

**BOARD MEMBERS**

Arnold L. Martin, Chairman  
Brian Haren, Vice-Chairman  
John H. Culbreth, Sr.  
Danny England  
Jim Oliver

**STAFF**

Chanelle Blaine, Zoning Administrator  
Chelsie Boynton, Planning and Zoning Coordinator

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**April 21, 2022**  
**7:00 pm**

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

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1. Consideration of the Minutes of the meeting held on April 7, 2022.

**NEW BUSINESS**

2. Consideration of a Major Final Plat for Godby Park. This property consists of 16 lots zoned R-70, is located in Land Lot(s) 36, 37 and 60 of the 7<sup>th</sup> District and front(s) on Ebenezer Road and Davis Road
3. Discussion on parking of business vehicles.

To: Fayette County Planning Commission  
From: Dennis King, Zoning Technician  
Date: April 14, 2022  
Subject: Major Final Plat to be considered on April 21, 2022

**MAJOR FINAL PLAT**

Major Final Plat of Godby Park

**OWNER/APPLICANT**

RODWRIGHT CORP

A handwritten signature in black ink, appearing to be 'CNR' or similar, written over the printed name 'RODWRIGHT CORP'.

Recommend **APPROVAL** for the Major Final Plat signed April 15, 2022.

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

AREA NOTES:

TOTAL PARENT TRACT AREA: 1,699,545 SQ.FT. OR 39.02 ACRES

LOTS 1 - 16: 1,451,995 SQ.FT. OR 33.33 ACRES

TOTAL SIGNAGE AREAS: 1,513 SQ.FT. OR 0.04 ACRES

TOTAL STORMWATER POND COMMON AREAS: 120,347 SQ.FT. OR 2.77 ACRES

TOTAL R/W DEDICATION AREA: 125,690 SQ.FT. OR 2.88 ACRES

NUMBER OF LOTS: 16

NET AREA: 1,573,855 S.F. OR 36.14 ACRES

GROSS DENSITY: 16 LOTS / 39.02 AC = 0.41 UNITS PER ACRE

NET DENSITY: 16 LOTS / 36.14 AC = 0.44 UNITS PER ACRE

STREETS: CENTERLINE CALCULATIONS  
-GODBY DRIVE = 1465.25 L.F.  
-REGINA COURT = 128.27 L.F.

POST DEVELOPED STORMWATER BASIN AREAS

POND 1 = 5.11 ACRES

POND 2 = 4.71 ACRES

POND 3 = 5.92 ACRES

ZONING NOTES

ZONING: R-70

FRONT YARD SETBACK: (UNLESS NOTED OTHERWISE)

ARTERIAL/COLLECTOR - 75 Feet

LOCAL - 50 Feet

REAR YARD SETBACK - 50 Feet

SIDE YARD SETBACK - 25 Feet

MIN. LOT AREA - 2.00 ACRES

MIN. LOT WIDTH - 175 Feet (Major Thoroughfare)

- 150 Feet (Minor Thoroughfare)

MIN. STREET FRONTAGE - 100 Feet

MIN. HOUSE SIZE - 1,500 Sq. Feet

WATER PROVIDED BY FAYETTE COUNTY WATER SYSTEM

SANITARY SEWER SERVICE PROVIDED BY INDIVIDUAL ON SITE SEWERAGE MANAGEMENT SYSTEM.

SURVEYOR'S CERTIFICATE:

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 HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES 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 ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: STEVE J. REEVES, RLS #2765 DATE: \_\_\_\_\_

SURVEYOR'S FINAL CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FORM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR SIZE, LOCATION, TYPE AND MATERIAL ARE SHOWN CORRECTLY. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

REGISTERED LAND SURVEYOR NO. \_\_\_\_\_

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCEPTED ENGINEERING PRACTICES AND DESIGN METHODS WERE USED TO ESTABLISH THE LAYOUT OF THIS DEVELOPMENT; THAT THE STREETS, DRAINAGE STRUCTURES AND OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED ACCORDING TO THE DEVELOPER'S APPROVED CONSTRUCTION DRAWINGS; AND THAT ALL APPLICABLE REQUIREMENTS OF FAYETTE COUNTY'S DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

By: \_\_\_\_\_

GA PROFESSIONAL ENGINEER - SIGNATURE AND LICENSE NUMBER - DATE

WETLAND DELINEATION

OF \_\_\_\_\_  
DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS GODBY PARK SUBDIVISION ON \_\_\_\_\_ AND DETERMINED THAT THE PROPERTY ☐ CONTAINS ☐ DOES NOT CONTAIN JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS.

SIGNATURE OF WETLAND DELINEATOR PRINT NAME

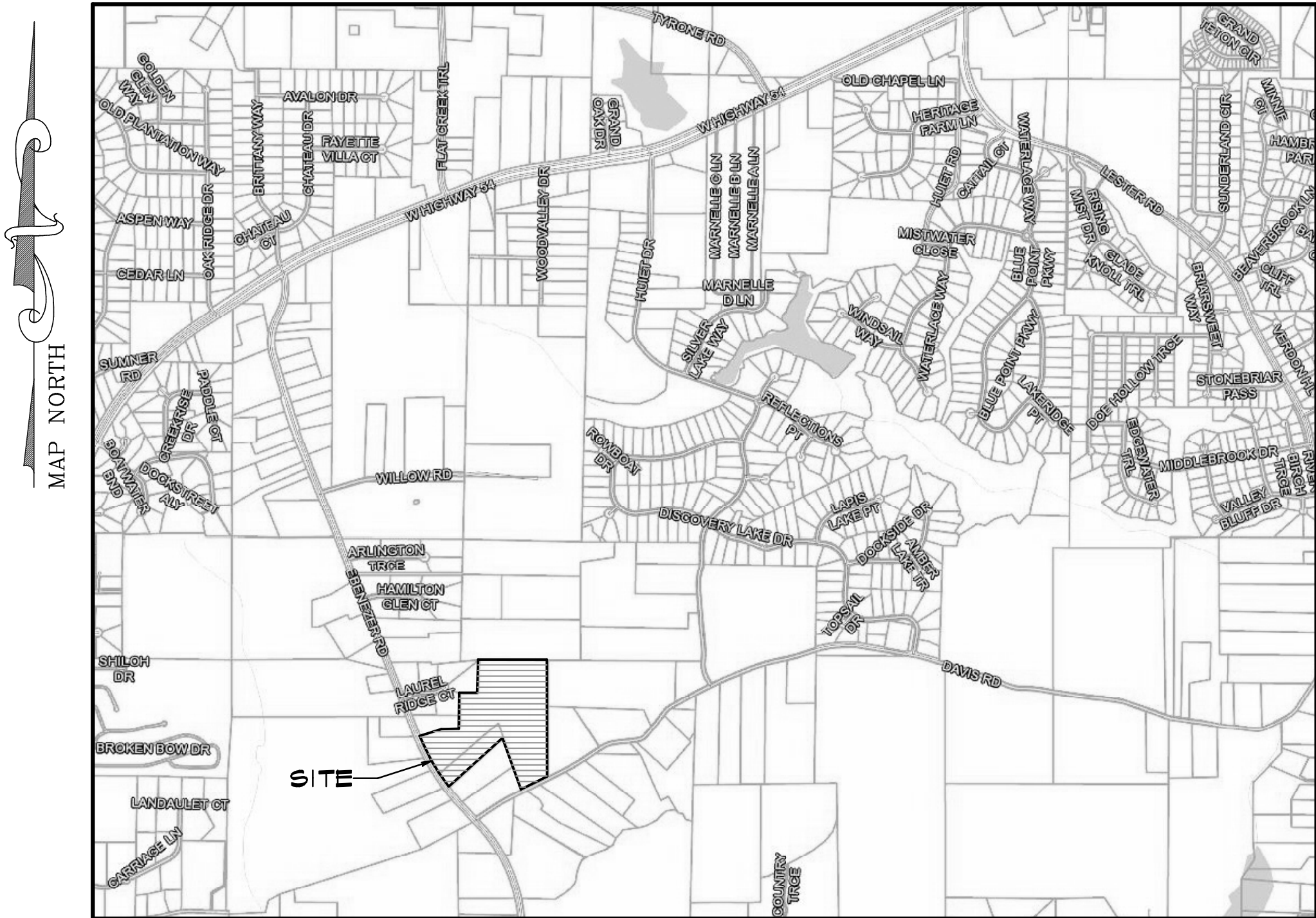
COMPANY ADDRESS TELEPHONE

MAJOR FINAL PLAT FOR

GODBY PARK  
SUBDIVISION

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION

LOCATED IN LAND LOTS 37 & 60 OF THE 7TH DISTRICT  
UNINCORPORATED, FAYETTE COUNTY, GEORGIA



VICINITY MAP  
NOT TO SCALE

INDEX OF SHEETS	
SHEET #	SHEET TITLE
1	COVER SHEET
2	PLAT

GENERAL NOTES

- EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING 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); BUILDING 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: MEAN SEA LEVEL
- NO VIABLE USGS MONUMENTS WERE LOCATED WITHIN 500' OF THIS SITE.
- BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH (GA, NAD 83 WEST 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 GUARANTEES 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 THE UNDERGROUND UTILITIES.
- CURRENT ZONING OF PROPERTY: R-70
- RIGHT-OF-WAY OF EBENEZER ROAD (80' WIDE SECTION) ESTABLISHED AS PER FOUND MONUMENTS AND PREVIOUS SURVEYS. ANY ADDITIONAL R/W CLAIMED SHOULD BE EXCLUDED FROM THIS SURVEY.
- NO JURISDICTIONAL WETLANDS ARE SHOWN OR LOCATED ON SITE AS PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, CSC #224, GODBY PARK TRACT, EBENEZER RD. DATED MARCH 29, 2019, PROJ.# 219167.J.

ALL WETLANDS SHOWN OR NOT 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 THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

- JURISDICTIONAL STATE WATERS ARE SHOWN AND LOCATED ON SITE AS PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, CSC #224, GODBY PARK TRACT, EBENEZER RD. DATED MARCH 29, 2019, PROJ.# 219167.J.
- 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.
- SOILS INFORMATION AS PER "LEVEL 3 SOIL MAP" FOR GODBY PARK AS PREPARED BY APPLIED ENVIRONMENTAL SCIENCES, INC., ERIC A. HAMILTON, DPH CSC, #224, DATED 4-2-19 AND PREPARED FOR ROD WRIGHT.
- NO WALKING PATHS, SIDEWALKS, BIKE TRAILS, ETC. WERE REQUIRED FOR THIS SUBDIVISION.
- NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 13130C0016 DATED SEPTEMBER 26, 2008.
- IF LOTS ARE TO BE SERVED BY THE FAYETTE COUNTY WATER SYSTEM FROM AN EXISTING WATER MAIN, TAPS AND SERVICES SHALL BE PROVIDED AT THE DEVELOPER'S/OWNER'S EXPENSE AND ALL APPLICABLE METER AND AVAILABILITY FEES SHALL ALSO BE APPLIED. WATER MAIN TAPS SHALL BE OBSERVED BY WATER SYSTEM PERSONNEL WITH A 48 HOUR LEAD TIME - 770-461-1146 (OPTION 5).
- THERE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY AT TIME OF SURVEY AND NONE TO REMAIN.
- THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
- NO EASEMENTS OF RECORD LOCATED ON THIS SITE.
- ALL LOT CORNERS ARE SET WITH 1/2" REBAR WHERE FOUND CORNERS ARE NOT SHOWN.

MAJOR FINAL PLAT APPROVALS

APPROVED BY FAYETTE COUNTY  
ENVIRONMENTAL HEALTH DEPARTMENT.

DATE: \_\_\_\_\_ SIGNED \_\_\_\_\_  
ENVIRONMENTAL HEALTH  
SPECIALIST

APPROVED BY FAYETTE COUNTY  
ENVIRONMENTAL MANAGEMENT

DATE: \_\_\_\_\_ SIGNED \_\_\_\_\_  
ENVIRONMENTAL MANAGEMENT  
APPROVED BY FAYETTE COUNTY ENGINEER

DATE: \_\_\_\_\_ SIGNED \_\_\_\_\_  
COUNTY ENGINEER / DESIGNEE

APPROVED BY FAYETTE COUNTY  
PLANNING COMMISSION

DATE: \_\_\_\_\_ SIGNED \_\_\_\_\_  
SECRETARY \ DESIGNEE

APPROVED BY FAYETTE COUNTY  
ZONING ADMINISTRATOR

DATE: \_\_\_\_\_ SIGNED \_\_\_\_\_  
ZONING ADMIN. \ DESIGNEE

APPROVED BY FAYETTE COUNTY  
FIRE MARSHAL

DATE: \_\_\_\_\_ SIGNED \_\_\_\_\_  
FIRE MARSHAL \ DESIGNEE

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS BEEN COMPUTED FOR CLOSURE BY LATITUDES AND DE- PARTURES AND HAS A CLOSURE PRECISION OF ONE FOOT IN 38,400+ FT. AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND THE NO ADJUSTMENT WAS USED FOR ADJUSTMENT. A TOPCON GT5603 WAS USED TO OBTAIN LINEAR MEASUREMENTS AND A TOPCON GT5603 WAS USED TO OBTAIN ANGULAR MEASUREMENTS.

DATE OF LAST FIELD VISIT: MARCH 07, 2022

IT IS MY OPINION, THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED, HAS BEEN PREPARED TO MEET MINIMUM STANDARDS AND RE- QUIREMENTS OF LAW, AND HAS BEEN COMPUTED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,792,996 FT.

CENTERLINE GODBY DRIVE - LINE / CURVE TABLE

BEGIN AT EBENEZER ROAD EDGE OF PAVEMENT

LINE	DELTA	RADIUS	ARC	CHD. BRG.	TAN
L9			479.86'	N62°31'44"E	
C29	23°55'22"	500.00'	208.77'	N50°34'03"E	105.93'
L10			310.45'	N38°36'22"E	
C30	53°02'04"	225.00'	208.27'	N65°07'26"E	112.27'
C31	22°30'24"	225.00'	88.38'	S77°06'17"E	44.77'
L11			55.83'	S65°51'05"E	
C32	47°50'30"	77.07'	64.35'	S46°17'56"E	34.19'
L12			44.35'	S21°54'50"E	

END AT CENTER POINT OF CUL-DE-SAC

CENTERLINE REGINA COURT DRIVE - LINE / CURVE TABLE

BEGIN AT CENTERLINE OF GODBY DRIVE AT STATION 12+07.34

LINE	DELTA	RADIUS	ARC	CHD. BRG.	TAN
L13			128.27'	N03°59'02"E	

TO CENTER POINT OF CUL-DE-SAC

SUBDIVISION NOTES

OWNER / SUBDIVIDER: RODWRIGHTCORP  
100 WOOLSEY PARK DRIVE  
FAYETTEVILLE, GA, 30214

ENGINEER: WHITLEY ENGINEERING, INC.  
P. O. BOX 893  
HAMPTON, GA 30228  
TEL. 770.946.0256

SURVEYOR: S.J. REEVES & ASSOCIATES, INC.  
P.O. BOX 653  
11491 HIGHWAY 19 N.  
ZEBULON, GA, 30245  
TEL. 770.584.5203

SUBDIVISION LAYOUT SHOWN IS FROM PRELIMINARY PLAT PREPARED BY BY S.J. REEVES & ASSOCIATES, GA, RLS #2765 DATED MAY 31, 2016 AND LAST REVISED JULY 12, 2019. THE PRELIMINARY PLAT WAS APPROVED BY THE PLANNING COMMISSION ON AUGUST 1, 2019

ALL STREETS & UTILITIES WERE TO HAVE HAVE BEEN DESIGNED AND CONSTRUCTED TO THE STANDARDS OF FAYETTE COUNTY.

UNDERGROUND UTILITIES ARE REQUIRED.

PUBLIC RIGHTS-OF-WAY FOR STREETS ARE 60 FEET IN WIDTH. STREETS ARE 28 FEET IN WIDTH FROM BACK OF CURB TO BACK OF CURB.

EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.3 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS. WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

ZONING PETITION NO. 1259-16A

AND ZONING PETITION NO. 1259-16B APPROVED BY  
B.O.C. ON 2/28/2019 WITH THREE (3) CONDITIONS:

CONDITION (1) THE OWNER/DEVELOPER SHALL PROVIDE, AT NO COST TO FAYETTE COUNTY, A QUIT-CLAIM DEED FOR 50' OF RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE OF EBENEZER ROAD PRIOR TO THE APPROVAL OF THE FINAL PLAT AND SAID DEDICATION AREA SHALL BE SHOWN ON THE PRELIMINARY PLAT AND FINAL PLAT. (2) THE OWNER/ DEVELOPER SHALL PROVIDE, AT NO COST TO FAYETTE COUNTY, A QUIT-CLAIM DEED FOR 40' OF RIGHT-OF-WAY AS MEASURED FROM THE CENTERLINE OF DAVIS ROAD PRIOR TO THE APPROVAL OF THE FINAL PLAT AND SAID DEDICATION AREA SHALL BE SHOWN ON PRELIMINARY PLAT AND FINAL PLAT. (3) NO CONSTRUCTION TRAFFIC SHALL BE ALLOWED ON DAVIS RD.

OWNER'S ACKNOWLEDGMENT

STATE OF GEORGIA, FAYETTE COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM THE ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE(S) THEREIN EXPRESSED.

By: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent: TRADEMARK QUALITY HOMES, INC.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE GODBY PARK SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER DATE MORTGAGEE DATE

ALL PROPERTY CONTAINED WITHIN THE RIGHT-OF-WAY OF ALL NEW STREETS AND ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, ARE HEREBY DEEDED TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, AT NO COST TO FAYETTE COUNTY UPON RECORDATION OF SAID MAJOR FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

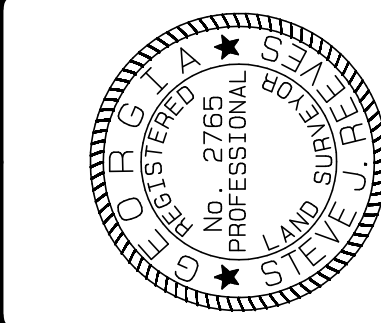
STORMWATER MANAGEMENT INSPECTION & MAINTENANCE

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE RESTRICTIVE COVENANTS OF THE GODBY PARK HOMEOWNERS ASSOCIATION AND AN INSPECTION AND MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT CONTROLS RECORDED IN DEED BOOK \_\_\_\_ PAGE \_\_\_\_ FAILURE TO SATISFY THE INSPECTION AND MAINTENANCE REQUIREMENTS OF THE ABOVE-REFERENCED AGREEMENT MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY, INCLUDING BUT NOT LIMITED TO, JUDGMENT LIENS AGAINST THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION. THE INSPECTION AND MAINTENANCE AGREEMENT IS RECORDED WITH THE CLERK OF COURTS. A COPY OF THE AGREEMENT IS AVAILABLE AT THE FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, RULE 108-6-.04, THE TERM CERTIFICATION, AS USED IN BOARD RULE 180-6-.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.

REV.	DATE	DESCRIPTION	REQUESTED BY
#1	2/16/22	PER COMMENTS	FAYETTE CO.
#2	3/07/22	PER COMMENTS	FAYETTE CO.
#3	3/25/22	PER COMMENTS	FAYETTE CO.

DRAWN BY: JDW DRAWING NO. JDW-008



GSWCC  
STEVE J. REEVES, RLS #2765  
0000035847  
LEVEL II CERTIFIED  
DESIGN PROFESSIONAL

MAJOR FINAL PLAT OF:  
GODBY PARK SUBDIVISION

LAND LOTS 36, 37 & 60 OF THE 7TH LAND DISTRICT  
FAYETTE COUNTY, GA

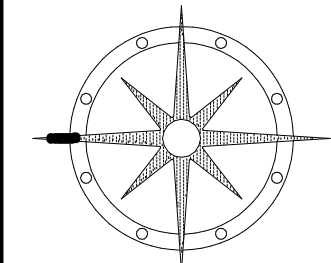
DATE: 01/12/22 SCALE: 1" = 80' CITY: N/A

MAJOR FINAL PLAT PREPARED BY:

S.J. Reeves Land Surveying

P.O. BOX 653 \* 11491 HIGHWAY 19 N \* ZEBULON, GA, 30245  
770-584-5203 \* sjreevesurveying@gmail.com (EMAIL)

LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



SHEET NO.  
1 of 2



THIS BLOCK RESERVED FOR THE  
CLERK OF SUPERIOR COURT

STORM DRAIN PIPE CHART

STRUCTURE	FROM	OUTLET	TO	PIPE DATA	LENGTH
HN A-1	418.01	DNGB A-2	418.50	0.91' 8" Dia. HDPE	59.33
DNGB A-2	418.66	DNGB A-3	418.11	1.37' 8" Dia. RCP	52.05
DNGB A-3	422.16	DNGB A-4	421.18	1.71' 8" Dia. HDPE	189.19
SNGB A-4	431.64	JB A-5	440.22	3.71' 8" Dia. HDPE	225.00
JB A-5	440.22	SNGB A-6	442.71	0.94' 8" Dia. HDPE	206.31
SNGB A-6	442.44	SNGB A-7	442.91	1.36' 8" Dia. RCP	54.54
SNGB A-7	442.66	SNGB A-2A	424.63	3.34' 8" Dia. HDPE	214.10
SNGB A-2A	424.45	SNGB A-2B	430.16	0.64' 8" Dia. RCP	32.12
SNGB A-4A	431.64	SNGB A-4A	432.00	1.03' 8" Dia. RCP	35.24
HN B-1	405.46	JB B-2	406.56	1.43' 8" Dia. HDPE	50.24
JB B-2	406.52	SNGB B-3	424.36	1.54' 8" Dia. HDPE	279.34
SNGB B-3	425.25	SNGB B-4	431.59	1.59' 8" Dia. RCP	67.44
HN B-4	431.56	SNGB B-5	432.25	1.26' 8" Dia. RCP	54.34
HN C-1	417.23	HN C-2	420.41	3.10' 6" Dia. RCP	44.66
HN C-2	417.03	OC5 D-2	417.31	0.65' 8" Dia. HDPE	52.19
HN E-1	405.61	OC5 E-2	404.04	1.50' 8" Dia. HDPE	32.16
HN F-1	412.01	OC5 F-2	415.51	4.75' 8" Dia. HDPE	30.80
HN G-1	442.26	HN G-2	442.45	1.02' 8" Dia. RCP	67.04

LINE / CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
L1	62.29'		N73°13'4"W	
C1	14.29'	2828.51'	S28°54'28"E	14.29'
C2	46.30'	30.00'	S73°15'43"E	41.84'
L2	14.27'		N62°31'44"E	
C3	173.87'	470.00'	N51°55'51"E	172.88'
C4	22.37'	470.00'	N34°58'10"E	22.37'
L3	57.71'		N38°36'22"E	
C5	182.43'	255.00'	N54°04'26"E	174.03'
C6	40.76'	30.00'	N42°54'21"E	37.70'
L4	9.55'		N03°54'02"E	
C7	25.23'	30.00'	N20°06'39"W	24.49'
C8	70.87'	60.00'	N10°22'11"W	66.82'
C9	50.01'	60.00'	N47°20'47"E	48.58'
C10	63.16'	60.00'	S78°36'53"E	60.29'
C11	105.38'	60.00'	S01°51'32"W	92.35'
C12	25.23'	30.00'	S28°04'44"W	24.49'
L5	5.57'		S03°59'02"W	
C13	41.75'	30.00'	S35°52'54"E	38.46'
C14	44.04'	255.00'	S70°47'58"E	43.49'
C15	32.00'	205.00'	S61°22'46"E	31.97'
C16	90.44'	205.00'	S44°16'06"E	89.71'
C17	37.29'	60.00'	S13°44'29"E	36.69'
C18	51.65'	60.00'	S28°38'21"W	50.07'
C19	51.61'	60.00'	S77°56'19"W	50.03'
C20	100.10'	60.00'	N24°37'31"W	88.89'
C21	51.33'	35.00'	N23°50'26"W	46.85'
C22	53.41'	195.00'	N73°41'52"E	53.24'
C23	203.69'	195.00'	S68°31'52"W	194.56'
L6	46.95'		S38°36'22"W	
C24	47.00'	530.00'	S41°08'47"W	46.98'
C25	174.29'	530.00'	S53°06'28"W	173.51'
L7	14.09'		S62°31'44"W	
C26	44.24'	30.00'	S15°30'29"W	43.90'
C27	10.08'	2828.51'	S31°36'52"E	10.08'
C28	55.25'	2828.51'	S32°16'34"E	55.25'
L8	60.43'		N18°16'42"E	

\*SEE SHEET 1 FOR CENTERLINE OF ROAD CALLOUTS.

LEGEND

POB	POINT OF BEGINNING	○	SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT	○	IRON PIN FOUND
IPF	IRON PIN SET	○	SANITARY SEWER MANHOLE
IRF	IRON PIN FOUND	○	STORM DRAIN MANHOLE
REBAR	CONCRETE MONUMENT FOUND	○	UTILITY POLE
CMF	UTILITY POLE	○	LIGHT POLE
UP	FLAG POLE	○	GUY WIRE
LP	SANITARY SEWER MANHOLE	○	WATER VALVE
SPH	SANITARY SEWER MANHOLE	○	WATER METER
SDH	STORM DRAIN MANHOLE	○	GAS VALVE
INV	INVERT	○	GAS METER
PH	FIRE HYDRANT	○	FIRE HYDRANT
EP	EDGE OF PAVEMENT	○	SANITARY SEWER CLEANOUT
TC	TOP OF CURB	○	GREASE TRAP MANHOLE
BC	BACK OF CURB	○	STORM DRAIN SEWER LINE
TM	TOP OF MALL	○	OVERHEAD UTILITIES
BM	BOTTOM OF MALL	○	APPROX. UNDERGROUND WATER LINE
OU	OVERHEAD UTILITY	○	SANITARY SEWER LINE
UG	UNDERGROUND UTILITY	○	STORM DRAIN SEWER LINE
CMF	CORROGATED METAL PIPE	○	APPROX. UNDERGROUND ELECTRIC LINE
RCP	REINFORCED CONCRETE PIPE	○	APPROX. UNDERGROUND GAS LINE
PVC	POLYVINYL CHLORIDE PIPE	○	APPROX. UNDERGROUND TELEPHONE LINE
GW	GUY WIRE ANCHOR	○	FENCE LINE
TR	TRANSFORMER	○	IRON PIN SET (TYP)
JB	JUNCTION BOX	○	
SNGB	SINGLE KING CATCH BASIN	○	
DNGB	DOUBLE KING CATCH BASIN	○	
DI	DROP INLET	○	
CLF	CHAIN LINK FENCE	○	
WV	WATER VALVE	○	
WM	WATER METER	○	
GO	SEWER CLEAN-OUT	○	
GV	GAS VALVE	○	
N/F	NOT A BUILDING LOT	○	
R/W	RIGHT-OF-WAY	○	
C.A.	CONTIGUOUS AREA	○	
H.G.L.	HYDRAULIC GRADE LINE	○	

CONTIGUOUS BUILDABLE AREAS

LOT #1 - 1 ACRE	LOT #2 - 1.0 ACRE
LOT #3 - WEST SIDE = 0.5 ACRE	LOT #4 - 1.0 ACRE
EAST SIDE = 0.3 ACRE	LOT #5 - 0.9 ACRE
LOT #6 - 1.0 ACRE	LOT #7 - 1.0 ACRE
LOT #8 - 1.1 ACRE	LOT #9 - 0.9 ACRE
LOT #10 - 1.0 ACRE	LOT #11 - 0.9 ACRE
LOT #12 - 1.0 ACRE	LOT #13 - 0.9 ACRE
LOT #14 - 1.0 ACRE	LOT #15 - 1.0 ACRE
LOT #16 - 1.0 ACRE	LOT #17 - 1.0 ACRE

NOTE:

ALL CURB-GUTTER, EDGE OF PAVEMENT, CENTERLINE ROAD, STORM PIPES AS WELL AS ABOVE GROUND UTILITY STRUCTURES SHOWN ARE FROM A FIELD AS-BUILT SURVEY. DATE OF LAST FIELD VISIT 01-12-22.

LOT 3 NOTE:

- INDIVIDUAL EROSION & SEDIMENT CONTROL PLAN REQUIRED FOR BUILDING PERMIT IF THE EXISTING SHALE IS RELOCATED.

LOT 12 NOTE:

- PER APPROVED PRELIMINARY PLAT - DRIVEWAY/STREAM CROSSING CULVERT TO BE DESIGNED BY PROFESSIONAL ENGINEER W/ ALL APPLICABLE STATE AND FEDERAL PERMITS OBTAINED.  
- PER APPROVED LAND DISTURBANCE DRAWINGS - A REPLANTING PLAN SHALL BE PROVIDED BY THE OWNER AS A PART OF THE BUILDING PERMIT BEFORE THE LOT 12 CONSTRUCTION OF THE DRIVEWAY/STREAM CROSSING AND CULVERT.

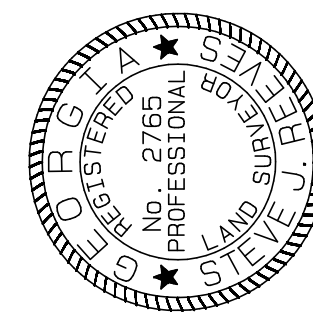
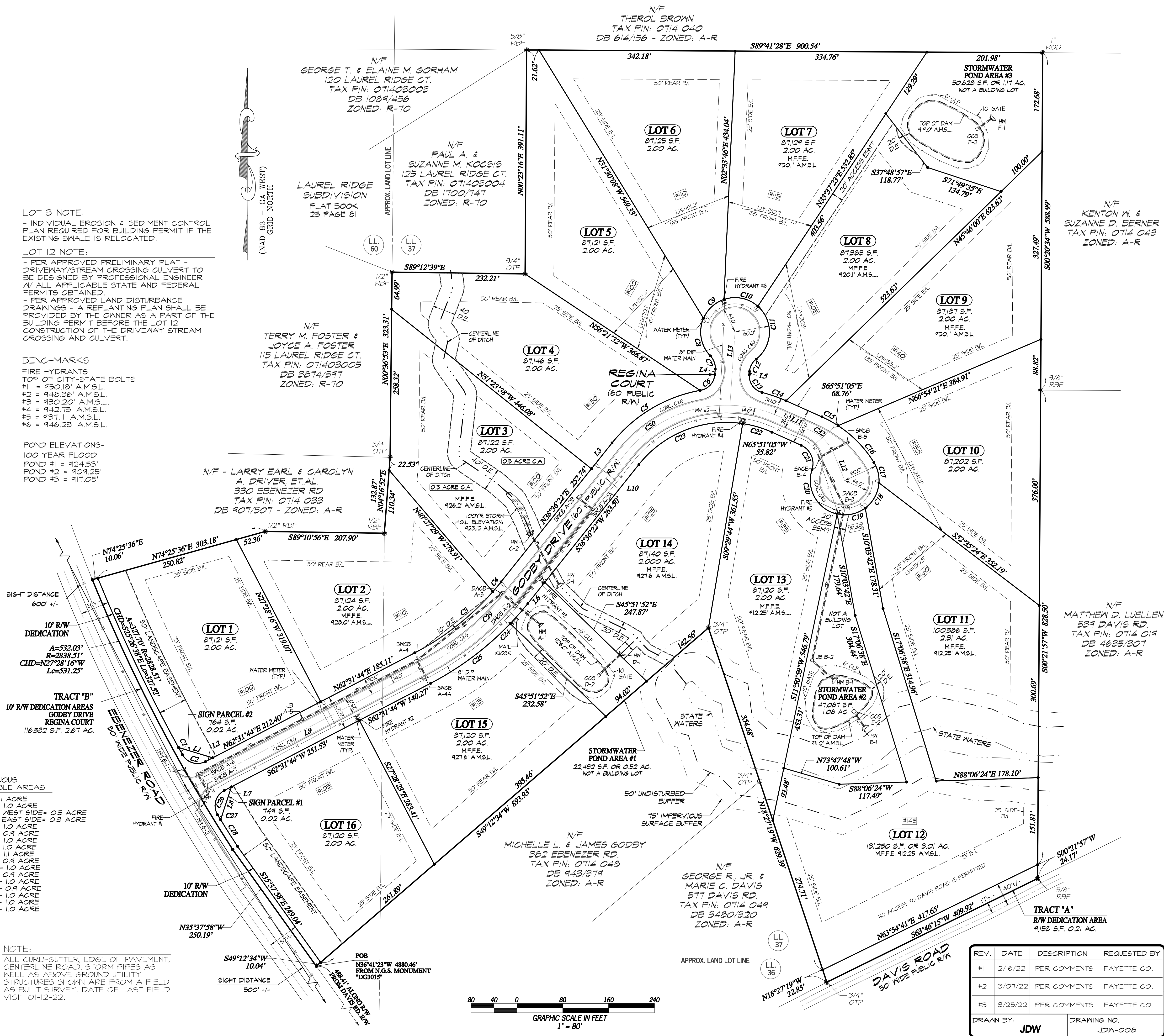
BENCHMARKS

FIRE HYDRANTS  
TOP OF CITY-STATE BOLTS

- #1 = 450.18' AMSL.
- #2 = 448.36' AMSL.
- #3 = 430.20' AMSL.
- #4 = 442.75' AMSL.
- #5 = 437.11' AMSL.
- #6 = 446.23' AMSL.

POND ELEVATIONS-

- 100 YEAR FLOOD
- POND #1 = 424.53'
- POND #2 = 404.25'
- POND #3 = 417.05'



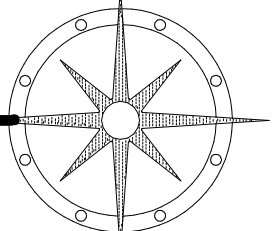
GSWCC  
STEVE J. REEVES, RLS #2765  
000035847  
LEVEL II CERTIFIED  
DESIGN PROFESSIONAL

GODBY PARK SUBDIVISION

LAND LOTS 36, 37 & 60 OF THE 1TH LAND DISTRICT  
FAYETTE COUNTY, GA  
DATE: 01/12/22  
SCALE: 1" = 80'  
CITY: N/A

S.J. Reeves Land Surveying

P.O. BOX 653 \* 11491 HIGHWAY 19 N \* ZEBULON, GA. 30245  
770-584-5203 \* sjreevesurveying@gmail.com (EMAIL)  
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



SHEET NO.  
2 of 2

REV.	DATE	DESCRIPTION	REQUESTED BY
#1	2/16/22	PER COMMENTS	FAYETTE CO.
#2	3/07/22	PER COMMENTS	FAYETTE CO.
#3	3/25/22	PER COMMENTS	FAYETTE CO.
DRAWN BY:	JDW	DRAWING NO.	JDW-008

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**Sec. 110-84. Parking of business vehicles.**

- (a) In any residential district, except A-R on lots of ten acres or larger, no business vehicle exceeding 8,000 pounds (curb weight) shall be allowed to park either on lots so zoned or on streets abutting such lots except during daylight hours and only for the purpose of making deliveries, making pickups, and providing services.
- (b) Business vehicles weighing less than 8,000 pounds shall not be parked on streets abutting such lots. This provision shall not be construed as restricting in any way the normal business vehicle activity associated with development and construction. School buses shall be exempt (see this article). This provision shall not be allowed in conjunction with a home occupation (see article V of this chapter).

(Code 1992, § 20-5-25; Ord. No. 2012-09, § 3, 5-24-2012)