



Tyrone Planning Commission

Will James
Chairman

Jeff Duncan
Vice-Chairman

Marlon Davis
Commissioner

David Nebergall
Commissioner

Carl Schouw
Commissioner

Staff

Patrick Stough
Town Attorney

Phillip Trocquet
Planning & Development Coordinator

Meeting Information

2nd & 4th Thursday of
each month

881 Senoia Road
Tyrone, Ga 30290
770-487-4038
www.tyrone.org

Tyrone Planning Commission Agenda

December 14, 2017

7:00 PM

I. Call to Order

II. Approval of Agenda

III. Approval of Minutes from October 26, 2017

IV. Public Hearing

1. Consideration to recommend approval of a Development Plan Revision from applicant Nathan Dockery requesting an additional 15 acres be added to the parcel and assume M-1 Zoning with a PIP (Planned Industrial Park) overlay . ***Phillip Trocquet, Planning & Development Coordinator.***

V. New Business

1. Consideration of a preliminary plat submission for The Cottages at Windsong subdivision off of Ashland Trail. ***Phillip Trocquet, Planning & Development Coordinator.***
2. Consideration of a final plat revision for Stonecrest Preserve Subdivision on the corner of Dogwood Trail & Farr Road. ***Phillip Trocquet, Planning & Development Coordinator.***
3. Consideration of a final plat from applicant Jill Rhodes to combine two lots at the end of Caboose Lane. ***Phillip Trocquet, Planning & Development Coordinator.***
4. Consideration of a final plat revision for River Crest Subdivision Phase IIB from applicant Tim Poff. ***Phillip Trocquet, Planning & Development Coordinator.***

VI. Staff Comments

1. Update on Bethel Church Development. ***Phillip Trocquet, Planning & Development Coordinator.***

VII. Commission Comments

VIII. Adjournment

**Town of Tyrone
Planning Commission Meeting Minutes
Thursday October 26, 2017
7:00 PM**

Present:

Chairman, Wil James

Vice-Chairman, Jeff Duncan

Commission Member, David Nebergall

Commission Member Marlon Davis

Commission Member Carl Schouw

Town Attorney, Patrick Stough

Planning Commission Chairman Wil James called the meeting to order at 7:00 pm.

Approval of Agenda

Commissioner Duncan made a motion to approve the agenda.

Commissioner Davis seconded the motion. Motion was approved 4-0.

Approval of Minutes for September 28, 2017

Commissioner Nebergall made a motion to approve the minutes from September 28, 2017. Commissioner Duncan seconded the motion.

Motion was approved 4-0.

Public Hearing:

1. *Consideration of a text amendment to Section 113-128, pertaining to "Downtown Commercial," of Article V of the Zoning Ordinance of the Town of Tyrone to alter the "maximum height of structures." Said alteration will be to establish a new maximum height of structures from thirty-five (35) feet to forty-five (45) feet with structures not to exceed three (3) overall stories. Phillip Trocquet, Planning & Development Coordinator.*

Mr. Trocquet presented the item. Mr. Trocquet stated that the provision that buildings not exceed three overall stories was in an effort to preserve a portion of the original intent of the ordinance which was likely that buildings not be over three stories. Mr. Trocquet also stated that the 45-foot height was used as it is a current height allowed in the surrounding county. Mr. Trocquet stated that staff recommended approval.

Chairman James opened the public hearing for any in favor of the proposed text amendment.

A Mr. Frank Scarborough, a representative of the property owner of parcel 0736-038, spoke in favor of the proposed text amendment. Mr. Scarborough stated that the increased height restriction would allow for greater flexibility in architectural design. He stated that the proposed height restriction would allow 3-story buildings to reflect architectural hierarchy in their design. Mr. Scarborough showed Planning Commission a rendering of a proposed hotel for the property depicting this design. He pointed out that the area above the lobby entrance is the highest portion of the building. He stated that a building that was all one height would be a 'boring box' and that HVAC units on the top of the building would not be screened from view.

Commissioner Duncan asked Mr. Scarborough whether the building in the picture would be the same as the building they were proposing. Mr. Scarborough stated that the building they wished to build would be similar in building materials and design to the building in the picture. He went on to state that 'higher quality' hotel brands require higher architectural standards.

Chairman James closed the public hearing for any in favor of the proposed text amendment.

Chairman James opened the public hearing for any in opposition to the proposed text amendment. No one spoke.

Chairman James closed the public hearing for those in opposition to the proposed text amendment.

Commissioner Davis made a motion to recommend approval to amend section 113-128 of the Town's Zoning Ordinance to alter the maximum height of structures from 35 to 45 feet. Commissioner Duncan seconded the motion.

Motion carried 4-0.

2. *Consideration of a text amendment to Section 113-62, pertaining to "Public Hearings," of Article III of the Zoning Ordinance of the Town of Tyrone to remove language requiring Planning Commission to hold public hearings "only on the fourth Thursday of every month."* **Phillip Trocquet, Planning & Development Coordinator.**

Mr. Trocquet presented the item. Mr. Trocquet stated that this was a staff-recommended text amendment that expands the ability for Planning Commission to hold public hearings. He said that this requirement would apply to meetings on topics such as rezonings, variances, text amendments, special exceptions, and any other item requiring a public hearing. Mr. Trocquet stated that while working with developers and citizens, it seemed unnecessary that public hearings only be held once a month. Scheduling conflicts could make the wait time for rezonings and other applications up to 2-3 months if applied over the holiday months or if a quorum was not present on the 4th Thursday of any given month. Mr. Trocquet stated that approval of this text amendment would allow greater flexibility. Staff recommendation was for approval.

Chairman James opened the public hearing for any in favor of the proposed text amendment. No one spoke.

Chairman James closed the public hearing for any in favor of the proposed text amendment.

Chairman James opened the public hearing for any in opposition to the proposed text amendment. No one spoke.

Chairman James closed the public hearing for those in opposition to the proposed text amendment.

Commissioner Davis asked if this text amendment could be implemented as a temporary change to the ordinance. Mr. Patrick Stough (Town Attorney) stated that the text amendment could not be implemented as a temporary change as written. Mr. Davis then asked if there could be a temporary change if the amendment was worded differently. Mr. Stough responded that a text amendment of that nature would be difficult and that the way the ordinance is written, a

change would need to hold to certain procedures and that it would be difficult to go ‘back and forth’ on something like that.

Mr. Trocquet stated that he was aware there were concerns that allowing this provision might put a strain on Planning Commission to attend more frequent meetings as public hearings are much more difficult to reschedule/cancel. Mr. Trocquet stated that he could alleviate that concern by trying to notify Planning Commission sooner on potential public hearings. He stated that as long as public hearings are not advertised in the paper, it is easier to reschedule if quorum on a particular date is unlikely.

Commissioner Schouw made a motion to recommend amending section 113-162 pertaining to public hearings to remove language requiring Planning Commission to hold public hearings only “on the fourth Thursday of every month.” Commissioner Duncan seconded the motion.

Motion carried 4-0.

3. *To consider a rezoning of a 1.9-acre parcel off O’Hara Drive with parcel number 0727-090. Property owner Richard Greenan is requesting a rezoning from O-I (Office Institutional) to R-18 (Residential 1800 sq/ft minimum). **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. He stated that the bordering subdivision of Dublin Downs shared the same proposed zoning of R-18. Mr. Trocquet stated that the proposed rezoning did not conflict with the Town’s zoning ordinance. He stated that the Town’s Future Land Use map did have the property slated for Office-Institutional, but he believed the rezoning of the property to R-18 was consistent with surrounding development and posed a lower risk of ‘nuisance’ since R-18 is a lower intensity zoning than O-I (Office-Institutional). Mr. Trocquet stated the surrounding zoning districts: to the north, Office-Institutional; to the south, Office-Institutional; to the east, R-18; to the west, Office-Institutional. Mr. Trocquet stated that staff recommendation was for approval.

Chairman James opened the public hearing for any in favor of the proposed rezoning. No one spoke

Chairman James closed the public hearing for any in favor of the proposed text amendment.

Chairman James opened the public hearing for any in opposition to the proposed text amendment.

A Mrs. Lillie Cunningham of 110 Riverdance Way in the Dublin Downs subdivision approached the podium. Ms. Cunningham stated that the 1800 square foot minimum zoning requirement concerned her. She stated that the homes next to this property were much larger: approximately 3000 square feet. She stated she was concerned that if a small home was built on the property, it could lower her property value. She stated that an office use next to the subdivision was more consistent. She also stated that the homes in Dublin Downs were located on 1 to 1.5 acre lots. Ms. Cunningham stated that she believed there was a potential for multiple homes to go on the lot which was undesirable. Ms. Cunningham stated that her property abuts the proposed rezoning and that she liked the trees in the back of her lot. She stated that if the property was rezoned to R-18, the HOA would probably want the home to be a part of the Dublin Downs subdivision and that the relocation of the front entrance monument signs would not conform to a building facing the street on that side. She stated that ‘cosmetically it would look off balance.’

Chairman James closed the public hearing for those in opposition to the proposed text amendment

Mr. Trocquet clarified that the home was on a 1.9-acre lot and that it could not be subdivided as the Town has a 1-acre lot minimum requirement in the Zoning Ordinance. He stated that only one home could be placed on the lot. He went on to further state that the 1800 square foot minimum was simply a minimum and not the maximum or only

square footage a potential house could be. Ms. Cunningham responded that she would want the home to be a minimum of 3000 square feet.

Chairman James called Ms. Cunningham back to the podium.

Chairman James asked Ms. Cunningham to clarify what she had stated earlier regarding the aesthetics of the entrance to Dublin Downs. Ms. Cunningham stated that as one travels down O'Hara Drive towards the subdivision it would look bad cosmetically to have a house sitting right outside the subdivision entrance with potential office buildings surrounding it. She stated that it would be a 'sore thumb' and a potential office would not cause that problem.

Chairman James called for discussion amongst Planning Commission. Commissioner Schouw asked why the property owner decided to choose R-18 as a zoning district. Mr. Trocquet stated that it matched with the bordering subdivision (Dublin Downs) which was also R-18. Commissioner Nebergall asked Mr. Trocquet whether the property owner would be obliged to present material to Planning Commission for approval if they decided to build a home on the property. Mr. Trocquet stated that they would not be obliged to bring any construction plans before Planning Commission for approval as homes are allowed 'by right' in that zoning district and there is no overlay district requiring Planning Commission or Council approval. Commissioner Davis asked if it were possible to rezone the property to a district requiring a larger square footage for homes. Mr. Trocquet stated that the only district that would come close to a minimum home square footage of 3000 square feet would be a conservation residential district which requires at least 2 to 3 acres of land. He stated that the town would also be getting into a 'spot zoning' situation as well. Chairman James stated that he was concerned about the aesthetic consistency of having a home sitting right outside the Dublin Downs Subdivision surrounded by office.

Commissioner Duncan made a motion to deny the rezoning petition. Commissioner Davis seconded the motion.

Rezoning was denied 4-0.

4. *To consider a rezoning of a 6.9-acre parcel off Dogwood Trail with parcel number 0729-002. Property owner Gail Dixon is requesting a rezoning from AR (Agricultural Residential) to C-1 (Downtown Commercial). **Phillip Trocquet, Planning & Development Coordinator.***

Mr. Trocquet presented the item. He stated that in the process of rezoning this property, a 75 foot buffer between commercial and residential properties would be eliminated as the bordering property to the west was C-1. Mr. Trocquet stated the surrounding zoning districts: to the north, C-1 (Downtown Commercial); to the south, Educational-Institutional; to the east, Educational-Institutional; to the west, C-1 (Downtown Commercial). Mr. Trocquet stated that the rezoning was compatible with the Town's zoning ordinance as adjacent land to the property is zoned C-1. He also stated that given the shape of the property to the east (Dogwood Church) there was an effective 150' separation between the property and the closest residential property. Mr. Trocquet stated that the future land use map had the land slated for Estate Residential, but that the rezoning of the land was consistent with the surrounding development as there was some kind of commercial bordering every side of the property. Mr. Trocquet stated that the Comprehensive Plan and the Future Development map had the property located in the Community Gateway character area and that C-1 zoning was deemed an appropriate zoning classification for this character area. Mr. Trocquet stated that there were no submitted plans for the development of the property, but that any construction is highly encouraged to meet the requirements set out in the Comprehensive Plan for that district; these include high standards of architecture, signage, and landscaping. Mr. Trocquet stated that staff recommended approval.

Chairman James opened the public hearing for any in favor of the proposed rezoning.

Mr. Frank Scarborough approached the podium to represent Mr. & Mrs. Dixon. He stated that the property was currently zoned A-R and that it was in the Gateway Community District. He stated that a C-1 zoning would allow for a better planned development. Commissioner Duncan asked if anyone was in the existing home on the property. Mr. Scarborough stated that no one was in the house and that it was vacant.

Chairman James closed the public hearing for any in favor of the proposed text amendment.

Chairman James opened the public hearing for any in opposition to the proposed text amendment. No one spoke.

Chairman James closed the public hearing for those in opposition to the proposed text amendment.

Commissioner Nebergall stated that many years ago the Town was afraid of 'Commercial Creep' for commercial properties moving further down Dogwood Trail. Mr. Nebergall stated that he saw this rezoning as the beginning of this process and was not in support of that.

Commissioner Duncan made a motion to approve the rezoning petition. Commissioner Schouw seconded the motion.

Motion passed 3-1 with Commissioner Nebergall in opposition.

5. *To consider a zoning variance from property owner Steven Gulas for a 4.71-acre parcel located at the corner of Dogwood Trail and Highway 74 N. Said property is zoned C-1 with parcel number 0736-038. The applicant is seeking a variance or exception to the Town of Tyrone Zoning ordinance as to permit the reduction of a front yard setback. The proposed amount is a front yard encroachment of twenty-five (25) feet towards Highway 74. Specific relief is requested from section(s) 113-129 of the Town's Zoning Ordinance. **Phillip Trocquet, Planning & Development Coordinator.***

The application for this item was withdrawn.

6. *To consider a zoning variance from property owner Steven Gulas for a 4.71-acre parcel located at the corner of Dogwood Trail and Highway 74 N. Said property is zoned C-1 with parcel number 0736-038. The applicant is seeking a variance or exception to the Town of Tyrone Zoning ordinance as to permit the construction of permanent 'drop-off canopies' up to thirty-seven (37) feet in length within building setbacks fronting any road. **Phillip Trocquet, Planning & Development Coordinator.***

The application for this item was withdrawn.

Old Business:

New Business:

Public Comments:

Staff Comments:

Mr. Trocquet stated that he wanted to address Mr. Nebergall's concern regarding 'commercial creep' along Dogwood Trail. Mr. Trocquet stated that the future development map only has the Community Gateway Corridor along SR-74 about two parcels deep and that beyond Mr. & Mrs. Dixon's property, the future development map and future land use map both reflected estate residential as an appropriate type of development. He stated that since zoning decisions are made with these maps in mind, it would be unlikely that commercial property would be zoned beyond the Dixon property.

Commission Comments:

Adjournment:

Commissioner Nebergall made a motion to adjourn. The meeting adjourned at 7:47 pm.

Wil James, Planning Commission Chairman

Phillip Trocquet, Planning &
Development Coordinator.

Staff Report

Date: December 14, 2017

Town of Tyrone, Department of Planning & Zoning | 881 Senoia Road, Tyrone GA 30290

Phillip Trocquet, Planning & Zoning Coordinator
ptrocquet@tyrone.org (770) 487-4038 ex. 108

DOCKET/CASE/APPLICATION NUMBER

PC 121417 | RZ-2017-006

APPLICANT/PROPERTY OWNER

Nathan Dockery

PLANNING COMMISSION MEETING DATE

December 14, 2017

TOWN COUNCIL MEETING DATE

January 4, 2018

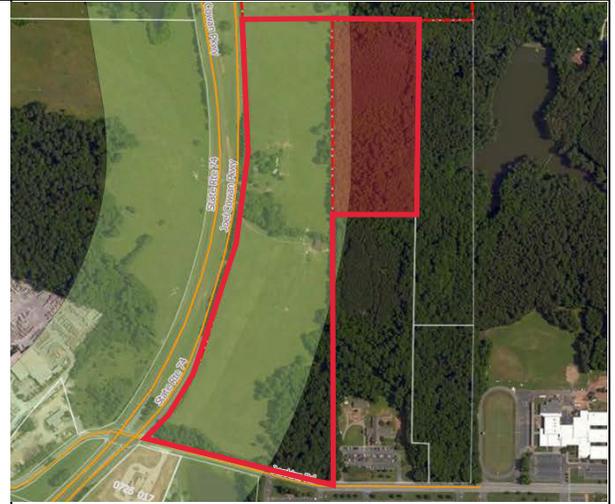
ADDRESS/LOCATION

Jenkins Road & SR-74

Summary

Applicant is submitting an application seeking a revision to their original development plan. This revision will incorporate the addition of 15 acres, the incorporation of a 50' Multipurpose Path/Greenbelt easement around the back of the property, and a proposed access drive from the SR-74 curb cut to potential development to the north.

In seeking a revision to this development plan to add acreage, the land will subsequently undergo a rezoning and re-platting process. This property will be covered by the Town's Quality Growth Overlay District as well as the PIP Overlay district requirements as approved by Planning Commission and Town Staff. The provisions outlined in these overlay districts include more robust landscaping requirements as well as additional architectural design standards.



MAP SOURCE

COMPATABILITY WITH COMPREHENSIVE PLAN AND FUTURE DEVELOPMENT MAP

The proposed development plan revision and property rezoning is compatible with the comprehensive plan and the future development map. The description given in the Town's Comprehensive Plan for the property's land use district states that the 'Community Gateway will be planned with the highest-quality architectural and landscape standards. . . [and] is regarded as a prime location for future medical, entertainment, and other emerging high tech industries.' The development strategy for the Community Gateway aims to 'protect scenic views along the corridor. . . limit access points, and screen development from view with a wide natural buffer, berms, and landscaping. All development. . . should promote high standards of architecture, landscaping, and sign controls to improve corridor appearance and maintain traffic speeds and capacity through access management and inter-parcel access.

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY



Staff Report

Date: December 14, 2017

Town of Tyrone, Department of Planning & Zoning | 881 Senoia Road, Tyrone GA 30290

Phillip Trocquet, Planning & Zoning Coordinator
ptrocquet@tyrone.org (770) 487-4038 ex. 108

DOCKET/CASE/APPLICATION NUMBER

PC 121417

APPLICANT/PROPERTY OWNER

Rod Wright

PLANNING COMMISSION MEETING DATE

December 14, 2017

TOWN COUNCIL MEETING DATE

N/A

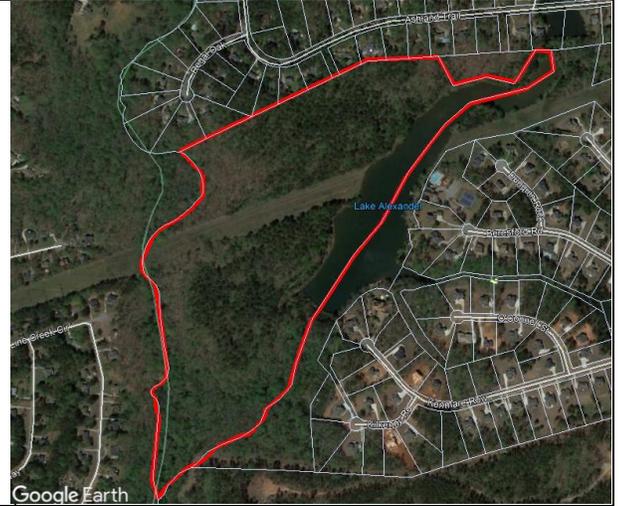
ADDRESS/LOCATION

Ashland Trail (Lake Windsong)

Summary

Applicant is submitting a preliminary plat application for a proposed 33 lot subdivision off of Ashland Trail within the Lake Windsong Subdivision.

TRC has approved the preliminary plat and staff has received certification that the developer has obtained permission to operate within the Transcontinental Gas Line easement.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-18	Undeveloped Residential	North: R-18 South: R-18 East: R-18 West: Coweta County (Residential)	Water	45 Acres

COMPATIBILITY WITH FUTURE LAND USE & ZONING ORDINANCE	PROPERTY HISTORY
The development of this land as a subdivision is compatible with both the zoning ordinance and the future land use map.	N/A

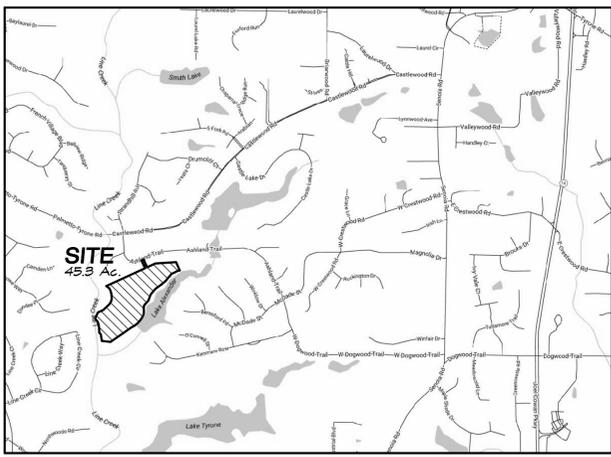
COMPATABILITY WITH COMPREHENSIVE PLAN AND FUTURE DEVELOPMENT MAP
This preliminary plat application is compatible with both the Comp Plan and the Future Development Map.

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY



VICINITY MAP (NTS)

ZONING REQUIREMENTS

R-18
 FRONT YARD SETBACK: (UNLESS NOTED OTHERWISE)
 MAJOR/MINOR THOROUGHFARE - 80 Feet
 RESIDENTIAL - 55 Feet
 REAR YARD SETBACK - 30 Feet
 SIDE YARD SETBACK - 15 Feet
 MIN. LOT AREA - 1.00 ACRE
 MIN. LOT WIDTH - 125 Feet
 MAXIMUM LOT COVERAGE - 25%
 MIN. HOUSE SIZE - 1,800 Sq. Feet
 WATER PROVIDED BY FAYETTE CO. WATER SYSTEM
 SANITARY SEWER SERVICE PROVIDED BY INDIVIDUAL ON SITE SEWERAGE MANAGEMENT SYSTEM
 THERE ARE NO EXISTING STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY AT TIME OF SURVEY.
 THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.

STREETS INFO

STREET NAME	STREET LENGTH	STREET ROW
WIND CHIME WAY	2,390	3.78
EAST WIND COURT	475	0.61
WEST WIND COURT	250	0.35

TOTAL AREA = 45.25 Acres

PROPOSED CONSTRUCTION SCHEDULE
 SCHEDULE FOR RESIDENTIAL SUBDIVISION CONSTRUCTION

ACTIVITY SCHEDULE	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12
BEGIN AFTER PRELIMINARY PLAT APPROVAL OBTAINED												
CONSTRUCTION PLANS APPROVED/LAND DISTURBANCE PERMIT APPROVAL												
INSTALL INITIAL AND PERIMETER EROSION CONTROL MEASURES												
CLEARING AND GRUBBING												
GRADING AND STORM DRAIN INSTALLATION												
CURB AND PAVEMENT INSTALLATION												
UTILITIES INSTALLATION												
FINAL IMPROVEMENTS												
CLEAN UP FINAL GRADINGS & FINAL PERMANENT LANDSCAPING												
MAINTAIN EROSION CONTROL BMPs												

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE DESIGN AND LAYOUT OF THE PROPOSED LOTS, BLOCKS, STREETS, AND OTHER PLANNED FEATURES INCLUDED IN THIS PROPOSED PRELIMINARY PLAT HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

By: *[Signature]* DATE: 11/07/2017
 STEVE J. REEVES, G.S., RLS No. 2765

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

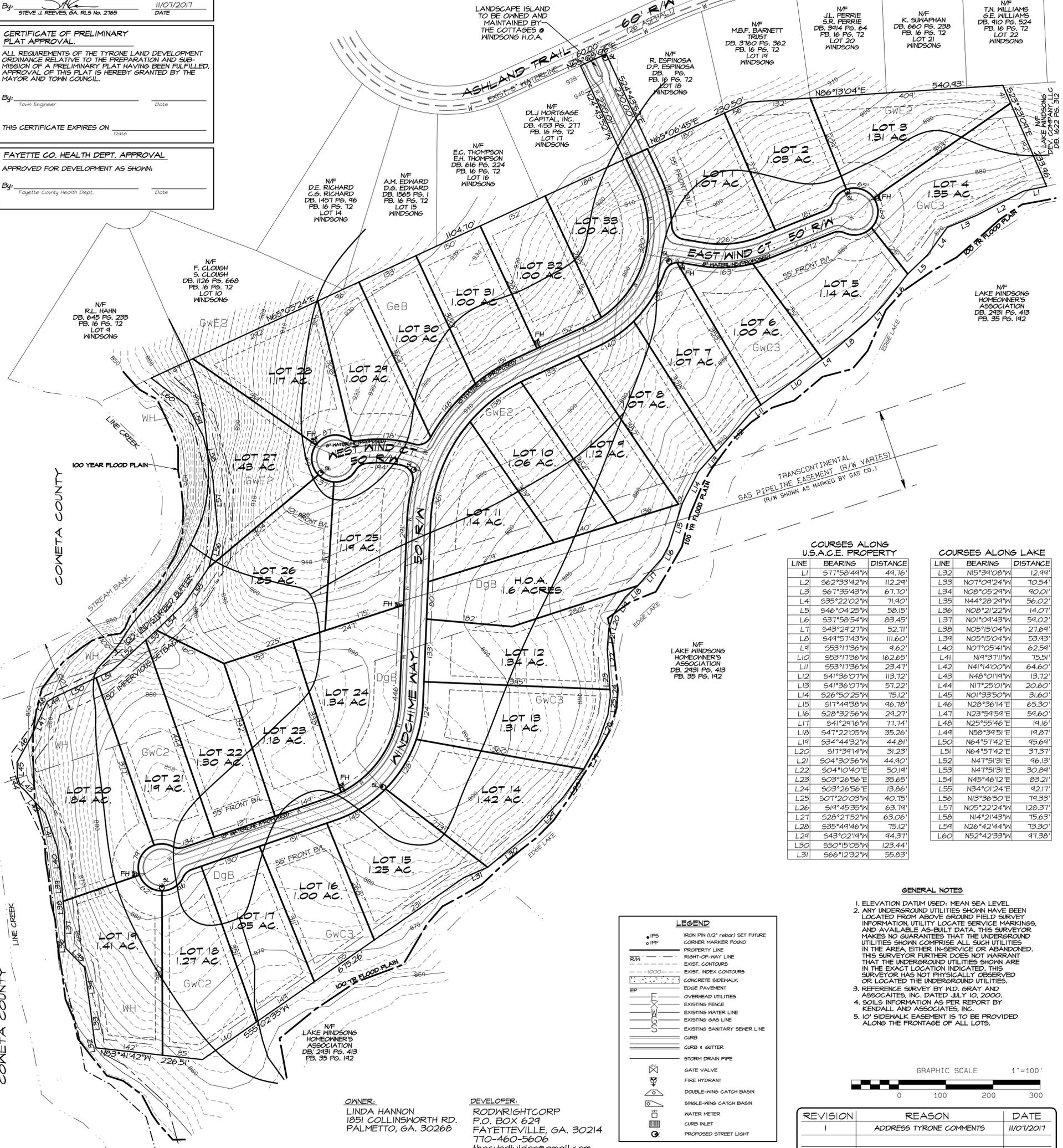
ALL REQUIREMENTS OF THE TYRONE LAND DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED BY THE MAYOR AND TOWN COUNCIL.

By: _____ DATE: _____
 Town Engineer

FAYETTE CO. HEALTH DEPT. APPROVAL

APPROVED FOR DEVELOPMENT AS SHOWN:

By: _____ DATE: _____
 Fayette County Health Dept.

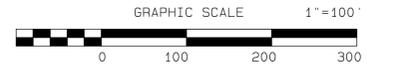


COURSES ALONG U.S.A.C.E. PROPERTY			COURSES ALONG LAKE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S77°58'44"W	44.76'	L32	N15°34'08"W	12.94'
L2	S62°33'42"W	112.24'	L33	N07°04'24"W	70.54'
L3	S67°35'43"W	67.70'	L34	N08°05'24"W	90.01'
L4	S35°22'02"W	71.90'	L35	N44°28'24"W	56.02'
L5	S46°04'25"W	58.15'	L36	N08°21'22"W	14.07'
L6	S31°58'54"W	83.45'	L37	N01°04'43"W	54.02'
L7	S43°29'21"W	52.71'	L38	N05°15'04"W	27.64'
L8	S44°57'43"W	111.60'	L39	N05°15'04"W	53.93'
L9	S53°17'36"W	4.62'	L40	N07°05'41"W	62.54'
L10	S53°17'36"W	162.65'	L41	N19°37'11"W	75.51'
L11	S53°17'36"W	23.47'	L42	N41°14'00"W	64.60'
L12	S41°36'07"W	113.12'	L43	N48°01'19"W	13.72'
L13	S41°36'07"W	57.22'	L44	N17°25'01"W	20.60'
L14	S26°50'25"W	75.12'	L45	N01°33'50"W	31.60'
L15	S17°44'38"W	46.78'	L46	N28°36'14"E	85.30'
L16	S28°32'56"W	29.27'	L47	N23°54'59"E	59.60'
L17	S41°29'16"W	77.74'	L48	N25°55'46"E	19.16'
L18	S47°22'05"W	35.26'	L49	N58°34'51"E	19.87'
L19	S34°44'32"W	44.81'	L50	N64°57'42"E	45.64'
L20	S17°39'14"W	31.23'	L51	N64°57'42"E	37.37'
L21	S04°30'56"W	44.90'	L52	N47°51'31"E	46.13'
L22	S04°10'40"E	50.19'	L53	N47°51'31"E	30.84'
L23	S03°26'56"E	35.65'	L54	N45°46'12"E	83.21'
L24	S03°26'56"E	13.86'	L55	N34°01'24"E	42.17'
L25	S07°20'03"W	40.75'	L56	N13°36'50"E	79.33'
L26	S19°45'35"W	63.74'	L57	N05°22'24"W	128.37'
L27	S28°27'52"W	63.06'	L58	N14°21'43"W	75.63'
L28	S35°44'46"W	75.12'	L59	N26°42'44"W	73.30'
L29	S43°02'19"W	94.37'	L60	N52°42'33"W	47.38'
L30	S50°15'05"W	123.44'			
L31	S66°12'32"W	55.83'			

- GENERAL NOTES
- ELEVATION DATUM USED: MEAN SEA LEVEL
 - ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. UTILITY LOCATE SERVICE MARKINGS, AND AVAILABLE AS-BUILT DATA. THIS SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY OBSERVED OR LOCATED THE UNDERGROUND UTILITIES.
 - REFERENCE SURVEY BY W.D. GRAY AND ASSOCIATES, INC. DATED JULY 10, 2000.
 - SOILS INFORMATION AS PER REPORT BY KENDALL AND ASSOCIATES, INC.
 - 10' SIDEWALK EASEMENT IS TO BE PROVIDED ALONG THE FRONTAGE OF ALL LOTS.

LEGEND

● IFS	IRON PIN (1/2" NODER) SET FUTURE CORNER MARKER FOUND
○ IFF	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	EXIST. CONTOURS
---	EXIST. INDEX CONTOURS
---	CONCRETE SIDEWALK
---	EDGE PAVEMENT
---	OVERHEAD UTILITIES
---	EXISTING FENCE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER LINE
---	CURB
---	CURB & GUTTER
---	STORM DRAIN PIPE
---	GATE VALVE
---	FIRE HYDRANT
---	DOUBLE-RING CATCH BASIN
---	SINGLE-RING CATCH BASIN
---	WATER METER
---	CURB INLET
---	PROPOSED STREET LIGHT



REVISION	REASON	DATE
1	ADDRESS TYRONE COMMENTS	11/07/2017

PREPARED BY:

S.J. Reeves Land Surveying
 P.O. BOX 653 * 11491 HIGHWAY 19 N * ZEBULON, GA. 30245
 770-584-5203 * sreevesurveying@gmail.com (EMAIL)
 LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

PROJECT: **THE COTTAGES AT WINDSONG**

SHEET: **PRELIMINARY PLAT**

LAND LOT 180 7th DISTRICT FAYETTE COUNTY, GA.

DATE: 08/11/2017 (SURVEY) 09/01/2017 (PLAT) SCALE: 1" = 100' CITY: TYRONE

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

Staff Report

Date: December 14, 2017

Town of Tyrone, Department of Planning & Zoning | 881 Senoia Road, Tyrone GA 30290

Phillip Trocquet, Planning & Zoning Coordinator
ptrocquet@tyrone.org (770) 487-4038 ex. 108

DOCKET/CASE/APPLICATION NUMBER

PC 121417

APPLICANT/PROPERTY OWNER

Trent Foster

PLANNING COMMISSION MEETING DATE

December 14, 2017

TOWN COUNCIL MEETING DATE

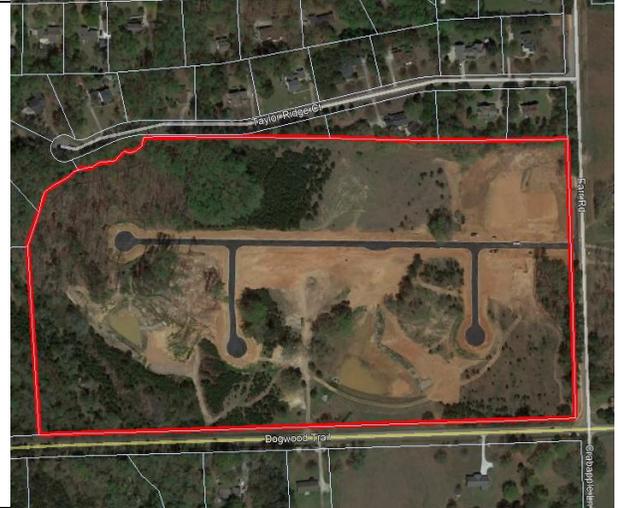
N/A

ADDRESS/LOCATION

Dogwood & Farr Rd.

Summary

Applicant is submitting an application seeking a revision to their Final Plat for the addition and rectification of stormwater easements throughout the development as well as a Right-of-way (ROW) revision to exclude the proposed mail kiosk from Town ROW.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-20	Residential/Subdivision	North: R-18 South: A-R East: Unincorporated County West: R-20	Water	34 Acres

COMPATIBILITY WITH FUTURE LAND USE & ZONING ORDINANCE	PROPERTY HISTORY
This revision brings the plat into further conformity with the ordinance.	N/A

COMPATABILITY WITH COMPREHENSIVE PLAN AND FUTURE DEVELOPMENT MAP
This revision is compatible with both the Comp Plan and the Future Development Map.

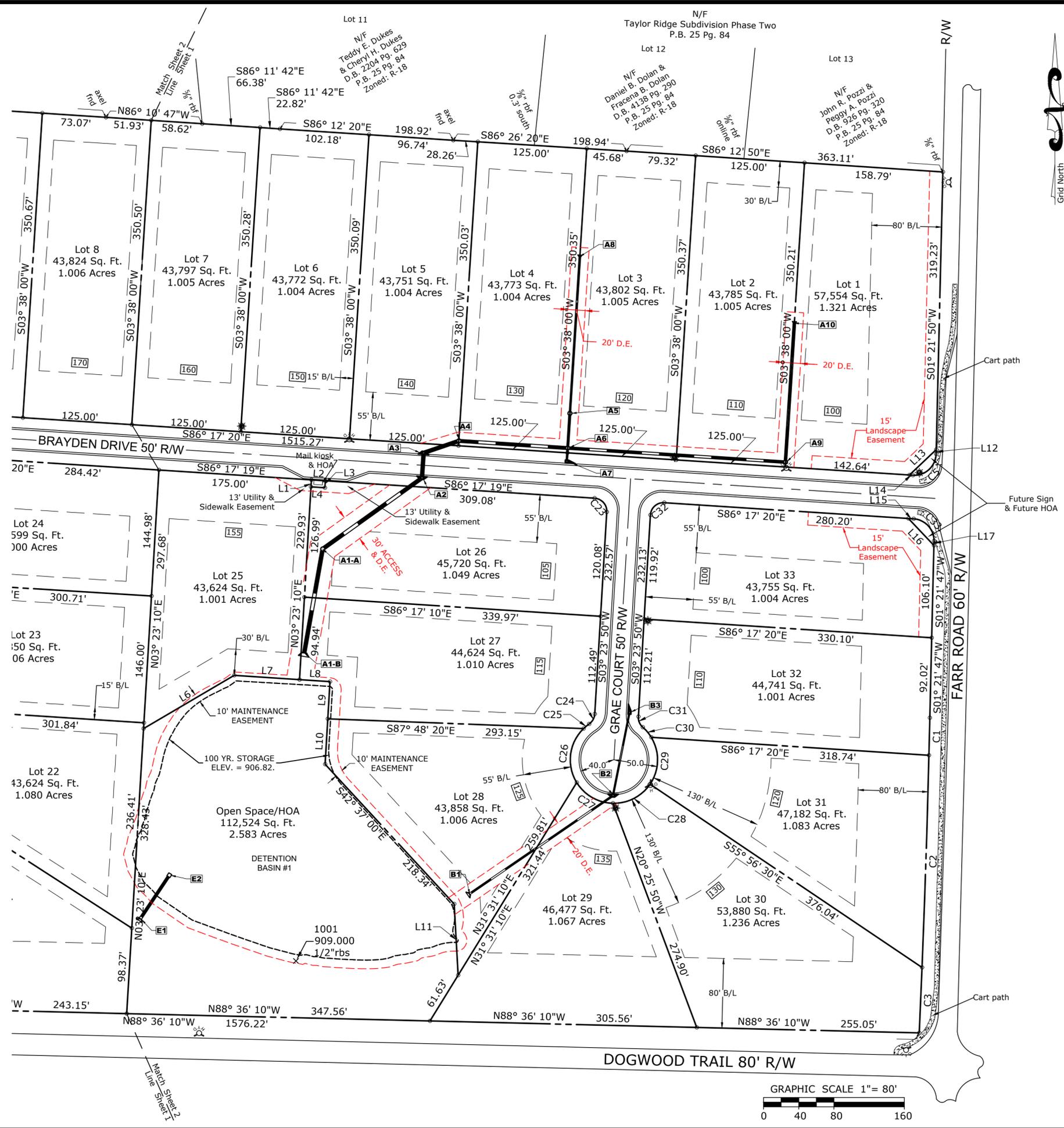
STAFF RECOMMENDATION

APPROVE

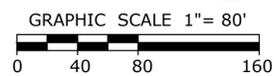
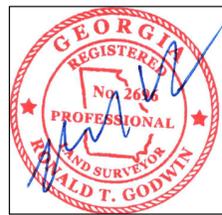
APPROVE WITH CONDITIONS

DENY

This Box reserved for the Clerk of the Superior Courts.



- Legend**
- TP=Open Top Pipe
 - ▬RBF=Rebar Found
 - ▬RBS=Rebar Set
 - ▬R/W=Right of Way
 - ▬MAG=Magnetic
 - ▬P.O.B.=Point of Beginning
 - ▬B/L=Building Line
 - ▬D.E.=Drainage Easement
 - ▬N/F=Now or Formerly
 - ▬F.W.P.D.=Field Work Performed Date
 - ⊕=Gas Valve
 - ⊕=Water Meter
 - ⊕=Utility Pole
 - ⊕=Drop Inlet
 - ⊕=Fire Hydrant
 - ⊕=Light Pole
 - ⊕=Fence
 - ⊕=Drainage Manhole
 - ⊕OHE=Over Head Electric Line



FOUR CORNERS SURVEYING



P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELLSOUTH.NET

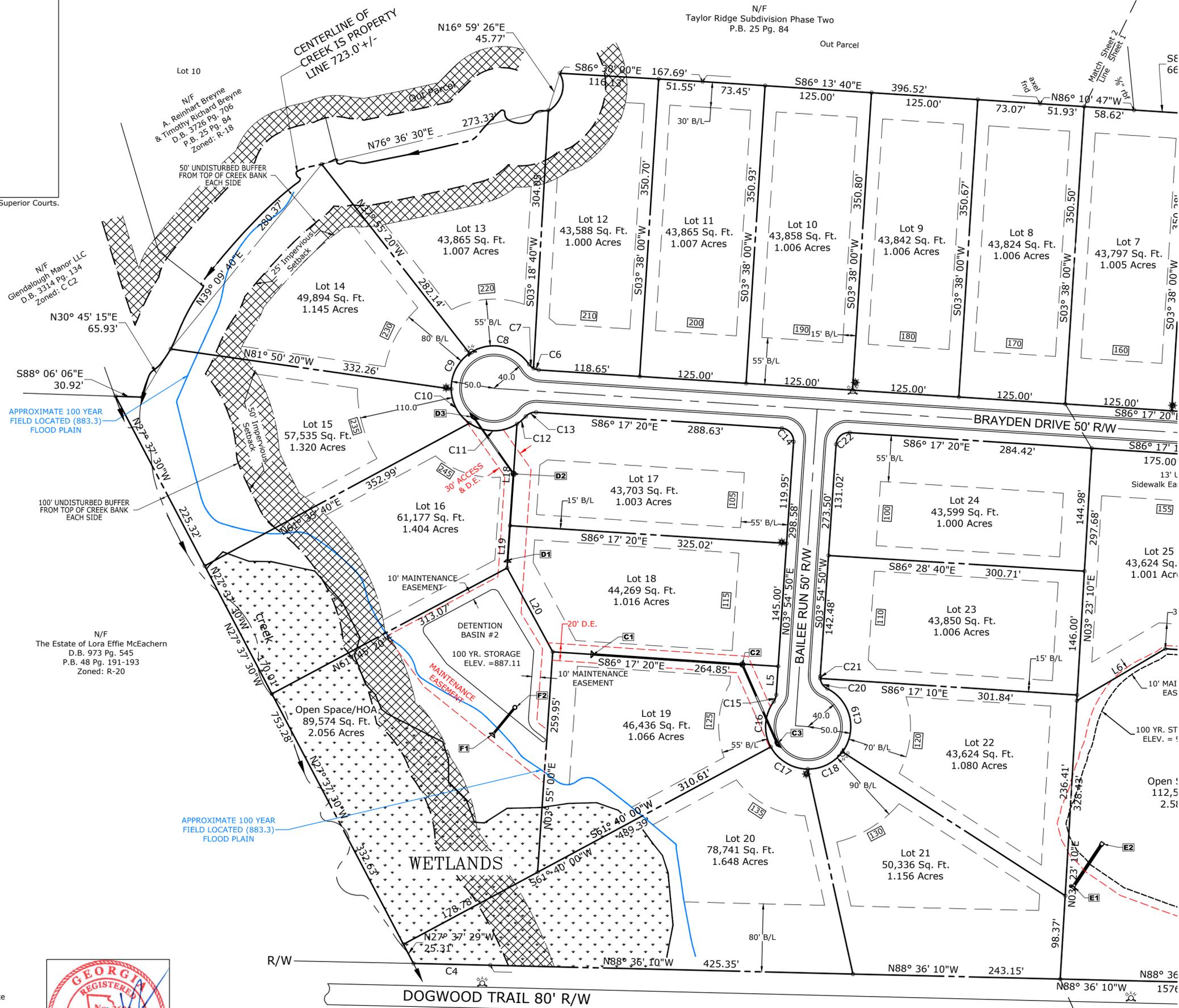
REVISION	DATE	DESCRIPTION
	05/26/2017	Address City corrections
	10/19/2017	Add Sidewalk and utility easement around mailbox kiosk

Stonecrest Preserve
City of Tyrone

Land Lot 120, 7th District, Fayette County, Georgia
JOB NUMBER: 16-001 FP

DATE: 04/19/17 DRAWN BY: JCB SCALE: 1" = 80'

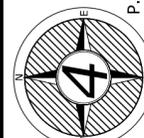
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DOCKET/CASE/APPLICATION NUMBER

PC 121417

APPLICANT/PROPERTY OWNER

Jill Rhodes

PLANNING COMMISSION MEETING DATE

December 14, 2017

TOWN COUNCIL MEETING DATE

N/A

ADDRESS/LOCATION

Caboose Lane

Summary

Applicant is seeking a re-plat to combine two lots off of Caboose lane. The applicant's proposed use will be a commercial building divided into suites.

The proposed Lot Combination has been approved by TRC members.

Any future building in this location will need to conform to the Town's 'Town Center Overlay District' architectural requirements.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
C-1 (Downtown Commercial)	Vacant/Undeveloped	North: C-1 South: C-1 East: R-18 West: C-1	Water	2 acres

COMPATIBILITY WITH FUTURE LAND USE & ZONING ORDINANCE	PROPERTY HISTORY
This re-plat conforms to the standards laid out in the zoning ordinance and is compatible with the future land use plan.	N/A

COMPATABILITY WITH COMPREHENSIVE PLAN AND FUTURE DEVELOPMENT MAP
This re-plat is compatible with both the Comp Plan and the Future Development Map.

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Staff Report

Date: December 14, 2017

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DOCKET/CASE/APPLICATION NUMBER

PC 121417

APPLICANT/PROPERTY OWNER

Tim Poff/Pulte Home Corp.

PLANNING COMMISSION MEETING DATE

December 14, 2017

TOWN COUNCIL MEETING DATE

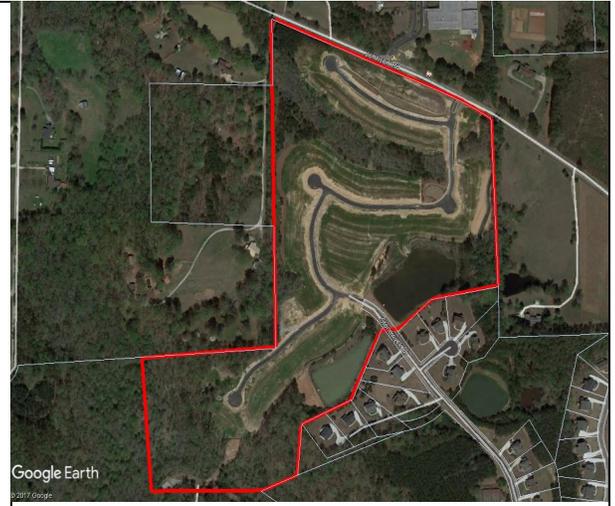
N/A

ADDRESS/LOCATION

Stoneyck and Krirkley Rd.

Summary

Applicant is submitting an application seeking a revision to their Final Plat rectifying a flood plain drawing error.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-20	Residential/Subdivision	North: R-18 South: A-R East: Unincorporated County West: R-20	Water	34 Acres

COMPATIBILITY WITH FUTURE LAND USE & ZONING ORDINANCE	PROPERTY HISTORY
This revision brings the plat into further conformity with the ordinance.	N/A

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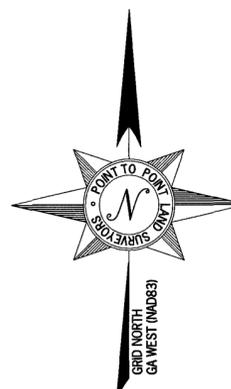
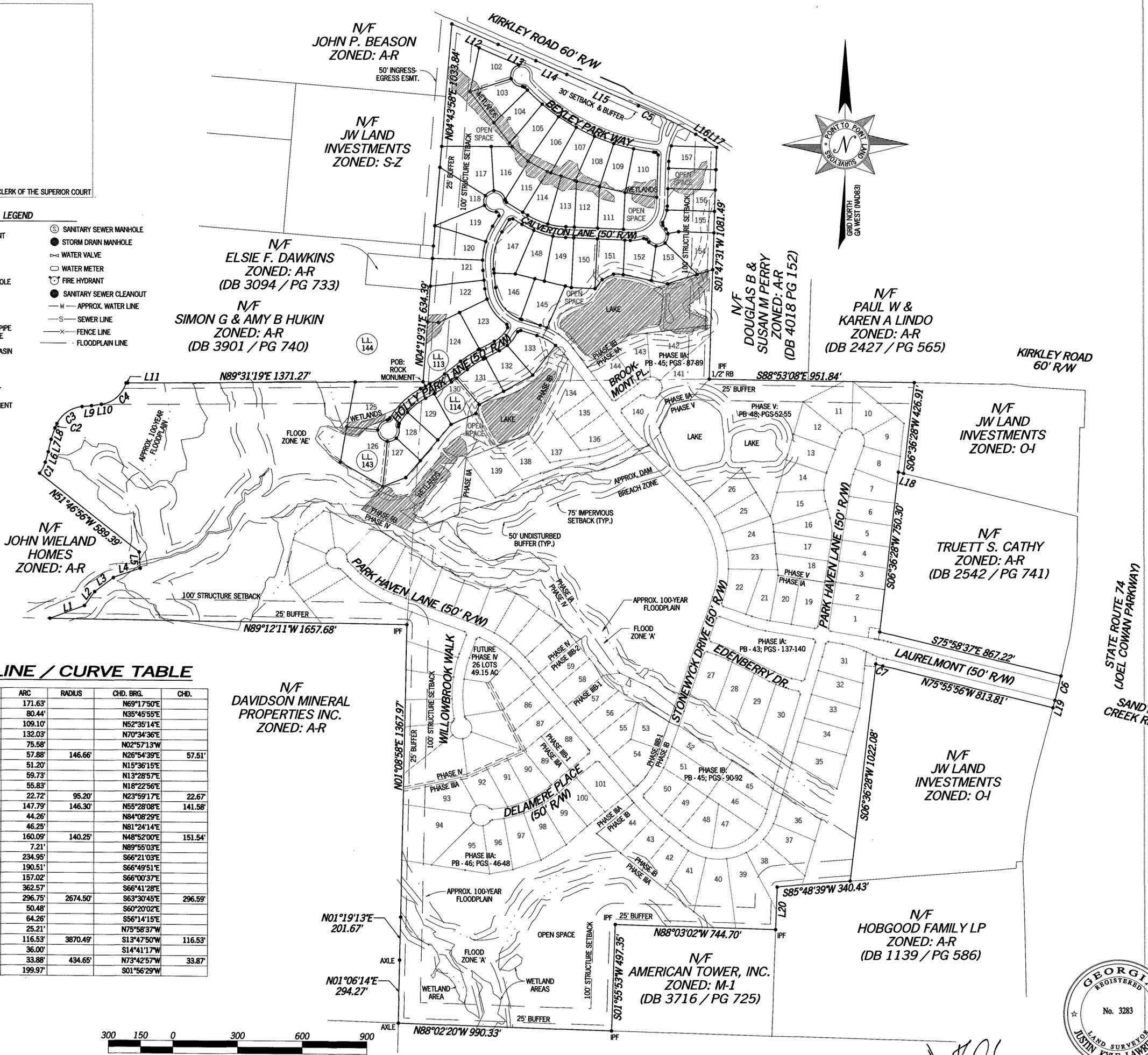
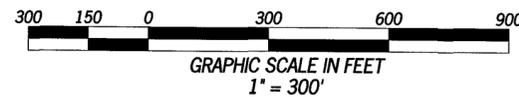
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - RB REBAR
 - OTF OPEN TOP PIPE FOUND
 - UP UTILITY POLE
 - SSMH SANITARY SEWER MANHOLE
 - INV INVERT
 - FH FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - OU OVERHEAD UTILITY
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - JB JUNCTION BOX
 - DWCB DOUBLE WING CATCH BASIN
 - CLF CHAIN LINK FENCE
 - WW WATER VALVE
 - WM WATER METER
 - CO SEWER CLEANOUT
 - ME MAINTENANCE EASEMENT
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
- SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - ⊗ WATER VALVE
 - WATER METER
 - ⊕ FIRE HYDRANT
 - SANITARY SEWER CLEANOUT
 - W — APPROX. WATER LINE
 - S — SEWER LINE
 - X — FENCE LINE
 - F — FLOODPLAIN LINE

LINE / CURVE TABLE

LINE	ARC	RADIUS	CHD. BRG.	CHD.
L1	171.63'		N69°17'50"E	
L2	80.44'		N35°45'55"E	
L3	109.10'		N52°35'14"E	
L4	132.03'		N70°34'36"E	
L5	75.58'		N02°57'13"W	
C1	57.88'	146.66'	N26°54'39"E	57.51'
L6	51.20'		N15°36'15"E	
L7	59.73'		N13°28'57"E	
L8	55.83'		N18°22'56"E	
C2	22.72'	95.20'	N23°59'17"E	22.67'
C3	147.79'	146.30'	N55°28'08"E	141.58'
L9	44.26'		N84°08'29"E	
L10	46.25'		N81°24'14"E	
C4	160.09'	140.25'	N48°52'00"E	151.54'
L11	7.21'		N89°55'03"E	
L12	234.95'		S66°21'03"E	
L13	190.51'		S66°49'51"E	
L14	157.02'		S66°00'37"E	
L15	362.57'		S66°41'28"E	
C5	296.75'	2674.50'	S63°30'45"E	296.59'
L16	50.48'		S60°20'02"E	
L17	64.26'		S56°14'15"E	
L18	25.21'		N75°58'37"W	
C6	116.53'	3870.49'	S13°47'50"W	116.53'
L19	36.00'		S14°41'17"W	
C7	33.88'	434.65'	N73°42'57"W	33.87'
L20	199.97'		S01°56'29"W	

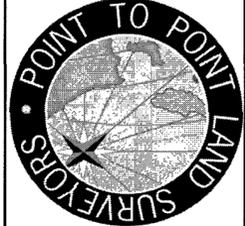


7-22-17
 JUSTIN KYLE LAWRENCE GA RLS #3283 DATE

DATE	RELEASE DESCRIPTION
2-14-17	REVISED PER COMMENTS
3-17-17	REVISED PER COMMENTS
9-22-17	REVISED FLOODPLAN

A FINAL PLAT PREPARED FOR:
RIVER CREST
 F.K.A. CONNEMARA
 F.K.A. NORTHAMPTON
PHASE IIB
 PULTE HOME COMPANY, LLC

A FINAL PLAT PREPARED BY:
POINT TO POINT LAND SURVEYORS
 1010 Pennsylvania Avenue
 McDonough, GA 30253
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com



LAND LOTS: 113,114,& 143
DISTRICT: 7TH
SECTION: N/A
TOWN: TYRONE
COUNTY: FAYETTE
STATE: GEORGIA
DATE: JAN. 18, 2017
DRAWN BY: GSH
CHKD BY: JKL
APPROVED BY: C. INER
JOB #: G160272
FILE #: 16-C-032
SHEET NUMBER:

3
 OF 11 SHEETS

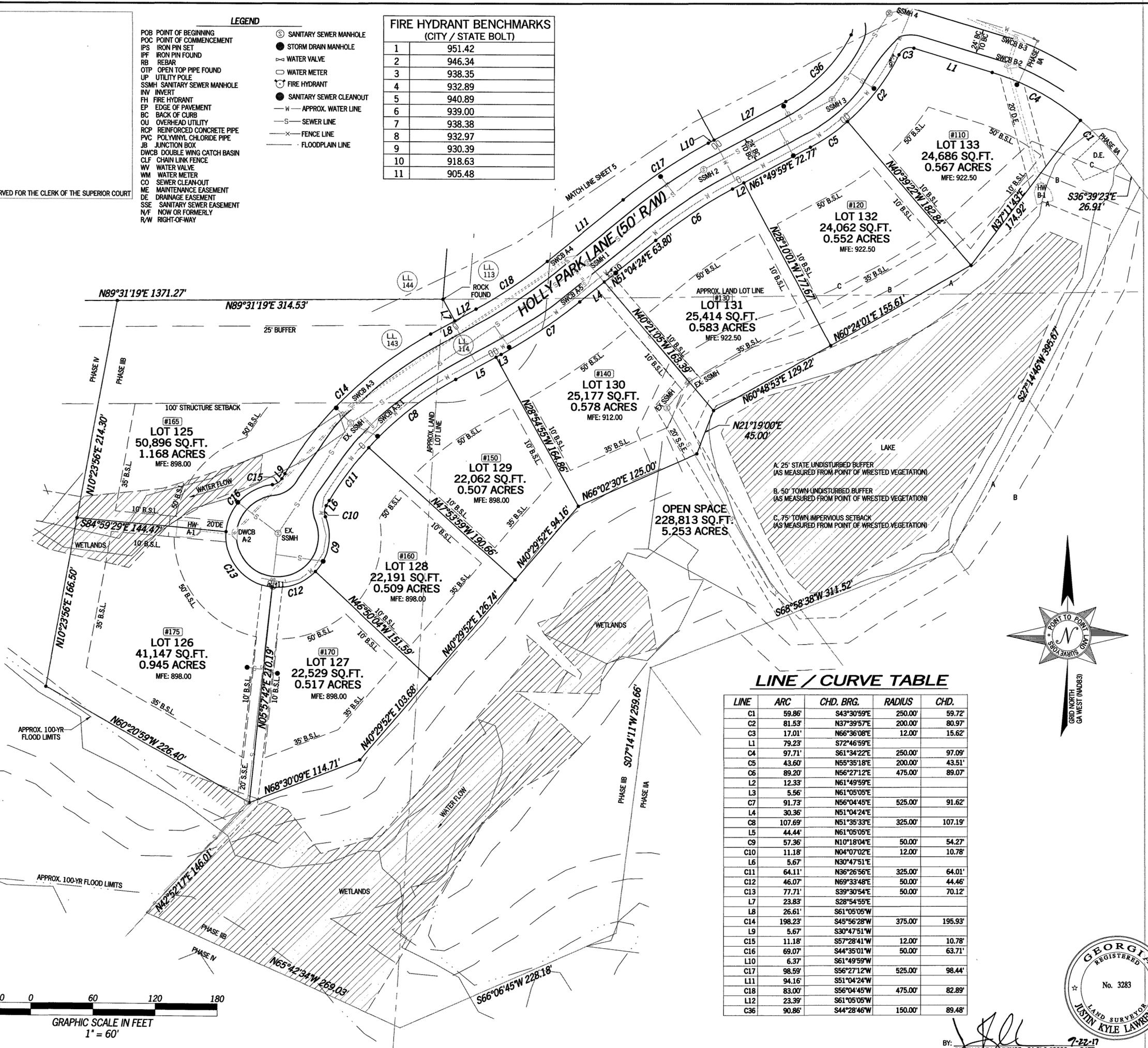
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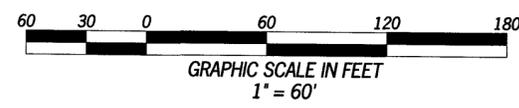
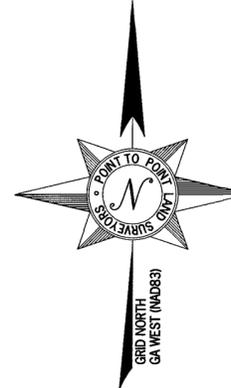
**FIRE HYDRANT BENCHMARKS
(CITY / STATE BOLT)**

1	951.42
2	946.34
3	938.35
4	932.89
5	940.89
6	939.00
7	938.38
8	932.97
9	930.39
10	918.63
11	905.48



LINE / CURVE TABLE

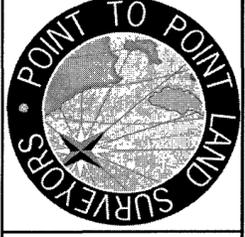
LINE	ARC	CHD. BRG.	RADIUS	CHD.
C1	59.86'	S43°30'59"E	250.00'	59.72'
C2	81.53'	N37°39'57"E	200.00'	80.97'
C3	17.01'	N66°36'08"E	12.00'	15.62'
L1	79.23'	S72°46'59"E		
C4	97.71'	S61°34'22"E	250.00'	97.09'
C5	43.60'	N55°35'18"E	200.00'	43.51'
C6	89.20'	N56°27'12"E	475.00'	89.07'
L2	12.33'	N61°49'59"E		
L3	5.56'	N61°05'05"E		
C7	91.73'	N56°04'45"E	525.00'	91.62'
L4	30.36'	N51°04'24"E		
C8	107.69'	N51°35'33"E	325.00'	107.19'
L5	44.44'	N61°05'05"E		
C9	57.36'	N10°18'04"E	50.00'	54.27'
C10	11.18'	N04°07'02"E	12.00'	10.78'
L6	5.67'	N30°47'51"E		
C11	64.11'	N36°26'56"E	325.00'	64.01'
C12	46.07'	N69°33'48"E	50.00'	44.46'
C13	77.71'	S39°30'54"E	50.00'	70.12'
L7	23.83'	S28°54'55"E		
L8	26.61'	S61°05'05"W		
C14	198.23'	S45°56'28"W	375.00'	195.93'
L9	5.67'	S30°47'51"W		
C15	11.18'	S57°28'41"W	12.00'	10.78'
C16	69.07'	S44°35'01"W	50.00'	63.71'
L10	6.37'	S61°49'59"W		
C17	98.59'	S56°27'12"W	525.00'	98.44'
L11	94.16'	S51°04'24"W		
C18	83.00'	S56°04'45"W	475.00'	82.89'
L12	23.39'	S61°05'05"W		
C36	90.86'	S44°28'46"W	150.00'	89.48'



RELEASE DESCRIPTION	DATE	REVISED PER COMMENTS	REVISED PER COMMENTS	REVISED FLOODPLAN
	2-14-17			
	3-17-17			
	9-22-17			

A FINAL PLAT PREPARED FOR:
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LAND LOTS: 113,114, & 143
 DISTRICT: 7TH
 SECTION: N/A
 TOWN: TYRONE
 COUNTY: FAYETTE
 STATE: GEORGIA
 DATE: JAN. 18, 2017
 DRAWN BY: GSH
 CHKD BY: JKL
 APPROVED BY: C. INER
 JOB #: G160272
 FILE #: 16-C-032
 SHEET NUMBER:

4
 OF 11 SHEETS

BY: *[Signature]*
 JUSTIN KYLE LAWRENCE GA RLS #3283
 DATE: 7-27-17

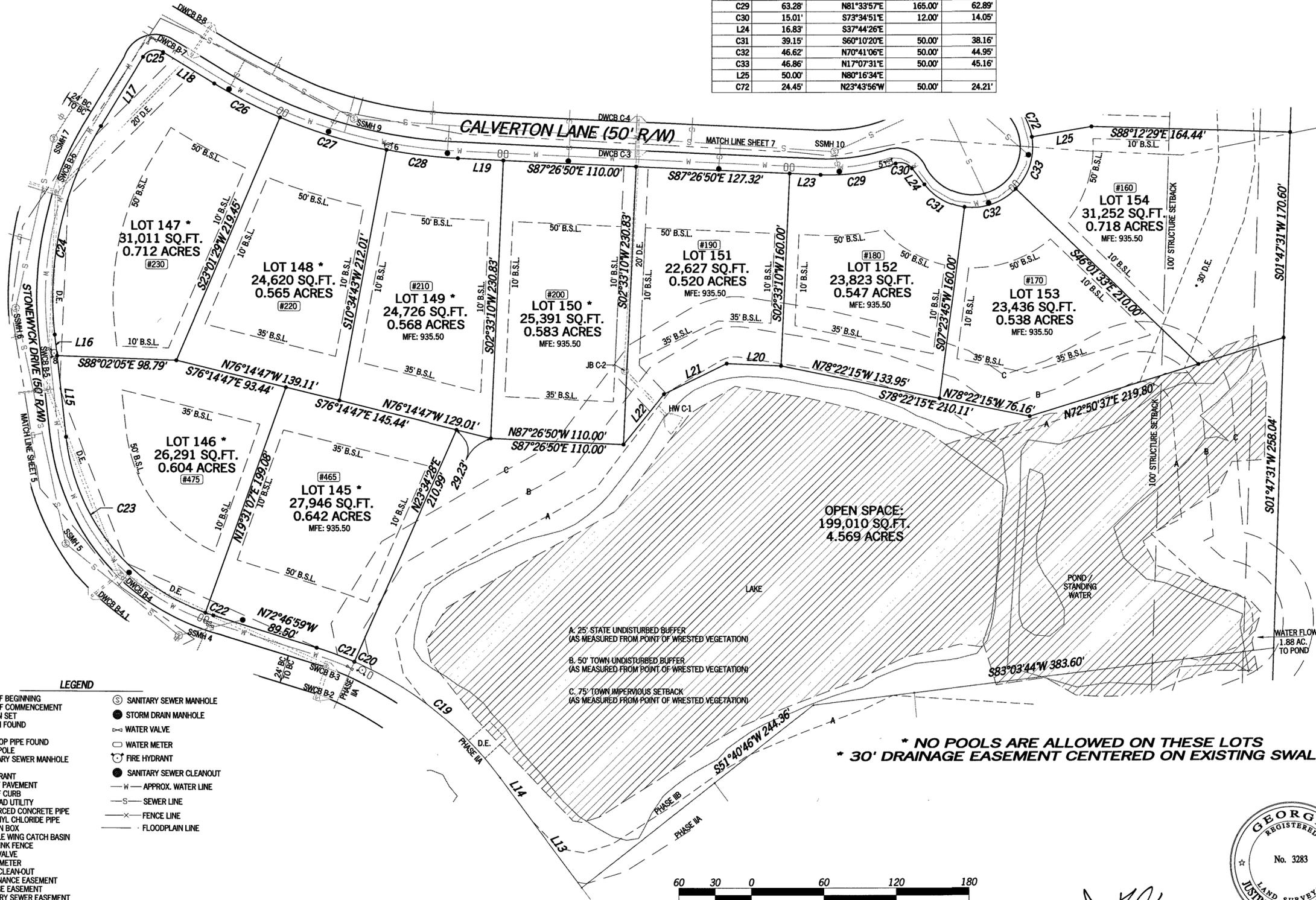


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LINE / CURVE TABLE

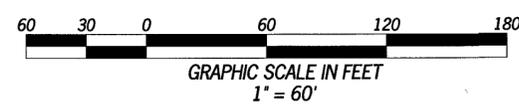
LINE	ARC	CHD. BRG.	RADIUS	CHD.
L13	83.68'	N36°39'23"W		
L14	29.51'	N36°39'23"W		
C19	143.99'	N50°24'22"W	300.00'	142.61'
C20	11.88'	N65°17'27"W	300.00'	11.88'
C21	33.35'	N69°36'36"W	300.00'	33.33'
C22	7.03'	N71°37'56"W	175.00'	7.03'
C23	195.89'	N38°24'51"W	175.00'	185.82'
L15	68.06'	N06°20'50"W		
L16	17.67'	N06°20'50"W		
C24	180.61'	N12°28'04"E	275.00'	177.38'
L17	67.24'	N31°16'59"E		
C25	18.85'	N76°16'59"E	12.00'	16.97'
L18	49.57'	S58°43'01"E		
C26	61.26'	S62°50'46"E	425.00'	61.20'
C27	92.32'	S73°11'54"E	425.00'	92.14'
C28	59.53'	S83°26'04"E	425.00'	59.48'
L19	37.62'	S87°26'50"E		
L20	45.00'	N87°26'50"W		
L21	57.72'	S63°57'56"W		
L22	53.55'	S38°45'19"W		
L23	25.60'	S87°26'50"E		
C29	63.28'	N81°33'57"E	165.00'	62.89'
C30	15.01'	S73°34'51"E	12.00'	14.05'
L24	16.83'	S37°44'26"E		
C31	39.15'	S60°10'20"E	50.00'	38.16'
C32	46.62'	N70°41'06"E	50.00'	44.95'
C33	46.86'	N17°07'31"E	50.00'	45.16'
L25	50.00'	N80°16'34"E		
C72	24.45'	N23°43'56"W	50.00'	24.21'



- LEGEND**
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 - W - APPROX. WATER LINE
 - S - SEWER LINE
 - F - FENCE LINE
 - FL - FLOODPLAIN LINE

- A. 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- B. 50' TOWN UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- C. 75' TOWN IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)

*** NO POOLS ARE ALLOWED ON THESE LOTS
* 30' DRAINAGE EASEMENT CENTERED ON EXISTING SWALE**



BY: *Justin Kyle Lawrence*
JUSTIN KYLE LAWRENCE
GA R/S #3283
DATE: 9-22-17



RELEASE DESCRIPTION	DATE	REVISED PER COMMENTS	REVISED PER COMMENTS	REVISED FLOODPLAIN
	2-14-17			
	3-17-17			
	9-22-17			

A FINAL PLAT PREPARED FOR:
RIVER CREST
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LAND LOTS: 113,114,& 143
DISTRICT: 7TH
SECTION: N/A
TOWN: TYRONE
COUNTY: FAYETTE
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DATE: JAN. 18, 2017
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SHEET NUMBER: 5 OF 11 SHEETS

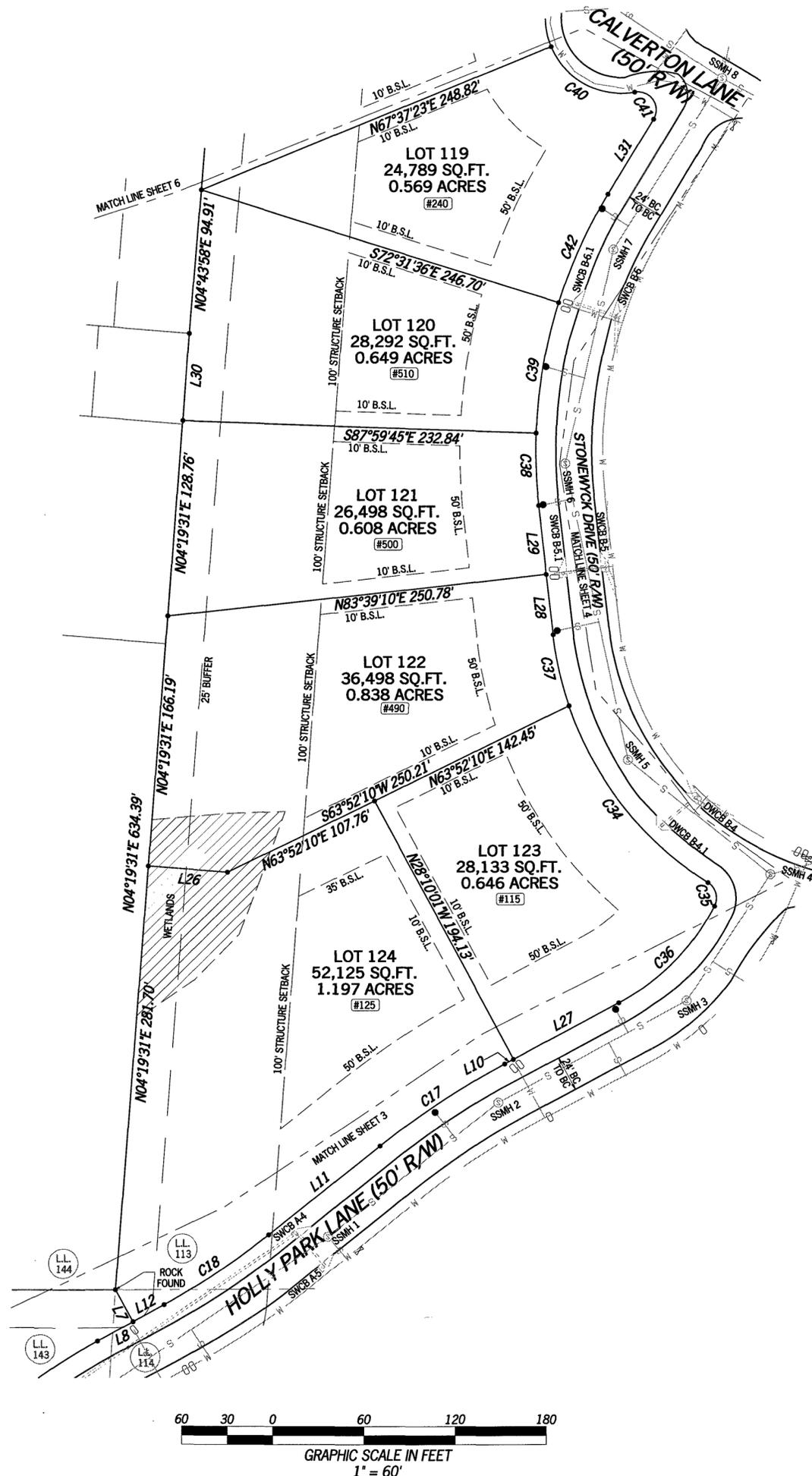
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LINE / CURVE TABLE

LINE	ARC	CHD. BRG.	RADIUS	CHD.
L7	23.83'	S28°54'55"E		
L8	26.61'	S61°05'05"W		
L10	6.37'	S61°49'59"W		
L11	94.16'	S51°04'24"W		
L12	23.39'	S61°05'05"W		
L26	52.21'	S85°40'29"E		
L27	78.73'	S61°49'59"W		
L28	40.22'	S06°20'50"E		
L29	45.51'	S06°20'50"E		
L30	57.73'	N04°19'31"E		
L31	57.82'	S31°16'59"W		
C17	98.59'	S56°27'12"W	525.00'	98.44'
C18	83.00'	S56°04'45"W	475.00'	82.89'
C35	17.69'	S15°05'50"E	12.00'	16.13'
C36	90.86'	S44°28'46"W	150.00'	89.48'
C37	48.45'	S12°31'00"E	225.00'	48.36'
C38	47.37'	S02°10'18"E	325.00'	47.33'
C39	87.75'	S09°44'19"W	325.00'	87.48'
C40	67.95'	S61°18'32"E	50.00'	62.84'
C41	27.55'	S34°28'44"E	12.00'	21.88'
C42	78.33'	S24°22'42"W	325.00'	78.14'

LEGEND

POB POINT OF BEGINNING	○ SANITARY SEWER MANHOLE
POC POINT OF COMMENCEMENT	● STORM DRAIN MANHOLE
IPS IRON PIN SET	○ WATER VALVE
IPF IRON PIN FOUND	○ WATER METER
RB REBAR	○ FIRE HYDRANT
OTF OPEN TOP PIPE FOUND	● SANITARY SEWER CLEANOUT
UP UTILITY POLE	— W — APPROX. WATER LINE
SSMH SANITARY SEWER MANHOLE	— S — SEWER LINE
INV INVERT	— X — FENCE LINE
FH FIRE HYDRANT	— · — FLOODPLAIN LINE
EP EDGE OF PAVEMENT	
BC BACK OF CURB	
OU OVERHEAD UTILITY	
RCP REINFORCED CONCRETE PIPE	
PVC POLYVINYL CHLORIDE PIPE	
JB JUNCTION BOX	
DWCB DOUBLE WING CATCH BASIN	
CLF CHAIN LINK FENCE	
WV WATER VALVE	
WM WATER METER	
CO SEWER CLEANOUT	
ME MAINTENANCE EASEMENT	
DE DRAINAGE EASEMENT	
SSE SANITARY SEWER EASEMENT	
N/F NOW OR FORMERLY	
R/W RIGHT-OF-WAY	



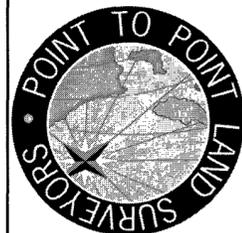
FIRE HYDRANT BENCHMARKS
(CITY / STATE BOLT)

1	951.42
2	946.34
3	938.35
4	932.89
5	940.89
6	939.00
7	938.38
8	932.97
9	930.39
10	918.63
11	905.48

DATE	RELEASE DESCRIPTION
2-14-17	REVISED PER COMMENTS
3-17-17	REVISED PER COMMENTS
9-22-17	REVISED FLOODPLAIN

A FINAL PLAT PREPARED FOR:
RIVER CREST
 F.K.A. CONNEMARA
 F.K.A. NORTHAMPTON
PHASE IIB
 PULTE HOME COMPANY, LLC

A FINAL PLAT PREPARED BY:
POINT TO POINT LAND SURVEYORS
 1010 Pennsylvania Avenue
 McDonough, GA 30253
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com

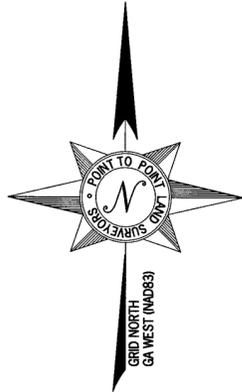


LAND LOTS: 113,114,& 143
 DISTRICT: 7TH
 SECTION: N/A
 TOWN: TYRONE
 COUNTY: FAYETTE
 STATE: GEORGIA
 DATE: JAN. 18, 2017
 DRAWN BY: GSH
 CHKD BY: JKL
 APPROVED BY: C. INER
 JOB #: G160272
 FILE #: 16-C-032
 SHEET NUMBER:

6
 OF 11 SHEETS

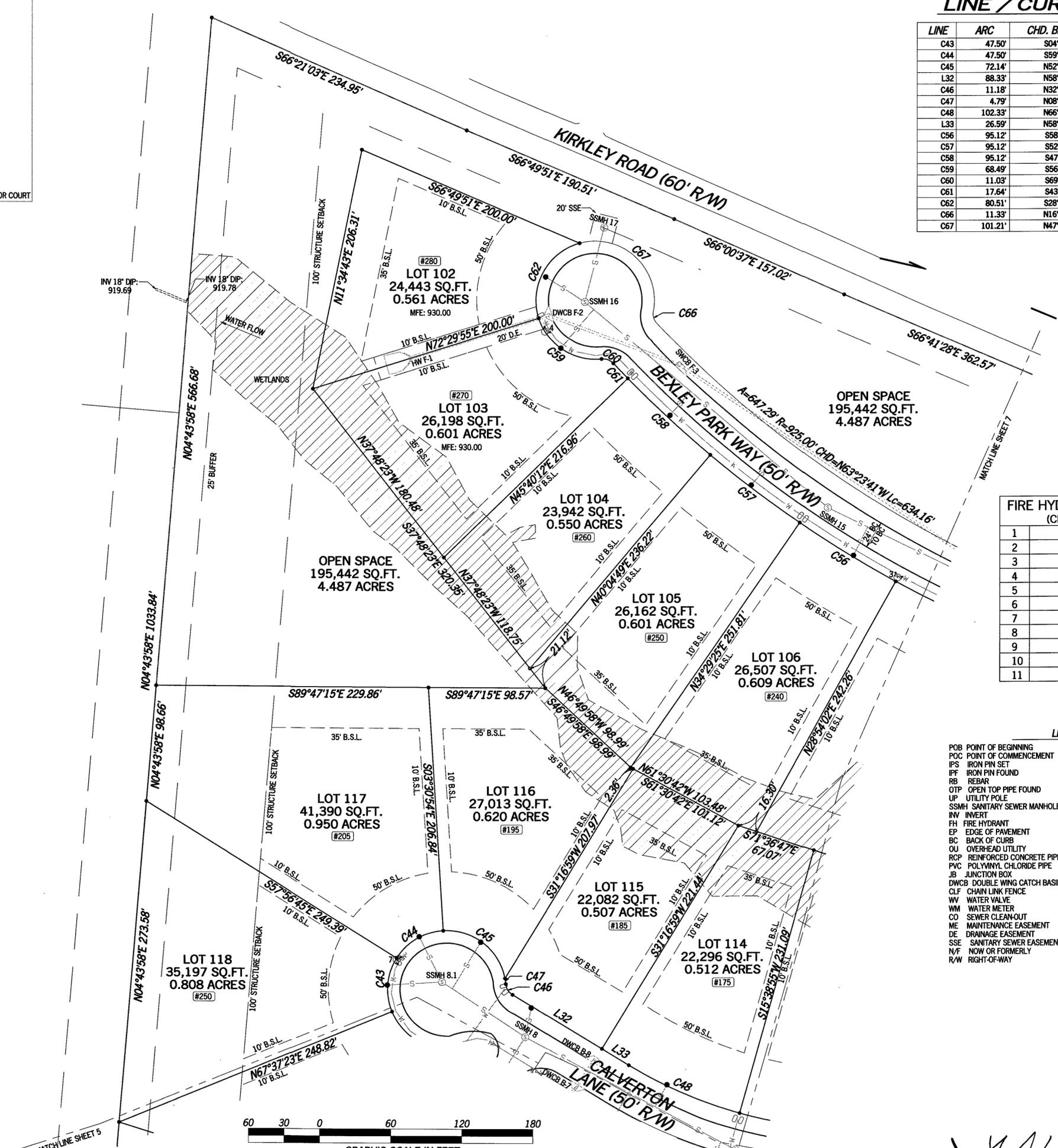
BY: *Justin Kyle Lawrence*
 JUSTIN KYLE LAWRENCE
 GA RLS #3283
 DATE: 1-22-17

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LINE / CURVE TABLE

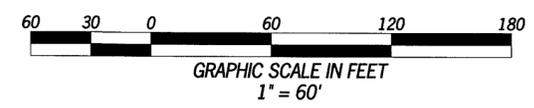
LINE	ARC	CHD. BRG.	RADIUS	CHD.
C43	47.50'	S04°50'20"W	50.00'	45.73'
C44	47.50'	S59°16'10"W	50.00'	45.73'
C45	72.14'	N52°10'53"W	50.00'	66.04'
L32	88.33'	N58°43'01"W		
C46	11.18'	N32°02'11"W	12.00'	10.78'
C47	4.79'	N08°06'08"W	50.00'	4.79'
C48	102.33'	N66°32'03"W	375.00'	102.01'
L33	26.59'	N58°43'01"W		
C56	95.12'	S58°18'17"E	975.00'	95.08'
C57	95.12'	S52°42'53"E	975.00'	95.08'
C58	95.12'	S47°07'30"E	975.00'	95.08'
C59	68.49'	S56°44'26"E	50.00'	63.26'
C60	11.03'	S69°38'12"E	12.00'	10.65'
C61	17.64'	S43°48'42"E	974.98'	17.64'
C62	80.51'	S28°37'33"W	50.00'	72.09'
C66	11.33'	N16°18'22"W	12.00'	10.91'
C67	101.21'	N47°15'21"W	50.00'	84.80'



FIRE HYDRANT BENCHMARKS (CITY / STATE BOLT)

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- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - RB REBAR
 - OTP OPEN TOP PIPE FOUND
 - UP UTILITY POLE
 - SSMH SANITARY SEWER MANHOLE
 - INV INVERT
 - FH FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - OJ OVERHEAD UTILITY
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - JB JUNCTION BOX
 - DWCB DOUBLE WING CATCH BASIN
 - CLF CHAIN LINK FENCE
 - WV WATER VALVE
 - WM WATER METER
 - CO SEWER CLEAN-OUT
 - ME MAINTENANCE EASEMENT
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - SSMH SANITARY SEWER MANHOLE
 - SDM STORM DRAIN MANHOLE
 - WV WATER VALVE
 - WM WATER METER
 - FW FIRE HYDRANT
 - AW APPROX. WATER LINE
 - SL SEWER LINE
 - FL FENCE LINE
 - FLD FLOODPLAIN LINE



J. Lawrence 9-22-17

RELEASE DESCRIPTION

DATE	REVISED PER COMMENTS	REVISED PER COMMENTS	REVISED FLOODPLAN
2-14-17			
3-17-17			
9-22-17			

A FINAL PLAT PREPARED FOR:
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 F.K.A. CONNEMARA
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LAND LOTS: 113,114, & 143
 DISTRICT: 7TH
 SECTION: N/A
 TOWN: TYRONE
 COUNTY: FAYETTE
 STATE: GEORGIA
 DATE: JAN. 18, 2017
 DRAWN BY: GSH
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 JOB #: G160272
 FILE #: 16-C-032
 SHEET NUMBER:
7
 OF 11 SHEETS

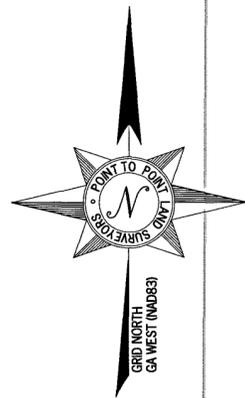
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

- POB POINT OF BEGINNING
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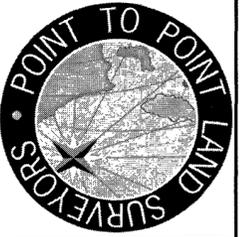
LINE / CURVE TABLE

LINE	ARC	CHD. BRG.	RADIUS	CHD.
L24	16.83'	S37°44'26"E		
L25	50.00'	N80°16'34"E		
L34	38.85'	N87°26'50"W		
L35	39.42'	S01°47'31"W		
L36	33.68'	N87°26'50"W		
L37	10.54'	S83°26'30"E		
L38	35.01'	S18°29'41"E		
L39	6.23'	S01°47'31"W		
L40	4.37'	N83°26'30"W		
L41	50.48'	S60°20'02"E		
L42	64.26'	S56°14'15"E		
L43	24.11'	N27°04'04"E		
L44	35.01'	N72°37'48"E		
L45	32.58'	N01°47'31"E		
C30	15.01'	S73°34'51"E	12.00'	14.05'
C31	39.15'	S60°10'20"E	50.00'	38.16'
C32	46.62'	N70°41'06"E	50.00'	44.95'
C33	46.86'	N17°07'31"E	50.00'	45.16'
C49	85.71'	N80°53'58"W	375.00'	85.53'
C50	182.17'	S47°10'20"W	115.00'	163.71'
C51	94.83'	S80°39'19"E	975.00'	94.79'
C52	17.85'	S40°49'30"E	12.00'	16.25'
C53	95.12'	S75°04'27"E	975.00'	95.08'
C54	95.13'	S69°29'03"E	975.00'	95.09'
C55	95.12'	S63°53'39"E	975.00'	95.08'
C63	110.46'	S65°30'29"E	2674.49'	110.45'
C64	71.49'	S14°21'26"W	163.00'	70.92'
C65	19.85'	S49°10'30"W	12.00'	17.66'
C68	56.29'	S60°56'13"E	2674.50'	56.28'
C69	53.40'	N21°44'15"E	287.00'	53.32'
C70	73.21'	N09°05'58"E	287.00'	73.01'
C71	18.60'	N05°01'14"E	165.00'	18.59'
C72	24.45'	N23°43'56"W	50.00'	24.21'
C73	14.09'	N04°06'04"W	12.00'	13.30'
C74	61.31'	N18°53'37"E	165.00'	60.96'

DATE:	RELEASE DESCRIPTION
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3-17-17	REVISED PER COMMENTS
9-22-17	REVISED FLOODPLAIN

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* FUTURE ENTRANCE SIGNS TO BE MADE OF BRICK
 * 30' DRAINAGE EASEMENT CENTERED ON EXISTING SWALE

ENTRANCE TO KIRKLEY ROAD SIGN AREA SHALL BE DESIGNATED AS COMMON PROPERTY UNDER THE OWNERSHIP OF THE HOA AND SHALL NOT BE ALLOWED TO EXIST ON PRIVATE PROPERTY OR AN EASEMENT

BY: *J. Kyle Lawrence*
 JUSTIN KYLE LAWRENCE GA RLS #3283
 1-22-17 DATE

