Public Hearing #6

COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Tuesday, March 11, 2014	Type of Request:	Public Hearing

Wording for the Agenda:

Consideration of Petition Number RP-051-14 for the Revision of a Recorded Plat for McNiel Farms Subdivision by adding nine (9) lots as McNiel Farms, Phase II.

Background/History/Details:

The Final Plat for McNiel Farms Subdivision consists of a total of 36 single-family dwelling lots and was platted in 2001. The McNiel Farms Subdivision has no internal streets and all lots front both Ellison Road and Swanson Road. Lot 36 is located on the south side of Swanson Road and consists of 4.358 acres. Lot 36 will be combined with additional acreage to develop nine (9) lots on 26.182 acres as McNiel Farms, Phase II.

Staff and the Planning Commission recommend APPROVAL of Petition Number RP-051-14.

What action are you seeking from the Board of Commissioners?

Approval of Petition Number RP-051-14 for the Revision of a Recorded Plat for McNiel Farms Subdivision by adding nine (9) lots as McNiel Farms, Phase II.

If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	Yes	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval			

Staff Notes:

PETITION NUMBER: RP-051-14

REQUESTED ACTION: Request approval of the Revision of a Recorded Plat for McNiel Farms Subdivision, to add nine (9) lots as McNiel Farms, Phase II.

EXISTING USE: Single-Family Residential

PROPOSED USE: Single-Family Residential

ZONING DISTRICT: R-70

LOCATION: Swanson Road

LAND LOT/DISTRICT: Land Lots 76, 77, 84 and 85 of the 7th District

OWNER/APPLICANT: The Scarbrough Group, Inc.

INVESTIGATION

The Final Plat for McNiel Farms Subdivision consists of a total of 36 single-family dwelling lots and was platted in 2001. The McNiel Farms Subdivision has no internal streets and all lots front both Ellison Road and Swanson Road. Lot 36 is located on the south side of Swanson Road and consists of 4.358 acres. Lot 36 will be combined with additional acreage to develop nine (9) lots on 26.182 acres as McNiel Farms, Phase II.

Subdivision Regulations

Sec. 8-503. Approval of subdivisions.

(b) **Final Plat or Minor Subdivision Plat**

7. **Revision to a Recorded Final Plat.**

Proposed revisions to a Recorded Final Plat of any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on a lot(s) will be considered in public hearings before the Planning Commission and the Board of Commissioners. The legal notice shall be advertised at least seven (7) calendar days prior to the public hearing before the Planning Commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public hearing before the Board of Commissioners. In the event that the time-frames above cannot be met with one (1) advertisement, the notice shall be published twice.

Comprehensive Plan

The subject property lies within an area designated for Rural Residential (1 Unit/2 to 3 Acres). This request conforms to the Fayette County Comprehensive Plan.

Access

The subject property has frontage on Swanson Road. Swanson Road is classified as a County Local road on the Fayette County Thoroughfare Map and is a gravel road.

General Description

The subject property is adjacent to properties described as follows:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North (across Swanson Road)	49.87 acres (13 lots in McNiel Subdivision)	R-70	13 Single-Family Dwelling Lots	Rural Residential (1 Unit/2 to 3 Acres)
South	40 acres (remainder of parent tract planned for future separate subdivision)	R-70	Single-Family Dwelling	Rural Residential (1 Unit/2 to 3 Acres)
East	2.5 acres	R-70	Single-Family Dwelling	Rural Residential (1 Unit/2 to 3 Acres)
	5 acres	R-70	Single-Family Dwelling	Rural Residential (1 Unit/2 to 3 Acres)
West	2 acres	R-70	Single-Family Dwelling	Rural Residential (1 Unit/2 to 3 Acres)

Right-of-Way Dedication

Swanson Road is classified as a County Local road on the Fayette County Thoroughfare Map. The required right of way is 60 feet (30 feet from centerline). The developer is working with Public Works to dedicate additional right-of-way to facilitate the realignment of Swanson Road to remove tight curves when the road is paved.

Final Plat

Should this request be approved, a Revised Final Plat for McNiel Farms Subdivision, Phase II must be submitted, approved, and recorded prior to the issuance of any building permits.

Department Comments

Water System: We have an 8" main that serves this area of Swanson Road.

Environmental Management: EMD has no problem with the application asking permission to revise the final plat.

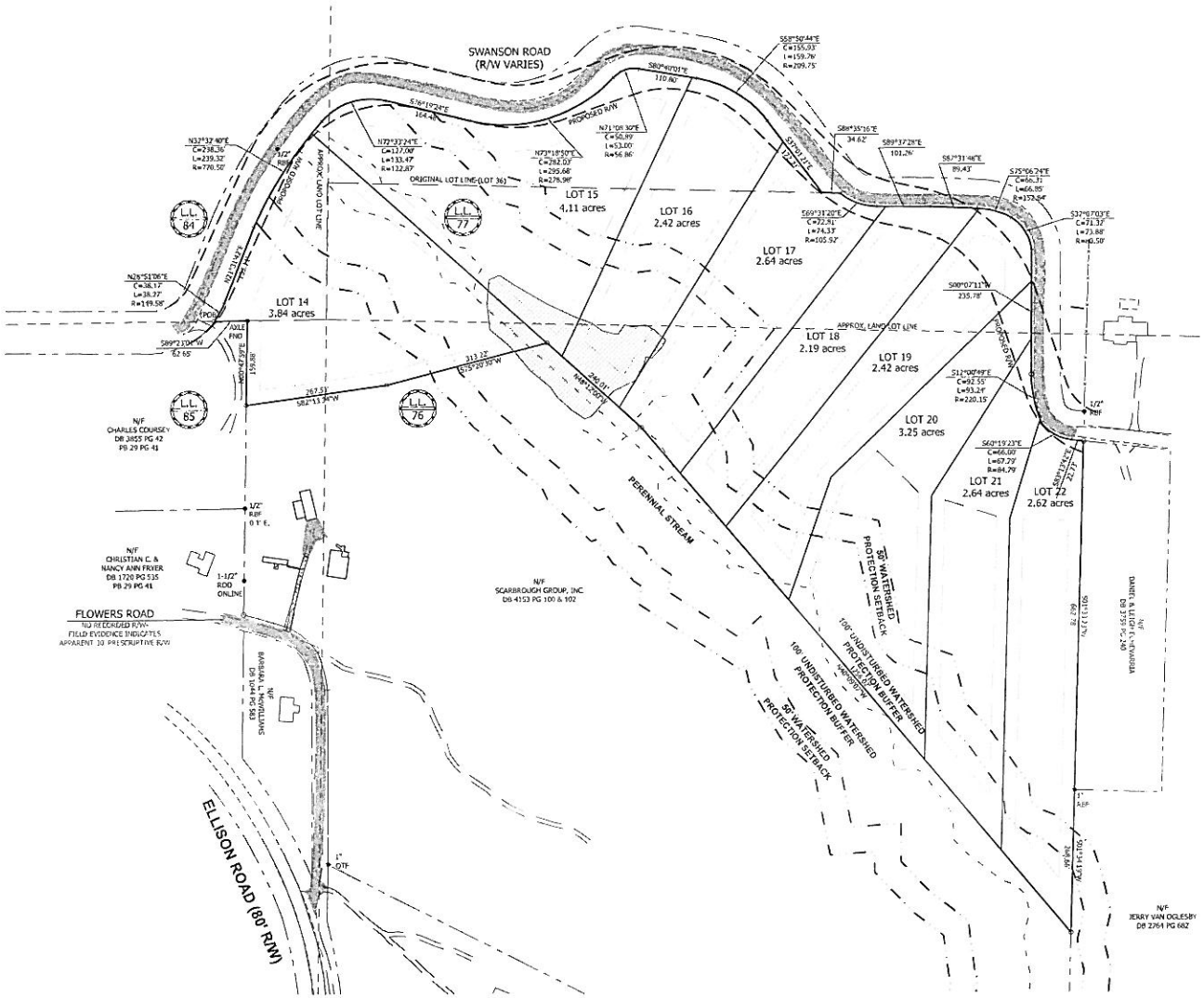
Environmental Health Dept.: Our department will need to complete a required subdivision review before being in a position to sign off on a new final plat. The developer will need to submit the required information (including application, application fee, level 3 soils report and soils classifier proof of insurance) to our department in order for our department to complete the subdivision review and site evaluation.

Fire Marshal: The Bureau of Fire Prevention will neither approve nor deny requests that fall outside of the scope of Fire Prevention Code.

County Engineer/Public Works Director: Swanson Road in the area of McNeil Farms is a gravel road with poor horizontal geometry. Specifically, a couple curves are too tight. To correct the curves, additional land is needed along the south side of the road (i.e., the same side as the proposed McNeil Farms Phase II). The proposed lots are drawn to existing ROW lines. However, the applicant has agreed to donate the needed land, as shown on the plat, for future road realignment. As a result of this donation, the Applicant will have less land available for development than they would have had using existing road frontage. This could impact lot area, road frontage, front yard setbacks, and minimum contiguous area requirements. In addition, the proposed lots on Swanson Road back up to a stream so the rears of the lots are encumbered with Watershed Protection Buffers and Setbacks.

STAFF ANALYSIS

Per the Fayette County Subdivision Regulations, adding lots to an existing platted residential subdivision requires public hearing approval prior to the submittal of a Revised Final Plat. The desires of surrounding property owners should be considered. Staff recommends **APPROVAL** of the request.



SYMBOL LEGEND

IRON PIN FOUND	WATER METER
1/2" REBAR SET	GAS METER
UTILITY POLE	POWER METER
LIGHT POLE	SANITARY SEWER LINE
SINGLE WING CATCH BASIN	OVERHEAD POWER LINE
JUNCTION BOX	STORM DRAIN PIPE
YARD INLET	PROPERTY LINE
WOOD FENCE	ADJACENT LOT LINE
CHAINLINK FENCE	ASPHALT AREA
C.L. STREAM	CONCRETE AREA
ORIGINAL PROPERTY MUE	

PROJECT NARRATIVE:

1) APPLICANT/OWNER: DAWN SCARBROUGH
PH. (770) 631-3300
310 WILLOWBEND ROAD
PEACHTREE CITY, GA. 30269

2) ENGINEER: SCANLON ENGINEERING SERVICES, INC.
216 E. SOLOMON ST., SUITE A
GRIFFIN, GA. 30223
(678) 967-2051
MICHAEL J. SCANLON, PE

3) TOTAL ACREAGE OF PROPERTY: 26.182 AC.

TOTAL NUMBER OF LOTS: 9 LOTS

4) CURRENT ZONING: R20
BUILDING SETBACKS: FRONT 75' ELLISON ROAD (COLLECTOR)
FRONT 50' LOCAL ROAD
SIDE 25'
REAR 50'

5) MINIMUM LOT WIDTH @ BUILDING LINE: 150' (LOCAL ROAD)
175' (COLLECTOR ROAD)

MINIMUM LOT SIZE: 2 ACRES (87,120 S.F.)
MINIMUM HOUSE SIZE: 1,500 S.F.

6) SUBDIVISION TO BE SERVED BY COUNTY WATER, WASTEWATER DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM.

7) THERE ARE NO EASEMENTS OF RECORD ASSOCIATED WITH THIS PROPERTY.

8) AS PER FIRM PANEL NUMBER: 13113C0095E EFFECTIVE DATE 9/18/96, A PORTION OF THIS SITE LIES WITHIN A FLOOD HAZARD ZONE.

9) WATERS OF THE US AND WATERS OF THE STATE ARE LOCATED ON THIS PROPERTY.

10) PERENNIAL STREAMS ARE LOCATED ON THIS PROPERTY REQUIRING A 100' UNDISTURBED WATERSHED PROTECTION BUFFER AND A 50' WATERSHED PROTECTION SETBACK.

11) BOUNDARY LINES SHOWN ON THIS DRAWING ARE FROM BOUNDARY SURVEY DATED DECEMBER, 2013, BY SCANLON ENGINEERING SERVICES, INC. & FINAL PLAT FOR McNIEL FARMS PLAT BOOK 34 PG. 186-173

SES
ENGINEERING PLANNING SURVEYING

THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED IN OTHER PARTS OF THE SAME PROJECT OR ADDITIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.

SCANLON ENGINEERING SERVICES, INC.
216 EAST SOLOMON STREET, SUITE A
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 FAX: (678) 967-2053

CONCEPT PLAN FOR
McNIEL FARMS PHASE II
LOCATED IN LAND LOT 76, 77, 84 & 85 OF THE
7TH DISTRICT OF FAYETTE COUNTY, GEORGIA

No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11	12.12.13	ADD SOIL DISTURBING WATER LINE

GEORGIA REGISTERED No. 24061 PROFESSIONAL ENGINEER MICHAEL JOSEPH SCANLON

CONCEPT PLAN

Checked by: MJS	Drawn by: MJS
Project #: 8111F001	Date: 11.26.13

SHEET TITLE
C-01
SHEET # 01 OF __

STATE OF GEORGIA
COUNTY OF FAYETTE

RESOLUTION

NO. RP-051-14

WHEREAS, The Scarbrough Group, Inc., Owner, and Joey Scanlon, Agent, having come before the Fayette County Planning Commission on February 20, 2014 requesting a revision to a recorded plat as per Section 8-503,(b),7. of the Fayette County Subdivision Regulations; and

WHEREAS, said request being as follows: Request approval of the Revision of a Recorded Plat for McNiel Farms Subdivision, to add nine (9) lots as McNiel Farms, Phase II.

WHEREAS, the Fayette County Planning Commission having duly convened, and considered said request;

BE IT RESOLVED that the decision of the Fayette County Planning Commission, that said request be **APPROVED**.

This decision is based on the following reasons:

Compatible with the surrounding area.

PLANNING COMMISSION
OF
FAYETTE COUNTY

JIM GRAW
VICE-CHAIRMAN

ATTEST:

DENNIS DUTTON
SECRETARY

PLANNING COMMISSION RECOMMENDATION

DATE: RP-051-14

TO: Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. RP-051-14, the application of The Scarbrough Group, Inc. be:

✓ Approved 4-0 _____ Withdrawn _____ Disapproved

_____ Tabled until _____

This is forwarded to you for final action.

_____
AL GILBERT, CHAIRMAN

_____
JIM GRAW, VICE-CHAIRMAN

_____
BRIAN HAREN

_____
DOUGLAS POWELL

_____
BOB SIMMONS

Remarks:

_____

_____

_____

APPLICATION TO REVISE A RECORDED PLAT

PETITION NO: RP-051 - 14

OWNER OF PROPERTY: THE SCARBROUGH GROUP, INC.
__ Ms. __ Mr. __ Mrs. __ Mr. & Mrs.

MAILING ADDRESS: 518 MAIN STREET PALMETTO, GA. 30268

PHONE: 678-429-2803

E-MAIL: dawnscarbrough@aol.com

AGENT FOR OWNER: MICHAEL JOSEPH SCANLON
__ Ms. ✓ Mr. __ Mrs. __ Mr. & Mrs.

MAILING ADDRESS: 216 E. SOLOMON ST. STE A. GRIFFIN, GA.

PHONE: 679-967-2051 (OFF) [redacted]

E-MAIL: JOEY@SCANLONENG.COM

LOCATION: LAND LOT(S) 76,77, 84,85 **DISTRICT** 7 **ROAD** SWANSON ROAD

LEGAL DESCRIPTION ATTACHED: YES **ZONING:** R-70

FIFTEEN COPIES OF CONCEPT PLAN ATTACHED: _____

TOTAL NUMBER OF LOTS: 9 **TOTAL NUMBER OF ACRES:** 26.182

DATE OF PLANNING COMMISSION HEARING: 2/20/14

DATE OF COUNTY COMMISSIONERS HEARING: 3/13/14

SUBDIVISION NAME: MCNIEL FARMS PHASE II

REASON FOR REVISION: COMBINE EXISTING LOT 36 WITH RECENTY PURCHASED PARCEL AND RESUBDIVIDE THIS 26 ACRE PARCEL INTO 9 LOTS WITH SIMILAR DEVELOPMENT AS MCNIEL FARMS.

Received from Dawn Scarrough the amount of $ 30.00/ea to cover the cost of the sign deposit. Applicant will be billed for the cost of advertising to cover the cost of processing said application.

SIGN FEE

Date Paid: 2/3/14 Receipt No. _____

Cash: _____ Check No. 1006

ADVERTISING FEE

Date Paid: _____ Receipt No. _____

Cash: _____ Check No. _____

I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge. I further certify that I am the owner or the specifically authorized agent of the above-referenced property.

Feb. 3, 20 14 Dawn Scarrough, President

OWNER/AGENT'S SIGNATURE

2/3, 20 14 Mark A. Ashe

NOTARY PUBLIC

MARK A. ASHE
MY COMMISSION EXPIRES
JULY 17 2016
FAYETTE CO., GEORGIA
NOTARY PUBLIC

THE SCARBROUGH GROUP, INC.
518 Main Street ♦ Palmetto, GA 30268
(678) 429-2903

February 5, 2014

Pete Frisina
Fayete County Community Services/Planning & Zoning
140 Stonewall Avenue West, Suite 202
Fayetteville, GA 30214

Dear Pete,

We are requesting modification to the final plat of McNiel Farms subdivision to allow for the addition of Phase II, which will consist of nine new residential lots along Swanson Road (see Concept Plan attached as Exhibit "A"). This property is already zoned R-70.

The Scarbrough Group, Inc. developed McNiel Farms in 2001. We chose to retain one lot (Lot 36) due to its large amount of road frontage and for possible future development. At the time, we attempted to purchase property owned by the Flowers family adjacent to Lot 36, but the Flowers were not interested in selling their land then.

In December of 2013, we purchased the Flowers property. At this point, we seek to dissolve our original Lot 36 of McNiel Farms and incorporate that 4+ acre lot into the proposed new 9-lot Phase II of McNiel Farms.

The proposed McNiel Farms, Phase II will have the same covenants and restrictions as Phase I (see attached Exhibit "B"). These nine lots will be directly on Swanson Road, which is currently an unpaved county road. Fayette County has been in negotiations with us and other property owners along Swanson Road over the past few years about paving Swanson Road. This project was actually planned for 2014, but has since been postponed due to budget restrictions. As you will notice on the Concept Plan, we are allowing for right-of-way and roadway modifications so that the County won't have to negotiate with nine additional property owners at such time that paving Swanson Road becomes a reality.

Thank you for your assistance; feel free to contact me with any questions.

Sincerely,

Dawn Scarbrough

Dawn Scarbrough, President

FILED & RECORDED
FAYETTE COUNTY, GA.
'01 JUL 19 PM 1 31
SHEILA STUDDARD, CLERK

DECLARATION OF COVENANTS, CONDITIONS and RESTRICTIONS for

McNiel Farms

SUBDIVISION

STATE OF GEORGIA
COUNTY OF FAYETTE

This Declaration of Covenants, Conditions and Restrictions, made and published this 19th day of July, 2001 by The Scarbrough Group, Inc., hereinafter referred to as "Owner",

WITNESSETH:

WHEREAS, The Scarbrough Group, Inc. is the owner of a subdivision known as McNIEL FARMS; said subdivision lying and being in Land Lots 77, 83 and 84 of the 7th District of Fayette County, Georgia, and being all as shown on subdivision plat filed July 9, 2001, recorded in Plat Book 34, pages 168-173, Fayette County, Georgia, records, which plat is incorporated herein by reference thereto.

WHEREAS, it is to the interest, benefit and advantage of said Owner and to each and every person who shall hereafter purchase any lot in said subdivision that certain protective covenants governing and regulating the use and occupancy of same be established, set forth and declared to be covenants running with the land.

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by Owner and each and every subsequent owner of the lots in said subdivision, Owner does hereby set up, establish, promulgate and declare the following Covenants, Conditions and Restrictions to apply to all of said lots and to all persons owning said lots. These Covenants, Conditions and Restrictions shall be binding on all persons claiming under and through Owner until on or through July 18, 2021, at which time said Covenants will be automatically extended for successive ten (10) year periods unless the owners of two-thirds (2/3) of all lots shall cause a document to be filed in the deed records of Fayette County, Georgia, stating these Covenants, Conditions and Restrictions are no longer in existence. All of said lots in McNiel Farms Subdivision are hereby subjected to these Declaration, Covenants and Easements, and each lot is to be held, transferred, sold, conveyed and used subject to the following Conditions, Restrictions and Covenants:

1. **Land Use.** All lots in said subdivision shall be known, described and used solely as single-family residential lots. No buildings shall be erected or permitted to remain on any lot other than one single-family dwelling, not to exceed two and one-half stories in height, not including the basement, and a garage for not less than two automobiles. All garages shall be part of the main building, and all garages shall enter said buildings from either the rear or side, except when deviation is approved by the Architectural Control Committee. No trade or business shall be conducted on any lot, nor shall any school, church, nursery school, kindergarten, commercial green house and nursery, doctor's office, dentist's office, real estate office or similar type of activity be conducted on any of said lots, provided, however, for so long as McNiel Farms subdivision is being developed the owner or its designated agents may maintain a sales office for said subdivision.

2. **Dwelling Quality and Size.** Each dwelling shall have a minimum of 1,800 square feet (for one-story dwelling) or 2,000 square feet (for two-story dwellings) of heated floor space exclusive of porches, garages, carports and basements.

3. **Building Location.** The placement of each dwelling shall be located on each lot in accordance with the building and set back lines shown on the plat for McNiel Farms.

4. **Outbuildings.** All outbuildings, sheds, trailers, garages, barns or other similar structures must be approved by the Architectural Control Committee and be in compliance with the Fayette County building code and regulations.

5. **Equipment and Apparatuses.** Unsightly equipment such as large trucks, trailers, doziers, backhoes, earth-moving equipment, race cars, buses and van trucks cannot be parked or stored on any of the lots in this subdivision. Motor homes, travel trailers and boats may be stored provided they are not visible from the street.

6. **Driveways and Parking.** Driveways for all lots fronting Ellison Road must be paved with either asphalt or concrete for a minimum of fifty (50) feet from the street toward the house. Other driveways may be paved or covered with gravel. Any necessary driveway drainage pipe must have either flared-end sections or concrete headwalls and must be approved by the Fayette County Road Department. Each residence must have off-street storage for not less than two automobiles to the rear of the building line.

7. **Nuisances.** No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighbors.

8. **Livestock and Poultry.** Dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose and provided further that they are not kept in such numbers as to create a nuisance. All such pets shall be kept in an enclosed or fenced area and shall not be permitted to run at large. Also, lots that contain animals are to be kept in a sanitary condition so as not to create any offensive odors to the surrounding property owners. Livestock and other animals shall be kept in accordance with Fayette County zoning restrictions.

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9. **Signs.** No sign of any kind shall be displaced to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or sign used by a builder to advertise the property during the construction and sales period. Notwithstanding the foregoing, the developer may maintain one or more signs of any size advertising the subdivision development, location of sales office, etc. for so long as the property is under development.

10. **Garbage and Refuse Disposal.** No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, junk cars or other waste. All waste must be kept in sanitary containers. All vacant lots shall be properly maintained by the lot owner. In the event that an owner allows his lot to become unsightly from trash, rubbish or weeds and such owner fails and refuses to clean and maintain said lot after written notice from the developers, the developers may clean said lot at the lot owner's expense.

11. **Sewage Disposal.** No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the Fayette County Department of Public Health. Approval of said systems, as installed, shall be obtained from such authorities.

12. **Stream Pollution.** No rubbish, trash, garbage or other waste shall be dumped in any stream, nor shall any rubbish, trash, garbage or other waste be dumped in a manner so that it will pollute any stream.

13. **Fences.** No fences shall be erected on any lot without the prior approval of the Architectural Control Committee.

14. **Lot Size.** No person other than the developer may alter lot sizes as shown on the aforementioned recorded plat of the subdivision without the express written approval of the Architectural Control Committee.

15. **Architectural Control.** No building, dwelling or improvement of any kind shall be erected, moved onto or maintained on any lot until the design and location thereof has first been submitted to and approved by the Architectural Control Committee. Said Architectural Control Committee shall be composed of the owner and its duly authorized agents and decision of a majority of said body shall be binding upon the Architectural Control Committee. Architectural control, as aforesaid, shall be exercised over materials, harmony or external design with existing structures and as to location with such respect to topography and finished grade elevation.

16. **Term.** These Covenants, Conditions and Restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for the period up to and including July 18, 2021, at which time said Covenants will be automatically extended for successive ten (10) year periods unless the owners of two-thirds (2/3) of all lots shall cause a document to be filed in the deed records of Fayette County, Georgia, stating these Covenants, Conditions and Restrictions are no longer in existence.

17. **Enforcement.** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. The Owner may, but shall not be under any obligation to, file any proceeding in law to enforce these Covenants, Conditions and Restrictions.

18. **Severability.** Invalidation of any of these Covenants, Conditions and Restrictions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

19. **Exclusions.** This Covenants, Conditions and Restrictions do not apply to Lot 36.

IN WITNESS WHEREOF, these covenants, Conditions and Restrictions have been executed by Owner and entered effective the date first written above.

THE SCARBROUGH GROUP, INC.

BY: _____
Dawn Scarbrough, President

Signed, sealed and delivered in the presence of:

_____
Witness

_____
Notary Public

My Commission Expires: 12/16/01

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IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW

R.M. Boyd 5/01/01
REGISTERED LAND SURVEYOR NO 2227 DATE

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT OF HUD THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA

REF FIRM NO 13113 C 0040 D, 3/18/96

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE

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

A TOPCON GTS-303 WAS USED TO COMPILE THE ANGULAR AND LINEAR FIELD DATA.

F B 145 DISC 30 FILE 00012

LEGEND

U.P. - UTILITY POLE
B.L. - BUILDING LINE
F.H. - FIRE HYDRANT
P.V.C. - POLYVINYL CHLORIDE PIPE
C.M.P. - CORRUGATED METAL PIPE
T.B.M. - TEMPORARY BENCH MARK
M.F.F.E. - MINIMUM FINISHED FLOOR ELEVATION

APPROVED DEPT. OF PUBLIC HEALTH FAYETTE COUNTY, GEORGIA

6/29/01
ENVIRONMENTAL HEALTH SPECIALIST III DATE

GENERAL NOTES

1. OWNER THE SCARBROUGH GROUP, INC. (LOTS 1-3 & 36) — WILLIAM McNIEL (LOTS 4 & 5)
   DAWN SCARBROUGH — 3519 HERSHEL ROAD
   146 EAST GEORGIA AVENUE — COLLEGE PARK GA 30337
   FAYETTEVILLE, GA 30214 — (404) 767-2513
   (770) 461-8603
2. ZONED R-70
3. SETBACKS: FRONT = 75' (SWANSON ROAD)
   = 50' (ELLISON RD & JENKINS RD)
   SIDE = 25'
   REAR = 50'
4. MINIMUM LOT SIZE = 2 ACRES
   MINIMUM HOUSE SIZE = 1500 SQ FT
   MINIMUM WIDTH AT B.L. = 175' (SWANSON ROAD)
   = 150' (ELLISON RD & JENKINS RD)
5. TOTAL AREA = 121.71 ACRES
   TOTAL NO. OF LOTS = 36
6. WATER PROVIDED BY FAYETTE COUNTY WATER DEPARTMENT
7. SEWAGE DISPOSAL TO BE PROVIDED BY INDIVIDUAL SEPTIC TANKS & DRAIN FIELD LINES

FINAL PLAT OF

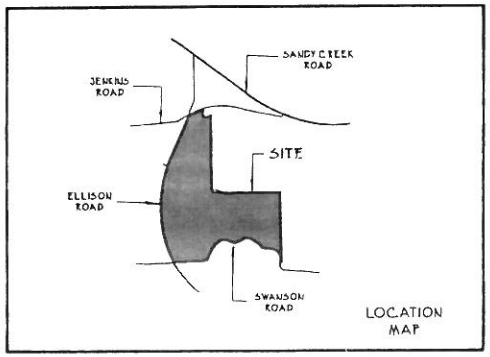
McNIEL FARMS

LAND LOT 77, 83 & 84 7th DISTRICT
FAYETTE COUNTY, GEORGIA

5/1/01

GEORGIA REGISTERED LAND SURVEYOR R.M. BOYD

R.M. BOYD & ASSOCIATES
LAND SURVEYING & ENGINEERING
185 SOUTH LEE STREET
FAYETTEVILLE, GA 30214
(770) 461-2417



LOCATION MAP

GEORGIA, FAYETTE COUNTY

FILED AND RECORDED THIS 9th DAY

OF JULY, 2001, 11:05 AM

BOOK 34 PAGE 168

CLERK Sheila Studdard /AS

OWNER'S ACKNOWLEDGEMENT

STATE OF GEORGIA, FAYETTE COUNTY

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE EASEMENTS, RIGHT-OF-WAY AND ANY OTHER GROUND SHOWN

Dawn Scarbrough 06-07-01
OWNER DATE

William H McNiel 6-7-01
OWNER DATE

ENGINEER'S ACKNOWLEDGEMENT

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, THAT MONUMENT LOCATIONS ARE CORRECTLY SHOWN, THAT THE PROPERTY WILL DRAIN AS SHOWN. MONUMENTS SHOWN BY IRON PINS.

R.M. Boyd 5/01/01
REGISTERED LAND SURVEYOR NO 2227 DATE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

Kathy Zeitler 6/22/01
SIGNED DATE

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

Robyn S Wilson 7-2-01
SECRETARY DATE

APPROVED FAYETTE COUNTY ENGINEER

ALL AS-BUILTS PLANS HAVE BEEN APPROVED

Ronald R Johnson 6/29/01
SIGNED DATE

APPROVED FAYETTE COUNTY FIRE MARSHALL

ALL FIRE HYDRANTS LOCATED AS SHOWN

Dale Scarbrough 6/14/01
SIGNED DATE

FAYETTE COUNTY DOES NOT ACCEPT OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE, INDICATED BY THIS PLAT

SHEET 1 OF 6

FINAL PLAT OF

McNIEL FARMS

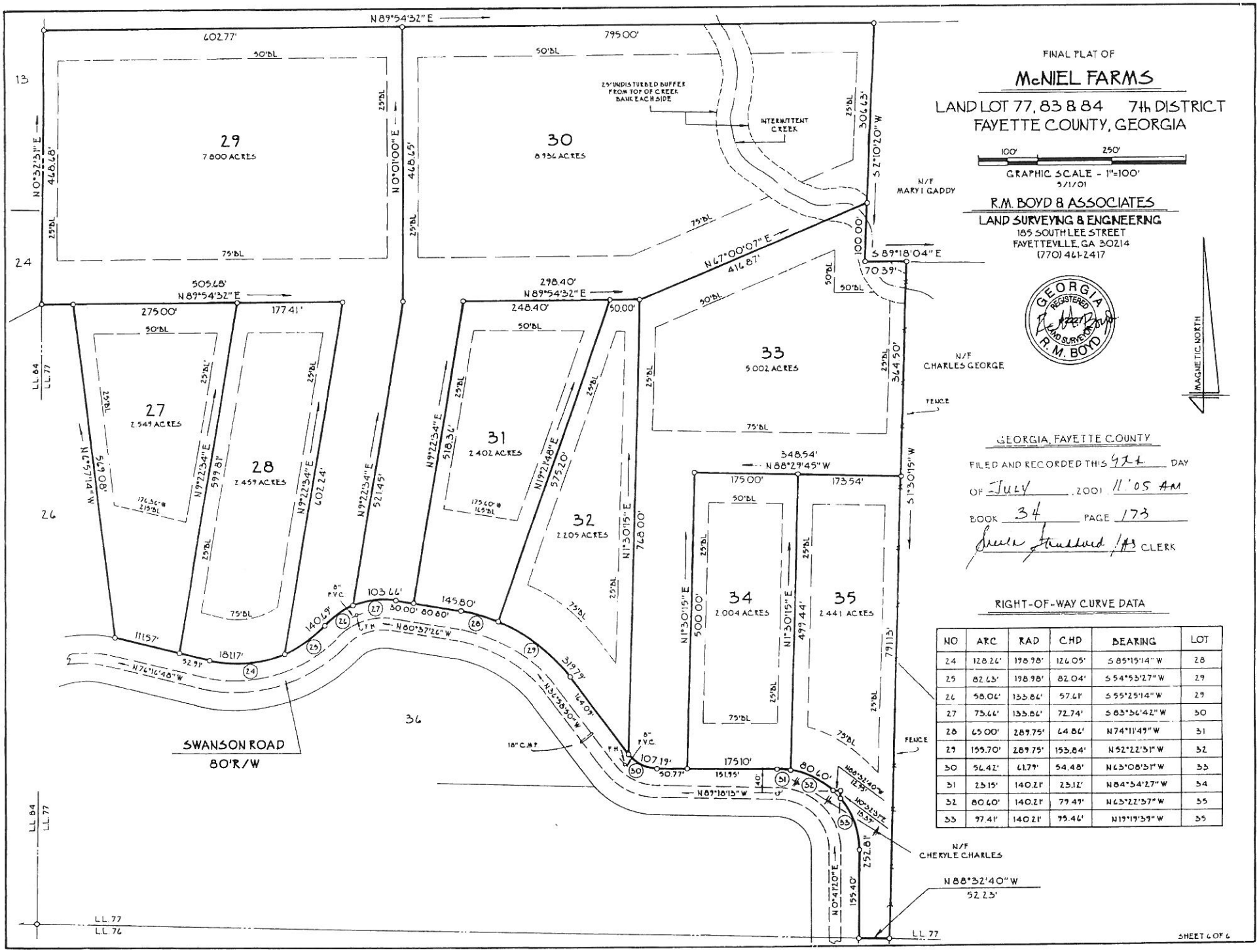
LAND LOT 77, 83 & 84 7th DISTRICT
FAYETTE COUNTY, GEORGIA

100' 250'
GRAPHIC SCALE - 1"=100'
5/1/01

R.M. BOYD & ASSOCIATES
LAND SURVEYING & ENGINEERING
185 SOUTH LEE STREET
FAYETTEVILLE, GA 30214
(770) 461-2417

GEORGIA REGISTERED LAND SURVEYOR R. M. BOYD

MAGNETIC NORTH



GEORGIA, FAYETTE COUNTY

FILED AND RECORDED THIS 9th DAY
OF JULY, 2001 11:05 AM
BOOK 34 PAGE 173
Sheila Studdard /AB CLERK

RIGHT-OF-WAY CURVE DATA

NO	ARC	RAD	CHD	BEARING	LOT
24	128.26'	198.98'	126.05'	S 85°15'14" W	28
25	82.63'	198.98'	82.04'	S 54°53'27" W	29
26	58.06'	135.86'	57.61'	S 55°25'14" W	29
27	73.66'	135.86'	72.74'	S 83°36'42" W	30
28	65.00'	289.75'	64.86'	N 74°11'49" W	31
29	155.70'	289.75'	153.84'	N 52°22'31" W	32
30	56.42'	61.79'	54.48'	N 63°08'31" W	33
31	23.15'	140.21'	23.12'	N 84°34'27" W	34
32	80.60'	140.21'	79.49'	N 63°22'37" W	35
33	97.41'	140.21'	95.46'	N 19°19'39" W	35

FINAL PLAT OF

McNIEL FARMS

LAND LOT 77, 83 & 84 7th DISTRICT
FAYETTE COUNTY, GEORGIA

100' 250'
GRAPHIC SCALE - 1"=100'
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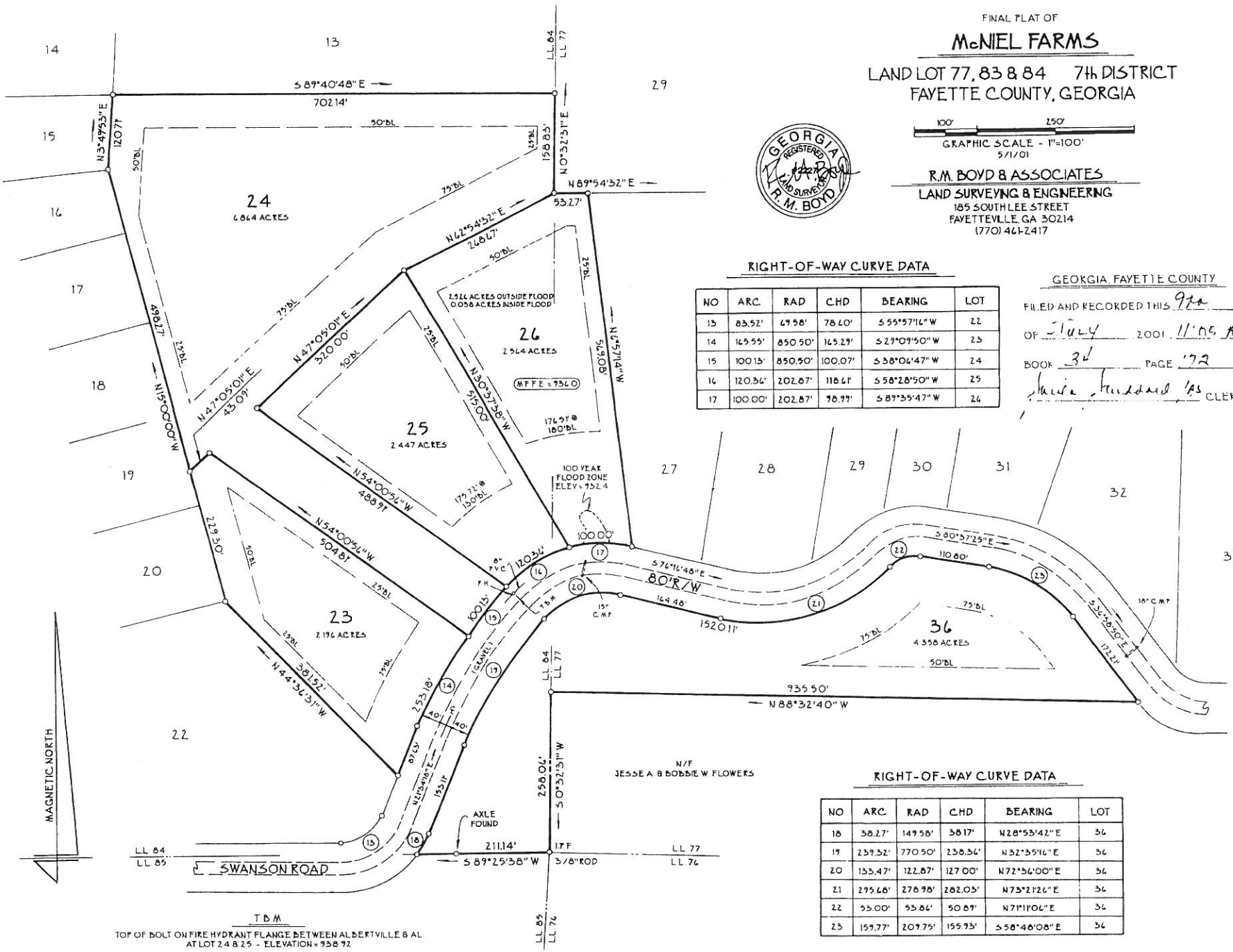
GEORGIA REGISTERED LAND SURVEYOR R. M. BOYD



RIGHT-OF-WAY CURVE DATA

NO	ARC	RAD	CHD	BEARING	LOT
13	83.52'	69.58'	78.60'	S 55°57'16" W	22
14	165.55'	850.50'	165.29'	S 29°09'50" W	23
15	100.13'	850.50'	100.07'	S 38°06'47" W	24
16	120.36'	202.87'	118.61'	S 58°28'50" W	25
17	100.00'	202.87'	98.99'	S 89°35'47" W	26

GEORGIA, FAYETTE COUNTY

FILED AND RECORDED THIS 9th DAY
OF July 2001, 11:05 AM
BOOK 34 PAGE 172
Sharon Studdard 'AS CLERK

RIGHT-OF-WAY CURVE DATA

NO	ARC	RAD	CHD	BEARING	LOT
18	38.27'	149.58'	38.17'	N 28°53'42" E	36
19	239.32'	770.50'	238.36'	N 32°35'16" E	36
20	133.47'	122.87'	127.00'	N 72°36'00" E	36
21	295.68'	278.98'	282.03'	N 73°21'26" E	36
22	55.00'	53.86'	50.89'	N 71°11'06" E	36
23	159.77'	209.75'	155.93'	S 58°48'08" E	36

T.B.M.
TOP OF BOLT ON FIRE HYDRANT FLANGE BETWEEN ALBERTVILLE & AL
AT LOT 24 & 25 - ELEVATION = 938.92

SHEET 3 OF 6

FINAL PLAT OF

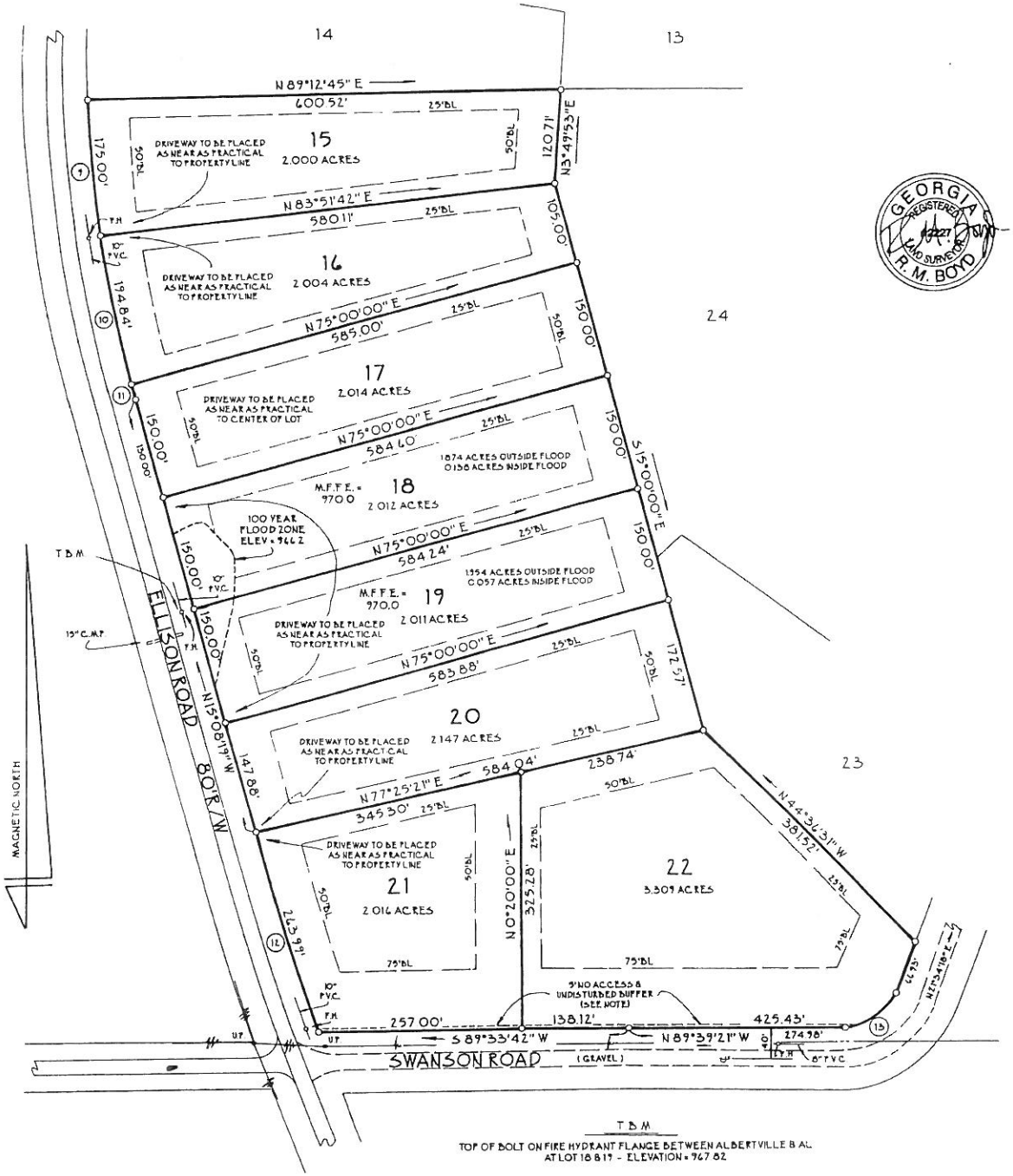
McNIEL FARMS

LAND LOT 77, 83 & 84 7th DISTRICT
FAYETTE COUNTY, GEORGIA

100' 250'
GRAPHIC SCALE - 1" = 100'
5/1/01

R.M. BOYD & ASSOCIATES
LAND SURVEYING & ENGINEERING
185 SOUTH LEE STREET
FAYETTEVILLE, GA 30214
(770) 461-2417

GEORGIA REGISTERED LAND SURVEYOR R. M. BOYD



GEORGIA, FAYETTE COUNTY

FILED AND RECORDED THIS 9th DAY
OF July, 2001, 11:05 AM
BOOK 24 PAGE 91
Sheila Studdard /AS CLERK

NOTE

A 9' NO ACCESS & UNDISTURBED BUFFER SHALL EXIST ALONG THE PROPOSED R/W (40' FROM EXISTING CENTERLINE), AS SHOWN, UNTIL SWANSON ROAD HAS BEEN PAVED BY FAYETTE COUNTY AT WHICH TIME THE BUFFER WILL CEASE TO EXIST.

RIGHT-OF-WAY CURVE DATA

NO	ARC	RAD	CHD	BEARING	LOT
9	175.00'	1656.26'	174.92'	N 5°07'24" W	15
10	194.84'	1656.26'	194.72'	N 11°31'15" W	16
11	20.00'	1656.26'	20.00'	N 15°14'11" W	17
12	263.99'	2538.64'	263.88'	N 17°13'25" W	21
13	83.52'	69.58'	78.60'	S 55°57'16" W	22

T.B.M.
TOP OF BOLT ON FIRE HYDRANT FLANGE BETWEEN ALBERTVILLE & AL AT LOT 18 & 19 - ELEVATION = 967.82

SHEET 4 OF 6

FINAL PLAT OF

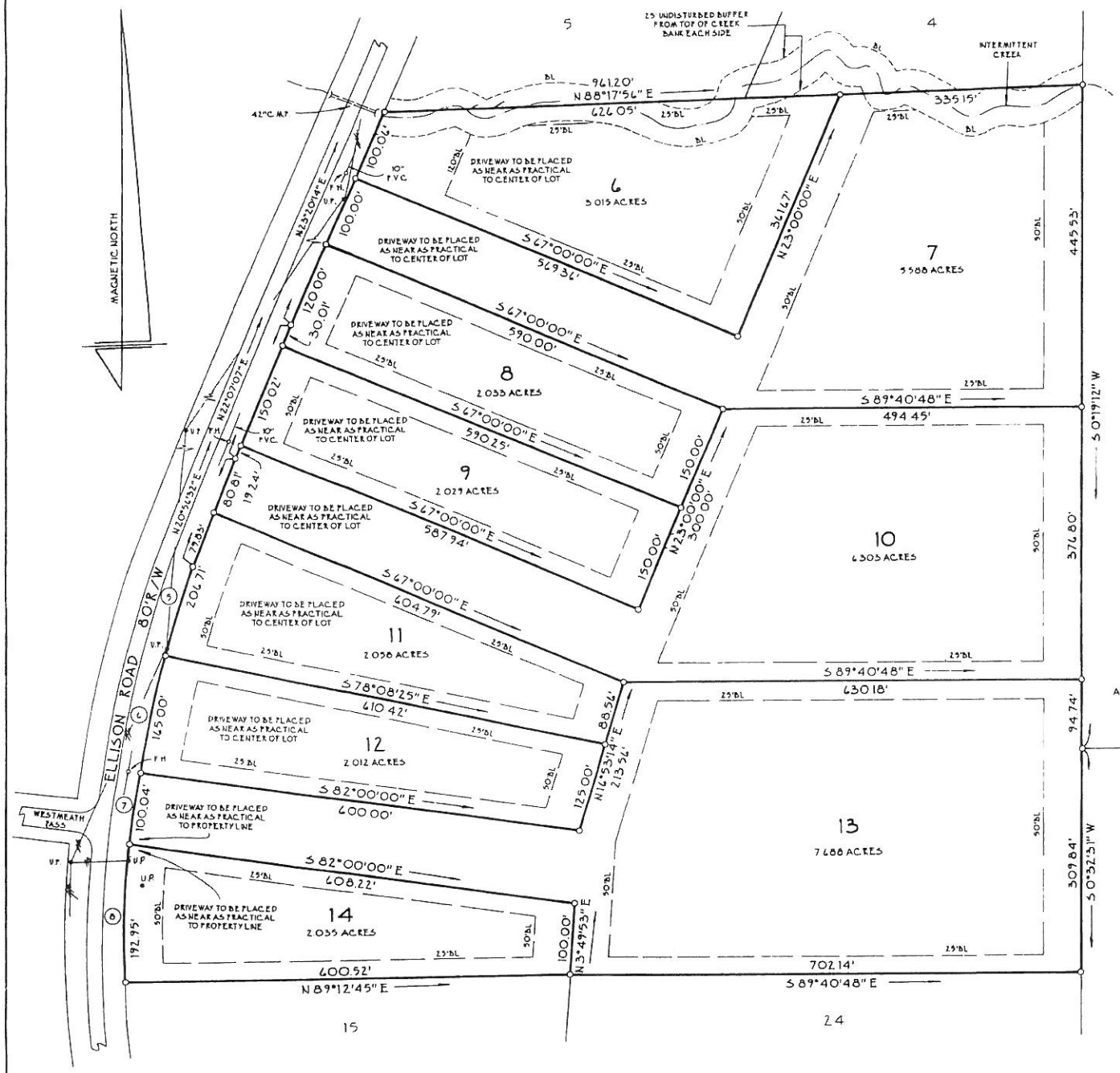
McNIEL FARMS

LAND LOT 77, 83 & 84 7th DISTRICT
FAYETTE COUNTY, GEORGIA

100' 250'
GRAPHIC SCALE - 1" = 100'
5/1/01

R.M. BOYD & ASSOCIATES
LAND SURVEYING & ENGINEERING
185 SOUTH LEE STREET
FAYETTEVILLE, GA 30214
(770) 461-2417

GEORGIA REGISTERED #2217 LAND SURVEYOR R. M. BOYD



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FILED AND RECORDED THIS 9th DAY
OF JULY, 2001, 11:05 AM
BOOK 34 PAGE 170
Sheila Sunderland AS CLERK

RIGHT-OF-WAY CURVE DATA

NO	ARC	RAD	CHD	BEARING	LOT
5	126.88'	1441.81'	126.84'	N17°22'18" E	11
6	165.00'	1441.81'	164.91'	N11°34'20" E	12
7	100.04'	1183.21'	100.00'	N8°32'04" E	13
8	192.95'	1183.21'	192.74'	N1°24'27" E	14

SHEET 3 OF 6

FINAL PLAT OF

McNIEL FARMS

LAND LOT 77, 83 & 84 7th DISTRICT
FAYETTE COUNTY, GEORGIA

100' 250'

GRAPHIC SCALE - 1" = 100'

5/1/01

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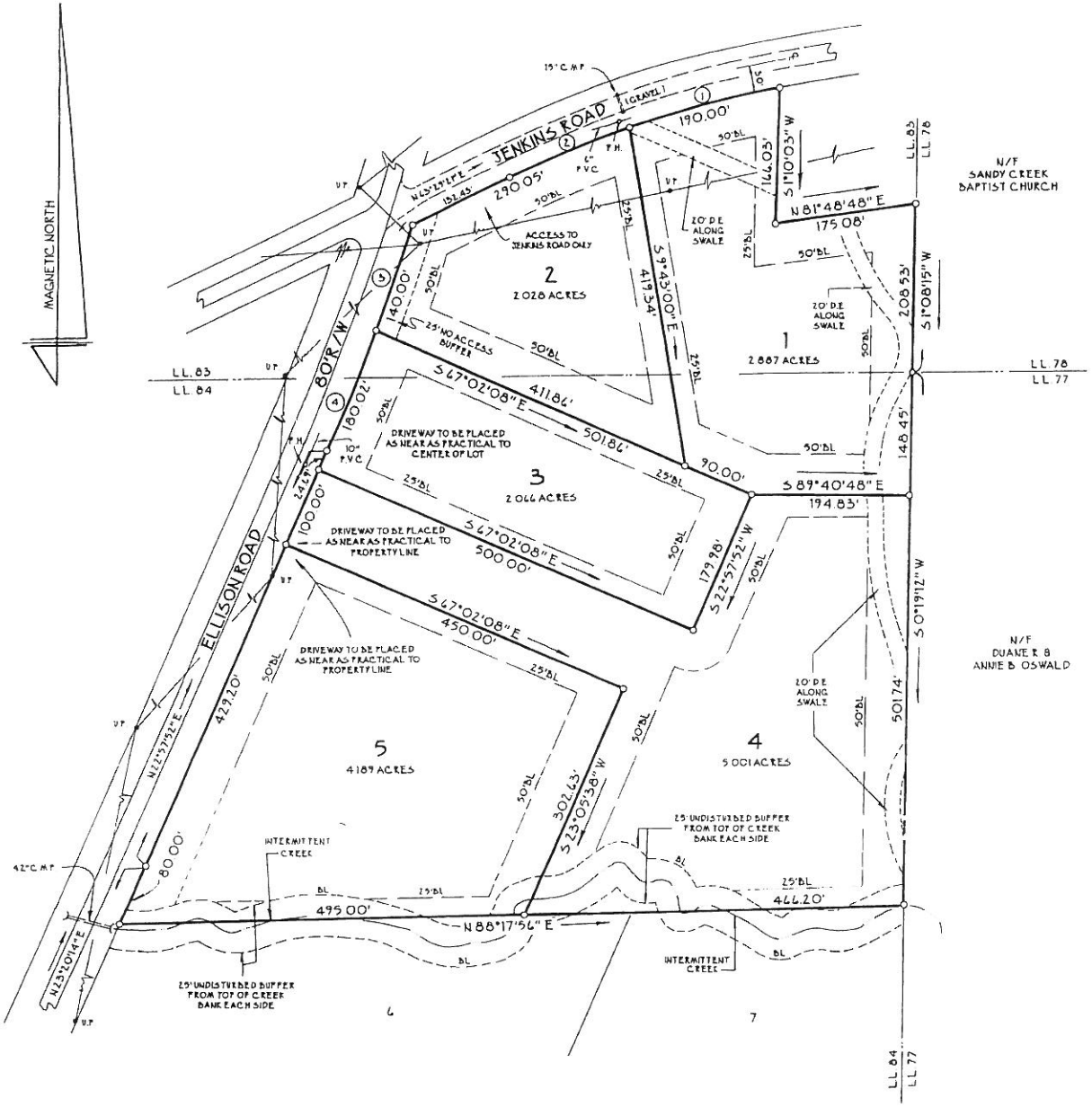
GEORGIA REGISTERED LAND SURVEYOR R. M. BOYD



GEORGIA, FAYETTE COUNTY

FILED AND RECORDED THIS 9th DAY

OF July, 2001, 11:05 AM

BOOK 34 PAGE 169

Sheila Tuddard AS CLERK

RIGHT-OF-WAY CURVE DATA

NO	ARC	RAD	CHD	BEARING	LOT
1	190.00'	1255.71'	189.82'	N 75°12'16" E	1
2	157.62'	1255.71'	157.51'	N 67°16'26" E	2
3	140.00'	2300.00'	139.98'	N 18°36'05" E	2
4	155.35'	2300.00'	155.30'	N 22°16'48" E	3

SHEET 2 OF 6