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

**STAFF**
Chanelle Blaine, Zoning Administrator
Chelsie Boynton, Planning and Zoning Coordinator

---

# AGENDA
# FAYETTE COUNTY PLANNING COMMISSION MEETING
# 140 STONEWALL AVENUE WEST
# May 5, 2022
# 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 April 21, 2022.

## NEW BUSINESS

2. Consideration of a Preliminary Plat for Bernhard Farms. This property consists of 14 lots zoned C-S, is located in Land Lot 223 of the 4th District and front(s) on Bernhard Road and Carrolls Way Road.

3. Consideration of a Revision to a Major Final Plat Lot 32 Platinum Ridge. The property will consist of 1 lot zoned A-R, is located in Land Lot 62 of the 7th District and fronts on Platinum Ridge Point Road.

To: Fayette County Planning Commission

From: Dennis King, Planning and Zoning Technician DK

Date: April 28, 2022

Subject: Preliminary Plat to be considered on May 5, 2022

**PRELIMINARY PLAT**

Preliminary Plat for Bernhard Farms

**OWNER/APPLICANT**

Freedom Landholder, LLC

Recommend **APPROVAL** for the Preliminary Plat signed May 5, 2022.

PRELIMINARY, NOT FOR CONSTRUCTION

# PRELIMINARY PLAT
# OF
# BERNHARD FARMS
## LAND LOTS 223, 4th DISTRICT
## FAYETTE COUNTY, GEORGIA

## DEVELOPMENT DATA

1. ENGINEER / SURVEYOR:
   MOORE BASS CONSULTING, INC.
   1350 KEYS FERRY CT.
   McDONOUGH, GA 30253
   (770) 914-9394

2. DEVELOPER:
   FREEDOM LAND HOLDINGS, LLC
   140 VILLAGE CIRCLE
   SENOIA, GA 30276
   (404) 725-2237

3. SUBDIVISION CONFIGURATION:
   A. SOURCE OF DATA: BOUNDARY SURVEY BY MOORE BASS CONSULTING, INC. DATED: 2/10/21
   B. LOCATION: FAYETTE COUNTY, GA
   C. TAX ID #: 0438005, 0438044, & 0438087
   D. CURRENT ZONING: C-S ( CONSERVATION SUBDIVISION )
   E. TOTAL SITE AREA: 61.15 ACRES
   F. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
   G. DATUM: NAVD 88
   H. TYPE OF STREETS: PUBLIC
   I. R/W AREA: 1.68 AC
   J. R/W WIDTH: 60'
   K. PAVEMENT LENGTH: 1,116 L.F.
   L. PAVEMENT WIDTH: 28' TO BOC
   M. STREET MAINTENANCE: FAYETTE COUNTY
   N. MIN. LOT AREA: 1.5 AC. ( 65,340 SQ. FT. )
   O. MIN. FLOOR AREA : 2,100 SF
   P. MIN. LOT WIDTH: 150' (COLLECTOR), 125' (MINOR)'
   Q. BUILDING SETBACKS: FRONT: 100' (COLLECTOR / ARTERIAL) 50' (MINOR)
      REAR: 30'
      SIDE: 20'
   R. BASE DENSITY CALCULATION:

| | |
|---|---|
| PROPOSED LOTS: | 13 LOTS |
| TOTAL SITE AREA: | 61.15 AC. |
| SWMF AREA: | - 3.63 AC |
| LESS R/W AREA: | - 1.68 AC. |
| TOTAL NET AREA: | 55.84 AC |
| NET DENSITY: | 13 LOTS / 55.84AC = 0.23 LOTS/AC. |

4. CONCEPTUAL STORMWATER MANAGEMENT PLAN
   A. TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, SEDIMENT BASINS AND GRASS & MULCH
   B. AREAS TO BE CLEARED: STREETS, UTILITY OUTFALLS AND STORMWATER COMPONENT
   C. INTERNAL DRAINAGE SYSTEM: CURB & GUTTER, STORM INLETS & PIPE SYSTEM

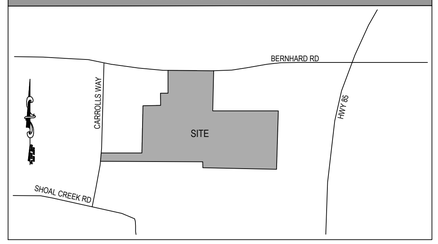
5. UTILITIES:
   A. WATER: FAYETTE COUNTY
   B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
   C. ELECTRIC: COWETA-FAYETTE EMC

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.
   C. SIDEWALKS ARE NOT PROPOSED WITH THIS DEVELOPMENT.

7. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.

8. 45 MPH ROAD SIGHT DISTANCE MET. SUBDIVISION ENTRANCES SHALL MEET SIGHT DISTANCE REQUIREMENTS AND MINIMUM DISTANCE BETWEEN INTERSECTION REQUIREMENTS ON BOTH SIDE OF THE STREET.

## VICINITY MAP N.T.S.




## SHEET INDEX


| | |
|---|---|
| 1.0 | COVER SHEET |
| 2.0 | EXISTING CONDITIONS MAP |
| 3.0 | PRELIMINARY PLAT |
| 4.0 | WATER SERVICE AND STRIPING PLAN |
| 5.0 | STORMWATER CONCEPT PLAN |
| 6.0 | TREE PROTECTION PLAN |


## FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13113C0155E EFFECTIVE DATE 9/26/2008, THIS PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE.

## NOTES

NOTES:
1. THIS SITE IS NOT LOCATED WITHIN A GROUNDWATER RECHARGE AREA.
2. THIS SITE DOES CONTAIN WETLANDS, PER DELINEATION PERFORMED BY APPLIED ENVIROMENTAL SCIENCES
3. SOIL INFORMATION TAKEN FROM USDA SOIL MAP
4. STORMWATER WILL REQUIRE CURB AND GUTTER AND PROPOSED STORMWATER MANAGEMENT FACILITY. THE ONLY POST- DEVELOPED RUNOFF DRAINING TO THE EXISTING LAKES IS WHAT DRAINS THERE NATURALLY.
5. EXISTING LAKE DAMS WILL BE ASSESSED DURING DESIGN TO DETERMINE IF REPAIRS ARE NEEDED FOR SAFETY.

## REZONING INFORMATION

PETITION NUMBERS: 1131-21, A, B, C APPROVED: JULY 22, 2021
CONDITIONS:
1. NO LOT SHALL HAVE DIRECT ACCESS TO BERNHARD ROAD.
2. THE EXISTING SINGLE-FAMILY RESIDENCE AND ACCESSORY STRUCTURES SHALL BE REMOVED PRIOR TO FINAL PLAT.

## SURVEYOR INFORMATION


ROB DEBIEN, R.L.S.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: rdebien@moorebass.com
PHONE: (770) 914-9394


## 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


## OWNER INFORMATION

FREEDOM LAND HOLDINGS, LLC
140 VILLAGE CIRCLE
SENOIA, GA 30276
PHONE: (404) 725-2237

## 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: (1.) A MAJOR FINAL PLAT FOR AT LEAST ONE PHASE HAS BEEN APPROVED; OR (2.) STREET BASE CONSTRUCTION FOR AT LEAST 50 PERCENT OF THE TOTAL LINEAR FOOTAGE OF ALL STREETS APPROVED ON THE PRELIMINARY PLAT HAS BEEN COMPLETED, INSPECTED, AND APPROVED. IF AT 24 MONTHS THERE IS ACTIVE CONSTRICTION ON SITE, THE SUBDIVIDER MAY REQUEST IN WRITING AN EXTENSION NO TO EXCEED 12 MONTHS.

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.

## WETLAND DELINEATION CERTIFICATE

I, ERIC HAMILTON OF APPLIED ENVIRONMENTAL SCIENCES, INC. DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS BERNHARD FARMS ON BERNHARD ROAD AND DETERMINED THAT THE PROPERTY CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORP OF ENGINEERS.

_____.
SIGNATURE OF WETLAND DELINEATOR

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


Moore Bass Consulting, Inc.
• Civil Engineering
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www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
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PROJECT NAME: BERNHARD FARMS
FAYETTE COUNTY, GEORGIA

CLIENT NAME: FREEDOM LAND HOLDINGS, LLC
140 VILLAGE CIRCLE
SENOIA, GA 30276

REVISIONS
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2 - 3/16/22 - REVISED PER COUNTY REVIEW COMMENTS
3 - 4/4/22 - REVISED PER COUNTY REVIEW COMMENTS

A2431.0064-PP-BASE

DATE 10-05-2021
CONTRACT # A2431.0039
DRAWN BY SDS / ACD


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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER SEAN D. SHANKS No. 031558
12/16/22

LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/22

SHEET TITLE
COVER SHEET

SHEET 1.0


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PRELIMINARY, NOT FOR CONSTRUCTION

## 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 |
| IPF | IRON PIN FOUND | UE | UTILITY EASEMENT |
| IPS | 1/2" REBAR W/C LSF 001179 | REF | REFERENCE |
| CTP | CRIMP TOP PIPE | C/O | SEWER CLEAN OUT |
| C&G | CURB & GUTTER | SQ. FT. | SQUARE FOOT |
| R/W | RIGHT OF WAY | EX. | EXISTING |
| N/F | NOW OR FORMERLY | N, S, E, & W | NORTH, SOUTH, EAST & WEST |
| -E- | OVERHEAD POWER LINE | TYP. | TYPICAL |
| CMP | CORRUGATED METAL PIPE | FSB | FRONT SETBACK |
| SWMF | STORMWATER MANAGEMENT FACILITY | RSB | REAR SETBACK |
| TBM | TEMPORARY BENCHMARK | SSB | SIDE SETBACK |
| POB | POINT OF BEGINNING | L= | LENGTH |
| POC | POINT OF COMMENCEMENT | R= | RADIUS |
| RCP | REINFORCED CONCRETE PIPE | | IRON PIN FOUND |
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| PVC | POLYVINYL CHLORIDE PIPE | | CALCULATED POINT |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE | | POWER POLE (PP) |
| ℄ | PROPERTY LINE | | FIRE HYDRANT (FH) |
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| ID | IDENTIFICATION | | WATER METER (WM) |
| B.S.L. | BUILDING SETBACK LINE | | JUNCTION BOX (JB) |
| BOC | BACK OF CURB | | SANITARY SEWER MANHOLE (SSMH) |
| C | CURVE LABEL | | DROP INLET (DI) |
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| WM | WATER METER | | CURB INLET |
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| CBA | CONTINUOUS BUILDABLE AREA | | FLARED END SECTION |
| B/C | BACK-OF-CURB | | LIGHT POST (LP) |
| Ac | ACRES | | YARD INLET |
| sf | SQUARE FEET | | SEWER CLEAN OUT |

30" Pine — SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

WETLANDS

FLOODPLAIN

BERNHARD ROAD (80' R/W)

CARROLL'S WAY (80' R/W)

TRACT 1 50.29 ACRES 2,190,472 SQ. FT. PRICE SENIOR A ESTATE D.B 4761 PG 511 TAX ID: 0438 087 ZONING R-40

TRACT 2 0.99 ACRES 43,524 SQ. FT. LISBON BOBBY JR D.A. 4761 PG 511 TAX ID. 0438 044 ZONING R-40

TRACT 3 9.86 ACRES 430,227 SQ. FT. LAMAR CLARA P D.B. 1950 PG 760 TAX ID. 0438 005 ZONING R-40

OVERALL TRACT: 61.16 ACRES 2,664,223 SQ.FT.

EXISTING POND

EXISTING POND

EXISTING HOUSE AND DRIVE TO BE DEMOLISHED AND REMOVED

DILAPIDATED BARN

EXISTING BARN TO BE DEMOLISHED AND REMOVED

EXISTING 50' INGRESS/ EGRESS EASEMENT TO BE ABANDONED

PIPES TO BE REMOVED

DIRT DRIVE

CONC. DRIVE

APPROXIMATE LOCATION OF EXISTING STORM

APPROXIMATE LOCATION OF EXISTING DRIVE

NO EXISTING SEWER OR WATER UTILITIES ALONG BERNHARD ROAD R/W

25' STATE BUFFER

50' STREAM BUFFER

50' NO IMPERVIOUS SETBACK

200' WATERSHED BUFFER

100 YEAR FLOODPLAIN

SHOAL CREEK

APPROX. LOCATION APPARENT LAND LOT LINE

L.L. 223

L.L. 222

L.L. 194

L.L. 195

S89°37'00"W 766.04'

S01°50'27"W 353.14'

N87°58'00"W 124.87'

S01°51'31"W 83.33'

S01°51'31"W 124.38'

S89°00'13"E 26.52'

N89°19'34"W 250.14'

S87°51'56"E 348.50'

S01°51'00"W 125.00'

S87°45'48"E 344.60'

S87°45'48"E 561.68'

N01°19'03"E 596.63'

N88°05'42"W 214.60'

N88°00'51"W 213.48'

N88°02'01"W 213.28'

N88°01'16"W 425.68'

S01°59'08"W 396.86'

N01°59'08"E 396.86'

N02°00'28"E 394.76'

S02°00'28"W 394.76'

N88°53'00"W 628.04'

S03°29'29"W 100.46'

S88°37'48"E 1662.47'

507.48'

S00°59'51"W 104.89'

S88°06'10"E 1217.53'

N02°09'46"E 989.36'

GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

NORTH


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• Civil Engineering
• Land Surveying
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1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394


PROJECT NAME
BERNHARD FARMS
FAYETTE COUNTY, GEORGIA

CLIENT NAME
FREEDOM LAND HOLDINGS, LLC
140 VILLAGE CIRCLE
SENOIA, GA 30276

REVISIONS
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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER SEAN D. SHANKS 4/6/22

LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/22

SHEET TITLE
**EXISTING CONDITIONS MAP**

SHEET
**2.0**


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PRELIMINARY, NOT FOR CONSTRUCTION

## LEGEND

| | | | |
|---|---|---|---|
| DB | DEED BOOK | EOP | EDGE OF PAVEMENT |
| PB | PLAT BOOK | FH | FIRE HYDRANT |
| PG | PAGE | L | LINE LABEL |
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| IPS | 1/2" REBAR W/C LSF 001179 | REF | REFERENCE |
| CTP | CRIMP TOP PIPE | C/O | SEWER CLEAN OUT |
| C&G | CURB & GUTTER | SQ. FT. | SQUARE FOOT |
| R/W | RIGHT OF WAY | EX. | EXISTING |
| N/F | NOW OR FORMERLY | N, S, E, & W | NORTH, SOUTH, EAST & WEST |
| -E- | OVERHEAD POWER LINE | TYP. | TYPICAL |
| CMP | CORRUGATED METAL PIPE | FSB | FRONT SETBACK |
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| POB | POINT OF BEGINNING | L= | LENGTH |
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| 30" Pine | SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET | | WETLANDS |
| | | | FLOODPLAIN |

## GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

NORTH

## SIGN NOTE:

ENTRANCE SIGNS SHALL BE LOCATED IN COMMON AREA OWNED AND MAINTAINED BY HOA. FINAL LOCATIONS TO BE SHOWN ON FINAL PLAT.

## STORMWATER MANAGEMENT PLAN

1. THE OVERALL PROJECT SITE IS 61.15 ACRES. THE TOTAL CONTRIBUTING DRAINAGE BASIN IS 3,568 ACRES, WHICH MAKES THE PROJECT SITE 1.7% OF THE OVERALL BASIN. BASED ON THIS FACT, DESIGN CALCULATIONS WILL BE PROVIDED THAT JUSTIFIES THE RELEASE OF STORMWATER WITHOUT DETENTION.
2. THE EXISTING ON-SITE LAKES WILL BE INCLUDED IN ALL EXISTING AND PROPOSED CONDITIONS STORMWATER MODELING AND WILL BE USED, IN THEIR EXISTING CONDITION, TO PROVIDE WATER QUALITY AND CHANNEL PROTECTION VOLUMES.
3. MAINTENANCE TO BE COMPLETED ON PONDS TO MEET GSMM VOL 2 DAM MAINTENANCE REQUIREMENTS, IE VEGETATION SHALL BE CLEARED OFF THE DAM AND OUTLETS DURING LDP PORTION OF THE PROJECT. FINAL PLAT WILL NOT BE ISSUED UNLESS APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT.


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LSF #1179


SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER SEAN D. SHANKS
10/6/22

LEVEL 2 CERTIFICATION
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SHEET TITLE
PRELIMARY PLAT

SHEET
3.0


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| X 30" Pine | SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET | | WETLANDS |
| | | | FLOODPLAIN |

NOTE:
PONDS SHALL BE MAINTAINED IE. CLEANING DAMS AND OUTLETS OF VEGETATION PRIOR TO ACCEPTANCE AS A WATER QUALITY / DETENTION USE OF PONDS AT FINAL PLAT.

## PROPOSED UTILITIES

WATER: FAYETTE COUNTY WATER DEPARTMENT

SANITARY SEWER: INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC: COWETA-FAYETTE EMC

## UTILITY NOTES

1. UPON COMPLETION OF PROPOSED IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT, THE PROPOSED RIGHT OF WAYS ASSOCIATED WITH THIS DEVELOPMENT WILL BE DEDICATED TO FAYETTE COUNTY FOR PUBLIC USE.
2. IF LOTS ARE TO BE SERVED BY THE FAYETTE COUNTY WATER SYSTEM FROM AN EXISTING WATER MAIN, TAPS AND SERVICES SHALL BE PROVIDED AT THE DEVELOPERS/HOMEBUILDERS EXPENSE AND ALL APPLICABLE METER AND AVAILABILITY FEES SHALL ALSO BE APPLIED. WATER MAIN TAPS SHALL BE OBSERVED BY WATER SYSTEM PERSONNEL WITH A 48 HOUR LEAD TIME. CALL (770) 461-1146 (OPTION 5).

*AE/DE = ACCESS EASEMENT/ DRAINAGE EASEMENT

BERNHARD ROAD (80' R/W)

CARROLL'S WAY (80' R/W)

TENSLEY WAY (60' R/W)

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13

PROPOSED WATER MAIN TERMINATION

PROPOSED 24" STOP BAR

PROPOSED ( R1-1) STOP SIGN W/ TWO (2) (D3-1) STREET NAME SIGNS W/ (W14-2A) " NO OUTLET SIGN PER MUTCD

PROPOSED FIRE HYDRANT ASSEMBLY TYP.

PROPOSED SPEED LIMIT SIGN (TYP.) — SPEED LIMIT 25 — R2-1

PROPOSED WATER METER (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED 8" WATER MAIN

20' POND ACCESS EASEMENT

POND EASEMENT

EXISTING POND

OVERALL TRACT: 61.16 ACRES 2,664,223 SQ.FT.

CONSERVATION AREA 1,544,885 SQ. FT. 35.47 ACRES

100 YEAR FLOODPLAIN

SHOAL CREEK

25' STATE BUFFER

50' NO IMPERVIOUS SETBACK

75' NO IMPERVIOUS SETBACK

50' STREAM BUFFER

200' WATERSHED BUFFER

20' D.E

20' UTILITY EASEMENT

APPROXIMATE LOCATION OF EXISTING STORM

APPROXIMATE LOCATION OF EXISTING DRIVE

NO EXISTING SEWER OR WATER UTILITIES ALONG BERNHARD ROAD R/W

APPROX. LOCATION APPARENT LAND LOT LINE

N/F AVALON LAKES, LLC D.B. 4535 PG. 569 TAX ID. 0438 003 ZONING: R-4

N/F GU YAO D.B. 5361 PG. 426 TAX ID. 0438 091 ZONING: R-4

N/F BEALL CHESTER F & KATHRYN M BEALL PATRICIA L D.B. 4752 PG. 742 TAX ID. 0438 086 ZONING: R-4

N/F BEALL CHESTER F & KATHRYN M BEALL PATRICIA L D.B. 4730 PG. 365 TAX ID. 0438 008 ZONING: R-4

N/F FREE JENNIFER T ,FREE JODY T D.B. 4314 PG. 437 TAX ID. 0438 070 ZONING: R-4

N/F WHITEWATER CHURCH INC D.B. 3808 PG. 002 TAX ID. 0438 069 ZONING: R-40

N/F WHITEWATER CHURCH INC D.B. 3808 PG. 002 TAX ID. 0438 077 ZONING: R-40

N/F KENDRICK JEFFERY A TAX ID. 0438 095 ZONING: V4

N/F BRUCE DELANA K D.B. 1569 PG. 501 TAX ID. 0438 010 ZONING: A-R

N/F BRUCE DELANA K D.B. 2892 PG. 671 TAX ID. 0438 020 ZONING: A-R

N/F ALEXANDER KATHERINE D.B. 4775 PG. 149 TAX ID. 0438 019 ZONING: A-R

N/F WEBB ISAAC WEBB CASSANDRA D.B. 4752 PG. 742 TAX ID. 0438 043 ZONING: A-R

N/F KIM PEIRU W D.B. 4022 PG. 122 TAX ID. 0438 073 ZONING: R-40

N/F WU YING CHAO CHENG WU & ETAL D.B. 962 PG. 377 TAX ID 0438 072 ZONING: R-40

N/F NEW KATIE J D.B. 3771, PG. 612 TAX ID. 0438 071 ZONING: A-R

N/F WILLIFORD D L TAX ID. 0438 024 ZONING: A-R

N/F ADEBOLA SIMON M D.B. 4453, PG. 306 TAX ID. 0438 058 ZONING: R-40

N/F BALLARD DANNY R BALLARD TAMMY S D.B. 3293, PG. 278 TAX ID. 0438 057 ZONING: R-40

N/F WILSON KELLEN J WILSON KATHRINE R D.B. 4506, PG. 22 TAX ID. 0438 056 ZONING: R-40

N/F WILSON KELLEN J WILSON KATHRINE R D.B. 4506, PG. 22 TAX ID. 0438 055 ZONING: R-40

N/F HUNT CHRISTINE HUNT HAROLD D.B. 1295, PG. 43 TAX ID. 0438 054 ZONING: R-40

N/F CASAL MIRTA A D.B. 2700, PG. 270 TAX ID. 0439 005 ZONING: A-R

N/F JONES SAMUEL L

L.L. 223 | L.L. 222 | L.L. 194 | L.L. 195

GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

NORTH

### BERNHARD ROAD TO HIGHWAY 85 WATER CONNECTION

PROPOSED WATER MAIN TERMINATION

PROPOSED 8" WATER MAIN

PROPOSED FIRE HYDRANT ASSEMBLY TYP.

CONNECT TO EXISTING WATER MAIN

S HIGHWAY 85 (R/W VARIES)

APPROXIMATE LOCATION OF EXISTING WATERMAIN

APPROXIMATE LOCATION OF EXISTING HYDRANT

GRAPHIC SCALE

0 100 200 400

1 inch = 200 ft.

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• Civil Engineering
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• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: BERNHARD FARMS, FAYETTE COUNTY, GEORGIA

CLIENT NAME: FREEDOM LAND HOLDINGS, LLC, 140 VILLAGE CIRCLE, SENOIA, GA 30276

REVISIONS
1 - 11/0/22 - REVISED PER COUNTY REVIEW COMMENTS
2 - 3/16/22 - REVISED PER COUNTY REVIEW COMMENTS
3 - 4/4/22 - REVISED PER COUNTY REVIEW COMMENTS

A2431.0064-PP-BASE

DATE 10-05-2021
CONTRACT # A2431.0039
DRAWN BY SDS / ACD

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 031558 SEAN D. SHANKS
12/16/22
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/22

SHEET TITLE
WATER SERVICE AND STRIPING PLAN

SHEET 4.0

Q:\A2431.0064\Engineering\Preliminary Plat\A2431.0064-PP-BASE.dwg, 4.0 WATER-STRIPING, sshanks, Apr 06, 2022 - 9:53:27am

PRELIMINARY, NOT FOR CONSTRUCTION

GRAPHIC SCALE

0 100 200 400

1 inch = 200 ft.

NORTH

BERNHARD ROAD (80' R/W)

EX. R/W

S HIGHWAY 85 (R/W VARIES)

APPROXIMATE LOCATION OF EXISTING WATERMAIN

APPROXIMATE LOCATION OF EXISTING HYDRANT

CARROLL'S WAY (80' R/W)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 11

LOT 12

LOT 13

EXISTING POND

EXISTING POND

100 YEAR FLOODPLAIN

SHOAL CREEK

507.48'

APPROX. LOCATION APPARENT LAND LOT LINE

BASIN 'OFF-A'
3.09 AC.
CN = 65
$Q_{10}$ = 7.6 CFS
$Q_{100}$ = 13.7 CFS

BASIN 'BYPASS-B'
2.12 AC.
CN = 58
$Q_{10}$ = 4.7 CFS
$Q_{100}$ = 9.2 CFS

BASIN 'ON-A'
21.76 AC.
CN = 68
$Q_{10}$ = 60.6 CFS
$Q_{100}$ = 105.2 CFS

BASIN 'BYPASS-A'
35.92 AC.
CN = 55
$Q_{10}$ = 46 CFS
$Q_{100}$ = 100 CFS

BASIN 'BYPASS-C'
1.37 AC.
CN = 61
$Q_{10}$ = 3.5 CFS
$Q_{100}$ = 6.6 CFS

BASIN 'OFF-OVR'
3,507.18 AC.
CN = 65
$Q_{10}$ = 2,460 CFS
$Q_{100}$ = 4,519 CFS

PROPOSED CUTOFF SWALE TO ROUTE RUNOFF TO WETLAND/FLOODPLAIN AREAS

## STORMWATER MANAGEMENT PLAN

1. THE OVERALL PROJECT SITE IS 61.15 ACRES. THE TOTAL CONTRIBUTING DRAINAGE BASIN IS 3,568 ACRES, WHICH MAKES THE PROJECT SITE 1.7% OF THE OVERALL BASIN. BASED ON THIS FACT, DESIGN CALCULATIONS WILL BE PROVIDED THAT JUSTIFIES THE RELEASE OF STORMWATER WITHOUT DETENTION.
2. THE EXISTING ON-SITE LAKES WILL BE INCLUDED IN ALL EXISTING AND PROPOSED CONDITIONS STORMWATER MODELING AND WILL BE USED, IN THEIR EXISTING CONDITION, TO PROVIDE WATER QUALITY AND CHANNEL PROTECTION VOLUMES.
3. MAINTENANCE TO BE COMPLETED ON PONDS TO MEET GSMM VOL 2 DAM MAINTENANCE REQUIREMENTS, IE VEGETATION SHALL BE CLEARED OFF THE DAM AND OUTLETS DURING LDP PORTION OF THE PROJECT. FINAL PLAT WILL NOT BE ISSUED UNLESS APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT.

## RUNOFF REDUCTION

1. REDUCTION OF LIMITS OF CLEARING AND GRADING FOR PRESERVATION OF NATURAL FEATURES AND UNDISTURBED NATURAL AREAS AROUND THE PERIMETER OF EACH HOUSE SITE. RUNOFF FLOWS AS SHEET FLOW THROUGH THESE NATURAL VEGETATED AREAS TO ENHANCE WATER QUALITY.
2. LARGER LOT SIZES CREATE A LIMITED AMOUNT OF IMPERVIOUS AREA. EACH LOT INCLUDES APPROXIMATELY 0.22 ACRES OF IMPERVIOUS AREA (INCLUDING THE HOUSE AND DRIVEWAY). TOTAL IMPERVIOUS AREA = 0.22 X 14 LOTS = 3.08 AC + 0.75 AC OF ROADWAY IS 3.83 ACRES (6.3% OF THE TOTAL AREA).
3. ROOF DOWNSPOUTS ARE DIRECTED AWAY FROM THE HOUSE IN ALL DIRECTIONS ALLOWING THE CONCENTRATED FLOW TO BE DISCHARGED TO PERVIOUS AREAS WHICH SERVE AS OVERLAND FLOW/FILTRATION ZONES. THE FINISHED GRADE AROUND EACH HOUSE SHALL FALL AT LEAST 6 INCHES WITHIN THE FIRST 10 FEET AWAY FROM THE HOUSE. FROM THERE THE FINISH GRADE SHALL BE LESS THAN OR EQUAL TO 3% OR A FOR A DISTANCE OF 25' AROUND THE PERIMETER OF THE HOUSE WITH GUTTER DOWNSPOUTS ORIENTED TO ALLOW FOR SHEET FLOW ACROSS THE OVERLAND FLOW/FILTRATION ZONES.


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McDonough, GA 30253
770.914.9394


PROJECT NAME
BERNHARD FARMS
FAYETTE COUNTY, GEORGIA

CLIENT NAME
FREEDOM LAND HOLDINGS, LLC
140 VILLAGE CIRCLE
SENOIA, GA 30276

REVISIONS
1 - 1/10/22 - REVISED PER COUNTY REVIEW COMMENTS
2 - 3/16/22 - REVISED PER COUNTY REVIEW COMMENTS
3 - 4/4/22 - REVISED PER COUNTY REVIEW COMMENTS

A2431.0064-PP-BASE

| | |
|---|---|
| DATE | 10-05-2021 |
| CONTRACT # | A2431.0039 |
| DRAWN BY | SDS / ACD |


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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179


SEAL

GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER STEVEN D. SHANKS

10/6/22

LEVEL 2 CERTIFICATION

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

SHEET TITLE

STORMWATER CONCEPTUAL PLAN

SHEET 5.0


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PRELIMINARY, NOT FOR CONSTRUCTION

## 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 |
| IPF | IRON PIN FOUND | UE | UTILITY EASEMENT |
| IPS | 1/2" REBAR W/C LSF 001179 | REF | REFERENCE |
| CTP | CRIMP TOP PIPE | C/O | SEWER CLEAN OUT |
| C&G | CURB & GUTTER | SQ. FT. | SQUARE FOOT |
| R/W | RIGHT OF WAY | EX. | EXISTING |
| N/F | NOW OR FORMERLY | N, S, E, & W | NORTH, SOUTH, EAST & WEST |
| -E- | OVERHEAD POWER LINE | TYP. | TYPICAL |
| CMP | CORRUGATED METAL PIPE | FSB | FRONT SETBACK |
| SWMF | STORMWATER MANAGEMENT FACILITY | RSB | REAR SETBACK |
| TBM | TEMPORARY BENCHMARK | SSB | SIDE SETBACK |
| POB | POINT OF BEGINNING | L= | LENGTH |
| POC | POINT OF COMMENCEMENT | R= | RADIUS |
| RCP | REINFORCED CONCRETE PIPE | | IRON PIN FOUND |
| DIP | DUCTILE IRON PIPE | | IRON PIN SET |
| PVC | POLYVINYL CHLORIDE PIPE | | CALCULATED POINT |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE | | POWER POLE (PP) |
| ℄ | PROPERTY LINE | | FIRE HYDRANT (FH) |
| ℄ | CENTERLINE | | WATER VALVE (WV) |
| ID | IDENTIFICATION | | WATER METER (WM) |
| B.S.L. | BUILDING SETBACK LINE | | JUNCTION BOX (JB) |
| BOC | BACK OF CURB | | SANITARY SEWER MANHOLE (SSMH) |
| C | CURVE LABEL | | DROP INLET (DI) |
| CI | CURB INLET | | R/W MONUMENT |
| DE | DRAINAGE EASEMENT | | SINGLE WING CATCH BASIN |
| N/F | NOW AND FORMALLY | | DOUBLE WING CATCH BASIN |
| WM | WATER METER | | CURB INLET |
| WV | WATER VALVE | | HEADWALL (HW) |
| CBA | CONTINUOUS BUILDABLE AREA | | FLARED END SECTION |
| B/C | BACK-OF-CURB | | LIGHT POST (LP) |
| Ac | ACRES | | YARD INLET |
| sf | SQUARE FEET | | SEWER CLEAN OUT |

30" Pine — SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

WETLANDS

FLOODPLAIN

BERNHARD ROAD (80' R/W)

CARROLL'S WAY (80' R/W)

LOT 1 · LOT 2 · LOT 3 · LOT 4 · LOT 5 · LOT 6 · LOT 7 · LOT 8 · LOT 9 · LOT 10 · LOT 11 · LOT 12 · LOT 13

EXISTING POND · EXISTING POND

20' POND ACCESS EASEMENT · POND EASEMENT · POND EASEMENT

CONSERVATION AREA
1,544,885 SQ. FT.
35.47 ACRES

SIDAL CREEK

100 YEAR FLOODPLAIN · 100 YEAR FLOODPLAIN

PROPOSED CMU LOCATION

20' D.E · 20' D.E

20' UTILITY EASEMENT

507.48'

438.39' · 434.61' · 426.29'

NO EXISTING SEWER OR WATER UTILITIES ALONG BERNARD ROAD R/W

APPROXIMATE LOCATION OF EXISTING STORM · APPROXIMATE LOCATION OF EXISTING DRIVE

18" STEEL PIPE · 12" RCP · TREES TO BE REMOVED

EX. R/W · E.O.P.

APPROX. LOCATION APPARENT LAND LOT LINE

L.L. 223 · L.L. 222 · L.L. 194 · L.L. 195

50' NO IMPERVIOUS SETBACK · 200' WATERSHED BUFFER · 25' STATE BUFFER · 75' IMPERVIOUS SETBACK · 50' STREAM BUFFER

N/F AVALON LAKES, LLC D.B. 4535 PG. 569 TAX ID. 0438 003 ZONING: R-4

N/F GU YAO D.B. 5361 PG. 426 TAX ID. 0438 091 ZONING: R-4

N/F BEALL CHESTER F & KATHRYN M BEALL PATRICIA L D.B. 4752 PG. 742 TAX ID. 0438 086 ZONING: R-4

N/F BEALL CHESTER F & KATHRYN M BEALL PATRICIA L D.B. 4730 PG. 365 TAX ID. 0438 008 ZONING: R-4

N/F FREE JENNIFER T ,FREE JODY T D.B. 4314 PG. 437 TAX ID. 0438 070 ZONING: R-4

N/F WHITEWATER CHURCH INC D.B. 3808 PG. 002 TAX ID. 0438 069 ZONING: R-40

N/F WHITEWATER CHURCH INC D.B. 3808 PG. 002 TAX ID. 0438 077 ZONING: R-40

N/F KENDRICK JEFFERY A TAX ID. 0438 095 ZONING: V4

N/F BRUCE DELANA K D.B. 1560 PG. 501 TAX ID. 0438 010 ZONING: A-R

N/F BRUCE DELANA K D.B. 2692 PG. 671 TAX ID. 0438 020 ZONING: A-R

N/F ALEXANDER KATHERINE D.B. 4775 PG. 149 TAX ID. 0438 015 ZONING: A-R

N/F WEBB ISAAC WEBB CASSANDRA D.B. 4752 PG. 742 TAX ID. 0438 043 ZONING: A-R

N/F ADEBOLA SIMON M D.B. 4453, PG. 306 TAX ID. 0438 058 ZONING: R-40

N/F BALLARD DANNY R BALLARD TAMMY S D.B. 3263, PG. 278 TAX ID. 0438 057 ZONING: R-40

N/F WILSON KELLEN J WILSON KATHRINE R D.B. 4506, PG. 22 TAX ID. 0438 056 ZONING: R-40

N/F WILSON KELLEN J WILSON KATHRINE R D.B. 4506, PG. 22 TAX ID. 0438 055 ZONING: R-40

N/F HUNT CHRISTINE HUNT HAROLD D.B. 1295, PG. 43 TAX ID. 0438 054 ZONING: R-40

N/F WU YING CHAO CHENG WU & ETAL D.B. 962 PG. 377 TAX ID. 0438 072 ZONING: R-40

N/F KIM PEIRU W D.B. 4022 PG. 122 TAX ID. 0438 073 ZONING: R-40

N/F WILLIFORD D L TAX ID. 0438 024 ZONING: A-R

N/F NEW KATIE J D.B. 3771, PG. 612 TAX ID. 0438 071 ZONING: A-R

N/F NEW KATIE J D.B. 3771, PG. 612 TAX ID. 0439 092 ZONING: A-R

N/F CASAL MIRTA A D.B. 2700, PG. 270 TAX ID. 0439 006 ZONING: A-R

N/F BECKER RODERIC R D.B. 2204, PG. 712 TAX ID. 0438 037 ZONING:A-R

27 WATER OAK · 39 PECAN · 18" CEDAR · 27 OAK · 35 PINE · 42 OAK · 41 OAK · 28 OAK · TP

GRAPHIC SCALE
0 · 50 · 100 · 200
1 inch = 100 ft.

NORTH

## TREE LEGEND

30" Pine — SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

TP — TREE PROTECTION FENCING

X — SPECIMEN TREE TO BE REMOVED

## TREE IMPACT SUMMARY

**Specimen Trees To Be Removed**

| Diameter (inches) | Species | Reason for Removal | Justification |
|---|---|---|---|
| 18 | Cedar | Road Construction | A slight road realignment may help save this tree. All attempts will be made during design. |
| 26 | Pecan | Road Construction | This tree is in the County right of way and cannot be avoided. |
| 34 | Pecan | Road Construction | This tree is in the County right of way and cannot be avoided. |

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- Landscape Architecture
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1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394


PROJECT NAME: BERNHARD FARMS, FAYETTE COUNTY, GEORGIA

CLIENT NAME: FREEDOM LAND HOLDINGS, LLC, 140 VILLAGE CIRCLE, SENOIA, GA 30276

REVISIONS
1 - 1/10/22 - REVISED PER COUNTY REVIEW COMMENTS
2 - 3/16/22 - REVISED PER COUNTY REVIEW COMMENTS
3 - 4/4/22 - REVISED PER COUNTY REVIEW COMMENTS

A2431.0064-PP-BASE

DATE 10-05-2021
CONTRACT # A2431.0039
DRAWN BY SDS / ACD

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER SEAN D. SHANKS
10/16/22
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/22

SHEET TITLE
**TREE PROTECTION PLAN**

SHEET
**6.0**

O:\A2431.0064\Engineering\Preliminary Plat\A2431.0064-PP-BASE.dwg, 6.0 TPP, sshanks, Apr 06, 2022 - 9:55:36am

To: Fayette County Planning Commission

From: Dennis King, Planning and Zoning Technician DK

Date: April 28, 2022

Subject: Preliminary Plat to be considered on May 5, 2022

**PRELIMINARY PLAT**

Preliminary Plat for Bernhard Farms

**OWNER/APPLICANT**

Freedom Landholder, LLC

Recommend **APPROVAL** for the Preliminary Plat signed May 5, 2022.

PRELIMINARY, NOT FOR CONSTRUCTION

# PRELIMINARY PLAT
# OF
# BERNHARD FARMS
## LAND LOTS 223, 4th DISTRICT
## FAYETTE COUNTY, GEORGIA

## DEVELOPMENT DATA

1. ENGINEER / SURVEYOR:
   MOORE BASS CONSULTING, INC.
   1350 KEYS FERRY CT.
   McDONOUGH, GA 30253
   (770) 914-9394

2. DEVELOPER:
   FREEDOM LAND HOLDINGS, LLC
   140 VILLAGE CIRCLE
   SENOIA, GA 30276
   (404) 725-2237

3. SUBDIVISION CONFIGURATION:
   A. SOURCE OF DATA: BOUNDARY SURVEY BY MOORE BASS CONSULTING, INC. DATED: 2/10/21
   B. LOCATION: FAYETTE COUNTY, GA
   C. TAX ID #: 0438005, 0438044, & 0438087
   D. CURRENT ZONING: C-S ( CONSERVATION SUBDIVISION )
   E. TOTAL SITE AREA: 61.15 ACRES
   F. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
   G. DATUM: NAVD 88
   H. TYPE OF STREETS: PUBLIC
   I. R/W AREA: 1.68 AC
   J. R/W WIDTH: 60'
   K. PAVEMENT LENGTH: 1,116 L.F.
   L. PAVEMENT WIDTH: 28' TO BOC
   M. STREET MAINTENANCE: FAYETTE COUNTY
   N. MIN. LOT AREA: 1.5 AC. ( 65,340 SQ. FT. )
   O. MIN. FLOOR AREA : 2,100 SF
   P. MIN. LOT WIDTH: 150' (COLLECTOR), 125' (MINOR)'
   Q. BUILDING SETBACKS: FRONT: 100' (COLLECTOR / ARTERIAL) 50' (MINOR)
      REAR: 30'
      SIDE: 20'
   R. BASE DENSITY CALCULATION:

| | |
|---|---|
| PROPOSED LOTS: | 13 LOTS |
| TOTAL SITE AREA: | 61.15 AC. |
| SWMF AREA: | - 3.63 AC |
| LESS R/W AREA: | - 1.68 AC. |
| TOTAL NET AREA: | 55.84 AC |
| NET DENSITY: | 13 LOTS / 55.84AC = 0.23 LOTS/AC. |

4. CONCEPTUAL STORMWATER MANAGEMENT PLAN
   A. TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, SEDIMENT BASINS AND GRASS & MULCH
   B. AREAS TO BE CLEARED: STREETS, UTILITY OUTFALLS AND STORMWATER COMPONENT
   C. INTERNAL DRAINAGE SYSTEM: CURB & GUTTER, STORM INLETS & PIPE SYSTEM

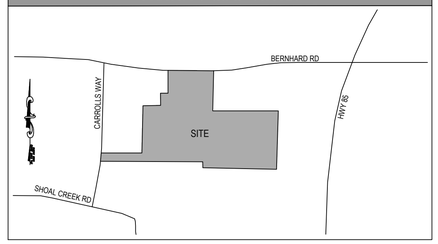
5. UTILITIES:
   A. WATER: FAYETTE COUNTY
   B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
   C. ELECTRIC: COWETA-FAYETTE EMC

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.
   C. SIDEWALKS ARE NOT PROPOSED WITH THIS DEVELOPMENT.

7. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.

8. 45 MPH ROAD SIGHT DISTANCE MET. SUBDIVISION ENTRANCES SHALL MEET SIGHT DISTANCE REQUIREMENTS AND MINIMUM DISTANCE BETWEEN INTERSECTION REQUIREMENTS ON BOTH SIDE OF THE STREET.

## VICINITY MAP N.T.S.




## SHEET INDEX


| | |
|---|---|
| 1.0 | COVER SHEET |
| 2.0 | EXISTING CONDITIONS MAP |
| 3.0 | PRELIMINARY PLAT |
| 4.0 | WATER SERVICE AND STRIPING PLAN |
| 5.0 | STORMWATER CONCEPT PLAN |
| 6.0 | TREE PROTECTION PLAN |


## FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13113C0155E EFFECTIVE DATE 9/26/2008, THIS PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE.

## NOTES

NOTES:
1. THIS SITE IS NOT LOCATED WITHIN A GROUNDWATER RECHARGE AREA.
2. THIS SITE DOES CONTAIN WETLANDS, PER DELINEATION PERFORMED BY APPLIED ENVIROMENTAL SCIENCES
3. SOIL INFORMATION TAKEN FROM USDA SOIL MAP
4. STORMWATER WILL REQUIRE CURB AND GUTTER AND PROPOSED STORMWATER MANAGEMENT FACILITY. THE ONLY POST- DEVELOPED RUNOFF DRAINING TO THE EXISTING LAKES IS WHAT DRAINS THERE NATURALLY.
5. EXISTING LAKE DAMS WILL BE ASSESSED DURING DESIGN TO DETERMINE IF REPAIRS ARE NEEDED FOR SAFETY.

## REZONING INFORMATION

PETITION NUMBERS: 1131-21, A, B, C APPROVED: JULY 22, 2021
CONDITIONS:
1. NO LOT SHALL HAVE DIRECT ACCESS TO BERNHARD ROAD.
2. THE EXISTING SINGLE-FAMILY RESIDENCE AND ACCESSORY STRUCTURES SHALL BE REMOVED PRIOR TO FINAL PLAT.

## SURVEYOR INFORMATION


ROB DEBIEN, R.L.S.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: rdebien@moorebass.com
PHONE: (770) 914-9394


## 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


## OWNER INFORMATION

FREEDOM LAND HOLDINGS, LLC
140 VILLAGE CIRCLE
SENOIA, GA 30276
PHONE: (404) 725-2237

## 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: (1.) A MAJOR FINAL PLAT FOR AT LEAST ONE PHASE HAS BEEN APPROVED; OR (2.) STREET BASE CONSTRUCTION FOR AT LEAST 50 PERCENT OF THE TOTAL LINEAR FOOTAGE OF ALL STREETS APPROVED ON THE PRELIMINARY PLAT HAS BEEN COMPLETED, INSPECTED, AND APPROVED. IF AT 24 MONTHS THERE IS ACTIVE CONSTRICTION ON SITE, THE SUBDIVIDER MAY REQUEST IN WRITING AN EXTENSION NO TO EXCEED 12 MONTHS.

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.

## WETLAND DELINEATION CERTIFICATE

I, ERIC HAMILTON OF APPLIED ENVIRONMENTAL SCIENCES, INC. DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS BERNHARD FARMS ON BERNHARD ROAD AND DETERMINED THAT THE PROPERTY CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORP OF ENGINEERS.

_____.
SIGNATURE OF WETLAND DELINEATOR

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


Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394


PROJECT NAME: BERNHARD FARMS
FAYETTE COUNTY, GEORGIA

CLIENT NAME: FREEDOM LAND HOLDINGS, LLC
140 VILLAGE CIRCLE
SENOIA, GA 30276

REVISIONS
1 - 1/10/22 - REVISED PER COUNTY REVIEW COMMENTS
2 - 3/16/22 - REVISED PER COUNTY REVIEW COMMENTS
3 - 4/4/22 - REVISED PER COUNTY REVIEW COMMENTS

A2431.0064-PP-BASE

DATE 10-05-2021
CONTRACT # A2431.0039
DRAWN BY SDS / ACD


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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER SEAN D. SHANKS No. 031558
12/16/22

LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/22

SHEET TITLE
COVER SHEET

SHEET 1.0


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PRELIMINARY, NOT FOR CONSTRUCTION

## 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 |
| IPF | IRON PIN FOUND | UE | UTILITY EASEMENT |
| IPS | 1/2" REBAR W/C LSF 001179 | REF | REFERENCE |
| CTP | CRIMP TOP PIPE | C/O | SEWER CLEAN OUT |
| C&G | CURB & GUTTER | SQ. FT. | SQUARE FOOT |
| R/W | RIGHT OF WAY | EX. | EXISTING |
| N/F | NOW OR FORMERLY | N, S, E, & W | NORTH, SOUTH, EAST & WEST |
| -E- | OVERHEAD POWER LINE | TYP. | TYPICAL |
| CMP | CORRUGATED METAL PIPE | FSB | FRONT SETBACK |
| SWMF | STORMWATER MANAGEMENT FACILITY | RSB | REAR SETBACK |
| TBM | TEMPORARY BENCHMARK | SSB | SIDE SETBACK |
| POB | POINT OF BEGINNING | L= | LENGTH |
| POC | POINT OF COMMENCEMENT | R= | RADIUS |
| RCP | REINFORCED CONCRETE PIPE | | IRON PIN FOUND |
| DIP | DUCTILE IRON PIPE | | IRON PIN SET |
| PVC | POLYVINYL CHLORIDE PIPE | | CALCULATED POINT |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE | | POWER POLE (PP) |
| ℄ | PROPERTY LINE | | FIRE HYDRANT (FH) |
| ℄ | CENTERLINE | | WATER VALVE (WV) |
| ID | IDENTIFICATION | | WATER METER (WM) |
| B.S.L. | BUILDING SETBACK LINE | | JUNCTION BOX (JB) |
| BOC | BACK OF CURB | | SANITARY SEWER MANHOLE (SSMH) |
| C | CURVE LABEL | | DROP INLET (DI) |
| CI | CURB INLET | | R/W MONUMENT |
| DE | DRAINAGE EASEMENT | | SINGLE WING CATCH BASIN |
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| WM | WATER METER | | CURB INLET |
| WV | WATER VALVE | | HEADWALL (HW) |
| CBA | CONTINUOUS BUILDABLE AREA | | FLARED END SECTION |
| B/C | BACK-OF-CURB | | LIGHT POST (LP) |
| Ac | ACRES | | YARD INLET |
| sf | SQUARE FEET | | SEWER CLEAN OUT |

30" Pine — SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

WETLANDS

FLOODPLAIN

BERNHARD ROAD (80' R/W)

CARROLL'S WAY (80' R/W)

TRACT 1 50.29 ACRES 2,190,472 SQ. FT. PRICE SENIOR A ESTATE D.B 4761 PG 511 TAX ID: 0438 087 ZONING R-40

TRACT 2 0.99 ACRES 43,524 SQ. FT. LISBON BOBBY JR D.A. 4761 PG 511 TAX ID. 0438 044 ZONING R-40

TRACT 3 9.86 ACRES 430,227 SQ. FT. LAMAR CLARA P D.B. 1950 PG 760 TAX ID. 0438 005 ZONING R-40

OVERALL TRACT: 61.16 ACRES 2,664,223 SQ.FT.

EXISTING POND

EXISTING POND

EXISTING HOUSE AND DRIVE TO BE DEMOLISHED AND REMOVED

DILAPIDATED BARN

EXISTING BARN TO BE DEMOLISHED AND REMOVED

EXISTING 50' INGRESS/ EGRESS EASEMENT TO BE ABANDONED

PIPES TO BE REMOVED

DIRT DRIVE

CONC. DRIVE

APPROXIMATE LOCATION OF EXISTING STORM

APPROXIMATE LOCATION OF EXISTING DRIVE

NO EXISTING SEWER OR WATER UTILITIES ALONG BERNHARD ROAD R/W

25' STATE BUFFER

50' STREAM BUFFER

50' NO IMPERVIOUS SETBACK

200' WATERSHED BUFFER

100 YEAR FLOODPLAIN

SHOAL CREEK

APPROX. LOCATION APPARENT LAND LOT LINE

L.L. 223

L.L. 222

L.L. 194

L.L. 195

S89°37'00"W 766.04'

S01°50'27"W 353.14'

N87°58'00"W 124.87'

S01°51'31"W 83.33'

S01°51'31"W 124.38'

S89°00'13"E 26.52'

N89°19'34"W 250.14'

S87°51'56"E 348.50'

S01°51'00"W 125.00'

S87°45'48"E 344.60'

S87°45'48"E 561.68'

N01°19'03"E 596.63'

N88°05'42"W 214.60'

N88°00'51"W 213.48'

N88°02'01"W 213.28'

N88°01'16"W 425.68'

S01°59'08"W 396.86'

N01°59'08"E 396.86'

N02°00'28"E 394.76'

S02°00'28"W 394.76'

N88°53'00"W 628.04'

S03°29'29"W 100.46'

S88°37'48"E 1662.47'

507.48'

S00°59'51"W 104.89'

S88°06'10"E 1217.53'

N02°09'46"E 989.36'

GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

NORTH


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PROJECT NAME
BERNHARD FARMS
FAYETTE COUNTY, GEORGIA

CLIENT NAME
FREEDOM LAND HOLDINGS, LLC
140 VILLAGE CIRCLE
SENOIA, GA 30276

REVISIONS
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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER SEAN D. SHANKS 4/6/22

LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/22

SHEET TITLE
**EXISTING CONDITIONS MAP**

SHEET
**2.0**


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PRELIMINARY, NOT FOR CONSTRUCTION

## LEGEND

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|---|---|---|---|
| DB | DEED BOOK | EOP | EDGE OF PAVEMENT |
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| 30" Pine | SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET | | WETLANDS |
| | | | FLOODPLAIN |

## GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

NORTH

## SIGN NOTE:

ENTRANCE SIGNS SHALL BE LOCATED IN COMMON AREA OWNED AND MAINTAINED BY HOA. FINAL LOCATIONS TO BE SHOWN ON FINAL PLAT.

## STORMWATER MANAGEMENT PLAN

1. THE OVERALL PROJECT SITE IS 61.15 ACRES. THE TOTAL CONTRIBUTING DRAINAGE BASIN IS 3,568 ACRES, WHICH MAKES THE PROJECT SITE 1.7% OF THE OVERALL BASIN. BASED ON THIS FACT, DESIGN CALCULATIONS WILL BE PROVIDED THAT JUSTIFIES THE RELEASE OF STORMWATER WITHOUT DETENTION.
2. THE EXISTING ON-SITE LAKES WILL BE INCLUDED IN ALL EXISTING AND PROPOSED CONDITIONS STORMWATER MODELING AND WILL BE USED, IN THEIR EXISTING CONDITION, TO PROVIDE WATER QUALITY AND CHANNEL PROTECTION VOLUMES.
3. MAINTENANCE TO BE COMPLETED ON PONDS TO MEET GSMM VOL 2 DAM MAINTENANCE REQUIREMENTS, IE VEGETATION SHALL BE CLEARED OFF THE DAM AND OUTLETS DURING LDP PORTION OF THE PROJECT. FINAL PLAT WILL NOT BE ISSUED UNLESS APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT.


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FAYETTE COUNTY, GEORGIA

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McDONOUGH, GA 30253
LSF #1179


SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER SEAN D. SHANKS
10/6/22

LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/22

SHEET TITLE
PRELIMARY PLAT

SHEET
3.0


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PRELIMINARY, NOT FOR CONSTRUCTION

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| sf | SQUARE FEET | | SEWER CLEAN OUT |
| X 30" Pine | SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET | | WETLANDS |
| | | | FLOODPLAIN |

NOTE:
PONDS SHALL BE MAINTAINED IE. CLEANING DAMS AND OUTLETS OF VEGETATION PRIOR TO ACCEPTANCE AS A WATER QUALITY / DETENTION USE OF PONDS AT FINAL PLAT.

## PROPOSED UTILITIES

WATER: FAYETTE COUNTY WATER DEPARTMENT

SANITARY SEWER: INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC: COWETA-FAYETTE EMC

## UTILITY NOTES

1. UPON COMPLETION OF PROPOSED IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT, THE PROPOSED RIGHT OF WAYS ASSOCIATED WITH THIS DEVELOPMENT WILL BE DEDICATED TO FAYETTE COUNTY FOR PUBLIC USE.
2. IF LOTS ARE TO BE SERVED BY THE FAYETTE COUNTY WATER SYSTEM FROM AN EXISTING WATER MAIN, TAPS AND SERVICES SHALL BE PROVIDED AT THE DEVELOPERS/HOMEBUILDERS EXPENSE AND ALL APPLICABLE METER AND AVAILABILITY FEES SHALL ALSO BE APPLIED. WATER MAIN TAPS SHALL BE OBSERVED BY WATER SYSTEM PERSONNEL WITH A 48 HOUR LEAD TIME. CALL (770) 461-1146 (OPTION 5).

*AE/DE = ACCESS EASEMENT/ DRAINAGE EASEMENT

BERNHARD ROAD (80' R/W)

CARROLL'S WAY (80' R/W)

TENSLEY WAY (60' R/W)

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13

PROPOSED WATER MAIN TERMINATION

PROPOSED 24" STOP BAR

PROPOSED ( R1-1) STOP SIGN W/ TWO (2) (D3-1) STREET NAME SIGNS W/ (W14-2A) " NO OUTLET SIGN PER MUTCD

PROPOSED FIRE HYDRANT ASSEMBLY TYP.

PROPOSED SPEED LIMIT SIGN (TYP.) — SPEED LIMIT 25 — R2-1

PROPOSED WATER METER (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED 8" WATER MAIN

20' POND ACCESS EASEMENT

POND EASEMENT

EXISTING POND

OVERALL TRACT: 61.16 ACRES 2,664,223 SQ.FT.

CONSERVATION AREA 1,544,885 SQ. FT. 35.47 ACRES

100 YEAR FLOODPLAIN

SHOAL CREEK

25' STATE BUFFER

50' NO IMPERVIOUS SETBACK

75' NO IMPERVIOUS SETBACK

50' STREAM BUFFER

200' WATERSHED BUFFER

20' D.E

20' UTILITY EASEMENT

APPROXIMATE LOCATION OF EXISTING STORM

APPROXIMATE LOCATION OF EXISTING DRIVE

NO EXISTING SEWER OR WATER UTILITIES ALONG BERNHARD ROAD R/W

APPROX. LOCATION APPARENT LAND LOT LINE

N/F AVALON LAKES, LLC D.B. 4535 PG. 569 TAX ID. 0438 003 ZONING: R-4

N/F GU YAO D.B. 5361 PG. 426 TAX ID. 0438 091 ZONING: R-4

N/F BEALL CHESTER F & KATHRYN M BEALL PATRICIA L D.B. 4752 PG. 742 TAX ID. 0438 086 ZONING: R-4

N/F BEALL CHESTER F & KATHRYN M BEALL PATRICIA L D.B. 4730 PG. 365 TAX ID. 0438 008 ZONING: R-4

N/F FREE JENNIFER T ,FREE JODY T D.B. 4314 PG. 437 TAX ID. 0438 070 ZONING: R-4

N/F WHITEWATER CHURCH INC D.B. 3808 PG. 002 TAX ID. 0438 069 ZONING: R-40

N/F WHITEWATER CHURCH INC D.B. 3808 PG. 002 TAX ID. 0438 077 ZONING: R-40

N/F KENDRICK JEFFERY A TAX ID. 0438 095 ZONING: V4

N/F BRUCE DELANA K D.B. 1569 PG. 501 TAX ID. 0438 010 ZONING: A-R

N/F BRUCE DELANA K D.B. 2892 PG. 671 TAX ID. 0438 020 ZONING: A-R

N/F ALEXANDER KATHERINE D.B. 4775 PG. 149 TAX ID. 0438 019 ZONING: A-R

N/F WEBB ISAAC WEBB CASSANDRA D.B. 4752 PG. 742 TAX ID. 0438 043 ZONING: A-R

N/F KIM PEIRU W D.B. 4022 PG. 122 TAX ID. 0438 073 ZONING: R-40

N/F WU YING CHAO CHENG WU & ETAL D.B. 962 PG. 377 TAX ID 0438 072 ZONING: R-40

N/F NEW KATIE J D.B. 3771, PG. 612 TAX ID. 0438 071 ZONING: A-R

N/F WILLIFORD D L TAX ID. 0438 024 ZONING: A-R

N/F ADEBOLA SIMON M D.B. 4453, PG. 306 TAX ID. 0438 058 ZONING: R-40

N/F BALLARD DANNY R BALLARD TAMMY S D.B. 3293, PG. 278 TAX ID. 0438 057 ZONING: R-40

N/F WILSON KELLEN J WILSON KATHRINE R D.B. 4506, PG. 22 TAX ID. 0438 056 ZONING: R-40

N/F WILSON KELLEN J WILSON KATHRINE R D.B. 4506, PG. 22 TAX ID. 0438 055 ZONING: R-40

N/F HUNT CHRISTINE HUNT HAROLD D.B. 1295, PG. 43 TAX ID. 0438 054 ZONING: R-40

N/F CASAL MIRTA A D.B. 2700, PG. 270 TAX ID. 0439 005 ZONING: A-R

N/F JONES SAMUEL L

L.L. 223 | L.L. 222 | L.L. 194 | L.L. 195

GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

NORTH

### BERNHARD ROAD TO HIGHWAY 85 WATER CONNECTION

PROPOSED WATER MAIN TERMINATION

PROPOSED 8" WATER MAIN

PROPOSED FIRE HYDRANT ASSEMBLY TYP.

CONNECT TO EXISTING WATER MAIN

S HIGHWAY 85 (R/W VARIES)

APPROXIMATE LOCATION OF EXISTING WATERMAIN

APPROXIMATE LOCATION OF EXISTING HYDRANT

GRAPHIC SCALE

0 100 200 400

1 inch = 200 ft.

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• Civil Engineering
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• Landscape Architecture
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TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: BERNHARD FARMS, FAYETTE COUNTY, GEORGIA

CLIENT NAME: FREEDOM LAND HOLDINGS, LLC, 140 VILLAGE CIRCLE, SENOIA, GA 30276

REVISIONS
1 - 11/0/22 - REVISED PER COUNTY REVIEW COMMENTS
2 - 3/16/22 - REVISED PER COUNTY REVIEW COMMENTS
3 - 4/4/22 - REVISED PER COUNTY REVIEW COMMENTS

A2431.0064-PP-BASE

DATE 10-05-2021
CONTRACT # A2431.0039
DRAWN BY SDS / ACD

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 031558 SEAN D. SHANKS
12/16/22
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/22

SHEET TITLE
WATER SERVICE AND STRIPING PLAN

SHEET 4.0

Q:\A2431.0064\Engineering\Preliminary Plat\A2431.0064-PP-BASE.dwg, 4.0 WATER-STRIPING, sshanks, Apr 06, 2022 - 9:53:27am

PRELIMINARY, NOT FOR CONSTRUCTION

GRAPHIC SCALE

0 100 200 400

1 inch = 200 ft.

NORTH

BERNHARD ROAD (80' R/W)

EX. R/W

S HIGHWAY 85 (R/W VARIES)

APPROXIMATE LOCATION OF EXISTING WATERMAIN

APPROXIMATE LOCATION OF EXISTING HYDRANT

CARROLL'S WAY (80' R/W)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 11

LOT 12

LOT 13

EXISTING POND

EXISTING POND

100 YEAR FLOODPLAIN

SHOAL CREEK

507.48'

APPROX. LOCATION APPARENT LAND LOT LINE

BASIN 'OFF-A'
3.09 AC.
CN = 65
$Q_{10}$ = 7.6 CFS
$Q_{100}$ = 13.7 CFS

BASIN 'BYPASS-B'
2.12 AC.
CN = 58
$Q_{10}$ = 4.7 CFS
$Q_{100}$ = 9.2 CFS

BASIN 'ON-A'
21.76 AC.
CN = 68
$Q_{10}$ = 60.6 CFS
$Q_{100}$ = 105.2 CFS

BASIN 'BYPASS-A'
35.92 AC.
CN = 55
$Q_{10}$ = 46 CFS
$Q_{100}$ = 100 CFS

BASIN 'BYPASS-C'
1.37 AC.
CN = 61
$Q_{10}$ = 3.5 CFS
$Q_{100}$ = 6.6 CFS

BASIN 'OFF-OVR'
3,507.18 AC.
CN = 65
$Q_{10}$ = 2,460 CFS
$Q_{100}$ = 4,519 CFS

PROPOSED CUTOFF SWALE TO ROUTE RUNOFF TO WETLAND/FLOODPLAIN AREAS

## STORMWATER MANAGEMENT PLAN

1. THE OVERALL PROJECT SITE IS 61.15 ACRES. THE TOTAL CONTRIBUTING DRAINAGE BASIN IS 3,568 ACRES, WHICH MAKES THE PROJECT SITE 1.7% OF THE OVERALL BASIN. BASED ON THIS FACT, DESIGN CALCULATIONS WILL BE PROVIDED THAT JUSTIFIES THE RELEASE OF STORMWATER WITHOUT DETENTION.
2. THE EXISTING ON-SITE LAKES WILL BE INCLUDED IN ALL EXISTING AND PROPOSED CONDITIONS STORMWATER MODELING AND WILL BE USED, IN THEIR EXISTING CONDITION, TO PROVIDE WATER QUALITY AND CHANNEL PROTECTION VOLUMES.
3. MAINTENANCE TO BE COMPLETED ON PONDS TO MEET GSMM VOL 2 DAM MAINTENANCE REQUIREMENTS, IE VEGETATION SHALL BE CLEARED OFF THE DAM AND OUTLETS DURING LDP PORTION OF THE PROJECT. FINAL PLAT WILL NOT BE ISSUED UNLESS APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT.

## RUNOFF REDUCTION

1. REDUCTION OF LIMITS OF CLEARING AND GRADING FOR PRESERVATION OF NATURAL FEATURES AND UNDISTURBED NATURAL AREAS AROUND THE PERIMETER OF EACH HOUSE SITE. RUNOFF FLOWS AS SHEET FLOW THROUGH THESE NATURAL VEGETATED AREAS TO ENHANCE WATER QUALITY.
2. LARGER LOT SIZES CREATE A LIMITED AMOUNT OF IMPERVIOUS AREA. EACH LOT INCLUDES APPROXIMATELY 0.22 ACRES OF IMPERVIOUS AREA (INCLUDING THE HOUSE AND DRIVEWAY). TOTAL IMPERVIOUS AREA = 0.22 X 14 LOTS = 3.08 AC + 0.75 AC OF ROADWAY IS 3.83 ACRES (6.3% OF THE TOTAL AREA).
3. ROOF DOWNSPOUTS ARE DIRECTED AWAY FROM THE HOUSE IN ALL DIRECTIONS ALLOWING THE CONCENTRATED FLOW TO BE DISCHARGED TO PERVIOUS AREAS WHICH SERVE AS OVERLAND FLOW/FILTRATION ZONES. THE FINISHED GRADE AROUND EACH HOUSE SHALL FALL AT LEAST 6 INCHES WITHIN THE FIRST 10 FEET AWAY FROM THE HOUSE. FROM THERE THE FINISH GRADE SHALL BE LESS THAN OR EQUAL TO 3% OR A FOR A DISTANCE OF 25' AROUND THE PERIMETER OF THE HOUSE WITH GUTTER DOWNSPOUTS ORIENTED TO ALLOW FOR SHEET FLOW ACROSS THE OVERLAND FLOW/FILTRATION ZONES.


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McDonough, GA 30253
770.914.9394


PROJECT NAME
BERNHARD FARMS
FAYETTE COUNTY, GEORGIA

CLIENT NAME
FREEDOM LAND HOLDINGS, LLC
140 VILLAGE CIRCLE
SENOIA, GA 30276

REVISIONS
1 - 1/10/22 - REVISED PER COUNTY REVIEW COMMENTS
2 - 3/16/22 - REVISED PER COUNTY REVIEW COMMENTS
3 - 4/4/22 - REVISED PER COUNTY REVIEW COMMENTS

A2431.0064-PP-BASE

| | |
|---|---|
| DATE | 10-05-2021 |
| CONTRACT # | A2431.0039 |
| DRAWN BY | SDS / ACD |


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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179


SEAL

GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER STEVEN D. SHANKS

10/6/22

LEVEL 2 CERTIFICATION

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

SHEET TITLE

STORMWATER CONCEPTUAL PLAN

SHEET 5.0


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PRELIMINARY, NOT FOR CONSTRUCTION

## 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 |
| IPF | IRON PIN FOUND | UE | UTILITY EASEMENT |
| IPS | 1/2" REBAR W/C LSF 001179 | REF | REFERENCE |
| CTP | CRIMP TOP PIPE | C/O | SEWER CLEAN OUT |
| C&G | CURB & GUTTER | SQ. FT. | SQUARE FOOT |
| R/W | RIGHT OF WAY | EX. | EXISTING |
| N/F | NOW OR FORMERLY | N, S, E, & W | NORTH, SOUTH, EAST & WEST |
| -E- | OVERHEAD POWER LINE | TYP. | TYPICAL |
| CMP | CORRUGATED METAL PIPE | FSB | FRONT SETBACK |
| SWMF | STORMWATER MANAGEMENT FACILITY | RSB | REAR SETBACK |
| TBM | TEMPORARY BENCHMARK | SSB | SIDE SETBACK |
| POB | POINT OF BEGINNING | L= | LENGTH |
| POC | POINT OF COMMENCEMENT | R= | RADIUS |
| RCP | REINFORCED CONCRETE PIPE | | IRON PIN FOUND |
| DIP | DUCTILE IRON PIPE | | IRON PIN SET |
| PVC | POLYVINYL CHLORIDE PIPE | | CALCULATED POINT |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE | | POWER POLE (PP) |
| ℄ | PROPERTY LINE | | FIRE HYDRANT (FH) |
| ℄ | CENTERLINE | | WATER VALVE (WV) |
| ID | IDENTIFICATION | | WATER METER (WM) |
| B.S.L. | BUILDING SETBACK LINE | | JUNCTION BOX (JB) |
| BOC | BACK OF CURB | | SANITARY SEWER MANHOLE (SSMH) |
| C | CURVE LABEL | | DROP INLET (DI) |
| CI | CURB INLET | | R/W MONUMENT |
| DE | DRAINAGE EASEMENT | | SINGLE WING CATCH BASIN |
| N/F | NOW AND FORMALLY | | DOUBLE WING CATCH BASIN |
| WM | WATER METER | | CURB INLET |
| WV | WATER VALVE | | HEADWALL (HW) |
| CBA | CONTINUOUS BUILDABLE AREA | | FLARED END SECTION |
| B/C | BACK-OF-CURB | | LIGHT POST (LP) |
| Ac | ACRES | | YARD INLET |
| sf | SQUARE FEET | | SEWER CLEAN OUT |

30" Pine — SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

WETLANDS

FLOODPLAIN

BERNHARD ROAD (80' R/W)

CARROLL'S WAY (80' R/W)

LOT 1 · LOT 2 · LOT 3 · LOT 4 · LOT 5 · LOT 6 · LOT 7 · LOT 8 · LOT 9 · LOT 10 · LOT 11 · LOT 12 · LOT 13

EXISTING POND · EXISTING POND

20' POND ACCESS EASEMENT · POND EASEMENT · POND EASEMENT

CONSERVATION AREA
1,544,885 SQ. FT.
35.47 ACRES

SIDAL CREEK

100 YEAR FLOODPLAIN · 100 YEAR FLOODPLAIN

PROPOSED CMU LOCATION

20' D.E · 20' D.E

20' UTILITY EASEMENT

507.48'

438.39' · 434.61' · 426.29'

NO EXISTING SEWER OR WATER UTILITIES ALONG BERNARD ROAD R/W

APPROXIMATE LOCATION OF EXISTING STORM · APPROXIMATE LOCATION OF EXISTING DRIVE

18" STEEL PIPE · 12" RCP · TREES TO BE REMOVED

EX. R/W · E.O.P.

APPROX. LOCATION APPARENT LAND LOT LINE

L.L. 223 · L.L. 222 · L.L. 194 · L.L. 195

50' NO IMPERVIOUS SETBACK · 200' WATERSHED BUFFER · 25' STATE BUFFER · 75' IMPERVIOUS SETBACK · 50' STREAM BUFFER

N/F AVALON LAKES, LLC D.B. 4535 PG. 569 TAX ID. 0438 003 ZONING: R-4

N/F GU YAO D.B. 5361 PG. 426 TAX ID. 0438 091 ZONING: R-4

N/F BEALL CHESTER F & KATHRYN M BEALL PATRICIA L D.B. 4752 PG. 742 TAX ID. 0438 086 ZONING: R-4

N/F BEALL CHESTER F & KATHRYN M BEALL PATRICIA L D.B. 4730 PG. 365 TAX ID. 0438 008 ZONING: R-4

N/F FREE JENNIFER T ,FREE JODY T D.B. 4314 PG. 437 TAX ID. 0438 070 ZONING: R-4

N/F WHITEWATER CHURCH INC D.B. 3808 PG. 002 TAX ID. 0438 069 ZONING: R-40

N/F WHITEWATER CHURCH INC D.B. 3808 PG. 002 TAX ID. 0438 077 ZONING: R-40

N/F KENDRICK JEFFERY A TAX ID. 0438 095 ZONING: V4

N/F BRUCE DELANA K D.B. 1560 PG. 501 TAX ID. 0438 010 ZONING: A-R

N/F BRUCE DELANA K D.B. 2692 PG. 671 TAX ID. 0438 020 ZONING: A-R

N/F ALEXANDER KATHERINE D.B. 4775 PG. 149 TAX ID. 0438 015 ZONING: A-R

N/F WEBB ISAAC WEBB CASSANDRA D.B. 4752 PG. 742 TAX ID. 0438 043 ZONING: A-R

N/F ADEBOLA SIMON M D.B. 4453, PG. 306 TAX ID. 0438 058 ZONING: R-40

N/F BALLARD DANNY R BALLARD TAMMY S D.B. 3263, PG. 278 TAX ID. 0438 057 ZONING: R-40

N/F WILSON KELLEN J WILSON KATHRINE R D.B. 4506, PG. 22 TAX ID. 0438 056 ZONING: R-40

N/F WILSON KELLEN J WILSON KATHRINE R D.B. 4506, PG. 22 TAX ID. 0438 055 ZONING: R-40

N/F HUNT CHRISTINE HUNT HAROLD D.B. 1295, PG. 43 TAX ID. 0438 054 ZONING: R-40

N/F WU YING CHAO CHENG WU & ETAL D.B. 962 PG. 377 TAX ID. 0438 072 ZONING: R-40

N/F KIM PEIRU W D.B. 4022 PG. 122 TAX ID. 0438 073 ZONING: R-40

N/F WILLIFORD D L TAX ID. 0438 024 ZONING: A-R

N/F NEW KATIE J D.B. 3771, PG. 612 TAX ID. 0438 071 ZONING: A-R

N/F NEW KATIE J D.B. 3771, PG. 612 TAX ID. 0439 092 ZONING: A-R

N/F CASAL MIRTA A D.B. 2700, PG. 270 TAX ID. 0439 006 ZONING: A-R

N/F BECKER RODERIC R D.B. 2204, PG. 712 TAX ID. 0438 037 ZONING:A-R

27 WATER OAK · 39 PECAN · 18" CEDAR · 27 OAK · 35 PINE · 42 OAK · 41 OAK · 28 OAK · TP

GRAPHIC SCALE
0 · 50 · 100 · 200
1 inch = 100 ft.

NORTH

## TREE LEGEND

30" Pine — SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

TP — TREE PROTECTION FENCING

X — SPECIMEN TREE TO BE REMOVED

## TREE IMPACT SUMMARY

**Specimen Trees To Be Removed**

| Diameter (inches) | Species | Reason for Removal | Justification |
|---|---|---|---|
| 18 | Cedar | Road Construction | A slight road realignment may help save this tree. All attempts will be made during design. |
| 26 | Pecan | Road Construction | This tree is in the County right of way and cannot be avoided. |
| 34 | Pecan | Road Construction | This tree is in the County right of way and cannot be avoided. |

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PROJECT NAME: BERNHARD FARMS, FAYETTE COUNTY, GEORGIA

CLIENT NAME: FREEDOM LAND HOLDINGS, LLC, 140 VILLAGE CIRCLE, SENOIA, GA 30276

REVISIONS
1 - 1/10/22 - REVISED PER COUNTY REVIEW COMMENTS
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3 - 4/4/22 - REVISED PER COUNTY REVIEW COMMENTS

A2431.0064-PP-BASE

DATE 10-05-2021
CONTRACT # A2431.0039
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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER SEAN D. SHANKS
10/16/22
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/22

SHEET TITLE
**TREE PROTECTION PLAN**

SHEET
**6.0**

O:\A2431.0064\Engineering\Preliminary Plat\A2431.0064-PP-BASE.dwg, 6.0 TPP, sshanks, Apr 06, 2022 - 9:55:36am

To: Fayette County Planning Commission

From: Dennis King, Planning and Zoning Technician

Date: April 28, 2022

Subject: Revision to a Major Final Plat to be considered on May 5, 2022

**REVISION TO A MAJOR FINAL PLAT** **OWNER/APPLICANT**

Revision to a Major Final Plat Lot 32 Platinum Ridge Justin Brown

Recommend **APPROVAL** for the Revision to a Major Final Plat signed May 5, 2022.

RESERVED FOR CLERK OF SUPERIOR COURT

APPROVALS:

Approved by Fayette County Enviromental Health Department

Date _____ Signed _____
Environmental Health Specialist

Approved by Fayette County Environmental Management Department

Date _____ Signed _____
Environmental Management

Approved by the Fayette County Engineer

Date _____ Signed _____
County Engineer/designee

Approved by the Fayette County Planning Commission on: ___/___/____

Date _____ Signed _____
Secretary/designee

Approved by Fayette County Zoning Administrator.

Date _____ Signed _____
Zoning Administrator/designee

Approved by Fayette County Fire Marshal. All fire hydrant(s) located as shown.

Date _____ Signed _____
Fire Marshal/designee

OWNER'S CERTIFICATE:

I/we, the undersigned, certify that as the legal owner/owners of the subject property. I/we hereby authorize the submittal of this Final Plat for the subdivision of my/our property.

Owner Date 4/13/2022 Mortgagee Date

Owner Date Mortgagee Date

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.

By: _____
Georgia Professional Land Surveyor
No. 2343

Date: 04-06-2022

NOTES:

1. THIS IS A RETRACEMENT SURVEY AND REVISION TO A FINAL PLAT AS RECORDED IN DEED BOOK 4592, PAGE 344 AND PLAT BOOK 40, PAGES 94-98 (LOT 32), AND DEED BOOK 4592, PAGES 345-346, FAYETTE COUNTY, GEORGIA RECORDS.
2. CURRENT OWNER: JUSTIN M. BROWN PER DEED BOOK 4592, PAGE 344 AND DEED BOOK 4592, PAGES 345-346, FAYETTE COUNTY, GEORGIA RECORDS AS OF 04-10-2017.
3. THIS SURVEY WAS AUTHORIZED BY BRAD BARNARD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. RECORD BEARING APPLIED TO EAST PROPERTY LINE.
6. THERE ARE WETLANDS ON THIS PROPERTY PER FAYETTE COUNTY GIS (QPUBLIC.NET).
7. 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.
8. THIS PROPERTY IS NOT IN A GROUNDWATER RECHARGE AREA PER FAYETTE COUNTY GIS (QPUBLIC.NET).
9. EACH PROPERTY HAS A MINIMUM CONTIGUOUS AREA OF 0.60 ACRES THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
10. NO VISIBLE CEMETERY OR BURIAL GROUNDS WERE OBSERVED ON THIS PROPERTY BY THE SURVEYOR AT THE TIME OF THIS SURVEY.
11. THERE WERE NO STRUCTURES LOCATED ON THIS PROPERTY AT THE TIME OF SURVEY.
12. STATE WATERS SHOWN ON PLAT.
13. WATER TO BE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.
14. SEWERAGE TO BE PROVIDED BY ON-SITE SEPTIC SYSTEM.
15. SITE BENCHMARK: MAGNETIC NAIL AS SHOWN. ELEVATION = 876.15 (NAVD 1988)
16. RECORDED EASEMENTS AFFECTING THIS PROPERTY RECOVERED DURING THE COURSE OF THIS SURVEY ARE SHOWN.
17. THIS PROPERTY LIES WITHIN THE 1000' WATERSHED OF CAMP CREEK.
18. CHANNEL OF CREEK APPEARS TO TURN INTO SWAMP WITH UNDEFINED BOARDERS.
19. PER PETITION NUMBER RP-079-22 (APPROVED 02-24-2022) THE PLANNING COMMISSION AND THE BOARD OF COMMISSIONERS HAS APPROVED THIS REVISION TO A MAJOR FINAL PLAT TO ADD 19.3 ACRES OF PROPERTY FROM AN ADJACENT TRACT TO LOT 32. PRELIMINARY PLAT OF PLATINUM RIDGE APPROVED JUNE 30, 2003.

NOTE:
NO WETLANDS STUDY HAS BEEN DONE BY THIS OFFICE. WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LAND OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLANDS WITHOUT PROPER AUTHORIZATION.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, 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 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.

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. 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.

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.

Larry C. Shimshick, Ga. PLS No. 2343 — 04-06-2022 Date

GEORGIA PROFESSIONAL No. 2343 LAND SURVEYOR LARRY C. SHIMSHICK

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.

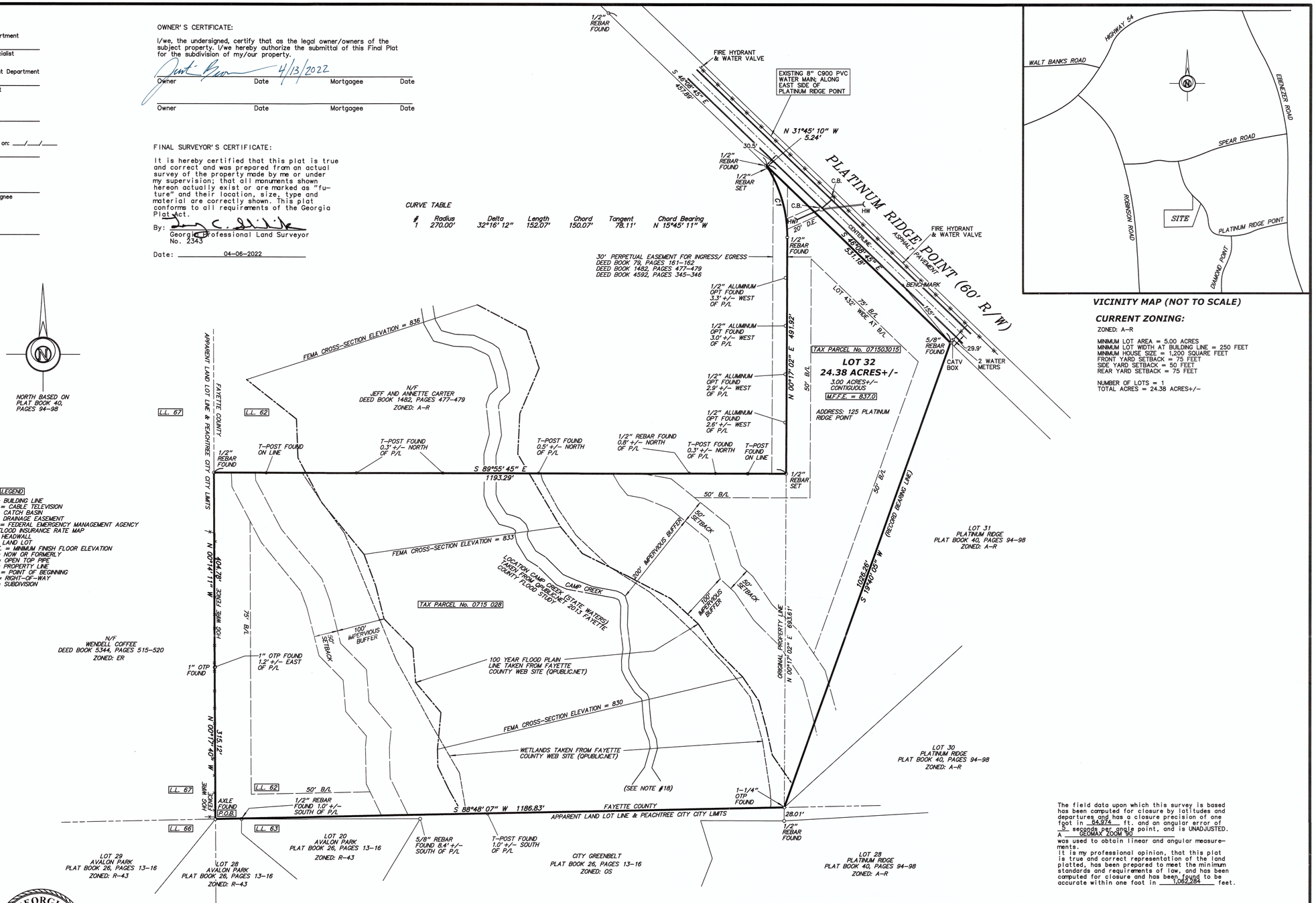
IN MY PROFESSIONAL OPINION A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD ZONE (ZONE AE) AS SHOWN ON THE FLOOD INSURANCE RATE MAP MAP NUMBER: 13113C0091E DATED: SEPTEMBER 26, 2008

NORTH BASED ON PLAT BOOK 40, PAGES 94-98

LEGEND
B/L = BUILDING LINE
CATV = CABLE TELEVISION
C.B. = CATCH BASIN
D.E. = DRAINAGE EASEMENT
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM FLOOD INSURANCE RATE MAP
HW = HEADWALL
L.L. = LAND LOT
M.F.F.E. = MINIMUM FINISH FLOOR ELEVATION
N/F = NOW OR FORMERLY
OTP = OPEN TOP PIPE
P/L = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
S/D = SUBDIVISION

CURVE TABLE

| # | Radius | Delta | Length | Chord | Tangent | Chord Bearing |
|---|---|---|---|---|---|---|
| 1 | 270.00' | 32°16' 12" | 152.07' | 150.07' | 78.11' | N 15°45' 11" W |







VICINITY MAP (NOT TO SCALE)

CURRENT ZONING:

ZONED: A-R

MINIMUM LOT AREA = 5.00 ACRES
MINIMUM LOT WIDTH AT BUILDING LINE = 250 FEET
MINIMUM HOUSE SIZE = 1,200 SQUARE FEET
FRONT YARD SETBACK = 75 FEET
SIDE YARD SETBACK = 50 FEET
REAR YARD SETBACK = 75 FEET

NUMBER OF LOTS = 1
TOTAL ACRES = 24.38 ACRES+/-

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 54,974 ft. and an angular error of 5 seconds per angle point, and is UNADJUSTED.
A GEOMAX ZOOM 90 was used to obtain linear and angular measurements.
It is my professional opinion, that this plat is true and correct representation of the land platted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 1,062,284 feet.

GRAPHIC SCALE: 1 inch = 100 feet
0' 100' 200' 300' 400'

**W.D. Gray and Associates, Inc.**
LSF000701

land surveyors - planners
160 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

PREPARED FOR/DEVELOPER:
**E.C. & A.L., INC.**
P.O. BOX 142835
FAYETTEVILLE, GA 30214
PHONE: 404-317-3068

**REVISION TO A MAJOR FINAL PLAT**
**LOT 32**
**PLATINUM RIDGE**
PLAT BOOK 40, PAGES 94-98
THE PURPOSE OF THIS REVISION TO A MAJOR FINAL PLAT IS TO COMBINE LOT 32 PLATINUM RIDGE WITH THE TRACT TO THE WEST RECORDED IN DEED BOOK 4592, PAGES 345-346 INTO ONE LOT

| | |
|---|---|
| LAND LOT: 62 | DATE OF SURVEY: 10-26-21 THROUGH 10-29-21 |
| 7th DISTRICT | DATE OF DRAWING: 03-03-22 |
| FAYETTE COUNTY, GA. | REVISED: 04-06-22 COUNTY COMMENTS |
| SCALE: 1" = 100' | JOB NO. 2110015 |