MINIMUM 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.

#### EQUIPMENT USED:

GEOMAX ZOOM 40 DIRECT TOTAL STATION  
FIELD CLOSURE: 1" IN 15,933 FEET  
ANGULAR ERROR: 3" PER ANGLE POINT  
ADJUSTED BY COMPASS RULE

#### PLAT AND DEED REFERENCES:

1. PLAT BOOK: 8 PAGE: 173
2. DEED BOOK: 1242 PAGE: 552-556
3. DEED BOOK: 3837 PAGE: 59

#### PLAT GENERAL NOTES:

1. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.
5. IN MY OPINION THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAPS (FIRM) #13113C0118E AND 13113C0160E WITH EFFECTIVE DATE OF SEPTEMBER 26, 2008. THE FLOOD HAZARD AND BASE FLOOD ELEVATIONS SHOWN HEREON ARE BASED ON FAYETTE COUNTY FLOOD STUDY.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND GASKINS / CHRISTOPHER BROTHERS MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
7. BEARINGS ARE RELATED TO PLAT BOOK: 8 PAGE: 173 OF COWETA COUNTY RECORDS.

#### SURVEYORS CERTIFICATION

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

*Chris W. Robertson*

BY: CHRIS W. ROBERTSON GA RLS #3195

12-21-2020

DATE:

#### LOT UTILITY NOTE:

ALL LOTS TO BE SERVED BY FAYETTE COUNTY WATER SYSTEM AND INDIVIDUAL SEPTIC TANK SYSTEM

#### EASEMENT NOTE:

NO RECORDED EASEMENTS FOUND BY THIS OFFICE FOR EXISTING SUBJECT PARCEL NUMBER 0447 057

#### LEVEL III SOIL SURVEY:

I, ERIC A. HAMILTON DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THE SOIL MAP WAS PERFORMED BY AES 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 (SEE SHEET 2 OF 2)

COMPANY ADDRESS & TELEPHONE Applied Environmental Sciences, Inc.

90-F Glenda Trace, #327 Newman, Georgia 30265 (678) 262-4020

REGISTRATION / LICENSE NO (SEE SHEET 2 OF 2)

#### VARIANCE REQUEST:

PETITION NUMBER: A-755-21 (VARIANCE TO SEC. 110-125 A-R, (d) (6) TO REDUCE THE SIDE YARD SETBACK FROM 50 FEET TO 42 FEET TO ALLOW AN EXISTING CARPORT TO REMAIN

#### WETLAND DELINEATION:

NO WETLANDS EXIST ON SUBJECT PROPERTY PER THE NATIONAL WETLANDS INVENTORY, BUT ANY WETLAND WHICH MAY BE ON THE SITE ARE UNDER JURISDICTION OF THE ARMY CORP OF ENGINEERS.

#### SIGHT DISTANCE CERTIFICATION:

THE POSTED SPEED LIMIT ON GOZA ROAD IS 45 MPH AND THE MINIMUM CORRESPONDING INTERSECTION SIGHT DISTANCE FOR DRIVEWAYS ONTO THE ROAD IS 500 FEET. I HEREBY CERTIFY THAT (LOT 1) MEETS OR EXCEEDS THE INTERSECTION SIGHT DISTANCE REQUIREMENTS, AS DETERMINED USING THE CRITERIA SET FORTH IN THE GDOT'S REGULATIONS FOR DRIVEWAY & ENCROACHMENT CONTROL MANUAL, LATEST EDITION AND THE ASSHTO'S A POLICY ON GEOMETRIC DESIGN.

BY: CHRIS W. ROBERTSON GA RLS #3195 DATE: 12-21-2020

#### ENVIRONMENTAL MANAGEMENT DEPARTMENT:

APPROVAL SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

#### ENVIRONMENTAL HEALTH DEPARTMENT:

APPROVAL SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

#### ZONING ADMINISTRATOR:

APPROVAL SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

#### DIMENSIONAL REQUIREMENTS:

CURRENT ZONING: A-R (AGRICULTURAL-RESIDENTIAL DISTRICT)  
MINIMUM LOT SIZE: 5 ACRES (217,800 SQUARE FEET)  
MINIMUM CONTIGUOUS AREA: 0.60 ACRES (FREE AND CLEAR)  
MINIMUM LOT WIDTH: 250 FEET  
MINIMUM FLOOR AREA: 1,200 SQ. FEET  
MINIMUM FRONT SETBACK: 100' MAJOR / 75' MINOR  
MINIMUM SIDE SETBACK: 50'  
MINIMUM REAR SETBACK: 75'

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

#### COUNTY ENGINEER:

APPROVAL SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

#### PLANNING COMMISSION SECRETARY:

APPROVAL SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

#### FIRE MARSHALL:

APPROVAL SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

DRAWN BY: CAF

CHECKED BY: CWR

FILE: 04\_0233

FIELD DATE: 11-18-20

OFFICE DATE: 12-21-20

SCALE: 1" = 200'

REVISIONS:

1) FAYETTE COUNTY COMMENTS  
DATE: 03-01-2021

2) FAYETTE COUNTY ENGINEERING  
COMMENTS DATED: 03-19-2021

SHEET: 1 OF 2

**Gaskins**  
ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT

**Christopher BROTHERS**

www.gscsurvey.com LSP# 789  
24 Jackson Street, Newman, GA 30263  
Phone: (770) 253-5195

#### OWNER'S CERTIFICATE:

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

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

MORTGAGEE: \_\_\_\_\_ DATE: \_\_\_\_\_

#### FAYETTE COUNTY FLOOD NOTE

LOT 1 - AS REQUIRED BY ART. IV OF THE DEVELOPMENT REGULATIONS A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY (MFFE = 820.69)  
SITE BENCHMARK:  
VERTICAL DATUM = NAVD 1988  
DATUM BENCHMARK = EGPS GNSS REF. NETWORK

LOT 1:  
THERE ARE NO EXISTING STRUCTURES ON THIS LOT.

#### FAYETTE COUNTY GROUNDWATER RECHARGE NOTE

SUBJECT SITE NOT WITHIN GROUND WATER RECHARGE AREA

#### LEGEND

AC = ACRES  
SF = SQUARE FEET  
P.B. = PLAT BOOK  
D.B. = DEED BOOK  
PG. = PAGE  
PN = PARCEL NUMBER  
ADJ. P/L = ADJOINING PROPERTY LINE  
N/F = NOW OR FORMERLY  
R/W = RIGHT-OF-WAY  
CL = CENTER LINE  
P/L = PROPERTY LINE  
LP = LIGHT POLE  
PP = POWER POLE  
L.L.L. = LAND LOT LINE  
L.L. = LAND LOT  
OTPF = OPEN TOP PIPE FOUND  
IPF = IRON PIN FOUND  
IPS = IRON PIN SET (1/2" RE-BAR)

#### STORMWATER MAINTENANCE:

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

#### WATERSHED PROTECTION DISTRICT:

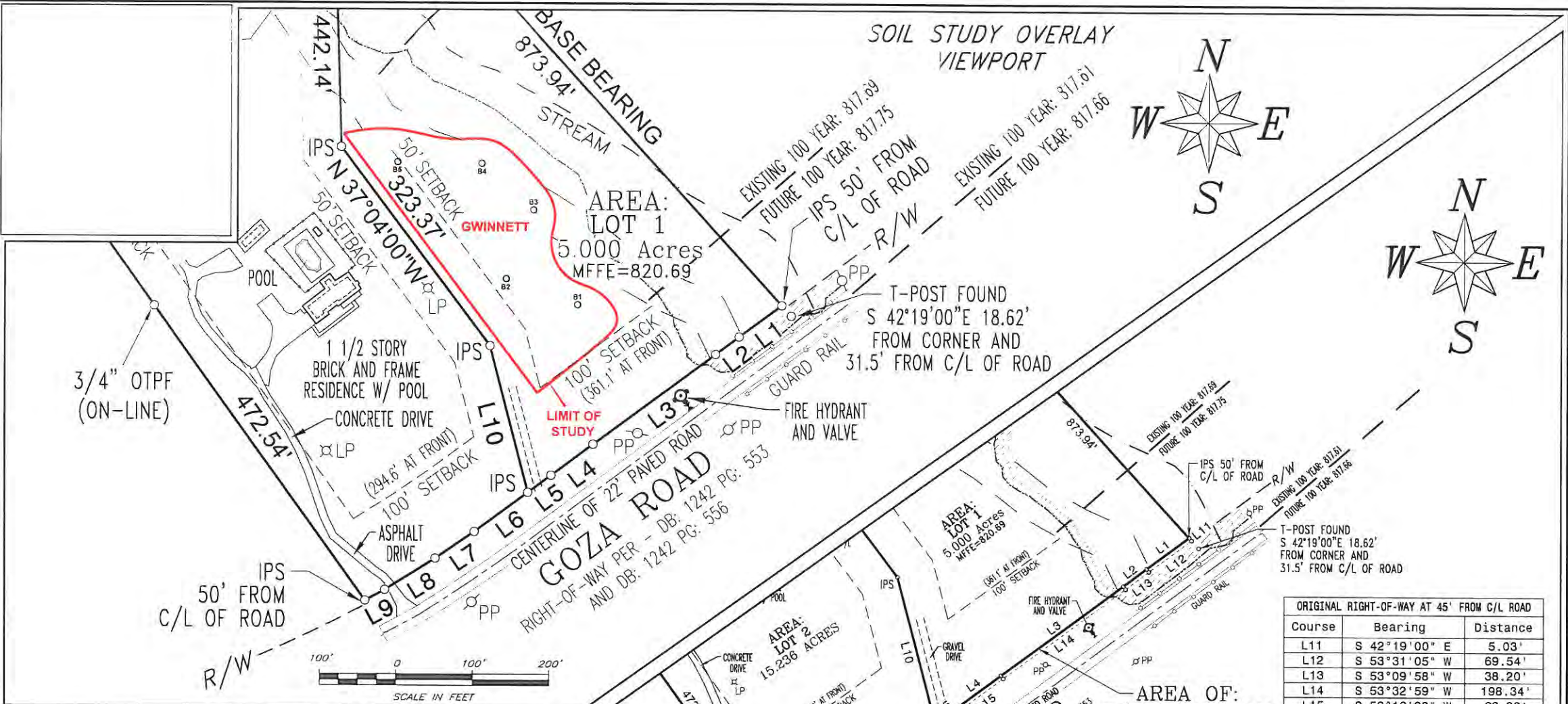
THIS PROPERTY IS LOCATED WITHIN THE WOOLSEY CREEK WATERSHED PROTECTION DISTRICT. ANY STATE WATERS THAT MAY EXIST ON THIS PROPERTY MAY REQUIRE A 100' WATERSHED PROTECTION BUFFER AND A 50' WATERSHED PROTECTION SETBACK, A TOTAL OF 150'.

MINOR FINAL PLAT OF:  
RYAN RICHARDSON ESTATE

OWNER/DEVELOPER:  
MAX H. FULLER  
ADDRESS: 335 GOZA RD - FAYETTEVILLE, GEORGIA  
CONTACT NUMBER: 770-301-4882

LOCATED IN LAND LOT 233  
4th LAND DISTRICT  
FAYETTE COUNTY, GA.





SOIL INTERPRETIVE DATA						
Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table Indicators (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)
Gwinnett	>72	>72	6-15	30-48	60	----

SOIL SUITABILITY CODE LEGEND						
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.						
N3						

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.



Applied Environmental Sciences, Inc.  
90-F Glenda Trace, #327 Newnan, Georgia 30265  
(678) 262-4020 (678) 262-4024 (fax) www.solimapping.com

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

CHRIS W. ROBERTSON GA. RLS #3195 DATE: 12-21-2020



DRAWN BY: CAF  
CHECKED BY: CWR  
FILE: 04\_0233  
FIELD DATE: 11-18-20  
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SHEET: 2 OF 2

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MINOR FINAL PLAT OF:  
RYAN RICHARDSON ESTATE

OWNER/DEVELOPER:  
MAX H. FULLER

ADDRESS: 335 GOZA RD - FAYETTEVILLE, GEORGIA  
CONTACT NUMBER: 770-301-4882

LOCATED IN LAND LOT 233  
4th LAND DISTRICT  
FAYETTE COUNTY, GA.

ORIGINAL RIGHT-OF-WAY AT 45' FROM C/L ROAD		
Course	Bearing	Distance
L11	S 42°19'00" E	5.03'
L12	S 53°31'05" W	69.54'
L13	S 53°09'58" W	38.20'
L14	S 53°32'59" W	198.34'
L15	S 53°16'20" W	68.22'
L16	S 53°36'03" W	39.74'
L17	S 53°36'03" W	84.87'
L18	S 55°23'47" W	62.16'
L19	S 57°45'43" W	77.81'
L20	S 61°14'56" W	29.03'
L21	N 35°39'12" W	5.04'

NEW RIGHT-OF-WAY AT 50' FROM C/L ROAD		
Course	Bearing	Distance
L1	S 53°31'05" W	69.04'
L2	S 53°09'58" W	38.20'
L3	S 53°32'59" W	198.34'
L4	S 53°16'20" W	68.22'
L5	S 53°36'03" W	37.72'
L6	S 53°36'03" W	86.79'
L7	S 55°23'47" W	61.98'
L8	S 57°45'43" W	77.55'
L9	S 61°14'56" W	29.48'
L10	N 14°34'24" W	197.58'

RIGHT-OF-WAY DEDICATION VIEWPORT