

BOARD MEMBERS

Jim Graw, Chairman
Arnold L. Martin, III, Vice-Chairman
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Al Gilbert
Brian Haren

STAFF

Peter A. Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator
Chanelle Blaine, Planning and Zoning Coordinator

AGENDA

FAYETTE COUNTY PLANNING COMMISSION MEETING

140 STONEWALL AVENUE WEST

June 16, 2016

7:00 pm

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

1. Consideration of the Minutes of the meeting held on June 2, 2016.

NEW BUSINESS

2. Consideration of a Final Plat of Gary and Karou Sloan. The property will consist of two (2) lots. This property is located in Land Lot 7 of the 6th District, fronts on SR 74 South, and is zoned A-R and O-I.
3. Consideration of a Minor Subdivision Plat for 92 Oaks. The property will consist of eight (8) residential lots. This property is located in Land Lots 139, 140, 141 and 148 of the 4th District, fronts on SR 92 South and Chapman Road, and is zoned A-R.

To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator 
Date: June 10, 2016,
Subject: Minor Subdivision Plat to be considered on June 16, 2016

MINOR SUBDIVISION PLAT

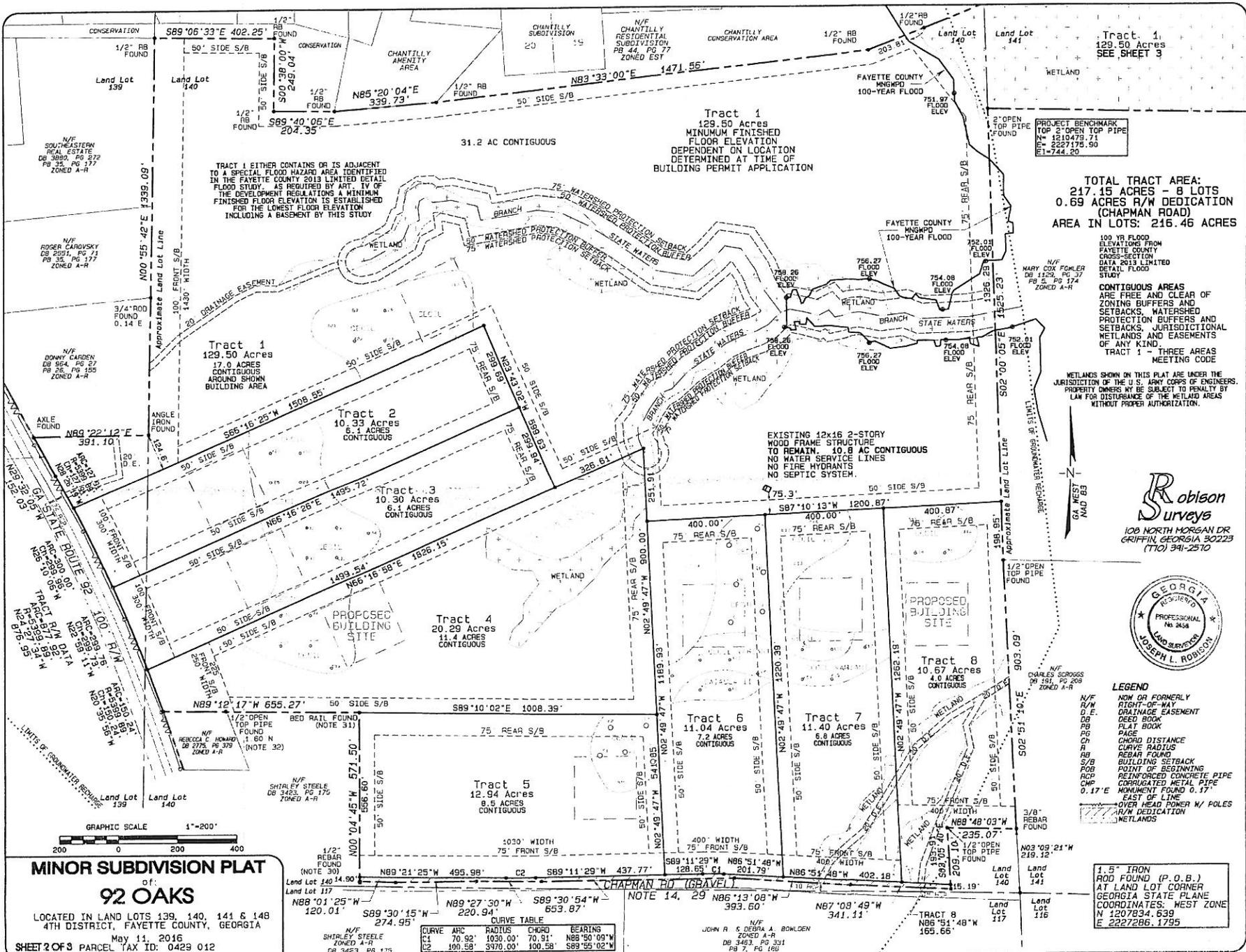
Minor Subdivision Plat of 92 Oaks, LLC

OWNER/APPLICANT

92 Oaks, LLC, Owner/Applicant
Ben Autrey, Contact

Recommend **APPROVAL**

On the Minor Subdivision Plat of 92 Oaks, LLC that was signed on 06/09/16.



PROJECT BENCHMARK
 TOP 2 OPEN TOP PIPE
 N= 1210475.7
 E= 2227175.50
 E1=744.20

TOTAL TRACT AREA:
 217.15 ACRES - 8 LOTS
 0.69 ACRES R/W DEDICATION
 (CHAPMAN ROAD)
 AREA IN LOTS: 216.46 ACRES

100 YR FLOOD ELEVATIONS FROM FAYETTE COUNTY CROSS-SECTION DATA 2013 LIMITED DETAIL FLOOD STUDY

CONTIGUOUS AREAS ARE FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS AND EASEMENTS OF ANY KIND.
 TRACT 1 - THREE AREAS MEETING CODE

WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

Robison
 Surveys
 108 NORTH MORGAN DR
 GRIFFIN, GEORGIA 30223
 (770) 391-2510



- LEGEND**
- N/F NOM OR FORMERLY
 - R/W RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - Ch CHORD DISTANCE
 - C/RV CURVE RADIUS
 - RB REBAR FOUND
 - S/B BUILDING SETBACK
 - POB POINT OF BEGINNING
 - RCF REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - 0.17' E MONUMENT FOUND 0.17'
 - EAST OF LINE
 - OVER HEAD POWER W/ POLES
 - R/W DEDICATION
 - WETLANDS

1.5" IRON ROD FOUND (P.O.B.) AT LAND LOT CORNER
 GEORGIA STATE PLANE COORDINATES: WEST ZONE
 N 1207834.639
 E 2227286.1795

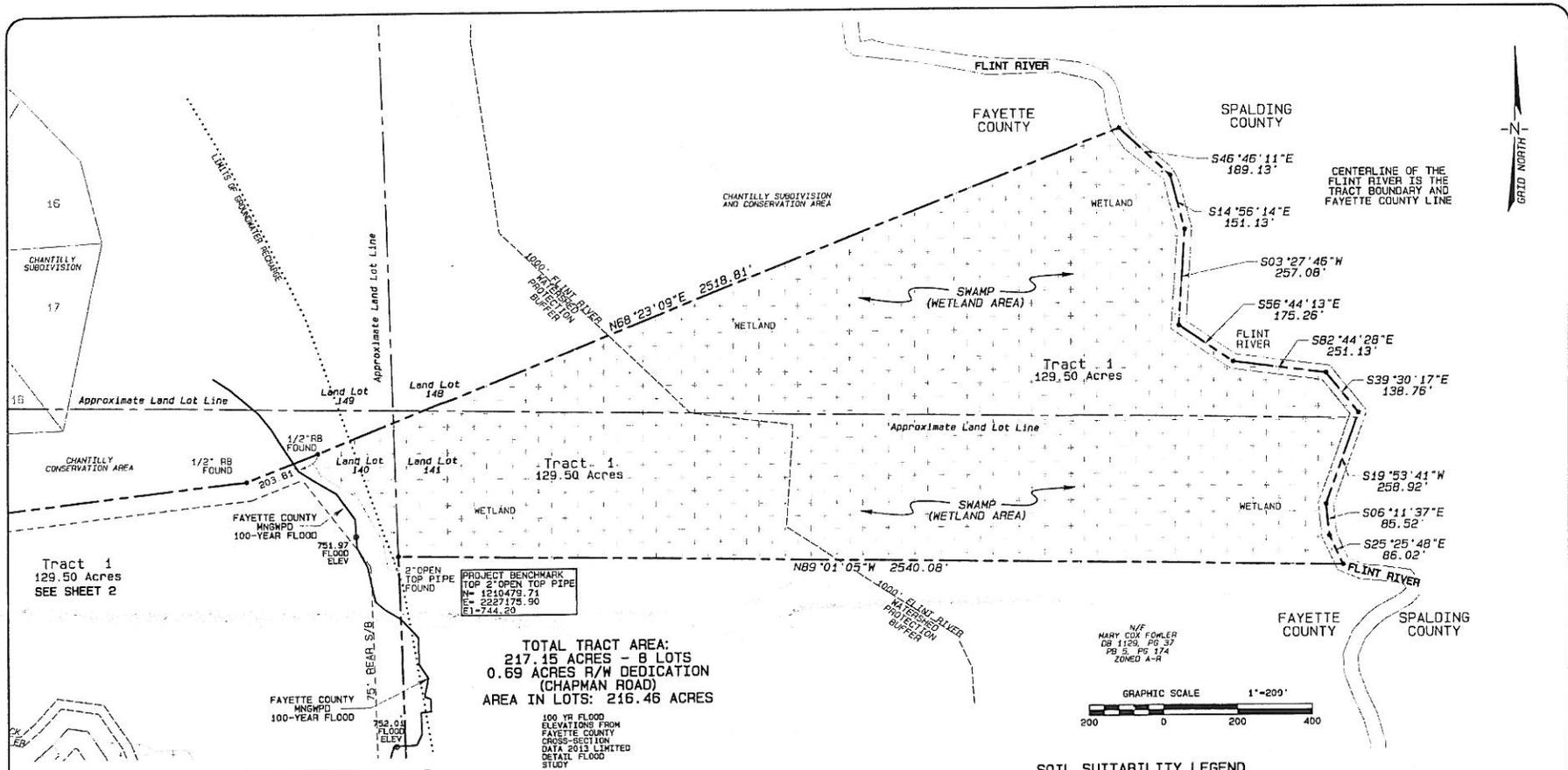
MINOR SUBDIVISION PLAT
 of
92 OAKS
 LOCATED IN LAND LOTS 139, 140, 141 & 148
 4TH DISTRICT, FAYETTE COUNTY, GEORGIA
 May 11, 2016
 SHEET 2 OF 3 PARCEL TAX ID: 0429 012

NOTE 14. 29

CURVE	ARC	RADIUS	CHORD	BEARING
C1	70.92'	1030.00'	70.91'	N89°50'09"W
C2	109.58'	3970.00'	109.58'	S89°55'02"W

JOHN R. & DEBRA A. BOWLDEN
 DB 3483, PG 331
 PG 7, PG 198

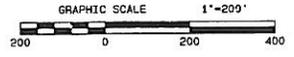




PROJECT BENCHMARK
TOP 2" OPEN TOP PIPE
N= 1210479.74
E= 2227175.90
E1=744.20

TOTAL TRACT AREA:
217.15 ACRES - 8 LOTS
0.69 ACRES R/W DEDICATION
(CHAPMAN ROAD)
AREA IN LOTS: 216.46 ACRES

100 YR FLOOD
ELEVATIONS FROM
FAYETTE COUNTY
CROSS-SECTION
DATA 2013 LIMITED
DEPTH FLOOD
STUDY



SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Cataula II	>72	24-30 (PWT)	2-10	12	----	0.10	C1
Cecil	>72	>72	2-10	36-48	60	----	A1
Cecil Variant	>72	>72	2-10	40-48	75	----	A5

NOTES:
Surface drainage should be diverted away from absorption field lines installed on concave slopes.
Estimated percolation rates are based on full-sized system performance. However, no guarantee is given or implied as to the performance of any particular system installed.

SOIL SUITABILITY LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A5 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation, subsoil is well drained. Trenches installed at the recommended depth should function effectively.
- C1 Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.

MAP LEGEND

	Soil Boundary / Limit of Study
	Hand Auger Boring

LEGEND

- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- CD CHORD DISTANCE
- R CURVE RADIUS
- RB REBAR FOUND
- S/B BUILDING SETBACK
- POB POINT OF BEGINNING
- RCR REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- 0.17'E MONUMENT FOUND 0.17' EAST OF LINE
- OVER HEAD POWER W/ POLES
- R/W DEDICATION
- WETLANDS

MINOR SUBDIVISION PLAT
of:
92 OAKS

LOCATED IN LAND LOTS 139, 140, 141 & 148
4TH DISTRICT, FAYETTE COUNTY, GEORGIA
May 11, 2016
PARCEL TAX ID: 0429 012



Robison Surveys
Land Planners, Land Surveyors, Engineers

108 NORTH MORGAN DR
GRIFFIN, GEORGIA 30223
(770) 391-2510

NO.	DATE	REVISION

To: Fayette County Planning Commission
From: Dennis. Dutton, Zoning Administrator 
Date: June 10, 2016
Subject: Final Plat to be considered on June 16, 2016

FINAL PLAT

Final Plat of Gary and Kaoru Sloan

OWNER/APPLICANT

Gary and Kaoru Sloan, Owners

Recommend **APPROVAL**

On the Final Plat of Gary and Kaoru Sloan that was signed on 06/09/16.

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE RECORDS WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE LEGAL DESCRIPTION INCLUDING SETBACKS, RESTRICTIVE COVENANTS, ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
- ALL CORNER MONUMENTS SET ARE 1/2" REBAR OR AS OTHERWISE FOUND.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- ELEVATION DATUM USED: N/A
- NO VIABLE USES MONUMENTS WERE LOCATED WITHIN 200' OF THIS SITE.
- BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH, (G.A. NAD 83 BEST ZONE)
- ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION, UTILITY LOCATE SERVICE MARKINGS, AND AVAILABLE AS-BUILT DATA. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY OBSERVED OR LOCATED ANY UNDERGROUND UTILITIES.
- CURRENT ZONING OF PROPERTY: A-R, O-1
- RIGHT-OF-WAY OF GA. STATE HWY 74 ESTABLISHED AS PER DOT PLANS FOR GA. DOT PROJECT NO. STP-204-1(2) AND FOUND MONUMENTS. ANY ADDITIONAL ROW, CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAN, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BUFFERS AND SETBACKS IS BEYOND THE SCOPE OF THIS SURVEY.
- NO WETLANDS WERE FOUND FOR THIS PROPERTY AS PER THE NATIONAL WETLANDS INVENTORY MAP AS PROVIDED BY THE U.S. FISH AND WILDLIFE SERVICE. INDIVIDUAL WETLAND AREAS MAY EXIST SHOWN OR NOT SHOWN AND ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISOBEYANCE TO WETLANDS WITHOUT PROPER AUTHORIZATION.
- 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 PLAN.
- SOILS INFORMATION AS PER LEVEL III SOIL MAP FOR HWY 74 TRACT PREPARED BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, DPH CSC, #224, DATED 5/9/2016 AND PREPARED FOR GENERAL CONSTRUCTION & DEVELOPMENT.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PLATTED PROPERTY, HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC USE, AND/OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAN, WE THE UNDERSIGNED OWNERS UNDERSTAND THIS MINOR SUBDIVISION PLAN AND ANY MAINTENANCE BOND AND/OR IRREVOCABLE LETTER-OF-CREDIT SHALL EXPIRE AND THIS BECOME VOID IF THE MINOR SUBDIVISION PLAN IS NOT RECORDED INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS WITHIN 90 CALENDAR DAYS OF THE DATE OF APPROVAL BY THE FAYETTE COUNTY PLANNING COMMISSION.

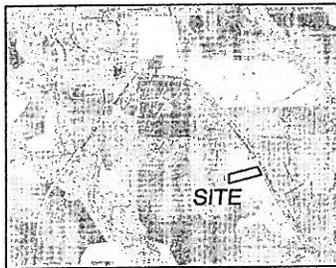
By: _____ DATE _____
OWNER

By: _____ DATE _____
OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN 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.

By: STEVE J. REEVES, GA. RLS No. 2165 DATE 6/1/16



VICINITY MAP (NTS)

M.E. POWELL
DB. 3740 PG. 651
PB. 31 PG. 170
LOT 71
BRECHIN PARK S/D
ZONED: PUD-FRD

M.A. HEDENSTROM
DB. 2556 PG. 662
PB. 31 PG. 170
LOT 70
BRECHIN PARK S/D
ZONED: PUD-FRD

B.J. KIM
DB. 3709 PG. 531
PB. 31 PG. 170
LOT 69
BRECHIN PARK S/D
ZONED: PUD-FRD

R.A. BARKER
DB. 2834 PG. 352
PB. 31 PG. 170
LOT 68
BRECHIN PARK S/D
ZONED: PUD-FRD

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 100-6-.04, THE TERM CERTIFY SURVEY AS USED IN BOARD RULE 100-6-.04(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS IS TO CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.G.C.A. 15-6-61.

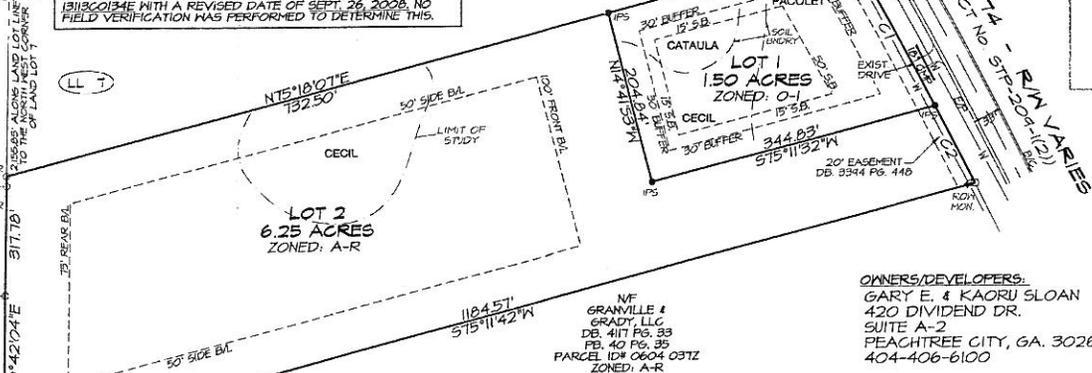
FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC DEPICTION ONLY, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER INSURANCE RATE MAP NUMBER 130304E WITH A REVISED DATE OF SEPT. 26, 2009. NO FIELD VERIFICATION WAS PERFORMED TO DETERMINE THIS.

LINE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT
C1	210.69'	S28°58'06"E	210.68'	6425.00'	105.35'
C2	102.57'	S27°34'11"E	102.56'	6425.00'	51.28'

NF B.Z. BACKES
DB. 411 PG. 6
PB. 40 PG. 35
PARCEL ID# 0604 03TX
ZONED: A-R

NF GRANVILLE & GRADY, LLC
DB. 411 PG. 33
PB. 40 PG. 35
PARCEL ID# 0604 03TZ
ZONED: A-R



LOT AREA CHART

LOT #	TOTAL AREA	CONTIGUOUS AREA*
LOT 1	1.50 Ac.	N/A
LOT 2	6.25 Ac.	2.81± Ac.

*Each buildable lot has a minimum contiguous area that is free and clear of zoning buffers and setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

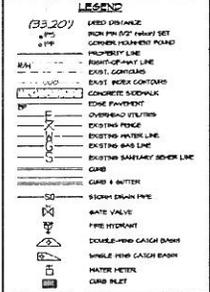
The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 88,000± ft and an angular error of 0.8" per angle point, and the NO ADJUSTMENT was used for adjustment. A TOPCON GTS603 was used to obtain linear measurements and a TOPCON GTS603 was used to obtain angular measurements.

It is my opinion that this plot is a true and correct representation of the land plotted, has been prepared to meet minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 100,000± ft.

LEVEL III SOIL SURVEY

I, _____ do hereby certify that the Level III Soil Survey information provided on this plot was performed by _____ in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewerage Management Systems.

Signature of Soil Classifier Professional _____ Georgia DHR Soil Classifier, Professional Geologist, or Professional Engineer Registration No. _____ License Numbers _____
Company Address & Telephone _____



SITE DATA & ZONING REQUIREMENTS

TOTAL TRACT AREA - 7.75 ACRES
TOTAL NUMBER OF LOTS - 2
SITE ZONING: A-R, O-1
WATER PROVIDED BY FAYETTE CO.
WATER SYSTEM
SANITARY SEWER SERVICE PROVIDED BY INDIVIDUAL ON SITE SEWERAGE MANAGEMENT SYSTEM
THERE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY AT THE TIME OF SURVEY.
THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
NO STATE WATERS LOCATED ON SITE.
Zoning Petition No. 1254-16 approved by B.O.C. on 3/24/2016 w/ one (1) condition: to extend continuation of the sidewalk along both parcels.

A-R
FRONT YARD SETBACK (UNLESS NOTED OTHERWISE)
COLLECTOR - 100 Feet
MINOR - 75 Feet
REAR YARD SETBACK - 75 Feet
SIDE YARD SETBACK - 50 Feet
HEIGHT LIMIT - 35 Feet
MIN. LOT AREA - 5,000 ACRES
LOT WIDTH - 250 Feet
MIN. STREET FRONTAGE - 100 Feet

O-1
FRONT YARD SETBACK (UNLESS NOTED OTHERWISE)
ARTERIAL - 75 Feet
COLLECTOR - 70 Feet
MINOR - 35 Feet
REAR YARD SETBACK - 15 Feet
SIDE YARD SETBACK - 15 Feet
BUFFER - 30'
MIN. LOT AREA - 100 ACRE
LOT WIDTH - 125 Feet
MIN. STREET FRONTAGE - 100 Feet

APPROVALS

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT (LEVEL III SOIL SURVEY REQUIRED PRIOR TO OBTAINING SEPTIC SYSTEM PERMIT)
DATE: _____ SIGNED: _____ ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT
DATE: _____ SIGNED: _____ STORMWATER DEPARTMENT

APPROVED BY FAYETTE COUNTY ENGINEERING DEPARTMENT
DATE: _____ SIGNED: _____ COUNTY ENGINEER

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION
DATE: _____ SIGNED: _____ SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR
DATE: _____ SIGNED: _____ ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL
DATE: _____ SIGNED: _____ FIRE MARSHAL

RECEIVED

JUN 06 2016
FAYETTE COUNTY
Environmental Management

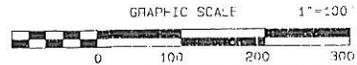
RECEIVED

JUN 2 2016
PERMITS & RECORDS



PREPARED BY:
s.j. reeves & associates, inc.
P.O. BOX 633 • 149: HIGHWAY 19 N • ZEBULON, GA. 30295
770-584-5203 • sjreevesurveying@gmail.com (E-mail)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

FINAL PLAT OF:
GARY & KAORU SLOAN



LANDLOT	DISTRICT
7	6th
SCALE	COUNTY
1" = 100'	FAYETTE
DATE OF FIELD WORK	
04/08/2016	
DATE OF PLAT	
04/14/2016	
JOB NO.	REV