

**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

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**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**

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**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 5<sup>th</sup>, 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

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## **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.

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.*

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ATTEST:

PLANNING COMMISSION  
OF  
FAYETTE COUNTY

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JOHN KRUZAN, CHAIRMAN

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DEBORAH BELL  
DIRECTOR, PLANNING & ZONING









**NOTES:**

- Soil laboratory tests should be considered transitional zones between different soil conditions, or areas, rather than an exact boundary.
- System installation should not occur under saturated or waterlogged conditions.
- Absorption fields should not be installed on concrete slopes.
- Surface drainage should be diverted away from absorption field lines.
- Gravel, if it is to be used, should be the largest *away* from the system.
- Cultivating the soil in the wastewater system.
- The system should be installed in a way that does not impede performance. However, no guarantee is given as to the performance of any particular system installed.

### SOIL SUITABILITY LEGEND

- A2. Soils composed of soft alluvium, loess, or silt over well drained upland soils. Riparian soils are well drained and suitable for absorption field installation at recommended trench depth. Other water table depths may be required for soils with a water table depth greater than 4 feet.
- B1. Soils are composed of soft alluvium, loess, or silt over well drained upland soils. The riparian soils are well drained and suitable for absorption field installation at recommended trench depth. Other water table depths may be required for soils with a water table depth greater than 4 feet.
- B2. Soils are composed of soft alluvium, loess, or silt over well drained upland soils. The riparian soils are well drained and suitable for absorption field installation at recommended trench depth. Other water table depths may be required for soils with a water table depth greater than 4 feet.
- C1. Soils are suitable for conventional absorption fields in a protected water table condition. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- C2. Soils are suitable for conventional absorption fields in a protected water table condition. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- D1. Soils are suitable for on-site wastewater disposal due to material high water table.
- D2. Soils are suitable for on-site wastewater disposal due to material high water table.
- F1. 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.
- F2. Soils are located in a landscape position that renders them unsuitable for on-site wastewater disposal due to flooding and/or storm water drainage patterns.
- K1. All existing manure for conventional absorption uses can be properly stored, maintained and transported. Absorption trenches must be installed at least 4 meters from existing manure piles and must be located adjacent to a water body. Absorption trenches must be installed within 24 meters of a treatment system producing Class 1 effluent.
- K2. All existing manure for conventional absorption uses can be properly stored, maintained and transported. Absorption trenches must be installed at least 4 meters from existing manure piles and must be located adjacent to a water body. Absorption trenches must be installed within 24 meters of a treatment system producing Class 1 effluent.





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

This Box reserved for the Clerk of the Superior Courts

## GENERAL NOTES

1. Owner/Developer:  
Frye, Inc.  
305 Tenth Plwy Suite 300  
Fayetteville, GA 30214  
Phone (917) 655-9818  
Developer@gmail.com
2. Surveyor:  
Four Corners Surveying, LLC  
P.O. Box 100  
Tyrone, GA 30290  
770-560-3910  
four\_corners@earthlink.net  
four\_corners@earthlink.net
3. Closure Data  
Angle Point Error = 11N 10.000+  
Angle Point Error = < 20"  
Equipment Used = Topcon 3005W Sokkia SX, & Carlson Bv7 GPS System  
Adjustment Method = Compass Rule  
Pit Closure = 1 in 100,000+  
four\_corners@earthlink.net
4. Site Development Data:  
Location: Land lot 53 of the 7th District, Fayette County, Georgia  
Total area of project = 7.372 Acres 221.13 Sq. Ft.
5. Tax Parcel ID: #071101045
6. Minimum Dimensional Zoning Requirements:  
Respecting Section Number: FC-1-73  
Minimum setbacks at front setback line = 175' (Aterral) - 175' (Collector) - 150' (Local)  
Minimum lot width = 150' (Aterral)  
Minimum lot area of house = 1,500 Sq. Ft.  
Minimum lot size = 12 Acres 57,120 Sq. Ft.  
Set back = 25' (Aterral) - 75' (Collector) - 50' (Local)  
Rear yard = 50'  
Maximum height of structure = 35'
7. All deed record references shown herein are recorded in the Clerk of Superior Court's office of Fayette County, Georgia.
8. Capped 1/2" re-bar to be set at all lot corners unless otherwise noted.
9. In preparation a portion of this property appears to be 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 #131320081E.
10. This property is located in a groundwater recharge area.
11. There are state waters on this property.
12. In any portion there are jurisdictional wetlands or this property as per The U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. All jurisdictional wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Property owners may be subject to penalty by law for disturbance to these protected areas without the proper permit application and approval. (CAGS/SP/CA/DEM - FEMTC - Freshwater Emergent Wetland)
13. 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.
14. Sewer service is provided by individual septic systems on each lot.
15. Lot water service is provided by individual well.
16. All distances shown are horizontal ground distance. No conversion factor used.
17. There are existing structures, buildings, or improvements on the property to remain.
18. 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.
19. Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and no original stamps of surveyor.
20. New street or roads are created or no new utility improvements are required or no new sanitary sewer or approval of a septic tank is required.
21. Each residential building has a minimum contiguous area of 0.3 Acres that is free and clear of zoning buffers setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.
22. There was nothing on adjacent property located because permission was not given or obtained. Georgia DDES NOT have a Right of Entry Law for Surveyors.
23. The survey base for directions shown hereon are Grid North as defined by MAD 83 and MAND 88, Georgia West Zone and determined through RTK-GPS methods utilizing Google Solutions VMS network
24. This survey does not constitute a title search. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might effect the tract shown or not shown, recorded or not recorded.
25. Four Corners Surveying, LLC has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Four Corners Surveying, LLC assumes no liability for loss or damage caused by the discovery of or disturbance of underground utilities and/or structures.
26. Fayette County Environmental Health will allow the division of the property with the understanding and note that if a well and septic system can not be placed on the newly proposed lot with all the required setbacks, then public water must be extended to the lot prior to any development based on the requirements of FCMS.

### Vicinity Map (NOT TO SCALE)



### LEVEL III SOIL SURVEY

Soil Classifier Professional  
Registration No. \_\_\_\_\_  
Registration Number/License Numbers  
Applied Environmental Sciences  
909 Glenda Trace #322  
Newman, Georgia 30655  
(678) 262-4020

Eric Humeaux  
Georgia DHR Soil Classifier,

#224

Approved by Fayette County Environmental Health Department

Date 5/29/25

Dave Leman  
Environmental Health Specialist

Approved by Fayette County Environmental Management Department  
Date 5/28/25  
  
Environmental Management Director

Approved by Fayette County Engineer \_\_\_\_\_  
Date 6/10/25 \_\_\_\_\_  
County Engineer P. Mallon

Approved by Fayette County Planning Commission

Date	Secretary
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Approved by Fayette County Zoning Administrator

Date 6/9/2025

Zoning Administrator/Designee Debra M. Smith

Approved by Fayette County Fire Marshal  
Date 6/6/2025  
Fire Marshal W

Owner's Certificate:

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

Owner/Mortgagee Registered Agent

Owner/Mortgagee

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

*James A. Thompson*

Owner/Agent

All property contained within the right-of-way of all new streets and all existing streets adjacent to the subdivision as indicated herein, are hereby deeded to 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 Superior Court.

The term "Certificated as a Professional Engineer or Land Surveyor" as defined in O.C.G.A. 43-15-2(6) and (31), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

### 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 hereon actually exist or are marked as "future"; and their location, size, type and material are correctly shown.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements in person. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or owner of this plat as to intended use of any portion with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BY: [Signature]  
GA R.L.S. Ronald T. Godwin

2696  
License NO

12/1  
Date

# FOUR CORNERS SURVEYING™



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

Eden Development

Job #: 23-183

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



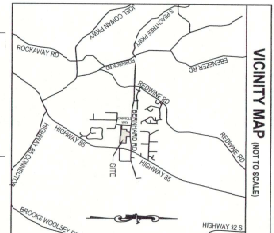






# FINAL PLAT FOR: **BERNHARD FARMS** LAND LOT 223 OF THE 4TH DISTRICT FAYETTE COUNTY, GEORGIA

BERNHARD FARMS									
STORMWATER PUMP CHART									
Name	Structure	Flow (cfs)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)
CE 10	CE 10	10	0.12	0.12	0.12	0.12	0.12	0.12	0.12
CE 11	CE 11	11	0.13	0.13	0.13	0.13	0.13	0.13	0.13
CE 12	CE 12	12	0.14	0.14	0.14	0.14	0.14	0.14	0.14
CE 13	CE 13	13	0.15	0.15	0.15	0.15	0.15	0.15	0.15
CE 14	CE 14	14	0.16	0.16	0.16	0.16	0.16	0.16	0.16
CE 15	CE 15	15	0.17	0.17	0.17	0.17	0.17	0.17	0.17
CE 16	CE 16	16	0.18	0.18	0.18	0.18	0.18	0.18	0.18
CE 17	CE 17	17	0.19	0.19	0.19	0.19	0.19	0.19	0.19
CE 18	CE 18	18	0.20	0.20	0.20	0.20	0.20	0.20	0.20
CE 19	CE 19	19	0.21	0.21	0.21	0.21	0.21	0.21	0.21
CE 20	CE 20	20	0.22	0.22	0.22	0.22	0.22	0.22	0.22
CE 21	CE 21	21	0.23	0.23	0.23	0.23	0.23	0.23	0.23
CE 22	CE 22	22	0.24	0.24	0.24	0.24	0.24	0.24	0.24
CE 23	CE 23	23	0.25	0.25	0.25	0.25	0.25	0.25	0.25
CE 24	CE 24	24	0.26	0.26	0.26	0.26	0.26	0.26	0.26
CE 25	CE 25	25	0.27	0.27	0.27	0.27	0.27	0.27	0.27
CE 26	CE 26	26	0.28	0.28	0.28	0.28	0.28	0.28	0.28
CE 27	CE 27	27	0.29	0.29	0.29	0.29	0.29	0.29	0.29
CE 28	CE 28	28	0.30	0.30	0.30	0.30	0.30	0.30	0.30
CE 29	CE 29	29	0.31	0.31	0.31	0.31	0.31	0.31	0.31
CE 30	CE 30	30	0.32	0.32	0.32	0.32	0.32	0.32	0.32
CE 31	CE 31	31	0.33	0.33	0.33	0.33	0.33	0.33	0.33
CE 32	CE 32	32	0.34	0.34	0.34	0.34	0.34	0.34	0.34
CE 33	CE 33	33	0.35	0.35	0.35	0.35	0.35	0.35	0.35
CE 34	CE 34	34	0.36	0.36	0.36	0.36	0.36	0.36	0.36
CE 35	CE 35	35	0.37	0.37	0.37	0.37	0.37	0.37	0.37
CE 36	CE 36	36	0.38	0.38	0.38	0.38	0.38	0.38	0.38
CE 37	CE 37	37	0.39	0.39	0.39	0.39	0.39	0.39	0.39
CE 38	CE 38	38	0.40	0.40	0.40	0.40	0.40	0.40	0.40
CE 39	CE 39	39	0.41	0.41	0.41	0.41	0.41	0.41	0.41
CE 40	CE 40	40	0.42	0.42	0.42	0.42	0.42	0.42	0.42
CE 41	CE 41	41	0.43	0.43	0.43	0.43	0.43	0.43	0.43
CE 42	CE 42	42	0.44	0.44	0.44	0.44	0.44	0.44	0.44
CE 43	CE 43	43	0.45	0.45	0.45	0.45	0.45	0.45	0.45
CE 44	CE 44	44	0.46	0.46	0.46	0.46	0.46	0.46	0.46
CE 45	CE 45	45	0.47	0.47	0.47	0.47	0.47	0.47	0.47
CE 46	CE 46	46	0.48	0.48	0.48	0.48	0.48	0.48	0.48
CE 47	CE 47	47	0.49	0.49	0.49	0.49	0.49	0.49	0.49
CE 48	CE 48	48	0.50	0.50	0.50	0.50	0.50	0.50	0.50
CE 49	CE 49	49	0.51	0.51	0.51	0.51	0.51	0.51	0.51
CE 50	CE 50	50	0.52	0.52	0.52	0.52	0.52	0.52	0.52
CE 51	CE 51	51	0.53	0.53	0.53	0.53	0.53	0.53	0.53
CE 52	CE 52	52	0.54	0.54	0.54	0.54	0.54	0.54	0.54
CE 53	CE 53	53	0.55	0.55	0.55	0.55	0.55	0.55	0.55
CE 54	CE 54	54	0.56	0.56	0.56	0.56	0.56	0.56	0.56
CE 55	CE 55	55	0.57	0.57	0.57	0.57	0.57	0.57	0.57
CE 56	CE 56	56	0.58	0.58	0.58	0.58	0.58	0.58	0.58
CE 57	CE 57	57	0.59	0.59	0.59	0.59	0.59	0.59	0.59
CE 58	CE 58	58	0.60	0.60	0.60	0.60	0.60	0.60	0.60
CE 59	CE 59	59	0.61	0.61	0.61	0.61	0.61	0.61	0.61
CE 60	CE 60	60	0.62	0.62	0.62	0.62	0.62	0.62	0.62
CE 61	CE 61	61	0.63	0.63	0.63	0.63	0.63	0.63	0.63
CE 62	CE 62	62	0.64	0.64	0.64	0.64	0.64	0.64	0.64
CE 63	CE 63	63	0.65	0.65	0.65	0.65	0.65	0.65	0.65
CE 64	CE 64	64	0.66	0.66	0.66	0.66	0.66	0.66	0.66
CE 65	CE 65	65	0.67	0.67	0.67	0.67	0.67	0.67	0.67
CE 66	CE 66	66	0.68	0.68	0.68	0.68	0.68	0.68	0.68
CE 67	CE 67	67	0.69	0.69	0.69	0.69	0.69	0.69	0.69
CE 68	CE 68	68	0.70	0.70	0.70	0.70	0.70	0.70	0.70
CE 69	CE 69	69	0.71	0.71	0.71	0.71	0.71	0.71	0.71
CE 70	CE 70	70	0.72	0.72	0.72	0.72	0.72	0.72	0.72
CE 71	CE 71	71	0.73	0.73	0.73	0.73	0.73	0.73	0.73
CE 72	CE 72	72	0.74	0.74	0.74	0.74	0.74	0.74	0.74
CE 73	CE 73	73	0.75	0.75	0.75	0.75	0.75	0.75	0.75
CE 74	CE 74	74	0.76	0.76	0.76	0.76	0.76	0.76	0.76
CE 75	CE 75	75	0.77	0.77	0.77	0.77	0.77	0.77	0.77
CE 76	CE 76	76	0.78	0.78	0.78	0.78	0.78	0.78	0.78
CE 77	CE 77	77	0.79	0.79	0.79	0.79	0.79	0.79	0.79
CE 78	CE 78	78	0.80	0.80	0.80	0.80	0.80	0.80	0.80
CE 79	CE 79	79	0.81	0.81	0.81	0.81	0.81	0.81	0.81
CE 80	CE 80	80	0.82	0.82	0.82	0.82	0.82	0.82	0.82
CE 81	CE 81	81	0.83	0.83	0.83	0.83	0.83	0.83	0.83
CE 82	CE 82	82	0.84	0.84	0.84	0.84	0.84	0.84	0.84
CE 83	CE 83	83	0.85	0.85	0.85	0.85	0.85	0.85	0.85
CE 84	CE 84	84	0.86	0.86	0.86	0.86	0.86	0.86	0.86
CE 85	CE 85	85	0.87	0.87	0.87	0.87	0.87	0.87	0.87
CE 86	CE 86	86	0.88	0.88	0.88	0.88	0.88	0.88	0.88
CE 87	CE 87	87	0.89	0.89	0.89	0.89	0.89	0.89	0.89
CE 88	CE 88	88	0.90	0.90	0.90	0.90	0.90	0.90	0.90
CE 89	CE 89	89	0.91	0.91	0.91	0.91	0.91	0.91	0.91
CE 90	CE 90	90	0.92	0.92	0.92	0.92	0.92	0.92	0.92
CE 91	CE 91	91	0.93	0.93	0.93	0.93	0.93	0.93	0.93
CE 92	CE 92	92	0.94	0.94	0.94	0.94	0.94	0.94	0.94
CE 93	CE 93	93	0.95	0.95	0.95	0.95	0.95	0.95	0.95
CE 94	CE 94	94	0.96	0.96	0.96	0.96	0.96	0.96	0.96
CE 95	CE 95	95	0.97	0.97	0.97	0.97	0.97	0.97	0.97
CE 96	CE 96	96	0.98	0.98	0.98	0.98	0.98	0.98	0.98
CE 97	CE 97	97	0.99	0.99	0.99	0.99	0.99	0.99	0.99
CE 98	CE 98	98	1.00	1.00	1.00	1.00	1.00	1.00	1.00
CE 99	CE 99	99	1.01	1.01	1.01	1.01	1.01	1.01	1.01
CE 100	CE 100	100	1.02	1.02	1.02	1.02	1.02	1.02	1.02



**Moore Bass Consulting, Inc.**

1350 KERRY COURT  
 MCDONOUGH, GA 30233  
 770.513.5584

www.moorebass.com

• Land Engineering  
 • Surveying  
 • Landscape Architecture  
 • Environmental Consulting

PROJECT NAME  
**BERNHARD FARMS  
 FAYETTE COUNTY, GEORGIA**

CLIENT NAME  
**FREEDOM LAND HOLDINGS, LLC  
 1949 VILLAGE CIRCLE  
 SENOIA, GEORGIA 30275**

REVISIONS

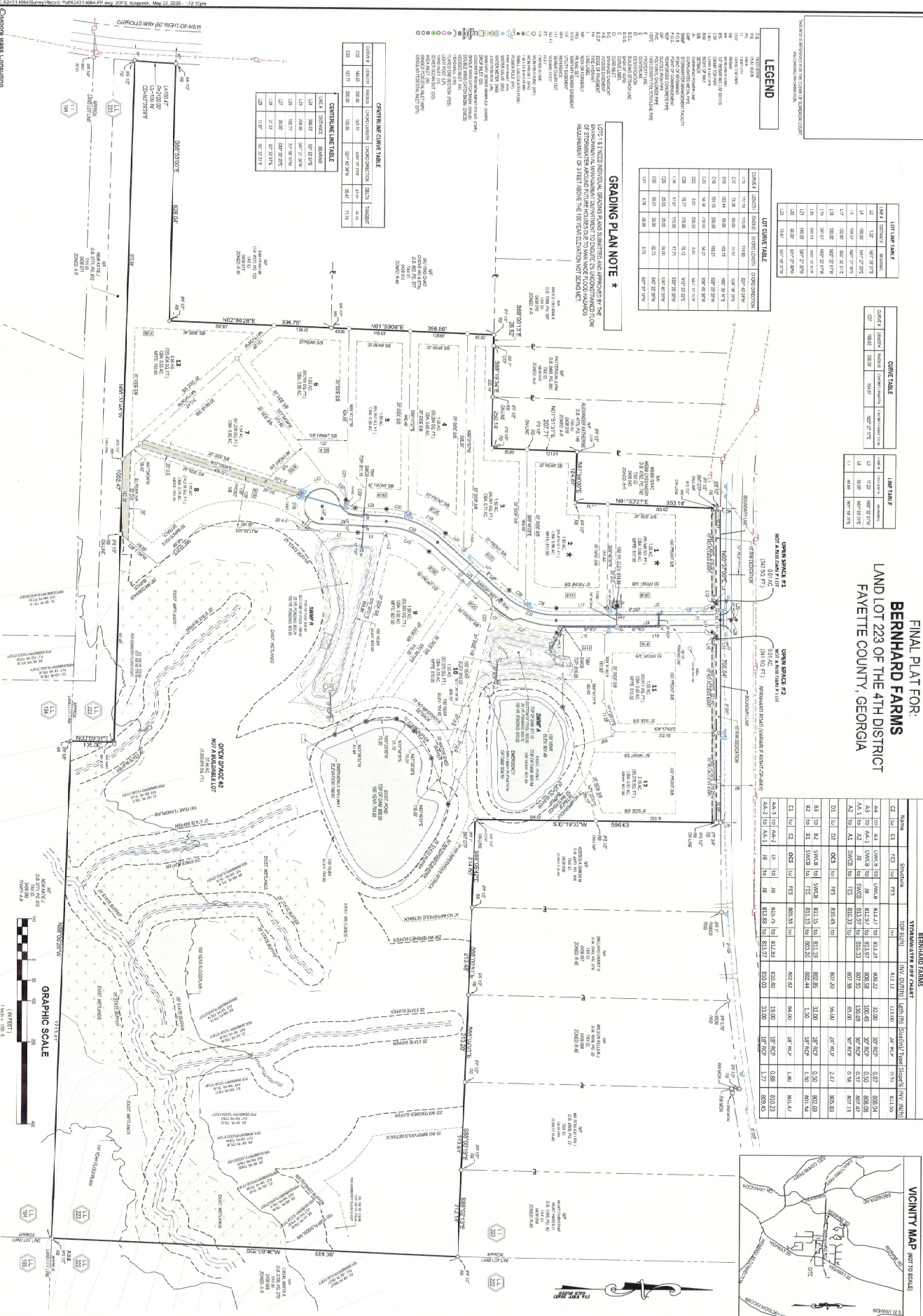
1. REVISED PER COUNTY COMMENTS: 12-1-2024
2. REVISED PER COUNTY COMMENTS: 1-26-2025
3. REVISED PER COUNTY COMMENTS: 5-22-2025

DATE: 12-1-2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DESIGNED BY: [Name]

FINAL PLAT

SHEET TITLE

2 OF 3





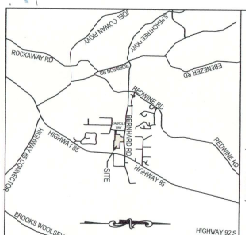
[illegible]

LEVEL III SOILS FOR:  
**BERNHARD FARMS**  
LAND LOT 223 OF THE 4TH DISTRICT  
FAYETTE COUNTY, GEORGIA

#### SOIL SUITABILITY LEGEND

[illegible]

**VICINITY MAP**  
(NOT TO SCALE)



**Moore Bass  
Consulting, Inc.**

- Civil Engineering
- Surveying
- Landscape Consulting
- Landscape Architecture
- Environmental Permitting

**www.moorebass.com**  
**TALLAHASSEE • ATLANTA**

1350 Kemp Ferry Court  
 McDonough, GA 30253  
 770.514.9394

BERNHARD FARMS  
FAYETTE COUNTY, GEORGIA

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

PROJECT NAME

CLIENT NAME	
-------------	--

REVISIONS
1. REVISED PER COUNTY COMMENTS: 12-4-2024
2. REVISED PER COUNTY COMMENTS: 1-20-2025
3. REVISED PER COUNTY COMMENTS: 5-22-2025

DATE	3/25/2004
CONTRACT #	A2431.0064
DRAWN BY	RJD/DC

Our policies are posted on the front cover of each copy with inquiries to the Engineer sent, where information is provided, and the author of these documents and all other rights reserved. The Engineer.

U.S. ARMY MEDICAL CENTER  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20315  
SEP 1975

LEVEL III SOILS

SHEET

3053







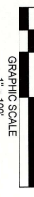
11



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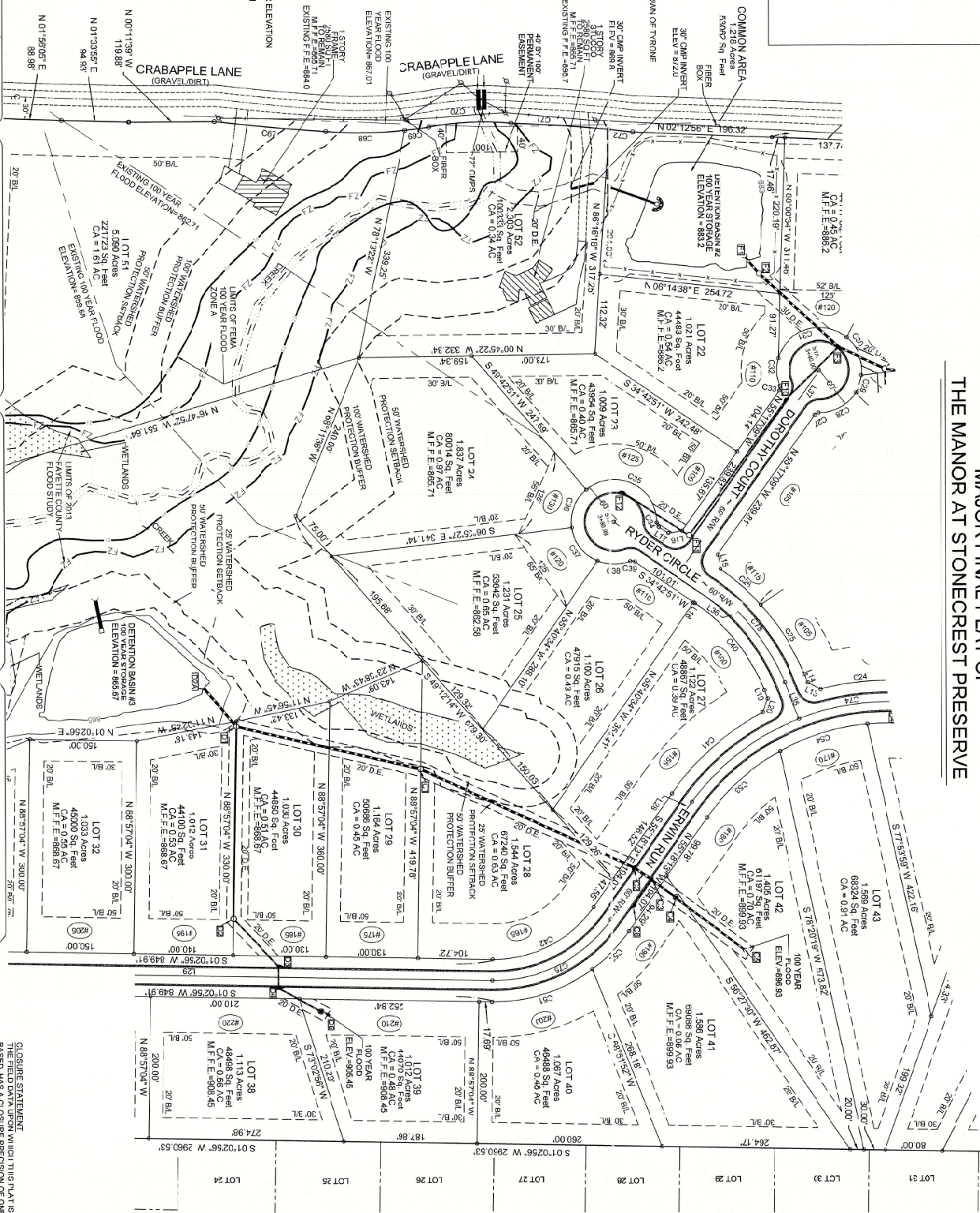


THE ENCLAVE AT  
STONECREST PRESERVE  
P3 101-2651-59  
ZONE 2 R-50



LEGEND

RBF=REBAR FOUND  
RBS=REBAR SET  
L=LAND LOT  
L.L.=LAND LOT  
R.=PROPERTY LINE  
F/H=FIELD HYDRAUNT  
E=EDGE OF PAVEMENT  
B=BUILDING SETBACK LINE  
B-1=BUILDING SETBACK LINE  
D.=DRAINAGE EASEMENT  
N/F=NOW OR FOREVER  
F.W.P.D.=FIELD WORK  
PERFORMED DATE  
D8=DEED BOOK  
D8-DEED BOOK  
PB=PLAT BOOK  
PB-PLAT BOOK  
##=HOUSE NUMBER  
#F=FURNISHED FLOOR ELEVATION  
F.C.=CENTRAL  
F.F.=FINISHED FLOOR ELEVATION



Job No. 20-088

Drawn By: RRG  
Reviewed By: RMR

Issue Date: 02/12/2012

EWBPD : 01/29/25

Revisions

County comments

PAGE 3 OF 4

PAGE 3 OF 5



Prepared For:

**ALLEGIANCE DEVELOPMENT GROUP, LLC**

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

**S.A. GASKINS &  
ASSOCIATES, LL**

surveyors planners development consultants  
P.O. BOX 303 BROOKS GA 30205

016-371-3034  
rdgaskins79@gmail.com

CLOSURE SURVEY  
THE FIELD DATA UPON WHICH THIS PLAT IS  
BASED HAS A CLOSURE PRECISION OF ONE  
FOOT IN 42,167 FEET AND AN ANGULAR ER-  
OR OF 10.17". PER ANGULAR POINT AND THIS IS  
ADJUSTED USING THE COMPASS RULE  
METHOD.

THIS PLAT HAS BEEN CALCULATED FOR  
CLOSURE AND IS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 100,000+ FEET.

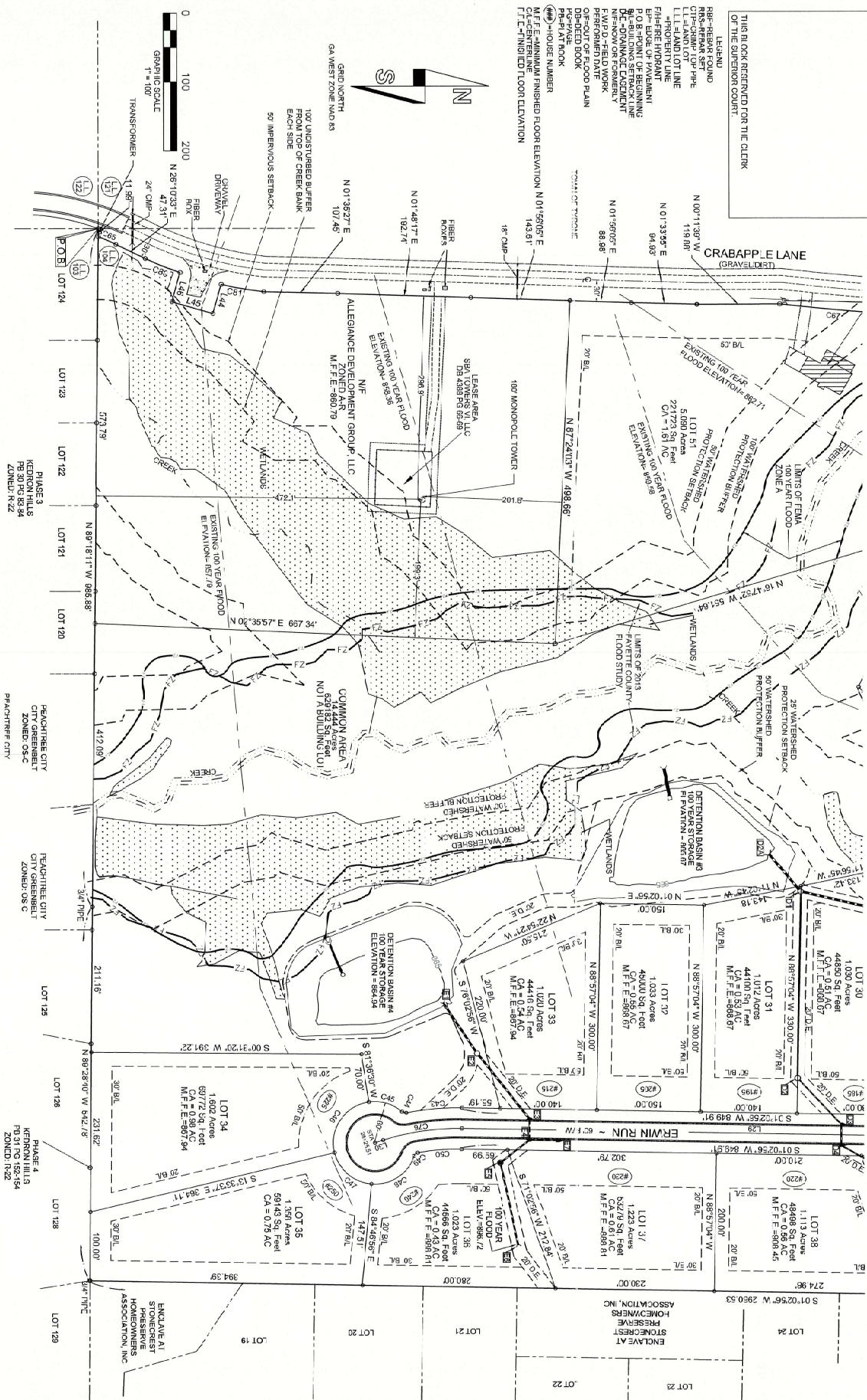
ANGULAR & LINEAR MEASUREMENTS WERE  
OBTAINED USING A THEO. 403 TOR. TOTAL  
STATION



THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT.

LEGEND	
BASE REAR FOUND	
BASE FRONT FOUND	
CTF-CRIMP TOP PIPE	
LT-FLAND LOT	
LL-FLAND LOT LINE	
P-PROPERTY LINE	
P/H-PIRE HYDRANT	
P.O.B-POINT OF BEGINNING	
SB-BUILDING SETBACK LINE	
DE-ORNNACE EDCIMENT	
N/F-NOW OR FORMERLY	
PERF-PERFECT WORK	
DI-DEVELOPED	
OF-OUT OF FLOOD PLAIN	
DB-DEVELOP BOOK	
G-PAGE	
PR-PLAT BOOK	
==HOUSE NUMBER	
M F E-EMMINUM FINISHED FLOOR	
CL-CENTERLINE	
CL-T-THINSLID FLOOR ELEVATION	

CRABAPPLE LANE



Job No. 20-088

Drawn By: \_\_\_\_\_  
R.D.G.

Reviewed By: \_\_\_\_\_  
R.M.B.

Issue Date: 02/12/25

EWB.D.D., 04/20/95

100

County comments 05/11

PAGE 4 OF 5



Prepared For:

**ALLEGIANCE DEVELOPMENT GROUP, LLC**

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

**S.A. GASKINS &  
ASSOCIATES, LLC**

surveyors planners development consultants  
P.O. BOX 303 BROOKS GA 30205

6/8-5/1-3054  
rdgaskine79@gmail.com

**CLOSURE STATEMENT**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42, 107 FEET AND AN ANGULAR ERROR OF 00° 00' 22" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE 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 ULECA 403 TOR TOTAL STATION



# MAJOR FINAL PLAT OF THE MANOR AT STONECREST PRESERVE

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT

LINE	BEARING	DISTANCE
1	S 83.07° 26' 15" E	54.75
2	S 40.02° 50' W	20.27
3	N 69.58° 15' W	21.51
4	N 44.03° 53' W	50.76
5	S 89.78° 15' E	11.08
6	S 89.78° 15' E	11.08
7	S 89.78° 15' E	11.08
8	S 89.78° 15' E	11.08
9	S 89.78° 15' E	11.08
10	S 89.78° 15' E	11.08
11	S 89.78° 15' E	11.08
12	S 89.78° 15' E	11.08
13	S 89.78° 15' E	11.08
14	S 89.78° 15' E	11.08
15	S 89.78° 15' E	11.08
16	S 89.78° 15' E	11.08
17	S 89.78° 15' E	11.08
18	S 89.78° 15' E	11.08
19	S 89.78° 15' E	11.08
20	S 89.78° 15' E	11.08
21	S 89.78° 15' E	11.08
22	S 89.78° 15' E	11.08
23	S 89.78° 15' E	11.08
24	S 89.78° 15' E	11.08
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27	S 89.78° 15' E	11.08
28	S 89.78° 15' E	11.08
29	S 89.78° 15' E	11.08
30	S 89.78° 15' E	11.08
31	S 89.78° 15' E	11.08
32	S 89.78° 15' E	11.08
33	S 89.78° 15' E	11.08
34	S 89.78° 15' E	11.08
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40	S 89.78° 15' E	11.08
41	S 89.78° 15' E	11.08
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61	S 89.78° 15' E	11.08
62	S 89.78° 15' E	11.08
63	S 89.78° 15' E	11.08
64	S 89.78° 15' E	11.08
65	S 89.78° 15' E	11.08
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73	S 89.78° 15' E	11.08
74	S 89.78° 15' E	11.08
75	S 89.78° 15' E	11.08
76	S 89.78° 15' E	11.08
77	S 89.78° 15' E	11.08
78	S 89.78° 15' E	11.08
79	S 89.78° 15' E	11.08
80	S 89.78° 15' E	11.08
81	S 89.78° 15' E	11.08
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89	S 89.78° 15' E	11.08
90	S 89.78° 15' E	11.08
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92	S 89.78° 15' E	11.08
93	S 89.78° 15' E	11.08
94	S 89.78° 15' E	11.08
95	S 89.78° 15' E	11.08
96	S 89.78° 15' E	11.08
97	S 89.78° 15' E	11.08
98	S 89.78° 15' E	11.08
99	S 89.78° 15' E	11.08
100	S 89.78° 15' E	11.08

STREET DATA  
 ERMINGHAM AVE - 889.26 L.F.  
 FOSTER LANE - 889.26 L.F.  
 BOUTCHER CIRCLE - 150 L.F.  
 BOUTCHER CIRCLE - 150 L.F.  
 BOUTCHER CIRCLE - 150 L.F.

STORM STRUCTURE	TOP ELEVATION	INVERT IN ELEVATION	LENGTH OF PIPE	PIPE SIZE AND TYPE
A1 - HEAD WALL	941.20	934.75	225'	18" RCMP
A2 - CATCH BASIN	941.20	934.75		18" RCMP
A3 - CATCH BASIN	941.25	935.1		18" RCMP
B1 - HEAD WALL	911.15	911.15	20'	18" RCMP
B2 - JUNCTION BOX	917.25	912.16	160'	18" RCMP
B3 - CATCH BASIN	925.95	921.25		18" RCMP
B4 - CATCH BASIN	925.95	921.44		18" RCMP
C1 - JUNCTION BOX	887.55	871.65	285'	36" RCMP
C2 - JUNCTION BOX	887.55	871.65		36" RCMP
C3 - CATCH BASIN	887.55	877.75		36" RCMP
C4 - CATCH BASIN	887.55	880.52		36" RCMP
C5 - CATCH BASIN	887.55	880.52		36" RCMP
C6 - CATCH BASIN	887.55	880.52		36" RCMP
C7 - CATCH BASIN	887.55	880.52		36" RCMP
C8 - CATCH BASIN	887.55	880.52		36" RCMP
C9 - CATCH BASIN	887.55	880.52		36" RCMP
C10 - CATCH BASIN	887.55	880.52		36" RCMP
C11 - CATCH BASIN	887.55	880.52		36" RCMP
C12 - CATCH BASIN	887.55	880.52		36" RCMP
C13 - CATCH BASIN	887.55	880.52		36" RCMP
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C97 - CATCH BASIN	887.55	880.52		36" RCMP
C98 - CATCH BASIN	887.55	880.52		36" RCMP
C99 - CATCH BASIN	887.55	880.52		36" RCMP
C100 - CATCH BASIN	887.55	880.52		36" RCMP

CORNER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.00'	13.00'	90.00°	S 71.42° 28' W	13.00'
C2	23.00'	23.00'	90.00°	S 64.34° 15' W	23.00'
C3	58.75'	58.75'	90.00°	S 64.34° 15' W	58.75'
C4	6.90'	6.90'	90.00°	S 64.34° 15' W	6.92'
C5	58.75'	58.75'	90.00°	S 64.34° 15' W	58.72'
C6	58.75'	58.75'	90.00°	S 64.34° 15' W	58.72'
C7	58.75'	58.75'	90.00°	S 64.34° 15' W	58.72'
C8	14.92'	14.92'	90.00°	S 64.34° 15' W	14.92'
C9	13.00'	13.00'	90.00°	S 70.03° 05' E	11.38'
C10	13.00'	13.00'	90.00°	S 70.03° 05' E	11.38'
C11	25.54'	25.54'	90.00°	S 62.44° 55' W	25.54'
C12	6.90'	6.90'	90.00°	S 62.44° 55' W	6.92'
C13	17.90'	17.90'	90.00°	S 18.46° 15' W	17.90'
C14	10.00'	10.00'	90.00°	S 72.91° 45' E	12.80'
C15	10.00'	10.00'	90.00°	S 72.91° 45' E	12.80'
C16	10.00'	10.00'	90.00°	S 72.91° 45' E	12.80'
C17	6.90'	6.90'	90.00°	S 72.91° 45' E	6.92'
C18	22.54'	22.54'	90.00°	S 88.98° 55' E	22.54'
C19	22.54'	22.54'	90.00°	S 88.98° 55' E	22.54'
C20	22.54'	22.54'	90.00°	S 88.98° 55' E	22.54'
C21	18.46'	18.46'	90.00°	S 13.16° 35' W	18.46'
C22	58.46'	58.46'	90.00°	S 13.16° 35' W	58.46'
C23	11.45'	11.45'	90.00°	S 65.41° 15' E	11.45'
C24	11.45'	11.45'	90.00°	S 65.41° 15' E	11.45'
C25	11.45'	11.45'	90.00°	S 65.41° 15' E	11.45'
C26	78.45'	78.45'	90.00°	S 14.19° 25' W	78.38'
C27	33.00'	33.00'	90.00°	S 14.19° 25' W	33.00'
C28	6.92'	6.92'	90.00°	S 14.19° 25' W	6.92'
C29	52.76'	52.76'	90.00°	S 14.19° 25' W	52.68'
C30	52.76'	52.76'	90.00°	S 14.19° 25' W	52.68'
C31	52.76'	52.76'	90.00°	S 14.19° 25' W	52.68'
C32	52.76'	52.76'	90.00°	S 14.19° 25' W	52.68'
C33	6.90'	6.90'	90.00°	S 14.19° 25' W	6.92'
C34	6.90'	6.90'	90.00°	S 14.19° 25' W	6.92'
C35	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C36	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C37	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C38	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C39	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C40	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C41	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C42	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C43	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C44	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C45	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C46	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C47	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C48	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C49	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C50	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C51	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C52	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C53	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C54	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C55	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C56	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C57	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C58	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C59	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C60	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C61	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C62	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C63	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C64	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C65	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C66	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C67	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C68	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C69	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C70	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C71	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C72	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C73	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C74	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C75	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C76	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C77	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C78	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C79	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C80	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C81	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C82	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C83	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C84	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C85	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C86	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C87	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C88	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C89	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C90	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C91	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C92	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C93	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C94	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C95	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C96	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C97	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C98	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C99	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'
C100	13.90'	13.90'	90.00°	S 14.19° 25' W	13.90'







065	127.37°	380.41°	444538	N 26.2930°E	127.38°
066	144.4°	380.41°	444538	N 26.2930°E	127.38°
067	144.51°	350.77°	570073	N 22.1118°E	54.48
080	106.41°	350.77°	0702.3°	N 68.1904°E	02.10

1. BRANSON, MISSOURI, JOSEPH C. GENTRY, CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS THE MANOR AT STONECREST PRESERVE ON AUGUST 27, 2020 AND DETERMINED THAT THE PROPERTY CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS.

DATE 7-27-2025

SIGNATURE OF WETLAND DETERMINER  
REGISTRATION NO. 150  
JOSEPH C. GENTRY, JR.  
ONE OLD FARM ROAD, SUITE 327  
NEWNAN, GA 30055 (678) 562-4020

ALLEGIANCE DEVELOPMENT GROUP, LLC

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

**S.A. GASKINS &  
ASSOCIATES, LLC**

surveyors planners development consultants

PAGE 2 OF 2



**CLOSURE STATEMENT**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 ANG. IN. AND AN ANGULAR ERROR OF .007" PER ANG. IN. POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE 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 JEICA 403 TOR TOTAL STATION.

