

**BOARD MEMBERS**

John H. Culbreth, Sr., Chairman  
Danny England, Vice-Chairman  
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**  
**October 15, 2020**  
**7:00 pm**

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

---

1. Consideration of the Minutes of the Planning Commission meeting held on September 17, 2020.
2. Consideration of the Minutes of the Planning Commission meeting held on October 1, 2020.

**NEW BUSINESS**

3. Consideration of a Minor Final Plat of Mud Bridge Manor. The property will consist of three (3) lots zoned A-R, is located in Land Lot(s) 181 & 182 of the 4<sup>th</sup> District and fronts on Mud Bridge Road.

**PUBLIC HEARING**

4. Consideration of Petition No. ASD-001-20, Emond Smith, Owner, request to revise the Final Plat of The Links Unit II to reduce the side yard setback on Lot 1 from 40 feet to 20 feet. This property is located in Land Lot 181 of the 5<sup>th</sup> District and fronts on Hewell Road

This Public Hearing will be live-streamed at:

<https://livestream.com/accounts/4819394?query=fayette%20county&cat=account>.

The call-in number of 770-305-5277 is provided for those who would like to make public comment during this Public Hearing.

To: Fayette County Planning Commission  
From: Chanelle Blaine, Zoning Administrator  
Date: October 09, 2020  
Subject: Minor Final Plat to be considered on October 16, 2020

**MINOR FINAL PLAT**

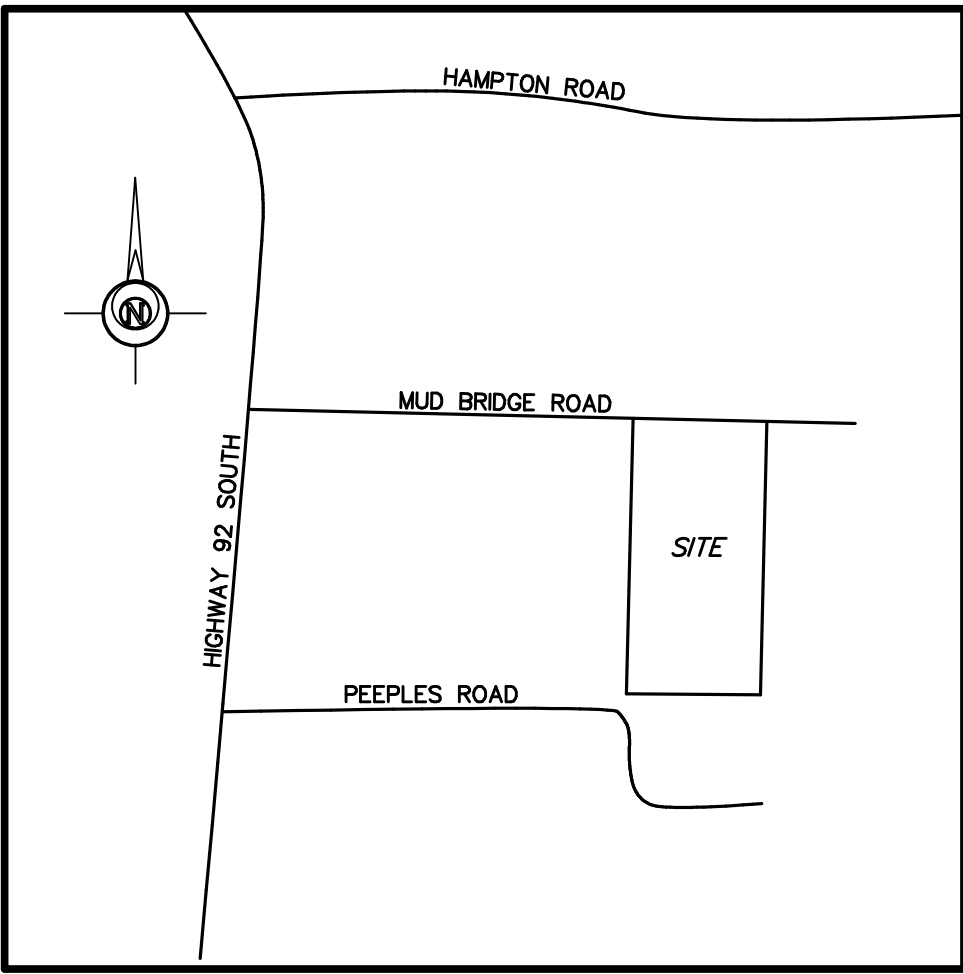
Mud Bridge Manor

**OWNER/APPLICANT**

Jim Mask

Recommend **APPROVAL** for the Final Plat.

MINOR FINAL PLAT OF  
MUD BRIDGE MANOR



VICINITY MAP (NOT TO SCALE)

CURRENT ZONING:

ZONED: A-R  
MINIMUM LOT AREA = 5.00 ACRES  
MINIMUM LOT WIDTH AT BUILDING LINE = 250 FEET  
MINIMUM HOUSE SIZE = 1,200 SQUARE FEET  
FRONT YARD SETBACK = 75 FEET  
SIDE YARD SETBACK = 50 FEET  
REAR YARD SETBACK = 75 FEET  
NUMBER OF LOTS = 3  
TOTAL ACRES = 97.41 ACRES+/-

AS OF THE DATE OF THIS SURVEY, LOTS 1 & 3 HAVE AN AREA WITH A MEASURED SIGHT DISTANCE OF 280 FEET+ AS REQUIRED BY FAYETTE COUNTY. ACTUAL SIGHT DISTANCE MAY VARY DEPENDING ON THE ASBLILT LOCATION OF THE NEW DRIVE, FINAL GRADE OF THE NEW DRIVE, AND ON THE ABILITY OF FAYETTE COUNTY TO MAINTAIN THEIR RIGHT-OF-WAY.

- NOTES:
- THIS IS A SUBDIVISION PLAT OF AN EXISTING TRACT AS RECORDED IN DEED BOOK 2618, PAGE 732, AND DEED BOOK 258, PAGE 271, FAYETTE COUNTY, GEORGIA RECORDS.
  - CURRENT OWNER: JOSEPHINE C. BALLARD PER DEED BOOK 2618, PAGE 732, FAYETTE COUNTY, GEORGIA RECORDS AS OF 10-04-2004 AND W.A. BALLARD PER DEED BOOK 258, PAGE 271, FAYETTE COUNTY, GEORGIA RECORDS AS OF 07-08-1982.
  - THIS SURVEY WAS AUTHORIZED JIM MASK.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - BEARINGS BASED ON EGPS REALTIME NETWORK, GEORGIA STATE PLAIN COORDINATES GRID NORTH (WEST ZONE)
  - THERE ARE NO WETLANDS ON THIS PROPERTY PER FAYETTE COUNTY GIS (QPUBLIC.NET).
  - 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 PROPERTY IS NOT IN A GROUNDWATER RECHARGE AREA PER FAYETTE COUNTY GIS (QPUBLIC.NET).
  - EACH PROPERTY HAS A MINIMUM CONTIGUOUS AREA OF 0.6 ACRES THAT IS FREE AND CLEAR OF ZONING SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
  - NO VISIBLE CEMETERY OR BURIAL GROUNDS WERE OBSERVED ON THIS PROPERTY BY THE SURVEYOR AT THE TIME OF THIS SURVEY.
  - ALL STRUCTURES ARE TO REMAIN, EXCEPT AS NOTED.
  - STATE WATERS SHOWN ON PLAT.
  - WATER TO BE PROVIDED BY ON-SITE WELL.
  - SEWERAGE TO BE PROVIDED BY ON-SITE SEPTIC SYSTEM.
  - SITE BENCHMARK: NAIL SET AS SHOWN.
  - PER PETITION NUMBER A-724-20 APPROVED MAY 18, 2020: THE FAYETTE COUNTY ZONING BOARD OF APPEALS HAS APPROVED THE APPLICATION OF DAVID BALLARD, EXECUTOR: ESTATE OF JOSEPHINE BALLARD THIS FOR PURPOSE OF OBTAINING:
    - VARIANCE TO Sec. 110-125 A-R(d)(6) TO REDUCE THE SIDE YARD SETBACK FROM 50 FEET TO 30 FEET TO ALLOW AN EXISTING BARN TO REMAIN.
    - VARIANCE TO Sec. 110-125 A-R(d)(4)(b) TO REDUCE THE FRONT YARD SETBACK FROM 75 FEET TO 25 FEET TO ALLOW THE EXISTING SINGLE-FAMILY RESIDENTIAL HOME TO REMAIN.
    - VARIANCE TO Sec. 110-125(g)(4)(d) TO REDUCE THE FRONT YARD SETBACK FROM 75 FEET TO 59 FEET TO ALLOW THE EXISTING BARN AND LEAN-TO TO REMAIN.
  - CROSS SECTIONS SHOWING EXISTING AND FUTURE 100 YEAR FLOOD ELEVATIONS WERE TAKEN FROM THE FAYETTE COUNTY WEBSITE "qpublic.net" (2013 FAYETTE COUNTY FLOOD STUDY CROSS SECTIONS).
  - NO RECORDED EASEMENTS AFFECTING THIS PROPERTY WERE RECOVERED OR PROVIDED DURING THE COURSE OF THIS SURVEY.

CODE LETTER	SUITABILITY CODE DESCRIPTION
A	Soil series should have ability to function as suitable absorption field with proper design, installation, and maintenance
B	Some rock and/or stony conditions were found. This soil should function as a suitable absorption field provided that the system is not so tight as to make sure there will be no rock lining. Holes have been bored at least 70" deep within this soil, with no lining.
C	Due to steep grade, erosion, and/or drainage problem, there is a high probability of failure for conventional systems. (Your Health Department can discuss this, per it, an alternative system must be in place for your situation.)
F	Normally considered unsatisfactory for use for conventional absorption fields.

SOIL TYPE	Slope %	Water Inches	Resistance Inches	Code	Trench Depth inches	Perk Rate in/in	Infil. Rate gal/sf/day
Cecil	2 - 8	>72	>72	A	24 - 48	45B40"	0.10
Lloyd	2 - 8	>72	>72	A	24 - 48	45B40"	0.10



RIGHT-OF-WAY NOTE:

THIS OFFICE RECOVERED DEEDS AND PLATS DEDICATING A 60' RIGHT-OF-WAY ALONG MUD BRIDGE ROAD. THESE WERE RECOVERED FOR ADJOINING PROPERTIES, BUT NOT THE BALLARD ESTATE. APPARENT 60' RIGHT-OF-WAY IS SHOWN PER THIS INFORMATION AND OTHER EVIDENCE RECOVERED.

LEVEL III SOILS SURVEY

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.

Georgia DHR Soil Classifier, Professional Geologist, or Professional Engineer  
Registration No. \_\_\_\_\_

8305 Spence Road  
Fairburn, Georgia 30213  
Phone: 770-869-8923  
Cell: 404-218-1196

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.

By: \_\_\_\_\_  
Georgia Professional Land Surveyor  
No. 2343

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

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, 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.

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. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANYTHING THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

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.

Larry C. Shimshick, Ga. PLS No. 2343  
Date \_\_\_\_\_



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 28,195 ft. and an angular error of 3 seconds per angle point, and is UNADJUSTED.  
A GEOMAX 700M 30 was used to obtain linear and angular measurements.  
It is my professional opinion, that this plat is true and correct representation of the land platted, has been prepared to meet the minimum standards and requirements of law, and has been computed for closure and has been found to be accurate within one foot in 1,181,525 feet.

APPROVALS:

Approved by Fayette County Environmental Health Department  
Date \_\_\_\_\_ Signed \_\_\_\_\_  
Environmental Health Specialist

Approved by Fayette County Environmental Management Department  
Date \_\_\_\_\_ Signed \_\_\_\_\_  
Environmental Management

Approved by the Fayette County Engineer  
Date \_\_\_\_\_ Signed \_\_\_\_\_  
County Engineer

Approved by the Fayette County Planning Commission on: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Date \_\_\_\_\_ Signed \_\_\_\_\_  
Secretary

Approved by Fayette County Zoning Administrator.  
Date \_\_\_\_\_ Signed \_\_\_\_\_  
Zoning Administrator

Approved by Fayette County Fire Marshal. All fire hydrant(s) located as shown.  
Date \_\_\_\_\_ Signed \_\_\_\_\_  
Fire Marshal

OWNER'S CERTIFICATE

We, the undersigned owner(s) and/or mortgage(s) of the \_\_\_\_\_ Subdivision, hereby offer to dedicate and/or reserve for public use the rights-of-way, easements and other grounds shown on this plat.

Owner	Date	Mortgagee	Date
_____	_____	_____	_____
_____	_____	_____	_____

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP.  
Map Number: 1131320157E  
Dated: SEPTEMBER 26, 2008

HOWEVER, ACCORDING TO THE 2013 FAYETTE COUNTY FLOOD STUDY SHOWN ON THE COUNTY'S WEBSITE (QPUBLIC.NET) A PORTION OF THIS PROPERTY DOES LIE IN A FLOOD HAZARD AREA. THE LIMITS OF THE EXISTING FLOOD HAZARD HAS BEEN GRAPHICALLY SCALED ONTO THIS PLAT. THESE ELEVATIONS HAVE NOT BEEN FIELD RUN/VERIFIED.



W.D. Gray and  
Associates, Inc.  
LSF000701

land surveyors - planners  
160 GREENCASTLE ROAD SUITE B TYRONE  
GEORGIA 30290  
PH. 770-486-7552 FAX 770-486-0496

PREPARED FOR:

JIM MASK  
183 MUD BRIDGE ROAD  
FAYETTEVILLE, GA. 30215  
PHONE: 404-271-5500

LAND LOT: 181 & 182  
4th DISTRICT  
FAYETTE COUNTY, GA.  
SCALE: 1" = 100'

DATE OF SURVEY: 02-03-20  
TO 02-12-20  
DATE OF DRAWING: 07-06-20  
REVISED: 08-21-20 COUNTY  
COMMENTS  
SHEET 1 OF 2  
JOB NO. 2001010




MUD BRIDGE ROAD (APPARENT 60' R/W - SEE R/W NOTE)

15' +/- WIDE GRAVEL ROAD

SITE TBM: NAIL SET  
NORTH: 1,219,974.633  
EAST: 2,225,230.195  
ELEVATION: 830.36  
(NAVD 1988)

UP &  
GUY  
WIRES



*NORTH BASED ON  
GEORGIA STATE  
PLAIN COORDINATES  
(WEST ZONE)*

N/F  
DIANE M. ALLBRITTON & C. EUGENE ALLBRITTON, JR.  
DEED BOOK 843, PAGES 192-193  
PLAT BOOK 9, PAGE 44  
ZONED: A-R

N/F  
ALAN C. EDWARDS & IRENE M. EDWARDS  
DEED BOOK 1188, PAGES 630-631  
PLAT BOOK 16, PAGE 69  
ZONED: A-R

**LEGEND**

A/C = AIR CONDITIONER  
B/L = BUILDING LINE  
CMP = CORRUGATED METAL PIPE  
HDPE = HIGH-DENSITY POLYETHYLENE  
M.B. = MAIL BOX  
N/F = NOW OR FORMERLY  
OH-U = OVERHEAD UTILITIES  
OTP = OPEN TOP PIPE  
PVC = POLYVINYL CHLORIDE  
R/W = RIGHT-OF-WAY  
S/D = SUBDIVISION  
UP = UTILITY POLE

\* \* \* \* \* = FENCE LINE

N/F  
MICHAEL JAMES BERO  
DEED BOOK 4990, PAGES 532-533  
PLAT BOOK 38, PAGE 168  
ZONED: A-R

PEEPLS ROAD (APPARENT 30' R/W)  
PLAT BOOK 37, PAGE 18  
PLAT BOOK 38, PAGE 168

L.L. 182

L.L. 171

**ZONED: A-R**

**W.D. Gray and  
Associates, Inc.**  
*LSF000701*

**LSF000701**

land surveyors - planners

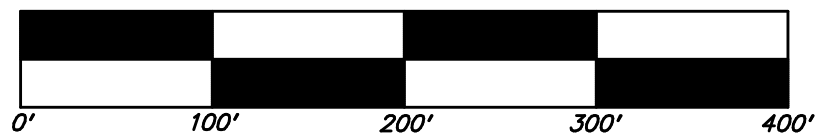
160 GREENCASTLE ROAD	SUITE B	TYRONE
GEORGIA	30290	
PH. 770-486-7552	FAX	770-486-0496

PREPARED FOR:

**JIM MASK**  
183 MUD BRIDGE ROAD  
FAYETTEVILLE, GA. 30215  
PHONE: 404-271-5500

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

GRAPHIC SCALE: 1 inch = 100 feet



LAND LOT: 181 &amp; 182

4th DISTRICT

FAYETTE COUNTY GA

SCALE: 1" = 100'

DATE OF SURVEY: 02-03-20

DATE OF DRAWING: 07-06-20  
REVISED: 08-21-20 COUNTY  
COMMENTS

SHEET 2 OF 2

JOB NO. 2001010

**PETITION NUMBER:** ASD-001-20

**REQUESTED ACTION:** To revise the Final Plat of The Links Unit III to reduce the side yard setback on Lot 1 from 40 feet to 20 feet.

**ZONING DISTRICT:** R-45

**LOCATION:** Hewell Road

**LAND LOT/DISTRICT:** Land Lot 181 of the 5th District

**APPLICANT/AGENT:** Edmond Smith

### **INVESTIGATION**

**History:** The Final Plat for The Links Unit III was recorded on December 5, 2001. The Final Plat contains seven lots. Both the Preliminary Plat and Final Plat indicated a 40 foot side yard setback along the western property line of Lot 1. The subject property is within the area of Rezoning Petition 628-87 for 155.883 acres going from A-R to R-45 approved on June 25, 1987. There were no conditions pertaining to setbacks.

### **Subdivision Regulations**

#### **Sec. 104-595. - Approval of subdivisions.**

#### **(2) Final plat or minor subdivision plat**

##### **j. Revision to a recorded final plat.**

4. *Amend setbacks increased by a developer on a major or minor final plat.* Proposed revisions to a recorded final plat which reduce a setback increased by the developer shall be considered in public hearings before the planning commission. Notice of a scheduled public hearing shall be published at least 15 calendar days prior to the public hearing before the planning commission. One sign is required to be posted for each street frontage of the subject property at least 15 calendar days prior to the public hearing before the planning commission. A refundable sign deposit shall be required for each sign at the time of application. The following factors shall be considered by the planning commission when reviewing these requests:
  - (i) *Street character.* Whether the request will result in a residence or accessory structure that will be out of character with the alignment of existing residences and accessory structures. Aspects to consider are the front setback established on the final plat, the alignment of existing residences and accessory structures, the degree a proposed residence or accessory structure will be out of alignment with the setback and/or existing residences and accessory structures and the presence of vegetation (trees, bushes, shrubbery, etc.) which may provide visual screening.

- (ii) *Side and rear setbacks.* Whether the request will result in residence or accessory structure that will be out of character with the alignment of existing residences and accessory structures. Aspects to consider are the alignment of existing residences and accessory structures, the degree a proposed residence or accessory structure will be out of alignment existing residences and accessory structures and the presence of vegetation (trees, bushes, shrubbery, etc.) which may provide visual screening.

## **Planning and Zoning**

The applicant is requesting the reduction in the setback to construct a single-family residence (see attached concept plan). The R-45 zoning district requires a 20 foot side yard setback. Based on the Preliminary Plat and Final Plat the setback was intentionally increased to 40 feet by the developer.

The factors above are to be used to review these requests:

*Street Character:* The subject property does not front on Links Circle (internal road) (see attached final plat) but fronts on and is oriented to Hewell Road which is a County Local Road. The 60 foot front yard setback will be maintained. The adjacent parcels will maintain a 60 foot front yard setback as they are also zoned R-45.

*Side and rear setback:* The adjacent parcel to the west of the subject property was not platted as part of The Links subdivision but it is also zoned R-45 and would be subject to a 20 foot side yard setback in terms of the placement of a residence or accessory structures. The existing single-family residence on this parcel is approximately 50 feet from the subject property. Per the aerials there appears to be a line of trees along the common property line that may provide some visual screening from the new residence. Given that the adjacent property could place structures with 20 feet of the property line, staff does not believe the reduction in the setback will be out of character.

## **STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of this request to revise the Final Plat of The Links Unit III to reduce the side yard setback on Lot 1 from 40 feet to 20 feet. If this request is approved, the property owner is required to submit a Minor Revision to a Final Plat to show a 20 foot side yard setback on Lot 1.

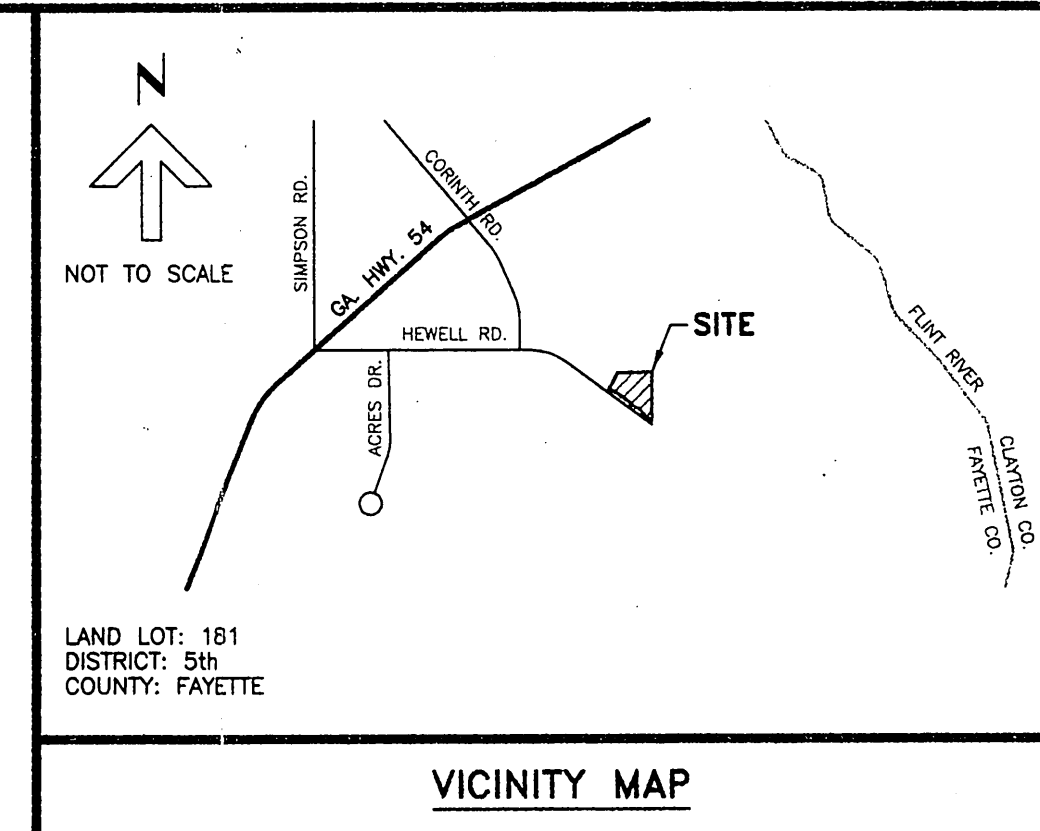


# ABBREVIATIONS

A ARC  
ASPH ASPHALT  
BC BACK OF CURB  
BLDG BUILDING  
CL CENTERLINE  
CO CLEAN OUT (SANITARY SEWER)  
CONC CONCRETE  
C/G CURB AND GUTTER  
CB CATCH BASIN  
DI DROP INLET  
EP EDGE OF PAVEMENT  
ESMT EASEMENT  
FC FACE OF CURB  
FF FINISH FLOOR  
FH FIRE HYDRANT  
HC HANDICAP SPACE  
HW HEADWALL  
INV INVERT  
LSCP LANDSCAPE  
LF LINEAL FEET  
MH MANHOLE  
MAX MAXIMUM  
MIN MINIMUM  
N/F NOW OR FORMERLY  
PAVMT PAVEMENT  
R RADIUS  
R/W RIGHT-OF-WAY  
SB SETBACK  
SF SQUARE FEET  
TYP TYPICAL

# SYMBOLS

▲ FIRE HYDRANT  
○ MANHOLE  
○ JUNCTION BOX  
○ SANITARY CLEAN OUT  
□ WATER METER  
□ WATER VALVE  
— HEADWALL  
— CATCH BASIN  
— POWER POLE  
— SILT FENCE  
— TREE PROTECTION FENCE  
— EXISTING FEATURES  
— PROPOSED FEATURES



# PRELIMINARY PLAT APPROVAL

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION ON \_\_\_\_\_ BY \_\_\_\_\_

APPROVAL OF THIS PRELIMINARY PLAT SHALL EXPIRE EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING COMMISSION UNLESS A FINAL PLAT FOR AT LEAST ONE (1) SECTION HAS BEEN APPROVED OR STREET BASE CONSTRUCTION ON AT LEAST ONE (1) SECTION HAS BEEN COMPLETED AND INSPECTED.

# SITE DATA

TOTAL SITE AREA = 336,960 SF (7.735 AC)  
MINIMUM LOT AREA = 43,560 SF (1.00 AC)  
MINIMUM HOUSE SIZE = 1,800 SF  
MINIMUM LOT WIDTH = 125'  
TOTAL NO. OF LOTS = 7  
NET DENSITY = 0.98 UNITS/NET ACRE  
ZONING = R-45  
BUILDING SETBACKS: FRONT YARD = 40'  
SIDE YARD = 20'  
REAR YARD = 40'

ALL SOILS ARE CcB (CECIL)

# OWNER/DEVELOPER

W. R. CLIFTON  
685 S. JEFF DAVIS DR.  
FAYETTEVILLE, GA 30214  
(770) 461-8460  
24 HR CONTACT: W. R. CLIFTON  
(770) 461-8460

# SURVEY INFORMATION

ALL BOUNDARY SURVEY INFORMATION SHOWN HEREON TAKEN FROM PLAT BY:  
DELTA SURVEYORS, INC.  
125 COMMERCE CIRCLE  
FAYETTEVILLE, GA 30214  
(770) 460-9342  
DATED: 05/22/00  
ALL TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON BY:  
JMS SURVEYORS  
DATED: MARCH 1987

**RICK SEWELL  
and  
ASSOCIATES,  
P.C.**

LAND PLANNERS  
LANDSCAPE ARCHITECTS  
ENGINEERS

1994 RUGBY AVENUE  
COLLEGE PARK, GA 30337  
(404) 766-1800  
rsewell@mindspring.com

# PRELIMINARY PLAT FOR

# THE LINKS UNIT III

L.L. 181,  
5th DISTRICT  
FAYETTE COUNTY,  
GEORGIA

© COPYRIGHT 2000  
RICK SEWELL and ASSOCIATES, P.C.

THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS LANDSCAPE ARCHITECT.

# REVISIONS

# APPROVED

Fayette County does not certify the accuracy of these plans. In approving these plans, the County has relied upon the accuracy of the information and representations furnished herein by the professional whose seal appears on these plans. The County assumes no liability or responsibility for the accuracy thereof. A professional seal is required for the approval of these plans. The County has attempted to insure compliance with all standards and specifications, approval of these plans does not constitute a warranty from compliance with any applicable standards and specifications.

RECEIVED  
JUL 10 2000  
ZONING DEPT.

DATE 30 JUNE 2000 JOB NO. 00013  
FILE NAME LINKSTP SCALE 1" = 60'  
SHEET TITLE

# TREE PROTECTION PLAN

SHEET NO.

**TP**

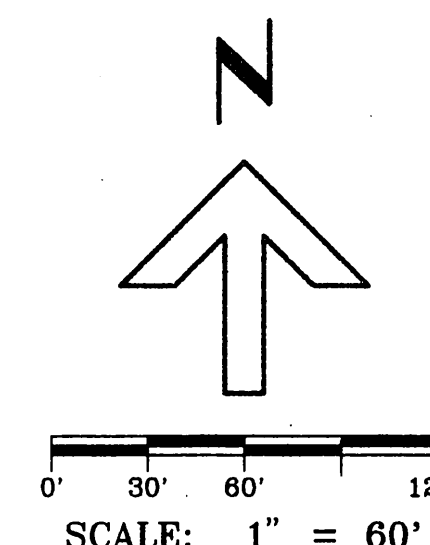
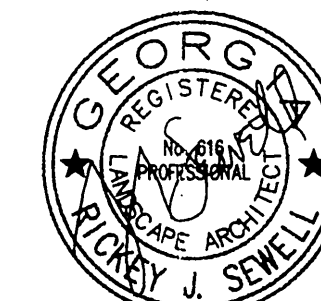
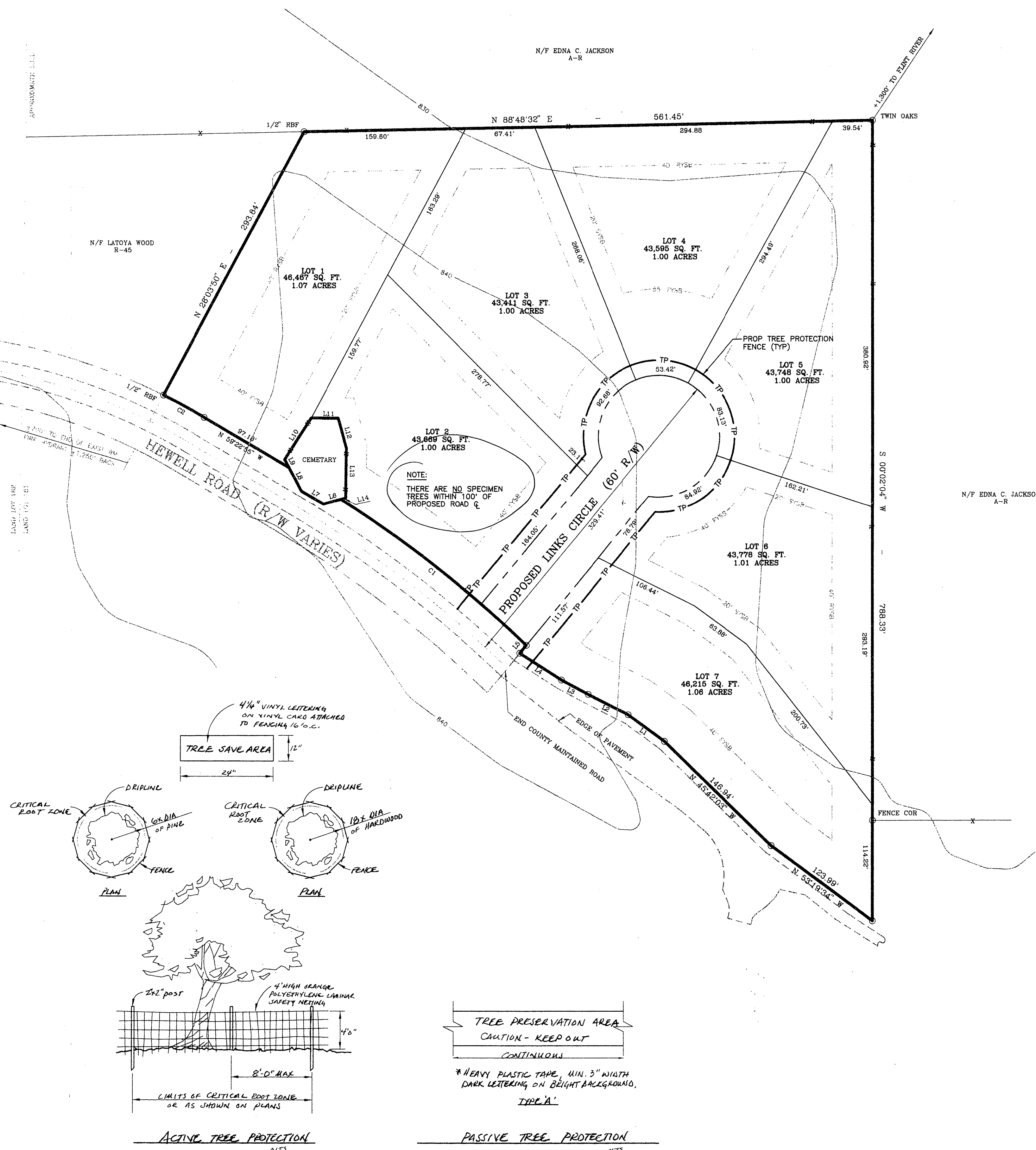
SHEET 1 OF 1

☐ RELEASED FOR CONSTRUCTION  
☐ FOR REVIEW ONLY

# BOUNDARY LINE CHART

L1	N 53°47'24" W	44.39'
L2	N 63°35'46" W	44.96'
L3	N 61°37'47" W	29.89'
L4	N 57°15'30" W	48.61'
L5	N 39°28'10" E	10.07'
L6	S 74°44'24" W	18.03'
L7	N 59°33'42" W	25.03'
L8	N 28°02'01" W	26.27'
L9	N 28°02'01" W	9.20'
L10	N 32°34'42" E	48.58'
L11	S 69°32'12" E	26.70'
L12	S 15°05'28" E	30.63'
L13	S 00°37'15" W	49.13'
L14	S 74°44'24" W	4.85'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1172.49'	232.76'	232.97'	S 61°47'37" E
C2	583.57'	45.85'	45.84'	S 61°21'24" E



RESOLUTION # 87-828  
DATED 7-25-87  
TO THE OWNERS AGREEMENT TO PAY A PRO RATED SHARE (BASED ON LOTS SERVED)  
OF THE COST OF SIGNALIZING (INCLUDING INSTALLATION) THE INTERSECTION OF STATE ROUT 54  
AT HEWELL ROAD AND SIMPSON ROAD. THE NEED FOR AND TIMING OF SUCH SIGNALIZATION  
SHALL BE DETERMINED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION.

#### OWNER'S ACKNOWLEDGEMENT

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

OWNER: W.R. Clifton DATE: 12-4-01

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

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

DATE 12-4-01 SIGNED Richard P. John  
ENVIRONMENTAL HEALTH  
SPECIALIST

FINAL PLAT APPROVED BY COUNTY ENGINEER OF FAYETTE COUNTY.  
ALL AS-BUILT CONSTRUCTION PLANS HAVE BEEN APPROVED.

DATE 12/4/01 SIGNED David A. Borowski  
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION.

DATE 12-5-01 SIGNED Nelene Harrison  
SECRETARY

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE 12/5/01 SIGNED Katny Zertler  
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHALL. ALL FIRE HYDRANT(S)  
LOCATED AS SHOWN.

DATE 12/5/01 SIGNED Dale Sealay  
FIRE MARSHALL

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

#### SURVEYOR'S ACKNOWLEDGEMENT

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

SURVEYOR: Sheila Shaddy RLS# 2696 DATE 12/4/01

#### LEGEND:

REF = REBAR FOUND  
RBS = REBAR SET  
R/W = RIGHT OF WAY  
FH = FIRE HYDRANT  
B/L = BUILDING LINE  
MAG = MAGNETIC  
PB = PLAT BOOK  
PG = PAGE  
L.L.L. = LAND LOT LINE  
SQ = SQUARE  
FT = FEET  
B/C = BACK OF CURB  
LL = LAND LOT  
N/F = NOW OR FORMERLY  
BK=BK = BACK OF CURB  
FH = FIRE HYDRANT  
DE = DRAINAGE EASEMENT  
POB = POINT OF BEGINNING  
DI = DROP INLET  
CB = CATCH BASIN  
EP = EDGE OF PAVEMENT  
CMP = CORRUGATED METAL PIPE  
HW = HEADWALL

RCP = REINFORCED CONCRETE PIPE  
CMP = CORRUGATED METAL PIPE  
FES = FLARED END SECTION  
HW = CONCRETE HEADWALL  
JB = JUNCTION BOX  
-X- = FENCE

GRAPHIC SCALE  
0 50 100 200

CLOSURE DATA:  
Field Closure: 1"=34,756'  
Angle Point Error: 00.0003"  
Equipment Used: GTS 303  
Adjustment Method: Compass  
Plat Closure: 1' in 100,000'+

LINE	BEARING	DISTANCE
L1	N 53°47'24" W	44.32'
L2	N 83°35'46" W	44.86'
L3	N 81°37'47" W	29.89'
L4	N 57°15'30" W	48.81'
L5	N 39°28'10" E	10.07'
L6	N 53°47'24" W	63.88'
L7	N 83°39'08" W	108.44'
L8	N 59°22'55" W	97.18'
L9	N 74°44'24" E	4.85'
L10	N 00°37'15" E	49.13'
L11	N 15°08'28" W	30.83'
L12	N 89°32'12" W	28.70'
L13	S 32°34'42" W	48.58'
L14	S 28°02'01" E	9.20'
L15	N 39°28'10" E	23.17'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	92.88'	83.74'	N 23°41'21" E	88°30'22"
C2	80.00'	53.42'	51.67'	S 86°33'03" E	51°00'50"
C3	80.00'	83.13'	76.64'	S 21°21'06" E	79°23'04"
C4	80.00'	84.92'	78.01'	N 58°53'18" E	81°05'44"
C5	1172.49'	80.09'	80.08'	S 47°34'30" E	02°56'11"
C6	1172.49'	172.86'	172.50'	S 53°15'43" E	08°28'14"
C7	583.57'	45.85'	45.84'	S 81°21'24" E	04°30'06"

#### EQUIPMENT UTILIZED --

ANGULAR -- TOPCON GTS-3  
LINEAR -- TOPCON GTS-3 EDM

PIPE	SIZE/TYPE	LENGTH	INVERT ELEV.	TOP ELEV.
CB 1			832.28	839.97
①	18" CMP	177'		
HW 1			830.39	833.11

AREA	S.F.	ACRES
LOTS	311,125	7.14
R/W	22,296	0.51
TOTAL	333,421	7.65

GEORGIA, FAYETTE COUNTY  
Filed and Recorded this 5th day  
of December, 2001 at 1:35 p.m.  
Book 35, Page 111

UTILITIES PROTECTION CENTER  
Call FREE  
IN METRO ATLANTA  
325-5000  
THROUGHOUT GEORGIA  
1-800-282-7411  
THREE WORKING DAYS BEFORE YOU DIG

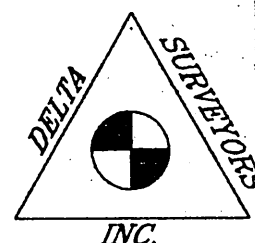
SHEET 1 OF 1

**DELTA SURVEYORS, INC.**

P.O. BOX 571

FAYETTEVILLE, GA. 30214

770/460/9342



PREPARED FOR:

**W.R. CLIFTON**

Engineering

SCALE: 1"=100'

LAND LOT:	181	DATE:	9/6/2001
DISTRICT:	5 TH.	REVISED:	
COUNTY:	FAYETTE, GA.	JOB NO:	00-0464



20' GRAVEL

LOT 181

LOT 182

N/F LATOYA WOOD  
D.B. 1441 PG. 735

Original plot  
lot 1 The Links Phase 3

46.560 LOT 1  
1.07 SQ. FT.  
ACRES

LOT 3  
43,560 SQ. FT.  
1.00 ACRES  
M.F.F.E. 832.1

LOT 2  
43,669 SQ. FT.  
1.00 ACRES

100 YR S.  
829.11

LOT 4  
43,595. S  
1.00 AC  
M.F.F.E. 8

85' B/L



**ASD-001-20**  
**Aerials**

Corinth Road

SUBJECT  
PROPERTY

Hewell Road

Links Circle



APPLICATION TO AMEND SETBACKS INCREASED BY A DEVELOPER ON A MAJOR OR  
MINOR FINAL PLAT  
(PUBLIC HEARING)

PETITION NO: ASD- 001-20

NAME OF RECORDED PLAT: The Links unit #3

OWNER OF PROPERTY: Edmond Smith

MAILING ADDRESS: 139 Forrest Ave, Fayetteville, GA. 30215

PHONE: 6783680865

E-MAIL: easmith9591@gmail.com

AGENT FOR OWNER: Same as above.

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

LOCATION: LAND LOT(S) 181 DISTRICT 5th ROAD Hewell Rd

LEGAL DESCRIPTION ATTACHED: \_\_\_\_\_ ZONING: R45

FIFTEEN COPIES OF CONCEPT PLAN ATTACHED: \_\_\_\_\_

TOTAL NUMBER OF LOTS: 1 TOTAL NUMBER OF ACRES: 1.07 acres

DATE OF PLANNING COMMISSION HEARING: 15<sup>th</sup> October

DATE OF COUNTY COMMISSIONERS HEARING: \_\_\_\_\_

REASON FOR REVISION: Seeking to build New single Family home, however, plat shows 40' setback which I am requesting to be reduced to 20'. I think the 40' setback was drawn in error, because its inconsistent with the other lots.



**DS2** LIME AND FERTILIZER  
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 LBS/1000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER, OR CHISEL.

**DS2** MULCHING  
TEMPORARY VEGETATION CAN IN MOST CASES BE ESTABLISHED WITHOUT THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO DS1-DISTURBED AREA STABILIZATION(WITH MULCHING).

**DS3** LIME AND FERTILIZER RATES AND ANALYSIS  
AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.

LIME SPREAD BY CONVENTIONAL EQUIPMENT SHALL BE "GROUND LIMESTONE". GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 90% OF THE MATERIAL WILL PASS THROUGH A 10-MESH SIEVE, NOT LESS THAN 50% WILL PASS THROUGH A 50-MESH SIEVE AND NOT LESS THAN 25% WILL PASS THROUGH A 100-MESH SIEVE.

AGRICULTURAL LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT SHALL BE FINELY GROUND LIMESTONE. FINELY GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 98% OF THE MATERIAL SHALL PASS THROUGH A 20-MESH SIEVE AND NOT LESS THAN 70% SHALL PASS THROUGH A 100-MESH SIEVE.

IT IS DESIRABLE TO USE DOLOMITIC LIMESTONE IN THE SAND HILLS, SOUTHERN COASTAL PLAIN AND ATLANTIC COAST FLATWOODS MLRA'S.

AGRICULTURAL LIME IS GENERALLY NOT REQUIRED WHERE ONLY TREES ARE PLANTED.

INITIAL FERTILIZATION, NITROGEN, TOPDRESSING, AND MAINTENANCE FERTILIZER REQUIREMENTS FOR EACH SPECIES OR COMBINATION OF SPECIES ARE LISTED.

**DS3** MULCHING  
MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDBED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:

1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE INDICATED ABOVE AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER WHICH INCLUDES TACKIFIER SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3:1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE AT A THICKNESS OF THREE INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDBED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLACK SOD, MULCH IS NOT REQUIRED.
7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING MAY BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

#### GENERAL NOTES

ALL PERSONS INVOLVED IN LAND DISTURBANCE ACTIVITIES MUST BE CERTIFIED IN EROSION AND SEDIMENTATION CONTROL BY THE GSWCC OR SUPERVISED BY SOMEONE WHO IS

DESIGN PROFESSIONAL WILL VISIT THE SITE WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITY AND WRITE A LETTER TO THE GOVERNING AUTHORITY CONCERNING SITE CONDITIONS.

THIS SITE SHALL BE KEPT CLEAN OF ALL DEBRIS AND POLLUTANTS THAT MAY CONTAMINATE THE STORM WATER DISCHARGE (PROVIDE ON SITE DUMPSTER).

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBANCE ACTIVITIES.

ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

ALL EROSION CONTROL MEASURES ARE TO CONFORM TO THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA (I.E. THE GREEN BOOK). THE SPECIFICATIONS AND DETAIL REQUIREMENTS OF THE GREEN BOOK ARE INCORPORATED HERE IN BY REFERENCE.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDED FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

THE PROJECT RECEIVING WATERS ARE FLINT RIVER.

THERE ARE NO WETLANDS ON THIS SITE AS PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WETLANDS MAPPER.

THERE ARE NO STATE WATERS LOCATED WITHIN 200 FEET OF THIS SITE AS PER THE FINAL SUBDIVISION PLAT OF THE LINKS UNIT III. (PB 35 PG 142)

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

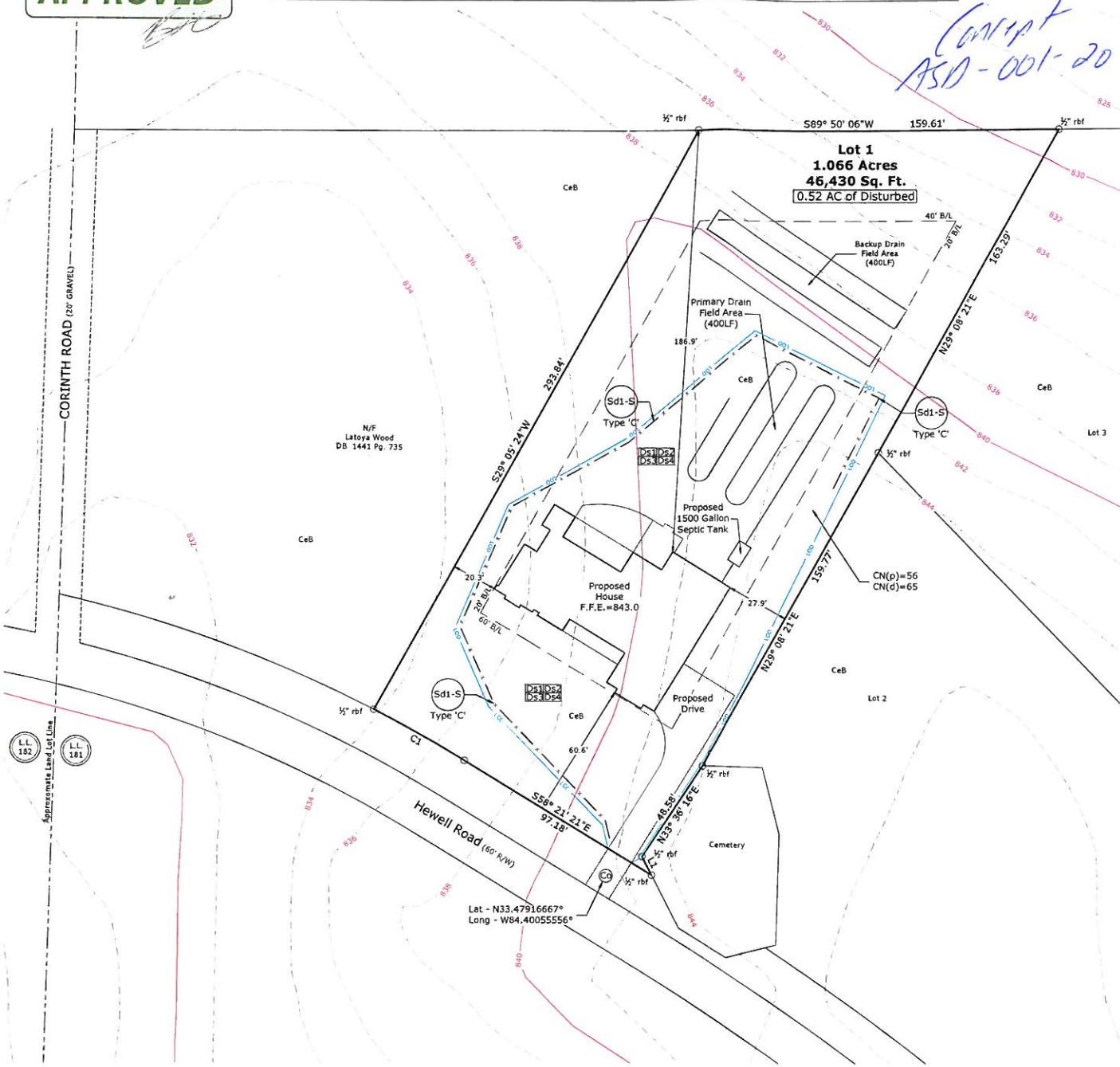
I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNER'S BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100003.

Signature: *[Signature]*

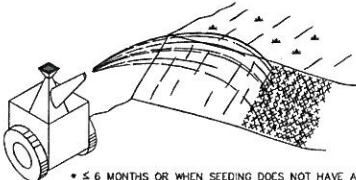
NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

**APPROVED**

## EROSION, SEDIMENTATION, & POLLUTION PLAN



A TEMPORARY COVER OVER BASE AREAS TO PREVENT EROSION AND REDUCE RUNOFF; TO CONSERVE MOISTURE; TO PREVENT SURFACE COMPACTION OR CRUSTING; TO CONTROL UNDESIRABLE VEGETATION; TO MODIFY SOIL TEMPERATURE AND TO INCREASE BIOLOGICAL ACTIVITY IN THE SOIL.



MATERIAL	RATE
STRAW OR HAY	2" to 4" DEEP
WOOD WASTE, CHIPS, SANDHUST OR BARK	2" to 3" DEEP (ABOUT 6 TO 9 TONS/ACRE)
CUTBACK ASPHALT	1200 GALLON/ACRE (1/4 GALLON/YD <sup>2</sup> )
POLYETHYLENE FILM	COMPLETELY COVER AREA

• MAY BE NECESSARY TO ANCHOR

### (Ds1) DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	45.85'	583.57'	N60° 19' 50"W	45.84'

Line Table		
Line #	Direction	Length
L1	N27° 00' 27"W	9.20'

#### FLOOD STATEMENT

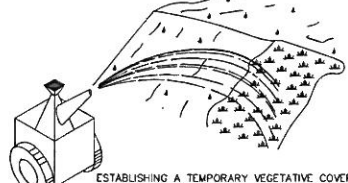
According to FEMA Flood Insurance Rate Map of Fayette County and unincorporated areas dated September 26, 2008 Map #131313010E. In my opinion this property appears not to lie within a Special Flood Hazard Area.

#### NOTE

- This plan was prepared for permitting purposes only. It is not to be used for title transfer and is to be used solely by the original purchaser.
- Concrete drum washout prohibited.
- The purpose of this plan is for the construction of a new home on a vacant lot.
- The design professional who prepared this es&pc plan is to inspect the installation of the initial sediment storage and perimeter control BMP's within 7 days after installation.
- This lot lies entirely within the CECIL Soil Series (CyC2).

## STRUCTURAL PRACTICES

CODE	PRACTICE	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE	[Symbol]	A strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Co	CONSTRUCTION OUTLET	[Symbol]	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Fr	FILTER RING	[Symbol]	A temporary stone barrier constructed of storm drain inlets and pond outlets.
Rt	RETROFITTING	[Symbol]	A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER	[Symbol]	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs or poles, gravel, or a silt fence.
Sl	STORM DRAIN OUTLET PROTECTION	[Symbol]	A pond or short section of storm drain at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	[Symbol]	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	[Symbol]	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	[Symbol]	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, and/or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	[Symbol]	Establishing a permanent vegetative grasses, and on disturbed areas.
Du	DUST CONTROL ON EXPOSED AREAS	[Symbol]	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Mb	EROSION CONTROL BARRIERS	[Symbol]	The installation of a protective covering (blanket) or soil stabilization mat on prepared planting area of a steep slope, channel, or shoreline.



- ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDLINGS
- 612 MONTHS OR UNTIL ESTABLISHMENT OF FINISHED GRADE OR PERMANENT VEGETATION
- SITE PREPARATION
  - GRADING AND SHAPING
  - SEED BED PREPARATION
  - APPLY LIME AND FERTILIZER
  - PLANT SEEDING. SELECT SPECIES BY SEASON AND REGION
  - APPLY MULCHING MATERIAL IF NEEDED
  - IRRIGATE IF NEEDED BUT NOT AT A RATE TO CAUSE EROSION
- PLANTING DATES DEPEND ON SPECIES AND REGION (MOUNTAIN, PIEDMONT OR COASTAL)

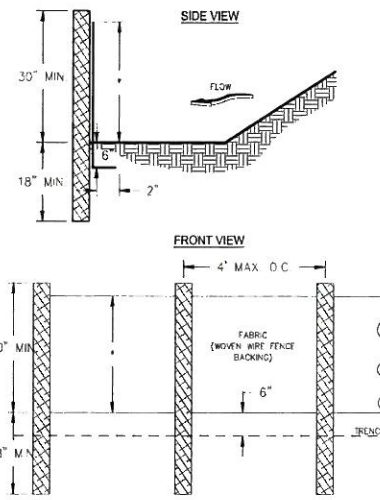
#### PLANTING RATES AND PLANTING DATES FOR TEMPORARY COVER

SPECIES	RATE PER 1,000 SQ. FT.	RATE PER ACRE	PLANTING DATES		
			MOUNTAINS	PIEDMONT	COASTAL
RYE	3.9 LB.	3 BU. (168 LBS)	7/15-12/1	6/15-1/1	9/1-3/1
RYEGRASS	0.9 LB.	40 LBS.	8/1-5/1	6/1-4/15	8/15-4/1
ANNUAL LESPEDEZA	0.9 LB.	40 LBS.	2/1-5/1	2/15-5/1	1/15-3/15
WEEPING LOVEGRASS	0.1 LB.	4 LBS.	3/15-6/15	3/15-6/15	2/15-6/15
SUDANGRASS	1.4 LB.	60 LBS.	3/1-9/1	3/1-9/1	3/1-8/15
BROWNTOP MILLET	0.9 LB.	40 LBS.	4/1-7/1	4/1-7/15	4/1-7/15
WHEAT	4.1 LB.	3 BU. (180 LBS)	9/1-1/1	9/1-1/1	9/15-2/1

UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES. SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.

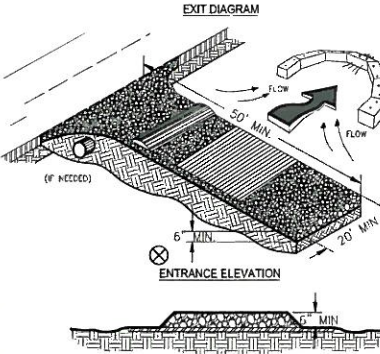
### (Ds2) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

#### SILT FENCE - TYPE SENSITIVE



1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

#### CRUSHED STONE CONSTRUCTION EXIT



1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. APPROXIMATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION 2-2 (1 1/2"-3 1/2" STONES).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR CROSS, BUT NO LESS THAN 10'.
6. A DIVERSION ROADS SHOULD BE CONSTRUCTED WHEN DRAINAGE TOWARD PAD AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE CLOSURES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE.
9. WASHBOARDS AND/OR THE WASHBOARDS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCES. IF NECESSARY, WASHBOARD DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



Revised 06/10/2010 - Corrections to plan as per county request.

Prepared For:	Edmond Smith		
Subdivision:	The Links Unit III		
Lot: 1	PB. 35	~ PG. 142	
Land Lot: 181	District: 5th		
County: Fayette, GA	F.W.P.D. 05/08/2020		
Scale: 1" = 30'	Date: 05/14/2020	Job No: 20-080	



**FOUR CORNERS SURVEYING, INC.**

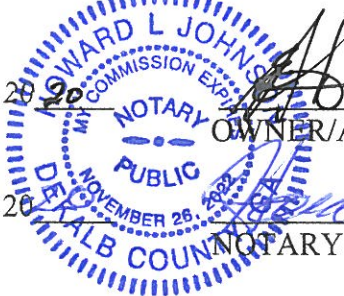
P.O. BOX 15  
Tyrone, GA 30290  
770-560-3910  
770-560-6930  
four\_corners@bellsouth.net  
ron@fourcornersurveying.com

#### LEGEND

- UP = UTILITY POLE
- RBS = REBAR SET
- RBF = REBAR FOUND
- RBS = REBAR SET
- OTF = OPEN TOP PIPE
- CT = CRIMP TOP PIPE
- L.L. = LAND LOT
- B/L = EDGE OF PAVEMENT
- CMF = CONCRETE MARKER
- TEH = TEMPORARY BENCHMARK
- B/L = BUILDING SETBACK LINE
- F.F.E. = FINISHED FLOOR ELEVATION
- LOD = LIMITS OF DISTURBANCE



I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge. I further certify that I am the owner or the specifically authorized agent of the above-referenced property.

September 25<sup>th</sup>, 2020  [Signature]  
OWNER/AGENT'S SIGNATURE  
September 25, 2020 [Signature]  
NOTARY PUBLIC

**SIGN FEE**

Received from EDMOND Smith the amount of \$ 20<sup>00</sup> to cover the cost of the sign deposit. Applicant will be billed later for the cost of advertising.

Date Paid: 9/25/2020 Receipt No. \_\_\_\_\_  
Cash: 20<sup>00</sup> Check No. \_\_\_\_\_  
H. Johnson  
[Signature]