

BOARD MEMBERS

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

STAFF

Deborah L. Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
Chelsie Boynton, Planning and Zoning Coordinator
E. Allison Ivey Cox, County Attorney

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
April 20, 2023
7:00 pm

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

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Consideration of the Minutes of the meeting held on March 2, 2023.
5. Consideration of a Minor Final Plat of Metzger Manor.
6. Consideration of the Preliminary Plat for Liberty North.
7. Work Session – Discuss Amendments to zoning ordinance.
 - a. Discuss parking ordinance.
 - b. Discuss commercial parking in A-R.
 - c. Discuss amendments to 110-3, 110-79, 110-241 & 110-292

Meeting Minutes 3/2/23

THE FAYETTE COUNTY PLANNING COMMISSION met on February 2nd, 2023 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Oliver, Chairman
John H. Culbreth, Vice-Chairman
John Kruzan
Danny England

MEMBERS ABSENT: Arnold Martin

STAFF PRESENT: Deborah Sims, Zoning Administrator
Chelsie Boynton, Planning and Zoning Coordinator
E. Allison Ivey Cox, County Attorney

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.

John Culbreth Sr. made a motion to approve the March 2nd Agenda. Danny England seconded the motion. The motion passed 4-0. Arnold Martin was absent.

4. Consideration of the Minutes of the meeting held on February 2, 2023.

Danny England made a motion to approve the Minutes of the meeting held on February 2, 2023. John Kruzan seconded the motion. The motion passed 4-0. Arnold Martin was absent.

5. **Consideration of a Minor Final Plat of Vander Woods.**

Chairman Oliver asked if there were any comments they needed to be made aware of.

Richard Ferry stated no, they have worked everything out with staff.

Chairman Oliver asked if all the lots were sold.

Richard Ferry answered no.

John Culbreth Sr. asked how many lots were being approved?

Richard Ferry stated 13.

Chairman Oliver asked if there were any other questions. There were none.

John Culbreth Sr. made a motion to approve the Minor Final Plat of Vander Woods. Danny England seconded the motion. The motion passed 4-0. Arnold Martin was absent.

.....

John Culbreth Sr. made a motion to adjourn. John Kruzan seconded. The motion passed 4-0. Arnold Martin was absent.

The meeting adjourned at 7:10pm.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

JIM OLIVER, CHAIRMAN

ATTEST:

**CHELSIE BOYNTON
PLANNING COMMISSION SECRETARY**

To: Fayette County Planning Commission
From: Deborah Bell, Planning and Zoning Director *DB*
Date: April 10, 2023
Subject: Minor Final Plat to be considered on April 20, 2023

MINOR FINAL PLAT

OWNER/APPLICANT

Minor Final Plat of Metzger Manor

Marie Metzger

Recommend **APPROVAL** for the Minor Final Plat.

To: Fayette County Planning Commission
From: Deborah Bell, Planning and Zoning Director *DLB*
Date: April 10, 2022
Subject: Preliminary Plat to be considered on April 20, 2022

PRELIMINARY PLAT

Preliminary Plat for Liberty North

OWNER/APPLICANT

Fayette Liberty North, LLC

Recommend **APPROVAL** for the Preliminary Plat.



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- Development Consulting
- Environmental Permitting

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McDonough, GA 30253
770.914.9394

PROJECT NAME
LIBERTY NORTH
FAYETTE COUNTY, GEORGIA

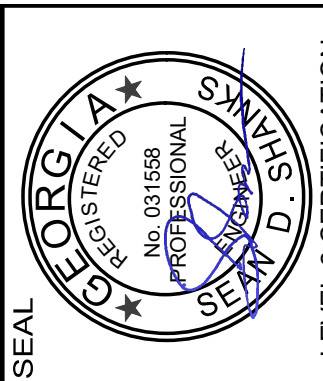
CLIENT NAME
FAYETTE LIBERTY NORTH, LLC
220 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

REVISIONS
1. 07/17/18 REVISED PER COUNTY REVIEW COMMENTS
2. 08/22/18 REVISED PER COUNTY REVIEW COMMENTS
3. 09/13/18 REVISED PER COUNTY REVIEW COMMENTS
4. 10/23/20 UPDATED ENGINEER INFORMATION
5. 11/05/20 REVISED PER FAYETTE COUNTY REVIEW COMMENTS
6. 03/22/23 REVISED TO RENEW PRELIMINARY PLAT APPROVAL

DATE: 06-05-2018
CONTRACT #
DRAWN BY
SOM

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MCDONOUGH, GA 30253



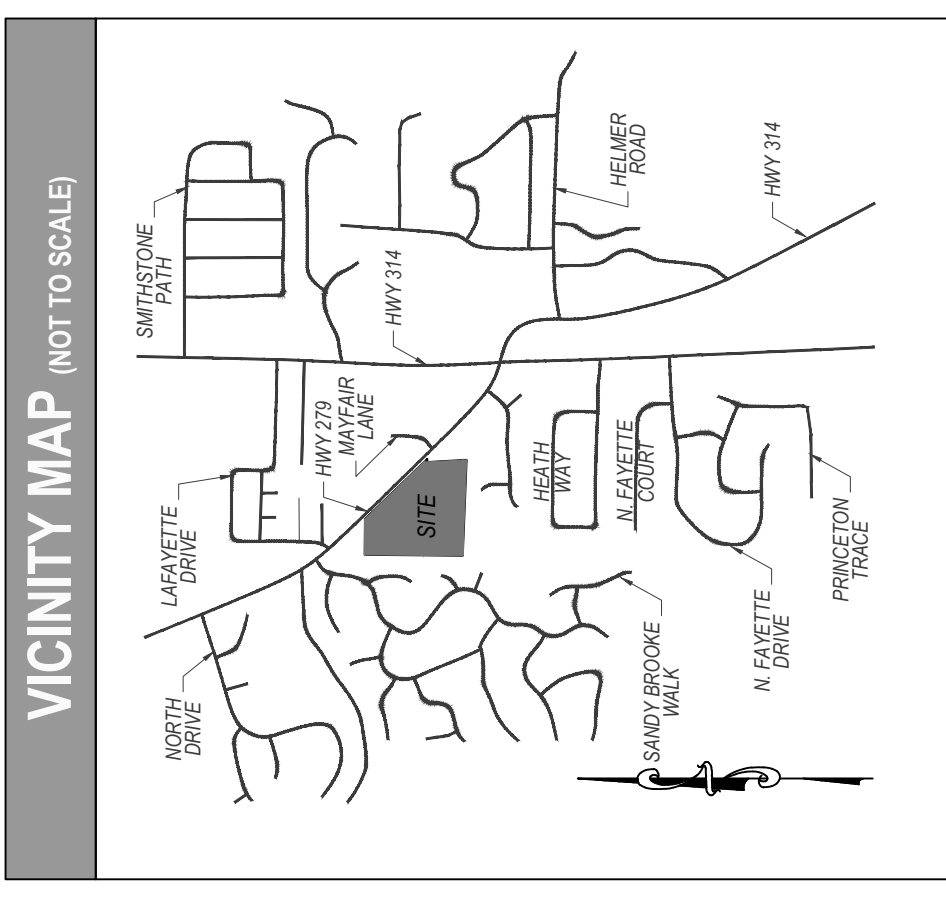
LEVEL 2 CERTIFICATION
CERT. #000046661 EXP. - 12/14/22

SHEET TITLE
COVER SHEET

SHEET
1.0

PRELIMINARY, NOT FOR CONSTRUCTION

PRELIMINARY PLAT FOR LIBERTY NORTH LAND LOT 230 13th DISTRICT FAYETTE COUNTY, GEORGIA



OWNER INFORMATION
FAYETTE LIBERTY NORTH, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214
770-461-0478

AND

HOUSE CONTROL, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214
770-461-0478

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

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

SHEET INDEX	
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WATER SERVICE AND STRIPING PLAN	5.0
CONCEPTUAL STORMWATER PLAN	6.0
LEVEL III SOILS OVERLAY MAP	7.0

DEVELOPMENT DATA

- SUBDIVIDER: FAYETTE LIBERTY NORTH, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
- PROPERTY OWNERS: FAYETTE LIBERTY NORTH, LLC (PARCEL 1303.004) AND HOUSE CONTROL, LLC (PARCEL 1303.024)
B. ADDRESS FOR FAYETTE LIBERTY NORTH, LLC: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
C. ADDRESS FOR HOUSE CONTROL, LLC: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
- SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC., DATED 05-21-2018
B. LOCATION: HIGHWAY 279, FAYETTE COUNTY, GA
C. ZONING: R-30
D. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
E. TOTAL PARCEL AREA: 41.20 ACRES
F. PARCEL AREA OF LOTS:
28 LOTS: 141.20 ACRES = 0.68 LOTS / ACRE
28 LOTS: 141.20 ACRES = 0.68 LOTS / ACRE
G. NET DENSITY CALCULATION:
TOTAL PARCEL AREA: 41.20 ACRES
RIGHT-OF-WAY AREA: 3.48 ACRES
100 YEAR FLOODPLAIN AREA: 0.00 ACRES
NET DEVELOPABLE AREA: 37.72 ACRES
NET DENSITY: 28 LOTS / 37.72 ACRES = 0.74 LOTS / ACRE
H. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
I. CORNER MARKERS: METAL PIN FOOT
J. TYPE OF STREETS: PUBLIC
K. R/W WIDTH: 60'
L. R/W AREA: 348 ACRES
M. PAVEMENT WIDTH: 24'
N. STREET MAINTENANCE: FAYETTE COUNTY
O. MINIMUM LOT SIZE: 1.0 AC (43,560 SF)
P. MINIMUM CONTIGUOUS BUILDABLE AREA: 0.3 AC
Q. MINIMUM LOT WIDTH: 125' (AT BUILDING SETBACK)
R. MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
S. BUILDING SETBACKS:
FRONT: 100' (FROM HWY 279)
REAR: 50' (INTERNAL STREETS)
SIDE: 20'
- UTILITIES:
A. WATER: FAYETTE COUNTY
B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
C. ELECTRIC: COMET/FAYETTE EMC
- CONCEPTUAL STORMWATER MANAGEMENT PLAN:
A. TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, AND GRASS & MULCH
B. AREAS TO BE CLEARED: STREETS, SEDIMENTATION CONTROL AREAS
C. INTERNAL DRAINAGE SYSTEM: OPEN DITCH ROADWAY SYSTEM WITH CROSS-DRAIN AND STORM OUTFALL PIPING.
- GENERAL NOTES:
A. ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.
B. SETBACKS SHALL BE ADJUSTED DURING FINAL DESIGN TO ALLEVIATE CONFLICTS WITH UTILITIES UPON APPROVAL BY FAYETTE COUNTY.
C. SIDEWALKS ARE NOT PROPOSED WITH THIS DEVELOPMENT.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.
- ZONING PETITION NUMBER: 1185-36 WITH THE FOLLOWING CONDITIONS, APPROVED 12/14/2006:
A. THAT THE PROPERTY OWNER WILL PROVIDE A TEN (10) FOOT NO ACCESS BUFFER ALONG S.R. 279
B. THAT THE PROPERTY OWNER WILL DEDICATE ADDITIONAL RIGHT-OF-WAY IF REQUIRED BY THE STATE.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER 131300376 & 131300396 EFFECTIVE DATE 09/26/2008, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

NOTES

- SOIL BOUNDARIES AND STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES
- THE OVERALL PREDEVELOPMENT FOR THIS SITE IS 35.
- ALL EXISTING UTILITIES ARE TO BE MAINTAINED.
- ALL STRUCTURES ON THE SUBJECT PROPERTY ARE TO BE REMOVED.
- THERE ARE NO KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY
- WATER TO BE PROVIDED BY FAYETTE COUNTY WATER DEPT.
- PER FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
- NO GEMETERIES WERE FOUND ON THE PROPERTY.

PRELIMINARY PLAT APPROVAL CERTIFICATE:

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

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

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

SOIL CLASSIFICATION CERTIFICATE:

I, ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN MAY 10, 2018 ACCORDANCE WITH THE PROCEDURES SPECIFIED I THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER: *Eric Hamilton* #224
GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO.

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

WETLAND DELINEATION CERTIFICATE:

I, ERIC HAMILTON OF APPLIED ENVIRONMENTAL SCIENCES, INC. DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS LIBERTY NORTH ON 5/10/18 AND DETERMINED THAT THE PROPERTY CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORP OF ENGINEERS.

SIGNATURE OF WETLAND DELINEATOR: *Eric Hamilton*
173 FULLON CT, PEACHTREE CITY, GA 30269 (678) 262-4020
COMPANY ADDRESS & TELEPHONE



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- Land Surveying
- Development Consulting
- Environmental Permitting

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1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
LIBERTY NORTH
FAYETTE COUNTY, GEORGIA

CLIENT NAME
FAYETTE LIBERTY NORTH, LLC
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

REVISIONS	DATE	CONTRACT #	DATE
1.	07/17/18	06-05-2018	06-05-2018
2.	08/22/18		
3.	09/13/18		
4.	10/23/20		
5.	11/05/20		
6.	03/22/23		

AA41.115-PP BASE

DRAWN BY
SOM

DATE
06-05-2018

CONTRACT #

SEAL



LEVEL 2 CERTIFICATION
CERT. #000046661 EXP. - 12/14/22

SHEET TITLE
PRELIMINARY PLAT

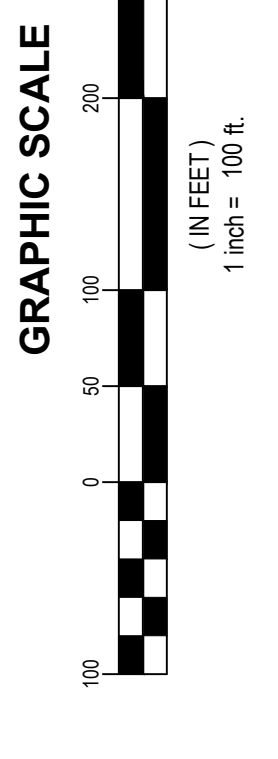
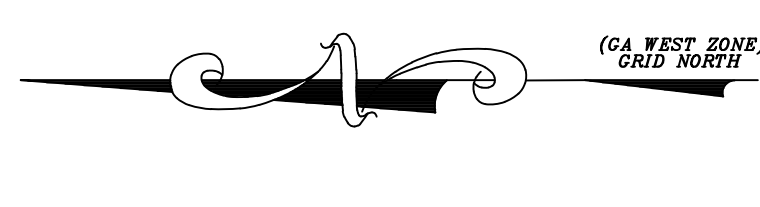
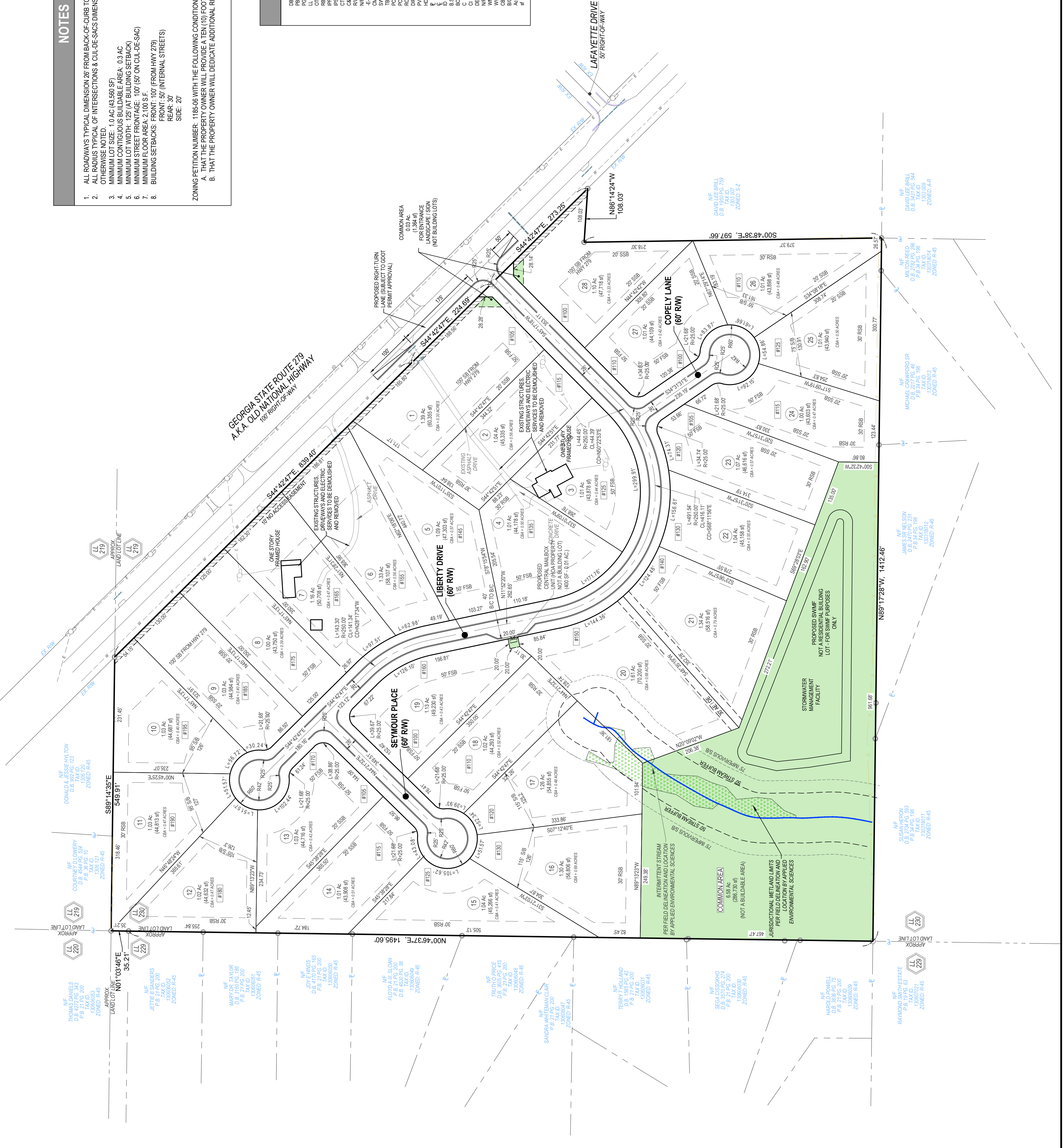
SHEET
3.0

PRELIMINARY, NOT FOR CONSTRUCTION

- ### NOTES
- ALL ROADWAYS TYPICAL DIMENSION 26' FROM BACK-OF-CURB TO BACK-OF-CURB, UNLESS OTHERWISE NOTED. OTHERWISE TYPICAL OF INTERSECTIONS & CUL-DE-SACS DIMENSION 23' FROM THE BACK-OF-CURB, UNLESS OTHERWISE NOTED.
 - MINIMUM LOT SIZE: 1.0 AC (43,560 SF)
 - MINIMUM CONTIGUOUS BUILDABLE AREA: 0.3 AC
 - MINIMUM LOT WIDTH: 125' (AT BUILDING SETBACK)
 - MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
 - MINIMUM FLOOR AREA: 2,100 SF
 - BUILDING SETBACKS: FRONT: 100' (FROM HWY 279)
REAR: 30'
SIDE: 20'
- ZONING PETITION NUMBER: 1185-06 WITH THE FOLLOWING CONDITIONS:
A. THAT THE PROPERTY OWNER WILL PROVIDE A TEN (10) FOOT NO ACCESS BUFFER ALONG S.R. 279
B. THAT THE PROPERTY OWNER WILL DEDICATE ADDITIONAL RIGHT-OF-WAY IF REQUIRED BY THE STATE.

LEGEND

BS	SEED BUCK
PR	PLAT BOOK
PG	PAVE GRIT
OT	OPEN TOP PIPE
RP	REBAR
RS	REINFORCED CONCRETE
CTP	CRIMP TOP PIPE
CS	CONCRETE SETBACK
CA	CURB AND GUTTER
NS	NOV OR FORMERLY
N	NORTH
S	SOUTH
E	EAST
W	WEST
SW	SWITCH
TM	TEMPORARY MARK
POC	POINT OF COMMENCEMENT
PC	POLYVINYL CHLORIDE PIPE
HP	HIGH DENSITY POLYETHYLENE PIPE
LD	LANDSCAPE (SDR)
IS	IDENTIFICATION
DL	DOUBLE END LINE
ES	EXISTING
CL	CURB INLET
CM	CURB METER
WM	WATER METER
WF	WATER MAIN
NW	NOV AND FORMERLY
CSA	CONTIGUOUS BUILDABLE AREA
BC	BACK-OF-CURB
BCA	BACK-OF-CURB AREA
#	SQUARE FEET





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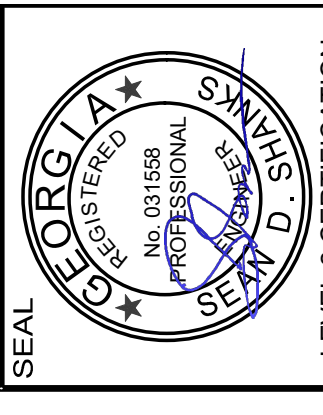
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4.	10/23/20	
5.	11/05/20	
6.	03/22/23	

DATE: 06-05-2018

CONTRACT #

DRAWN BY: SOM

SEAL: 1350 KEYS FERRY COURT, MCDONOUGH, GA 30253



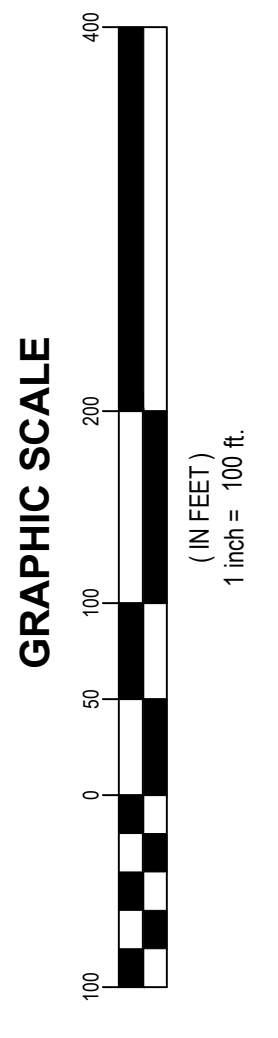
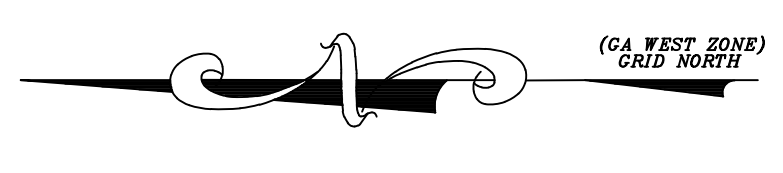
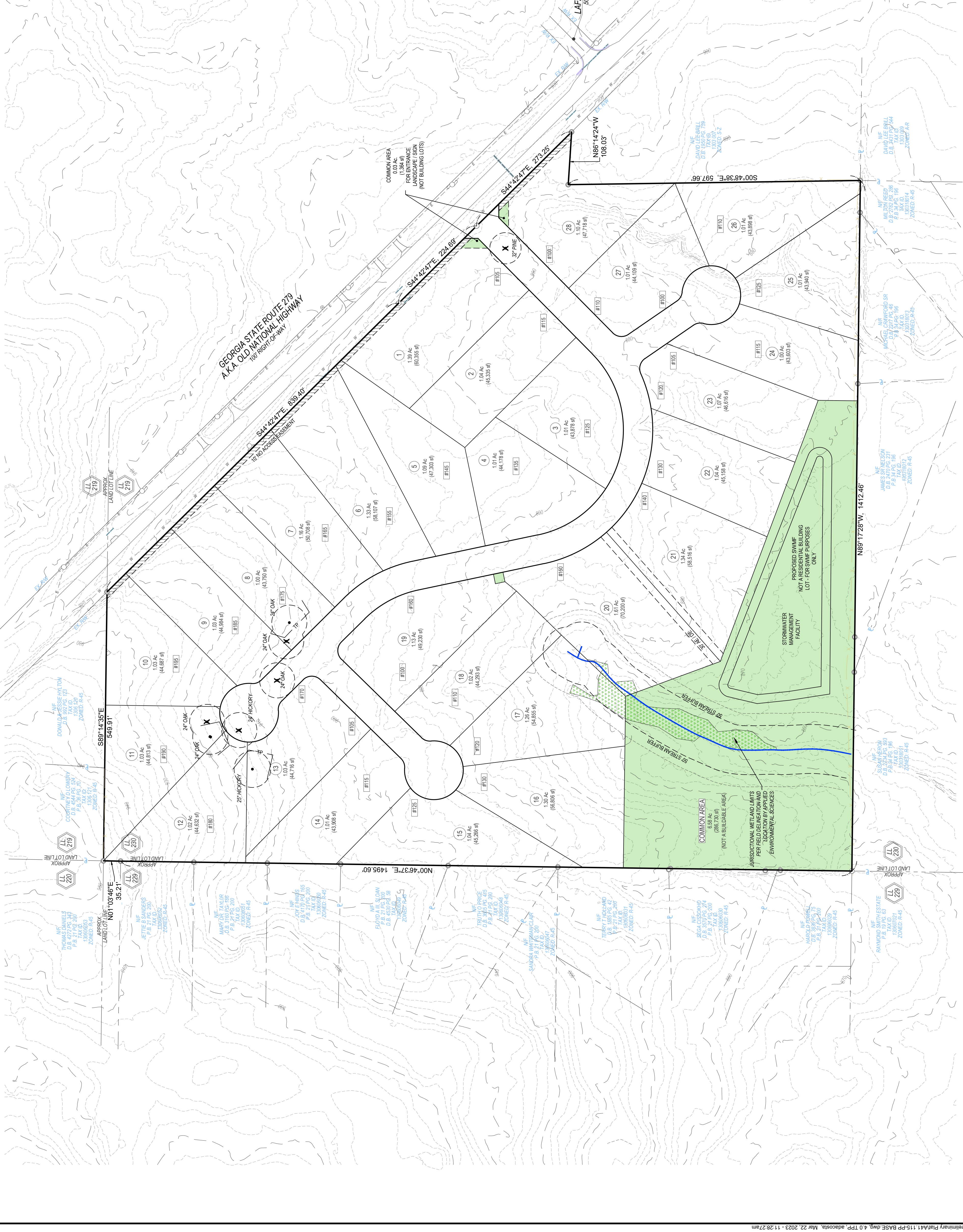
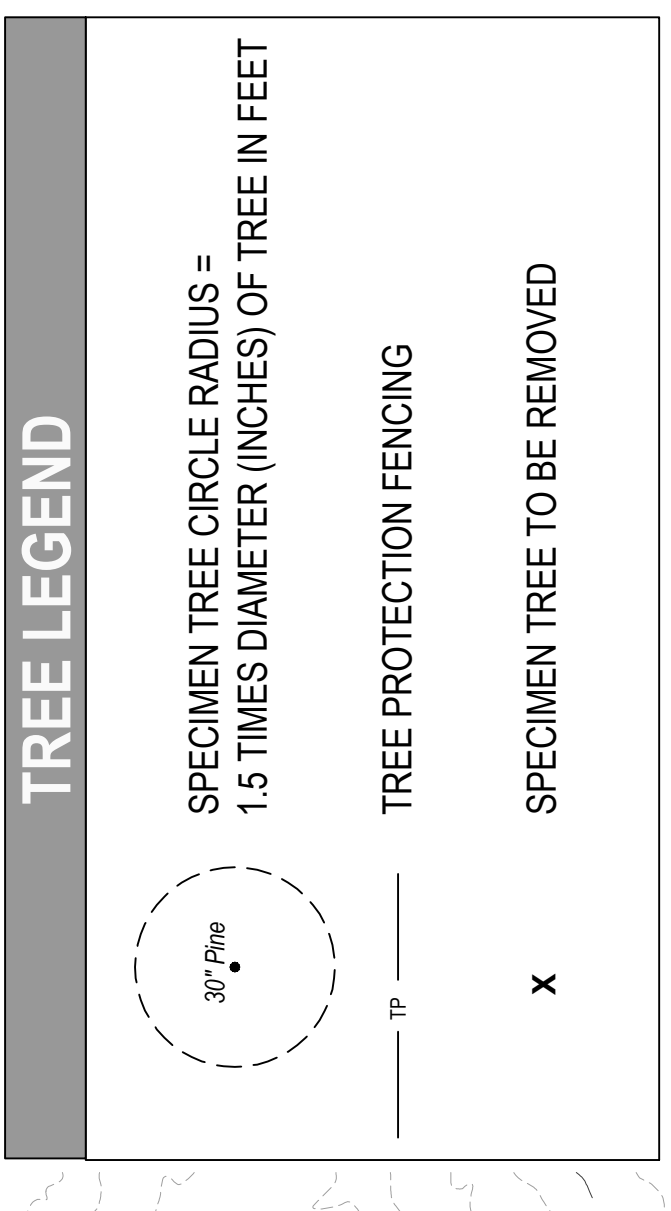
LEVEL 2 CERTIFICATION
CERT. #000046661 EXP. = 12/14/22

SHEET TITLE
TREE PROTECTION PLAN

SHEET
4.0

PRELIMINARY, NOT FOR CONSTRUCTION

TREE IMPACT SUMMARY		
Specimen Trees To Be Removed	Species	Reason for Removal
	Pine	Relignment of the roadway would impact a larger specimen tree or more specimen trees.
	Oak	Relignment of the roadway would impact a larger specimen tree or more specimen trees.
	Hickory	Relignment of the roadway would impact a larger specimen tree or more specimen trees.
	Oak	Relignment of the roadway would impact a larger specimen tree or more specimen trees.
	Oak	Relignment of the roadway would impact a larger specimen tree or more specimen trees.



PRELIMINARY, NOT FOR CONSTRUCTION



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LIBERTY NORTH, GEORGIA
FAYETTE COUNTY, GEORGIA
CLIENT NAME
FAYETTE LIBERTY NORTH, LLC
270 N. JEFF DAVIS DRIVE
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PROJECT NAME

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AA1-115-PP BASE

DATE 06-05-2018

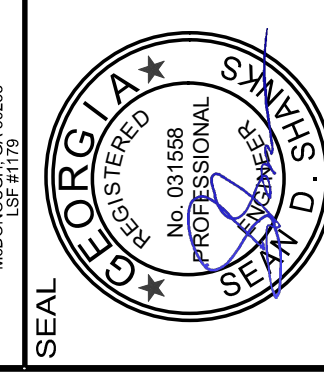
CONTRACT #

DRAWN BY

SDM

SEAL

1350 KEYS FERRY COURT
MC DONOUGH, GA 30253



LEVEL 2 CERTIFICATION
CERT. #000046661 EXP. = 12/14/22

SHEET TITLE

WATER SERVICE PLAN

SHEET

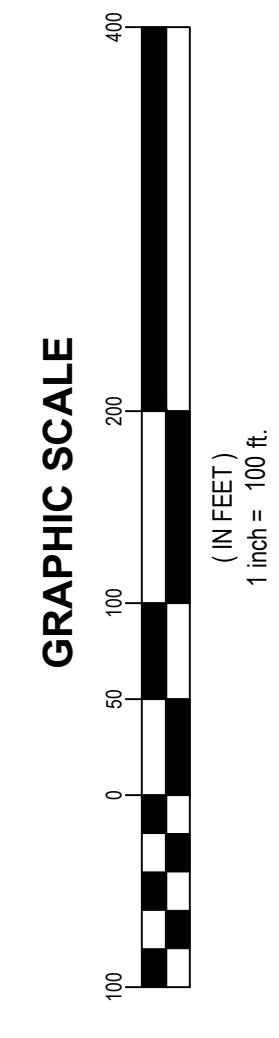
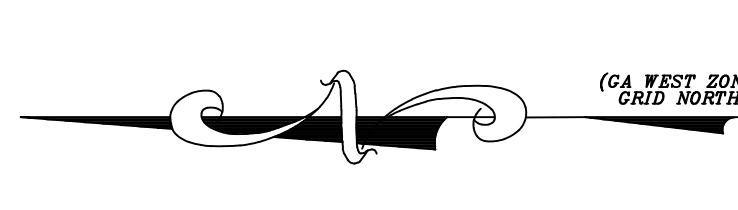
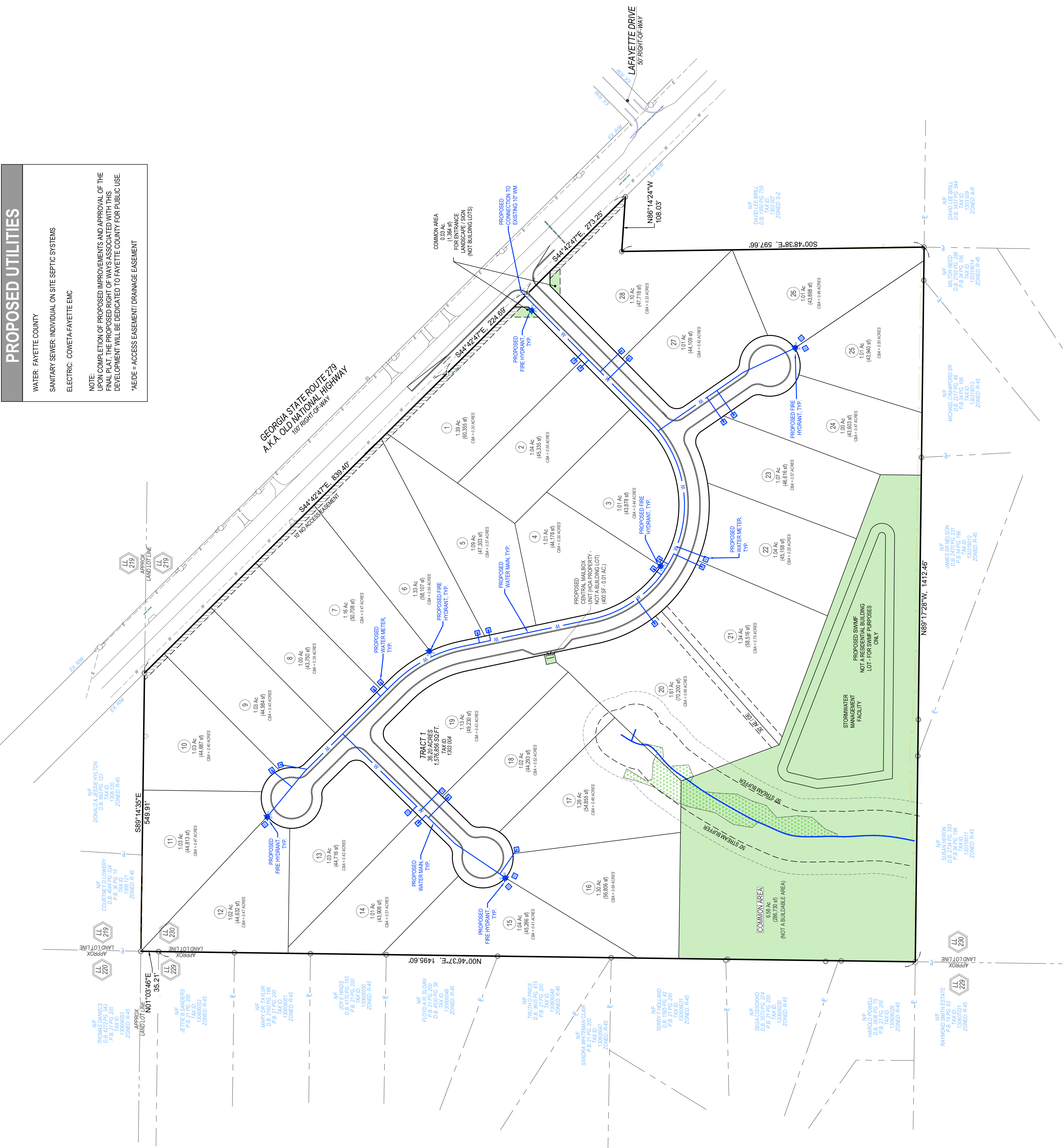
5.0

PROPOSED UTILITIES

WATER: FAYETTE COUNTY
SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
ELECTRIC: COMETA-FAYETTE EMC

NOTE:
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.

*ADE - ACCESS EASEMENT / DRAINAGE EASEMENT



PRELIMINARY, NOT FOR CONSTRUCTION



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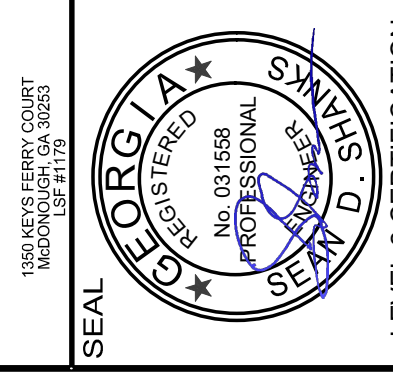
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FAYETTE COUNTY, GEORGIA

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270 N. JEFF DAVIS DRIVE
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4. 10/23/20 UPDATED ENGINEER INFORMATION
5. 11/05/20 REVISED PER FAYETTE COUNTY REVIEW COMMENTS
6. 03/22/23 REVISED TO RENEW PRELIMINARY PLAT APPROVAL

DATE 06-09-2018
CONTRACT #
DRAWN BY SOM

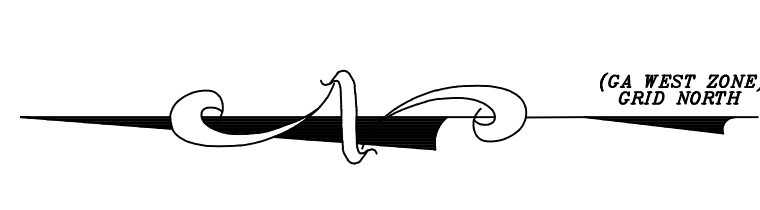
SEAL
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MC DONOUGH, GA 30253



LEVEL 2 CERTIFICATION
CERT. #000046661 EXP. 12/14/22

SHEET TITLE
CONCEPTUAL STORMWATER PLAN

SHEET 6.0



GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.





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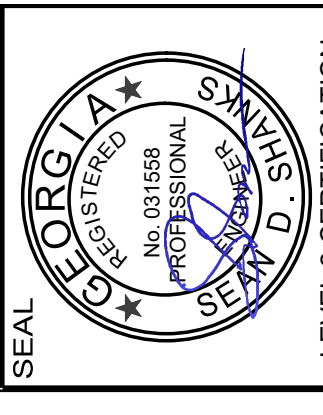
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LIBERTY NORTH
FAYETTE COUNTY, GEORGIA
220 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214

PROJECT NAME	LIBERTY NORTH FAYETTE COUNTY, GEORGIA
CLIENT NAME	LIBERTY NORTH FAYETTE COUNTY, GEORGIA
REVISIONS	1. 07/17/18 REVISED PER COUNTY REVIEW COMMENTS 2. 08/22/18 REVISED PER COUNTY REVIEW COMMENTS 3. 09/13/18 REVISED PER COUNTY REVIEW COMMENTS 4. 10/23/20 UPDATED ENGINEER INFORMATION 5. 11/05/20 REVISED PER FAYETTE COUNTY REVIEW COMMENTS 6. 03/22/23 REVISED TO RENEW PRELIMINARY PLAT APPROVAL
DATE	06-28-2018
DRAWN BY	SOM
CONTRACT #	

1350 KEYS FERRY COURT
MC DONOUGH, GA 30253



LEVEL 2 CERTIFICATION
CERT. #000004661 EXP. - 12/14/22

SHEET TITLE
LEVEL 3 SOILS
OVERLAY MAP

SHEET
7.0

**PRELIMINARY, NOT
FOR CONSTRUCTION**

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (ft)	Depth to Seasonal Water Table (ft)	Slope Gradient (percent)	Recommended Perch Depth (ft)	Estimated Perch Depth (ft)	Recommended Hydraulic Loading Rate (gall/day/sq.ft.)	Soil Suit. Code
Abell	>72	30	2-6	----	----	----	F2,F4
Alcoy	54-72	24	2-6	8-12	----	0.10	C1
Appling	>72	>72	2-12	30-48	60	----	A1
Cataula I	>72	18-24 (PWT)	2-12	----	----	----	F3
Cataula II	>72	24-30 (PWT)	2-10	8-12	----	0.10	C1
Cataula III	>72	24-42* (PWT)	2-12	50-66	75	----	O1
Cecil	>72	>72	2-10	36-48	60	----	A1
Cecil Variant	>72	>72	2-10	42-48	65	----	A5
Cecil Wet Variant	>72	60	4-8	24-36	75	----	P1
Gwinnett	60-72	>60	2-12	30-36	60	----	N3
Hard Labor I	>72	24-36	2-10	8-12	----	0.10	C2
Hard Labor II	>72	36-42	2-10	18-24	85	0.12	C2
Helena	>72	18-24	2-10	----	----	----	F2
Pacolet	>72	>72	2-12	30-48	45	----	A1
Starr	>72	>72	2-10	----	----	----	F4
Wash Over Cecil	>72	>72	2-10	42-48	65	----	A2

* Indicates depth to top and base of restrictive horizon that is causing brief perching of water table. Soil appears to be well drained below restrictive layer.
PWT = Perched Water Table

- NOTES:**
- Soils information shown hereon is based on a Level 3 soils analysis performed by Applied Environmental Sciences, dated 05-17-2018
 - 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.

SOIL SUITABILITY CODE LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils consist of local alluvium or wash over natural soils. Residual soil is 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.
- A5 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. Trenches installed at the recommended depth should function effectively.
- C1 alternative absorption fields with treatment system producing Class 1 effluent. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- C2 alternative absorption fields with treatment system producing Class 1 effluent. Soils are generally suitable for on-site wastewater disposal due to seasonal high water table.
- F3 Soils are unsuitable for on-site wastewater disposal due to shallow perched 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.
- N3 Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 6 feet and parent material is generally suitable for conventional absorption field installation. Estimated perch rate accounts for presence of weathered rock.
- O1 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. Soil below somewhat restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate. Conventional absorption field installed below restrictive layer should function effectively. Environmental Health Department may require further inspection utilizing backhoe test pits prior to permitting.
- 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 will require a treatment system producing Class 1 effluent.

