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

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
May 21, 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 May 7, 2020.

NEW BUSINESS

2. Consideration of a Preliminary Plat of Huntcliff Manor. The property will consist of 91 lots zoned PUD-PRD, is located in Land Lot(s) 4, 5, 28, 29 and 30 of the 7th District and fronts on Ebenezer Church Road and Davis Road.

3. Consideration of a Final Plat of Canoe Club at Waterlace Pod F. The property will consist of 75 lots zoned R-40, is located in Land Lot(s) 6, 27 and 28 of the 7th District and fronts on Davis Road.

To: Fayette County Planning Commission

From: Chanelle Blaine, Zoning Administrator

Date: May 15, 2020

Subject: Preliminary Plat to be considered on May 21, 2020

PRELIMINARY PLAT	**OWNER/APPLICANT**
Preliminary Plat of Huntcliff Manor	TSTT Investments LLC

Recommend **APPROVAL** for the Preliminary Plat signed May 15, 2020.

PRELIMINARY, NOT FOR CONSTRUCTION

PRELIMINARY PLAT
FOR
HUNTCLIFF MANOR
LAND LOTS 4, 5, 28, 29, & 30
7th DISTRICT
FAYETTE COUNTY, GEORGIA

DEVELOPMENT DATA

1. SUBDIVIDER: TSTT INVESTMENTS LLC
   - A. ADDRESS: 1950 SPECTRUM CIRCLE SUITE 360 MARIETTA GA 30067
   - B. TELEPHONE NUMBER: (678) 787-9403
2. PROPERTY OWNERS: TSTT INVESTMENTS LLC (PARCEL: 0703 023, 0702 005 & 0703 016)
   - A. ADDRESS FOR TSTT INVESTMENTS LLC: 1950 SPECTRUM CIRCLE SUITE 360 MARIETTA GA 30067
3. SUBDIVISION CONFIGURATION:
   - A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY LANDMARK INC., DATED 10-8-2009
   - B. LOCATION: EBENEZER CHURCH ROAD & DAVIS ROAD, FAYETTEVILLE, GA 30215
   - C. ZONING: PUD-PRD
   - D. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
   - E. TOTAL PARCEL AREA: 212.8 ACRES
   - F. PROPOSED NUMBER OF LOTS: 91 LOTS
     - GROSS DENSITY: 91 LOTS / 212.8 ACRES = 0.43 LOTS / ACRE
   - G. NET DENSITY CALCULATION:
     - TOTAL PARCEL AREA: 212.8 ACRES
     - RIGHT-OF-WAY AREA: 14.9 ACRES
     - POND AREA: 8.5 ACRES
     - 100 YEAR FLOODPLAIN AREA: 4.1 ACRES
     - NET DEVELOPABLE AREA: 185.3 ACRES
     - NET DENSITY: 91 LOTS / 185.3 ACRES = 0.5 LOTS / ACRE
   - H. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
   - I. CONTOUR INTERVAL: 2 FOOT
   - J. TYPE OF STREETS: PUBLIC
   - K. R/W WIDTH: 60'
   - L. R/W AREA: 14.9 ACRES
   - M. PAVEMENT WIDTH: 24' (28' BACK OF CURB)
   - N. STREET MAINTENANCE: FAYETTE COUNTY
   - O. MINIMUM LOT SIZE: 1.0 AC (43,560 SF)
   - P. LOT SIZES PROPOSED: 3 - 4 ACRE: 8 LOTS; 2 - 3 ACRE: 13 LOTS; 1 - 2 ACRE: 70 LOTS
   - Q. MINIMUM CONTIGUOUS BUILDABLE AREA: FREE AND CLEAR OF ZONING SETBACKS AND BUFFERS, WATERSHED PROTECTION BUFFERS AND SETBACKS, 100 YEAR FLOODPLAIN, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND
     - 3+ ACRES: 1.5 ACRE
     - 2 - 3 ACRES: 0.9 ACRE
     - 1 - 2 ACRE: 0.3 ACRE
   - R. MINIMUM LOT WIDTH: 125' (AT BUILDING SETBACK)
   - S. MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
   - T. MINIMUM FLOOR AREA: 2,300 S.F.
   - U. BUILDING SETBACKS: FRONT: 40' (INTERNAL STREETS); REAR: 30' (EXCEPT WHERE THE 100' BUFFER IS APPLICABLE); SIDE: 15' (EXCEPT WHERE THE 100' BUFFER IS APPLICABLE); FRONT S/B ON EBENEZER CHURCH ROAD & DAVIS ROAD: 60'
   - V. OPEN SPACE REQUIREMENTS: 2,500 SF PER LOT × 91 LOTS = 227,500 SF = 5.2 ACRES
   - W. OPEN SPACE PROPOSED: 39.71 ACRES (5.2 AC REQUIRED)

4. UTILITIES:
   - A. WATER: FAYETTE COUNTY
   - B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
   - C. ELECTRIC: COWETA-FAYETTE EMC

5. CONCEPTUAL STORMWATER MANAGEMENT PLAN:
   - A. TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, AND GRASS & MULCH
   - B. AREAS TO BE CLEARED: STREETS, SEDIMENTATION CONTROL AREAS
   - C. INTERNAL DRAINAGE SYSTEM: OPEN DITCH ROADWAY SYSTEM WITH CROSS-DRAIN AND STORM OUTFALL PIPING.

6. GENERAL NOTES:
   - A. ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.
   - B. STREETS MAY BE ADJUSTED DURING FINAL DESIGN TO ALLEVIATE CONFLICTS WITH UTILITIES UPON APPROVAL BY FAYETTE COUNTY.
   - C. SIDEWALKS ARE NOT PROPOSED WITH THIS DEVELOPMENT.

7. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH FAYETTE COUNTY STANDARDS.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13113C0092E EFFECTIVE DATE 09/26/2008, THIS PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE.

NOTES

1. SOIL BOUNDARIES AND STATE WATERS LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES
2. WETLANDS DO EXIST ON THE SUBJECT PROPERTY.
3. ALL STRUCTURES ON THE SUBJECT PROPERTY ARE TO BE REMOVED.
4. THERE ARE NO KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY
5. WATER TO BE PROVIDED BY FAYETTE COUNTY WATER DEPT.
6. PER FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
7. NO CEMETERIES WERE FOUND ON THE PROPERTY.

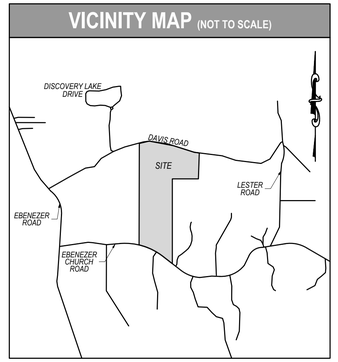
REZONING INFORMATION

PETITION NO. 1257-16 APPROVED 8/8/19 CONDITION: THE OWNER/ DEVELOPER SHALL PROVIDE, AT NO COST TO FAYETTE COUNTY, A QUIT-CLAIM DEED FOR 40 FEET 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 THE PRELIMINARY PLAT AND FINAL PLAT.

SHEET INDEX

COVER SHEET	1.0
EXISTING CONDITIONS MAP	2.1
OVERALL LAYOUT SHEET	2.2
PRELIMINARY PLAT SHEETS	3.1-3.3
TREE PROTECTION / IMPACT PLAN	4.0
WATER SERVICE AND STRIPING PLANS	5.1-5.3
CONCEPTUAL STORMWATER PLAN	6.0
LEVEL III SOILS OVERLAY MAP SHEETS	7.1-7.3

VICINITY MAP (NOT TO SCALE)



TRAFFIC STUDY NOTE

THE 24 HOUR LEFT TURN VOLUME AT THE ACCESS TO EBENEZER CHURCH RAOD IS PROJECTED AS 154 LTV PER DAY. BASED ON THE CURRENT DRIVEWAY MANUAL FOR TWO LANE ROADS WITH SPEED LIMITS BETWEEN 40 AND 50 MPH AND A DAILY VOLUME LESS THAN 6,000 VEHICLES PER DAY, THE THRESHOLD AT WHICH A LEFT TURN LANE WOULD BE REQUIRED IS 250 LEFT TURN VEHICLES PER DAY.

PROPOSED 24 HOUR LEFT TURN VOLUME = 154 LTV PER DAY
THE THRESHOLD AT WHICH A LEFT TURN LANE WOULD BE REQUIRED AT THIS ACCESS IS 250 LEFT TURN VEHICLES PER DAY.
PROPOSED VOLUME < THRESHOLD
THEREFORE, LEFT TURN LANE IS NOT REQUIRED

PLEASE REFER TO THE TRAFFIC STUDY PREFORMED BY MARC R. ACAMPORA, PE, LLC TRAFFIC ENGINEERING DATED: MAY 10, 2016.

OWNER INFORMATION

TSTT INVESTMENTS LLC
1950 SPECTRUM CIRCLE
SUITE 360
MARIETTA GA 30067
PHONE: (678) 787-9403

ENGINEER INFORMATION

SEAN D. SHANKS P.E.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: sshanks@moorebass.com
PHONE: (770) 914-9394

SURVEYOR INFORMATION

ROB DEBIEN, R.L.S.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: rdebien@moorebass.com
PHONE: (770) 914-9394

GEORGIA REGISTERED No. 2964 LAND SURVEYOR ROBERT J. DEBIEN

PRELIMINARY PLAT APPROVAL CERTIFICATE:

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON:

_____.

APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE 24 MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A FINAL PLAT FOR AT LEAST ONE (1) PHASE HAS BEEN APPROVED; OR STREET BASE CONSTRUCTION FOR AT LEAST 50 PERCENT OF THE TOTAL LINEAR FOOTAGE OF ALL STREET(S) APPROVED ON THE PRELIMINARY PLAT .

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

SOIL CLASSIFICATION CERTIFICATE:

I, ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY ERIC HAMILTON IN APPLIED ENVIRONMENTAL SCIENCES, INC.

SIGNATURE OF SOIL CLASSIFIER

#224
GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO.

ERIC A. HAMILTON DPH CERTIFIED SOIL CLASSIFIER STATE OF GEORGIA CERTIFICATION NUMBER #224

173 FULTON CT. PEACHTREE CITY, GA 30269 (678-262-4020
COMPANY ADDRESS & TELEPHONE

WETLAND DELINEATION CERTIFICATE

I, ERIC HAMILTON OF APPLIED ENVIRONMENTAL SCIENCES, INC. DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS EBENEZER CHURCH ON _____ AND DETERMINED THAT THE PROPERTY CONTAINS JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORP OF ENGINEERS.

SIGNATURE OF WETLAND DELINEATOR

173 FULTON CT. PEACHTREE CITY, GA 30269 (678-262-4020
COMPANY ADDRESS & TELEPHONE

Moore Bass CONSULTING ATLANTA
TALLAHASSEE
1350 Keys Ferry Court
McDonough, Georgia 30253
(770) 914-9394 (Office)
(770) 914-9395 (Fax)
www.moorebass.com

PROJECT NAME
HUNTCLIFF MANOR
FAYETTE COUNTY, GA

CLIENT NAME
TSTT INVESTMENTS, LLC
1950 SPECTRUM CIRCLE, SUITE 550
MARIETTA, GA 30067

REVISIONS
1. REVISED PER COUNTY COMMENTS 2-10-20
2. REVISED PER COUNTY COMMENTS 3-16-20
3. REVISED PER COUNTY COMMENTS 5-12-20

U68.001-PP BASE

ARCHIVE
DATE 12-9-2019
FILE #
CONTRACT # U68.001
DRAWN BY LC / DC

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.

1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER SEAN D. SHANKS
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
COVER SHEET

SHEET
1.0

G:\WORKING FILES (CSD)\Huntcliff Manor - U68.001\U68.001-PP BASE.dwg, 1.0 COVER, Dillasorn, May 12, 2020 - 12:42:43pm

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LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	EX.	EXISTING
N/F	NOW OR FORMERLY	N, S, E, & W	NORTH, SOUTH, EAST & WEST
-E-	OVERHEAD POWER LINE	TYP.	TYPICAL
CMP	CORRUGATED METAL PIPE	FSB	FRONT SETBACK
SWMF	STORMWATER MANAGEMENT FACILITY	RSB	REAR SETBACK
TBM	TEMPORARY BENCHMARK	SSB	SIDE SETBACK
POB	POINT OF BEGINNING	L=	LENGTH
POC	POINT OF COMMENCEMENT	R=	RADIUS
RCP	REINFORCED CONCRETE PIPE		IRON PIN FOUND
DIP	DUCTILE IRON PIPE		IRON PIN SET
PVC	POLYVINYL CHLORIDE PIPE		CALCULATED POINT
HDPE	HIGH DENSITY POLYETHYLENE PIPE		POWER POLE (PP)
℄	PROPERTY LINE		FIRE HYDRANT (FH)
℄	CENTERLINE		WATER VALVE (WV)
ID	IDENTIFICATION		WATER METER (WM)
B.S.L.	BUILDING SETBACK LINE		JUNCTION BOX (JB)
BOC	BACK OF CURB		SANITARY SEWER MANHOLE (SSMH)
C	CURVE LABEL		DROP INLET (DI)
CI	CURB INLET		R/W MONUMENT
DE	DRAINAGE EASEMENT		SINGLE WING CATCH BASIN
N/F	NOW AND FORMALLY		DOUBLE WING CATCH BASIN
WM	WATER METER		CURB INLET
WV	WATER VALVE		HEADWALL (HW)
CBA	CONTINUOUS BUILDABLE AREA		FLARED END SECTION
B/C	BACK-OF-CURB		LIGHT POST (LP)
Ac	ACRES		YARD INLET
sf	SQUARE FEET		SEWER CLEAN OUT

30" Pine — SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

STATE WATERS — PERENNIAL STREAMS

WETLANDS — FLOODPLAIN — STATE WATERS — INTERMITTENT STREAMS

PRELIMINARY, NOT FOR CONSTRUCTION

OVERALL TRACT
212.78 ACRES
9,268,485 SQ. FT.
TAX ID: 0702 005, 0703 016 & 0703 023

N/F WHITTINGTON FRANKLIN JR TAX ID. 0702 024 ZONED: AR
N/F HAMMER R WILLIAM TAX ID. 0702 025 ZONED: AR
N/F WHITTINGTON FRANK SR TAX ID. 0702 026 ZONED: AR
N/F MARCH LANNY W & JUNE C P.B. 9, PG. 135 D.B. 637, PG 768 TAX ID. 0702 023 ZONED: AR
N/F BROWN DAVID M P.B. 9, PG. 135 D.B. 4494 PG. 404 TAX ID. 0702 041 ZONED: AR
N/F STONE DIANA V P.B. 40, PG. 147 D.B. 3997 PG. 617 TAX ID. 0703 019 ZONED: AR
N/F SCHULZ KATLIN JOY P.B. 40, PG 148 D.B. 4057, PG. 466 TAX ID. 0703 015 ZONED: AR

N00°58'19"E 391.23'
S89°40'53"E 239.37'
N88°42'08"W 316.49'
N00°16'47"W 797.14'
N01°16'11"E 1926.89'
S89°20'46"W 321.40'
N00°58'52"E 1657.49'

L=344.10'
R=1311.55'
CL=343.12'
CD=S80°32'11"W
S88°03'09"W 114.39'
L=76.32'
R=389.67'
CL=76.19'
CD=N86°20'13"W
N80°43'34"W 324.53'
L=103.68'
R=4414.02'
CL=103.68'
CD=N80°03'12"W
L=223.66'
R=7351.51'
CL=223.65'
CD=S80°15'07"E
L=296.32'
R=1925.70'
CL=296.03'
CD=N76°42'55"W
L=162.23'
R=4428.59'
CL=162.22'
CD=S73°21'24"E
N74°24'22"W 117.46'
L=80.36'
R=1959.62'
CL=80.35'
CD=N73°13'53"W
N72°03'24"W 217.75'
L=200.06'
R=3842.63'
CL=200.04'
CD=N70°33'54"W
N69°04'25"W 243.71'
L=169.51'
R=499.63'
CL=168.70'
CD=S78°47'35"E
L=169.56'
R=2242.72'
CL=169.52'
CD=N86°20'47"W
L=57.40'
R=1299.02'
CL=57.39'
CD=N82°54'53"W
N81°38'56"W 78.80'
N80°32'30"W 108.23'
S00°10'24"E 1133.18'

L=835.00'
R=22374.00'
CL=834.95'
CD=N52°32'29"W
N52°12'35"W 216.64'
S52°23'31"E 108.06'
S01°27'02"W 972.83'
S89°03'08"W 59.90'
N00°20'46"E 1595.62'
S03°22'37"E 1425.22'
N89°36'51"W 1440.54'

L=356.11'
R=1668.00'
CL=355.44'
CD=N61°55'07"W

EBENEZER CHURCH ROAD (66' R/W)
HILLRED DRIVE
DISCOVERY LAKE DRIVE (FUTURE R/W)
DAVIS ROAD (R/W VARIES)

18" CMP
15" RCP
24" RCP

N/F HUNNUM DAVID L & MARY E P.B. 30, PG. 1-3 D.B. 1210, PG. 511 TAX ID. 070203005 ZONED: AR
N/F BARLAR NANCY H KRISTOPHER A P.B. 30, PG. 1-3 D.B. 2148, PG. 200 TAX ID. 070203004 ZONED: AR
N/F BAENA RICARDO DONNA LEE BAENA P.B. 30, PG. 1-3 D.B. 2914, PG. 448 TAX ID. 070204008 ZONED: AR
N/F SMITH JACK F JR SUSAN M P.B. 30, PG 1-3 D.B. 2584, PG. 313 TAX ID. 070204007 ZONED: AR
N/F WINDSOR FRANCIS S WINDSOR ROBYN T P.B. 30, PG. 1-3 D.B. 4220, PG. 341 TAX ID. 070204006 ZONED: AR
N/F COOLEY MICHAEL R COOLEY SUSAN C P.B. 30, PG. 1-3 D.B. 3947, PG. 513 TAX ID. 070204005 ZONED: AR
N/F BONDURANT ROBERT S P.B. 49, PG 254 D.B. 4602, PG. 279-281 TAX ID. 0702 008 ZONED: AR
N/F SMITH JOHN S JR ESTATE TAX ID. 0703 009 ZONED: AR

APPROX. LAND LOT LINE
EXIST. FENCE

PERENNIAL STREAM PER FIELD DELINEATION AND LOCATION BY APPLIED ENVIRONMENTAL SCIENCES
EXISTING 100 YEAR FLOODPLAIN
INTERMITTENT STREAM PER FIELD DELINEATION AND LOCATION BY APPLIED ENVIRONMENTAL SCIENCES
JURISDICTIONAL WETLAND LIMITS PER FIELD DELINEATION AND LOCATION BY APPLIED ENVIRONMENTAL SCIENCES
100' WATERSHED PROTECTION BUFFER
150' WATERSHED PROTECTION S/B
75' WATERSHED PROTECTION S/B
50' WATERSHED PROTECTION BUFFER
50' PROTECTION BUFFER TRANSITION

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

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G:\WORKING FILES CSD\Huntcliff Manor - U68.001\U68.001-PP BASE.dwg, 2.1 ECM, Didiacom, May 12, 2020 - 12:42:47pm

Moore Bass CONSULTING ATLANTA
TALLAHASSEE
1350 Keys Ferry Court McDonough, Georgia 30253
(770) 914-0094 (Office) (770) 914-9958 (Fax)
www.moorebass.com

PROJECT NAME
HUNTCLIFF MANOR
FAYETTE COUNTY, GA

CLIENT NAME
TSTT INVESTMENTS, LLC
1950 SPECTRUM CIRCLE, SUITE 550
MARIETTA, GA 30067

REVISIONS
1. REVISED PER COUNTY COMMENTS 2-10-20
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U68.001-PP BASE

ARCHIVE
DATE 12-9-2019
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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER SEAN D. SHANKS
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
EXISTING CONDITIONS MAP

SHEET
2.1

PRELIMINARY, NOT FOR CONSTRUCTION

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
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C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	EX.	EXISTING
N/F	NOW OR FORMERLY	N, S, E, & W	NORTH, SOUTH, EAST & WEST
-E-	OVERHEAD POWER LINE	TYP.	TYPICAL
CMP	CORRUGATED METAL PIPE	FSB	FRONT SETBACK
SWMF	STORMWATER MANAGEMENT FACILITY	RSB	REAR SETBACK
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POB	POINT OF BEGINNING	L=	LENGTH
POC	POINT OF COMMENCEMENT	R=	RADIUS
RCP	REINFORCED CONCRETE PIPE		IRON PIN FOUND
DIP	DUCTILE IRON PIPE		IRON PIN SET
PVC	POLYVINYL CHLORIDE PIPE		CALCULATED POINT
HDPE	HIGH DENSITY POLYETHYLENE PIPE		POWER POLE (PP)
℄	PROPERTY LINE		FIRE HYDRANT (FH)
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B.S.L.	BUILDING SETBACK LINE		JUNCTION BOX (JB)
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CI	CURB INLET		R/W MONUMENT
DE	DRAINAGE EASEMENT		SINGLE WING CATCH BASIN
N/F	NOW AND FORMALLY		DOUBLE WING CATCH BASIN
WM	WATER METER		CURB INLET
WV	WATER VALVE		HEADWALL (HW)
CBA	CONTINUOUS BUILDABLE AREA		FLARED END SECTION
B/C	BACK-OF-CURB		LIGHT POST (LP)
Ac	ACRES		YARD INLET
sf	SQUARE FEET		SEWER CLEAN OUT

30" Pine — SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

WETLANDS

FLOODPLAIN

STATE WATERS

STATE WATERS / PERENNIAL STREAMS

INTERMITTENT STREAMS

PHASE 1 (40 LOTS)

PHASE 2 (51 LOTS)

HILLRED DRIVE

EBENEZER CHURCH ROAD (80' R/W)

LAUREL CREST LANE (50' R/W)

BERRY TERRY DRIVE (50' R/W)

HUNTCLIFF DRIVE (80' R/W)

LONGWOOD DRIVE (50' R/W)

WOOD CHASE LANE (50' R/W)

DAVIS ROAD (R/W VARIES)

DISCOVERY LAKE DRIVE (FUTURE R/W)

AMENITY AREA / CBU / POND LOT

POND

100' BUFFER

50' BUFFER

75' BUFFER

EXISTING 100 YEAR FLOODPLAIN

EXIST. FENCE

APPROX. LAND LOT LINE

MATCHLINE

N/F WHITTINGTON FRANKLIN JR TAX ID. 0702 024 ZONED: AR

N/F HAMNER R WILLIAM TAX ID. 0702 026 ZONED: AR

N/F WHITTINGTON FRANK SR TAX ID. 0702 036 ZONED: AR

N/F MARCH LANNY W & JUNE C P.B. 9, PG. 135 D.B. 637, PG 768 TAX ID. 0702 023 ZONED: AR

N/F BROWN DAVID M P.B. 9, PG. 135 D.B. 4494 PG. 404 TAX ID. 0702 041 ZONED: AR

N/F STONE DIANA V P.B. 40, PG. 147 D.B. 3997 PG. 617 TAX ID. 0703 019 ZONED: AR

N/F SCHULZ KATLIN JOY P.B. 40, PG 148 D.B. 4057, PG. 466 TAX ID. 0703 015 ZONED: AR

N/F HUNNUM DAVID L & MARY E P.B. 30, PG. 1-3 D.B. 1210, PG. 511 TAX ID. 070203005 ZONED: AR

N/F BARLAR NANCY H KRISTOPHER A P.B. 30, PG. 1-3 D.B. 2148, PG. 200 TAX ID. 070203004 ZONED: AR

N/F BAENA RICARDO DONNA LEE BAENA P.B. 30, PG. 1-3 D.B. 2914, PG. 448 TAX ID. 070204008 ZONED: AR

N/F SMITH JACK F JR SUSAN M P.B. 30, PG 1-3 D.B. 2584, PG. 313 TAX ID. 070204007 ZONED: AR

N/F WINDSOR FRANCIS S WINDSOR ROBYN T P.B. 30, PG. 1-3 D.B. 4220, PG. 341 TAX ID. 070204006 ZONED: AR

N/F COOLEY MICHAEL R COOLEY SUSAN C P.B. 30, PG. 1-3 D.B. 3947, PG. 513 TAX ID. 070204005 ZONED: AR

N/F BONDURANT ROBERT S P.B. 49, PG 254 D.B. 4602, PG. 279-281 TAX ID. 0702 008 ZONED: AR

N/F SMITH JOHN S JR ESTATE TAX ID. 0703 009 ZONED: AR

18" CMP

15" RCP

24" RCP

100' WATERSHED PROTECTION BUFFER

150' WATERSHED PROTECTION S/B

50' WATERSHED PROTECTION BUFFER

75' WATERSHED PROTECTION S/B

50' PROTECTION BUFFER TRANSITION

NORTH (GRID ANGLE WEST OF)

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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Moore Bass CONSULTING ATLANTA TALLAHASSEE
1350 Keys Ferry Court McDonough, Georgia 30253
(770) 914-0094 (Office) (770) 914-9956 (Fax)
www.moorebass.com

PROJECT NAME
HUNTCLIFF MANOR
FAYETTE COUNTY, GA

CLIENT NAME
TSTT INVESTMENTS, LLC
1960 SPECTRUM CIRCLE, SUITE 550
MARIETTA, GA 30067

REVISIONS
1. REVISED PER COUNTY COMMENTS 2-10-20
2. REVISED PER COUNTY COMMENTS 3-18-20
3. REVISED PER COUNTY COMMENTS 5-12-20

U68.001-PP BASE

ARCHIVE
DATE 12-9-2019
FILE #
CONTRACT # U68.001
DRAWN BY LC / DC

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER STEVEN D. SHANKS
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
OVERALL LAYOUT SHEET

SHEET 2.2

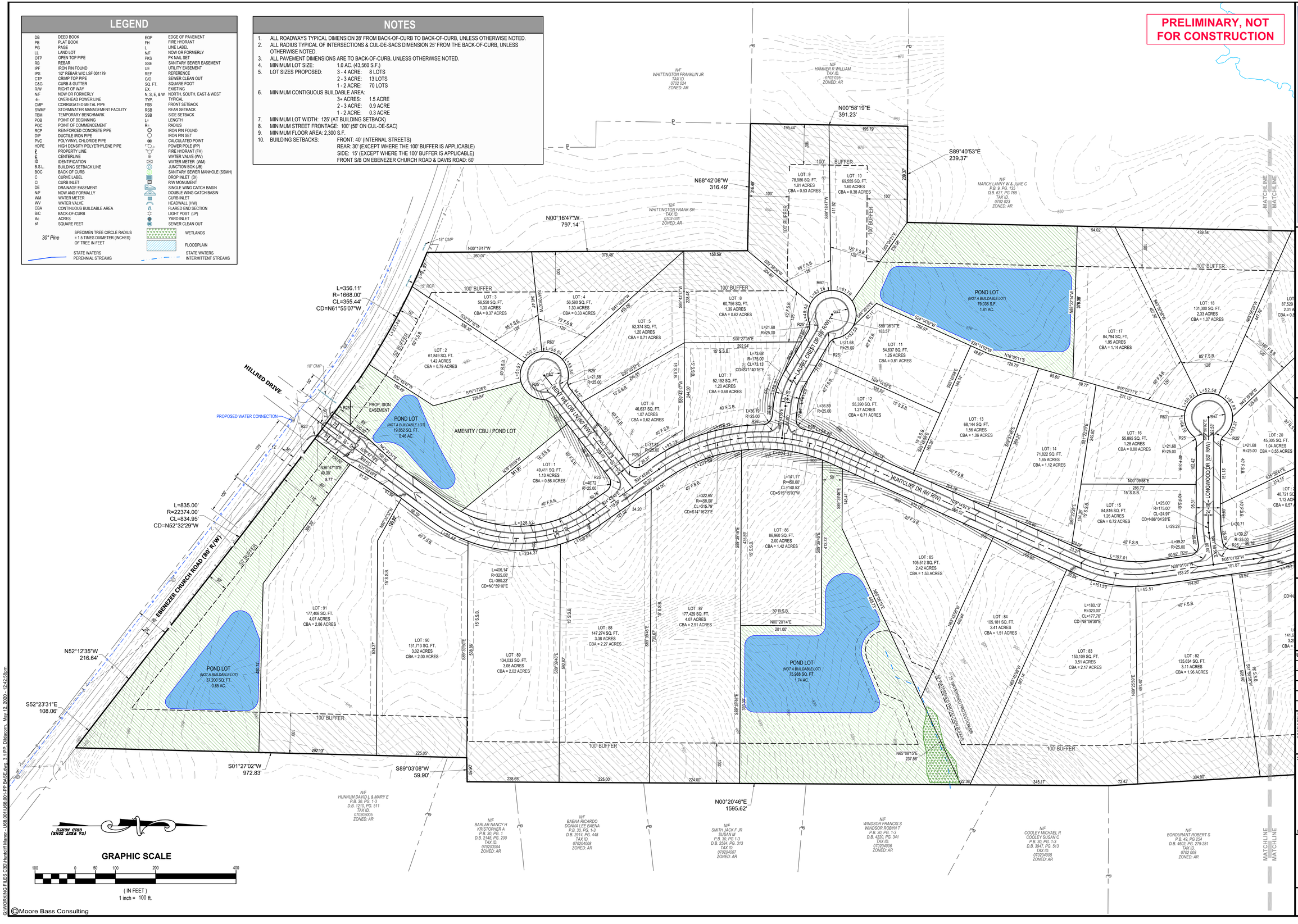
LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	CO	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	EX.	EXISTING
N/F	NOW OR FORMERLY	N, S, E, & W	NORTH, SOUTH, EAST & WEST
-E-	OVERHEAD POWER LINE	TYP.	TYPICAL
CMP	CORRUGATED METAL PIPE	FSB	FRONT SETBACK
SWMF	STORMWATER MANAGEMENT FACILITY	RSB	REAR SETBACK
TBM	TEMPORARY BENCHMARK	SSB	SIDE SETBACK
POB	POINT OF BEGINNING	L=	LENGTH
POC	POINT OF COMMENCEMENT	R=	RADIUS
RCP	REINFORCED CONCRETE PIPE		IRON PIN FOUND
DIP	DUCTILE IRON PIPE		IRON PIN SET
PVC	POLYVINYL CHLORIDE PIPE		CALCULATED POINT
HDPE	HIGH DENSITY POLYETHYLENE PIPE		POWER POLE (PP)
	PROPERTY LINE		FIRE HYDRANT (FH)
	CENTERLINE		WATER VALVE (WV)
ID	IDENTIFICATION		WATER METER (WM)
B.S.L.	BUILDING SETBACK LINE		JUNCTION BOX (JB)
BOC	BACK OF CURB		SANITARY SEWER MANHOLE (SSMH)
C	CURVE LABEL		DROP INLET (DI)
CI	CURB INLET		R/W MONUMENT
DE	DRAINAGE EASEMENT		SINGLE WING CATCH BASIN
N/F	NOW AND FORMALLY		DOUBLE WING CATCH BASIN
WM	WATER METER		CURB INLET
WV	WATER VALVE		HEADWALL (HW)
CBA	CONTINUOUS BUILDABLE AREA		FLARED END SECTION
B/C	BACK-OF-CURB		LIGHT POST (LP)
Ac	ACRES		YARD INLET
sf	SQUARE FEET		SEWER CLEAN OUT
30" Pine	SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET		WETLANDS
			FLOODPLAIN
	STATE WATERS PERENNIAL STREAMS		STATE WATERS INTERMITTENT STREAMS

NOTES

1. ALL ROADWAYS TYPICAL DIMENSION 28' FROM BACK-OF-CURB TO BACK-OF-CURB, UNLESS OTHERWISE NOTED.
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PRELIMINARY, NOT FOR CONSTRUCTION



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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Moore Bass CONSULTING ATLANTA
TALLAHASSEE
1350 Keys Ferry Court McDonough, Georgia 30253
(770) 914-0394 (Office) (770) 914-9956 (Fax)
www.moorebass.com

PROJECT NAME
HUNTCLIFF MANOR
FAYETTE COUNTY, GA

CLIENT NAME
TSTT INVESTMENTS, LLC
1950 SPECTRUM CIRCLE, SUITE 550
MARIETTA, GA 30067

REVISIONS
1. REVISED PER COUNTY COMMENTS 2-10-20
2. REVISED PER COUNTY COMMENTS 3-16-20
3. REVISED PER COUNTY COMMENTS 5-12-20

MB

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER SEAN D. SHANKS

LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
PRELIMINARY PLAT SHEET 1

SHEET
3.1

PRELIMINARY, NOT FOR CONSTRUCTION

LEGEND

NOTE: FULL LEGEND DISPLAYED ON APPOSING SHEETS.

30" Pine — SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

WETLANDS

FLOODPLAIN

STATE WATERS PERENNIAL STREAMS

STATE WATERS INTERMITTENT STREAMS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTES

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9. MINIMUM FLOOR AREA: 2,300 S.F.
10. BUILDING SETBACKS: FRONT: 40' (INTERNAL STREETS); REAR: 30' (EXCEPT WHERE THE 100' BUFFER IS APPLICABLE); SIDE: 15' (EXCEPT WHERE THE 100' BUFFER IS APPLICABLE); FRONT S/B ON EBENEZER CHURCH ROAD & DAVIS ROAD: 60'

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(770) 814-4394 (Office)
(770) 814-4999 (Fax)
www.moorebass.com
TALLAHASSEE
1350 Mays Ferry Court
McDonough, Georgia 30253

PROJECT NAME
HUNTCLIFF MANOR
FAYETTE COUNTY, GA

CLIENT NAME
TSTT INVESTMENTS, LLC
1950 SPECTRUM CIRCLE, SUITE 550
MARIETTA, GA 30067

REVISIONS
1. REVISED PER COUNTY COMMENTS 2-10-20
2. REVISED PER COUNTY COMMENTS 3-18-20
3. REVISED PER COUNTY COMMENTS 5-12-20

U68.001-PP BASE

ARCHIVE	
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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1175

SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER SEAN D. SHANKS

LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
PRELIMINARY PLAT SHEET 2

SHEET
3.2

PRELIMINARY, NOT FOR CONSTRUCTION

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF	REFERENCE
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C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	EX.	EXISTING
N/F	NOW OR FORMERLY	N, S, E, & W	NORTH, SOUTH, EAST & WEST
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SWMF	STORMWATER MANAGEMENT FACILITY	RSB	REAR SETBACK
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POC	POINT OF COMMENCEMENT	R=	RADIUS
RCP	REINFORCED CONCRETE PIPE		IRON PIN FOUND
DIP	DUCTILE IRON PIPE		IRON PIN SET
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HDPE	HIGH DENSITY POLYETHYLENE PIPE		POWER POLE (PP)
℄	PROPERTY LINE		FIRE HYDRANT (FH)
℄	CENTERLINE		WATER VALVE (WV)
ID	IDENTIFICATION		WATER METER (WM)
B.S.L.	BUILDING SETBACK LINE		JUNCTION BOX (JB)
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C	CURVE LABEL		DROP INLET (DI)
CI	CURB INLET		R/W MONUMENT
DE	DRAINAGE EASEMENT		SINGLE WING CATCH BASIN
N/F	NOW AND FORMALLY		DOUBLE WING CATCH BASIN
WM	WATER METER		CURB INLET
WV	WATER VALVE		HEADWALL (HW)
CBA	CONTINUOUS BUILDABLE AREA		FLARED END SECTION
B/C	BACK-OF-CURB		LIGHT POST (LP)
Ac	ACRES		YARD INLET
sf	SQUARE FEET		SEWER CLEAN OUT
30" Pine	SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET		WETLANDS
			FLOODPLAIN
	STATE WATERS PERENNIAL STREAMS		STATE WATERS INTERMITTENT STREAMS

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    SIDE: 15' (EXCEPT WHERE THE 100' BUFFER IS APPLICABLE)
    FRONT S/B ON EBENEZER CHURCH ROAD & DAVIS ROAD: 60'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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Moore Bass CONSULTING
ATLANTA
TALLAHASSEE
1350 Keys Ferry Court
McDonough, Georgia 30253
(770) 914-9394 (Office)
(770) 914-9395 (Fax)
www.moorebass.com

PROJECT NAME
HUNTCLIFF MANOR
FAYETTE COUNTY, GA

CLIENT NAME
TSTT INVESTMENTS, LLC
1950 SPECTRUM CIRCLE, SUITE 550
MARIETTA, GA 30067

REVISIONS
1. REVISED PER COUNTY COMMENTS: 2-10-20
2. REVISED PER COUNTY COMMENTS: 3-18-20
3. REVISED PER COUNTY COMMENTS: 5-12-20

U68.001-PP BASE

ARCHIVE
DATE 12-9-2019
FILE #
CONTRACT # U68.001
DRAWN BY LC / DC

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

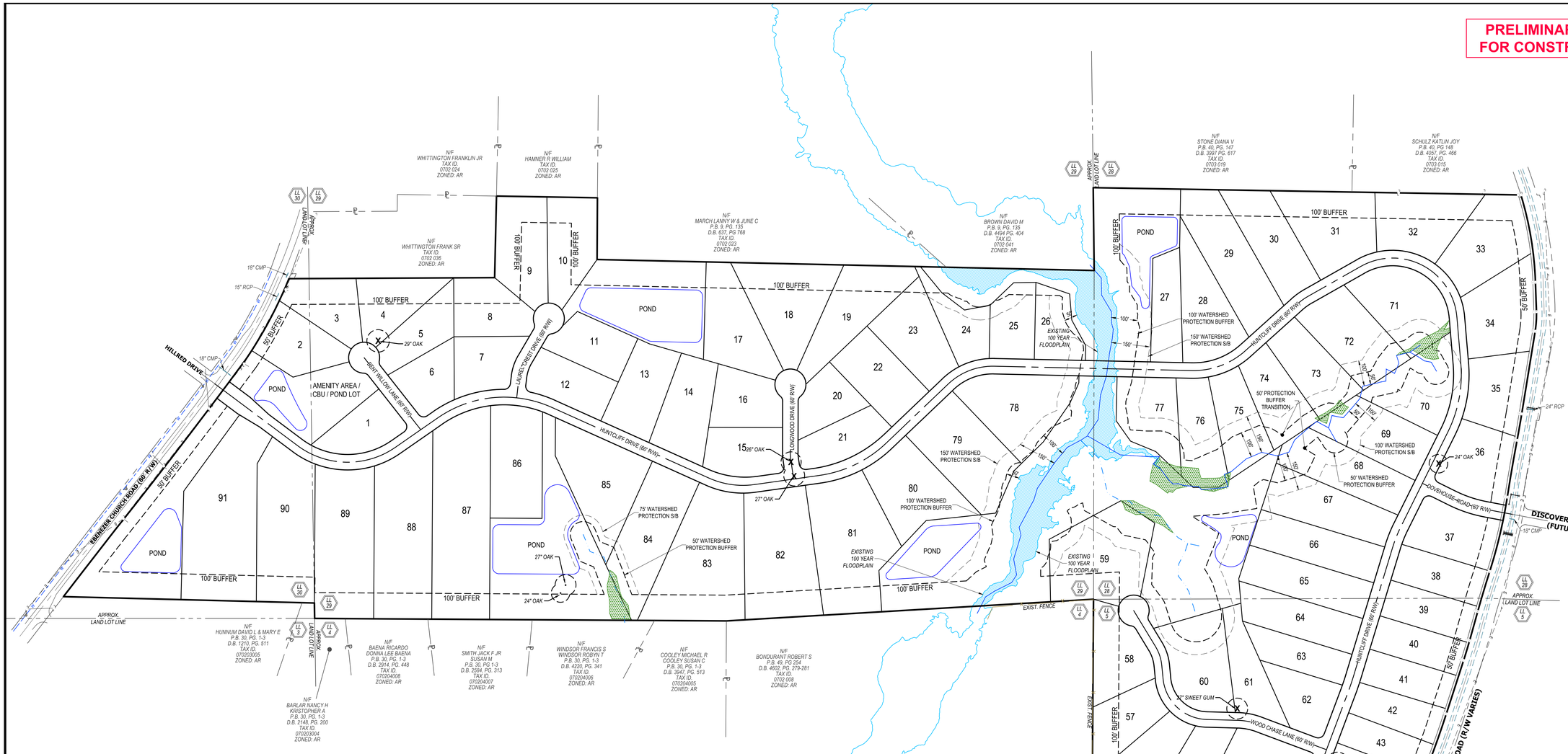
SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER STEVEN D. SHANKS
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
PRELIMINARY PLAT
SHEET 3

SHEET
3.3

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PRELIMINARY, NOT FOR CONSTRUCTION



LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	EX.	EXISTING
N/F	NOW OR FORMERLY	N, S, E, & W	NORTH, SOUTH, EAST & WEST
-E-	OVERHEAD POWER LINE	TYP.	TYPICAL
CMP	CORRUGATED METAL PIPE	FSB	FRONT SETBACK
SWMF	STORMWATER MANAGEMENT FACILITY	RSB	REAR SETBACK
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POC	POINT OF COMMENCEMENT	R=	RADIUS
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	PROPERTY LINE		FIRE HYDRANT (FH)
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B.S.L.	BUILDING SETBACK LINE		JUNCTION BOX (JB)
BOC	BACK OF CURB		SANITARY SEWER MANHOLE (SSMH)
C	CURVE LABEL		DROP INLET (DI)
CI	CURB INLET		R/W MONUMENT
DE	DRAINAGE EASEMENT		SINGLE WING CATCH BASIN
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CBA	CONTINUOUS BUILDABLE AREA		FLARED END SECTION
B/C	BACK-OF-CURB		LIGHT POST (LP)
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30" Pine	SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET		WETLANDS
			FLOODPLAIN
	STATE WATERS PERENNIAL STREAMS		STATE WATERS INTERMITTENT STREAMS

TREE IMPACT SUMMARY

Specimen Trees To Be Removed

Diameter (inches)	Species	Reason for Removal	Justification
29	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
27	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
26	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
24	Oak	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.
32	Poplar	Road Construction	Realignment of the roadway would impact a larger specimen tree or more specimen trees.

TREE LEGEND

30" Pine — SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

TP — TREE PROTECTION FENCING

X — SPECIMEN TREE TO BE REMOVED

ELEVEN SIXTY (ENTER LAND LOT)

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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TALLAHASSEE
1350 Keys Ferry Court McDonough, Georgia 30253
(770) 914-0364 (Office) (770) 914-9958 (Fax)
www.moorebass.com

PROJECT NAME
HUNTCLIFF MANOR
FAYETTE COUNTY, GA

CLIENT NAME
TSTT INVESTMENTS, LLC
1950 SPECTRUM CIRCLE, SUITE 550
MARIETTA, GA 30067

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1. REVISED PER COUNTY COMMENTS: 2-10-20
2. REVISED PER COUNTY COMMENTS: 3-16-20
3. REVISED PER COUNTY COMMENTS: 5-12-20

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SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER STEVEN D. SHANKS
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
TREE PROTECTION PLAN

SHEET
4.0

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LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
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B/C	BACK-OF-CURB		LIGHT POST (LP)
Ac	ACRES		YARD INLET
sf	SQUARE FEET		SEWER CLEAN OUT
30" Pine	SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET		WETLANDS
			FLOODPLAIN
	STATE WATERS PERENNIAL STREAMS		STATE WATERS INTERMITTENT STREAMS

PROPOSED UTILITIES

WATER: FAYETTE COUNTY

SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS

ELECTRIC: COWETA-FAYETTE EMC

NOTE:
UPON COMPLETION OF PROPOSED IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT, THE PROPOSED RIGHT OF WAYS ASSOCIATED WITH THIS DEVELOPMENT WILL BE DEDICATED TO FAYETTE COUNTY FOR PUBLIC USE.

*AE/DE = ACCESS EASEMENT/ DRAINAGE EASEMENT

PRELIMINARY, NOT FOR CONSTRUCTION

N00°58'19"E
391.23'

S89°40'53"E
239.37'

N88°42'08"W
316.49'

N00°16'47"W
797.14'

L=356.11'
R=1668.00'
CL=355.44'
CD=N61°55'07"W

L=835.00'
R=22374.00'
CL=834.95'
CD=N52°32'29"W

N52°12'35"W
216.64'

S52°23'31"E
108.06'

S01°27'02"W
972.83'

S89°03'08"W
59.90'

N00°20'46"E
1595.62'

HILLRED DRIVE

EBENEZER CHURCH ROAD (80' R/W)

LAUREL CREST DR (60' R/W)

BENT WILLOW LN (60' R/W)

HUNTCLIFF DR (60' R/W)

LONGWOOD DR (60' R/W)

POND

AMENITY AREA / CBU / POND LOT

100' BUFFER

75' BUFFER

75' WATERSHED PROTECTION BUFFER

LOT : 1 49,411 SQ. FT. 1.13 ACRES CBA = 0.56 ACRES

LOT : 2 61,849 SQ. FT. 1.42 ACRES CBA = 0.79 ACRES

LOT : 3 56,550 SQ. FT. 1.30 ACRES CBA = 0.37 ACRES

LOT : 4 56,580 SQ. FT. 1.30 ACRES CBA = 0.33 ACRES

LOT : 5 52,374 SQ. FT. 1.20 ACRES CBA = 0.71 ACRES

LOT : 6 46,637 SQ. FT. 1.07 ACRES CBA = 0.62 ACRES

LOT : 7 52,192 SQ. FT. 1.20 ACRES CBA = 0.68 ACRES

LOT : 8 60,756 SQ. FT. 1.39 ACRES CBA = 0.62 ACRES

LOT : 9 78,986 SQ. FT. 1.81 ACRES CBA = 0.53 ACRES

LOT : 10 69,555 SQ. FT. 1.60 ACRES CBA = 0.38 ACRES

LOT : 11 54,637 SQ. FT. 1.25 ACRES CBA = 0.81 ACRES

LOT : 12 55,390 SQ. FT. 1.27 ACRES CBA = 0.71 ACRES

LOT : 13 68,144 SQ. FT. 1.56 ACRES CBA = 1.06 ACRES

LOT : 14 71,822 SQ. FT. 1.65 ACRES CBA = 1.12 ACRES

LOT : 15 54,816 SQ. FT. 1.26 ACRES CBA = 0.72 ACRES

LOT : 16 55,895 SQ. FT. 1.28 ACRES CBA = 0.80 ACRES

LOT : 17 84,794 SQ. FT. 1.95 ACRES CBA = 1.14 ACRES

LOT : 18 101,300 SQ. FT. 2.33 ACRES CBA = 1.07 ACRES

LOT : 20 45,305 SQ. FT. 1.04 ACRES CBA = 0.55 ACRES

LOT : 82 135,634 SQ. FT. 3.11 ACRES CBA = 1.96 ACRES

LOT : 83 153,109 SQ. FT. 3.51 ACRES CBA = 2.17 ACRES

LOT : 84 105,181 SQ. FT. 2.41 ACRES CBA = 1.51 ACRES

LOT : 85 105,512 SQ. FT. 2.42 ACRES CBA = 1.53 ACRES

LOT : 86 86,960 SQ. FT. 2.00 ACRES CBA = 1.42 ACRES

LOT : 87 177,429 SQ. FT. 4.07 ACRES CBA = 2.91 ACRES

LOT : 88 147,274 SQ. FT. 3.38 ACRES CBA = 2.27 ACRES

LOT : 89 134,033 SQ. FT. 3.08 ACRES CBA = 2.02 ACRES

LOT : 90 131,713 SQ. FT. 3.02 ACRES CBA = 2.00 ACRES

LOT : 91 177,408 SQ. FT. 4.07 ACRES CBA = 2.66 ACRES

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED WATER MAIN (TYP.)

PROPOSED WATER METER (TYP.)

PROPOSED WATER CONNECTION

PROPOSED SAMPLING LOCATION

PROPOSED SPEED LIMIT SIGN (TYP.)

PROPOSED 24" STOP BAR AND STOP SIGN WITH (2) STREET NAME SIGNS (TYP.)

EXIST. FIRE HYDRANT & VALVE

18" CMP

15" RCP

APPROX. LAND LOT LINE

N/F WHITTINGTON FRANKLIN JR TAX ID. 0702 024 ZONED: AR

N/F HAMNER R WILLIAM TAX ID. 0702 025 ZONED: AR

N/F WHITTINGTON FRANK SR TAX ID. 0702 036 ZONED: AR

N/F MARCH LANNY W & JUNE C P.B. 9, PG. 135 D.B. 637, PG 768 TAX ID. 0702 023 ZONED: AR

N/F HUNNUM DAVID L & MARY E P.B. 30, PG. 1-3 D.B. 1210, PG. 511 TAX ID. 070203005 ZONED: AR

N/F BARLAR NANCY H KRISTOPHER A P.B. 30, PG. 1 D.B. 2149, PG. 200 TAX ID. 070203004 ZONED: AR

N/F BAENA RICARDO DONNA LEE BAENA P.B. 30, PG. 1-3 D.B. 2914, PG. 448 TAX ID. 070204008 ZONED: AR

N/F SMITH JACK F JR SUSAN M P.B. 30, PG 1-3 D.B. 2584, PG. 313 TAX ID. 070204007 ZONED: AR

N/F WINDSOR FRANCIS S WINDSOR ROBYN T P.B. 30, PG. 1-3 D.B. 4220, PG. 341 TAX ID. 070204006 ZONED: AR

N/F COOLEY MICHAEL R COOLEY SUSAN C P.B. 30, PG. 1-3 D.B. 3947, PG. 513 TAX ID. 070204005 ZONED: AR

N/F BONDURANT ROBERT S P.B. 49, PG 254 D.B. 4602, PG. 279-281 TAX ID. 0702 008 ZONED: AR

MATCHLINE

ILLEGIBLE STRING (KNOCKOUT?)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

©Moore Bass Consulting

Moore Bass CONSULTING ATLANTA
TALLAHASSEE
1350 Keys Ferry Court
McDonough, Georgia 30253
(770) 914-0094 (Office)
(770) 914-9956 (Fax)
www.moorebass.com

PROJECT NAME
HUNTCLIFF MANOR
FAYETTE COUNTY, GA

CLIENT NAME
TSTT INVESTMENTS, LLC
1950 SPECTRUM CIRCLE, SUITE 550
MARIETTA, GA 30067

REVISIONS
1. REVISED PER COUNTY COMMENTS: 2-10-20
2. REVISED PER COUNTY COMMENTS: 3-16-20
3. REVISED PER COUNTY COMMENTS: 5-12-20

U68.001-PP BASE

ARCHIVE

DATE 12-9-2019

FILE #

CONTRACT # U68.001

DRAWN BY LC / DC

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 031558
STEVEN D. SHANKS

LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
WATER SERVICE & STRIPING PLANS SHEET 1

SHEET
5.1

G:\WORKING FILES CDO\Huntcliff Manor - U68.001\U68.001-PP BASE.dwg, 5.1 WS, Ditticom, May 12, 2020 - 12:43:27pm

PRELIMINARY, NOT FOR CONSTRUCTION

LEGEND

NOTE: FULL LEGEND DISPLAYED ON APPOSING SHEETS.

30" Pine — SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

WETLANDS

FLOODPLAIN

STATE WATERS PERENNIAL STREAMS

STATE WATERS INTERMITTENT STREAMS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

N/F
STONE DIANA V
P.B. 40, PG. 147
D.B. 3997 PG. 617
TAX ID.
0703 019
ZONED: AR

N/F
SCHULZ KATLIN JOY
P.B. 40, PG 148
D.B. 4057, PG. 466
TAX ID.
0703 015
ZONED: AR

N00°58'52"E
1657.49'

N/F
BROWN DAVID M
P.B. 9, PG. 135
D.B. 4494 PG. 404
TAX ID.
0702 041
ZONED: AR

S89°20'46"W
321.40'

N01°16'11"E
1926.89'

MATCHLINE
MATCHLINE

100' BUFFER

150' WATERSHED PROTECTION S/B

HUNTCLIFF DR (60' R/W)

LONGWOOD DR (60' R/W)

DOVEHOUSE RD (60' R/W)

DAVIS ROAD (R/W VARIES)

DISCOVERY LAKE DRIVE (FUTURE R/W)

50' BUFFER

LOT : 18 — 101,300 SQ. FT. — 2.33 ACRES — CBA = 1.07 ACRES

LOT : 19 — 87,529 SQ. FT. — 2.01 ACRES — CBA = 0.81 ACRES

LOT : 20 — 45,305 SQ. FT. — 1.04 ACRES — CBA = 0.55 ACRES

LOT : 21 — 48,721 SQ. FT. — 1.12 ACRES — CBA = 0.57 ACRES

LOT : 22 — 70,426 SQ. FT. — 1.62 ACRES

LOT : 23 — 75,744 SQ. FT. — 1.74 ACRES

LOT : 24 — 45,564 SQ. FT. — 1.05 ACRES — CBA = 0.48 ACRES

LOT : 25 — 47,899 SQ. FT. — 1.10 ACRES — CBA = 0.55 ACRES

LOT : 26 — 44,682 SQ. FT. — 1.03 ACRES — CBA = 0.30 ACRES

LOT : 27 — 48,552 SQ. FT. — 1.11 ACRES — CBA = 0.68 ACRES

LOT : 28 — 80,666 SQ. FT. — 1.85 ACRES — CBA = 1.22 ACRES

LOT : 29 — 101,671 SQ. FT. — 2.33 ACRES — CBA = 1.47 ACRES

LOT : 30 — 78,403 SQ. FT. — 1.80 ACRES — CBA = 0.97 ACRES

LOT : 31 — 94,329 SQ. FT. — 2.17 ACRES — CBA = 0.95 ACRES

LOT : 32 — 80,560 SQ. FT. — 1.85 ACRES — CBA = 0.63 ACRES

LOT : 33 — 86,152 SQ. FT. — 1.98 ACRES — CBA = 1.07 ACRES

LOT : 34 — 82,461 SQ. FT. — 1.89 ACRES — CBA = 1.04 ACRES

LOT : 35 — 61,120 SQ. FT. — 1.40 ACRES — CBA = 0.65 ACRES

LOT : 36 — 68,862 SQ. FT. — 1.58 ACRES — CBA = 0.75 ACRES

LOT : 37 — 65,666 SQ. FT. — 1.51 ACRES — CBA = 0.76 ACRES

LOT : 38 — 50,281 SQ. FT. — 1.15 ACRES — CBA = 0.65 ACRES

LOT : 39 — 50,596 SQ. FT. — 1.16 ACRES — CBA = 0.66 ACRES

LOT : 40 — 47,317 SQ. FT. — 1.09 ACRES — CBA = 0.60 ACRES

LOT : 41 — 47,012 SQ. FT. — 1.08 ACRES — CBA = 0.60 ACRES

LOT : 42 — 47,354 SQ. FT. — 1.09 ACRES — CBA = 0.60 ACRES

LOT : 166 — 19 SQ. FT. — 0.00 ACRES

LOT : 168 — 6 SQ. FT. — 0.00 ACRES

LOT : 71 — 87,244 SQ. FT. — 2.00 ACRES — CBA = 1.00 ACRES

LOT : 72 — 86,923 SQ. FT. — 2.00 ACRES — CBA = 1.01 ACRES

LOT : 73 — 66,247 SQ. FT. — 1.52 ACRES — CBA = 0.81 ACRES

LOT : 74 — 62,326 SQ. FT. — 1.43 ACRES — CBA = 0.67 ACRES

LOT : 75 — 61,177 SQ. FT. — 1.40 ACRES — CBA = 0.42 ACRES

LOT : 76 — 64,882 SQ. FT. — 1.49 ACRES — CBA = 0.51 ACRES

LOT : 77 — 66,782 SQ. FT. — 1.53 ACRES — CBA = 0.35 ACRES

LOT : 78 — 98,787 SQ. FT. — 2.27 ACRES — CBA = 1.29 ACRES

LOT : 79 — 105,468 SQ. FT. — 2.42 ACRES — CBA = 1.60 ACRES

LOT : 80 — 90,117 SQ. FT. — 2.07 ACRES — CBA = 1.42 ACRES

LOT : 81 — 141,655 SQ. FT. — 3.25 ACRES — CBA = 2.18 ACRES

LOT : 82 — 4 SQ. FT. — ACRES — 96 ACRES

LOT : 58 — 65,622 SQ. FT. — 1.51 ACRES — CBA = 0.36 ACRES

LOT : 59 — 122,242 SQ. FT. — 2.81 ACRES — CBA = 0.95 ACRES

LOT : 60 — 84,864 SQ. FT. — 1.95 ACRES — CBA = 0.75 ACRES

LOT : 61 — 54,176 SQ. FT. — 1.24 ACRES — CBA = 0.70 ACRES

LOT : 62 — 51,107 SQ. FT. — 1.17 ACRES — CBA = 0.70 ACRES

LOT : 63 — 48,669 SQ. FT. — 1.12 ACRES — CBA = 0.68 ACRES

LOT : 64 — 68,565 SQ. FT. — 1.57 ACRES — CBA = 1.06 ACRES

LOT : 65 — 73,091 SQ. FT. — 1.68 ACRES — CBA = 1.15 ACRES

LOT : 66 — 72,722 SQ. FT. — 1.67 ACRES — CBA = 1.13 ACRES

LOT : 67 — 81,414 SQ. FT. — 1.87 ACRES — CBA = 1.13 ACRES

LOT : 68 — 82,706 SQ. FT. — 1.90 ACRES — CBA = 0.77 ACRES

LOT : 69 — 79,473 SQ. FT. — 1.82 ACRES — CBA = 0.80 ACRES

LOT : 70 — 76,182 SQ. FT. — 1.75 ACRES — CBA = 0.31 ACRES

PROPOSED WATER MAIN (TYP.)

PROPOSED WATER METER (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED 24" STOP BAR AND STOP SIGN WITH (2) STREET NAME SIGNS (TYP.)

PROPOSED SPEED LIMIT SIGN (TYP.)

SPEED LIMIT 25 R2-1

STOP R1-1

EXISTING 100 YEAR FLOODPLAIN

100' WATERSHED PROTECTION BUFFER

150' WATERSHED PROTECTION S/B

50' WATERSHED PROTECTION BUFFER

100' WATERSHED PROTECTION BUFFER

LL 29 — LL 28 — LL 4 — LL 5

APPROX. LAND LOT LINE

EXIST. FENCE

24" RCP

18" CMP

L=344.10'
R=1311.55'
CL=343.12'
CD=S80°32'11"W

S88°03'09"W
114.39'

L=76.32'
R=389.67'
CL=76.19'
CD=N86°20'13"W

N80°43'34"W
324.53'

L=103.68'
R=4414.02'
CL=103.68'
CD=N80°03'12"W

L=223.66'
R=7351.51'
CL=223.65'
CD=S80°15'07"E

L=296.32'
R=1925.70'
CL=296.03'
CD=N76°42'55"W

L=162.23'
R=4428.59'
CL=162.22'
CD=S73°21'24"E

N74°24'22"W
117.46'

L=80.36'
R=1959.62'
CL=80.35'
CD=N73°13'53"W

N72°03'24"W
217.75'

S03°22'37"E
1425.22'

N/F
BONDURANT ROBERT S
P.B. 49, PG 254
D.B. 4602, PG. 279-281
TAX ID.
0702 008
ZONED: AR

PROPOSED UTILITIES

WATER: FAYETTE COUNTY

SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS

ELECTRIC: COWETA-FAYETTE EMC

NOTE:
UPON COMPLETION OF PROPOSED IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT, THE PROPOSED RIGHT OF WAYS ASSOCIATED WITH THIS DEVELOPMENT WILL BE DEDICATED TO FAYETTE COUNTY FOR PUBLIC USE.

*AE/DE = ACCESS EASEMENT/ DRAINAGE EASEMENT

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Moore Bass
CONSULTING
ATLANTA
(770) 914-5999 (Fax)
TALLAHASSEE
(850) 765-0897
1900 Kings Bay Road
Woodstock, Georgia 30223
www.moorebass.com

PROJECT NAME
HUNTCLIFF MANOR
FAYETTE COUNTY, GA

CLIENT NAME
TSTT INVESTMENTS, LLC
1950 SPECTRUM CIRCLE, SUITE 550
MARIETTA, GA 30067

REVISIONS
1. REVISED PER COUNTY COMMENTS 2-10-20
2. REVISED PER COUNTY COMMENTS 3-18-20
3. REVISED PER COUNTY COMMENTS 5-12-20

MB
U68.001-PP BASE

ARCHIVE	
DATE	12-9-2019
FILE #	
CONTRACT #	U68.001
DRAWN BY	LC / DC

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1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER SEAN D. SHANKS
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
WATER SERVICE & STRIPING PLANS SHEET 2

SHEET
5.2

PRELIMINARY, NOT FOR CONSTRUCTION

LOT : 80
90,117 SQ. FT.
2.07 ACRES
CBA = 1.42 ACRES

2.42 ACRES
CBA = 1.60 ACRES

LOT : 81
141,655 SQ. FT.
3.25 ACRES
CBA = 2.18 ACRES

LOT : 82
135,634 SQ. FT.
3.11 ACRES
CBA = 1.96 ACRES

150' WATERSHED PROTECTION S/B

100' WATERSHED PROTECTION BUFFER

EXISTING 100 YEAR FLOODPLAIN

POND

PROPOSED WATER METER (TYP.)

100' WATERSHED PROTECTION BUFFER

150' WATERSHED PROTECTION S/B

LOT : 59
122,242 SQ. FT.
2.81 ACRES
CBA = 0.95 ACRES

100' BUFFER

EXIST. FENCE

S03°22'37"E
1425.22'

N/F
BONDURANT ROBERT S
P.B. 49, PG 254
D.B. 4602, PG. 279-281
TAX ID.
0702 008
ZONED: AR

MATCHLINE

LOT : 58
65,622 SQ. FT.
1.51 ACRES
CBA = 0.36 ACRES

LOT : 57
58,073 SQ. FT.
1.33 ACRES
CBA = 0.51 ACRES

LOT : 56
78,322 SQ. FT.
1.80 ACRES
CBA = 1.05 ACRES

LOT : 55
60,901 SQ. FT.
1.40 ACRES
CBA = 0.92 ACRES

LOT : 52
52,403 SQ. FT.
1.20 ACRES
CBA = 0.71 ACRES

LOT : 51
76,308 SQ. FT.
1.75 ACRES
CBA = 0.94 ACRES

LOT : 50
58,092 SQ. FT.
1.33 ACRES
CBA = 0.59 ACRES

LOT : 49
67,469 SQ. FT.
1.55 ACRES
CBA = 0.66 ACRES

LOT : 48
96,837 SQ. FT.
2.22 ACRES
CBA = 1.21 ACRES

LOT : 47
66,222 SQ. FT.
1.52 ACRES
CBA = 0.90 ACRES

LOT : 46
45,444 SQ. FT.
1.04 ACRES
CBA = 0.57 ACRES

LOT : 45
43,587 SQ. FT.
1.00 ACRES
CBA = 0.54 ACRES

LOT : 44
43,625 SQ. FT.
1.00 ACRES
CBA = 0.54 ACRES

LOT : 43
43,717 SQ. FT.
1.00 ACRES
CBA = 0.54 ACRES

LOT : 42
47,354 SQ. FT.
1.09 ACRES
CBA = 0.60 ACRES

LOT : 41
47,012 SQ. FT.
1.08 ACRES
CBA = 0.60 ACRES

LOT : 40
47,317 SQ. FT.
1.09 ACRES
CBA = 0.60 ACRES

LOT : 39
50,596 SQ. FT.
1.16 ACRES
CBA = 0.66 ACRES

LOT : 38
50,281 SQ. FT.
1.15 ACRES
CBA = 0.65 ACRES

LOT : 37
65,666 SQ. FT.
1.51 ACRES
CBA = 0.76 ACRES

LOT : 68
82,706 SQ. FT.
1.90 ACRES
CBA = 0.77 ACRES

LOT : 67
81,414 SQ. FT.
1.87 ACRES
CBA = 1.13 ACRES

LOT : 66
72,722 SQ. FT.
1.67 ACRES
CBA = 1.13 ACRES

LOT : 65
73,091 SQ. FT.
1.68 ACRES
CBA = 1.15 ACRES

LOT : 64
68,565 SQ. FT.
1.57 ACRES
CBA = 1.06 ACRES

LOT : 63
48,669 SQ. FT.
1.12 ACRES
CBA = 0.68 ACRES

LOT : 60
84,864 SQ. FT.
1.95 ACRES
CBA = 0.75 ACRES

LOT : 61
54,178 SQ. FT.
1.24 ACRES
CBA = 0.70 ACRES

LOT : 62
51,107 SQ. FT.
1.17 ACRES
CBA = 0.70 ACRES

LOT : 54
73,410 SQ. FT.
1.69 ACRES
CBA = 1.06 ACRES

LOT : 53
55,881 SQ. FT.
1.28 ACRES
CBA = 0.82 ACRES

LOT : 68
68,862
1.58
CBA = 0

STOP
R1-1

PROPOSED 24" STOP BAR AND STOP SIGN WITH (2) STREET NAME SIGNS (TYP.)

DOVEHOUSE RD (60' R/W)

PROPOSED WATER MAIN (TYP.)

PROPOSED SPEED LIMIT SIGN (TYP.)

SPEED LIMIT 25 R2-1

PROPOSED WATER METER (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

HUNTCLIFF DR (60' R/W)

PROPOSED WATER MAIN (TYP.)

PROPOSED WATER METER (TYP.)

WOOD CHASE LN (60' R/W)

STOP
R1-1

PROPOSED 24" STOP BAR AND STOP SIGN WITH (2) STREET NAME SIGNS (TYP.)

HUNTCLIFF DR (60' R/W)

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED WATER METER (TYP.)

PROPOSED CMU LOCATION

PROPOSED WATER METER (TYP.)

DISCOVERY LAKE DRIVE (FUTURE R/W)

18" CMP

DAVIS ROAD (R/W VARIES)

50' BUFFER

APPROX. LAND LOT LINE

L=223.66'
R=7351.51'
CL=223.65'
CD=S80°15'07"E

L=296.32'
R=1925.70'
CL=296.03'
CD=N76°42'55"W

L=162.23'
R=4428.59'
CL=162.22'
CD=S73°21'24"E

N74°24'22"W
117.46'

L=80.36'
R=1959.62'
CL=80.35'
CD=N73°13'53"W

N72°03'24"W
217.75'

L=200.06'
R=3842.63'
CL=200.04'
CD=N70°33'54"W

N69°04'25"W
243.71'

L=169.51'
R=499.63'
CL=168.70'
CD=S78°47'35"E

L=169.56'
R=2242.72'
CL=169.52'
CD=N86°20'47"W

L=57.40'
R=1299.02'
CL=57.39'
CD=N82°54'53"W

N81°38'56"W
78.80'

N80°32'30"W
108.23'

N89°36'51"W
1440.54'

S00°10'24"E
1133.18'

N/F
SMITH JOHN S JR ESTATE
TAX ID.
0703 009
ZONED: AR

100' BUFFER

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	EX.	EXISTING
N/F	NOW OR FORMERLY	N, S, E, & W	NORTH, SOUTH, EAST & WEST
-E-	OVERHEAD POWER LINE	TYP.	TYPICAL
CMP	CORRUGATED METAL PIPE	FSB	FRONT SETBACK
SWMF	STORMWATER MANAGEMENT FACILITY	RSB	REAR SETBACK
TBM	TEMPORARY BENCHMARK	SSB	SIDE SETBACK
POB	POINT OF BEGINNING	L=	LENGTH
POC	POINT OF COMMENCEMENT	R=	RADIUS
RCP	REINFORCED CONCRETE PIPE		IRON PIN FOUND
DIP	DUCTILE IRON PIPE		IRON PIN SET
PVC	POLYVINYL CHLORIDE PIPE		CALCULATED POINT
HDPE	HIGH DENSITY POLYETHYLENE PIPE		POWER POLE (PP)
P	PROPERTY LINE		FIRE HYDRANT (FH)
℄	CENTERLINE		WATER VALVE (WV)
ID	IDENTIFICATION		WATER METER (WM)
B.S.L.	BUILDING SETBACK LINE		JUNCTION BOX (JB)
BOC	BACK OF CURB		SANITARY SEWER MANHOLE (SSMH)
C	CURVE LABEL		DROP INLET (DI)
CI	CURB INLET		R/W MONUMENT
DE	DRAINAGE EASEMENT		SINGLE WING CATCH BASIN
N/F	NOW AND FORMALLY		DOUBLE WING CATCH BASIN
WM	WATER METER		CURB INLET
WV	WATER VALVE		HEADWALL (HW)
CBA	CONTINUOUS BUILDABLE AREA		FLARED END SECTION
B/C	BACK-OF-CURB		LIGHT POST (LP)
Ac	ACRES		YARD INLET
sf	SQUARE FEET		SEWER CLEAN OUT
30" Pine	SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET		WETLANDS
			FLOODPLAIN
	STATE WATERS PERENNIAL STREAMS		STATE WATERS INTERMITTENT STREAMS

PROPOSED UTILITIES

WATER: FAYETTE COUNTY

SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS

ELECTRIC: COWETA-FAYETTE EMC

NOTE:
UPON COMPLETION OF PROPOSED IMPROVEMENTS AND APPROVAL OF THE FINAL PLAT, THE PROPOSED RIGHT OF WAYS ASSOCIATED WITH THIS DEVELOPMENT WILL BE DEDICATED TO FAYETTE COUNTY FOR PUBLIC USE.

*AE/DE = ACCESS EASEMENT/ DRAINAGE EASEMENT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Moore Bass CONSULTING
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(770) 814-4994 (Office)
(770) 814-4996 (Fax)
www.moorebass.com
TALLAHASSEE
1350 Keys Ferry Court
McDonough, Georgia 30253

PROJECT NAME
HUNTCLIFF MANOR
FAYETTE COUNTY, GA

CLIENT NAME
TSTT INVESTMENTS, LLC
1950 SPECTRUM CIRCLE, SUITE 550
MARIETTA, GA 30067

REVISIONS
1. REVISED PER COUNTY COMMENTS 2-10-20
2. REVISED PER COUNTY COMMENTS 3-16-20
3. REVISED PER COUNTY COMMENTS 5-12-20

MB

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ARCHIVE	
DATE	12-9-2019
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CONTRACT #	U68.001
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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER JOHN D. SHANKS

LEVEL 2 CERTIFICATION

CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
WATER SERVICE & STRIPING PLANS
SHEET 3

SHEET
5.3

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LEGEND

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30" Pine	SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET		WETLANDS
			FLOODPLAIN
	STATE WATERS		STATE WATERS
	PERENNIAL STREAMS		INTERMITTENT STREAMS

N/F WHITTINGTON FRANKLIN JR TAX ID. 0702 024 ZONED: AR

N/F HAMMER R WILLIAM TAX ID. 0702 026 ZONED: AR

N/F WHITTINGTON FRANK SR TAX ID. 0702 036 ZONED: AR

N/F MARCH LANNY W & JUNE C P.B. 9, PG. 135 D.B. 637, PG 768 TAX ID. 0702 023 ZONED: AR

N/F BROWN DAVID M P.B. 9, PG. 135 D.B. 4494 PG. 404 TAX ID. 0702 041 ZONED: AR

N/F STONE DIANA V P.B. 40, PG. 147 D.B. 3997 PG. 617 TAX ID. 0703 019 ZONED: AR

N/F SCHULZ KATLIN JOY P.B. 40, PG 148 D.B. 4057, PG. 466 TAX ID. 0703 015 ZONED: AR

N/F HUNNUM DAVID L & MARY E P.B. 30, PG. 1-3 D.B. 1210, PG. 511 TAX ID. 070203005 ZONED: AR

N/F BARLAR NANCY H KRISTOPHER A P.B. 30, PG. 1-3 D.B. 2148, PG. 200 TAX ID. 070203004 ZONED: AR

N/F BAENA RICARDO DONNA LEE BAENA P.B. 30, PG. 1-3 D.B. 2914, PG. 448 TAX ID. 070204008 ZONED: AR

N/F SMITH JACK F JR SUSAN M P.B. 30, PG 1-3 D.B. 2584, PG. 313 TAX ID. 070204007 ZONED: AR

N/F WINDSOR FRANCIS S WINDSOR ROBYN T P.B. 30, PG. 1-3 D.B. 4220, PG. 341 TAX ID. 070204006 ZONED: AR

N/F COOLEY MICHAEL R COOLEY SUSAN C P.B. 30, PG. 1-3 D.B. 3947, PG. 513 TAX ID. 070204005 ZONED: AR

N/F BONDURANT ROBERT S P.B. 49, PG 254 D.B. 4602, PG. 279-281 TAX ID. 0702 008 ZONED: AR

N/F SMITH JOHN S JR ESTATE TAX ID. 0703 009 ZONED: AR

HILLRED DRIVE

EBENEEZER CHURCH ROAD (80' R/W)

DISCOVERY LAKE DRIVE (FUTURE R/W)

DAVIS ROAD (R/W VARIES)

BASIN-A 8.20 AC. POST CN = 68 Tc = 34.5 min. Q10 = 7.58 CFS Q100 = 16.74 CFS

BASIN-B 16.18 AC. POST CN = 68 Tc = 28.2 min. Q10 = 17.32 CFS Q100 = 38.00 CFS

BASIN-C 22.26 AC. POST CN = 68 Tc = 24.8 min. Q10 = 25.84 CFS Q100 = 56.30 CFS

BASIN-D 24.15 AC. POST CN = 68 Tc = 30.9 min. Q10 = 24.03 CFS Q100 = 53.02 CFS

BASIN-E 31.89 AC. POST CN = 68 Tc = 27.7 min. Q10 = 34.18 CFS Q100 = 75.00 CFS

BASIN-F 19.93 AC. POST CN = 68 Tc = 26.5 min. Q10 = 23.14 CFS Q100 = 50.41 CFS

BASIN-G 22.00 AC. POST CN = 68 Tc = 27.5 min. Q10 = 23.98 CFS Q100 = 51.74 CFS

BASIN-H 12.38 AC. POST CN = 68 Tc = 32.3 min. Q10 = 12.32 CFS Q100 = 27.18 CFS

BASIN-BYPASS-A 55.81 AC. POST CN = 68 Tc = 40.1 min. Q10 = 48.50 CFS Q100 = 107.46 CFS

POND

100' BUFFER

50' BUFFER

75' WATERSHED PROTECTION S/B

100' WATERSHED PROTECTION S/B

150' WATERSHED PROTECTION S/B

50' WATERSHED PROTECTION BUFFER

100' WATERSHED PROTECTION BUFFER

50' PROTECTION BUFFER TRANSITION

EXISTING 100 YEAR FLOODPLAIN

EXIST. FENCE

APPROX. LAND LOT LINE

18" CMP

15" RCP

24" RCP

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

(GA WEST ZONE) GRID NORTH

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1350 Keys Ferry Court
McDonough, Georgia 30253
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FAYETTE COUNTY, GA

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1950 SPECTRUM CIRCLE, SUITE 550
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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 031558 STEVEN D. SHANKS
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
CONCEPTUAL STORMWATER PLAN

SHEET
6.0

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in) @ Depth (in)	Estimated Hydraulic Loading Rate gal/day/sq.ft.	Soil Suit. Code
Abell	>72	18-40	2-8	----	----	----	F4
Bethlehem	54-72	>72	6-13	30-36	45	----	N3
Cataula II	>72	24-30 (PWT)	2-10	12	----	0.10	C1
Cataula III	>72	24-48* (PWT)	2-10	60	60	----	A3
Cecil	>72	>72	2-13	36-48	60	----	A1
Cecil Wet Variant	>72	54-60	2-6	30	75	----	P1
Chestatee	54-72	>72	3-18	24-30	60	----	N3
Gullied Land	>72	>72	6-18	SEE SUITABILITY CODES			G2
Hard Labor	>72	24-30	2-10	8-12	85	0.10	C2
Pacolet	>72	>72	2-18	30-48	45	----	A1
Rion	>72	>72	2-18	30-48	45	----	A1
Santuc	>72	18-24	2-6	----	----	----	F2
Saw	24-42	>42	3-13	12-24	75	0.12	I1
Starr	>72	>72	2-8	----	----	----	F4
Toccoa	>72	48-72	0-4	----	----	----	F10
Wake	10-18	>18	2-18	----	----	----	I2
Wash Over Pacolet	>72	>72	2-8	40-48	60	----	A2

*Indicates depth to top and bottom of restrictive layer that is causing brief perching of water. Soil appears to be well drained below restrictive layer.
PWT = Perched Water Table

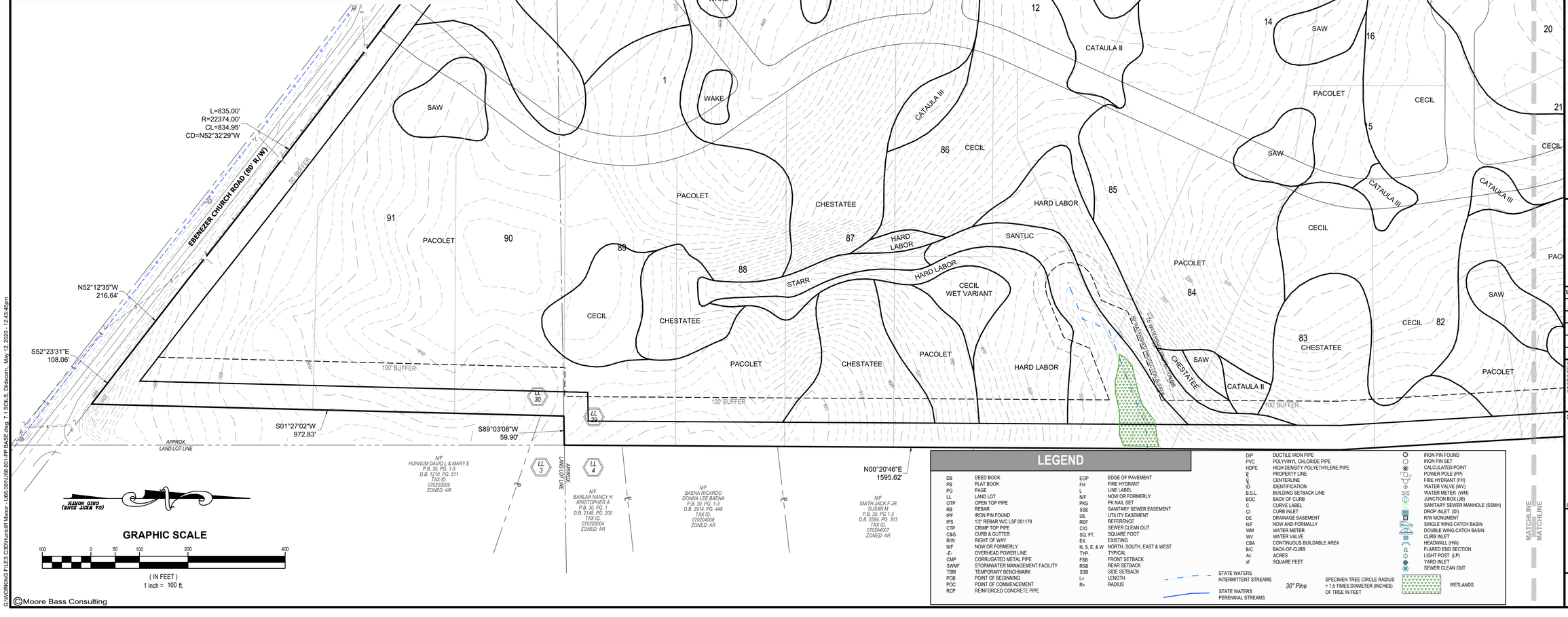
SOIL SUITABILITY CODE LEGEND

A1	Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
A2	Soils consist of overwash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff should be diverted from this area if it is used for absorption field.
A3	Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. 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. Soils are well drained below restrictive layer. Trenches installed at the recommended depth should function effectively. Permeability appears to improve with depth. Test pits are recommended to observe the profile to a depth 24 inches below the trench depth.
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 I effluent.
F2	Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
F4	Soils are unsuitable for on-site wastewater disposal due to flooding and/or storm water drainage patterns.
F10	Soils are unsuitable for on-site wastewater disposal due to periodic flooding, poor landscape position and/or seasonal high water table conditions.
G2	These areas are gullied, rendering them unsuitable for on-site wastewater disposal.
I2	Soils contain bedrock at variable depths. Excavation of observation pits with a backhoe is required to determine the suitability of these soils for alternative absorption fields.
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 reclassified in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.
N3	Soils contain somewhat shallow parent material and partially weathered rock. Hand auger borings have been advanced to a depth of at least 54 inches and parent material is generally suitable for conventional absorption field installation.
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 appears to be well drained below somewhat restrictive layer. Trenches installed below restrictive layer should function effectively. Environmental Health Department may require further inspection utilizing backhoe test pits prior to permitting.
P1	Soils have a drainage problem in the lower profile. Absorption trenches installed at least 24 inches above seasonal high water table should function effectively. Estimated percolation rate is for recommended trench depth.

NOTES:

- Soils information shown hereon is based on a Level 3 soils analysis performed by Applied Environmental Sciences, dated 05-17-2018
- 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.

PRELIMINARY, NOT FOR CONSTRUCTION



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

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	FLARED END SECTION
	LIGHT POST (LP)
	YARD INLET
	SEWER CLEAN OUT

STATE WATERS INTERMITTENT STREAMS
STATE WATERS PERENNIAL STREAMS
30" Pine
SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET
WETLANDS

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SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL GLENN D. SHANKS ENGINEER
LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
LEVEL 3 SOILS OVERLAY MAP SHEET 1

SHEET 7.1

PRELIMINARY, NOT FOR CONSTRUCTION

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



N/F
STONE DIANA V
P.B. 40, PG. 147
D.B. 3997 PG. 617
TAX ID.
0703 019
ZONED: AR

N/F
SCHULZ KATLIN JOY
P.B. 40, PG 148
D.B. 4057, PG. 466
TAX ID.
0703 015
ZONED: AR

N/F
BROWN DAVID M
P.B. 9, PG. 135
D.B. 4494 PG. 404
TAX ID.
0702 041
ZONED: AR

N00°58'52"E
1657.49'

S89°20'46"W
321.40'

N01°16'11"E
1926.89'

MATCHLINE
MATCHLINE

100' BUFFER

50' BUFFER

150' WATERSHED PROTECTION S/B

100' WATERSHED PROTECTION BUFFER

EXISTING 100 YEAR FLOODPLAIN

EXIST. FENCE

L=344.10'
R=1311.55'
CL=343.12'
CD=S80°32'11"W

S88°03'09"W
114.39'

L=76.32'
R=389.67'
CL=76.19'
CD=N86°20'13"W

N80°43'34"W
324.53'

24" RCP

L=103.68'
R=4414.02'
CL=103.68'
CD=N80°03'12"W

L=223.66'
R=7351.51'
CL=223.65'
CD=S80°15'07"E

18" CMP

L=296.32'
R=1925.70'
CL=296.03'
CD=N76°42'55"W

L=162.23'
R=4428.59'
CL=162.22'
CD=S73°21'24"E

APPROX. LAND LOT LINE

N74°24'22"W
117.46'

L=80.36'
R=1959.62'
CL=80.35'
CD=N73°13'53"W

N72°03'24"W
217.75'

S03°22'37"E
1425.22'

N/F
BONDURANT ROBERT S
P.B. 40, PG 254
D.B. 4602, PG. 279-281
TAX ID.
0702 008
ZONED: AR

CECIL
PACOLET
CHESTATEE
SAW
WAKE
BETHLEHEM
HARD LABOR
STARR
CECIL WET VARIANT
ABELL
SANTUC
CATAULA II
CATAULA III
OVER PACOLET WASH
TOCCOA
RION
SALDIER LAND
MAREL
PACOLET

LL 29
LL 28
LL 26
LL 5
LL 4

LEGEND

NOTE: FULL LEGEND DISPLAYED ON APPOSING SHEETS.

30" Pine — SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET

STATE WATERS PERENNIAL STREAMS

WETLANDS

FLOODPLAIN

STATE WATERS INTERMITTENT STREAMS

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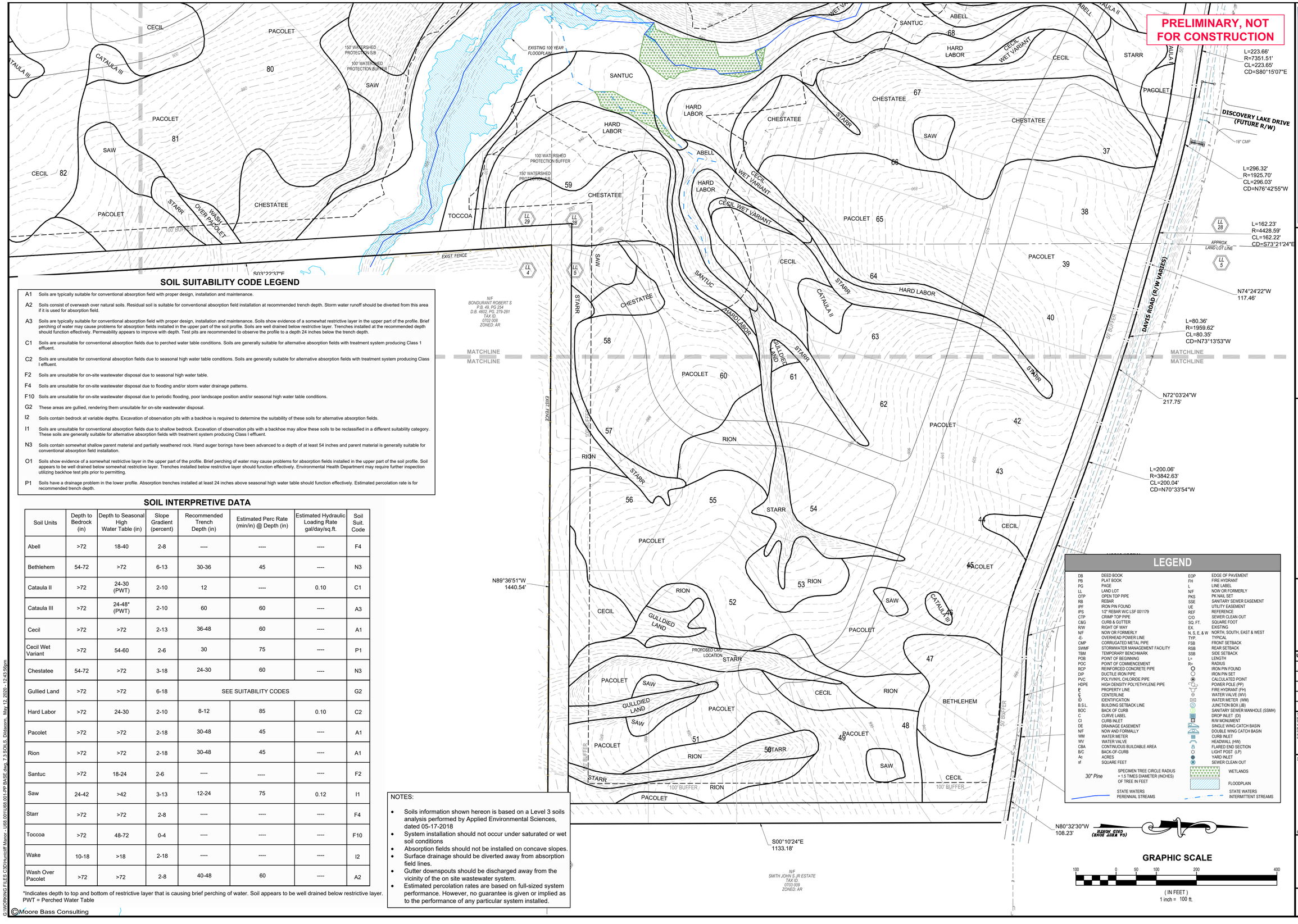
1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL
GEORGIA REGISTERED No. 031558 PROFESSIONAL ENGINEER SEAN D. SHANKS

LEVEL 2 CERTIFICATION
CERT. #0000048661 EXP.: 12/14/19

SHEET TITLE
LEVEL 3 SOILS OVERLAY MAP SHEET 2

SHEET
7.2



SOIL SUITABILITY CODE LEGEND

A1	Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
A2	Soils consist of overwash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff should be diverted from this area if it is used for absorption field.
A3	Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. 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. Soils are well drained below restrictive layer. Trenches installed at the recommended depth should function effectively. Permeability appears to improve with depth. Test pits are recommended to observe the profile to a depth 24 inches below the trench depth.
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.
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 I effluent.
F2	Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
F4	Soils are unsuitable for on-site wastewater disposal due to flooding and/or storm water drainage patterns.
F10	Soils are unsuitable for on-site wastewater disposal due to periodic flooding, poor landscape position and/or seasonal high water table conditions.
G2	These areas are gullied, rendering them unsuitable for on-site wastewater disposal.
I2	Soils contain bedrock at variable depths. Excavation of observation pits with a backhoe is required to determine the suitability of these soils for alternative absorption fields.
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 reclassified in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.
N3	Soils contain somewhat shallow parent material and partially weathered rock. Hand auger borings have been advanced to a depth of at least 54 inches and parent material is generally suitable for conventional absorption field installation.
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 appears to be well drained below somewhat restrictive layer. Trenches installed below restrictive layer should function effectively. Environmental Health Department may require further inspection utilizing backhoe test pits prior to permitting.
P1	Soils have a drainage problem in the lower profile. Absorption trenches installed at least 24 inches above seasonal high water table should function effectively. Estimated percolation rate is for recommended trench depth.

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in) @ Depth (in)	Estimated Hydraulic Loading Rate gal/day/sq.ft.	Soil Suit. Code
Abell	>72	18-40	2-8	----	----	----	F4
Bethlehem	54-72	>72	6-13	30-36	45	----	N3
Cataula II	>72	24-30 (PWT)	2-10	12	----	0.10	C1
Cataula III	>72	24-48* (PWT)	2-10	60	60	----	A3
Cecil	>72	>72	2-13	36-48	60	----	A1
Cecil Wet Variant	>72	54-60	2-6	30	75	----	P1
Chestatee	54-72	>72	3-18	24-30	60	----	N3
Gullied Land	>72	>72	6-18	SEE SUITABILITY CODES			G2
Hard Labor	>72	24-30	2-10	8-12	85	0.10	C2
Pacolet	>72	>72	2-18	30-48	45	----	A1
Rion	>72	>72	2-18	30-48	45	----	A1
Santuc	>72	18-24	2-6	----	----	----	F2
Saw	24-42	>42	3-13	12-24	75	0.12	I1
Starr	>72	>72	2-8	----	----	----	F4
Toccoa	>72	48-72	0-4	----	----	----	F10
Wake	10-18	>18	2-18	----	----	----	I2
Wash Over Pacolet	>72	>72	2-8	40-48	60	----	A2

*Indicates depth to top and bottom of restrictive layer that is causing brief perching of water. Soil appears to be well drained below restrictive layer.
PWT = Perched Water Table

NOTES:

- Soils information shown hereon is based on a Level 3 soils analysis performed by Applied Environmental Sciences, dated 05-17-2018
- 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.

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	PKS	PK NAIL SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/C LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
R/W	RIGHT OF WAY	EX.	EXISTING
N/F	NOW OR FORMERLY	N, S, E, & W	NORTH, SOUTH, EAST & WEST
-E-	OVERHEAD POWER LINE	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	FSB	FRONT SETBACK
SWMF	STORMWATER MANAGEMENT FACILITY	RSB	REAR SETBACK
TBM	TEMPORARY BENCHMARK	SSB	SIDE SETBACK
POB	POINT OF BEGINNING	L=	LENGTH
POC	POINT OF COMMENCEMENT	R=	RADIUS
RCP	REINFORCED CONCRETE PIPE		IRON PIN FOUND
DIP	DUCTILE IRON PIPE		IRON PIN SET
PVC	POLYVINYL CHLORIDE PIPE		CALCULATED POINT
HDPE	HIGH DENSITY POLYETHYLENE PIPE		POWER POLE (PP)
	PROPERTY LINE		FIRE HYDRANT (FH)
	CENTERLINE		WATER VALVE (WV)
ID	IDENTIFICATION		WATER METER (WM)
B.S.L.	BUILDING SETBACK LINE		JUNCTION BOX (JB)
BOC	BACK OF CURB		SANITARY SEWER MANHOLE (SSMH)
C	CURVE LABEL		DROP INLET (DI)
CI	CURB INLET		R/W MONUMENT
DE	DRAINAGE EASEMENT		SINGLE WING CATCH BASIN
N/F	NOW AND FORMALLY		DOUBLE WING CATCH BASIN
WM	WATER METER		CURB INLET
WV	WATER VALVE		HEADWALL (HW)
CBA	CONTINUOUS BUILDABLE AREA		FLARED END SECTION
B/C	BACK-OF-CURB		LIGHT POST (LP)
Ac	ACRES		YARD INLET
sf	SQUARE FEET		SEWER CLEAN OUT
30" Pine	SPECIMEN TREE CIRCLE RADIUS = 1.5 TIMES DIAMETER (INCHES) OF TREE IN FEET		WETLANDS
	STATE WATERS PERENNIAL STREAMS		FLOODPLAIN
			STATE WATERS INTERMITTENT STREAMS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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PROJECT NAME
HUNTCLIFF MANOR
FAYETTE COUNTY, GA

CLIENT NAME
TSTT INVESTMENTS, LLC
1950 SPECTRUM CIRCLE, SUITE 550
MARIETTA, GA 30067

REVISIONS
1. REVISED PER COUNTY COMMENTS 2-10-20
2. REVISED PER COUNTY COMMENTS 3-16-20
3. REVISED PER COUNTY COMMENTS 5-12-20

U68.001-PP BASE

ARCHIVE
DATE 12-9-2019
FILE #
CONTRACT # U68.001
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SHEET 7.3

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