

BOARD MEMBERS

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

STAFF

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

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
November 2, 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 October 5, 2023.
5. Consideration of a Preliminary Plat for Eva Gardens.

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October 5 , 2023

PC Meeting

THE FAYETTE COUNTY PLANNING COMMISSION met on October 5th, 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 Sr., Vice Chairman
John Kruzan
Arnold Martin

MEMBERS ABSENT: Danny England

STAFF PRESENT: Debbie Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
E. Allison Ivey Cox, County Attorney

NEW BUSINESS

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

John Culbreth made a motion to accept the agenda. Arnold Martin seconded the motion. The motion passed 4-0. Danny England was absent.

4. Consideration of the Minutes of the meeting held on September 7, 2023.

John Culbreth made a motion to accept the minutes of the meeting held September 7, 2023. John Kruzan seconded the motion. The motion passed 3-0. Arnold Martin abstained.

5. Consideration of a Minor Final Plat of CG & PH, LLC. This property will consist of two (2) lots zoned A-R, Agriculture-Residential. It is located in Land Lot 224 of the 13th District and fronts on Gadson Drive.

Debbie Bell explained this is the property that previously submitted a revised development plan to be removed from Morning Falls Subdivision and then rezoned to A-R. The intent is to build one (1) single family home on tract 2. The required right-of-way has been dedicated. Staff has approved.

John Kruzan made a motion to accept the Minor Final Plat of CG & PH, LLC. John Culbreth seconded the motion. The motion passed 4-0.

PUBLIC HEARING

6. Consideration of Petition No. 1333-23, Wen Lin and Jie Lin, Owner, request to rezone 6.63 acres from A-R to R-72. This property is located in Land Lot 5 of the 5th District, and fronts on Harp Road and Highway 85 South.

Debbie Bell stated R-72 zoning complies with the Fayette County Comprehensive Plan and staff recommends conditional approval.

Harp Road is a minor arterial per the Fayette County Thoroughfare Plan. Owner shall dedicate right-of-way as needed to provide 50' of right-of-way prior to final plat approval.

It has historically been zoned A-R (Agricultural Residential) It currently has one (1) single family home. Staff and GDOT (Georgia Department of Transportation) have reviewed and approved. There are not any significant environmental features that impact the property.

Jim Oliver asked Mr. Lin how long he had owned the property.

Mr. Lin stated he had owned the property for just over one (1) year and he accepted staff recommendations.

Arnold Martin made a motion to recommend approval to rezone 6.63 acres from A-R to R-72 with conditions. John Culbreth seconded the motion. The motion passed 4-0.

7. Consideration of the Fayette County Planning Commission 2024 Calendar.

John Culbreth made a motion to accept the Planning Commission 2024 Calendar. John Kruzan seconded the motion. The motion passed 4-0.

ADJOURNMENT:

Arnold Martin moved to adjourn the meeting. John Culbreth seconded. The motion passed 4-0.

The meeting adjourned at 7:17 p.m.

Page 3
October 5 , 2023
PC Meeting

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

JIM OLIVER, CHAIRMAN

ATTEST:

DEBORAH BELL
PLANNING & ZONING DIRECTOR

To: Fayette County Planning Commission
From: Deborah Sims, Zoning Administrator
Date: October 26, 2023
Subject: Preliminary Plat to be considered on November 2, 2023

PRELIMINARY PLAT

OWNER/APPLICANT

Eva Gardens

Luis Arango

This is a reapproval of the expired preliminary plat that was previously approved October 21, 2023. Staff has reviewed and approved this plat. This project is currently under construction.

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 for the same storm event. 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 (Op25) - According to Section 2.2.4.3 of Volume 2 of the Georgia Stormwater Management Manual Op25 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.

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

PROJECT FUNDING SOURCE: PRIVATE

THE PRELIMINARY PLAT WAS REVIEWED AND APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ON 10/21/2021
Houman Johnson, Secretary

"APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE 24 MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A FINAL PLAN 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.

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.)

STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION
NO. 1282-19

WHEREAS, Jean S. King, Alfred L. King, Jr., Charles W. King and Jerry F. King, Owners, having come before the Fayette County Board of Commissioners on the 23rd day of April 2019, requesting an amendment to the Official Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 1980"; and

WHEREAS, said request was to rezone 19.5 acres from A-R to R-50 to develop a Residential Subdivision consisting of fifteen (15) lots, located in Land Lot (s) 60 of the 5th District and fronting on Old Senoia Road; and

WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request;

NOW, THEREFORE, be it resolved that the decision of the Fayette County Board of Commissioners on April 23, 2019 was that the request to rezone the subject property be approved.

SO RESOLVED this 23rd day of April 2019.

FAYETTE COUNTY BOARD OF COMMISSIONERS
Rafidy C. Ogino, Chairman

ATTEST:
By *Tameca P. Smith*
Tameca P. Smith, County Clerk

STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION
NO. 1304-21A

WHEREAS, Harriet S. Hazellon and Sandra S. Barge, Co-Trustees of the Geraldine A. Stinchcomb Trust, and Hugh G. Stinchcomb, Executor of the Estate of Hugh M. Stinchcomb, Owner(s), and Luis Arango and Bovis, Kyle, Burch & Medlin, LLC, Agent, having come before the Fayette County Board of Commissioners on the 27th day of May 2021, requesting an amendment to the Official Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 1980"; and

WHEREAS, said request was to rezone 23.421 acres from A-R to R-50, to develop a residential subdivision with one (1) condition, located in Land Lot(s) 59, 60 and 69 of the 5th District and fronting on State Route 85 South; and

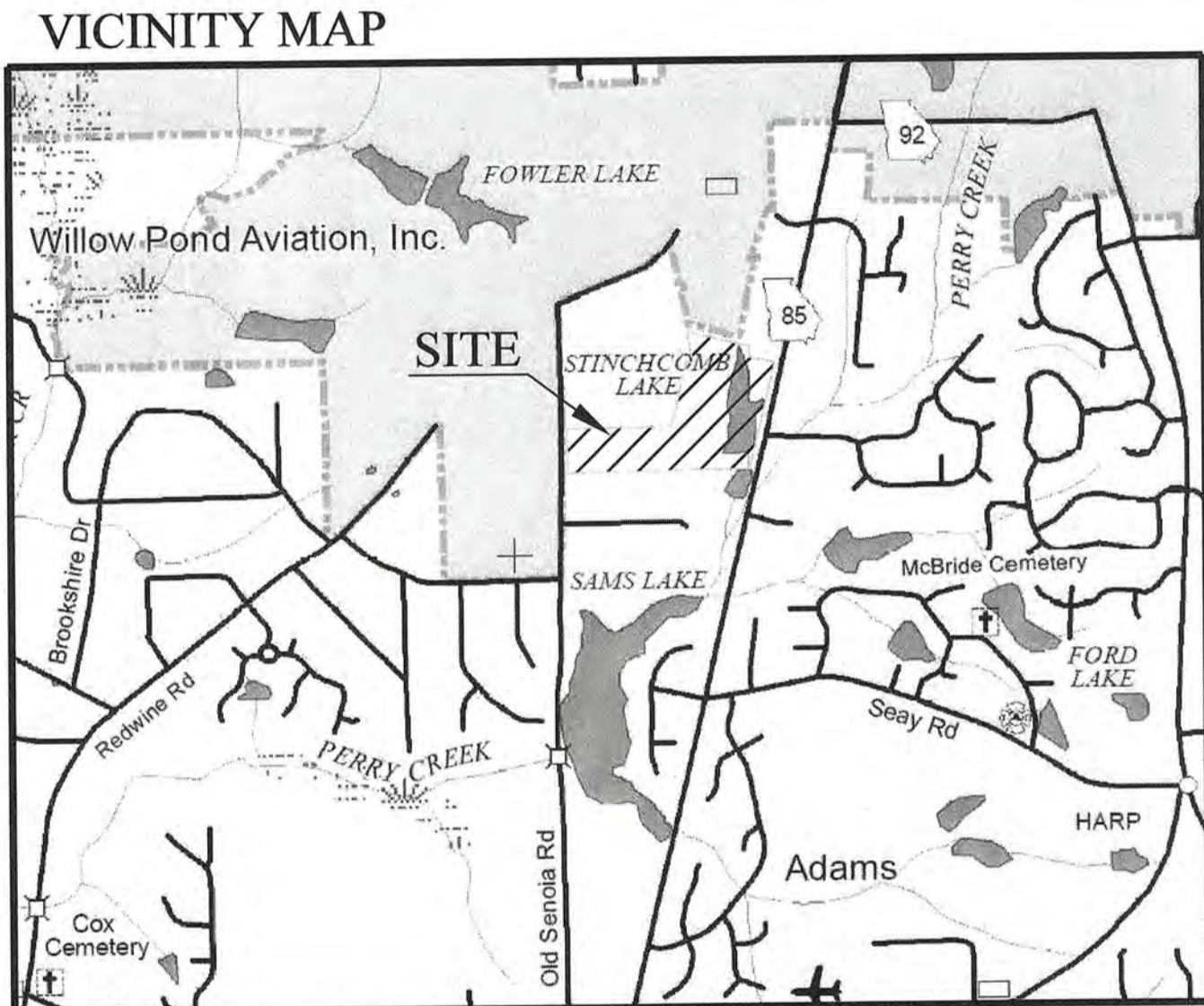
WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request;

NOW, THEREFORE, be it resolved that the decision of the Fayette County Board of Commissioners on May 27, 2021 was that the request to rezone the subject property be approved.

SO RESOLVED this 27th day of May 2021.

FAYETTE COUNTY BOARD OF COMMISSIONERS
Les Hegem, Chairman

ATTEST:
By *Tameca P. Smith*
Tameca P. Smith, County Clerk



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)

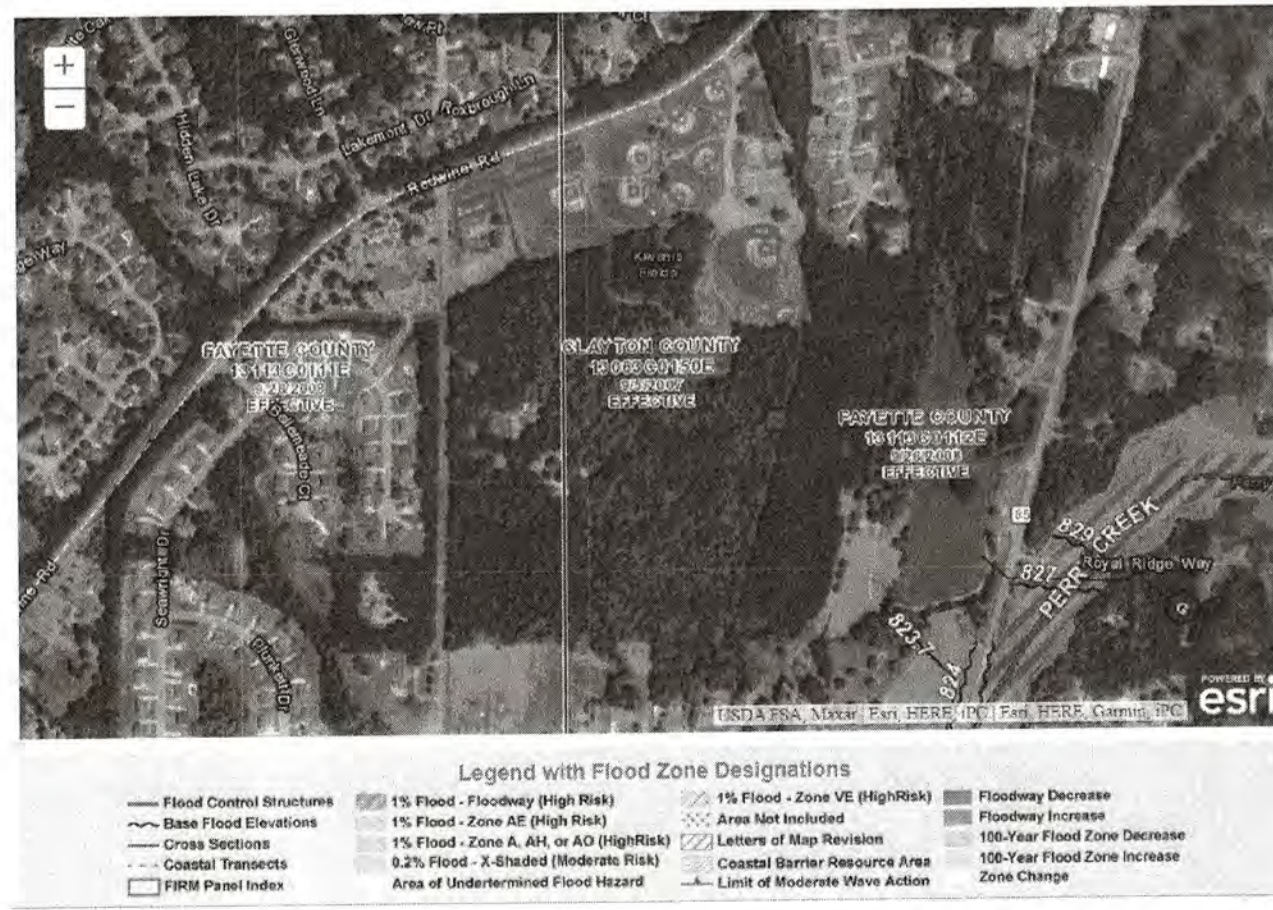


Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 60 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF OLD SENOIA ROAD (69' R/W), WHICH POINT IS 900 FEET SOUTH OF THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF OLD SENOIA ROAD AND THE NORTH LINE OF LAND LOT 60, THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89 DEGREES 26 MINUTES EAST FOR 1454 FEET, THENCE SOUTH 13 DEGREES 21 MINUTES WEST FOR 636 FEET, THENCE SOUTH 89 DEGREES 30 FEET WEST FOR 393 FEET TO THE EASTERN RIGHT-OF-WAY OF OLD SENOIA, THENCE ALONG SAID RIGHT-OF-WAY NORTH ZERO DEGREES 30 MINUTES WEST FOR 616 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 19.5 ACRES.

PLANNING COMMISSION DECISIONS

DATE: September 16, 2021

PETITION NUMBER: VA-021-21

FAYETTE COUNTY PLANNING COMMISSION has heard the request by Luis Arango, Owner, and his attorneys, Bovis, Kyle, Burch & Medlin, LLC, Steven Jones, Agent, on the 16th day of September, 2021, for the purpose of obtaining a Variance from Section 184-57(2) Contiguous Areas for Residential Development for Lot 26 of the proposed Eva Gardens from the contiguous area requirement of 0.3 of an acre to 0.22 of an acre and that the Fayette County Planning Commission recommends that this application be:

Approved Withdrawn Disapproved

Tabled until _____

Danny England
DANNY ENGLAND, CHAIRMAN

Arnold Martin
ARNOLD MARTIN, VICE-CHAIRMAN

Brian Haren
BRIAN HAREN

John H. Culbreth Sr.
JOHN H. CULBRETH SR.

Jim Oliver
JIM OLIVER

Remarks:

STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION
NO. 1304-21B

WHEREAS, Harriet S. Hazellon and Sandra S. Barge, Co-Trustees of the Geraldine A. Stinchcomb Trust, and Hugh G. Stinchcomb, Executor of the Estate of Hugh M. Stinchcomb, Owner(s), and Luis Arango and Bovis, Kyle, Burch & Medlin, LLC, Agent, having come before the Fayette County Board of Commissioners on the 27th day of May 2021, requesting an amendment to the Official Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 1980"; and

WHEREAS, said request was to rezone 22.812 acres from A-R and C-C to R-50, to develop a residential subdivision, located in Land Lot(s) 59, 60 and 69 of the 5th District and fronting on State Route 85 South; and

WHEREAS, the Fayette County Board of Commissioners having duly convened and considered said request;

NOW, THEREFORE, be it resolved that the decision of the Fayette County Board of Commissioners on May 27, 2021 was that the request to rezone the subject property be approved.

SO RESOLVED this 27th day of May 2021.

FAYETTE COUNTY BOARD OF COMMISSIONERS
Les Hegem, Chairman

ATTEST:
By *Tameca P. Smith*
Tameca P. Smith, County Clerk

WETLANDS DELINEATION

I _____ OF _____ organization
DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS _____ ON _____ date
subdivision name _____ date
AND DETERMINED THAT THE PROPERTY _____ 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 _____

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

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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	Date
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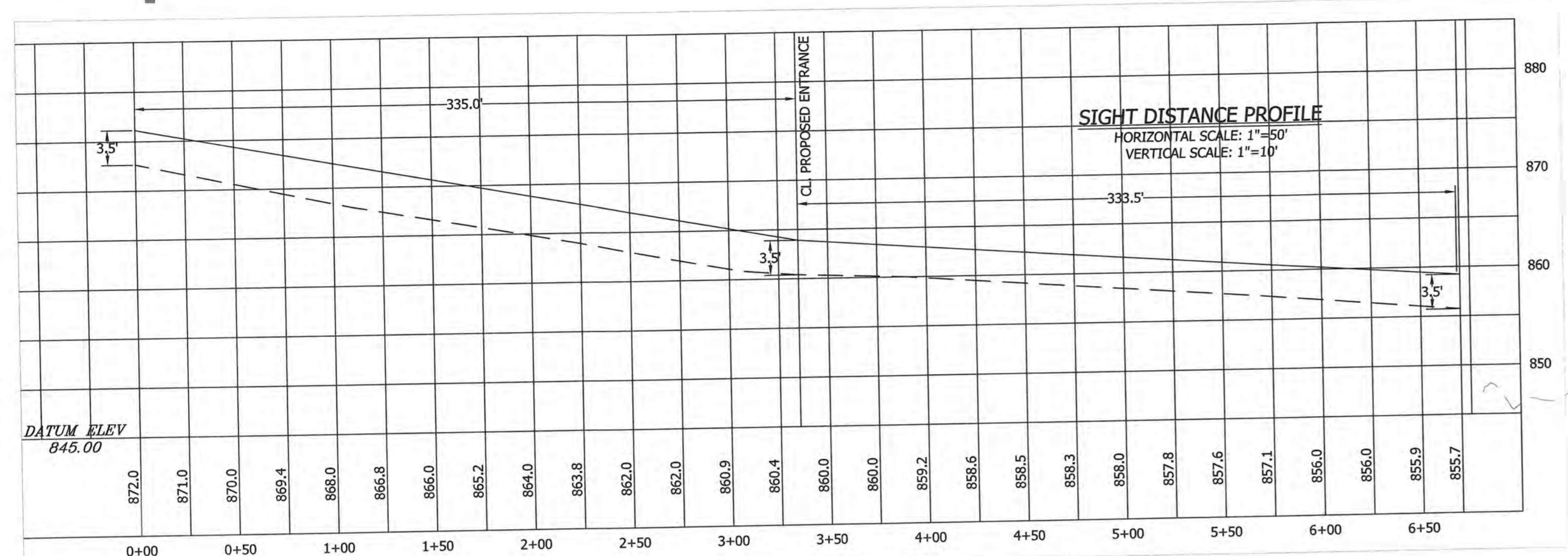
REGISTERED PROFESSIONAL ENGINEER
No. 24081
6/29/21
MICHAEL JOSEPH SCANLON

COVER SHEET

Design by: MJS
Project #: R20050133

Drawn by: RLL
Date: 06/29/2021

SHEET TITLE
C-01
SHEET # 01 OF 03



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.

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.

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 between 60 and 66 inches. Installations deeper than 24 inches may require a treatment system producing Class 1 effluent.

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
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	38-40	2-6	12-24	75	0.12	C2
Helena	>72	18-22	2-6	—	—	—	F2
Madison	>72	>72	2-10	24-48	45	—	A1
Pacolet	>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

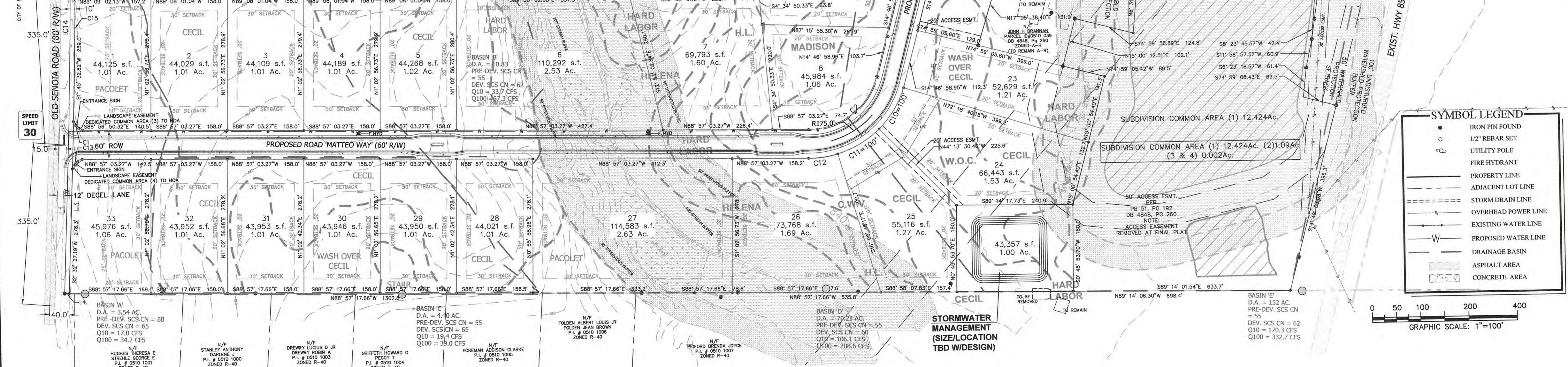
*Indicates depths to top and base of restrictive horizon that is causing perched water table condition. Permeability improves with depth and soils below the restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate.
PWT = Perched Water Table

Curve Table

Curve #	Radius	Chord Direction	Ch L	C #	Radius	Chord Direction	Ch L	C #	Radius	Chord Direction	Ch L
C1	18.44	S45° 31' 37"E	27.49	C5	60.00	N44° 55' 04"E	48.78	C9	25.00	S39° 37' 23"W	21.00
C2	145.00	N52° 55' 13"E	179.08	C8	60.00	S87° 14' 02"E	48.57	C10	204.24	S31° 43' 55"W	99.49
C3	25.00	N10° 03' 25"W	21.00	C7	60.00	S38° 13' 21"E	48.07	C11	206.04	S59° 49' 01"W	99.48
C4	60.00	N6° 58' 32"W	56.19	C6	60.00	S24° 41' 18"W	76.77	C12	175.20	S82° 27' 14"W	61.27
								C13	19.74	S46° 47' 29"W	27.92

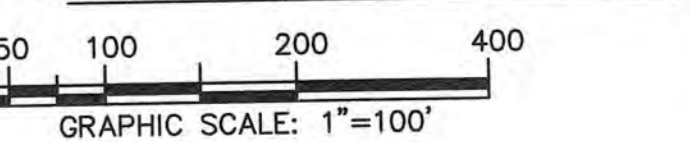
10' RIGHT-OF-WAY DONATION TO FAYETTE COUNTY AREA=4,141.4 AC.

Line #/Curve #	Length	Beginning/Ending	Radius
L1	278.53	N2° 32' 27.19"E	
C14	337.69	S41° 13' 00.63"E	13744.23
L2	10.00	S88° 57' 06.63"E	
C15	337.94	S41° 13' 00.63"E	13734.23
L3	278.57	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
- OVERHEAD POWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- DRAINAGE BASIN
- ASPHALT AREA
- CONCRETE AREA



SES

ENGINEERING PLANNING SURVEYING

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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.	Date	Description
1	06/29/2021	PRELIMINARY PLAT

GEORGIA
6/29/21
PROFESSIONAL ENGINEER
MICHAEL JOSEPH SCANLON

Design by: MJS
Project #: R20050133

Drawn by: RLL
Date: 06/29/2021

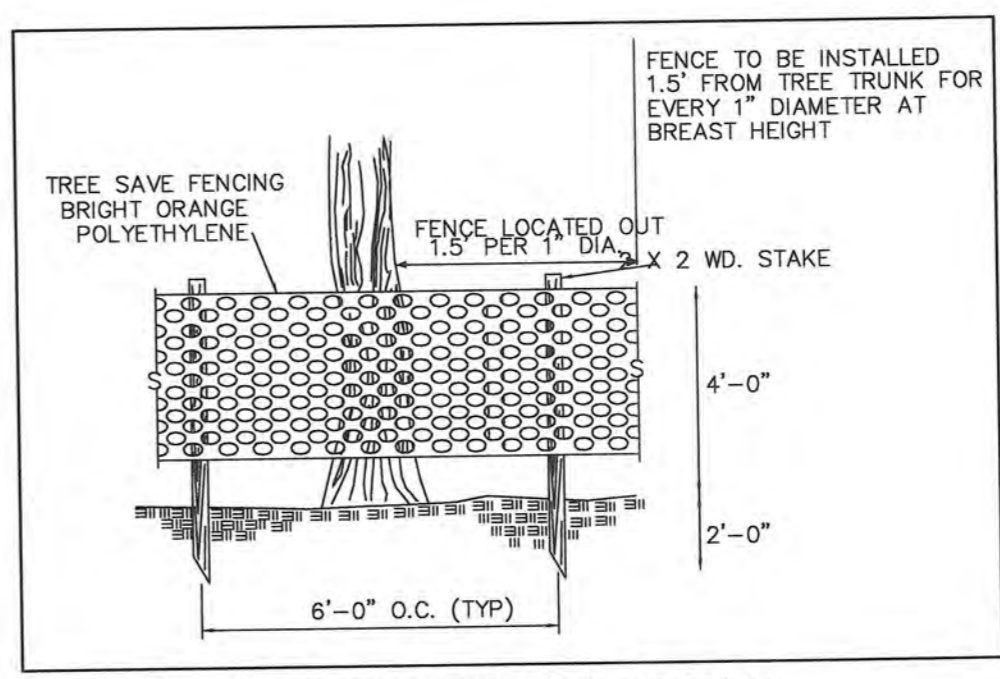
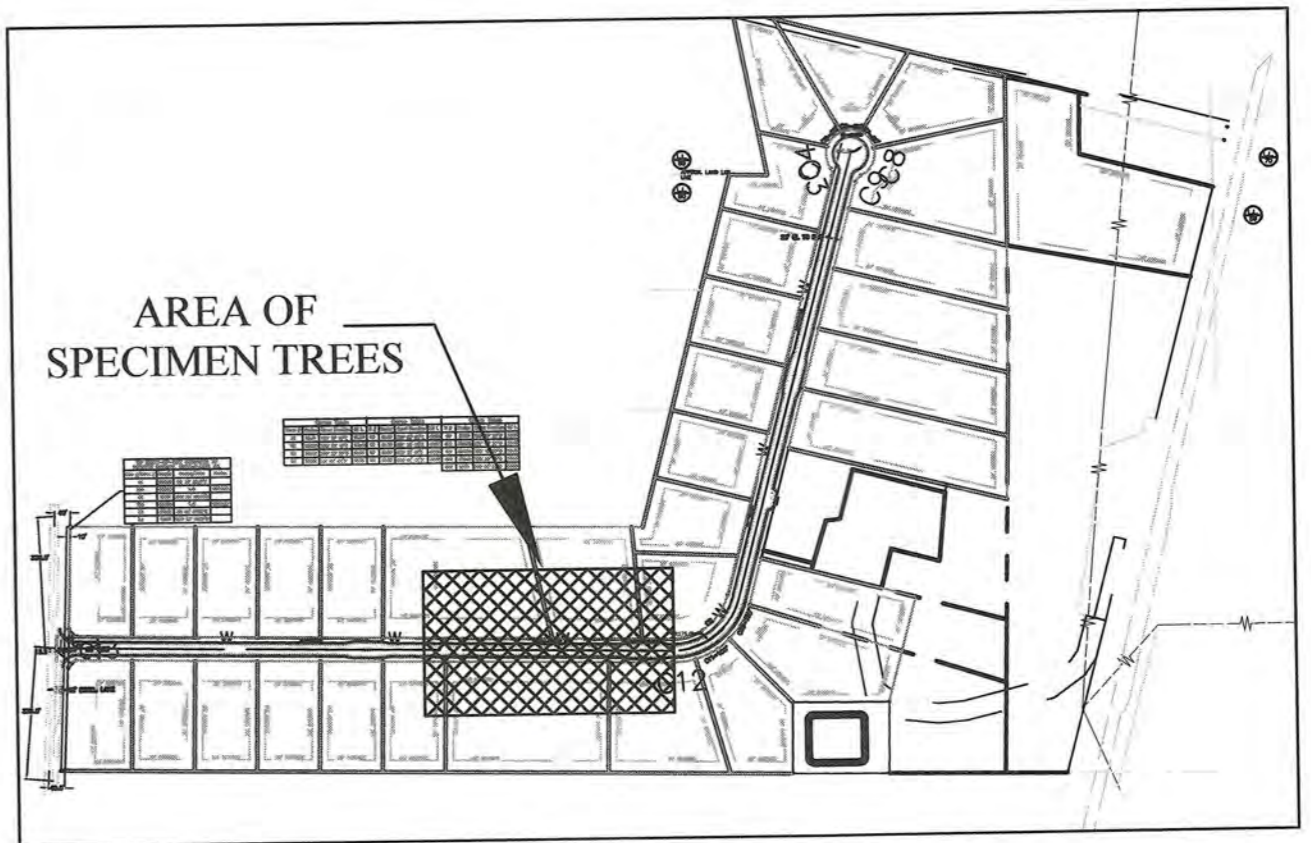
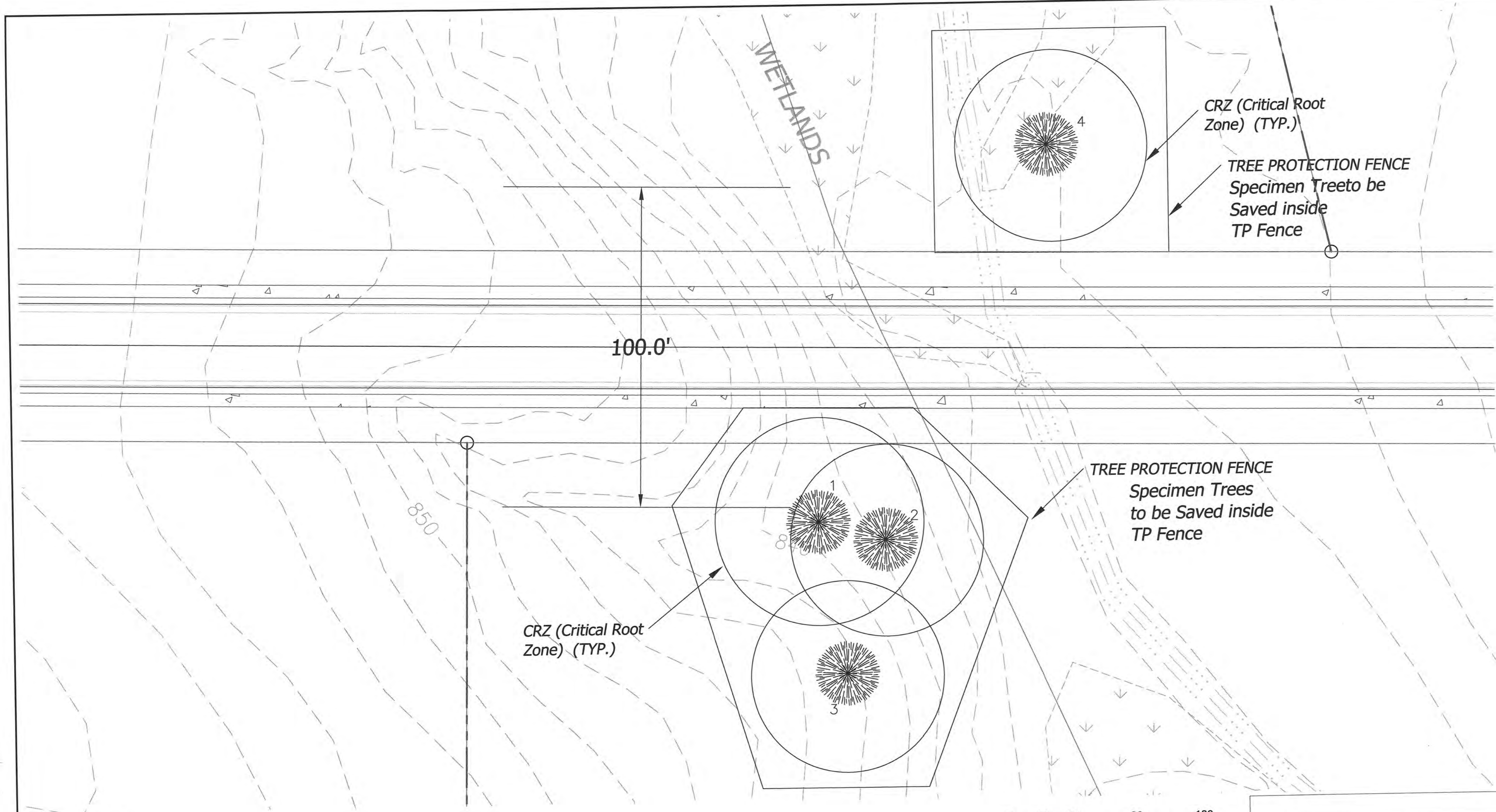
PRELIMINARY PLAT

SHEET TITLE
C-02
SHEET # 02 OF 03

NO.	DATE	DESCRIPTION	DATE
1	09/29/21	1st Submittal Comments	
2			
3			
4			
5			
6			
7			
8			



TREE PROTECTION PLAN	
Design by: MJS	Drawn by: RLL
Project #: R20050133	Date: 06/29/2021
SHEET TITLE	
C-03	
SHEET # 03 OF 03	



TOTAL SPECIMEN TREES

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

TREE NOTES:

TREE PROTECTION 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 THROUGHOUT THE PROJECT DURATION.

SPECIMEN TREES IDENTIFIED TO BE PRESERVED SHALL HAVE FOUR (4) FOOT ORANGE TREE PROTECTION FENCING INSTALLED AT THE CRITICAL 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 PROTECTION 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 PROTECTION AREA IN ORDER TO PREVENT DIRECT PHYSICAL ROOT DAMAGE THAT OCCURS DURING SITE CLEARING AND GRADING 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 CONTACT WITH LAND CLEARING MACHINERY OR GALLING OF ADJACENT TREES.

ENGINEER'S NOTE:

AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN/PERMITTING OF EVA 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

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