

**BOARD MEMBERS**

John H. Culbreth, Sr., Chairman  
Danny England, Vice-Chairman  
Al Gilbert  
Brian Haren  
Arnold L. Martin, III

**STAFF**

Peter A. Frisina, Director  
Chanelle N. Blaine, Zoning Administrator  
Howard Johnson, P & Z Coordinator

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**AGENDA**  
**FAYETTE COUNTY PLANNING COMMISSION MEETING**  
**140 STONEWALL AVENUE WEST**  
**April 16, 2020**  
**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 Minutes of the Planning Commission meeting held on April 2, 2020.

**NEW BUSINESS**

2. Consideration of a Minor Subdivision Plat of Horton Hollow. The property will consist of 2 lots zoned A-R, is located in Land Lot 137 of the 4<sup>th</sup> District and fronts on Malone Road.
3. Consideration of a Minor Subdivision Plat of Marc S. Shorter Estates. The property will consist of 2 lots zoned A-R, is located in Land Lot(s) 5 and 6 of the 4<sup>th</sup> District and fronts on Mask Road.
4. Consideration of a Minor Subdivision Plat of the Ridge at Bankstown. The property will consist of 2 lots zoned A-R, is located in Land Lot(s) 62 and 63 of the 4<sup>th</sup> District and fronts on Bankstown Road.

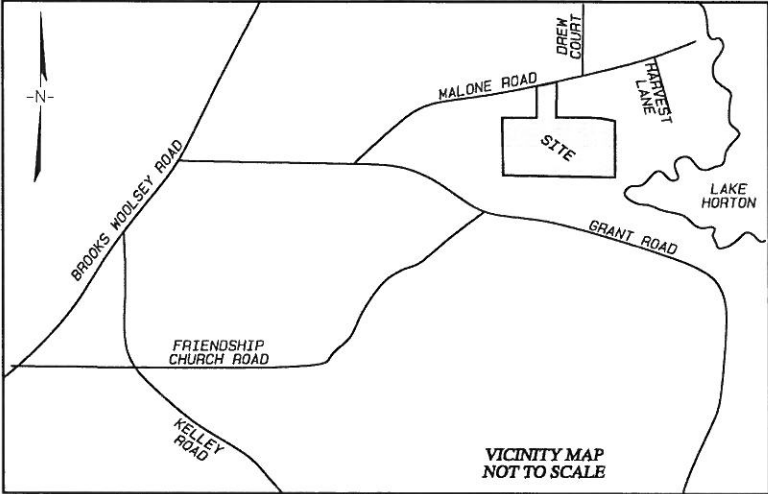
To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: April 10, 2020  
Subject: Minor Subdivision Plat to be considered on April 16, 2020

<b>MINOR SUBDIVISION PLAT</b>	<b>OWNER/APPLICANT</b>
Minor Subdivision Plat of Horton Hollow	Bent Weltz

Recommend **APPROVAL** for the Final Plat signed April 10, 2020.

Approved  
Bryan Keller  
02/26/2020 3:07:38 PM

MINOR SUBDIVISION PLAT OF  
HORTON HOLLOW  
THE PURPOSE OF THIS FINAL PLAT IS TO RECONFIGURE THE  
EXISTING BOUNDARY LINES TO CREATE 2 TRACTS OF LAND  
CURRENT OWNERS:  
BRENT WELTZ PER DEED BOOK 3950, PAGES 33-34 DATED AUGUST 20, 2012  
AND  
MALONE ROAD PROPERTIES LLC PER DEED BOOK 4367, PAGES 59-60  
DATED SEPTEMBER 10, 2015



LEVEL III SOIL SURVEY  
I, ERIC HAMILTON, DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION  
PROVIDED ON THE SOIL MAP 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 SEWAGE MANAGEMENT  
SYSTEMS.  
SIGNATURE OF SOIL CLASSIFIER \_\_\_\_\_

APPLIED ENVIRONMENTAL SCIENCES, INC  
90F GLENDA TRACE, SUITE 327  
NEWNAN, GA 30265  
678-262-4020 O  
678-262-4024 F

- GENERAL NOTES:  
1) THIS SURVEY WAS AUTHORIZED BY BRENT WELTZ  
2) OWNER/DEVELOPER REPRESENTATIVE:  
BRENT WELTZ  
278 MALONE ROAD  
FAYETTEVILLE, GA 30215  
770-955-1637  
3) TOTAL ACREAGE: 28.62 +/- ACRES  
TOTAL NUMBER OF LOTS: 2  
4) CURRENT ZONING: AR  
SETBACKS:  
FRONT: 75'  
SIDE: 50'  
REAR: 50'  
MINIMUM LOT SIZE: 5 ACRES  
LOT WIDTH AT BUILDING LINE: 250'  
MAXIMUM HEIGHT: 35'  
5) LOT TO BE SERVED BY PRIVATE WATER (WELL) AND PRIVATE SEPTIC  
6) ALL EXISTING STRUCTURES ARE TO REMAIN  
7) RECOVERED EASEMENTS OF RECORD ARE SHOWN  
8) 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.  
9) ACCORDING TO THE FAYETTE COUNTY GIS, THIS PROPERTY DOES NOT LIE WITHIN A  
GROUND WATER RECHARGE AREA.  
10) VERTICAL DATUM: NAVD 88 PER EGPS REAL TIME NETWORK  
11) 1/2" REBAR WITH CAP SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED  
12) AS OF THE DATE OF THIS SURVEY, LOT 2 HAS AN AREA WITH A MEASURED SIGHT DISTANCE  
OF 390" AS REQUIRED BY FAYETTE COUNTY. ACTUAL SIGHT DISTANCE MAY VARY DEPENDING ON  
THE AS-BUILT LOCATION OF THE NEW DRIVE, FINAL GRADE OF THE NEW DRIVE, AND THE ABILITY  
OF FAYETTE COUNTY TO MAINTAIN THEIR RIGHT-OF-WAY.  
13) FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT SHALL REVIEW AND APPROVE  
THE REQUIRED MINIMUM FINISHED FLOOR ELEVATION PRIOR TO APPROVING THIS PLAT.  
14) EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 2 ACRES THAT IS FREE AND CLEAR OF  
ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS,  
JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND  
15) THERE ARE NO WETLANDS ON THIS PROPERTY ACCORDING TO THE FAYETTE COUNTY GIS

CLOSURE DATA  
FIELD CLOSURE = 1' : 426,285  
ANGLE POINT ERROR = < 10"  
EQUIPMENT USED: GEOMAX ZOOM 90  
ADJUSTMENT METHOD: NONE  
PLAT CLOSURE LOT 1 = 1' : 394,581  
PLAT CLOSURE LOT 2 = 1' : 734,140

SOIL NOTE:  
ALL SOIL INFORMATION INCLUDING THE NOTES BELOW WERE TAKEN FROM A  
LEVEL 3 SOIL MAP FOR HORTON HOLLOW S/D PREPARED BY APPLIED  
ENVIRONMENTAL SCIENCES, INC FOR BRENT WELTZ DATED 01-03-2020.

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Dcpth to Seasonal High Water Table Indicators (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq ft.)	Soil Suit. Code
Appling	>72	>72	2-8	36-48	60	---	A1
Vance	>72	>72	2-8	42-48+	70	---	A5

SOIL SUITABILITY CODE LEGEND

A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.

A5 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation, substratum is well drained. Trenches installed at the recommended depth should function effectively. Permeability appears to improve with depth. Further inspection with a backhoe may allow for deeper installations.

- 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.

IN MY PROFESSIONAL OPINION, A PORTION OF THIS PROPERTY DOES  
LIE WITHIN A FEMA FLOOD HAZARD AREA (ZONE A - NO BASE FLOOD  
ELEVATION DETERMINED) PER THE FLOOD INSURANCE RATE MAP:  
MAP NUMBER - 13113C0160E  
MAP REVISED - SEPTEMBER 26, 2008

HOWEVER -

THE ZONE A FLOOD LIMITS ARE NOT SHOWN ON THIS PLAT AS THEY FALL  
VERY CLOSE TO THE EDGE OF THE POND/LAKE IN THIS AREA AND THE  
BASE FLOOD ELEVATION PROVIDED BY FAYETTE COUNTY IS ASSUMED TO  
BE THE BEST AVAILABLE DATA. THE FAYETTE COUNTY FLOOD INFORMATION  
IS FROM THE COUNTY'S 2013 FLOOD STUDY AND IS MADE AVAILABLE ON THE  
COUNTY'S GIS WEBSITE (FOUND ON GPUBLIC.NET).

ALL BUILDING RESTRICTIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACKS,  
WATERSHED BUFFERS, WATERSHED SETBACKS, UNDISTURBED BUFFERS, ETC. SHOULD BE  
INTERPRETED AND VERIFIED BY THE PROPER GOVERNING AUTHORITY BEFORE ANY LAND  
PLANNING AND/OR LAND DISTURBANCE ACTIVITY BEGINS.

WATERSHED BUFFERS, WATERSHED SETBACKS, AND OTHER RESTRICTIONS BASED OFF THE  
LIMITS OF WRESTED VEGETATION AND/OR ESTABLISHED ELEVATIONS ARE SUBJECT TO  
CHANGE DUE TO NATURAL ACCRETION, EROSION AND AVULSION. DUE TO THE IRREGULAR  
NATURE OF CREEK BANKS, SHORELINES, AND FIELD LOCATED ELEVATIONS, AND COMPUTER  
SOFTWARE USED TO OFFSET THESE LINES, IT IS LIKELY THAT ANY OTHER SURVEYORS  
LOCATION OF BUFFERS/SETBACKS BASED OFF THESE NATURAL FEATURES WOULD DIFFER  
SLIGHTLY FROM WHAT IS SHOWN. THESE BUFFERS/SETBACKS SHOULD BE FIELD VERIFIED  
BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY  
NAMED HEREON. SAID PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR  
ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON,  
PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE  
UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES,  
REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING  
TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK  
LINES, BUFFERS, AND OTHER SIMILAR MATTERS. NO LIABILITY IS ASSUMED FOR LOSS  
RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH  
OF THE PROPERTY.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING  
ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN,  
RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE  
OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND  
DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND  
LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR  
DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES  
AND/OR STRUCTURES.

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT:

ENVIRONMENTAL HEALTH SPECIALIST \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT:

ENVIRONMENTAL MANAGEMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY FAYETTE COUNTY ENGINEER

COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION:

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY FAYETTE COUNTY FIRE MARSHALL. ALL FIRE HYDRANTS LOCATED AS SHOWN

FIRE MARSHALL \_\_\_\_\_ DATE \_\_\_\_\_

WE, THE UNDERSIGNED OWNERS AND/OR MORTGAGEES OF THE  
HORTON HOLLOW 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 \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_ MORTGAGEE \_\_\_\_\_ DATE \_\_\_\_\_

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.

PRINTED/RELEASED FOR REVIEW ONLY ON 01/13/2020

MATTHEW J. LANGLEY, GEORGIA PLS # 3227 \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE:  
I 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 HEREON ACTUALLY EXIST  
OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE, AND  
MATERIAL ARE CORRECTLY SHOWN.

PRINTED/RELEASED FOR REVIEW ONLY ON 01/13/2020

MATTHEW J. LANGLEY, GEORGIA PLS # 3227 \_\_\_\_\_ DATE \_\_\_\_\_

W.D. Gray and  
Associates, Inc.  
LSF000701

land surveyors - planners  
160 Greencastle Road Suite B  
Tyrone, GA 30290  
(770) 486-7552 Fax (770) 486-0496

Prepared For:

BRENT WELTZ  
278 Malone Road  
Fayetteville, GA 30215  
770-855-1637

LAND LOT: 137	DATE OF SURVEY: 12-04-2019
DISTRICT: 4TH	DATE OF DRAWING: 01-13-2020
FAYETTE COUNTY, GA	SHEET 1 OF 2
SCALE: 1" = 100'	JOB NO: 1911006



MINOR SUBDIVISION PLAT OF  
HORTON HOLLOW

PRINTED/RELEASED FOR REVIEW ONLY ON 01/13/2020

MALONE ROAD  
(60' RIGHT-OF-WAY)  
DEED BOOK 680, PAGES 792-797

MAGNAIL FOUND AT  
APPROXIMATE CENTERLINE  
INTERSECTION OF DREW COURT  
AND MALONE ROAD  
TEMPORARY BENCHMARK  
ELEVATION = 828.50

GRID NORTH  
GEORGIA WEST

N

LEGEND:  
U/P = UTILITY POLE  
GW = GUY WIRE  
B/L = BUILDING LINE  
N/F = NOW OR FORMERLY

LINE	BEARING	DISTANCE
L1	N78°22'02"E	102.64'
L2	N78°26'03"E	163.91'

N/F  
MELISSA ANN RYCKLEY  
DEED BOOK 1795, PAGE 350  
ZONED AR

N/F  
RONALD A. PACHUCKI AND  
LINDA A. PACHUCKI  
DEED BOOK 4326, PAGES 587-588  
ZONED AR

150 GEORGIA POWER  
COMPANY EASEMENT  
DEED BOOK 146, PAGES 539-540  
REFERENCE DRAWING FROM  
GEORGIA POWER COMPANY TITLED  
PLAT WANSLEY - OHARA TRANSMISSION  
LINE  
LOCATION: N-102  
SHEET NO. 36 OF 47

N/F  
LOT 10  
HARVEST MEADOWS  
PHASE ONE  
PLAT BOOK 34, PAGES 98-101  
RICHARD RIOS  
DEED BOOK 4416, PAGES 2-6  
ZONED AR

N/F  
BYRON CHRISTOPHER BROOME  
AND KIMBERLY DIANE BROOME  
DEED BOOK 4064, PAGES 486-487  
PLAT BOOK 29, PAGE 20  
ZONED AR

LOT 1  
11.30 +/- ACRES  
REQUIRED MINIMUM  
FINISHED FLOOR  
ELEVATION = 789.79

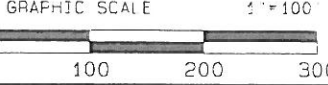
LOT 2  
17.32 +/- ACRES  
REQUIRED MINIMUM  
FINISHED FLOOR  
ELEVATION = 789.79

BEFORE ANY CONSTRUCTION ACTIVITY BEGINS  
NEAR THE GEORGIA POWER COMPANY EASEMENT,  
GEORGIA POWER SHOULD BE CONTACTED TO  
MARK THE LIMITS OF THEIR EASEMENT

LIMIT OF STUDY  
BY AES, INC.  
(SEE SOIL NOTE)  
LIMITS OF FAYETTE COUNTY EXISTING  
FLOOD HAZARD PER 2013 COUNTY STUDY  
AS GRAPHICALLY SCALED FROM THE  
COUNTY GIS

EXISTING 100 YEAR  
ELEVATION = 782.44  
FUTURE 100 YEAR  
ELEVATION = 782.50

LAKE HORTON



W.D. Gray and  
Associates, Inc.

LSF000701

land surveyors - planners

160 Greencastle Road Suite B  
Tyrone, GA 30290

(770) 486-7552 Fax (770) 486-0496

Prepared For:

BRENT WELTZ

278 Malone Road  
Fayetteville, GA 30215  
770-855-1637

LAND LOT: 137

DISTRICT: 4TH

FAYETTE COUNTY, GA

SCALE: 1" = 100'

DATE OF SURVEY: 12-04-2019

DATE OF DRAWING: 01-13-2020

SHEET 2 OF 2

JOB NO: 1911006



To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: April 14, 2020  
Subject: Minor Subdivision Plat to be considered on April 16, 2020

**MINOR SUBDIVISION PLAT**

**OWNER/APPLICANT**

Minor Subdivision Plat of Marc S. Shorter Estates

Marc S. & Amy A. Shorter

Recommend **APPROVAL** for the Final Plat signed April 14, 2020.



# MINOR SUBDIVISION PLAT OF MARC S. SHORTER ESTATES

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT.

Grid North  
West Zone  
NAD 83

## FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

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

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION / /

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
SECRETARY.

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
FIRE MARSHAL

## OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS/REPRESENTATIVES OF  
THE HANDLEY ESTATE 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 \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_



## SOIL CLASSIFICATION DELINEATION

I, LARRY F. MCEVER DO HEREBY CERTIFY THAT THE LEVEL III SOIL  
SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED  
BY RESOURCE ENGINEERS, INC. IN ACCORDANCE WITH THE  
PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN  
RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT  
SYSTEMS.

DATE \_\_\_\_\_  
SIGNATURE OF SOIL CLASSIFIER  
PROFESSIONAL ENGINEER  
REGISTRATION NO. PE 012170  
REGISTRATION NUMBERS/LICENSE NUMBERS  
8305 SPENCE ROAD, FAIRBURN, GA 30213  
PHONE: 770 969 8923

## SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE AASHTO MINIMUM REQUIRED SIGHT  
DISTANCE OF 445' FOR 40 MILES PER HOUR IS PROVIDED FOR  
TRACT 2 AS SHOWN ALONG MASK ROAD.

BY: [Signature]  
GEORGIA REGISTERED LAND SURVEYOR NO. 1620

## SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND  
SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED  
FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL COUNTY OR  
MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING  
AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING  
THAT APPROVAL IS NOT REQUIRED.

## FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED  
FROM 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 LOCATION, SIZE, TYPE, AND MATERIAL ARE  
CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA  
PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: [Signature]  
SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO. 1620

DATE 4 / 13 / 2020

## REFERENCE PLATS:

P.B. 45 PG. 27  
P.B. 40 PG. 59  
P.B. 5 PG. 183

## LEGEND

D.B.=DEED BOOK  
F.W.P.D.=FIELD WORK  
PERFORMED DATE  
L.L.=LAND LOT  
L.L.L.=LAND LOT LINE  
N/F=NOW OR FORMERLY  
N.T.S.=NOT TO SCALE  
O/HUL=OVERHEAD UTILITY LINES  
OTP=OPEN TOP PIPE  
P.B.=PLAT BOOK  
PG.=PAGE  
P.O.B.=POINT OF BEGINNING  
RBF=REBAR FOUND  
RBS=REBAR SET  
RAW=RIGHT OF WAY  
S.F.=SQUARE FEET  
U/P=UTILITY POLE

CLOSURE STATEMENT  
THE FIELD DATA UPON WHICH THIS PLAT IS  
BASED HAS A CLOSURE PRECISION OF ONE  
FOOT IN 37,111 FEET AND AN ANGULAR ERROR  
OF 00° 00' 01" PER ANGLE POINT AND HAS BEEN  
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 & LINEAR MEASUREMENTS WERE  
OBTAINED USING A LIECA TS02 TOTAL STATION  
& GEOMAX CHAMPION PRO GPS ON THE  
TRIMBLE NETWORK.

## GENERAL NOTES

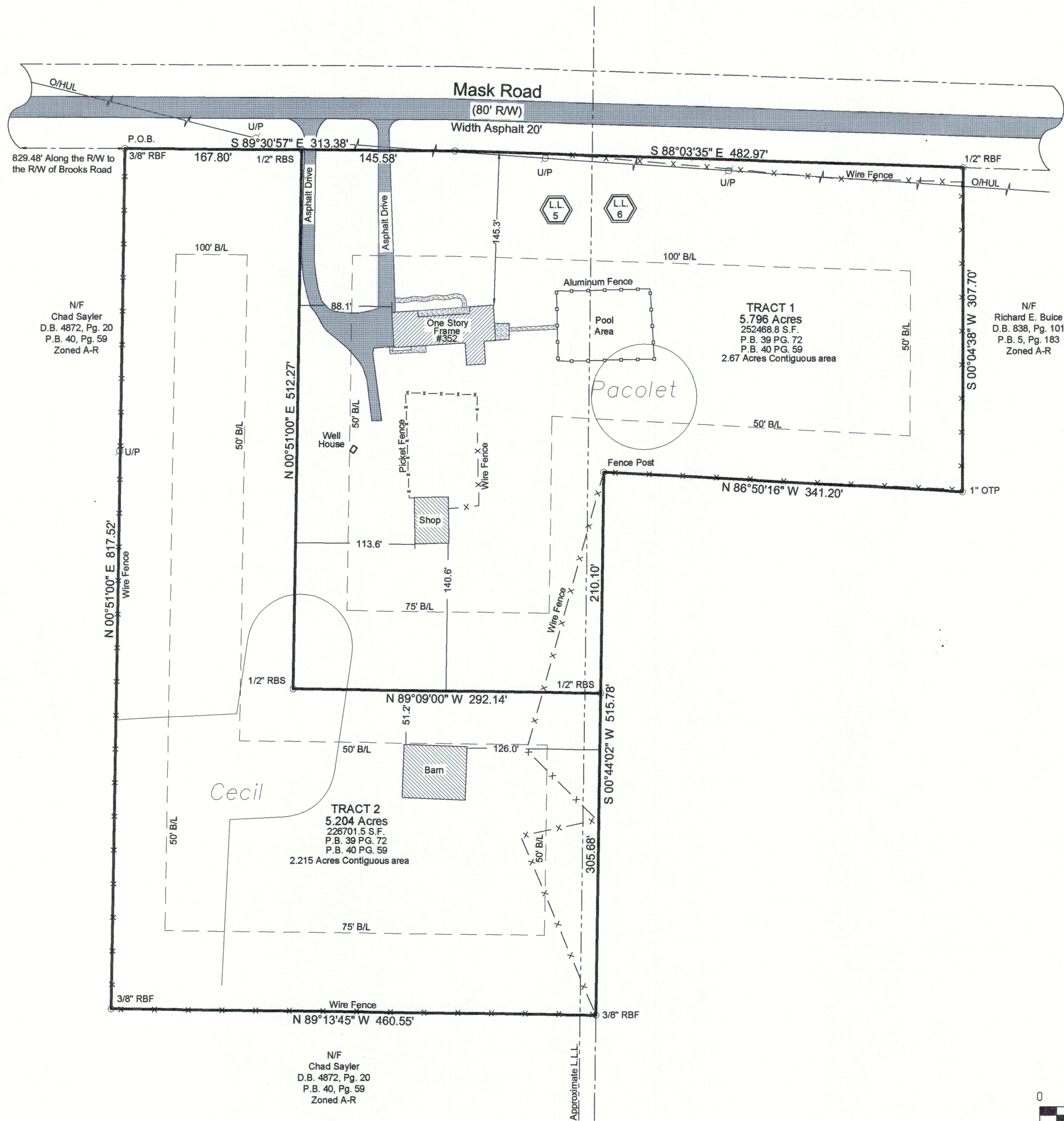
- OWNERS:  
MARC S. SHORTER  
& AMY A. SHORTER  
352 MASK ROAD  
BROOKS, GA 30205  
678-850-5283
- SURVEYOR:  
S. A. GASKINS & ASSOCIATES, LLC.  
P.O. BOX 321  
BROOKS, GA 30205  
770-460-9342  
sagaskins@bellsouth.net
- TOTAL NUMBER OF LOTS: 2  
TOTAL ACREAGE: 11.00 **ACRES**  
ZONED A-R  
  
DIMENSIONAL REQUIREMENTS A-R ZONING DISTRICT  
LOT AREA: 217,800 S.F. 5 ACRES  
LOT WIDTH:  
MAJOR THOROUGHFARE  
ARTERIAL: 250 FEET  
COLLECTOR: 250 FEET  
MINOR THOROUGHFARE: 250 FEET  
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
- SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.
- WATER TO BE PROVIDED BY AN ON-SITE WELL.
- 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.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS,  
RIGHTS-OF-WAY, AND RESTRICTION SHOWN OR NOT  
SHOWN, RECORDED OR NOT RECORDED.
- THERE ARE GROUNDWATER RECHARGE AREAS ON  
SUBJEC PROPERTIES.
- 1/2" REINFORCING RODS SHALL BE SET AT ALL LOT  
CORNERS UNLESS NOTED OTHERWISE.
- BY GRAPHIC PLOTTING ONLY. THIS LOT IS LOCATED ON  
COMMUNITY PANEL NO. 13113C0165E, WHICH BEARS AN  
EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND NO PORTION  
OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD  
HAZARD AREA.
- CONTIGUOUS AREAS: EACH BUILDABLE LOT HAS A  
MINIMUM CONTIGUOUS OF 2.0 ACRES THAT IS FREE AND  
CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED  
PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL  
WETLANDS, AND EASEMENTS OF ANY KIND. SECTION 6-3.3  
OF THE SUBDIVISION REGULATIONS LISTS THE MINIMUM  
AREA REQUIREMENTS PER ZONING DISTRICT
- THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON  
THIS PROPERTY.
- THERE ARE NO STATE WATERS ON THIS SITE.
- THE EXISTING STRUCTURES OR FEATURES ON THIS  
PROPERTY ARE TO REMAIN.
- THERE ARE NO WETLANDS SHOWN ON THE FAYETTE  
COUNTY GIS MAPS.
- THERE ARE NO EXISTING EASEMENTS ASSOCIATED WITH  
THE PROPERTY.



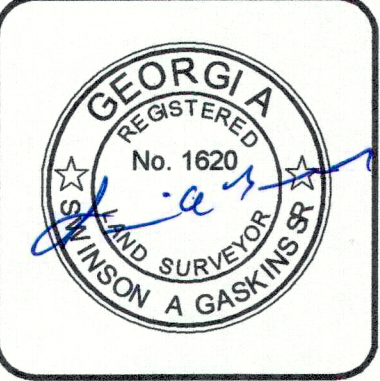
MINOR SUBDIVISION PLAT OF MARC S. SHORTER ESTATES

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT.

Grid North  
West Zone  
NAD 83



Job No. SA20-009A	
Drawn By: j.e.c.	Reviewed By: s.a.g.
Issue Date: 01/27/20	
F.W.P.D.: 01/24/20	
Revisions	Date



Prepared For:

**Marc S. Shorter  
& Amy A. Shorter**

**Property Location**

Land Lot 5 & 6 Of The 4th Land District  
Fayette County, Georgia

**S.A. GASKINS &  
ASSOCIATES, LLC**

surveyors planners development consultants  
P.O. BOX 321 BROOKS, GA 30205  
770-460-9342  
sagaskins@bellsouth.net



To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: April 14, 2020  
Subject: Minor Subdivision Plat to be considered on April 16, 2020

**MINOR SUBDIVISION PLAT**

**OWNER/APPLICANT**

Minor Subdivision Plat of The Ridge at Bankstown

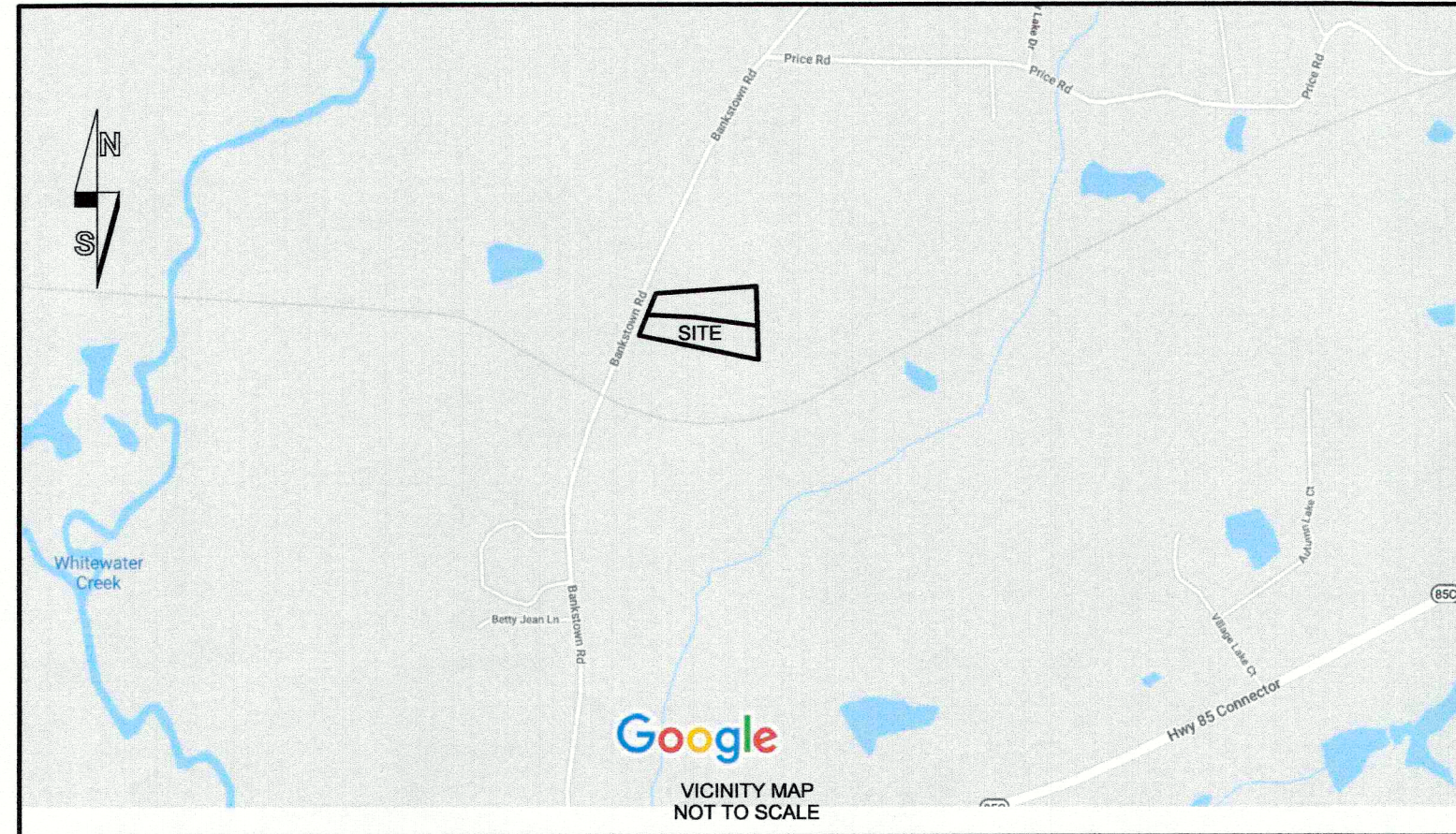
Jalen Properties, LLC

Recommend **APPROVAL** for the Final Plat signed April 14, 2020.



# MINOR SUBDIVISION PLAT OF THE RIDGE AT BANKSTOWN

LEGEND  
RBF=REBAR FOUND  
RBS=REBAR SET  
CTP=CRIMP TOP PIPE  
L.L.=LAND LOT  
L.L.L.=LAND LOT LINE  
EP=EDGE OF PAVEMENT  
P.O.B.=POINT OF BEGINNING  
B/L=BUILDING SETBACK LINE  
N/F=NOW OR FORMERLY  
F.W.P.D.=FIELD WORK  
PERFORMED DATE  
M.F.F.E.=MINIMUM FINISHED FLOOR ELEVATION  
DB=DEED BOOK  
PG=PAGE  
PB=PLAT BOOK  
###=HOUSE NUMBER  
U/P=UTILITY POLE  
R/W=RIGHT OF WAY  
TBM=TEMPORARY BENCHMARK



## GENERAL NOTES

- OWNER:  
JALEN PROPERTIES, LLC  
7770 NEWNAN ROAD  
SUITE D  
BROOKS, GA 30205  
770-460-9925
- SURVEYOR:  
S. A. GASKINS & ASSOCIATES, LLC.  
P.O. BOX 321  
BROOKS, GA 30205  
678-571-3054  
rdgaskins79@gmail.com
- TOTAL ACREAGE: 10.529 ACRES  
  
2 LOTS- ZONED A-R  
  
PETITION NUMBER VA-020-20 - FEBRUARY 06, 2020  
FAYETTE COUNTY PLANNING COMMISSION HAS HEARD THE REQUEST BY RANDY M. BOYD, AGENT FOR PHILLIP AND SANDRA GRANT, THIS 6th DAY OF FEBRUARY, 2020 FOR THE PURPOSE OF OBTAINING A VARIANCE FROM SECTION 104-597.(3). CONTIGUOUS AREAS FOR RESIDENTIAL DEVELOPMENT TO REDUCE THE MINIMUM CONTIGUOUS AREA FOR LOT 1 TO 1.624 ACRES AND TO REDUCE THE MINIMUM CONTIGUOUS AREA FOR LOT 2 TO 1.874 ACRES FOR THE FINAL PLAT OF THE RIDGE AT BANKSTOWN AND THAT THE FAYETTE COUNTY PLANNING COMMISSION RECOMMENDS THAT THIS APPLICATION BE APPROVED.  
  
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
- SEWER TO BE PROVIDED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM.
- WATER TO BE PROVIDED BY INDIVIDUAL WELLS.
- 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.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
- THERE ARE NO RECORDED EASEMENTS FOUND ASSOCIATED WITH THIS PROPERTY.
- THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY.
- 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0165E, DATED SEPTEMBER 26, 2008 MAP, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
- LOT 1 HAS A CONTIGUOUS AREA OF 1.624 ACRES AND LOT 2 HAS A CONTIGUOUS AREA OF 1.874 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND (SEE NOTE 3).
- THERE ARE NO VISIBLE CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
- THERE ARE NO STATE WATERS ON THIS PROPERTY.
- THERE ARE NO WETLANDS SHOWN ON THE FAYETTE COUNTY GIS MAPS ON THIS PROPERTY.

## SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

### FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM 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 LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620

DATE 04/08/20

## OWNER'S CERTIFICATION

I, THE UNDERSIGNED OWNER/REPRESENTATIVE OF THE RIDGE AT BANKSTOWN, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

## SOILS CLASSIFICATION DELINEATION

I, ERIC HAMILTON, DO HEREBY CERTIFY THAT THE LEVEL III 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 SEWAGE MANAGEMENT SYSTEMS.

DATE \_\_\_\_\_  
SIGNATURE OF SOIL CLASSIFIER  
ERIC HAMILTON  
REGISTRATION NO. 224  
APPLIED ENVIRONMENTAL SCIENCES, INC.  
90F GLENDA TRACE SUITE 327  
NEWMAN, GA 30265 (678)-262-4020

## FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

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

APPROVED BY FAYETTE COUNTY STORMWATER MANAGEMENT DEPARTMENT

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION   /  /  

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
SECRETARY.

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
FIRE MARSHAL



Prepared For:

JALEN PROPERTIES, LLC

## Property Location

Land Lot 62 & 63 Of The 4th Land District  
Fayette County, Georgia

## S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants  
P.O. BOX 321 BROOKS, GA 30205  
678-571-3054  
rdgaskins79@gmail.com

Job No. 20-007

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 03/17/20

F.W.P.D.: 03/10/20

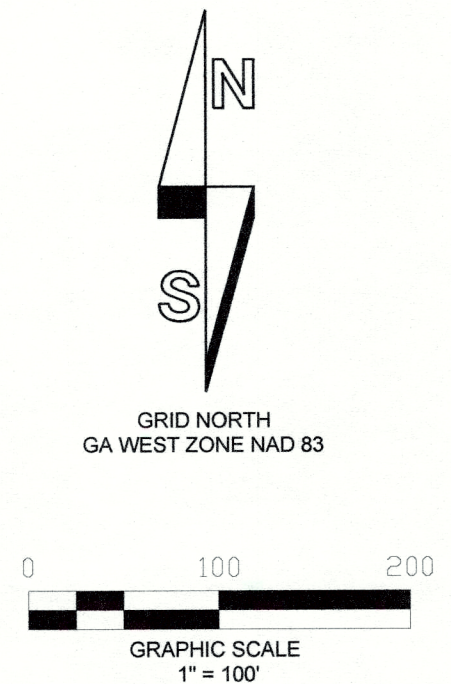
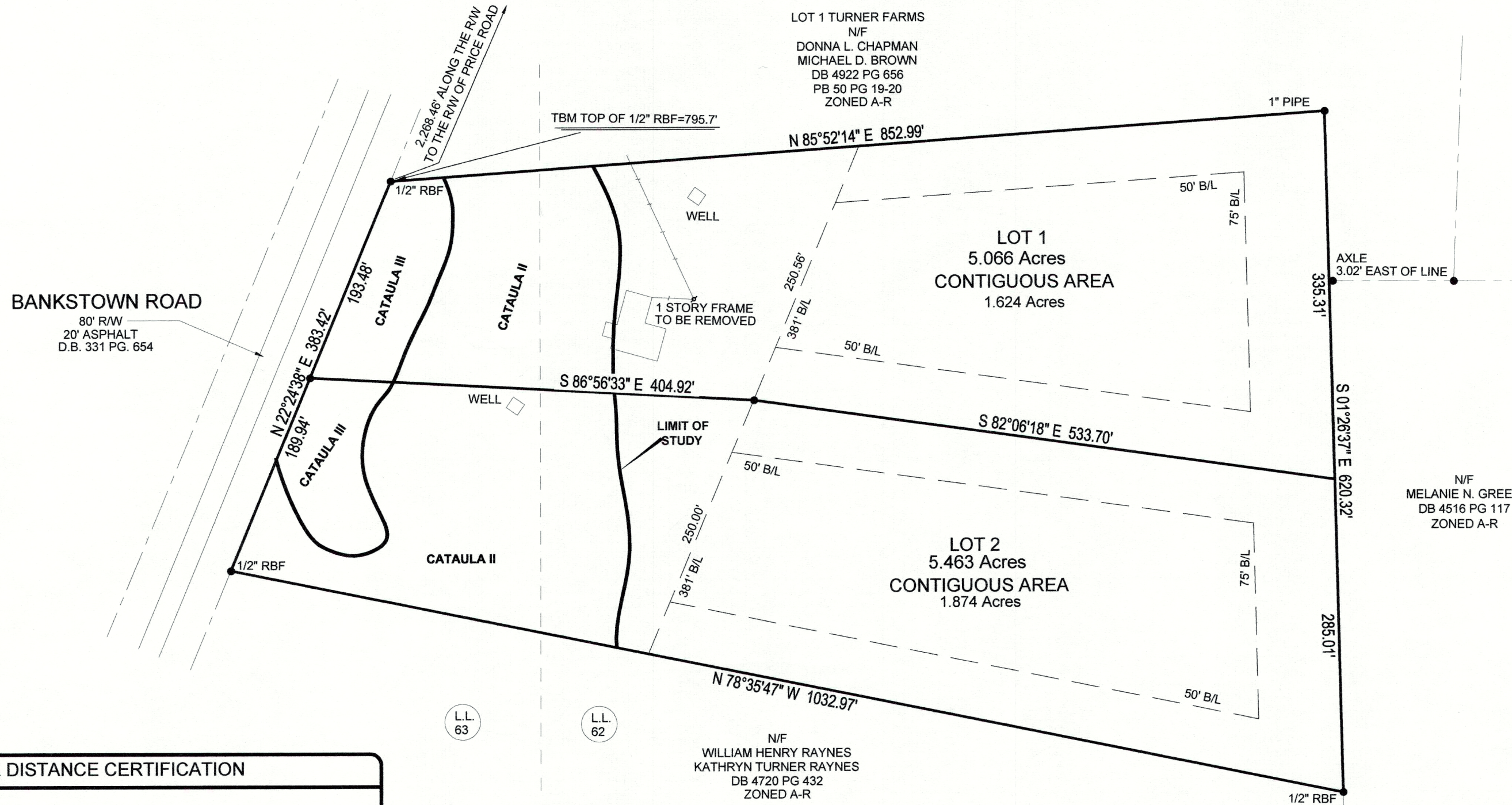
Revisions Date  
COUNTY COMMENTS 04/08/20



THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT.

# MINOR SUBDIVISION PLAT OF THE RIDGE AT BANKSTOWN

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###=HOUSE NUMBER  
U/P=UTILITY POLE  
R/W=RIGHT OF WAY  
TBM=TEMPORARY BENCHMARK



## SITE DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE AASHTO MINIMUM REQUIRED INTERSECTION SIGHT  
DISTANCE OF 445' FOR 40 MILES PER HOUR IS PROVIDED FOR EACH OF THE TWO LOTS  
SHOWN ALONG BANKSTOWN ROAD.

BY: L. Gaskins

GEORGIA REGISTERED LAND SURVEYOR NO. 1620

## 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 1 effluent.
- Permeability appears to improve with depth, conventional absorption field installed at the recommended depth should function effectively. Soils show evidence of a somewhat restrictive layer in the upper part of the profile.
- O1 Brief perching of water may cause problems for absorption fields installed in the upper part of the soil profile. Soils in the lower part of the soil profile appear to be well drained with texture and structure that should provide a suitable percolation rate.

## SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table Indicators (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq. ft.)	Soil Suit. Code
Cataula II	>72	30	2-8	12-18	----	0.10	C1
Cataula III	>96	30-40**	2-8	54-72	65	----	O1

Job No. 20-007

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 03/17/20

F.W.P.D.: 03/10/20

Revisions Date  
COUNTY COMMENTS 04/08/20

PAGE 2 OF 2



Prepared For:

JALEN PROPERTIES, LLC

## Property Location

Land Lot 62 & 63 Of The 4th Land District  
Fayette County, Georgia

## S.A. GASKINS & ASSOCIATES, LLC

surveyors planners development consultants  
P.O. BOX 321 BROOKS, GA 30205  
678-571-3054  
rdgaskins79@gmail.com

CLOSURE STATEMENT  
THE FIELD DATA UPON WHICH THIS PLAT IS  
BASED HAS A CLOSURE PRECISION OF ONE  
FOOT IN 42,167 FEET AND AN ANGULAR ERROR  
OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN  
ADJUSTED USING THE COMPASS RULE  
METHOD.

THIS PLAT HAS BEEN CALCULATED FOR  
CLOSURE AND IS FOUND TO BE ACCURATE  
WITHIN ONE FOOT IN 100,500 FEET.

ANGULAR & LINEAR MEASUREMENTS WERE  
OBTAINED USING A LIECA 403 TCR TOTAL  
STATION