Print Form

COUNTY DEPARTMENT AGENDA REQUEST

Department/Division: Planning & Zoning/Community Dev.

Department Head: Peter A. Frisina

Presenter, if needed: Dennis Dutton/Pete Frisina

Preferred Meeting Date: Thursday, January 24, 2008

Wording for the Agenda:

Consideration of Petition No. RP-041-07, Case Estates Subdivision, Wanda C. Case, Owner/Agent, request to revise the Final Plat to subdivide Lot 2 into three (3) lots and to reduce the acreage of Lot 1. This property is located in Land Lots 44 and 45 of the 7th District, fronts on Sandy Creek Road, and is zoned R-70.

Background/History/Details:

This request is to revise the recorded Final Plat for Case Estates Subdivision, to subdivide Lot 2, consisting of 7.6128 acres, into three (3) lots. The proposed lot sizes are 3.42 acres and two (2) lots consisting of 2.00 acres each. The acreage of Lot 1 will be reduced from 3.0076 acres to 2.75 acres. Lot 1 contains a single-family dwelling. The subject subdivision is zoned R-70.

What action are you seeking from the Board of Commissioners?

Final Vote

Staff recommended approval with four (4) recommended conditions.
P.C. recommended approval (5-0) with four (4) recommended conditions.

If this item requires funding, please describe:

N/A

Has this issue come before the Commissioners in the past? No

If so, when?

Do you need audio-visual for the presentation? No

Back-up Material Submitted? Yes

STAFF USE ONLY

- ○ Finance Review Complete
- ○ Purchasing Review Complete
- ○ Legal Review Complete
- ◉ Administrative Staff Review Complete

Administrator's Approval Yes

Confirmed Meeting Date Thursday, January 24, 2008

- ○ Recognition/ Presentation
- ◉ Public Hearing
- ○ Old Business
- ○ New Business
- ○ Consent
- ○ Report
- ○ Other

PLANNING COMMISSION REZONING REPORT

PETITION NO.: RP-041-07

APPLICANT: Wanda C. Case
813 Sandy Creek Road
Fayetteville, GA 30214

STAFF RECOMMENDATION: **APPROVAL WITH FOUR (4) RECOMMENDED CONDITIONS**

PLANNING COMMISSION HEARING: January 3, 2008

PLANNING COMMISSION RECOMMENDATION: **APPROVAL WITH FOUR (4) RECOMMENDED CONDITIONS (5-0)**

BOARD OF COMMISSIONERS HEARING: January 24, 2008

COMMISSION DECISION: _____

REQUEST: Request revision of the recorded plat for Case Estates to subdivide Lot 2 into three (3) single-family dwelling lots and reduction in the acre for Lot 1.

PARCEL SIZE: 10.17 acres

EXISTING USE: Two (2) Single-Family Dwelling Lots

PROPOSED USE: Four (4) Single-Family Dwelling Lots

LOCATION: Case EstatesSubdivision, Land Lot(s) 44 and 45 of the 7th District and fronts on Sandy Creek Road.

ZONING OF SURROUNDING PROPERTY: R-70

LAND USE PATTERN: Rural Residential (1 unit/2 to 3 acres)

PLANNING COMMISSION HEARING NOTES:

See Attached Minutes.

MOTION AND VOTE OF PLANNING COMMISSION:

Al Gilbert made a motion to approve the petition subject to the following four (4) recommended conditions:

1. The owner/developer shall dedicate, at no cost to Fayette County, twenty (20) feet of additional right-of-way to create a total of fifty (50) feet of right-of-way as measured from the centerline of Sandy Creek Road.

2. The newly established property lines shall not be located within five feet (5') from the individual sewage disposal system currently serving the property at 813 Sandy Creek Road.

3. A Letter of Confirmation signed by ~~a Colonial Pipeline official~~ the owner of the pipeline giving allowance for the curb cut and driveway within the ~~Colonial Pipeline Easement~~ pipeline easement must be presented and noted at time of final plat.

4. Power lines shown on proposed Lot #1 shall be abandoned or established in an easement if they are to remain. Contiguous area for this lot must be adjusted as needed for any easement.

Jim Graw seconded the motion. The motion unanimously passed 5-0.

REASONS FOR RECOMMENDATION:

In compliance with the County's regulations and requirements, including availability of County water service.
In compliance with the Land Use Plan.
Compatible with the surrounding area.

PLANNING COMMISSION RECOMMENDATION

DATE: January 3, 2008

TO: Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. RP-041-07, the application of Wanda C. Case to subdivide Lot 2 into three (3) single-family dwelling lots and reduction of the acreage for Lot 1, be:

5-0

✓ Approved _____ Withdrawn _____ Disapproved

_____ Tabled until _____

This is forwarded to you for final action.

DOUGLAS POWELL

AL GILBERT

BILL BECKWITH

JIM GRAW

TIM THOMS

Remarks:

_____

_____

_____

Fayette County GEORGIA

Where Quality Is A Lifestyle

To: Fayette County Board of Commissioners

From: Dennis S. Dutton, Fayette County Planning & Zoning

Date: January 8, 2008

Subject: Board of Commissioners Public Hearing, January 24, 2008

The attached report is submitted for your consideration and contains the Staff's and the Planning Commission's Recommendations on a rezoning application and revised final plat scheduled for public hearing on January 24, 2008.

PAGE	PETITION NUMBER	LOCATION/ REQUEST	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
1-1	1204-07	Huiet Road and Lester Road/ Medical Office Park	**DENY**	**DENY (5-0)**
2-1	RP-041-07	Sandy Creek Road/ Subdividing Lot 2 into 3 lots	**APPROVE WITH FOUR CONDITIONS**	**APPROVE WITH FOUR CONDITIONS (5-0)**

DSD/rsw

cc: Peter A. Frisina, Director of Planning & Zoning
Tom Williams, Assistant Director of Planning & Zoning
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

PETITION NUMBER:	RP-041-07
REQUESTED ACTION:	Revision to a Recorded Final Subdivision Plat for Case Estates Subdivision to subdivide Lot 2 into three (3) single-family dwelling lots and to reduce the acreage of Lot 1.
PROPOSED USE:	Four (4) Single-Family Residential Subdivision Lots
EXISTING USE:	Two (2) Single-Family Residential Subdivision Lots
ZONING DISTRICT:	R-70
LOCATION:	Sandy Creek Road
LAND LOT/DISTRICT:	Land Lots 44 and 45/7th District
OWNER/APPLICANT:	Wanda C. Case

INVESTIGATION

This request is to revise the recorded Final Plat for Case Estates Subdivision, to subdivide Lot 2, consisting of 7.6128 acres, into three (3) lots. The proposed lots sizes are 3.42 acres and two (2) lots consisting of 2.00 acres each. The acreage of Lot 1 will be reduced from 3.0076 acres to 2.75 acres. Lot 1 contains a single-family dwelling. The subject subdivision is zoned R-70.

General Description

The subject property is adjacent to properties described as follows:

To the North:	An 8.3 acre tract, zoned R-70, containing a single-family dwelling.
To the South:	A 3.30 acre tract, zoned R-70, containing a single-family dwelling.
To the East:	A 7.28 acre vacant tract, zoned R-70; a 5.98 acre tract, zoned R-70, containing a single-family dwelling.
To the West:	Across Sandy Creek Road, a 3.00 acre tract, zoned R-70, containing a single-family dwelling; an 8.62 acre tract, zoned R-70, containing a single-family dwelling; and a 2.80 acre tract, zoned R-70, containing a single-family dwelling.

Revision to a Recorded Plat

Effective October 26, 1995 the Fayette County Subdivision Regulations, Section 4-2.7 Revision to a Recorded Plat, public hearing approval from the Board of Commissioners is required prior to any substantial changes to a recorded final plat. Section 4-2.7 specifically states that ... "proposed revisions to any existing residential or agricultural-residential subdivisions which add property to,

increase the number of platted lots, or change the principal use on a lot within a residential subdivision shall be considered in public hearings before the Planning Commission and the Board of Commissioners".

Background

The original Final Plat for Case Estates Subdivision consisted of a total of two (2) single-family dwelling lots and was platted in 1997. Lot 1 consisted of 3.0076 acres and Lot 2 consisted of 7.6128 acres.

Comprehensive Plan

The Land Use Plan designates this area as Rural Residential (1 unit/2 to 3 acres). The request complies with this Land Use designation.

Access

The subject property has frontage on Sandy Creek Road. Sandy Creek Road is classified as a Minor Arterial on the Fayette County Thoroughfare Map. All of the lots will access Sandy Creek Road.

Right-of-Way Dedication

The owner/developer shall dedicate, at no cost to Fayette County, twenty (20) feet of additional right-of-way to create a total of fifty (50) feet of right-of-way as measured from the centerline of Sandy Creek Road.

Final Plat

Should this request be approved, a Revised Final Plat of Case Estates Subdivision must be submitted, approved, and recorded prior to the issuance of any building permits for said lots.

Department Comments

Water: No County water.

Engineering Department: The property does not contain FEMA FIRM panel 13113C0040D. The property does not contain any wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. Per the USGS Tyrone Quadrangle, there are no water bodies subject to County watershed protection buffers and setbacks. The property is not within a groundwater recharge area. Contiguous area requirements must be met on all lots. Confirmation of the allowance for the curb cut and driveway within Colonial Pipeline Easement must be presented and noted at time of final plat. Power lines shown on proposed Lot #1 shall be abandoned or established in an easement if they are to remain. Contiguous area for this lot must be adjusted as

needed for any easement. Sight distance is to be checked for all curb-cuts onto Sandy Creek Road by the Engineering Department at the time of final plat. Locations for curb cuts will be determined by the Engineering Department so that the minimum sight distance requirement of 500 feet is met for all lots.

Environmental Health Dept.: The department will be in the position to approve the final plat for recording purposes only. The newly established property lines shall not come within five feet (5') of the individual sewage disposal system currently service the property at 813 Sandy Creek Road.

Board of Education: See attached letter from Dr. John DeCotis.

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

Public Works Director: No comments/issues.

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 other property owners should be considered.

Based on review by staff this request complies with all technical requirements of a final plat. Should this request be approved, the following condition(s) should apply.

RECOMMENDED CONDITION(S)

If this revised final plat is approved by the Board of Commissioners, it should be approved subject to the following condition:

1. The owner/developer shall dedicate, at no cost to Fayette County, twenty (20) feet of additional right-of-way to create a total of fifty (50) feet of right-of-way as measured from the centerline of Sandy Creek Road. *(This condition is to ensure the provision of adequate right-of-way for future road improvements per an established policy of the Fayette County Comprehensive Plan and the Development Regulations which stipulate how much right-of-way is needed for compliance.)*

2. The newly established property lines shall not be located within five feet (5') from the individual sewage disposal system currently serving the property at 813 Sandy Creek Road. *(This condition is to ensure the proper distance between the property line and the existing individual sewage disposal system.)*

3. A Letter of Confirmation signed by ~~a Colonial Pipeline official~~ the owner of the pipeline giving allowance for the curb cut and driveway within the ~~Colonial Pipeline Easement~~ pipeline easement must be presented and noted at time of final plat. *(This condition is to ensure the property has access permission to cross a major utility easement.)*

4. Power lines shown on proposed Lot #1 shall be abandoned or established in an easement if they are to remain. Contiguous area for this lot must be adjusted as needed for any easement. *(This condition is to ensure the property meets the requirements of the Fayette County Development Regulations for contiguous areas.)*

   The applicant agreed to the recommended conditions. The P.C. recommended approval subject to the amended recommended conditions.

FAYETTE COUNTY BOARD OF EDUCATION

210 Stonewall Avenue West
P.O. Box 879
Fayetteville, Georgia 30214-0879

Phone: 770-460-3535
Fax: 770-460-8191

Board Members
Terri Smith, *Chair*
Lee Wright, *Vice Chair*
Marion Key
Janet Smola
Dr. Bob Todd

Dr. John D. DeCotis, EdD
Superintendent

"Where Excellence Counts"

December 10, 2007

Fayette County Zoning Department
Attn. Robyn Wilson
140 Stonewall Avenue West
Fayetteville, Ga. 30214

Subject: Request to revise a recorded subdivision (Case Estates) plat to add 2(two) lots in Land Lot(s) 44 and 45 of the 7th District and fronts on Sandy Creek Road.

The Fayette County Board of Education Facilities Planning Division has reviewed the above listed request for rezoning and is providing the information listed below.

If this application is approved, school system data shows it will impact the schools listed below as follows:

School	Facility Capacity	Current Enrollment	Building lots now available	This rezoning will increase Students by	Trailers currently on site
Burch Elementary	638	725	515	2	14
Flat Rock Middle	1137	854	2451	0	0
Sandy Creek High	1612	1345	2575	0	0

The Fayette County Board of Education expends an average of **$8,317.86** annually educating each student in the system, not including construction cost of new schools. If this application is approved it will result in an additional cost of **$16,635.72** to the school system. Previous rezoning requests for this attendance area will result in an additional cost to the Fayette County School System of:

Elementary School Students	515	$ 4,283,697.90
Middle School Students	613	$ 5,098,848.10
High School Students	644	$ 5,356,701.80
This rezoning request	2	$ 16,635.72
Total additional funds needed for this attendance district		$14,755,882.00

I hope this information will be beneficial in your deliberations for this rezoning request and I ask that you notify me of the decision on this zoning request.

Sincerely,

John D. DeCotis

Dr. John D. DeCotis

6. **Consideration of Petition No. RP-041-07, Case Estates Subdivision, Wanda C. Case, Owner/Agent, request to revise the Final Plat to subdivide Lot 2 into three (3) lots and to reduce the acreage of Lot 1. This property is located in Land Lots 44 and 45 of the 7th District, fronts on Sandy Creek Road, and is zoned R-70.** *Staff recommended approval with four (4) recommended conditions.*

Wanda Case stated that she would like to subdivide Lot 2 into three (3) lots and to also reduce the acreage of Lot 1. She said that she plans to construct her house on Lot 4. In regards to the recommended conditions, she remarked that she agreed with the dedication of right-of-way and the distance required for the individual sewage disposal system from the newly established property line. She commented that the Williams/Transcontinental Pipeline has the easement going across the proposed curb cut and not Colonial Pipeline. She confirmed that she has met with Williams/Transcontinental Pipeline at the subject property and they do not have a problem with the proposed curb cut; however, if heavy construction equipment crosses the easement then they will advise how much dirt must be on top of the pipeline. She reported that the existing power line can be relocated. She reiterated that she agreed to the recommended conditions. She added that the existing power line stops on Lot 4.

Chairman Powell asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal required, he closed the floor from public comments.

The P.C. made the following comments:

1. Flag lot is not the best scenario.
2. Will approval set a precedent?
3. R-70 allows a two (2) acre minimum lot size.
4. Request complies with the Comprehensive Plan.

Al Gilbert made a motion to approve the petition subject to the four (4) recommended conditions with the owner's name of the pipeline easement being changed from Colonial Pipeline to the owner of the pipeline in Recommended Condition #3. Jim Graw seconded the motion.

Mr. Gilbert read the recommended conditions to the audience.

At this time, Chairman Powell called for the vote. The motion unanimously passed 5-0.

Georgia Department of Human Resources

ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT

County Code (2–4)	Construction Permit (5–8)	Case Number (FHA, VA, etc.) (9–20)	Health Dist. (21–22)	Day (23–24)	Month (25–26)	Year (27–28)
056			04	18	02	00

Property Location	Property Owner	County
813 Sandy Creek Rd.	Wanda C. Case	Fayette
	Sewage Disposal Contractor: Randy Milam	

ALL ITEMS: Blank = Not Applicable; 0 = Unknown *ITEMS: 1 = Yes; 2 = No

SECTION A – GENERAL

1. Type Water Supply: (1) Public, (2) Community, (3) Indiv.	3
2. Financial Assistance: (1) FHA, (2) VA, (3) Farmers Home, (4) Conventional, (5) Other	—
3. House Structure: (1) New, (2) Existing < 1 year, (3) Existing > 1 year	3
4. Sewage Disposal Installation: (1) New, (2) Repair to existing sys.	1
5. If Repair of Existing System – Years System Installed: (1) < 1 year, (2) 1 – 2, (3) 2 – 3, (4) 3 – 5, (5) 5 – 10, (6) > 10	
6. Percolation Rate Min./In.:	45
7. *Is Property Part of a Subdivision:	2

SECTION B – FACILITY

1.**Type Facility: See Code Below	01
2. Water Usage Determined by: (1) No. Bedrooms, (2) No. Gallons	1
3. Number Bedrooms or Gallons:	01

SECTION C – LOT SIZE

1. Lot Depth (Average):	
2. Lot Width (Average):	
3. Building Line (Feet):	

SECTION D – PRIMARY TREATMENT

1. Sewage Disposal Method: (1) Septic Tank, (2) Construction Privy, (3) Pit Privy, (4) Aerobic Unit, (5) Other	1
2. Septic Tank Capacity (gallons):	1000
3. Unit 1 Tank/Compartment Capacity: Zabel A1500	1000
4. Septic Tank Inside Length (feet):	9.0
5. Septic Tank Inside Width (feet):	4.5
6. Septic Tank Liquid Depth (feet):	4.0
7. Septic Tank Material: (1) Precast concrete, (2) Poured in place, (3) Other	1
8. Dosing Tank Capacity (gallons):	
9. Grease Trap Capacity (gallons):	
10. Distance Septic Tank from Well:	

SECTION E – SECONDARY TREATMENT

1. Field Layout Method: (1) Distribution Box, (2) Level Field, (3) Serial, (4) Mound, (5) Other	3
2. Absorption Field:	
a. Total Square Feet	300
b. Total Linear Feet	100
c. Length each Trench (feet)	100
d. Width of Trenches (inches)	36
e. Number of Trenches	01
f. Distance between Trenches	10
g. Average Trench Depth (inches)	84
h. * Aggregate Proper Size	1
i. * Aggregate Proper Depth	1
j. Distance from Building Foundation tank	14
k. Nearest Property Line: (1) Front, (2) Rear, (3) R. Side, (4) L. Side	
l. Distance Nearest Property Line	100
m. Distance Privy or Absorption Field from Well	100

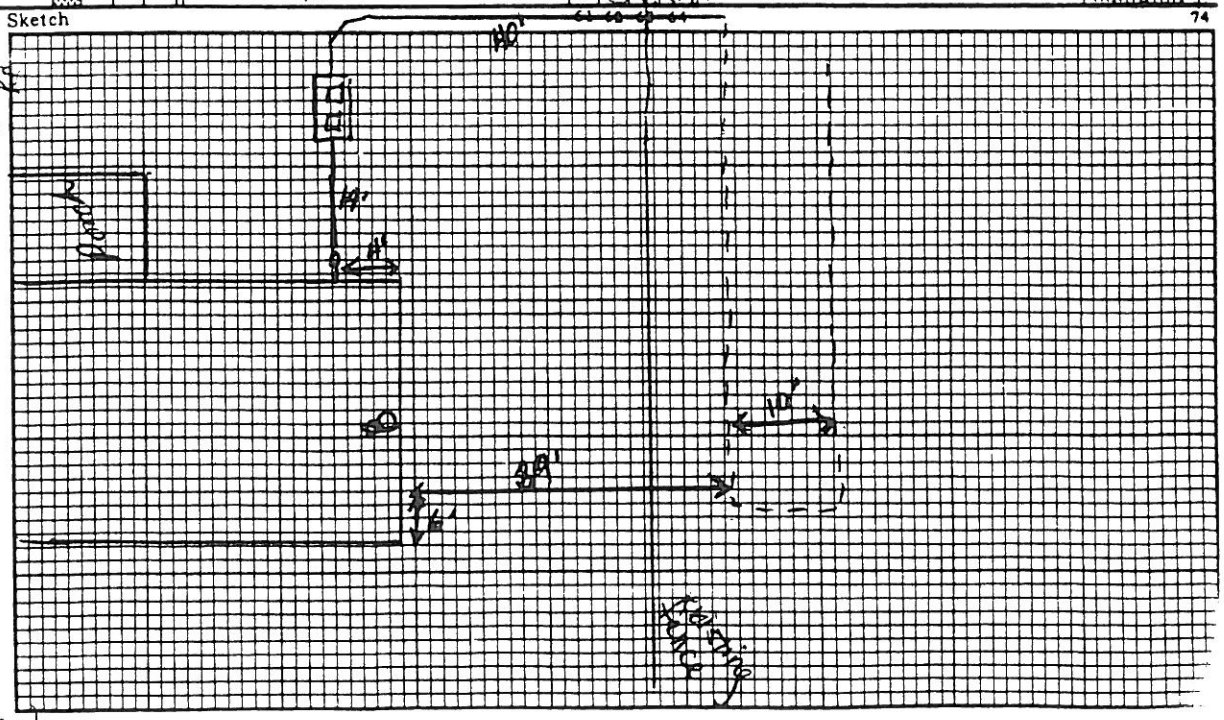
SECTION F – HEALTH AGENCY TIME

1. Total Inclusive Time (min.):	60

SECTION G – SYSTEM APPROVED

1. * Yes	
2. No	1

Sketch



1.**Type Facility
(1) Residence
(2) Apartment
(3) Institution
(4) Service Station
(5) Restaurant
(6) Church
(7) Tourist Accommodation
(8) Launderette
(9) Mobile Home Park
(10) Other
(Specify) _____

system is deeper than permitted – had Dennis dig 2' below trench in where soils appeared suitable

Remarks: Well not in transit

Petition No. RP-041-07

LEGAL DISCRIPTION
CASE ESTATES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 44 & 45 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" OPEN TOP PIPE LOCATED ON THE NORTH LINE OF LANDLOT 44, SAID POINT BEING 1184 FEET WEST ALONG THE NORTH LINE OF LANDLOT 44 FROM THE NORTHEAST CORNER OF LANDLOT 44, THENCE RUNNING S 21 06 32 W A DISTANCE OF 247.81 FEET TO A POINT ON THE NEW R/W OF SANDY CREEK RD, SAID POINT BEING 50 FEET FROM THE CENTER LINE, THENCE RUNNING ALONG SAID R/W N 52 50 15 W A DISTANCE OF 168.24 FEET TO A POINT, CONTINUING ALONG THE R/W AND CURVING TO THE RIGHT A CHORD BEARING OF N 50 21 31 W, A CHORD DISTANCE OF 177.02 FEET, BEING SUBTENDED BY AN ARC DISTANCE OF 177.07 FEET HAVING A RADIUS OF 2046.40 FEET TO A POINT, CONTINUING ALONG THE R/W AND CURVING TO THE RIGHT A CHORD BEARING OF N 42 28 46 W, A CHORD DISTANCE OF 385.19 FEET, BEING SUBTENDED BY AN ARC DISTANCE OF 385.76 FEET HAVING A RADIUS OF 2046.40 FEET TO A POINT, CONTINUING ALONG THE R/W N 34 59 01 W A DISTANCE OF 235.45 FEET TO A POINT, SAID POINT BEING 50 FEET FROM THE CENTER LINE, THENCE RUNNING N 65 55 22 E A DISTANCE OF 834.98 FEET TO A 1/2" REBAR, THENCE RUNNING S 00 32 30 W A DISTANCE OF 801.06 FEET TO A 1" OPEN TOP PIPE AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 10.17 ACRES.

GEORGIA REGISTERED No. 2680 PROFESSIONAL GEORGIA LAND SURVEYOR GERALD H BERRY

NOTES:

1. OWNER/DEVELOPER: WANDA CASE
   813 SANDY CREEK ROAD
   FAYETTEVILLE, GA 30214
   770-460-7502

2. ENGINEER/SURVEYOR: DELTA SURVEYORS, INC.
   P.O. BOX 571
   FAYETTEVILLE, GA 30214
   770-460-9342

3. ZONING = R-70
   TOTAL AREA = 10.6204 ACRES
   TOTAL NO. OF LOTS = 2
   MINIMUM LOT SIZE = 2 ACRE
   MINIMUM HOUSE SIZE = 1100 SQ. FT.
   MINIMUM WIDTH @ B/L = 175 FT.
   FRONT SETBACK = 75 FT.
   SIDE SETBACK = 20 FT.
   REAR SETBACK = 50 FT.

4. THIS TRACT DOES NOT LIE WITHIN AN IDENTIFIED 100 YEAR HAZARD AREA AS PER FAYETTE COUNTY F.I.R.M. COMMUNITY PANEL NO. 13113C0040 D, DATED MARCH 18, 1996.

5. T.B.M. – RM-18 RAILROAD SPIKE IN FENCE POST ON THE NORTH SIDE OF SANDY CREEK ROAD AT INTERSECTION WITH FLAT CREEK TRAIL ELEV. 902.53

6. IRON PINS (1/2" REBAR) SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

7. PROPERTY TO BE SERVED BY SEPTIC TANKS AND PRIVATE WELLS. NO COUNTY WATER AVAILABLE

8. NO BUILDING PERMIT WILL BE ISSUED ON LOT 2 UNTIL SOIL SCIENTIST REPORT IS COMPLETED

9. EXISTING STRUCTURE ON LOT 1 IS GREATER THAN 1100 SF.

10. PROPERTY LIES WITHIN THE 1000' WATERSHED IMPACT AREA

OWNER'S ACKNOWLEDGEMENT

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

OWNER: Wanda C. Case DATE: 5/22/97

THIS PLAT HAS BEEN REVIEWED BY A REPRESENTATIVE OF THE FAYETTE COUNTY HEALTH DEPARTMENT AND BASED ON PERCOLATION TESTS RESULTS, LAY OF THE LAND, SOIL INFORMATION, ETC., THIS LAND APPEARS TO BE SUITABLE FOR THE INSTALLATION OF SEPTIC TANKS AND DRAIN FIELDS. HOWEVER, EACH LOT WILL HAVE TO BE INSPECTED TO DETERMINE LOCATION OF HOUSE, STYLE OF HOUSE, ETC. BEFORE FINAL APPROVAL CAN BE ISSUED.

APPROVED BY DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GEORGIA
DATE 7/28/97 SIGNED ENVIRONMENTAL HEALTH SPECIALIST III

FINAL PLAT APPROVED BY COUNTY ENGINEER OF FAYETTE COUNTY. ALL AS-BUILT CONSTRUCTION PLANS HAVE BEEN APPROVED.
DATE 5/22/97 SIGNED COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION.
DATE 7-31-97 SIGNED Robert S. Moore SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR
DATE 7-31-97 SIGNED Robert S. Moore ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHALL. ALL FIRE HYDRANT(S) LOCATED AS SHOWN. No Hydrants.
DATE 5/22/97 SIGNED FIRE MARSHALL

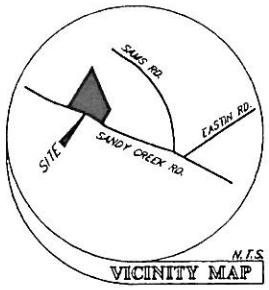
FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.

SURVEYOR'S ACKNOWLEDGEMENT

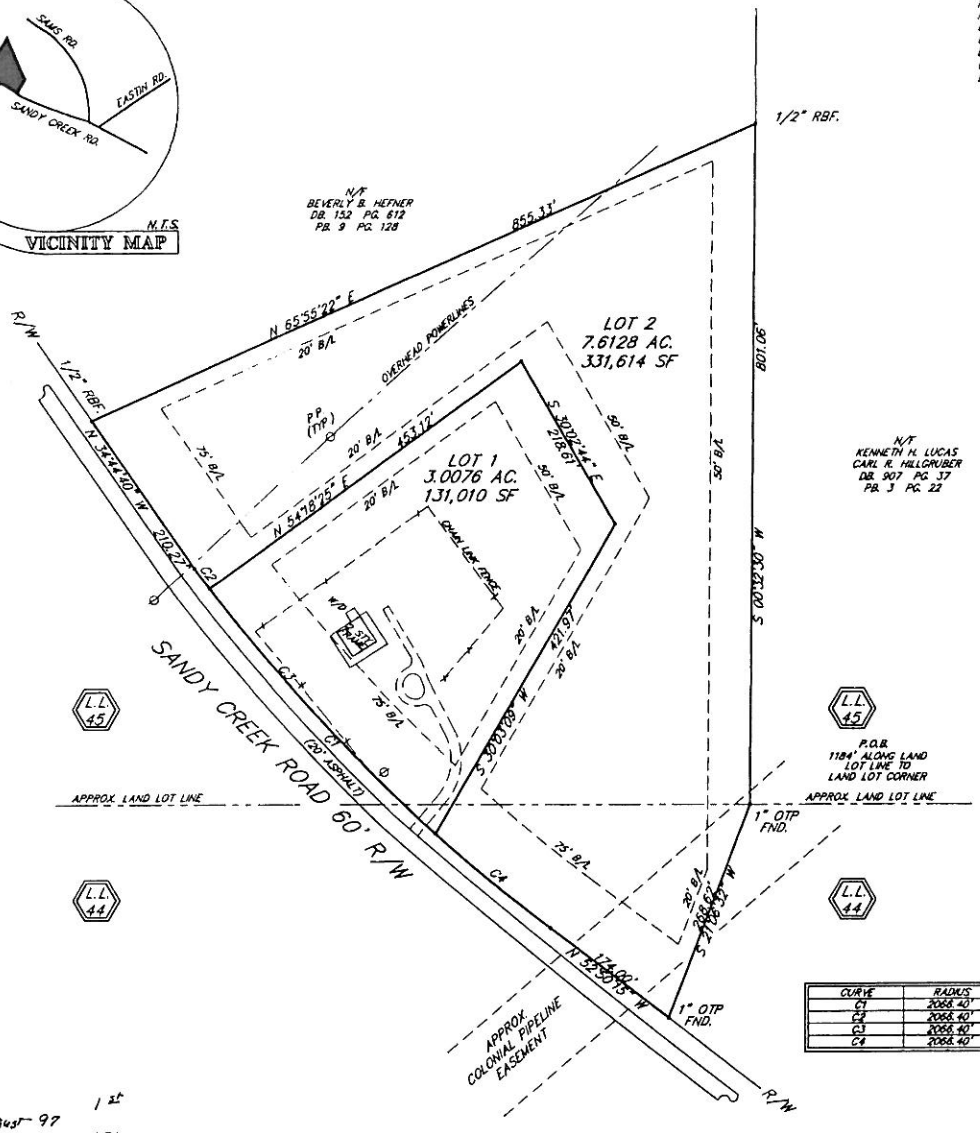
I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, THAT MONUMENT LOCATIONS ARE CORRECTLY SHOWN, AND THAT THE PROPERTY WILL DRAIN AS SHOWN. MONUMENTS ARE SHOWN BY IRON PINS.

SURVEYOR: RLS# 1620 DATE 7/31/97

August 29 97 1st 131



VICINITY MAP



GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2620 DONALD T. GOOWIN

THE FIELD DATA UPON WHICH THIS PLAT IS BASE HAS A CLOSURE PRECISION OF ONE FOOT IN 42,1 FEET AND AN ANGULAR ERROR OF 00° 00' 02" P ANGLE POINT AND HAS BEEN ADJUSTED USING TH LEAST SQUARES METHOD.

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

EQUIPMENT UTILIZED --
ANGULAR -- TOPCON GTS-3
LINEAR -- TOPCON GTS-3 EDM

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	2068.40'	308.11'	308.01'	N 44°32'44"
C2	2068.40'	28.28'	28.28'	N 38°39'55"
C3	2066.40'	324.28'	324.02'	N 42°31'55"
C4	2068.40'	174.53'	174.48'	N 50°23'05"

GRAPHIC SCALE
0 50 100 2

DELTA SURVEYORS, INC.
P.O. BOX 571
FAYETTEVILLE, GA. 30214 770/460/9342

DELTA SURVEYORS INC.

FINAL PLAT FOR:	LOT:	LAND LOT: 44 & 45	DATE: 5/16/97
CASE ESTATES	BLOCK:	DISTRICT: 7TH	REVISED:
	SCALE: 1" = 100'	COUNTY: FAYETTE, GA.	JOB NO: 97-0217

File#:

REVISED FINAL PLAT OF CASE ESTATES

VICINITY MAP

N.T.S.

N/F
BEVERLY B. HERNER
DB. 168 PG. 618
PB. 9 PG. 188

LOT 1
2.00 ACRES
87207.3 SQ. FT.

LOT 2
2.75 ACRES
119856.3 SQ. FT.

LOT 3
2.00 ACRES
87207.3 SQ. FT.

LOT 4
3.42 ACRES
148906.8 SQ. FT.

DEEDED RIGHT OF WAY AREA
0.45 acres

OVERHEAD POWERLINES

SANDY CREEK ROAD 60' R/W

APPROX. LAND LOT LINE

APPROX. COLONIAL PIPELINE EASEMENT

N65°55'22"E 434.96'
S00°02'44"E 161.27'
S61°47'39"E 185.76'
S00°02'44"E 202.12'
N56°29'06"E 431.80'
S30°03'09"W 401.53'
N00°02'44"W 598.02'
N82°06'38"E 200.69'
S21°06'32"W 342.81'
N56°30'15"W 174.00'
N34°59'01"W 235.45'
N34°44'40"W 210.27'
N00°02'44"W 101.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.18	N52°50'15"W
L2	104.06	N52°50'15"W
L4	20.35	N65°55'22"E
L5	29.81	S21°06'32"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHD. BRG.
C1	386.78	2046.40	386.19	N42°28'46"W
C2	197.07	2046.40	197.08	N30°21'31"W
C3	394.29	2066.40	393.69	N42°31'55"W
C4	174.63	2066.40	174.48	N50°25'05"W
C5	29.29	2066.40	29.29	N36°39'35"W

DEED RECORD OF THE FAYETTE COUNTY, GEORGIA, AND BEING THE SAME PROPERTY AS DESCRIBED IN DEED BOOK [illegible] PAGE [illegible] THE FAYETTE COUNTY, GEORGIA, RECORDS.

APPROVED BY DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GEORGIA.
DATE _____ SIGNED _____ ENVIRONMENTAL HEALTH SPECIALIST

THIS PLAT APPROVED BY COUNTY ENGINEER OF FAYETTE COUNTY.
DATE _____ SIGNED _____ COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION.
DATE _____ SIGNED _____ SECRETARY

SIGNED _____ ZONING ADMINISTRATOR

SIGNED _____ FIRE MARSHALL

OWNER(S) AND/OR MORTGAGEE(S) OF THE _____ SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OPEN SPACES SHOWN ON THIS PLAT.

	DATE	MORTGAGEE	DATE

I HEREBY CERTIFY THAT THE ADOPTED ENGINEERING PRACTICES AND DESIGN METHODS [illegible] THE LAYOUT OF THIS DEVELOPMENT; THAT THE STREETS, [illegible] OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED [illegible] THE DEVELOPMENT'S APPROVED CONSTRUCTION DRAWINGS AND THAT [illegible] FAYETTE COUNTY'S DEVELOPMENT REGULATIONS [illegible] HAVE BEEN FULLY COMPLIED WITH.

Registered Engineer – Signature and License Number Date

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED [illegible] SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; [illegible] AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR [illegible] PLANNED, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE [illegible]

Registered Land Surveyor – Signature and Number 11/30/07 Date

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR GERALD H. BERNARD

RECEIVED
NOV 30 2007
ZONING DEPT.

GRAPHIC SCALE
0 50 100 200

DELTA SURVEYORS, INC.
P.O. BOX 571
FAYETTEVILLE, GA. 30214 770/460/9342

DELTA SURVEYORS INC.

FINAL REVISED PLAT FOR:
REVISED CASE ESTATES

LOT:	LAND LOT: 44 & 45	DATE: 11/30/2007
BLOCK:	DISTRICT: 5th	REVISED:
SCALE: 1" = 100'	COUNTY: FAYETTE	JOB NO: 07-6489