

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

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
October 21, 2021
7:00 pm

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

NEW BUSINESS

1. Consideration of the Minutes of the meeting held on October 7, 2021.
2. Consideration of a Preliminary Plat of the Eva Gardens. The property will consist of 33 lots zoned R-50, is located in Land Lot(s) 59, 60 and 69 of the 5th District and fronts on Old Senoia Road and Highway 85 South.
3. Consideration of a Preliminary Plat of the Paislee Park. The property will consist of 36 lots zoned C-S, is located in Land Lot 247 of the 4th District and Land Lot(s) 10 & 23 of the 5th District and fronts on Inman Road and S.R. 92 South.
4. Discussion of the Fayette County Comprehensive Plan Update

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 14, 2021
Subject: Minor Subdivision Plat to be considered on October 21, 2021

PRELIMINARY PLAT

Preliminary Plat of Eva Gardens

OWNER/APPLICANT



Luis Arango

Recommend **APPROVAL** for the Preliminary Plat.

Stormwater Narrative for Developed Basins:

Water Quality (WQv) - A stormwater treatment facility will be incorporated in the design to meet the Site requirements of the Georgia Stormwater Management Manual for Water Quality and treatment for the first 1.0 inch of rainfall. Treatment will be provided according to Georgia Stormwater Management Manual Volume 2, 2016 Ed., Table 4.1.3-2 that provides pollutant removal of TSS.

Channel Protection (CPv) - According to Section 2.2.4.2 of Volume 2 of the Georgia Stormwater Management Manual by maintaining the developed peak discharge of the 5 & 10 year storm below the pre-developed peak discharge of the 5 & 10 year storm, CPv is provided. The hydrology study will show the developed stormwater discharge from the Site Basin(s) at the Study Point(s) are less than the pre-developed flows for the 5 year and 10 year storm events.

Overbank Flood Protection (Qp25) - According to Section 2.2.4.3 of Volume 2 of the Georgia Stormwater Management Manual Qp25 is provided for by reducing the 25-year, 24-hour peak discharge below the pre-developed discharge rate for the same storm event. This will be accomplished at Study Point(s) by detaining stormwater from the developed Site in the stormwater management facility. Site grading combined with a stormwater management facility will maintain the developed peak 25-year, 24-hour discharge rate at or below pre-developed discharge rate at Study Point(s).

Extreme Flood Protection (Qf) - According to Section 2.2.4.4 of Volume 2 of the Georgia Stormwater Management Manual Qf is provided for by safely passing the 100-year, 24 hour storm event through storm water management facility. The pond routing data will show the storm water management facility is designed to maintain the 100-year, 24-hour peak flow below the pre-developed peak flow for the same storm event at the Study Point.

Existing Site Conditions:	Proposed Site Conditions:
The Site is an old farm with land uses including: 1. Pine Forest 2. Home Site 3. Creek Bottoms 4. Power Easement	The Site will be developed according to Fayette County R50 zoning requirements. The development land uses include: 1. 34 residential lots, minimum one acre 2. Asphalt paved streets that 2,931 LF long 3. Creek bottom 4. Woods

NOTE:

The developer shall provide a multi-use path that connects an internal street of the subdivision to the Kiwanis Park in the area of Lots 14 and 15 as depicted on the Concept Plan. The path should meet applicable Development Regulations and Fayette County Master Path Plan - Path System Design Guidelines and be in a minimum 20-ft wide permanent access easement provided for public use or in property dedicated to Fayette County with the subdivision's right-of-way. The layout and location of the connection shall be approved by Fayette County at the Preliminary Plat stage and shown, as constructed, on the Final Plat for the subdivision. (This condition will be administered by Public Works/Environmental Management.)

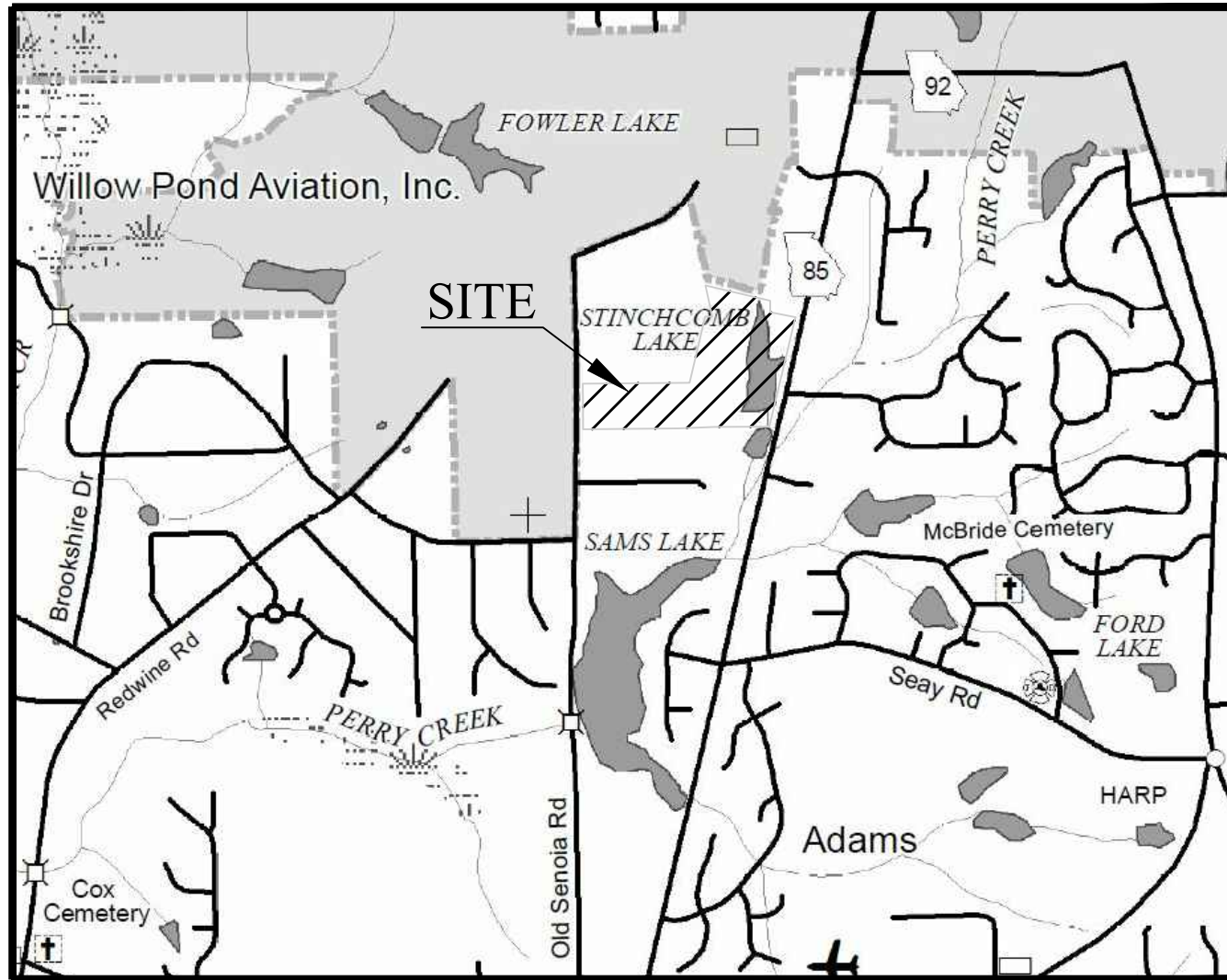
New Water Main Info:

6" Water Main: 2,845 L.F.
Fire Hydrants: 7 Each
Services: 21 Each

PRELIMINARY PLAT FOR EVA GARDENS RESIDENTIAL SUBDIVISION

LOCATED IN LAND LOT 59,60,69 OF THE 5th DISTRICT
FAYETTE COUNTY, GEORGIA
TAX PARCEL I.D. # - 0510 021, 0510 002A
OLD SENOIA ROAD/SR 85 S, FAYETTEVILLE, FAYETTE COUNTY, GA 30215

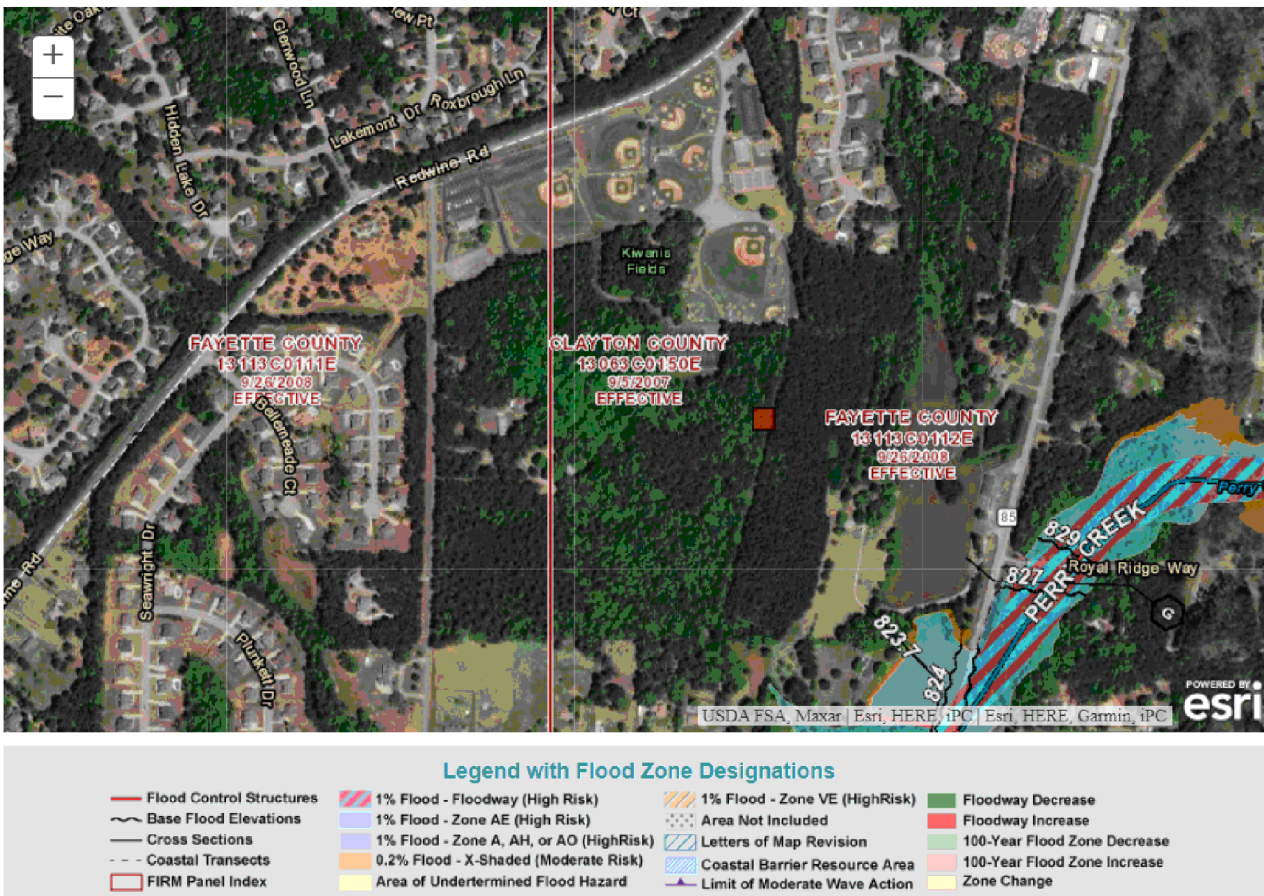
VICINITY MAP



PARCEL	CBA
1	0.30
2	0.54
3	0.54
4	0.54
5	0.54
6	0.50
7	0.80
8	0.51
9	0.53
10	0.53
11	0.53
12	0.53
13	0.53
14	0.43
15	0.56
16	0.56
17	0.40
18	0.30
19	0.32
20	0.30
21	0.35
22	0.33
23	0.42
24	0.41
25	0.47
26	0.22
27	0.35
28	0.54
29	0.54
30	0.54
31	0.54
32	0.54
33	0.32

PREPARED FOR LUIS ARANGO JUNE 2021

VARIANCE
APPROVED
(SEE LETTER
THIS PAGE)



WETLANDS DELINEATION

I _____ OF _____
name organization
DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS _____
ON _____
subdivision name date
AND DETERMINED THAT THE PROPERTY CONTAINS DOES NOT CONTAIN
JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS.

Signature of wetland delineator _____

SOILS CLASSIFICATION DELINEATION

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

Signature of Soil Classifier _____ Georgia DHR Soil Classifier, Professional Geologist,
or Professional Engineer Registration No.
Registration Numbers/License Numbers

90-F Glenda Trace 327
Newnan, GA 30265, Ph. (678) 262-4020
Company Address & Telephone

PROJECT FUNDING SOURCE: PRIVATE

THE PRELIMINARY PLAT WAS REVIEWED AND APPROVED BY THE
FAYETTE COUNTY PLANNING COMMISSION ON _____, 20____

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

EACH RESIDENTIAL BUILDING LOT HAS A 0.3 ACRE MINIMUM CONTIGUOUS AREA THAT
IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND
SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

NOTE: FAYETTE COUNTY DOES NOT ACCEPT OWNERSHIP,
MAINTENANCE, OR RESPONSIBILITY FOR ANY DAM OR IMPOUNDMENT
CONSTRUCTION, EITHER NEW OR FOR MAINTENANCE REASONS.

GENERAL NOTES

- OWNER(S):
a) PARCEL I.D. # 0510 021
MR. LUIS ARANGO
149 N. 85 PARKWAY, SUITE B
FAYETTEVILLE, GA 30214
b) PARCEL I.D. # 0510 002A
STINCHCOMB GERALDINE A ESTATE/GERALDINE A STINCHCOMB TRUST
1025 HIGHWAY 85S
FAYETTEVILLE, GA 30214
DEVELOPER:
Mr. Luis Arango
149 N. 85 Parkway, Suite B
Fayetteville, GA 30214
Phone: (404) 323-7397
EMAIL: luis@arangoinsulation.com
24 HR. CONTACT:
Luis Arango
Phone: (404) 323-7397
EMAIL: luis@arangoinsulation.com
2. ENGINEER:
SCANLON ENGINEERING SERVICES, INC.
221 E. BANK STREET
GRIFFIN, GA 30223
CONTACT: MICHAEL J. SCANLON, P.E. (ENGINEER OF RECORD)
PHONE: 678-967-2051
3. BOUNDARY INFORMATION FROM BOUNDARY SURVEY BY SCANLON ENGINEERING SERVICES,
INC. 03/20/2021.
TOPOGRAPHIC INFORMATION FROM FAYETTE COUNTY G.I.S.
4. SITE DATA:
PARCEL ID#S 0510 021, 0510 002A
SITE AREA: 65.566 ACRES (2,856,055 S.F.)
33 PROPOSED LOTS
TOTAL LENGTH OF ROADWAY MATTEO WAY: 2,931'
TOTAL AREA IN ROAD R/W: 4.18 ACRES (182,100 S.F.)
TOTAL STORMWATER MANAGEMENT AREA: +/- 1 AC.
TOTAL COMMON AREA (NOT BUILDABLE AREA 13,516 AC.)
CURRENT ZONING: R-50
SETBACKS:
MIN. FRONT YARD: 50' LOCAL
MIN. SIDE YARD: 20'
MIN. REAR YARD: 30'
MINIMUM LOT AREA: 1.0 ACRE (COUNTY WATER PROVIDED)
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM BUILDING AREA: 2,100 S.F.
MINIMUM LOT FRONTAGE: 100' ON ROADWAY, 50' ON CUL DE SAC
MINIMUM LOT WIDTH AT BUILDING LINE: 125'
MINIMUM CONTINUOUS BUILDABLE AREA (CBA) = 0.3 AC.
5. REZONING RESOLUTION #1304-21A AND # 1304-21B CONDITION: SEE EXHIBIT "A" LETTER
THIS PAGE.
6. THERE ARE EXISTING STRUCTURES AND/OR FEATURES ON THIS SITE.
7. THERE ARE EXISTING EASEMENTS ON THIS PROPERTY.
8. THERE IS A PROPOSED AMENITY/Common Area for this site.
9. THERE ARE NO FUTURE PHASES PROPOSED.
10. PROPOSED ROAD 'A' IS 2,921 L.F.
11. AS PER FIRM PANEL MAP NUMBER 13113C0112E, DATED SEPT. 26, 2008, THIS SITE DOES
NOT LIE IN A FLOOD HAZARD AREA.
12. THE MAJORITY OF THIS SITE IS PLANTED IN PINES AFTER CLEARCUTTING IN YEAR 2002.
HARDWOOD TREES ALONG CREEK BUFFERS, WETLANDS, AND A 9-ACRE LAKE ARE ALSO
PRESENT ON THE SITE.
13. THERE ARE EXISTING STATE WATERS ON THIS SITE AND ADJACENT PROPERTY.
14. THERE ARE WETLANDS ON THIS SITE PER APPLIED ENVIRONMENTAL SCIENCES, INC.,
NEWNAN, GA. DATED 10/19/2020.
15. LEVEL 3 SOIL SURVEY BY APPLIED ENVIRONMENTAL SCIENCES, INC., NEWNAN, GA.
DATED 10/19/2020.
16. THIS SITE IS NOT IN A GROUNDWATER RECHARGE AREA.
17. THIS SITE LIES WITHIN THE WHITEWATER CREEK WATERSHED DISTRICT.
18. POTABLE WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM. SEWER
SERVICE PROVIDED BY INDIVIDUAL SEWER DISPOSAL SYSTEMS.
19. SEWAGE DISPOSAL PROVIDED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.

SHEET INDEX

C-1	COVER SHEET
C-2	PRELIMINARY PLAT
C-3	TREE PROTECTION PLAN

TAX STATEMENT
THE 2021 PROPERTY TAXES FOR THIS PROPERTY HAVE BEEN PAID AND IS A MATTER OF
PUBLIC RECORD AT THE COUNTY TAX COLLECTOR'S OFFICE.

SES

ENGINEERING
PLANNING
SURVEYING

"THIS DRAWING IS THE PROPERTY
OF SCANLON ENGINEERING
SERVICES, INC. IT IS TO BE USED
ONLY FOR THE PROJECT AND SITE
SPECIFICALLY IDENTIFIED HEREON
AND IS NOT TO BE USED ON
OTHER PROJECTS OR EXTENSIONS
TO THIS PROJECT, OR REPRODUCED
IN WHOLE OR IN PART, EXCEPT BY
AGREEMENT IN WRITING AND WITH
APPROPRIATE COMPENSATION."

SCANLON ENGINEERING SERVICES, INC.
221 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 WWW.SCANLONENG.COM

PRELIMINARY PLAT OF
EVA GARDENS
RESIDENTIAL SUBDIVISION
LOCATED IN LAND LOT 59,60,69 OF THE
5th DISTRICT OF FAYETTE COUNTY, GEORGIA

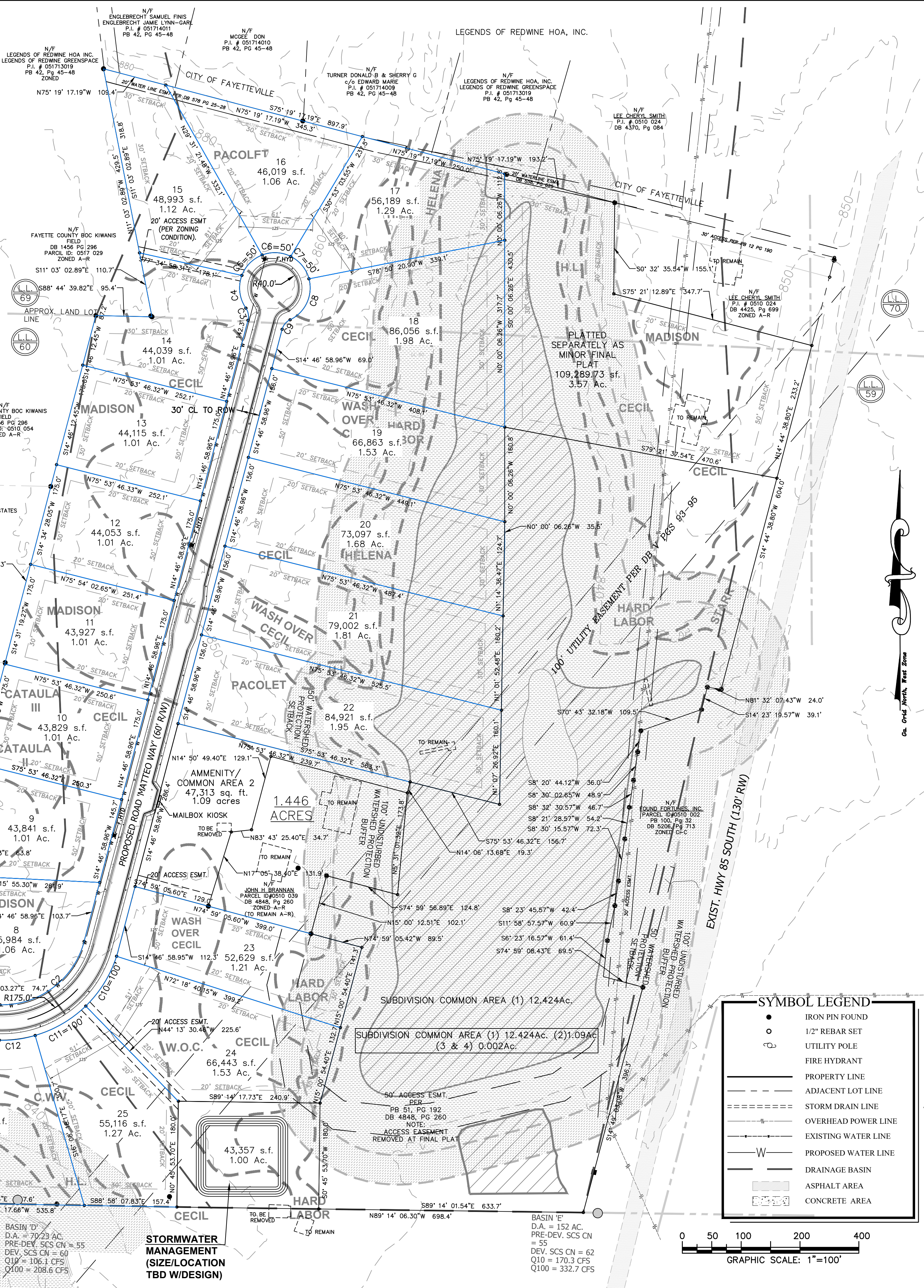
No.	Description	Submitted	Date
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REGISTERED
PROFESSIONAL
ENGINEER
6/29/21
MICHAEL JOSEPH SCANLON

COVER SHEET

Design by:
MJS
Project #:
R20050133
Drawn by:
RLI
Date:
06/29/2021

SHEET TITLE
C-01
SHEET # 01 OF 03



SOIL INTERPRETIVE DATA							
Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Percol Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Cataula II	>72	24-30 (PWT)	2-6	12	85	0.10	C1
Cataula III	>72	24-40* (PWT)	2-4	48-60	70	----	A5
Cecil	>72	>72	2-10	24-48	60	----	A1
Cecil Wet Variant (C.W.V.)	>72	60-66	3-8	18-36	75	----	P1
Hard Labor (H.L.)	>72	36-40	2-6	12-24	75	0.12	C2
Helena	>72	18-22	2-6	----	----	----	F2
Madison	>72	>72	2-10	24-48	45	----	A1
Pacotet	>72	>72	2-10	24-48	45	----	A1
Starr	>72	>72	2-6	----	----	----	F4
Wash Over Cecil (W.O.C.)	>72	>72	2-6	36-48	60	----	A2

Curve Table				Curve Table				Curve Table			
Curve #	Radius	Chord Direction	Ch L	C #	Radius	Chord Direction	Ch L	C #	Radius	Chord Direction	Ch L
C1	19.44	S45° 31' 37"	27.49	C5	60.00	N44° 55' 04"E	48.75	C9	25.00	S39° 37' 23"W	21.00
C2	145.00	N52° 55' 31"E	179.06	C6	60.00	S87° 14' 02"E	48.01	C10	204.24	S31° 43' 55"W	99.48
C3	25.00	N10° 03' 20"W	21.00	C7	60.00	S39° 15' 21"E	49.67	C11	206.04	S59° 49' 01"W	99.48
C4	60.00	N6° 58' 32"W	56.19	C8	60.00	S24° 41' 16"W	76.77	C12	175.20	S82° 27' 19"W	61.27
								C13	19.74	S47° 47' 29"W	27.92

10' RIGHT-OF-WAY DONATION TO FAYETTE COUNTY. AREA=0.1414 AC.				
Line #/Curve #	Length	Bearing/Delta	Radius	
L1	278.53	N2° 32' 27.19"E		
C14	337.69	1.41	13744.25	
L2	10.00	S88° 52' 00.63"E		
C15	337.94	1.41	13754.25	
L3	278.27	S2° 32' 27.19"W		
L4	10.00	N88° 57' 17.66"W		

SYMBOL LEGEND

●	IRON PIN FOUND
○	1/2" REBAR SET
⌂	UTILITY POLE
—	FIRE HYDRANT
---	PROPERTY LINE
- - - - -	ADJACENT LOT LINE
=====	STORM DRAIN LINE
—H—	OVERHEAD POWER LINE
—●—●—	EXISTING WATER LINE
—W—	PROPOSED WATER LINE
—	DRAINAGE BASIN
■ ■ ■ ■	ASPHALT AREA
■ ■ ■ ■ ■ ■ ■ ■	CONCRETE AREA

SES

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SCANLON ENGINEERING SERVICES, INC.

221 EAST BANK STREET
GRIFFIN, GEORGIA 30203

PHONE: (678) 967-2451 WWW.SCANLONENG.COM

PRELIMINARY PLAT OF
EVA GARDENS
RESIDENTIAL SUBDIVISION

LOCATED IN LAND LOT 59, 60, 69 OF THE
5th DISTRICT OF FAYETTE COUNTY, GEORGIA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
										1. 4th Comments Submittal										Date																																																																															
										Rev.										Description																																																																															

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
No. 24981
6/29/22
MICHAEL JOSEPH SCANLON

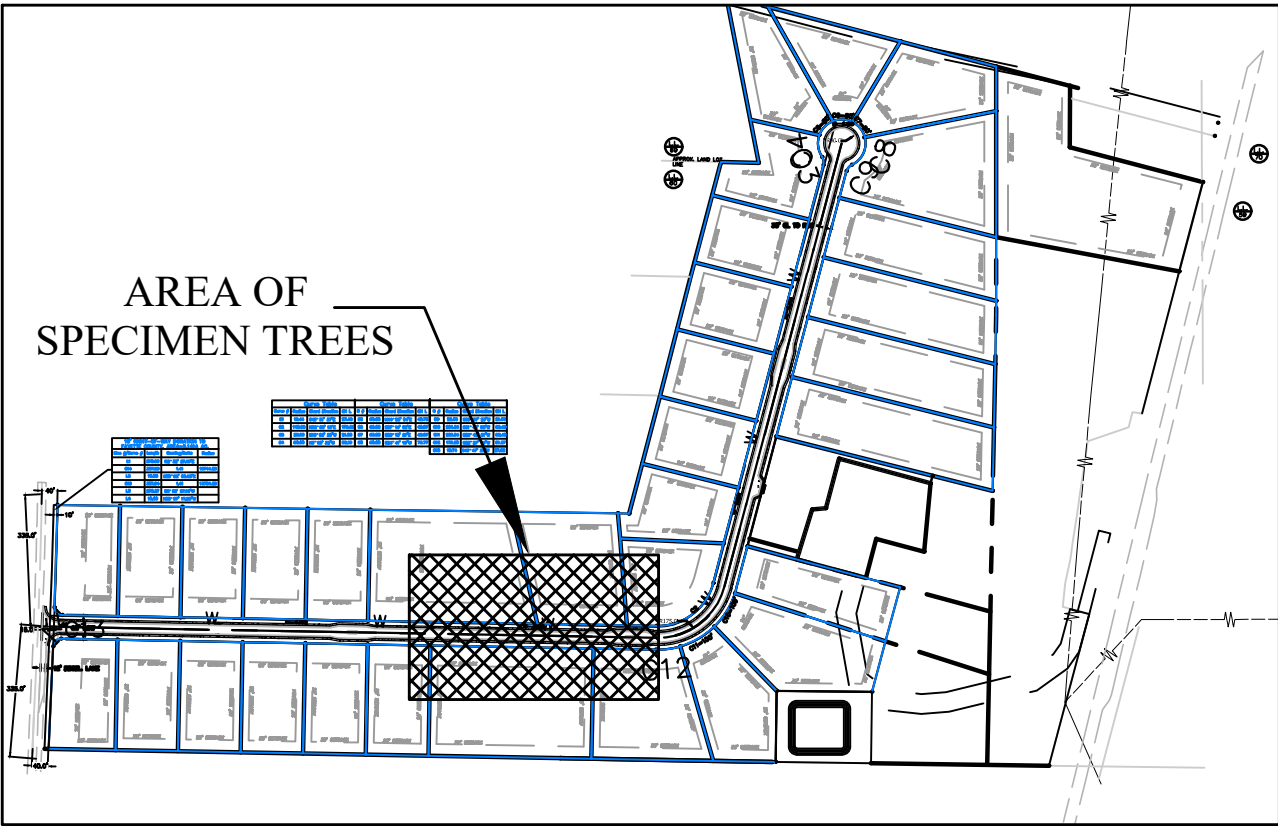
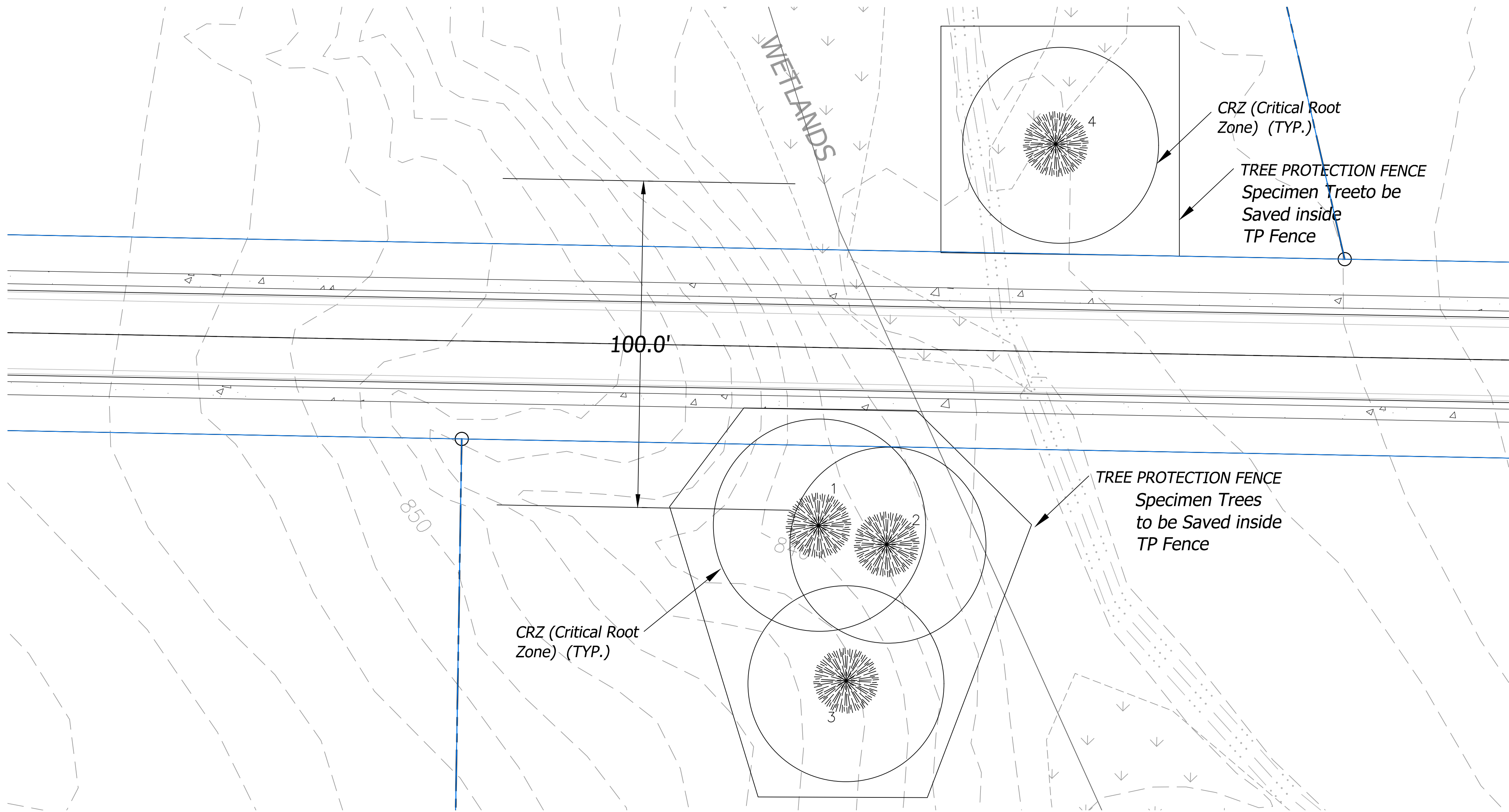
PRELIMINARY
PLAT

Design by: MJS Drawn by: RLI
Project #: R20050133 Date: 06/29/2021

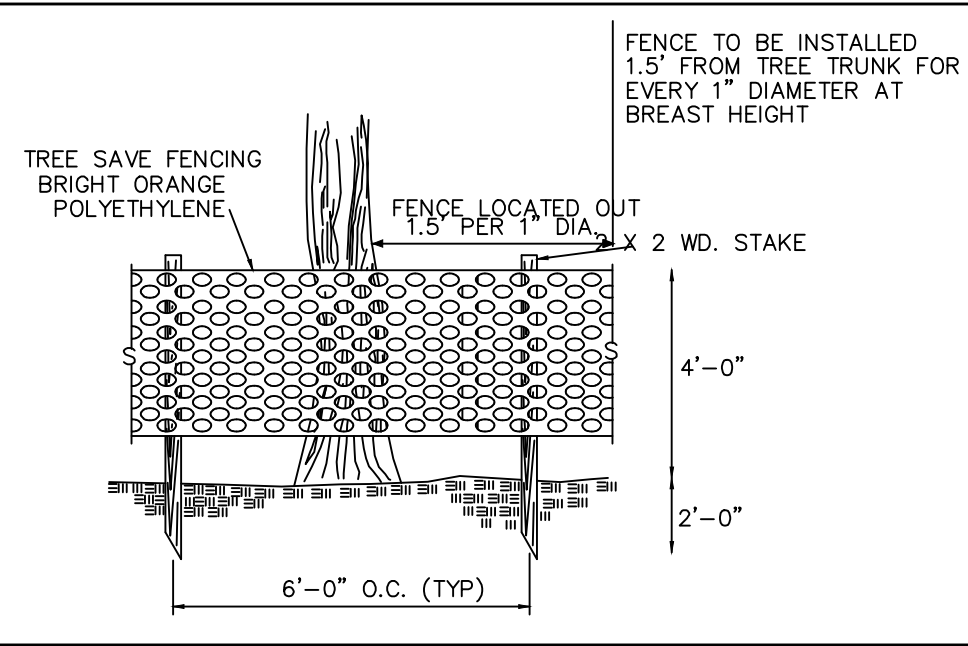
SHEET TITLE

C-02

SHEET # 02 OF 03



SITE PLAN
NTS



TREE PROTECTION DETAIL
NTS

TOTAL SPECIMEN TREES

Point Number	Full Description
1	26WAT
2	24WAT
3	24WAT
4	24POP

TREE NOTES:

TREE PROTECION FENCE(SEE DETAIL) SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE. TREE PROTECTION SHALL BE INSTALLED 1.5 FOOT PER INCH OF CALIPER FROM THE TREE. LIMITS OF LAND DISTURBANCE SHALL BE OUTSIDE ALL TREE PROTECTION FENCING. BUILDING CONTRACTOR SHALL MAINTAIN THE TREE PROTECTION FENCE THOUGHOUT THE PROJECT DURATION.

SPECIMEN TREES IDENTIFIED TO BE PRESERVED SHALL HAVE FOUR (4) FOOT ORANGE TREE PROTECTION FENCING INSTALLED AT THE CREITICAL ROOT ZONES.

NO PERSON ENGAGED IN THE CONSTRUCTION OF ANY STRUCTURE(S) OR IMPROVEMENT(S) OR ANY ACTIVITY SHALL ENCROACH OR PLACE SOLVENTS, MATERIAL, CONSTRUCTION MACHINERY OR TEMPORARY SOIL DEPOSITS WITHIN SIX(6) FEET OF THE AREA OUTSIDE THE CRITICAL ROOT ZONE, AS DEFINED HEREIN, OR ANY EXISTING SIGNIFICANT TREE WITHIN A TREE SAVE AREA, TRANSITIONAL OR UNDISTURBED BUFFER ZONE.

ALL TREE PROTECTION DEVICES MUST REMAIN IN FUNCTIONING CONDITION UNTIL COMPLETION OF THE PROJECT OR UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.

ALL TREE PROTECION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.

ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.

NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

ALL REQUIRED REPLACEMENT VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.

SITE VISIT BY LANDSCAPE ARCHITECT ON 7-16-21 TO FIELD LOCATE AND IDENTIFY SPECIMEN TREES WITHIN 100' EACH SIDE CENTERLINE AS STAKED IN FIELD.

NOTES:

1. THIS PLAN IS FOR LOCATION OF SPECIMEN TREES FOR PRELIMINARY PLAT REVIEW. FURTHER TREE PROTECTION MEASURES SHALL BE PLANNED IN ACCORDANCE WITH THE DEVELOPMENT PLANS. TREE PROTECTION FENCES SHALL BE PLACED AT THE CLEARING LIMITS AND CRZ WHERE APPLICABLE.

2. NO LAND DISTURBANCE, CONSTRUCTION PROCESSES, OR STORAGE OF EQUIPMENT OR MATERIALS SHALL TAKE PLACE WITHIN A DESIGNATED TREE PROTECTIONAREA IN ORDER TO PREVENT DIRECT PHYSICAL ROOT DAMAGE THAT OCCURS DURING SITE CLEARING AND GRANING AND CAUSE TRANSPORT OR FEEDER ROOTS TO BE CUT, TORN OR REMOVED; INDIRECT ROOT DAMAGE CAUSED FROM GRADE CHANGES; AND TRUNK AND CROWN DAMAGE CAUSED BY DIRECT CONTRACT WITH LAND CLEARING MACHINERY OR GALLING OF ADJACENT TREES.

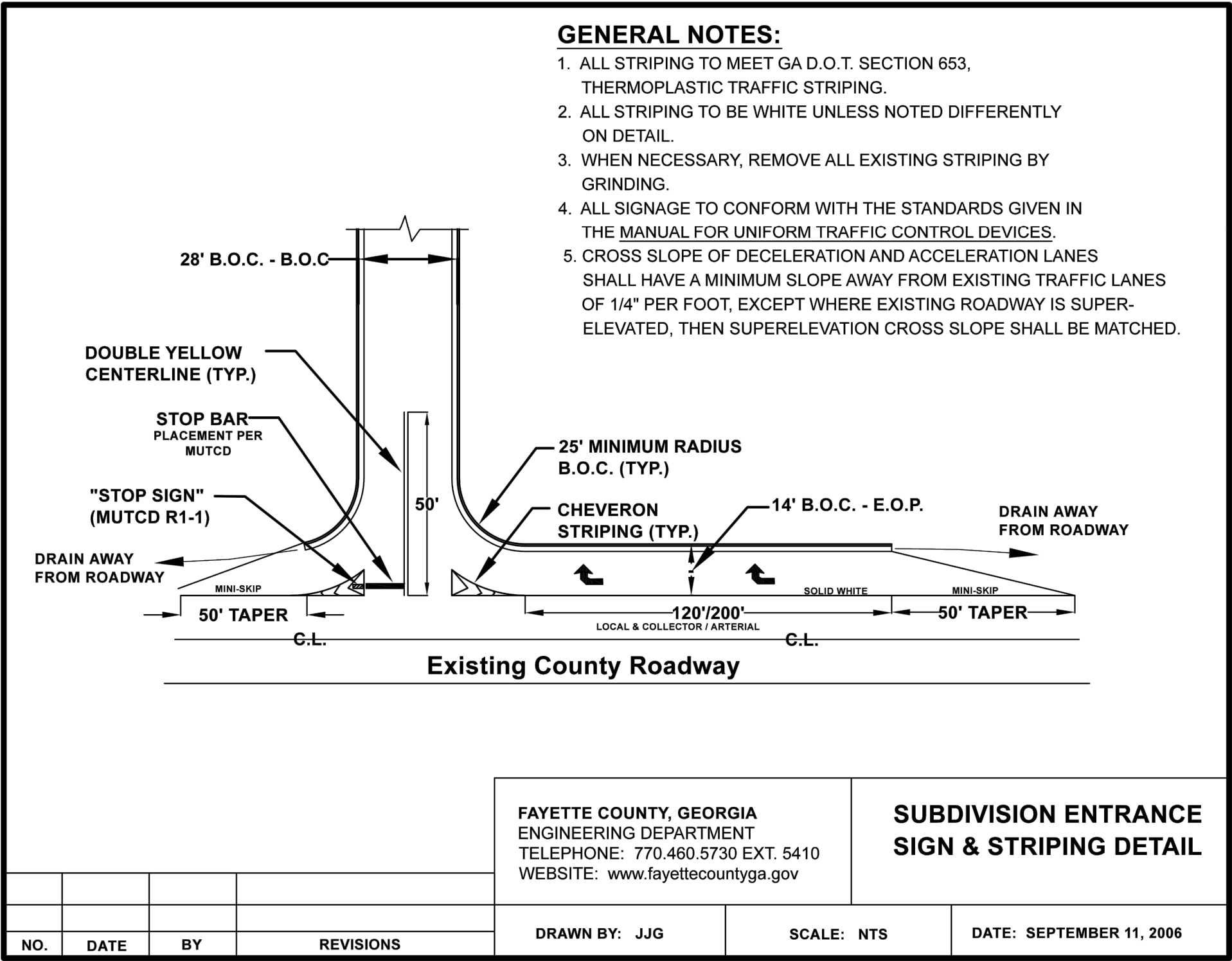
ENGINEER'S NOTE:

AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN/PERMITTING OF AVA GARDENS SUBDIVISION, IT IS MY PROFESSIONAL OPINION THAT IN ARTICLE VI, SECTION D, NUMBERS 1 THROUGH 5 ARE NOT NEEDED FOR THIS SITE.

NO SPECIMEN TREES WILL BE REMOVED .

MICHAEL J. SCANLON, PE
ENGINEER

LANDSCAPE PLAN BY:
MICHAEL JOSEPH SCANLON, P.E.
SCANLON ENGINEERING SERVICES, INC.
GRIFFIN, GA. 30223
PH. 678-967-2051
email: JOEY@SCANLONENG.com



GENERAL NOTES:

1. ALL STRIPING TO MEET GA D.O.T. SECTION 653, THERMOPLASTIC TRAFFIC STRIPING.
2. ALL STRIPING TO BE WHITE UNLESS NOTED DIFFERENTLY ON DETAIL.
3. WHEN NECESSARY, REMOVE ALL EXISTING STRIPING BY GRINDING.
4. ALL SIGNAGE TO CONFORM WITH THE STANDARDS GIVEN IN THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
5. CROSS SLOPE OF DECELERATION AND ACCELERATION LANES SHALL HAVE A MINIMUM SLOPE AWAY FROM EXISTING TRAFFIC LANES OF 1/4" PER FOOT, EXCEPT WHERE EXISTING ROADWAY IS SUPER-ELEVATED, THEN SUPERELEVATION CROSS SLOPE SHALL BE MATCHED.

FAYETTE COUNTY, GEORGIA
ENGINEERING DEPARTMENT
TELEPHONE: 770.460.5730 EXT. 5410
WEBSITE: www.fayettecountyga.gov

SUBDIVISION ENTRANCE
SIGN & STRIPING DETAIL

DRAWN BY: JJG SCALE: NTS DATE: SEPTEMBER 11, 2006

SES

ENGINEERING
PLANNING
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PHONE: (678) 967-2051 WWW.SCANLONENG.COM

PRELIMINARY PLAT TREE PROTECTION PLAN OF
EVA GARDENS
RESIDENTIAL SUBDIVISION
LOCATED IN LAND LOT 60 OF THE
5th DISTRICT OF FAYETTE COUNTY, GEORGIA

NO.	DATE	BY	REVISIONS
1	09-23-21	JJG	1. Initial Submission

GEORGIA
REGISTERED
ENGINEER
MICHAEL JOSEPH SCANLON

TREE
PROTECTION
PLAN

Design by: MJS
Project #: R20050133
Date: 06/29/2021

Drawn by: RLL
Date: 06/29/2021

SHEET TITLE
C-02
SHEET # 03 OF 03

GEORGIA811
www.Georgia811.com

To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 14, 2021
Subject: Preliminary Plat to be considered on October 21, 2021

PRELIMINARY PLAT

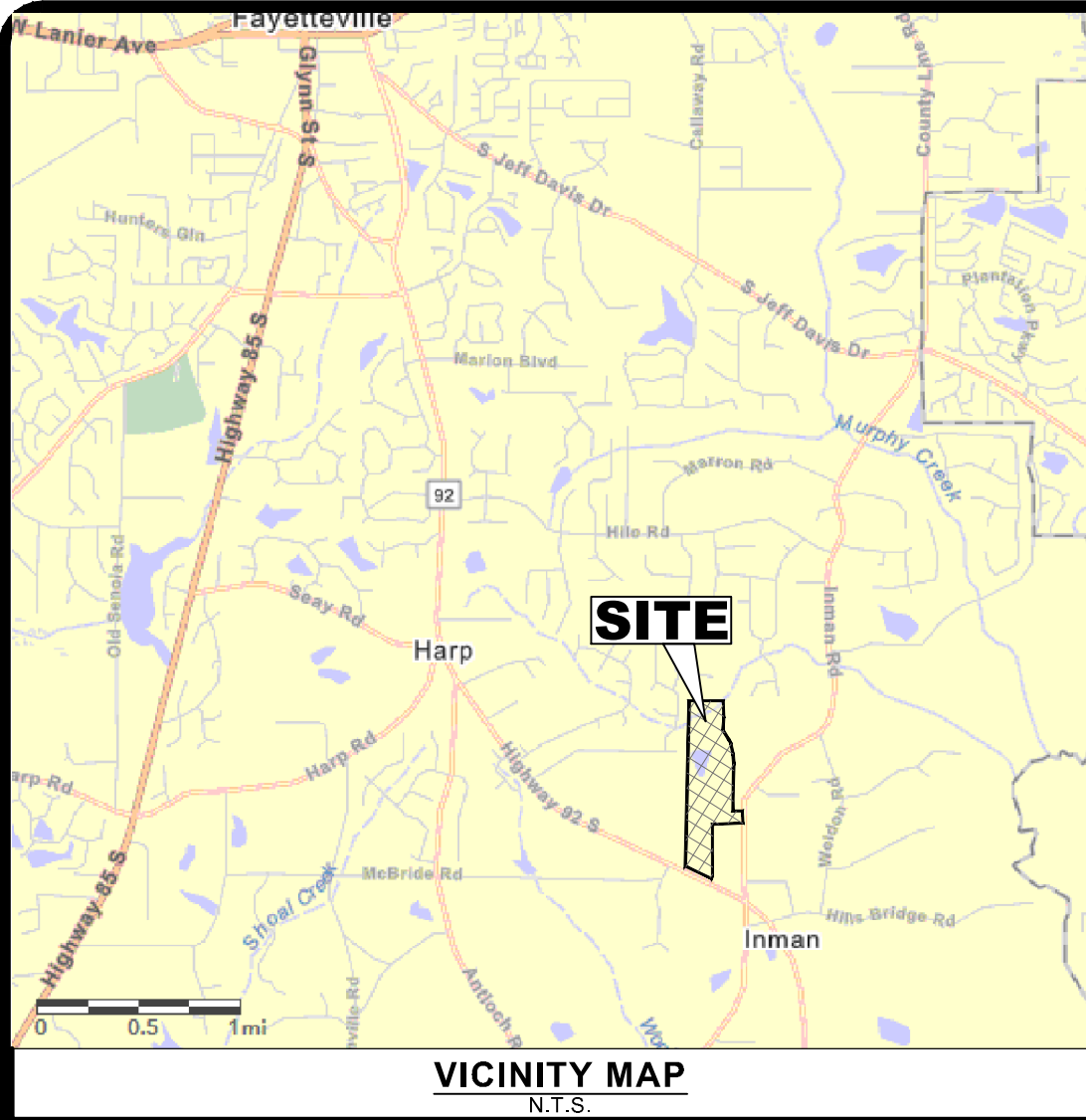
Preliminary Plat of Paislee Park

OWNER/APPLICANT



RODWRIGHTCORP

Recommend **APPROVAL** for the Preliminary Plat.



- GENERAL NOTES:**
- TOTAL SITE (TRACT) AREA = 100.950 ACRES
 - TOTAL AREA FOR 36 LOTS = 42.209 ACRES
 - NET DENSITY = 2.392 UNITS/ACRE
 - TOTAL AREA FOR OPEN SPACE = 54.321 ACRES (54% OF SITE)
 - TOTAL AREA IN RIGHT-OF-WAY = 4.420 ACRES
 - STREET LENGTHS : PAISLEE PARK DRIVE = 1.657 MILES, WRIGHT TRACE = 1.302 MILES
 - TOTAL LENGTH OF PROPOSED STREETS = 2.959 MILES
 - STORMWATER AREA = ± 2.75 ACRES
 - PARCEL ID NUMBER: 0505 006 (PART OF)
 - NUMBER OF LOTS = 36 LOTS

4. ZONING:

FAYETTE COUNTY ZONING ORDINANCE NO. 1303-21
CHANGE: A-R TO C-S
APPROVAL DATE: APRIL 20, 2021

ONE CONDITION:
The developer shall provide a multi-use path that connects an internal street of the subdivision to the Inman Elementary School. The path shall meet applicable Development Regulations and Fayette County Master Path Plan - Path System Design Guidelines and be in a minimum 20-ft wide permanent access easement provided for public use or in property dedicated to Fayette County with the subdivision's right-of-way. The layout and location of the connection shall be approved by the Fayette County School System and Fayette County at the Preliminary Plat stage and shown, as constructed, on the Final Plat for the subdivision. This condition will be administered by Engineering / Public Works / Environmental Management.)

CURRENT ZONING: C-S
MINIMUM LOT AREA 43,560 SQ. FT. (1 ACRE)
MINIMUM LOT WIDTH (AT THE BUILDING LINE) = 50' (MINOR THOROUGHFARE)
125' (MINOR THOROUGHFARE)
FRONT SETBACK = 100' "ARTERIAL" & 75' COLLECTOR (MJOR THOROUGHFARE)
SIDE SETBACK = 20'
REAR SETBACK = 30'
MINIMUM FLOOR AREA = 2,100 SQ. FT.
BUILDING HEIGHT LIMIT 35'

- 5. FLOOD INFORMATION:**
- AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD, HAZARD AREA - COMMUNITY PANEL NO. 13131C0118E DATED: SEPTEMBER 26, 2008
AS PER FAYETTE COUNTY GIS, CURRENT & FUTURE FLOOD MAPS, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD LIMITS - FLOOD, HAZARD AREA. (SEE SHEET 2 OF 2)
6. LOTS TO BE SERVICED BY: PUBLIC WATER (FAYETTE COUNTY) SEWER AS PER INDIVIDUAL SEPTIC SYSTEM.
7. UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.
8. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,426 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313
9. WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORP. OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE WETLANDS WITHOUT PROPER AUTHORIZATION.
10. THERE ARE NO EXISTING STRUCTURES OR DRIVEWAYS ON THIS PROPERTY.
11. THERE ARE NO EASEMENTS ASSOCIATED WITH THIS PROPERTY.

CONTIGUOUS AREAS (C.A.):

EACH RESIDENTIAL BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF MORE THAN 0.3 ACRES. THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

PRELIMINARY STATEMENTS:

"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."

"THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON: _____ (date) _____"

BY: _____

WETLANDS DELINEATION:

I, _____ (name) of _____ (organization) do hereby certify that I have field inspected the property know as _____ (subdivision name) on _____ (date) and determined that the property contains / does not contain jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.

Signature of Wetland Delineator

Company Address & Telephone

SOIL CERTIFICATION:

I, _____ (name) do hereby certify that the Level III soil survey information provided on this plat was performed by _____ (company name)

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

Geologist, or Professional Engineer Registration No. _____ Registration Numbers/License Numbers.

Company Address & Telephone

LINE	BEARING	DISTANCE
L1	S04°32'40"E	187.93'
L2	N04°32'40"W	89.60'
L3	S00°06'41"W	20.00'
L4	S89°53'19"E	95.45'

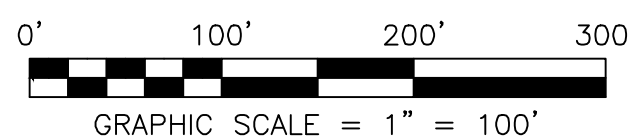
TREE PROTECTION NOTE:
THERE ARE 5 SPECIMEN TREES WITHIN 100' OF THE R/W - ALL FOUND ON LOT 1. NONE OF THESE SPECIMEN TREES ARE TO BE REMOVED. TREE PROTECTION TO BE MAINTAINED PER FAYETTE COUNTY REQUIREMENTS THROUGHOUT THE CONSTRUCTION PROCESS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	6090.00'	26.98'	26.98'	N64°52'58"W
C2	6560.00'	85.59'	85.59'	S04°10'15"E
C3	6550.00'	84.77'	84.77'	N04°10'26"W
C4	20.00'	31.42'	28.28'	N49°32'40"W
C5	230.00'	18.68'	18.68'	S87°47'00"W
C6	20.00'	5.27'	5.26'	S82°33'23"W
C7	20.00'	26.17'	24.34'	S37°31'00"W
C8	20.00'	17.91'	17.32'	S25°37'37"E
C9	60.00'	73.55'	69.03'	S16°10'10"E
C10	60.00'	50.00'	48.57'	S42°49'18"W
C11	60.00'	50.00'	48.56'	N89°25'52"W
C12	60.00'	50.00'	48.57'	N41°41'01"W
C13	60.00'	50.00'	48.57'	N06°03'53"E
C14	60.00'	22.42'	22.29'	N40°38'39"E
C15	20.00'	17.91'	17.32'	N25°41'27"E
C16	20.00'	17.91'	17.32'	N25°37'57"W
C17	60.00'	10.67'	10.66'	N46°11'27"W
C18	60.00'	100.01'	88.83'	N06°39'16"E
C19	60.00'	91.13'	82.62'	S82°04'59"E
C20	20.00'	17.91'	17.32'	S64°13'47"E
C21	170.00'	13.81'	13.81'	N87°47'00"E
C22	20.00'	20.48'	19.60'	N56°07'22"E

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C23	20.00'	31.42'	28.28'	N45°06'41"E
C24	370.00'	16.01'	16.01'	N01°07'42"W
C25	370.00'	128.97'	128.32'	N12°21'15"W
C26	370.00'	0.73'	0.73'	N22°23'47"W
C27	730.00'	79.43'	79.39'	N19°20'08"W
C28	730.00'	127.91'	127.75'	N11°11'56"W
C29	730.00'	125.23'	125.07'	N01°15'53"W
C40	670.00'	125.00'	124.82'	S02°32'56"E
C41	670.00'	125.14'	124.95'	S13°14'39"E
C42	670.00'	45.11'	45.10'	S20°31'25"E
C43	430.00'	14.82'	14.82'	S21°27'55"E
C44	430.00'	125.00'	124.56'	S12°09'01"E
C45	430.00'	29.52'	29.52'	S01°51'20"E
C46	20.00'	31.42'	28.28'	S44°53'19"E
C21	170.00'	13.81'	13.81'	N87°47'00"E
C22	20.00'	20.48'	19.60'	N56°07'22"E

DRAWING INDEX

SHEET #	DESCRIPTION
1	PRELIMINARY PLAT - SHEET 1 OF 2
2	PRELIMINARY PLAT - SHEET 2 OF 2



REVISIONS

NO.	DATE	DESCRIPTION
1	8/11/2021	ADDRESSED FAYETTE COUNTY COMMENTS

BASIN INFORMATION WITH AREAS, PRE & POST CN VALUES WITH EST. Tc

BASIN 'A'	BASIN 'B'	BASIN 'C' - (INFLOW TO EX. POND)	BASIN 'D' - (INFLOW TO GAY CREEK)
±1 Acres UNDISTURBED REAR YARD NO CHANGES TO PRE & POST FLOWS	±14 Acres ONSITE, ± 7.0 Acres OFFSITE EXISTING CN 50% PASTURE 50% WOODS = 58 POST CN = 65 PER GSMM FLOW PATH ±1200 LF Tc ±45 MIN.	±39 Acres ONSITE EXISTING CN = 55 WOODS POST CN = 65 GSMM ±13.0 Acres OFFSITE WEST PL. CN=58 5.8 Acres EAST PL. SCHOOL AREA CN = 80 FLOW PATH ±2500 LF Tc ±60 MIN.	±45 Acres ONSITE EX. CN=55 WOODS POST CN 65 PER GSMM FLOW PATH ±3500 LF Tc ±90 MIN.

PRELIMINARY PLAT OF
PAISLEE PARK Subdivision
LAND LOT 247, 4th. DISTRICT
LAND LOTS 10 & 23, 5th. DISTRICT
FAYETTE COUNTY, GEORGIA

PROJECT #: **B202051**

PRELIMINARY PLAT OF
PAISLEE PARK SUBDIVISION

DRAWN BY: **JWS/TM**
SCALE: **1" = 100'**
PLAT DATE: **7/14/2021**

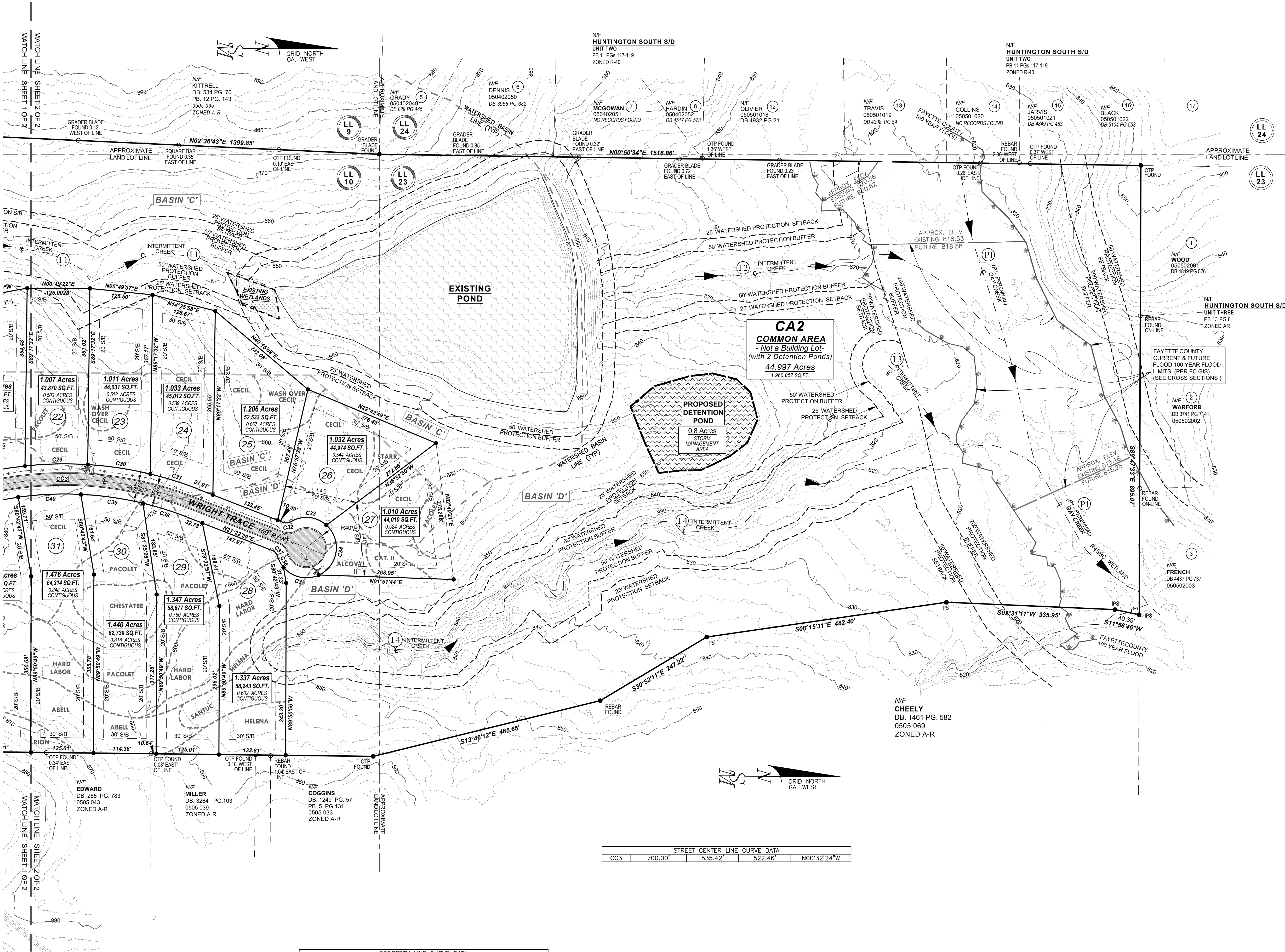
SHEET 1 OF 2

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 Sult. Code
Abell	>72	20-30	2-6	----	----	----	F2, F4
Alcovy II	>72	24-30 (PWT)	2-10	8-12	85	0.10	C1
Appling	>72	72	2-10	40-48	60	----	A3
Cataula II	>72	30-36 (PWT)	2-10	8-18	85	0.12	C1
Cecil	>72	>72	2-10	36-48	60	----	A1
Cecil Deep	>72	>72	2-10	24-36	60	----	A1
Cecil Wet Variant	>72	60	2-10	24-36	75	----	P1
Chestatee	>72	>72	2-10	30-48	45	----	K1
Hard Labor	>72	30-40	2-10	12-18	75	0.12	C2
Helena	>72	18-24	2-10	----	----	----	F2
Madison	>72	>72	2-10	30-48	45	----	A1
Pacolet	>72	>72	2-10	30-48	45	----	A1
Rion	>72	>72	2-10	30-48	45	----	A1
Santuc	>72	18-24	2-10	----	----	----	F2
Starr	>72	>72	2-6	----	----	----	F4
Vance	>80	>80	2-6	48-54	75	----	A5
Wash Over Cecil	>72	66-72+	2-8	30-42	70	----	A2

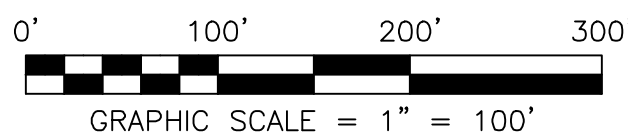
PWT = Perched Water Table

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 must 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.
A5	Soils show evidence of a somewhat restrictive layer in the upper part of the profile. Brief perching of water may cause problems for absorption fields installed in the upper part of the soil profile. Soils appear to be well drained below somewhat restrictive layer. Trenches installed below restrictive layer should function effectively. Permeability appears to improve with depth. Further inspection with a backhoe may allow for deeper installation.
C1	Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
C2	Soils are unsuitable for conventional absorption fields due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
F2	Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
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.
K1	Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Inclusions of boulders, stones and partially weathered parent material may be encountered but should not affect installation or performance of the absorption field.
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.

- NOTES:
- Soil boundary lines should be considered transitional zones between different soil conditions or series rather than an exact boundary.
 - System installation should not occur under saturated or wet soil conditions
 - Absorption fields should not be installed on concave slopes.
 - Surface drainage should be diverted away from absorption field lines.
 - Gutter downspouts should be discharged away from the vicinity of the on site wastewater system.
 - Estimated percolation rates are based on full-sized system performance. However, no guarantee is given or implied as to the performance of any particular system installed.



PROPERTY LINE CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C29	730.00'	125.23'	125.07'	N01°15'53"W
C30	730.00'	126.36'	126.20'	N08°36'30"E
C31	730.00'	99.45'	99.37'	N17°28'11"E
C32	20.00'	17.91'	17.32'	N04°17'12"W
C33	60.00'	75.41'	70.54'	N06°03'28"E
C34	60.00'	118.93'	100.39'	S81°09'12"E
C35	60.00'	76.56'	71.47'	S12°11'13"W
C36	60.00'	25.08'	24.90'	S60°42'58"W
C37	20.00'	17.91'	17.32'	S47°01'52"W
C38	670.00'	92.22'	92.15'	S17°25'45"W
C39	670.00'	125.00'	124.82'	S08°08'28"W
C40	670.00'	125.00'	124.82'	S02°32'56"E



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www.sibleysurveying.com *LAND PLANNING
*CIVIL ENGINEERING

REVISIONS	
NO.	DATE
1	8/11/2021
	ADDRESSED FAYETTE COUNTY COMMENTS

PRELIMINARY PLAT OF
PAISLEE PARK Subdivision
LAND LOT 247, 4th. DISTRICT
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PROJECT #: **B202051**
PRELIMINARY PLAT OF
PAISLEE PARK
SUBDIVISION
DRAWN BY: JWS/TM
SCALE: 1" = 100'
PLAT DATE: 7/14/2021
SHEET 2 OF 2