BOARD MEMBERS

John Kruzan, Chairman Danny England, Vice-Chairman John H. Culbreth, Sr Jim Oliver Boris Thomas

STAFF

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

AGENDA FAYETTE COUNTY PLANNING COMMISSION MEETING 140 STONEWALL AVENUE WEST July 17, 2025 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 June 5, 2025
- 5. Plats
 - a. Major Final Plat of Eva Gardens
 - b. Minor Final Plat of 260 Sandy Lake Circle
 - c. Major Final Plat of Bernard Farms
 - d. Major Final Plat of the Manor at Stonecrest Preserve
 - e. Minor Final Plat of the Tower Tract at the Manor Stonecrest Preserve
 - f. Minor Final Plat of Bowers Farm

PUBLIC HEARING

None

Meeting Minutes 06/05/2025

THE FAYETTE COUNTY PLANNING COMMISSION met on June 5th, 2025, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: John Kruzan, Chairman

Danny England, Vice-Chairman

John H. Culbreth Sr

Jim Oliver Boris Thomas

STAFF PRESENT: Debbie Bell, Planning and Zoning Director

Deborah Sims, Zoning Administrator

Maria Binns, Zoning Secretary

E. Allison Ivey Cox, County Attorney

NEW BUSINESS

1. Call to Order. Vice-Chairman Danny England called the June 5, 2025, meeting to order at 7:01 pm. Chairman John Kruzan was absent.

- 2. Pledge of Allegiance. Vice-Chairman Danny England led the Pledge of Allegiance.
- 3. Approval of Agenda. John Culbreth, Sr., made a motion to approve the agenda. Jim Oliver seconded the motion. The motion carried 4-0.
- 4. Consideration of the Minutes of the meeting held on May 1, 2025. Jim Oliver made a motion to approve the minutes of the meeting held on May 1, 2025. John Culbreth, Sr., seconded the motion. The motion carried 4-0.
- 5. Plats
 - a. Final Plat of Arborvale Phase II. Jim Oliver made a motion to approve the Major Final Plat of Arborvale Phase II. John Culbreth, Sr., seconded the motion. The motion passed 4-0.
 - b. Minor Final Plat of Chappell Acres. Jim Oliver made a motion to approve the Minor Final Plat of Chappell Acres. John Culbreth, Sr., seconded the motion. The motion passed 4-0.
 - c. Minor Final Plat of Rabai Acres. Jim Oliver made a motion to approve the Minor Final Plat of Rabai Acres. John Culbreth, Sr., seconded the motion. The motion passed 4-0.

- d. Minor Final Plat of Inman Estates. Jim Oliver made a motion to approve the Minor Final Plat of Inman Estates. John Culbreth, Sr., seconded the motion. The motion passed 4-0.
- e. Minor Final Plat of Flat Creek Baptist Church. Jim Oliver made a motion to approve the Minor Final Plat of Flat Creek Baptist Church. John Culbreth, Sr., seconded the motion. The motion passed 4-0.
- f. Minor Final Plat of Nolan Estates. John Culbreth, Sr., made a motion to approve the Minor Final Plat of Nolan Estates. Boris Thomas seconded the motion. The motion passed 4-0.

PUBLIC HEARING

6. Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Article IV- District use requirements. - Sec. 110-146. – M-1 (Light Industrial District). Applicant requests to add Pet Crematory (animal remains only) as a conditional use.

Ms. Deborah Bell explained the applicant is requesting to amend Sec. 110-145 to allow a pet crematory as a conditional use in the M-1 zoning district. The petitioner provided an email with additional details for the proposed business. Ms. Bell stated that the current zoning ordinance provides for a human crematorium in conjunction with a human cemetery in the A-R and C-H zoning districts as a conditional use, and the applicant is not proposing a pet cemetery, but a standalone pet crematory in the M-1 district.

Ms. Olisa Rainey, the applicant, commented there are no existing pet cremation providers in Fayette County, despite a high demand for ethical pet aftercare. When pets pass away, families have to go out of the county to have a third party perform this service.

Mr. Boris Thomas commented didn't want to open up any potential uses by allowing those changes to permit it, but he did not have a problem with letting it move forward.

John Culbreth, Sr., made a motion to recommend the addition of pet crematory as a conditional use in M-1 Zoning. Boris Thomas seconded the motion. The motion carried 4-0.

NEW BUSINESS

Discussion of 2027 Update for Fayette County Future Comprehensive Plan 2017 - 2040.

PC Minutes June 6, 2025

Debbie Bell did a brief overview of the Fayette County Future Comprehensive Plan and asked the Planning Commission to begin reviewing the plan for any changes they would recommend.

The Planning Commission took no official action on this item and will continue the discussion at a future meeting.

John Culbreth, Sr., made a motion to adjourn the meeting. Jim Oliver seconded the motion. The motion carried 4-0.

The meeting adjourned at 7:32 pm.	

ATTEST:	PLANNING COMMISSION OF FAYETTE COUNTY
	JOHN KRUZAN, CHAIRMAN

DEBORAH BELL DIRECTOR, PLANNING & ZONING

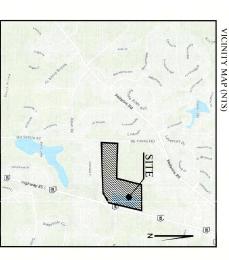


MAJOR FINAL PLAT OF EVA GARDENS

LOCATED IN LAND LOTS 60 & 69 OF THE 5th DISTRICT, FAYETTE COUNTY, GEORGIA

TAX PARCEL IDs: 0510 021, 0510 039, 0510 061, 0510 062

OLD SENOIA ROAD / SR 85 S, FAYETTEVILLE, FAYETTE COUNTY, GA 30215



Tarrieca P. White. County Clerk

Change Smith, County Clark

IT THOSE OR PARCEL OF LAND EVENS AND BEING IN LAND LOT 40 OF THE STI-OP FAVETTE COUNTY, GEORGIA, AND BEING MURE PARTICULARLY DENIMIES.

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NOW, THEREFORE, be it readined that the decision of the Hoyette County Hoster issiences on April 23, 2010 was that the request to rezone the subject property to

FAYETTE COUNTY BOARD OF COMMISC

WHEREAS, said request was to rezone 19.5 acros from A.R to R-50 to develop a Subdivision consisting of fifteen (15) lots; located in Land Lot (s) 60 of the 5th Detrict on Old Sonita Read; and

WHEREAS, taid request was to recover 23 421 series from A-R to 0-50, to develop a newtornal subdivision with one (1) constitut in Land Leath) 58, CO and the FT Datrial and freeling on Sites Reads 05 County, and WHEREAS, Harmin S. Hassilino and Sarong S. Bagg. Co. F. Gualdina A. Sinchosen H. Intut, and Hugh G. Sinchosen B. Bacadae of the G. Sinchosen B. Gasadae of the G. Sinchosen B. Guardae of the G. Sinchosen B. Guardae G. Guardae B. Guardae G. Gua

NOW, THEREFORE, be if resolved that the decision of the Fayette Count immissioners on May 27, 2001 was that the requisit to recover the entirety pro-

WHEREAS, the Fayotte County Board of ad acid request;





ETTE COUNTY PLANNING COMMITISTON has board the compys, Bovic Kyle, Buerle & Modin, LLC, Steven Jenez, Ag-e Purpose of Solming a Verlause from Section 104-207. In Property of Solming a Verlause from Section 104-207. In Property of Solming of Verlage of Solming Polymering Commit-ol 2.2 of an acre and that the Fayette County Planning Commit-



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2 OF 3 3 OF 3

CUVER SHEE! FINAL PLAT SOILS



nvironmental Health Specialist / designee Sproved by Tayette County Environmental Health Department

5/09/55

5/29/25

6/10/15

NOMBERS CERTIFICATE:
I ROCKING CONFINENTIAL PROCESS AND ACCEPTION OF CONFINENTIAL PROCESS, ALL ROCKING THE STREETS, ALL ROCKING THE STREETS, ALL ROCKING THE STREETS, ALL ROCKING THE ACCEPTION OF THE STREETS AND ACCEPTIO

Michael J. Scanlon
Michael J. Scanlon
GA Professional Engineer 24901

-- r-armiton - Applied Environmental Sciences, Inc.) Wells St, Suite 2C #45, Senola, GA 30276 262-4020 o, 670-262-4024 f, 770-312-5511 c Lsollmapping.com <u>Upon ABINS OF INSERTION.</u>

LEFE A. Hamilton, of Applied Environmental Sciences, Inc. do hereby certify that I have held inspected the property forman as Plan Gundens on 2(2)(202) and determined that the property forman as Plan Gundens on 2(2)(202) and determined that the property contains jurisdictional weighness as defined by the U.S. Army Corps of Engineers.

6/6/25 Date

SUMPCIORS CREMINGLITE:
Linearly credit that this look is ture and correct and was propered from an actual survey of
the property by the or under my supervision; that all monuments and infrastructure shows
the way in this prior or are marked as "factors"; and their foreign, cas, type and notated as
factors of shows.

20. FAYETTE COUNTY DOES NOT ACCEPT THE CONNETSHE MAINTENANCE OR RESPONSEBLITY FOR BAY DEALWAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED ON THIS PLAT.

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MAJOR FINAL PLAT

788D

EVA GARDENS LCCATED IN LAND LOTS 60 & 69 OF THE 5th DISTRICT FAYETTE COUNTY, GEORGIA

MAJCR FINAL PLAT OF

THE PRELIMINARY PLAT WAS REVIEWED AND APPROVED BY THE FAVETTE COUNTY PLANNING COMMISSION ON 10/21/2021, REVISED 3/14/2025 AND APPROVED 4/3/2025. SEWAGE DISPOSAL PROVIDED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS. THIS SITE LIES WITHIN THE WHITEWATER CREEK WATERSHED

THIS SITE IS NOT IN A GROUNDWATER RECHARGE AREA.

A SEE DAIN.

WESTER THE WOOD GETT CHANGE COUNTY OF THE CHANGE COUNTY OF

BOUNDARY INFORMATION FROM BOUKDARY SURVEY BY SCANLON ENGINEERING STRYICES, INC., DATED 11/2/2020 & 03/20/2021. TOPOGRAPHIC INFORMATION FROM FAVETTE COUNTY C.I.S.

SOCIEDER LAND SURVEYOR:

SOCIEDER SURVEYOR:

ZZI E. BAINS STREET, GAIFFIN, GA 2022

CONTACT: NICHAEL J. SCAMLON, P.E. (BIGINEER OF RECORD)

CONTACT: MICHAEL J. SCAMLON, P.E. (BIGINEER OF RECORD)

PHONE: 678-967-2051

SCANLON ENGINEERING SERVICES, INC.
21 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2021. www.scarlonerg.com
« LSF 100899 *

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THERE ARE EXISTING STRUCTURES AND/OR FEATURES ON THIS SITE.

REZONING RESOLUTION #1282-19, #1304-214, #1304-216, AND #1347-24 CONDITION GCC ENIIDIT "A" LETTER THIS PAGE.

THERE ARE EXISTING EASEMENTS ON THIS PROPERTY.

PER FIRM WHIEL MAY NUMBER 3113/0112E, DATED SEPT JS, JUSS, THIS SITE DUES NOT LIE IN A FLOOD HOZARO AREA, HOWERER, A PORTION OF THE SITE LIES WITHIN THE AVEIT IN COUNTY PUTUDE 11.00 MM PLOOD FOAUN PER THE JUSS HOZAUS SILVEY BY DEWBERRY AND IS SHOWN PER FAYETTE COUNTY GIS.

THERE ARE EXISTING STATE WATERS ON THIS SITE AND ADJACENT PROPERTY.

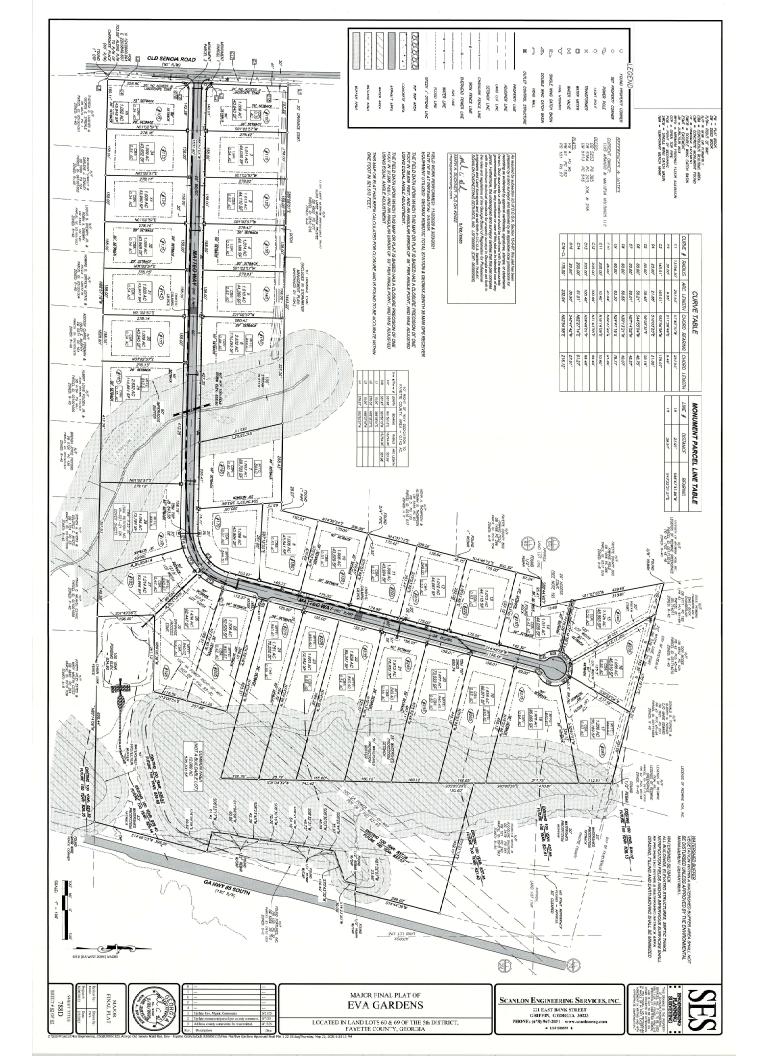
THERE ARE WETLANDS ON THIS SITE PER APPLIED ENVIRONMENTAL SCIENCES, INC. NEWNAN, GA. DATED 10/19/2020.

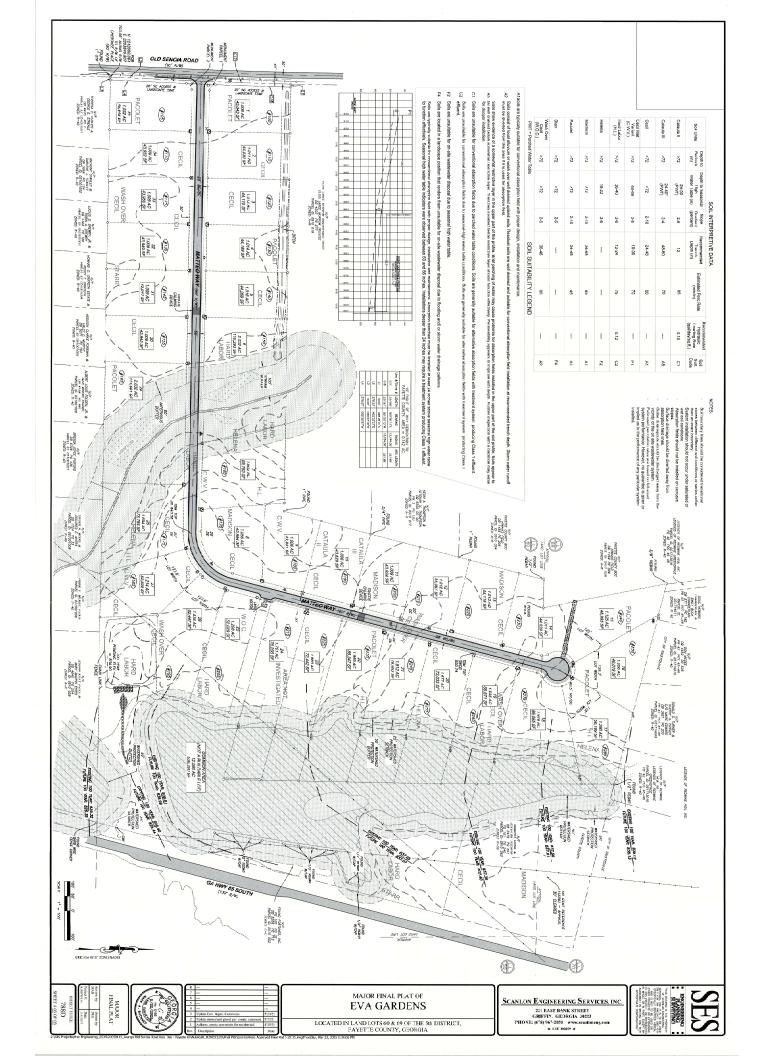
IMENTAL SCIENCES, INC., NEWNAN, GA.

SES ENGINEERING PLANNING SURVEYING

L. OWNER / DEVELOPER:
MR. LUIS ARANGO
149 N. 85 PADEWAY, SUITE B
FAVETTEVILLE, GA 30014
PHONE: (404) 323-7397
FMAIL: his/gerengoinsubdion.co

ENERAL NOTES





his Box reserved for the Clerk of the Superio OTP=Open Top Pipe
RBS=Rebar Found
RBS=Rebar
RBS=RBS
RBS-RBS
RB

GENERAL NOTES:

 Owner/Developer:
Eden Development
305 Trillth Pkwy Suite 300
Apytteville, CA 30214
Phone (91))565-9818
developeden@gmail.com Pyon. P.O. Box 15 Pyone, CA 30290 770-560-3910 770-823-9377 four_corners@bellsouth.net

sure Data
Field Closure = 1'IN 10,000+
Angle Point Error = < 20'
Angle Point Error = C0'
Equipment Used=Topcon 3005W, Sok
Adjustment Method = Compass Rule
Plat Closure = 1' IN 100,000+ Sokkia SX, & Carlson

Site Development Data:
Location: Land Lot 53 of the 7th District, Fayette County, 4
Site Data = 2 Lot
Total area of project = 7.372 Acres 321,136 Sq. Ft.

Parcel ID: #071101045

Immum Dimensional Zoning Requirements:

Rezoning destiled, Muniese, F.C+7.23

Reinmum for with as front setback line = 175' (Arterial) - 175' (Collector) - Minimum for area of house = 1,500 Sq. R.

Minimum for area = (2 Acres | 8),720 Sq. R.

Front yard = 75' (Arterial) - 75' (Collector) - 50' (Local)

Residential the Sq. Reinsidential Sq. Reinsidentia - 150' (Local)

All deed book references shown hereon are recorded in the Clerk of Superior Court's office of Fayette County, Georgia.

Capped %" re-bar to be set at all lot corners unless otherwise noted.

In my opinion a portion of this property appears to lie within a Special Flood Hazard Area, according to the 2013 Fayette County Flood Study & FEMA Flood Insurance Rate Map for Fayette County unincorporated areas dated September 26, 2008 Map #13113C0081E.

This property is located in a groundwater recharge area.

There are state waters on this property.

In my opinion there are jurisdictional welfands on this property as per The U.S. Firsh 8 Walldie Service National Welfands Inventory Wetlands Mapper.
All jurisdictional wetlands are under the jurisdiction of the U.S. Army Copy of Espiners with which the state of describe Department of Natural Resources
Froperty women; may be subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
(CLASS/PCCITION - RESULT - Restawaters' mergrer wetward)

There is recorded easements found associated with the property for Sandy Lake Circle (PB. 9 Pg. 187-188). This survey as performed without the benefit of a current and accurate title search, therefore any covenants, easements, and restrictions of record are to be incorporated with this plat.

. Sewer service is provided by individual septic systems on each lot.

Lot water service is provided by individual Well.

There are existing structures, buildings, or improvements on the property to remain

Fayette county does not accept the ownership maintenance or responsibility for any drainage easement or overall drainage plan or the lack of one indicated by this plat.

only if print has

 Each residential building lot has a minimum contiguous area of 0.3 Acres that is free and and setbacks, jurisdictional wetlands, and easements of any kind. 20. No new streets or roads are created or no new utility improvements are required or no new

There was nothing on adjoiners property located because permission was not given or obtained. Surveyors. Georgia DOES NOT have a Right of Entry Law for

 This survey basis for directions shown hereon are Grid North as defined by NAD 83 and NAVD 88, Georgia West Zone and methods utilizing eGPS Solutions VRS Network determined through RTK-GPS

24. This survey does not constitute a title search by surveyor. The property is subject to all information zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other docume

25. Four Corners Surveying, LLC has made no investigation as to the existence or non-educative house, underground utilities should be identified and located. Fracusted by the discovery of or disturbance of underground utilities and/or structures. n-existence of underground utilities and/or structures. Before any land Four Corners Surveying, LLC assumes no liability for loss or damages

vronmental Health will allow the division of the property with the understanding and note that if a well and septic system can not be proposed for with all the required sethacks, then public water must to be extended to the lot prior to any development based on FCWS.

Minor Final Plat of

260 Sandy Lake Circle

(Parent Tract Recorded in Plat Book 10 Pages 116) Land Lot 53 of the 7th District Fayette County, Georgia



Vicinity Map (NOT TO SCALE)

LEVEL III SOIL SURVEY

I, Etic A. Hamilton do hereby certify that the Level III Soil Survey information provided on this plat was performed by AES in accordance with the procedures specified in the Georgia Oppdriment of Human Resources' current Manual for On-Site Serveys Managorificht Systems.

Georgia DHR Soil Classifier,

Registration Number/License Numbers Applied Environmental Sciences 90F Glenda Trace #327 Newnan, Georgia 30265 (678) 262-4020

Owner's Certificate:

Approyed by Fayette County Fire Marshal

Approved by Fayette County Zoning Administr.

Secretary

9 2025

Duro M Sun

Approved by Fayette County Planning Commission

I/we, the undersigned, certify that authorize the submittal of this Ein of the subject property, I/we hereby my/our property.

Registered Agent

5/18/15 Date

(If properly dedication is required provide the following statements on the face of the pair, who the undersigned owner(s) and/or mortgages(s) of the Subdivision, hereby offer to dedicate and/or reserve for public use the rights-of-way, easements and other ground shown on

5/28/25

Registers kgant

All property contained within the right-of-way of all new streets and all existing streets addicant to the subdivision as included hereon, are hereby deceded for Fayette County, a political subdivision of the State of Georgia, at no costs to Fayette County upon recordation of said Minor Final Plat with the Fayette County, Clerk of Suprior Count.

The term "Certification" as used in Rule "180-6-0.912) and (3)" and relating the professional engineering or land surveying services, as defined no C.G.A. 43-15(d) and (11.) and the man a special statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

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

Eden Development

surveyor's Certificate:

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments and infrastructure shown ineron actually east or are marked as "future"; and their location, size, type and material are correctly shown.

required by subsection (d) of O.C.G.A. Section 15-6-67, this plet has been prepared a land surveyor and approved by all politicable local jurisdictions for recording as indered by approval certificates, signatures, stamps, or statements hereon. Such provise or affirmations should be confirmed with the appropriate governmental dies by any purchaser or user of this plat as to intended use of any parcel. interiorist, the undersigned land surveyor certifies that this plat compleis with e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standards for property surveys in Georgia as set forth in e minimum technical standar



Drawn By: JCB
Reviewed Bv: RTG
Date: 12/19/2023
F.W.P.D.: 09/06/23
Scale: 1" = 80'
Sheet: 2 of 2

Job #: 23-183

12/19/2023 Date

260 Sandy Lake Circle

Parcel No. 071101045 Land Lot 53 of the 7th Land District Fayette County, Georgia





FOUR CORNERS SURVEYING P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377 FOUR_CORNERS@BELLSOUTH.NET 4CORNERSSURVEYING@GMAIL.COM

5/28/25 Date

Approved by Fayette County Env

ntal Management Department

ntal Management Director

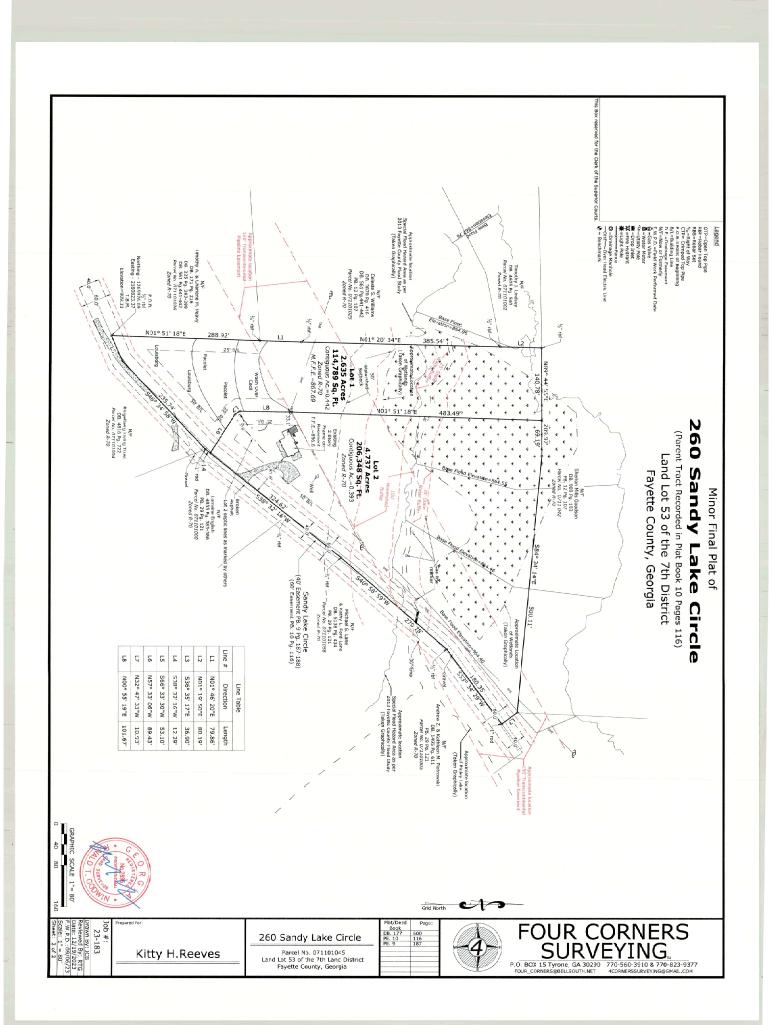
Approved by Fayette County Engineer

Slaglas

Environmental Health Specialist

Approved by Fayette County Environm

ental Health Department



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BERNHARD FARMS FINAL PLAT FOR:

XISTING WATER MAIN, TAPS SE AND ALL APPLICABLE DE ODSERVED BY WATER

Approved: Chris Stanley, Fayette Co

DATE 6/13/25 DOOKS BANGETHAL HEALTH SECONDST

FAYETTE COUNTY APPROVAL

CHARLE SE PRINCE MENTE MENTE MENTE

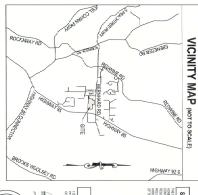
Moore Bass Consulting, Inc.

JE 7/2/25

BUNGAMBUAL MANG

05/27/2025 8:40:36

LAND LOT 223 OF THE 4TH DISTRICT **FAYETTE COUNTY, GEORGIA**



STORMWATER MANAGEMENT INSPECTION & MAINTENANCE

min (16/2018

SIGNED SHE THE THE

DATE 6/10/25 SOMED P. Mallo

1350 Keys Ferry Court McDonough, GA 30253 770.914.9394 ALLAHASSEE • ATLANTA

DICKED

WIL, HE URLEMSVINELLOWNERS'S ANDICK KROFTGAGEES) OF THE BERNHARD FARMS SIRDINISTIN HERER OFFER TO DEDICATE ANDIOR RESERVE FOR FUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER OR SHOWN ON HIS P.A.1.

OWNER'S CERTIFICATE



LERIC HAMILTON OF APPLED ENVIRONMENTAL SCIENCES, INC., (AES) DO MEREBY GERTIFY THAT I HAVE FREUN NOVECTED THE PROPERTY KNOWN AS BEISHARD FARIAS QUIDDINGON ON 1875/2021 AND DETERMINED THAT THE PROPERTY CONTAINS "URISDICTIONAL NETLANDS AS DEFINED BY THE US. ARMY CYRD OF BRIMENERS.

WETLAND CERTIFICATE

FREECOM LAND HOLDINGS, LLC 140 VILLAGE CIRCLE SENOIA, GEORGIA 30276



BIGNATURE OF WETLAND DELINEATOR

DATE:

NY ADDRESS: 90-F GLENDA TRACE #197, NEWNAN, GEORGIA 30285 NUMBER: (578)-262-4020

HYEY, AND THAT HE O'H SHE IS AWAYE: AND ACKNOWLEDGES THE CHANGES SHOWN ON

OWNER'S ACKNOWLEDGEMENT

Jone I Ship

ENGINEER'S CERTIFICATE







SHEET INDEX

1 OF 3 2 OF 3 3 OF 3

COVER SHEET FINAL PLAT LEVEL III SOILS

OWNER INFORMATION

SURVEYOR INFORMATION

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

MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT,
MCDONOUGH, GEORGIA 30253
CONTACT: ROB DEBIEN, RLS rdebian@moorebass.com (770) 914-9394

ENVIRONMENTAL INFO

ENGINEER INFORMATION

APPLIED ENVIRONMENTAL SCIENCES, INC. 90-F GLENDA TRACE #327 NEWNAN, GEORGIA 30285 (770) 328.6108 - DIRECT (678) 262.4024 - FAX WWW.AESCIENCES.NET

ALEX M. MCCART
MODRE BASS CONSULTING, INC.
1360 KEYS FERRY COUR!
McDONOUGH, GA 30263
(770) 914-9394
ddolancy@moorobass.com

FLOOD / WETLAND NOTES

- BASED ON A DELINEATION DONE BY APPLIED ENVIRONMENTAL SCIENCES, THERE ARE LIVE STREAMS AND WETLANDS ON OR WITHIN 200 FEET OF THE PROPERTY BOUNDANIES.

ALLA MULLIA HONDER NO. DASON

5/22/25 DATE

REVISIONS

1 REVISED FER COUNTY COMMENTS: 12-4-2024

2 REVISED FER COUNTY COMMENTS: 1-20-2028

FAYETTE COUNTY SURVEYOR'S CERTIFICATE

E PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALI OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, YIAT COMFORMS TO ALL REQUIREMENTS OF GEORGIA PLAT ACT. D WAS PREPARED FROM AN ACTUAL SURVEY ALL MONUMENTS SHOWN HEREON ACTUALL PE, AND MATERIAL ARE CORRECTLY SHOWN

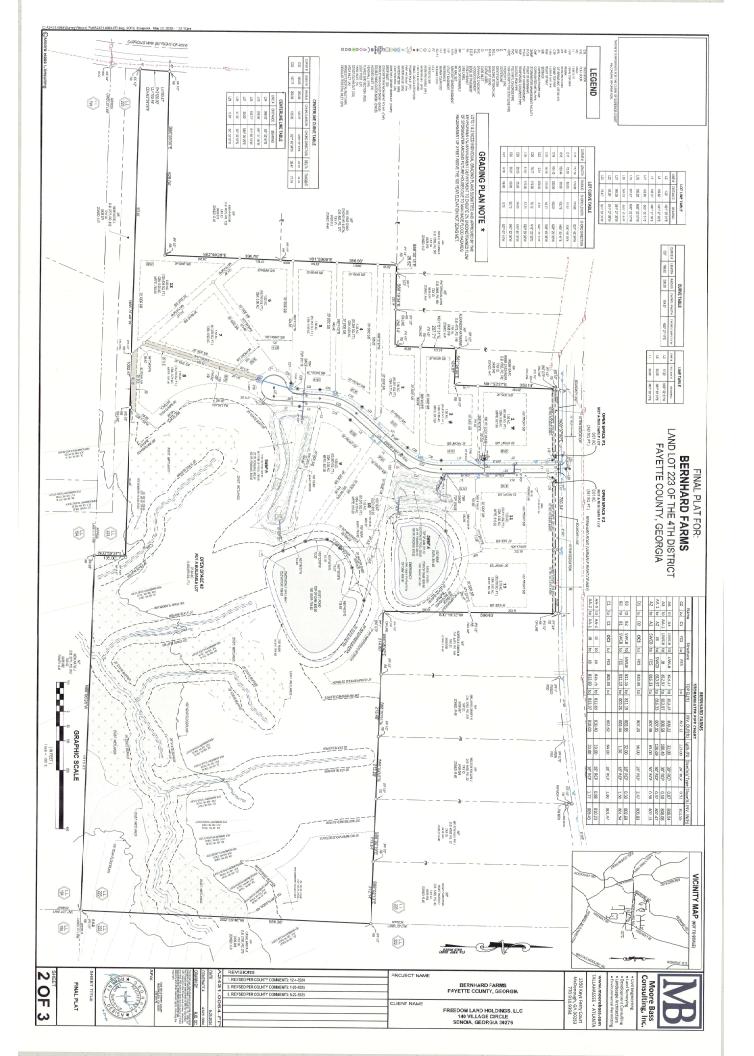


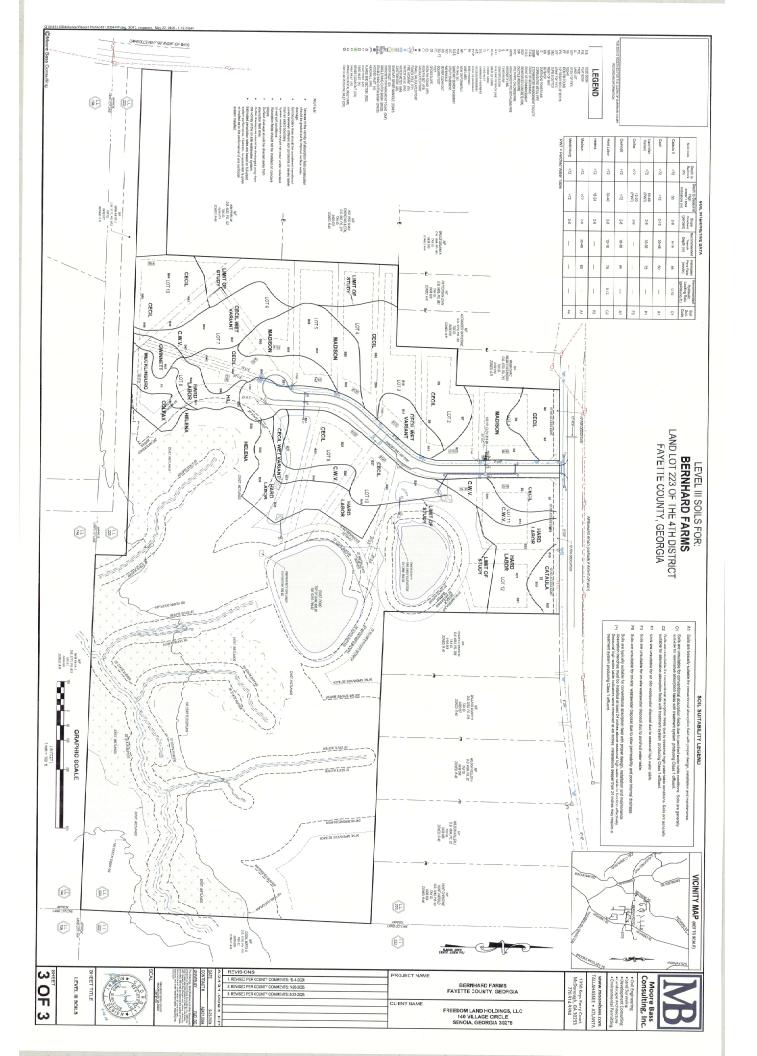
GEORGIA SURVEYOR'S CERTIFICATE



FINAL PLAT

OF 3

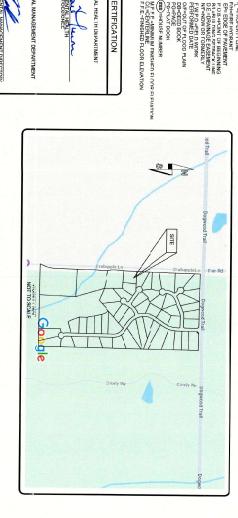




OF THE SUPERIOR COURT.

BE-REDAY FOUND
BES-REDAY FOUND
BES-REDAY FOUND
IN-LOCKING THE
LL-LAND LOT
LL-LAND LOT
LL-LAND LOT
LL-LAND LOT
LL-LAND LOT INE
L-PORT LOR
ENGINEE
FA-REDGED FAVEMENT
FOUND JEFELD WORK
FERFONKED DATE
NI-MOW OR FONGERY
F MW DD JEFELD WORK
FERFONKED DATE
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THE MANOR AT STONECREST PRESERVE MAJOR FINAL PLAT OF



APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

DATE 7/8/25

SIGNED

EQUIPONMENTAL MANAGEMENT DIRECTOR

DESIGNEE

APPROVED BY FAYETTE COUNTY ENGINEER SIGNED P. Mallor DESIGNEE

DATE 7/8/25

SIGNED SECRETARY/ DESIGNEE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

SIGNED PURPOSE M SIGNED ZONING ADMINISTRATORY DESIGNED

DATE 7/3/25

DATE \$ 3/26

WETLANDS DELINEATION

PRESERVE ON AUGUST 27, 2002 AND UNET HANT HAVE FIELD PRESERVE ON AUGUST 27, 2002 AND DETERMINED HAY THE ROPCHTY CONTAIN AUGUSTA OF STORES OF STORE OF STORE

NATURE OF WEILAND DELINEATOR
ISTRATION NO. 150
LIED REVIEWOR—

*LIED ENVIRONMENTAL SCIENCES, INC. GLENDA TRACE SHITE 327 WNAN, GA 30265 (678)-262-4020

ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, SHALL BE BEDIVATED AND CONNETED AT NO COST TO FAVETTE COUNTY. A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, UPON RECORDATION OF SUB PRIOR EVAIL PLAT WITH THE FAVETTE COUNTY CLERKY OF SUBPERIOR COURT RESERVE SUBDIVISION, HEREBY VO.

NDOR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY,

ASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT. ALL

PROPERTY CONTAINED WITHIN THE REQUIRED RIGHT-OF-WAY OF

OWNER'S CERTIFICATION



7-1-25 DATE

, THE UNDERSIGNED, CERTIFY THAT AS THE OWNER OF THE SUBLICT PROPERTY, I HEREBY AUTHORIZE THE SUBMITTAL OF THIS FINAL PLAT FOR THE SUBDIVISION OF THE PROPERTY.

7-1-25 DATE

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (a) OF CO.GA. SECTION 15-6-37. THE REGISTERED I AND SURVEYOR METERS OF CONTINUES THAT THIS MAY. PLAT, I AVEL AND HAS BEEN APPROVED FOR FILLING IN WRITING BY AND ALL APILICABLE, MUNICIPAL, COUNTY, OR MUNICIPAL, COUNTY, AND AND ALL APILICABLE, MUNICIPAL, COUNTY, OR AND AND ALL APILICABLE, MUNICIPAL, CONTROL OF CONTR

FINAL SURVEYOR'S CERTIFICATE

IT IS HEBBLY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED
FROM AN ACTUAL SHIPTON OF THE FROM THE OWN USE THE OWN USE THAT ALL MONUMENTS SHOWN HEREON NOTHALLY DUST THE ARE
MARKED AS "FILINE THAT THAT IS CAPTON SIZE IT THE AND IMITERUAL ARE
CORRECTLY SHOWN THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SECURIAN
PLAT ACT OG CAP SECON 15-647).

DATE 02/12/25 RY: SWINSON A GASKINS, St. GEORGIA REGISTERED LAND SURVEYOR NO.1620

STORMWATER NOTE

CONSUME LAWE. THE TWIN IO MALE DE WITHIN A MINIMUM ZEAVICE PERMANENT ACCESS. SEASHENT ITALIS PROVIDED FOR PUBLIC USE SAD FORT WIDE ASPHALT MULTI-USE FATH AND ZWINDE PERMANENT ACCESS.

OSENHEM SHALLE INDICATED ON THE MAJOR FILM, PLAT (THIS CONDITION WILL BE VERRIFIED BY THE ENGINEERINGPUBLIC WORKS DEPARTMENT.) 4) THAT THE DEVELOPER SHALL PROVIDE A 10-FT WIDE ASPHALT MULTHUSE PATH CONNECTING AN INTERNAL STREET OF THE SUBDIVISION TO CRABAPPLE LANC. THE PATH OF IALL DE WITH IIIN A MINIMUM 20-WIDE

SAID PERMANENT EASEMENT RECORDED WITH THE FAYETTE COUNTY CLERK OF COURTS, (THIS CONDITION WILL BE VERIFIED BY THE ENVIRONMENTAL MANACEMENT DEPARTMENT) S) THAT A REBANMENT ESSENSIT BE DEDICATED AT NO COST TO FAVETTE COUNTY POR THE CONSTRUCTION OF AN APPROVED 2017 SPLOSET PROJECT. THE LOCATION SHALL BE CAUGASEN TO THE THAT TAKEN CONTROL WE CAUGASEN TO SHE THAT SHALL BE CONTROL WE CAUGASEN TO SHE THAT SHALL BE ADMINISTRATIVE DIVIDED AND THE CAUGASEN TO SHALL BE AD FOOT MIDE (MEST TO CAST) AND THE CAUGASEN CONTROL THE AND SHALL BE AD FOOT MIDE (MEST TO CAST) AND THE CAUGASEN CONTROL TO SOUTH, AND ENTITED AND THE STATE AND THE CAUGASEN CONTROL TO SOUTH, AND ENTITED AND THE STATE AND THE CAUGASEN CAUGASEN CONTROL TO SOUTH, AND ENTITED AND THE STATE AND THE CAUGASEN CAUGASEN CONTROL TO SOUTH, AND ENTITED AND THE STATE AND THE CAUGASEN CAUGASE

SI THAT THE BUFFER AND SETBACK ALONG THE CREEK REMAIN AS SHOWN BY THE CAME TO AN APPROVISED AS A 70.0 FOOT BUFFER, AND A 60-FOOT BUFFER, AND A 60-FOOT BUFFER AND A 60-FOOT BUFFER AND CAME OF THIS CONSISTENT WITH THE CONTROL AND ADDRESS AND CAME OF THE CONTROL AND CAME AS A FOOT BUFFER WITH A 56-FOOT SETBACK SAID BUFFER AND CAME OF THE CONTROL AND CAME OF THE CAME OF THE CONTROL AND CAME OF THE CAME

Book ____, page ____, Failure to satisfy the in equirements of the above-referenced agree action by the County, including but not limite property owners and/or Homeowners Associated.

GENERAL NOTES(continued)

3) THAT WITH THE EXCEPTION OF THE THREE (3) EXISTING DRIVEWAYS ON GRABAPPLE LAKE, NO NEW DRIVEWAY CUTS SHALL BE ALLOWED ON CRABAPPLE LAKE, (THIS CONDITION WILL BE ENFORCED BY ENGINEERINGPUBLIC WORKS DEPARTMENT.)

ALLEGIANCE DEVELOPMENT GROUP, LLC PO BOX 3852 PEACHTREE CITY, GA 3UZD9 678-576-9579

GENERAL NOTES

2. SURVEYOR:
2. SURVEYOR:
2. A CASKINS & ASSOCIATES, LLC.
981 Campground Road
Griffin, GA 30223
679 679 aged
rdgaskins79@gmail.com

3. ENGINEER:
HOVEY & ASSOCIATES, INC
770-460-2200
dghovey@bellsouth.net

4. SITE DEVELOPMENT DATA:

TOTAL NUMBER OF LOTS: 52

101ALLU1 AKEA: 66.703 ACKES(2,905,583 SQ, FT.) TOTAL RW AREA: 7.059 ACRES(307,490 SQ, FT.) TOTAL STORMWATER MANAGEMENT AREA: 15.662 ACRES(682,236 SQ, FT.)

MANAMA DIMENSIONAL ZONNO GEOLIREMENTS.
ZONNO DISTRICT = 8.06E 43,500 SQ. FT.
MINNUMU LOT AREA: 1,00E 43,500 SQ. FT.
MINNUMU LOT WELL AND TROPH GETWORK = 20
MINNUMU LOT WELL SQUE AREA: 2,100 SQ. FT.
FRONT YARD SETBACK: 90 (LOCAL)
TO COLLECTION
SIDE YARD SETBACK: 200 MINNUMU REPRENDICE.

SIDE YARD SETBACK = 20' REAR YARD SETBACK = 30'

S, SEWER PROVIDED BY AN ON-SITE SEWASE DISPOSAL SYSTEMS

6. WATER PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM.

(* FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY DOES ANY DRAINAGE ENSEMBAT OR OVERVALL DIAMMAGE IN THE LACK OF ONE INDICATED ON THIS PLAT.

THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTION SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

9. A PORTION OF THIS PROPERTY LIES WITHIN A GROUNDWATER RECHARGE AREA.

10. 12" REINFORCING RODS SHALL BE SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

I.1 ACCORDING TO FEM ILOCOL INSURANCE: WATE MAP NUMBERS 131150079E.

DATED SEPTEMBER 78, 2008, A POCTION OF THIS PROPERTY LES WITHIN A

SPECIAL FLOOD HAZARD AREA/ZONE A), THE 2013 DEWEERRY LUMITED FLOOD

STUDY IS 11+E MUST CURRENT DATA AND IS UTILIZED FOR 100 YEAR FLOOD

LIMITS.

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

THERE ARE NO VISIBLE CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

14. THERE ARE STATE WATERS ON THIS PROPERTY.

IL FER THE WATCHAL WETLANGS INVENTION? IT HE SITE DUES COMMAN

JURBODCTONAL METLANGS ANY JURBODCTONAL METLANDS ON IT SETTE ARE
UNDER THE JURSDOTTON OF THE US ARMY CORPS OF ENGANCERS PROPERTY

LYMPHON MAY BE SUBLEMED TO PHONE THE MAN AFOR DISTURBANCE TO THESE

JURBODCTONAL METLAND AREAS WHATHOUT PROPER MATHORDOTTON.

THERE ARE RECORDED EASEMENTS FOUND FOR THIS PROPERTY.

17. FOR LOTS 51 AND 52 THERE SHALL BE NO ADDITIONAL DEVELOPMENT WITHIN THE WATERSHED PROTECTION BUFFER OR THE WATERSHED PROTECTION EUFFER OR THE WATERSHED PROTECTION

THE PRELIMINARY PLAT WAS APPROVED BY THE PLANNING COMMISSION ON JULY 6, 2023.

19. REZONING INFORMATION RESOLUTION NO. 1286-20A(1210/2020), 1286-20B(12/10/2020), PERSOLUTION 1988-20IN(1910/2020), 1988-20E(1910/2020) & 1286-20F(1210/2020)

I) THAT THE 7988 ACRE A.R CELL TOMER TRACT BE PLATTED AS A MINOR FINAL PLAT IN CONJUNCTION WITH THE MAJOR FINAL PLAT OF THE PROPOSED SUBDIVISION.

2) THAT NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS ONTO DOGWOOD TRAIL (I'HIS CUMUNI DN WILL BE ENFURCEU BY THEENGINEERING/PUBLIC WORKS DEPARTMENT)

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Sec. 18		3S)
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surveyors planners development consultants
P.O. BOX 303 BROOKS, CA 30205
678-571-3054
rdgaskins79@gmail.com

S.A. GASKINS & ASSOCIATES, LLC

STORM DRAIN AS BUILT & LINE CURVE TAB	cn
FINAL PLAT	4
FINAL PLAT	3
FINAL PLAT	2
COVER	_
DESCRIPTION	SHEET No.
SHEET INDEX	

Job No. 20-088

F.W.P.D.: 01/29/25

Revisions Date
County comments 05/12/25
County comments 06/02/25

PAGE 1 OF 5

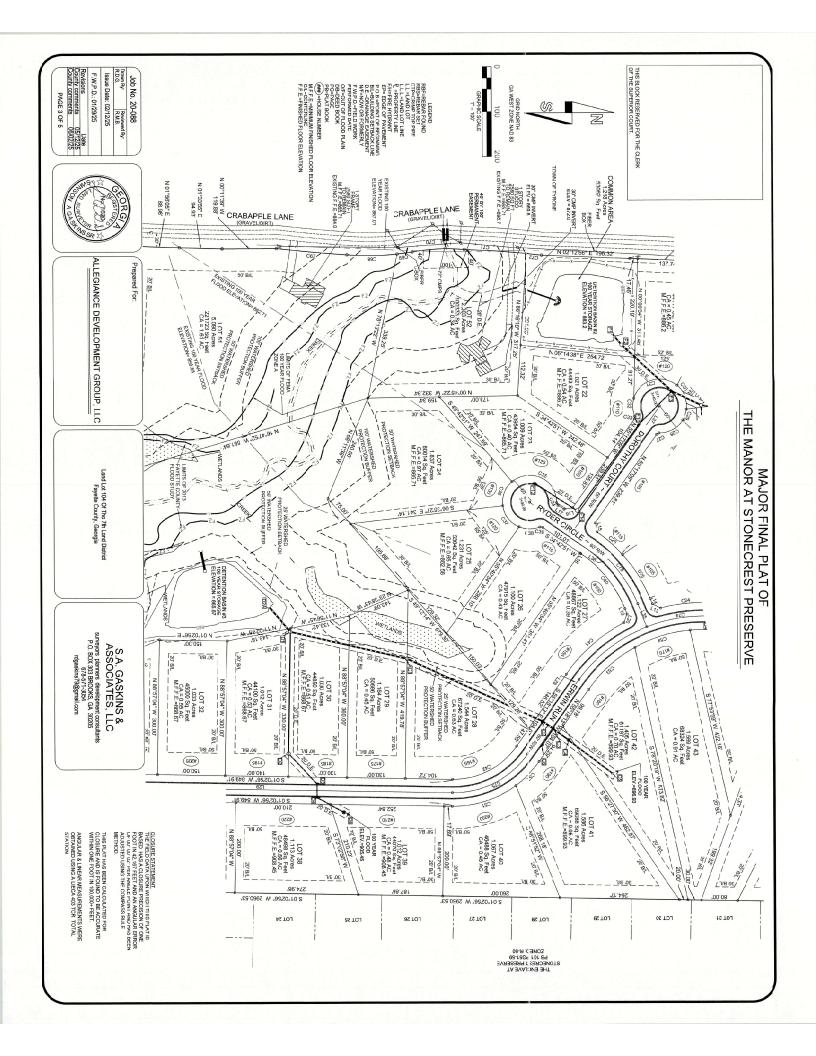
Issue Date: 02/12/25 Reviewed By: R.M.B.

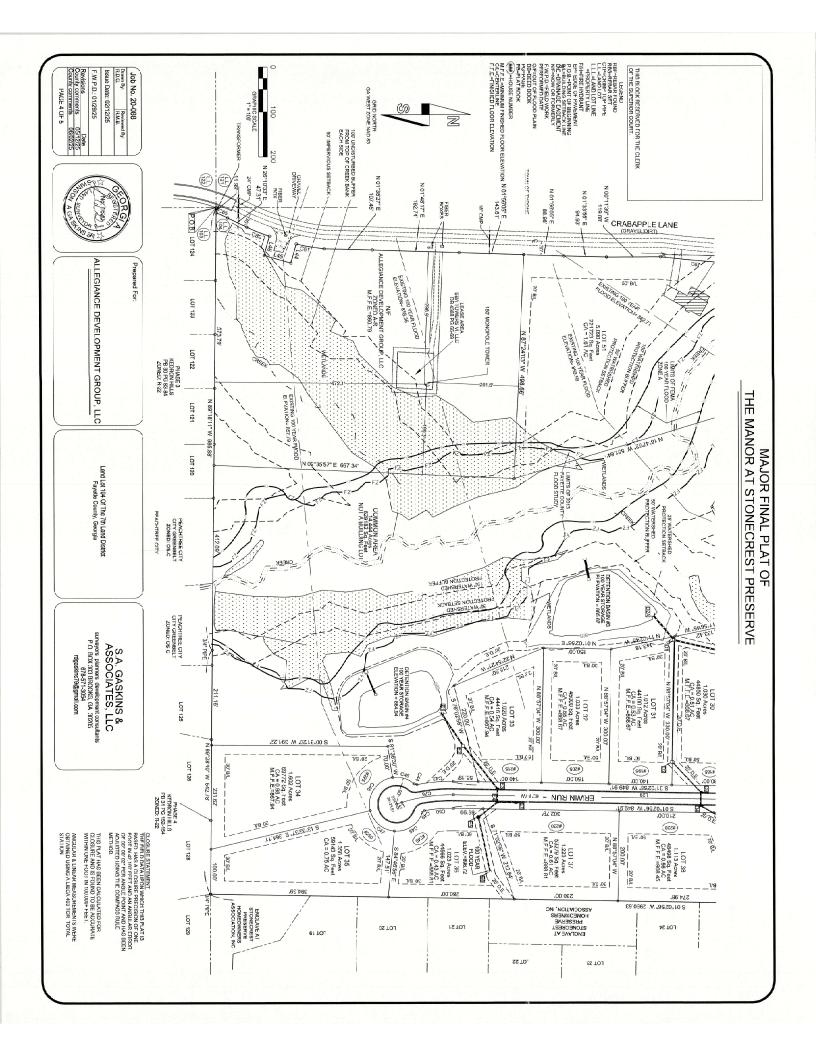
Prepared For:

ALLEGIANCE DEVELOPMENT GROUP, LLC

Land Lot 104 Of The 7th Land District Fayette County, Georgia







THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

B4 ~ CATCH BASIN B2 ~ JUNCTION BOX

926.92

921.28 912.16

919.15 921.44

30

18" RCP 18" BCMP

18" RCMP

911.15 935.1 934.55

917.25

43~ CATCH BASIN 42 ~ CATCH BASIN STORM STRUCTURE

941.25 941.20

934.75

18" RCP

18" BCMP

TOP ELEVATION | INVERT IN | INVERT OUT | LENGTH OF | 930.05

AND TYPE

STORM DRAIN AS-BUILT

~ HEAD WALL

46	145	L44	L43	L42	L41	L40	L39	L38	L37	136	L35	[34	L33	L32	L31	L30	L29	L28	L27	L26	L25	24	123	122	121	120	119	18	117	116	5	144	[3	[1]	L10	19	6	1.7	16	1.5	4	L3	[2		E
5			S 69°31'09" W				°28'51"	°31'09"	°17'09"	°42'51"			"28'51"	~31′09"	7"("51'15"	ő	°17'09"	S 35°52'00" W		N 01°02'09" E	N 88°57'51" W	S 46°02'56" W	S 89°19'52" E	02'56"	ယိ	°27'00"	S 34°42'51" W	S 34°42'51" W	S 10°15'56" E	3 79°49'53" W	NUNTE	S 26°33'10" W	°02'09"	57'04	28'51	S 00°28'51" E		S 06°29'21" E	S 41°48'53" E	N 41°48'53" W	.59'15"	8	뭐	BEARING
44 17	62.00	44.12"	38.99'	42.56	21.00'	38,00"		58.03'	340.00'	158.95	55.40"	150.00	72.00"	245.82	224.70'	12.84"	849.91	200.67	190.89'	450.65'	7.07	7.07	46 10'	14.24'	35.97'	20.68'	12.61'	2.08"	16.07'	20.28'	20.23	1261	20.68"	45.23'	20.30"	15.14"		9.51'	11.08'	50.64"	50.78	21.91"	20.27"	34.75	IDISTANCE

	Ē
F5 ~ CATCH BA	RYDER CIRCLE - 390.99 L.F.
	BUTCH COURT - 150 L.F.
F4 ~ JUNCTION	FOSTER I ANE ~ 899.59 L.F.
	ERWIN RUN ~ 2825.51 L.F.
F3 ~ CATCH B	STREET DATA
F2 ~ JUNGTION	
F1 ~ HEAD WA	L46 S 73*54'50" E 44.17'
	L45 N 16"05"10" E 62.00"
	L44 N 73°64'50" W 44.12"
E7 CATCH B.	L43 S 69°31′09" W 38.99'
8 / 8 /	٤
E4 ~ CATCH B	S 20°28'51" E
	S 60°31'09" W
	N 20°28'51" W
E6 · HEAD W/	S 69°31'09" W
	N 55°17'09" W
E5 - DROP INL	E 34°42'51" W
	S 68°27'00" W
E4 - CATCH B	N 41°48'53" W
	L33 S 00"28'51" E 72.00"
E3 - CATCH B	L32 S 69"31'09" W 245.82"
	L31 N 88°57'04" W 224.70"

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E12 ~ CATCH RASIN	F11 ~ JUNCTION BOX	F10 ~ CATCH BASIN	TO TO CALCIT BASIN	E3 ~ CATCH BASIN	F9 ~ HEAD WALL	F4 - JUNCTION BOX		F8 ~ CATCH BASIN	F/~ CALCH BASIN	O COTON DAGGE	F6 ~ CATCH BASIN	F6~CATCH BASIN	F4 ~ JUNCTION BOX	F3 ~ CATCH BASIN	F2 ~ JUNCTION BOX	F1 ~ HEAD WALL	E7 CATCH BASIN	E4 ~ CATCH BASIN	E6 - HEAD WALL	E5 - DROP INLET	CT ON OHOU	E4 - CATCH BASIN	E3 CATCH BASIN	E2 - JUNCTION BOX	E1 - HEAD WALL	D5 ~ DROP INLET	D4 ~ CATCH BASIN	D3 ~ CATCH BASIN	D2 - JUNCTION BOX	D1 ~ JUNCTION BOX	D2A ~ HEAD WALL	C6 ~ CATCH BASIN	C3 ~ CATCH BASIN	CO - HEAD WALL		C4 - DROP INLET	C3 - CATCH BASIN	C2 ~ CATCH BASIN	C1 ~ JUNCTION BOX	D1 ~ JUNCTION BOX	
910.45	912.25	901.03	21.060	898 17		896.66	000000	929.19	829.16	000 46	922.06	920.38	896.65	898.12	888.12		890.01	889.56		886.53	000:00	99 088	880.62	878.28		903.12	905.65	905.52	896.52	882 56		907.65	907.37			897.1	907.37	907.35	882.92	882 56	
	903.82	894.16	009.00	30.088	898.23	800.65	200.00		923.67	000000	914.77	913.46	890.15	887.75	881.43			884.31		882.30	001.00	22 198	880.75	070.06			897 96	897.30	890.12	874.06			896.05	894.05		891.06	889.06	877.75	877.18	871.65	No.
GIR 18	903.66	893./3	007.440	887 /6		888.97		924.15	918.96	00000	914.55	911.98	888.97	887.45	878.37	878.30	884.81	881.10	895.16	882.14	001.10	881 10	880.45	060.01	067.00	899.11	897.77	896.95	887.03	863.05	862 00	890.06	888.52			890.85	888.52	877.55	877.00	863.05	
110		235	105			150'			30'	200'	- OUI	000	AME	70'	150"	30'		40'		199	55	30'	120	400	2	70	20 00	300	900	270	70'		ò		115'	48	00	ą	330'	265'	
18 BCIMP		18" RCMP	18" RCP			30" BCMP			18" RCP	18" RCP	18" RCP	COM	40" DCMD	36" BCMP	36" BCMP	36" BCMP		18" HCMP		24" RCMP	24" BCMP	30" RCP	30 BCMF	SOLD DOWN		IO DOMP	10000	1011000	18" ROMP	18" BOMP	38" BCMB	10 DOMP	ia: BOMB		30" BCMP	30" BCMP	SO NOT	38-000	36" BCMP	36" BCMP	

THE MANOR AT STONECREST PRESERVE MAJOR FINAL PLAT OF

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Color Colo	83	38.37	60.00	36"38"34"	N 03	39'25" W
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5.90	C26	76.45	330.00'	13°16'25"	S 41°37'45"	37'45" W
10,000 24,000 25,774.55 25,276 25,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000 24,000	C27	6.90'	7.00'	56°28'45"	N 27°	N 27°02'46" W
100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100	CZ8	62.29	60.00	59°20'51"	N 20°	N 28°32'49" W
112.01 0.00 14.030247# 5.000 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00 30.00	CSO	60.00	60.00	57"17'45"	S 60°	27'50" W
39.027	C21	110.01"	(60.00'	112°22'47"	S 16°	16°57'26" [
6.507 7.00 58°28'45" S 6.507 7.00 50°28'45" S 137.68° 60.00 131°28'45" S 60.00 60.00 57'17'45" S 62.09' 60.00 58'17'440" S	C32	39.83'	60.00'	30°02'04"	70 N	N 07°15'00" E
137.68' 60.00' 137.2845' 55 61.00' 61.00' 57°4745' 55 62.09' 60.00' 59°1740'' 5	C33	6.90'	7.00'	56°28'45"	\$ 83	S 83°31'31" E
62.09' 60.00' 57°17'45" S	C35	137.68	60.00	131"28'45"	S 25	S 62°57'14" W
60.00' 59"17'40" S	C36	00.00	60.00'	57°17'45"	868	S 68°56'01" F
	C37	62.09"	60.00'	59"17'40"	S 52	52°46'17" W

	STORM BAS	STORM BASIN AS-BUILT			
STORM STRUCTURE	TOP ELEVATION	INVERT IN	ELEVATION	I FNGTH OF	PIPE SIZE
DETENTION BASIN #2					
#2 OUTLET CONTROL STRUCTURE	884.30		876.30		
				65	30" BCMP
#2 HEAD WALL			875.70		
DETENTION BASIN #3					
#3 OUTLET CONTROL STRUCTURE	856.60		861.40		
	The second secon			40'	48" BCMP
#3 HEAD WALL			860.90		
DETENTION BASIN #4					
#4 OUTLET CONTROL STRUCTURE	866.00		860.00		
				451	30" BCMP
#4 HEAD WALL			859.40		

Land Lot 104 Of The 7th Land District Fayette County, Georgia

ALLEGIANCE DEVELOPMENT GROUP, LLC

Prepared For:

S.A. GASKINS & ASOCIATES, LLC surveyors planes development consultants P.O. Box 303 BROOKS, 64 30205 rdgaskins/P@gmail.com

CLOSIBE STATEMENT
THE FIELD DATA LIPON WHICH THIS PLAT IS
PASED. HAS A CLOSIBLE PRECISION OF ONE
FOOT IN 22,15° FEET AND AM ANGULAR ERROR
OF 00° 00° 2° THE MAKEL POWN AND HIS BELLY
METHOD.
METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA 103 TCR TOTAL STATION

Revisions Date
County comments 05/12/25
County comments 06/02/25 F.W.P.D.: 01/29/25 PAGE 5 OF 5



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT. M F F F = MINIMI M FINISHED FLOOR ELEVATION CA=CENTERLINE F.F.E.=FINISHED FLOOR ELEVATION

O/F=OUT OF FLOOD PLAIN
DB=DEED BOOK
PG=PAGE
PD-PLAT DOOK

(###)=HOUSE NUMBER

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT



DATE 7/3 25

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 7/9/25

SIGNED SI

SIGNED P Mallo-COUNTY ENGINEER/ DESIGNEE

DATE 7/8/25

SECRETARY/ DESIGNEE

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION ___/__

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR. SIGNED PULLONG M. SOME

DATE 7/2/25 APPROVED BY FAYETTE COUNTY FIRE MAKS





Reviewed By: R.M.B. 06/30/25

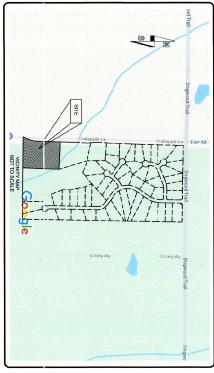
County Comments F.W.P.D.: 01/29/25 Issue Date: 06/02/25 Job No. 20-088

PAGE 1 OF 2

Prepared For:

ALLEGIANCE DEVELOPMENT GROUP, LLC

THE TOWER TRACT @ THE MANOR AT STONECREST PRESERVE MINOR FINAL PLAT OF



OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER, OF THE TOWNER TRACT & THE MANDR AT STONLEGEST PRESERVE FOR PUBLIC USE THE ROT DEBOCATE, DEED ANDOR RESERVE FOR PUBLIC USE THE ROTH IN-UP-MAY. LEADERNIN 3-AU LIFEN OFFICIAL WAY OF THE STOLL WHITHIN THE RECUIRED RIGHT-OF-MAY OF ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEROW, SHALL BE DEDICATED AND COMMETTED THE STREET SHALL BE DEDICATED AND COMMETTED THE STREET SHALL BE WEIGHT OF THE STREET OFFICE OFFICE AND CONTRACT OF THE STREET OFFICE OFFICE ADDICTIONAL OFFICE OFFICE



I, THE UNDERSIGNED, CERTIFY THAT AS THE OWNER OF THE SUBJECT PROPERTY, I HEREBY AUTHORIZE THE SUBMITTAL OF THIS FINAL PLAT FOR THE SUBDIVISION OF THE PROPERTY.



7-1-2V

SURVEYORS CERTIFICATION

AS REQUIRED NY MIRISECTION (6) OF CO.C.A. SECTION 15-867, THE GEGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PAT, OF PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY MAY AND ALL APPLICABLE MUNICIPAL, COUNTY, ON MANISHING COMMISSIONS ON MUNICIPAL, CONTY, ON THAT SUCH CONFERMISSIONS ON MUNICIPAL OF COUNTY COVERNING AUTHORITIES OR THAT SUCH CONFERMISSIVAL BODIES HAVE AFFIRMED IN WRITING THAT MERCHANDERS OF THE SUCH CONFERMING MATCHANDERS OF THAT SUCH CONFERMISSIONS OF MUNICIPAL OF COUNTY OF THE MEDIAN MERCHANDERS OF THAT SUCH CONFERMISSIONS OF MUNICIPAL OF COUNTY OF THE MEDIAN MERCHANDERS OF THAT SUCH CONFERMISSIONS OF THE MEDIAN OF THE MEDIAN MERCHANDERS OF THAT SUCH CONFERMISSIONS OF THE MEDIAN MERCHANDERS OF THE MEDIAN ME

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREW CERTIFIED THAT THIS PLAT IS THE! AND CORRECT AND WAS PREPARED FROM MACTURE. SURFEYOR THE PROPERTY MADE BY THE GREUNDERN WAS SURFEY WERE OF THE PROPERTY WADE BY THE GREUNDERN WAS THE WAS UNDERNOON SURFEY THE ADD MATERIAL ARE CORRECTLY SHOWN THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT USC. AS ESCENTION 15-6-67).

DATE BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620 06/02/25

surveyors planners development consultants P.O. BOX 303 BROOKS, GA 30205 678-571-3054 S.A. GASKINS & ASSOCIATES, LLC

Land Lot 104 Of The 7th Land District Fayette County, Georgia

ALLEGIANCE DEVELOPMENT GROUP, LLC PO BOX 3852 PEACHTREE CITY, GA 30269 6/8-5/0-95/9

2. SURVEYOR:
S.A. GASOCIATES, LLC.
SA. GASOCIATES, LLC.
Gat Campground Boad
Griffin, GA. 30223
678-571-3054
rdgoolina70@gmail.com

3. SITE DEVELOPMENT DATA:

TOTAL NUMBER OF LOTS: 1

TOTAL LOT AREA: 7.817 ACRES(340,523 SQ. FT.)

MINIMAM LOT AREA, 5 ACRE 277 800 SO, FT.
MINIMAM LOT WIDTHA F FRONT SETBACK = 250
MINIMAM HUOVE AREA = 1/200 SU, F1.
FRONT YARD SETBACK = 75 (LOCAL)
100 (COLLECTOR)
100 (ARTERIAL) MINIMUM DIMENSIONAL ZONING REQUIREMENTS: ZONING DISTRICT = A-R

SIDE YARD SETBACK - 60' REAR YARD SETBACK = 75'

5. OEWER PROVIDED BY AN ON-GITE GEWAGE DIGPOGAL GYGTEMG

WATER PROVIDED BY THE FAYETTE COUNTY WATER DEPARTMENT.

7 FAVETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE FASEMENT OR OVERALL DRAINAGE FLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.

8. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTION SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

10. 12° REINFORCING RODS SHALL BE SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE. 9. A PORTION OF THIS PROPERTY LIES WITHIN A GROUNDWATER RECHARGE AREA

11. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERS 13113C0079E, JOATED SEPTEMBER 28, 2008, A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA(CONEA). THE 2013 CEMEERERY LIMITED FLOOD STUDY IS THE MOST CURRENT DATA AND IS UTILIZED FOR 100 YEAR FLOOD LIMITS.

12. EACH RESIDENTAL LOT HAS A CONTIGUOUS AREA OF MORE THAN 0.8 ACRES THAN 10.8 FREE AND CLEAR OF ZONING DUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETJANDS, AND EASEMENTS OF ANY KIND.

13. THERE ARE NO VISIBLE CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY

THERE ARE STATE WATERS ON THIS PROPERTY.

IS PER THE MATIONAL METLANOS INMENTORY THE SITE DOES CONTAIN IN THE PER SET PRE LIBERDET/DIVAL METLANOS ANY IMPROSECTIONAL METLANOS ON THE SITE ARE UNDER THE JURISDICTION OF THE US JOHN COORS OF ENGLISHED REPORTED OWNERS MAY BE SUBJECT TO PENALTY FOR YOUND FROM THE MAY DEPORT TO THESE JURISDICTIONAL METLAND AREAS WITHOUT PROPER AUTHORIZATION.

16. THERE ARE RECORDED EASEMENTS FOUND FOR THIS PROPERTY

17. THE PRELIMINARY PLAT WAS APPROVED BY THE PLANNING COMMISSION ON JULY $6,2023. \label{eq:commutation}$

18. THE CELLULAR TOWER IS TO REMAIN. THERE SHALL BE NO ADDITIONAL DEVELOPMENT WITHIN THE WATERSHED PROTECTION SETBACKS.

THAT THE 798 ACRE AR CELL TOWER TRACT BE PLATED AS MINOR FIRM LEAT TO COMMUNITOR WITH THE MANUKE FRAME LEAT FOR THE LIT TOWER TRACT SALL ILLUSTRACE THAT THE CELL TOWER MEETS OF THE NEW LOT. REZONING PETITION 1298-20 APPROVED BY THE BUG ON CEMBER 10, 2020 WITH THE FOLLOWING CONDITIONS:

TO COAT PLAT LINKE BINDER SIN THE BHORRED BY SHARING HE HORRED HORRED HE HORRED H

I PEARIMANT)

AND THE DEBLORES HALL PROVIDE A (19-FOOT MUSE

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