AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
October 17, 2019
7:00 pm

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

1. Consideration of Minutes of the Planning Commission meeting held on
September 19, 2019.

2. Consideration of Minutes of the Planning Commission meeting held on
October 3, 2019.

NEW BUSINESS

3. Consideration of a Final Plat for The Reserve at Kelly Lake. The property will consist of
20 lots zoned A-R, is located in Land Lot(s) 93 and 94 of the 4th District and fronts on
Bankstown Road.

4. Consideration of a Revision to a Minor Subdivision Plat of Cindy Sims Estate. The
property will consist of 2 lots zoned A-R, is located in Land Lot(s) 72, 73, 88 and 89 of the
7th District and fronts on Bankstown Road.

5. Consideration of a Minor Subdivision Plat of Vander Woods. The property will consist of
27 lots zoned A-R, is located in Land Lot(s) 63, 64, 65, 95 and 96 of the 4th District and
Land Lot(s) 12 and 13 of the 6th District and fronts on Padgett Road and Morgan Mill Road.

6. Consideration of a Minor Subdivision Plat of Lowery Estates. The property will consist of
4 lots zoned A-R, is located in Land Lot 117 of the 4th District and fronts on State Route
92 South.

7. Consideration of a request to reduce the 75 foot front yard setback on Lot 9 along an
area platted for a future road as indicated on the Final Plat for Broom-Hall
subdivision to 40 feet as currently required by the R-40 Zoning District to revise the
final plat.

OLD BUSINESS

8. Discussion of the Zoning Ordinance.
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 11, 2019
Subject: Final Plat to be considered on October 17, 2019

FINAL PLAT
The Reserve at Kelly Lake

OWNER/APPLICANT
Bankstown Kelley Lake, LLC.

Recommend APPROVAL for the Final Plat.
PRE-PLAT APPROVED
THE PRELIMINARY PLAT FOR THE RESERVE AT KELLY LAKE WAS APPROVED 3/15/2018 BY FAYETTE COUNTY PLANNING COMMISSION.

REFERENCES
2. PROPERTY OWNERS: BAANKSTOWN KELLY LAKE LLC, IDEO BOOK 4786, PG 220, TAX ID 0412 320
3. SURVEYOR: ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2964
4. UTILITIES: COWETA-FAYETTE EMC
5. ELECTRIC: IDA(BOC) P
6. WATER: INDIVIDUAL WELLS
7. SEWER: INDIVIDUAL SEPTIC TANK
8. GAS: INDIVIDUAL GPL OR LPG TANKS
9. IRC P
10. ZONING: A-R
11. ADDRESS: 1350 KEYS FERRY COURT, McDONOUGH, GA 30253
12. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214

DEVELOPMENT DATA
1. SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
2. TOTAL PARCEL AREA: 117.81 ACRES
3. Net density: 0.17 LOTS / ACRE
4. 20 LOTS / 106.87 ACRES
5. PARCEL LINE: 2 FOOT
6. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
7. CONTOUR INTERVAL: 2 FOOT
8. TOTAL PANEL AREA: 177.81 ACRES
9. Right-of-Way AREA: 3.91 ACRES
10. Building Setback Line: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
11. Type of Streets: INTERIOR STREETS, UNLESS SHOWN OTHERWISE
12. TREES SURVEYED: 100' (50' ON CUL-DE-SAC)
13. PAVING WIDTH: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
14. TYPICAL STREET WIDTH: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
15. R/W WIDTH: 60'
16. R/W AREA: 3.91 ACRES
17. BUILDING SETBACKS: UNLESS SHOWN OTHERWISE
18. TURNING RADIO DIAMETER: 75' (INTERNAL STREETS), UNLESS SHOWN OTHERWISE
19. BUILDING SETBACK: 75'
20. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
21. CONTOUR INTERVAL: 2 FOOT
22. TOTAL PANEL AREA: 177.81 ACRES
23. Right-of-Way AREA: 3.91 ACRES
24. BUILDING SetBACK Line: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
25. Type of Streets: INTERIOR STREETS, UNLESS SHOWN OTHERWISE
26. TREES SURVEYED: 100' (BAANKSTOWN ROAD)
27. PAVING WIDTH: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
28. TYPICAL STREET WIDTH: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
29. R/W WIDTH: 60'
30. R/W AREA: 3.91 ACRES
31. BUILDING SETBACKS: UNLESS SHOWN OTHERWISE
32. TURNING RADIO DIAMETER: 75' (INTERNAL STREETS), UNLESS SHOWN OTHERWISE
33. BUILDING SETBACK: 75'
34. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
35. CONTOUR INTERVAL: 2 FOOT
36. TOTAL PANEL AREA: 177.81 ACRES
37. Right-of-Way AREA: 3.91 ACRES
38. BUILDING SetBACK Line: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
39. Type of Streets: INTERIOR STREETS, UNLESS SHOWN OTHERWISE
40. TREES SURVEYED: 100' (BAANKSTOWN ROAD)
41. PAVING WIDTH: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
42. TYPICAL STREET WIDTH: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
43. R/W WIDTH: 60'
44. R/W AREA: 3.91 ACRES
45. BUILDING SETBACKS: UNLESS SHOWN OTHERWISE
46. TURNING RADIO DIAMETER: 75' (INTERNAL STREETS), UNLESS SHOWN OTHERWISE
47. BUILDING SETBACK: 75'
48. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
49. CONTOUR INTERVAL: 2 FOOT
50. TOTAL PANEL AREA: 177.81 ACRES
51. Right-of-Way AREA: 3.91 ACRES
52. BUILDING SetBACK Line: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
53. Type of Streets: INTERIOR STREETS, UNLESS SHOWN OTHERWISE
54. TREES SURVEYED: 100' (BAANKSTOWN ROAD)
55. PAVING WIDTH: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
56. TYPICAL STREET WIDTH: 24' (OPEN DITCH WITH NO CURB AND GUTTER)
57. R/W WIDTH: 60'
58. R/W AREA: 3.91 ACRES
59. BUILDING SETBACKS: UNLESS SHOWN OTHERWISE
60. TURNING RADIO DIAMETER: 75' (INTERNAL STREETS), UNLESS SHOWN OTHERWISE
61. BUILDING SETBACK: 75'

SURVEY NOTES
1. THE UNDERSIGNED SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE 94 robotic total station and Trimble R8 Series GPS receiver averaging positions collected utilizing USGS network at 0.2" horizontal accuracy. All data was completed May 31, 2018.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,203 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 13,686 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY Shall BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.
5. UTILITY SHOWS ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.
6. THIS SURVEY IS BASED ON THE MNB 1984 HORIZONTAL DATUM AND NAV 83 VERTICAL DATUM.
7. THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
8. EACH RESIDENTIAL BUILDING LOT HAS A MINIMUM 2.0 ACRES CONTIGUOUS AREA THAT IS FREE AND CLEAR OF ZONING SETBACKS, WILDERNESS PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
9. THE STORMWATER MAINTENANCE FACILITIES AND OPEN SPACE AREAS SHALL BE DELETED TO THE HOMEOWNERS ASSOCIATION.

FAYETTE COUNTY'S CERTIFICATE
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 HEREIN ACTUALLY EXIST OR ARE MARKED AS FUTURE, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

ENGINEER'S CERTIFICATE
HEREBY CERTIFY THAT THE ENGINEERING DETAILS AND CONSTRUCTION DRAWINGS WERE PREPARED FROM THE PROJECT SPECIFICATIONS IN ACCORDANCE WITH THE ENGINEERING STANDARDS, LAWS, AND MUNICIPAL ORDINANCES UNDER MY SUPERVISION, THAT AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE ENGINEER BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.

MOORE BASS CONSULTING
A complete copy of this plat may be obtained by contacting
MOORE BASS CONSULTING
270 N. JEFF DAVIS DRIVE
FAYETTEVILLE, GA
(770) 461-0478
www.moorebass.com

WETLANDS NOTE
"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 TO THE WETLAND AREAS WITHOUT PROPER AUTHORIZATION."
THE FLOODPLAIN SHOWN ON THIS SURVEY IS THE APPROXIMATE LIMITS OF MNGWPD EXISTING 100 YEAR FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY.

STORMWATER MANAGEMENT INSPECTION & MAINTENANCE

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE RESTRICTIVE COVENANTS OF THE ASSOCIATION. THE INSPECTION AND MAINTENANCE AGREEMENT IS RECORDED WITH THE CLERK OF COURTS. A COPY OF THE AGREEMENT IS AVAILABLE AT THE FAYETTE COUNTY ENGINEERING DEPARTMENT.

FAYETTE COUNTY APPROVAL

APPROVED BY DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GEORGIA.

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR.

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT.

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION.

APPROVED BY FAYETTE COUNTY ENGINEER.

CONTIGUOUS AREA

SUCH BUILDING LOT HAS A MINIMUM CONTIGUOUS AREA OF 2.0 ACRES THAT IS FREE AND CLEAR OF ZONING RESTRICTIONS, HOMEOWNER'S ASSOCIATION, OTHER GROUND SHOWN ON THIS PLAT.

SOIL CLASSIFICATION CERTIFICATE:

L ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL & SOIL SURVEY INFORMATION PROVIDED ON THIS PLAN WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. ON MAY 17, 2018, ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIAN HABITAT OF PLAGA HERALD (H) MANUAL FOR ON-SITE SEWAGE DISPOSAL SYSTEMS.

WETLANDS CERTIFICATE:

L ERIC HAMILTON OF AES, INC. DO HEREBY CERTIFY THAT IF HEAVILY INSPECTED THE PROPERTY KNOWN AS THE RESERVE AT KELLY LAKE ON 5-17-18 AND DETERMINED THAT THE PROPERTY $ CONTAINS WETLANDS AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS.

OWNER INFORMATION

BANKSTOWN KELLY, LLC
2659 PACES FERRY ROAD, SE, SLITE
1140, ATLANTA, GA 30339

MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: awiggins@moorebass.com
PHONE: (770) 914-9394

provided, MB shall be deemed the author of the Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. for the Project or for any portion of the Project as set forth herein. Neither MB nor any of MB’s authorized agents, officers, representatives nor employees shall be deemed to have any ownership or intellectual property rights in any matter concerning any part of the Project or the contents herein. MB is not responsible for the accuracy of any information, data, plans or other information herein. MB assumes no liability for any errors or omissions herein. MB shall not be liable for any loss or any direct, indirect, incidental, special or consequential damages arising from any misunderstanding of the information herein.
### SOIL INTERPRETIVE DATA

<table>
<thead>
<tr>
<th>Soil Units</th>
<th>Depth to Bedrock (in)</th>
<th>Depth to Seasonal High Water Table (in)</th>
<th>Slope Gradient (percent)</th>
<th>Recommended Trench Depth (in)</th>
<th>Estimated Perc Rate (gal/day/sq.ft.)</th>
<th>Recommended Hydraulic Loading Rate (gal/day/sq.ft.)</th>
<th>Soil Suit. Code</th>
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</thead>
<tbody>
<tr>
<td>Al cry</td>
<td>&gt;72</td>
<td>18-22</td>
<td>2-6</td>
<td>----</td>
<td>----</td>
<td>----</td>
<td>F3</td>
</tr>
<tr>
<td>Appling</td>
<td>&gt;72</td>
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<td>2-15</td>
<td>36-48</td>
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<tr>
<td>Cataula II</td>
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<td>2-15</td>
<td>36-48</td>
<td>60</td>
<td>----</td>
<td>A1</td>
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<td>Cecil Wet Variant</td>
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<td>48-60</td>
<td>50</td>
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<td>P1</td>
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<td>24-36</td>
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<td>N3</td>
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<td>Hard Labor I</td>
<td>&gt;72</td>
<td>24-36</td>
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<td>12-18</td>
<td>80</td>
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<td>Hard Labor II</td>
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<td>36-42</td>
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<td>2-6</td>
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<td>----</td>
<td>F2</td>
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<td>Lloyd</td>
<td>&gt;72</td>
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<td>60</td>
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<td>A1</td>
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<tr>
<td>Paculet</td>
<td>&gt;72</td>
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<td>30-48</td>
<td>45</td>
<td>----</td>
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<tr>
<td>Vance</td>
<td>&gt;72</td>
<td>&gt;72</td>
<td>2-15</td>
<td>42-60</td>
<td>70</td>
<td>----</td>
<td>A5</td>
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</tbody>
</table>

*Indicates depths to top and base of restrictive horizon that is causing perched water table condition. Soils below the restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate. Depths were measured from top of the existing soil surface or fill.

### 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 upper subsoil shows some evidence of slow percolation, substrate 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.

**C2** Soils are unsuitable for conventional absorption fields due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing class 1 effluent.

**F2** Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.

**F3** Soils are unsuitable for on-site wastewater disposal due to shallow perched water table.

**N3** Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 6 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.

**O1** Soils show evidence of a somewhat restrictive layer in the upper part of the profile. Brief perching of water may cause problems for absorption fields installed in the upper part of the soil profile. Soil below somewhat restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate. Conventional absorption field installed below restrictive layer should function effectively. Environmental health department may require further inspection utilizing backhoe test pits prior to permitting.

**P1** Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Seasonal high water table indicators were observed between 48 and 60 inches. Installations that do not maintain 24 inches of separation from the seasonal water table may require a treatment system producing class 1 effluent.

**NOTES:**

System installation should not occur under saturated or wet soil conditions.

Absorption fields should not be installed on concave slopes.

Surface drainage should be diverted away from absorption field lines.

Gutter downspouts should be discharged away from the vicinity of the on site wastewater system.

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.
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 11, 2019
Subject: Minor Subdivision Plat to be considered on October 17, 2019

REV. MINOR SUBDIVISION PLAT

Cindy Sims Estate

OWNER/APPLICANT

Cindy Sims Estate

Recommend APPROVAL for the Revision to a Minor Subdivision Plat.
W.D. Gray and Associates, Inc. LSFO0001

CYNTHIA SIMS

125 ELLISON ROAD
TYRONE, GA. 30290
PHONE: 770-316-2400

As required by subsection (c) of O.C.G.A. Section 10-6-67, this plat has been prepared by a land surveyor and approved by any applicable local jurisdiction for recording as evidenced by approved certificate, signatures, stamps, or statements as required by the applicable local jurisdiction. The surveyor who has signed this plat, and any person on whose behalf this plat was prepared, is bound by any purchase or use of this plat as intended use of any party. Furthermore the undersigned surveyor certifies that this plat complies with the minimum standard and requirements of law, and has been designed and prepared in accordance with the principles, practices, and methods of professional land surveying.

This plat was prepared for the exclusive use of the person, persons, or entity named herein. Said plat does not extend to any unowned persons, persons, or entities. Owners of land shown thereon or hereinafter are hereby warned that before entering or constructing on any portion of land shown thereon, persons, or hereinafter, they shall secure satisfactory evidence from the surveyor naming said person, persons, or entity.

No. 2343

REVISION TO A
MINOR SUBDIVISION PLAT
OF CINDY SIMS ESTATE
THE PURPOSE OF THIS REVISION TO A MINOR SUBDIVISION PLAT IS TO DIVIDE AND SUBDIVIDE LAND INTO 8 LOTS. THIS PLAT WAS PREVIOUSLY RECORDED IN PLAT BOOK 45, PAGE 30-21.

VICINITY MAP (NOT TO SCALE)

ZONED: A-1
MINIMUM LOT AREA = 2,500 ACRES
MINIMUM LOT WIDTH AT BUILDING LINE = 250 FEET
MINIMUM FRONTAGE = 150 SQUARE FEET
MINIMUM YARD SETBACKS = 10 FEET
MINIMUM REAR SETBACK = 20 FEET
MINIMUM SIDE SETBACK = 0 FEET

OWNER’S CERTIFICATE

We, the undersigned owner(s) and/or mortgage(s) of the
property described herein, hereby certify to the undersigned mortgagee and/or
party to public use the rights-of-way, easements and other grounds shown on this plat.

Date: 

APPROVALS:

Approved by Fayette County Environmental Health Department Date: 

Environmental Health Specialist

Approved by Fayette County Environmental Management Department Date: 

Environmental Management

Approved by the Fayette County Engineer Date: 

County Engineer

Approved by the Fayette County Planning Commission on Date: 

Zoning Administrator

Approved by Fayette County Fire Marshal Date: 

Fire Marshal

The field data upon which this plat was prepared for the exclusive use of the person, persons, or entity named herein. Said plat does not extend to any unowned person, persons, or entity. Owners of land shown thereon or hereinafter are hereby warned that before entering or constructing on any portion of land shown thereon, persons, or hereinafter, they shall secure satisfactory evidence from the surveyor naming said person, persons, or entity.

IN MY PROFESSIONAL OPINION, THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON THE CIVIC INSURANCE RATE MAP.

Dated: SEPTEMBER 24, 2008

W.D. Gray and Associates, Inc. LSFO000701

CYNTHIA SIMS

125 ELLISON ROAD
TYRONE, GA. 30290
PHONE: 770-316-2400
REVISION TO A
MINOR SUBDIVISION PLAT
OF CINDY SIMS ESTATE

This plot was prepared for the exclusive use of the
person, persons or entity named herein. Said plot
does not extend to any unowned persons, persons or
entities without a request for the survey
naming such person, persons or entity.

W.D. Gray and
Associates, Inc. LSF000701
land surveyors - planners

CYNTHIA SIMS
125 ELLISON ROAD
TYRONE, GA. 30290
PHONE: 770-316-2400

DRAWN BY:

CHAD S. SIMMONS, RPL

GRAPHIC SCALE 1 inch = 100 feet
SOIL INTERPRETIVE DATA

<table>
<thead>
<tr>
<th>Soil Units</th>
<th>Depth to Bedrock (in)</th>
<th>Depth to Seasonal High Water Table Indicators (in)</th>
<th>Slope Gradient (percent)</th>
<th>Recommended Trench Depth (in)</th>
<th>Estimated Perc Rate (min/in)</th>
<th>Recommended Hydraulic Loading Rate (gal/day/sq.ft.)</th>
<th>Soil Suit Code</th>
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<td>&gt;48</td>
<td>2-8</td>
<td>20-24</td>
<td>65</td>
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<td>K1</td>
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<tr>
<td>Alcovy</td>
<td>&gt;72</td>
<td>24</td>
<td>2-8</td>
<td>10-12</td>
<td>---</td>
<td>0.10</td>
<td>C1</td>
</tr>
<tr>
<td>Musella</td>
<td>30+</td>
<td>&gt;30</td>
<td>4-6</td>
<td>12-18</td>
<td>---</td>
<td>0.12</td>
<td>I1</td>
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</tbody>
</table>

SOIL SUITABILITY CODE LEGEND

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 I effluent.

I1 Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow these soils to be recategorized in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.

K1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Inclusions of boulders, stones and partially weathered parent material may be encountered but should not affect installation or performance of the absorption field. Further investigation utilizing backhoe test pits may allow for recommendation of deeper trench depths.

NOTES:
- Soil boundary lines should be considered transitional zones between different soil conditions or series rather than an exact boundary.
- System installation should not occur under saturated or wet soil conditions.
- Absorption fields should not be installed on concave slopes.
- Surface drainage should be diverted away from absorption field lines.
- Gutter downspouts should be discharged away from the vicinity of the on-site wastewater system.
- 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.

LEVEL II SOIL SURVEY

I, Eric Hamilton, do hereby certify that the Level II Soil Survey information provided on this plat was performed by Applied Environmental Sciences, Inc. in accordance with the procedures specified in the Georgia Department of Human Resources current Manual for On-Site Wastewater Management Systems.

George E. Miller, Soil Scientist, Professional Geologist, or Professional Engineer
RegISTRATION No.
G01 Glenda Tracy, Suite 337
Newnan, Ga. 30265
Phone No. 678-358-4230

This plat was prepared for the exclusive use of the person, persons or entity named herein. Said plat does not extend to any unnamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

W.D. Gray and Associates, Inc. LSF000701
land surveyors - planners
160 GREENCASTLE ROAD SUITE B TYRONE GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

CYNTHIA SIMS
125 ELLISON ROAD TYRONE, GA. 30290
PHONE: 770-316-2400

OWNER/DEVELOPER
LAND LOTS 72, 73, BB & 89
7TH DISTRICT
FAVETTE COUNTY, GA. SHEET 3 OF 3
SCALE: 1" = 100'
JOB NO. 192004
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 11, 2019
Subject: Minor Subdivision Plat to be considered on October 17, 2019

MINOR SUBDIVISION PLAT

Vander Woods

OWNER/APPLICANT

Vander Fayette, LLC.

Recommend APPROVAL for the Minor Subdivision Plat.
MINOR SUBDIVISION PLAT OF:  
VANDER WOODS  
LAND LOTS 63, 64, 65, 95 & 96 - 4TH DISTRICT 
& LAND LOTS 12 & 13 - 6TH DISTRICT 
FAYETTE COUNTY, GEORGIA  

VICINITY MAP (NOT TO SCALE)  

FLOOD NOTES  
AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13113C0145E & 13113C0165E,  
PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD ZONE. 
PANEL NUMBER:  
DATE ______________________  
DATE ______________________  

BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.  

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MINOR SUBDIVISION PLAT OF:
VANDER WOODS
LAND LOTS 63, 64, 65, 95 & 96 - 4TH DISTRICT
& LAND LOTS 12 & 13 - 6TH DISTRICT
FAVETTE COUNTY, GEORGIA

MATCHLINE

SEAL

PROJECT
VANDER WOODS
FAVETTE COUNTY, GEORGIA

CLIENT NAME
VANDER WOODS LLC
270 N. JEFF DAVIS ROAD
FAVETTEVILLE, GEORGIA 30214

REVISIONS

REVISIONS

1. REV. COUNTY COMMNTS 9/18/19
2. REV. COUNTY COMMNTS 9/18/19

GRAPHIC SCALE

1 inch = 100 ft.

SHEET TITLE
MINOR SUBDIVISION PLAT

SHEET NUMBER
6

REVERSED
Yes

DRAWN BY
RUDY RAMOS

CHECKED BY
RUDY RAMOS

Moore Bass Consulting

Moore Bass Consulting

www.moorebass.com
MINOR SUBDIVISION PLAT OF:
VANDER WOODS
LAND LOTS 63, 64, 65, 95 & 96 - 4TH DISTRICT
& LAND LOTS 12 & 13 - 6TH DISTRICT
FAYETTE COUNTY, GEORGIA

SOIL SUITABILITY LEGEND

A1. Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
A2. Soils contain bedrock or water near natural fields. Results will be included for conventional absorption field installation at recommended trench depth. Bacterial activity will be observed from this area. It is used for absorption fields.
A3. Soils are typically suitable for alternative absorption fields with proper design, installation and maintenance. The distance below some evidence of exudation, subsurface toxic has been determined. Dewatering at the recommended depth should function effectively.
A4. Soils are unsuitable for conventional absorption fields due to excessive and/or toxic water table conditions. Soils are generally suitable for alternative absorption fields with proper design, installation and maintenance (Class C). Were Class B soils are not suitable for conventional absorption fields due to seasonal high water table conditions. Soils are suitable for alternative absorption fields with proper design, installation and maintenance (Class C).
A5. Soils show evidence of a somewhat restrictive layer in the middle part of the soil profile in the Bt horizon. Brief perching of water may cause problems for absorption fields installed in the middle part of the soil profile. Soils appear to be well drained below somewhat restrictive layer. Further investigation utilizing test pits is recommended. Storm water runoff must be diverted from this area if it is used for absorption field.
A6. Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Installations deeper than 36 inches may require a recommended trench depth. Storm water runoff must be diverted from this area if it is used for absorption field.

FAYETTE COUNTY, GEORGIA

SOIL INTERPRETIVE DATA

Soil Units
Depth to Units
Soil Type
Drainage
Parent Material
Depth to Bedrock
Revised RPT
Recommended RPT

Shale
10-20
4-10
4-10

Bedrock
10-20
20-40
20-40

Calcareous
10-20
4-10
4-10

Clay
12-18
3-6
3-6

Clay Variants
12-18
3-6
3-6

Sand Variants
12-18
3-6
3-6

Sand
12-18
3-6
3-6

Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow access to deeper soils.

Soils are unsuitable for conventional absorption fields due to seasonal high water table conditions. Soils are generally suitable for alternative absorption fields with proper design, installation and maintenance.

Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow access to deeper soils.

Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Installations deeper than 36 inches may require a recommended trench depth. Storm water runoff must be diverted from this area if it is used for absorption field.
To: Fayette County Planning Commission
From: Chanelle Blaine, Zoning Administrator
Date: October 11, 2019
Subject: Minor Subdivision Plat to be considered on October 17, 2019

MINOR SUBDIVISION PLAT

OWNER/APPLICANT

Lowery Estates

Chandler-Brown LLC.

Recommend APPROVAL for the Minor Subdivision Plat.
1. OWNER: CHANDLER-BROWN, LLC
   BUFORD CHANDLER
   101 DEVANT STREET
   FAYETTEVILLE, GA  30205
   770-231-0231

2. SURVEYOR: S. A. GASKINS & ASSOCIATES, LLC.
   P.O. BOX 321
   BROOKS, GA 30205
   678-571-3054
   rdgaskins79@gmail.com

3. TOTAL ACREAGE: 25.40 ACRES

4. MINIMUM DIMENSIONAL REQUIREMENTS FOR A-R ZONING DISTRICT
   LOT AREA:  5 ACRES
   LOT WIDTH:  250 FT
   FLOOR AREA:  1,200 SQ FT
   FRONT YARD SETBACK:  MAJOR THOROUGHFARE
    ARTERIAL: 100 FEET
    COLLECTOR: 100 FEET
   MINOR THOROUGHFARE: 75 FEET
   REAR YARD SETBACK:  75 FT
   SIDE YARD SETBACK:  50 FT

5. SEWER TO BE PROVIDED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM.

6. WATER TO BE PROVIDED BY INDIVIDUAL WELLS.

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

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

9. THERE ARE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THIS PROPERTY.

10. THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY.

11. 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

12. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0160E, DATED SEPTEMBER 26, 2008, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

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

14. THERE IS A VISIBLE CEMETERY ON THIS PROPERTY AS SHOWN.

15. THERE ARE NO STATE WATERS ON THIS PROPERTY.

16. ACCESS TO ALL LOTS SHALL BE FROM OLD HIGHWAY 92. NO ACCESS IS ALLOWED FROM GA STATE HIGHWAY No. 92.

17. THIRTY FEET AS MEASURED FROM THE CENTERLINE SHALL BE DEDICATED TO CREATE A RIGHT OF WAY. SAID RIGHT-OF-WAY SHALL BE INDICATED HEREON AND IS HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COST TO FAYETTE COUNTY, UPON RECORDATION OF SAID MINOR SUBDIVISION PLAT INTO THE FAYETTE COUNTY CLERK OF SUPERIOR COURT RECORDS.

OWNER'S CERTIFICATION

[Signature]

DATE

SURVEYORS CERTIFICATION

[Signature]

DATE

SOILS CLASSIFICATION DELINEATION

[Signature]

DATE

PROPERTY LOCATION

Land Lot 117 Of The 4th Land District
Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC

Prepared For:

CHANDLER & BROWN, LLC
SOIL INTERPRETIVE DATA

<table>
<thead>
<tr>
<th>Soil Units</th>
<th>Depth to Bedrock (ft)</th>
<th>Depth to Seasonal High Water Table (ft)</th>
<th>Clean Gravel (percent)</th>
<th>Recommended Trench Depth (in)</th>
<th>Estimated Peak Rate (in/hr)</th>
<th>Recommended Hydraulic Loading Rate (gal/day/sq. ft)</th>
<th>Site Suit Code</th>
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<tbody>
<tr>
<td>Army</td>
<td>72</td>
<td>24</td>
<td>0</td>
<td>12-18</td>
<td>85</td>
<td>0.12</td>
<td>CI</td>
</tr>
<tr>
<td>Appling</td>
<td>72</td>
<td>16</td>
<td>10</td>
<td>36-48</td>
<td>60</td>
<td>---</td>
<td>A5</td>
</tr>
<tr>
<td>Vance</td>
<td>72</td>
<td>12</td>
<td>10</td>
<td>40-46</td>
<td>70</td>
<td>---</td>
<td>A6</td>
</tr>
</tbody>
</table>

Soils are typically suitable for conventional absorption fields with proper design, installation and maintenance. The B horizon shows some evidence of slow percolation, substratum is well drained. Trenches installed at the recommended depth should function effectively.

CLAY (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.

LEGEND

F.W.P.D. = Field Work Performed Date
PB = Platted Book
CF = Construction Envelope
LOG = Lot Number
RBF = Rebar Found
RBS = Rebar Set
PL = Property Line
P.O.B. = Point of Beginning
S.D. = Surveyor’s Date
CP = Centerline
CTP = Crimp Top Pipe
--- = Not Applicable
R.S. = Rebar Set
L.L. = Land Lot
L.L.L. = Land Lot Line
M.L. = Met Line

closure statement

the information upon which this plat is based has a closure precision of one foot in 42,167 feet and an angular error of 2) fn

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 and linear measurements were obtained using a Leica 403 TCR Total Station.

SITE DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE AASHTO MINIMUM REQUIRED SITE DISTANCE OF 280' FOR 25 MILES PER HOUR IS PROVIDED FOR THE FOUR LOTS SHOWN ALONG OLD HIGHWAY 92. SOME LOCATIONS MAY REQUIRE THE CLEARING OF VEGETATION FROM WITHIN THE RIGHT OF WAY TO PROVIDE THE NECESSARY REQUIRED SITE DISTANCE.

BY:
GEORGIA REGISTERED LAND SURVEYOR NO. 1620

S.A. GASKINS & ASSOCIATES, LLC

Prepared For:
CHANDLER & BROWN, LLC

Property Location
Land Lot 117 Of The 4th Land District
Fayette County, Georgia
REQUESTED ACTION: Reduce the 75 foot front yard setback on Lot 9 along an area platted for a future road as indicated on the Final Plat for Broom-Hall subdivision to 40 feet as currently required by the R-40 Zoning District to revise the final plat.

ZONING DISTRICT: R-40

LOCATION: 131 Hall Place, Fayetteville, GA. 30215

LAND LOT/DISTRICT: Land Lot 187 of the 4th District

APPLICANT: Michael Schwertfeger

The applicant provides the following information:

This letter is in reference to address 131 Hall Place road set back lines. As the property owner, I would like to build a two car detached garage 28 X 26 right at the end of the existing driveway. As Josh Woods, the owner of Better Built Buildings whom I am using, started working with the Planning Department to obtain the permits required, they came across an unusual problem. There is a proposed road on the right hand side of my property. This I believe was intended for a phase two of this subdivision that was built in the early to mid-seventies. This subdivision was never expanded, this proposed road was never cleared and is full of eighty foot tall trees. To compound the problem, on the final plat, someone years ago in records, or the builder, scribbled out the fifty foot road set back and penciled in seventy five feet. This was then approved and never thought about again until I wanted to build a garage forty three years later.

My purpose in this letter and a meeting with all county departments that may be involved, is to change the road set back from the previous seventy five feet, to the now county code of forty feet. I have been in contact with Peter Frisina and Chanelle Blaine in Planning and Zoning, who have been in contact with the county attorney, and this public meeting we believe is the starting point of how to get this changed. Years ago, it was just scribbled over and changed with a pencil on the final drawing. I'm pretty sure that is not how government works today, but with hope that it could be.

I would appreciate, with all of your help, if we could move forward and effect enough change, to allow me to build my long awaited for garage. I have attached a couple of pictures of the road in question, and as you can see, it never was a road, and with the land surrounding it as private property, it never will be a road. Thank you for your consideration.

Thanks

Michael Schwertfeger
History: Rezoning petition 252-73, A-R to R-40, was approved by the Board of Commissioners on April 13, 1973. The rezoning Resolution and Board minutes do not indicate any conditions regarding front yard setbacks placed on the rezoning. In the 1973 zoning ordinance, the R-40 Zoning District required a 55 foot front yard setback. It was reduced to 40 feet in the 1980 zoning ordinance as currently required. The Final Plat was recorded on April 25, 1973. The Final Plat is approved and signed by the County Engineer with a note that states the following:

Except
1. Set Back 75’- 0 from Property Line

The Final Plat also indicates what appears to be a 50 foot strip between lots 9 and 10 labeled “Proposed Street for Entrance to Above Property.”

Public Works/Engineering: Fayette County code requires that new road construction, or significant rebuild of an existing road (e.g., paving a gravel road), meet all current standards and specifications, including a minimum right-of-way of 60-ft. So, yes, we would require 60 feet to build the road.

Summary: Based on direction from the County Attorney regarding setbacks indicated on approved final plats which exceed the County zoning requirements, requests to reduce these setbacks should be considered by the Planning Commission prior to revising the final plat. While the Subdivision regulations do not currently address this issue, Staff and the County Attorney are working on the Subdivision Regulations to address this and other issues.
Sec. 110-169. - Conditional use approval.

w. Farm outbuildings, including horse stables, auxiliary structures, and greenhouses. Allowed in the A-R zoning district. These aforementioned buildings/structures shall be exempt from Sec. 110-79, pertaining to "Residential accessory structures and their uses".

1. Farm outbuilding. All structures permitted in this category shall be structures related to a bona fide farming operation and shall be utilized as a barn for livestock, storing farm equipment, and any other agricultural purposes.

2. Greenhouses. All structures permitted in this category shall be structures related to a bona fide cultivation or production of landscape planting materials.

3. Horse stables. All structures permitted in this category shall be related to the bona fide shelter and/or boarding of horses. Riding lessons and boarding only shall be permitted; however, a site plan shall be required for these uses.

4. Auxiliary structures. All structures permitted in this category shall comply with the following:

   (i) Auxiliary structures shall be utilized for personal use only by the residents of the principal structure.

   (ii) Auxiliary structures may be utilized as a noncommercial indoor training facility and/or artist studio.

   (iii) Commercial/retail activity shall not be permitted.

   (iv) An auxiliary structure shall not be utilized in conjunction with a home occupation.

5. Lot size over ten acres, no restriction of size or number of farm outbuildings, horse stables, auxiliary structures, and greenhouses.

6. Lot size five to ten acres, one detached farm outbuilding, auxiliary structure, greenhouse, or horse stable consisting of a maximum of 3,600 square feet in size.

7. Farm outbuildings, auxiliary structures, horse stables and greenhouses may have plumbing and electricity, but shall not be used for residential purposes. A farm outbuilding, auxiliary structure or horse stable may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. Said guesthouse shall meet all applicable building codes. Only one guesthouse is allowed per individual lot (see also Sec. 110-79.). A guesthouse shall not be used as tenant space. Farm outbuildings, horse stables, and/or greenhouses may be constructed prior to the principal residential structure.
<table>
<thead>
<tr>
<th>Total A-R Lots</th>
<th>Less than 1</th>
<th>less than 2</th>
<th>less than 3</th>
<th>less than 4</th>
<th>less than 5</th>
<th>greater than 5</th>
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<tr>
<td>4,216</td>
<td>81</td>
<td>387</td>
<td>313</td>
<td>187</td>
<td>197</td>
<td>3,051</td>
</tr>
<tr>
<td>1.92%</td>
<td>9.18%</td>
<td>7.42%</td>
<td>4.44%</td>
<td>4.67%</td>
<td>72.37%</td>
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