



Tyrone Planning Commission

Will James
Chairman
Jeff Duncan
Vice-Chairman
Marlon Davis
Commissioner
David Nebergall
Commissioner
Carl Schouw
Commissioner

Staff

Kyle Hood
Town Manager
Patrick Stough
Town Attorney
Phillip Trocquet
*Zoning & Development
Coordinator*
Dee Baker
Town Clerk

Meeting Information

2nd & 4th Thursday of
each month

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

Tyrone Planning Commission Agenda

March 23, 2017
7:00 PM

I. Call to order

II. Approval of agenda

III. Approval of Minutes for February 9, 2017

IV. New Business

1. Consideration of a final plat from applicant Tim Poff representing Pulte Group for Phase IIB of the River Crest Subdivision. ***Phillip Trocquet, Planning and Zoning Coordinator***

V. Staff comments

VI. Commission comments

VII. Adjournment

Town of Tyrone
Planning Commission Meeting
Minutes February 9, 2017
7:00 p.m.

Present:

Chairman Wil James

Vice-Chairman Jeff Duncan

Commission Member Marlon Davis

Commission Member Carl Schouw

Commission Member David Nebergall

Planning and Zoning Coordinator Phillip Trocquet

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

Approval of Agenda

Commissioner Nebergall made a motion to approve the agenda.

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

Approval of Minutes for January 26, 2016

Commissioner Schouw made a motion to approve the minutes.

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

New Business

1. Consideration of a Site Plan from applicant Jeremy Brown at Senoia Road for Tyrone RV Storage. *Phillip Trocquet, Planning and Zoning Coordinator*

Mr. Trocquet presented the item. He stated that this was the same property that was involved in a variance application back in October of 2016. The applicant is Jeremy Brown who is representing the owner Clyde Cooper. He reported that the property is 2.1 acres, zoned M-1 Light Industrial, the current use of the property is undeveloped, and the proposed use is as RV storage. Mr. Trocquet added that the general land use is consistent; the future land use designation is commercial, that it is compatible with existing land uses, serviced by all Town services and that the project had been reviewed and approved by the Technical Review Committee (TRC). Mr. Trocquet noted that there were buffer setback requirements placed on the property as a result of a granted Administrative Setback Variance on November 23, 2016. This Administrative Variance granted the owner a front yard encroachment in an easterly direction towards Senoia Rd. of ten feet, a side yard encroachment in a northerly direction towards Rockwood Rd. of seven feet and a back yard encroachment in an easterly direction of two feet. Mr. Trocquet noted that it was within administration's power to grant up to 20% of an encroachment not to exceed ten feet. He stated that administration did not grant Mr. Cooper the full administrative allowance on all sides, but did grant him some encroachment due to the layout of the lot. Mr. Trocquet stated that the site plan outlined a six foot fence surrounding the property he brought to the attention of the applicant that the ordinance calls for an eight foot fence to surround his type of development.

Mr. Trocquet said that the fence would go through a separate approval process once the owner was ready to construct the fence.

Mr. Trocquet recommended conditionally approving the site plan provided that the applicant erect an eight foot fence upon development of the lot.

Chairman James wanted clarification that the encroachment given in the administrative variance towards Senoia Road was ten feet Mr. Trocquet confirmed that it was.

Commissioner Nebergall asked how much of a setback remained on Senoia Rd. after the granting of the ten foot encroachment. Mr Trocquet answered stating that ninety feet still remained.

Chairman James wanted to assure that the granting of this variance was not going to cause any obstruction of view for vehicles turning from Rockwood Rd. onto Senoia Rd. Mr. Trocquet confirmed that it would not cause an obstruction. Mr. Trocquet also stated that the ordinance calls for fences to be no more than three feet high if within fifteen feet of a road he stated that the applicant would be well beyond that distance. Mr. Trocquet then directed the commissioners attention towards the site plan. He showed the commissioners the centerline of the pavement for Senoia Rd. as well as the location of the fence as shown on the site plan. He pointed out that the owner was not encroaching on the right-of-way along Senoia Rd. and that the granted variance was just encroaching on a small amount of the setbacks originally placed on the property.

Commissioner Nebergall pointed out that the date listed on the staff report for the granting of the administrative variance was inconsistent as the year listed was 2017 which had not arrived yet.

Mr. Trocquet apologized and confirmed that the date was in November of 2016 he stated that he was still getting used to the new year and confirmed that he would update the staff report for the records.

Commissioner Davis wanted to make sure that he received the proper materials in his binder as he had picked it up early. Mr. Trocquet stated that he had since sent out an updated agenda which included the landscape plan for the same property, but was unable to add it to Mr. Davis' binder. Commissioner Davis wanted to confirm whether or not the Planning Commission should approve the landscape plan first. Mr. Trocquet responded that a site plan approval comes before a landscape approval as it is simply the approval of a site for a particular project. Mr. Trocquet noted that landscape plans for commercial projects are usually submitted during the building construction permitting process, but that Mr. Cooper and Mr. Brown were submitting theirs early. Mr. Trocquet addressed an earlier private discussion he had with Commissioner Davis regarding the location of the proposed gravel on the landscape plan he stated that the location of the gravel was in the correct location. He stated that gravel is typically treated differently than pavement as it is an impermeable surface and that the gravel is within the designated setbacks and not encroaching on Senoia Rd. right of way. Commissioner Davis wanted to clarify which area would be used for parking of RVs and general customer parking. Mr. Trocquet directed Planning Commission's attention to the site plan and showed where customer parking would need to be located.

Commissioner Davis made a motion to approve the site plan with the condition that the owner erect an eight foot fence upon development of the lot. Commissioner Schouw seconded. The motion was approved 4-0.

2. Consideration of a Landscape Plan from applicant Jeremy Brown at 360 Senoia Road for Tyrone RV storage. *Phillip Trocquet, Planning and Zoning Coordinator*

Mr. Trocquet reported that the property is 2.5 acres, zoned M-1 Light Industrial, the current use of the property is undeveloped, and the proposed use is as RV storage. Mr. Trocquet added that the general land use is consistent the future land use designation is commercial, that it is compatible with existing land uses, serviced by all Town services and that the project had been reviewed and approved by the Town's Environmental Planning Specialist, Brad Konwick. Mr. Trocquet reiterated that this was the same property as the site plan. Mr. Trocquet stated that he was aware of the visibility concerns as well as the overall aesthetic concerns the type of development implies. He stated that the ordinance called for an eight foot opaque fence made of wood or polyvinyl.

Mr. Trocquet recommended approval of the Landscape Plan.

Chairman James inquired as to whether or not Planning Commission could approve the landscape plan with the request that the fence be polyvinyl. Mr. Trocquet stated that the ordinance allows a variety of materials, but that Planning Commission could make a formal request or declaration that polyvinyl is a preferred material. Chairman James explained that the polyvinyl has a better aesthetic appeal as well as a better longevity as opposed to wood. Commissioner Nebergall was also concerned with the maintenance required for a wooden fence. Mr. Trocquet explained that the ordinance requires a fence to maintain minimum maintenance standards in the case missing boards, rotting, or dilapidated falling segments. Commissioner Davis wanted to make it clear that Planning Commission was requesting the material for aesthetic and longevity purposes. Commissioner Nebergall agreed that polyvinyl is preferred by Planning Commission, but that if the owner chose to use an alternative material accepted in the ordinance, he could. Chairman James and Commissioner Nebergall noted that this was in an effort to avoid future citations as was the case with Carbecue Junction which occupied the lot previously.

Commissioner Nebergall asked Mr. Trocquet whether or not he believed the applicant was willing to go with Planning Commission's request. Mr. Trocquet stated that the owner is aware that he will have to erect a large decorative fence along Senoia and Rockwood Roads, and that he may be open to Planning Commission's recommendation.

Commissioner Davis inquired as to the type of shrubbery depicted on the landscape plan. Mr. Trocquet explained the plants that were depicted and directed their attention to the legend which gave descriptions of the landscaping markings. Commissioner Davis inquired whether or not the trees have a height limit like the fence. Mr. Trocquet responded that the owner is required to maintain the landscaping, but there is no height restriction on the growth of the trees.

Commissioner Nebergall made a motion to approve the Landscape Plan for 360 Senoia Road with the request that the owner use polyvinyl as a material for the fence upon construction. Commissioner Schouw seconded the motion. The motion was approved 4-0.

Old Business

Staff Comments

Mr. Trocquet stated that he would keep Planning Commission apprised as to the owner's decision on fence construction. Mr. Trocquet also stated that the owner has yet to decide exactly what kind of structure he is to place on the property. Commissioner Davis inquired as to the number of RVs that would be stored on site. Mr. Trocquet answered that there would be about 34-35 RVs.

Commissioner Schouw asked Mr. Trocquet about the Town Retreat. Mr. Trocquet stated that he was narrowing down topics for discussion and that economic development and growth management were the top two contenders for discussion topics. Mr. Trocquet also notified Planning Commission of new training classes that were coming up in March.

Chairman James stated that he would like to see a more diverse spread of businesses and restaurants in the downtown area and that he would like to spend time downtown if there were more amenities. Mr. Trocquet stated that sewer is usually a necessary prerequisite for most restaurants.

Commission Comments

Adjournment

Commissioner Schouw made a motion to adjourn. Meeting adjourned at 7:19pm.

Vice Chairman, Jeff Duncan

Planning & Development Coordinator, Phillip Trocquet

Staff Report

Date: March 23, 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

PC0322107

APPLICANT/PROPERTY OWNER

Tim Poff/ Pulte Homes

PLANNING COMMISSION MEETING DATE

March 23, 2017

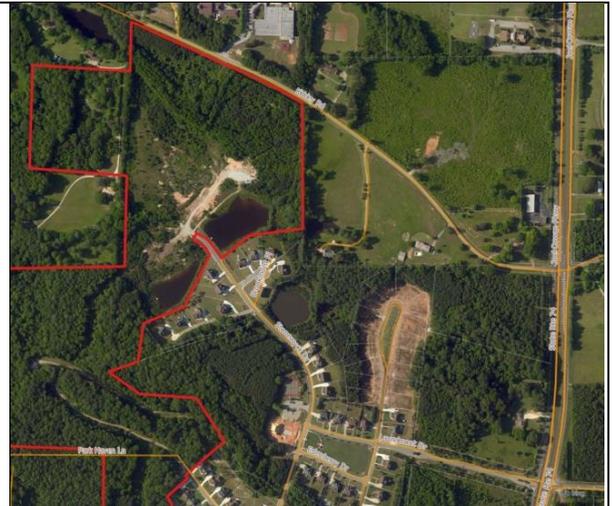
ADDRESS/LOCATION

River Crest Subdivision Phase IIB off Kirkley Road

Summary

Applicant is submitting a final plat for Phase IIB of the River Crest subdivision on behalf of Pulte Homes/ John Wieland Homes. The expansion of this subdivision will include 45 developable lots as well as the addition of three new streets: Holly Park Lane, Calverton Lane, and Bexley Park Way. The new lots vary in size, but are all approximately 1 acre. The expansion of the subdivision will also incorporate the extension of Stonewyck Drive connecting the previous phase of the development with a new entrance off of Kirkley Road. This new entrance will be across from St. Matthews Catholic Church.

The Town's Technical Review Committee (TRC) has reviewed and approved the new final plat for River Crest Phase IIB.



MAP SOURCE

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATABILITY WITH ZONING ORDINANCE

The subdivision property is zoned for Duplex Residential (DR). Single family homes will be constructed on the lots. Tyrone's DR Zoning District does not restrict development to duplex-style homes only; single family homes are permitted.

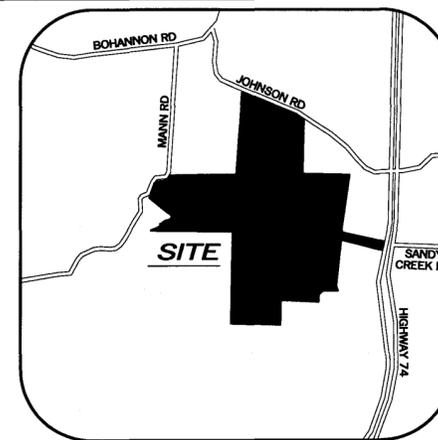
A FINAL PLAT OF:

RIVER CREST SUBDIVISION PHASE IIB

OWNER / DEVELOPER:



PULTE HOME COMPANY, LLC
2475 NORTHWINDS PARKWAY, SUITE 600
ALPHARETTA, GA 30009
PHONE: (678) 245-5392
24-HOUR CONTACT: JASON GARRETT



VICINITY MAP

NOT TO SCALE

PHASE IIB LOT AREAS

LOT #:	ACRES	SQ. FT.
102	0.561	24,443
103	0.601	26,198
104	0.550	23,942
105	0.601	26,162
106	0.609	26,507
107	0.570	24,846
108	0.530	23,083
109	0.517	22,518
110	0.630	27,445
111	0.505	21,990
112	0.507	22,086
113	0.509	22,185
114	0.512	22,296
115	0.507	22,082
116	0.620	27,013
117	0.950	41,390
118	0.808	35,197
119	0.569	24,789
120	0.649	28,292
121	0.608	26,498
122	0.838	36,498
123	0.646	28,133
124	1.197	52,125
125	1.168	50,896
126	0.945	41,147
127	0.517	22,529
128	0.509	22,191
129	0.507	22,062
130	0.578	25,177
131	0.583	25,414
132	0.552	24,062
134	0.567	24,686
145	0.642	27,946
146	0.604	26,291
147	0.712	31,011
148	0.565	24,620
149	0.568	24,726
150	0.583	25,391
151	0.520	22,627
152	0.547	23,823
153	0.538	23,436
154	0.718	31,252
155	0.532	23,163
156	0.505	22,006
157	0.525	22,877
OPEN	4.487	195,442
OPEN	0.494	21,531
OPEN	5.253	228,813
OPEN	4.569	199,010
OPEN	0.480	20,900
OPEN	0.234	10,202

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS PROPERTY IS SUBJECT TO THE PROTECTIVE COVENANTS AND EASEMENTS FOR RIVER CREST SUBDIVISION PHASE IIB. RECORDED IN DEED BOOK PAGE _____, FAYETTE COUNTY RECORDS.

CURRENT ZONING: DR-15

STANDARD COUNTY LOT CONDITIONS FOR DR-15 ARE:
MINIMUM LOT SIZE = 1.0 ACRES
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE = 125'
MINIMUM SETBACKS =
FRONT = (MAJOR OR MINOR THOROUGHFARE 80';
RESIDENTIAL 65'
SIDE = 15'
REAR = 30'

* REZONED TO DR-15 (SINGLE FAMILY RESIDENTIAL) ON MAY 19, 2005. BELOW LOT CONDITIONS WERE APPROVED WITHOUT A VARIANCE *

LOT CRITERIA:
MINIMUM LOT SIZE: 0.50 ACRES (21,780 SQUARE FEET)

FRONT YARD BUILDING SETBACK = 50'
SIDE YARD BUILDING SETBACK = 10'
REAR YARD BUILDING SETBACK = 35'
MINIMUM LOT WIDTH AT BUILDING SETBACK = 100' - 115'

WATER TO BE PROVIDED BY FAYETTE COUNTY WATER & SEWER DEPT.

SEWERAGE DISPOSAL BY THE TOWN OF TYRONE.

TOTAL NUMBER OF LOTS ALL PHASES: 157
TOTAL NUMBER OF LOTS PHASE IIB: 45

TOTAL AREA: 220.215 ACRES ±
TOTAL LOT AREA (ALL PHASES): 100.103 ACRES ±
TOTAL RIGHT-OF-WAY AREA (ALL PHASES): 18.099 ACRES ±
TOTAL OPEN SPACE (GREENBELT - ALL PHASES): 100.50 ACRES ±

ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.

ANY OPEN SPACE WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.

ITEM - PHASE IIB	ACRES	SQ. FT.
LOTS	28.08	1,223,054
STREETS - ROW	4.63	201,695
GREEN BELT (OPEN SPACE)	15.52	675,898
TOTAL AREA	48.22	2,100,646



MAP SCALE 1" = 500'

0 500 1000 FEET
0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0014E

FIRM
FLOOD INSURANCE RATE MAP

FAYETTE COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 14 OF 170
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FAYETTE COUNTY	13042	0014	E
TYRONE TOWN OF	13040	0014	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
13113C0014E

MAP REVISED
SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to this date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

FINAL PLAT SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT.

THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.

CERTIFICATE OF AUTHORIZATION: LSF000843

BY: JUSTIN KYLE LAWRENCE GA RLS #3283 DATE _____



FINAL PLAT ENGINEERING CERTIFICATE

I HEREBY CERTIFY THAT THE ACCEPTED ENGINEERING PROCEDURES AND DESIGN METHODS WERE USED TO ESTABLISH THE LAYOUT OF THE DEVELOPMENT; THAT THE STREETS, DRAINAGE STRUCTURES AND ANY OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED ACCORDING TO THE DEVELOPMENT CONSTRUCTION DRAWINGS; AND THAT ALL APPLICABLE REQUIREMENTS OF TOWN OF TYRONE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

BY: _____
REGISTERED PROFESSIONAL ENGINEER NO. _____
DATE _____

ALL LOTS WITHIN THIS PHASE HAVE BEEN REVIEWED BY A GEOTECHNICAL ENGINEER TO ASSURE ACCEPTABLE SOIL CONDITIONS EXIST FOR TYPICAL RESIDENTIAL FOUNDATION CONSTRUCTION. THIS REVIEW WAS PERFORMED SOON AFTER THE MASS GRADING WORK WAS COMPLETED IN THIS PHASE. THE REVIEW ALSO PROVIDES THE RECOMMENDATION FOR AN ADDITIONAL SOIL SUBGRADE EVALUATION IMMEDIATELY PRIOR TO FOUNDATION CONSTRUCTION AND THAT NO CONSTRUCTION TAKE PLACE WITHIN 10' OF THE TOP EDGE OF EXISTING SLOPES.

DATE	RELEASE DESCRIPTION	REVISED PER COMMENTS	REVISED PER COMMENTS
2-14-17			
3-17-17			

A FINAL PLAT PREPARED FOR:

RIVER CREST

F.K.A. CONNEMARA
F.K.A. NORTHAMPTON

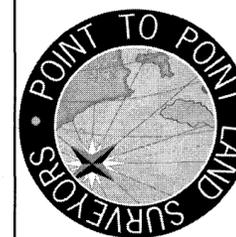
PHASE IIB

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:

1

OF 11 SHEETS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

GENERAL NOTES

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TCRA 1103 ROBOTIC (DATE OF LAST FIELD VISIT: 1-5-17)

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,680,092 FEET.

BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA 83 WEST ZONE)

1/2" CAPPED REBAR SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

A PORTION OF PHASE IIB IS LOCATED IN A SPECIAL FLOOD AREAS AS PER F.I.R.M. COMMUNITY PANEL NO. 13113C0014E DATED SEPTEMBER 26, 2008 (ZONE 'AE' - BASE FLOOD ELEVATION = 894-895' A.M.S.L. & ZONE 'A' - NO BASE FLOOD ELEVATION DETERMINED).

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

WETLANDS NOTE

WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. ANY DISTURBANCE OF WETLANDS REQUIRES A FEDERAL PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS.

HEALTH DEPARTMENT APPROVAL

HEALTH DEPARTMENT

DATE

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
- 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 CLEAN-OUT
- 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
- FLOODPLAIN LINE

MAINTENANCE GUARANTEE

THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY WARRANTS AND GUARANTEES TO THE TOWN OF TYRONE THE FULL AND COMPLETE MAINTENANCE OF A CERTAIN IMPROVEMENT KNOWN AS RIVERCREST SUBDIVISION: PHASE IIB AND MORE PARTICULARLY SHOWN IN PLAT BOOK _____, PAGE (S) _____ OF THE FAYETTE COUNTY RECORDS.

THE WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE TYRONE LAND DEVELOPMENT ORDINANCE. THIS GUARANTEE INCLUDES NOT ONLY PAVING BUT ALSO ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHT-OF-WAY OF SAID ROAD AND IN THE GREENBELT INCLUDING BUT NOT LIMITED TO ALL CURBING, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES, BIKE PATHS, CART PATHS, PEDESTRIANS PATHS AND OTHER PUBLIC IMPROVEMENTS. UTILITIES OWNED AND OPERATED BY A GOVERNMENTAL BODY OR PUBLIC UTILITY COMPANY, WITH THE EXCEPTION OF PRIVATELY OWNED FACILITIES, SHALL BE THE RESPONSIBILITY OF SAID GOVERNMENTAL BODY OR PUBLIC UTILITY COMPANY AND NOT THE DEVELOPER.

THE DEVELOPER SHALL CORRECT AND REPAIR OR CAUSE TO BE CORRECTED AND REPAIRED ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM ANY CAUSE WHATSOEVER. IN THE EVENT THE DEVELOPER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF. THEN SAID DAMAGES MAY BE CORRECTED BY THE TOWN OF TYRONE AND ALL COST AND CHARGES BILLED TO AND PAID BY THE DEVELOPER, BUT THIS REMEDY SHALL NOT LIMIT THE TOWN, AND IT SHALL ALSO HAVE ANY REMEDIES AVAILABLE TO IT AS APPROVED BY LAW.

THE TERMS OF THIS AGREEMENT SHALL BE FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF WRITTEN ACCEPTANCE OF SAID IMPROVEMENTS BY THE TOWN AS EVIDENCED BY THE FINAL PLAT APPROVAL OF SAID COMPLETED IMPROVEMENTS.

AFTER THE TERMINATION OF SAID TWO (2) YEAR PERIOD THE TOWN SHALL BE RESPONSIBLE TO THE CITIZENS OF TYRONE FOR THE MAINTENANCE OF SAID IMPROVEMENTS AS PROVIDED BY LAW. PROVIDED HOWEVER, ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND WHICH STILL ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER (WRITTEN NOTICE OF SAID DAMAGES MUST BE GIVEN PRIOR TO THE TIME THE TWO (2) YEAR PERIOD ENDS).

IN WITNESS WHEREOF, THE DEVELOPER HAS CAUSED THIS AGREEMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS

THIS _____ DAY OF _____, 2017.

BY: _____

TITLE: _____

CERTIFICATE OF DEDICATION STATE OF GEORGIA COUNTY OF FAYETTE

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY CONVEY IN FEE SIMPLE TO THE TOWN OF TYRONE, GEORGIA, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON ALLEYS, CART PATHS, WATERCOURSES, DRAINS, EASEMENTS, GREENBELTS AND PUBLIC PLACES HEREON SHOWN ON PLAT EXCEPT THOSE EASEMENTS DESIGNATED ON PLAT AS OTHER UTILITY COMPANY'S EASEMENTS.

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS. THE OWNER DOES HEREBY AGREE TO HOLD THE TOWN OF TYRONE, GEORGIA, HARMLESS FROM ANY AND ALL MONETARY LIABILITIES WHICH MAY ARISE FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON THE ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN, TO INCLUDE BUT NOT LIMITED TO THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS AND BRIDGES WITHIN THE PROPOSED RIGHT-OF-WAY SHOWN, RESULTING FROM ANY AND ALL CAUSES OTHER THAN BY AN ACT OF THE TOWN OF TYRONE, GEORGIA.

AND FURTHER, THE OWNER WARRANTS THAT IT OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE TOWN OF TYRONE SHALL NOT BE LIABLE TO THE UNDERSIGNED OR SUBSEQUENT OWNERS IN TITLE FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS EXTENSION, DRIVES, STRUCTURES, OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY, ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. THE OWNER FURTHER WARRANTS THAT IT HAS THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT AND DOES HEREBY BIND ITSELF AND THE OWNERS SUBSEQUENT IN TITLE TO DEFEND THE COVENANTS AND AGREEMENTS SET OUT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET BY HAND AND AFFIXED MY SEAL THIS _____

DAY OF _____, 2017.

OWNER: PULTE HOME COMPANY, LLC

BY: _____ (SEAL)

NOTARY PUBLIC STATE OF GEORGIA

FIRE MARSHAL APPROVAL

APPROVED BY THE FAYETTE COUNTY FIRE MARSHAL. ALL FIRE HYDRANTS LOCATED AS SHOWN.

SIGNED _____

DATE _____

OWNERS' CERTIFICATE

"WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE RIVER CREST SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT.

OWNER / MORTGAGOR _____ DATE _____

FINAL PLAT APPROVAL

THIS PLAT COMPLIES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT ORDINANCE, AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR TOWN OF TYRONE.

TOWN ENGINEER _____ DATE _____

MAYOR _____ DATE _____

TOWN CLERK _____ DATE _____

CERTIFICATE OF DEDICATION

THE CONVEYANCE OF STREETS AND RIGHTS-OF-WAY AND PUBLIC DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF TYRONE, GEORGIA. THIS THE _____ DAY OF _____, 2017.

MAYOR _____ DATE _____

ATTEST: TOWN CLERK _____ DATE _____

NOTARY PUBLIC STATE OF GEORGIA

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

DETENTION PONDS SHALL BE DEDICATED VIA STORMWATER MAINTENANCE AGREEMENT TO THE HOMEOWNER'S ASSOCIATION



THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 13-6-67, AS AMENDED BY HB1004 (2016). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.

CERTIFICATE OF AUTHORIZATION: LSF000843

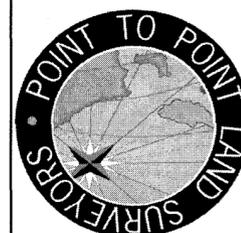
RELEASE DESCRIPTION	DATE	REVISED PER COMMENTS	REVISED PER COMMENTS
	2-14-17		
	3-17-17		

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:

2

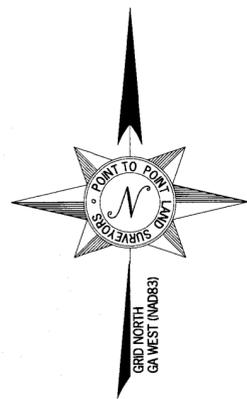
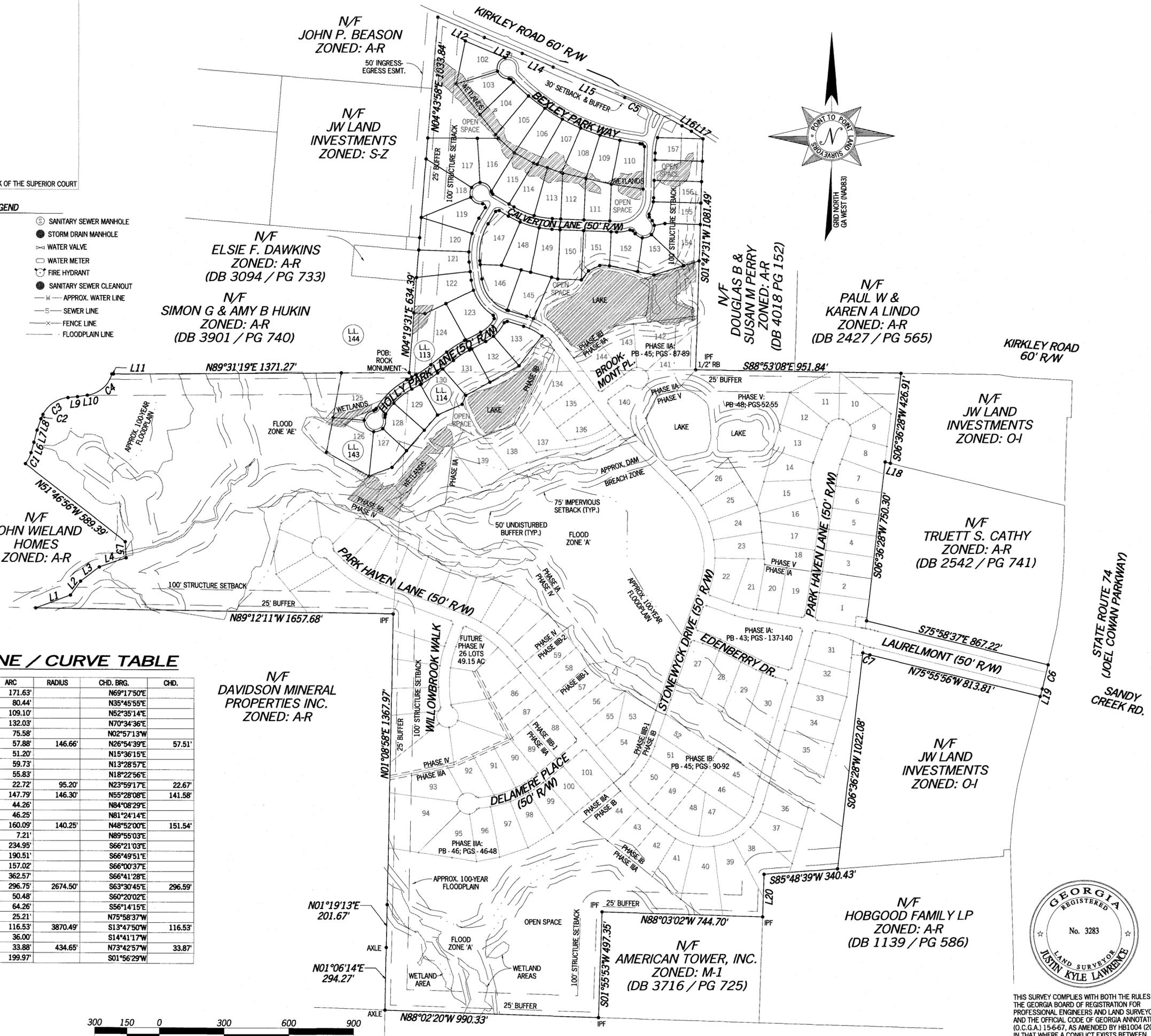
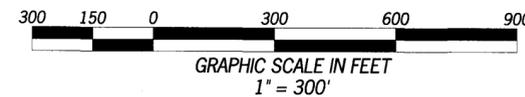
OF 11 SHEETS

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
 - 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
- 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
 - 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	



THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.

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RIVER CREST

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F.K.A. NORTHAMPTON
PHASE IIB
PULTE HOME COMPANY, LLC

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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:

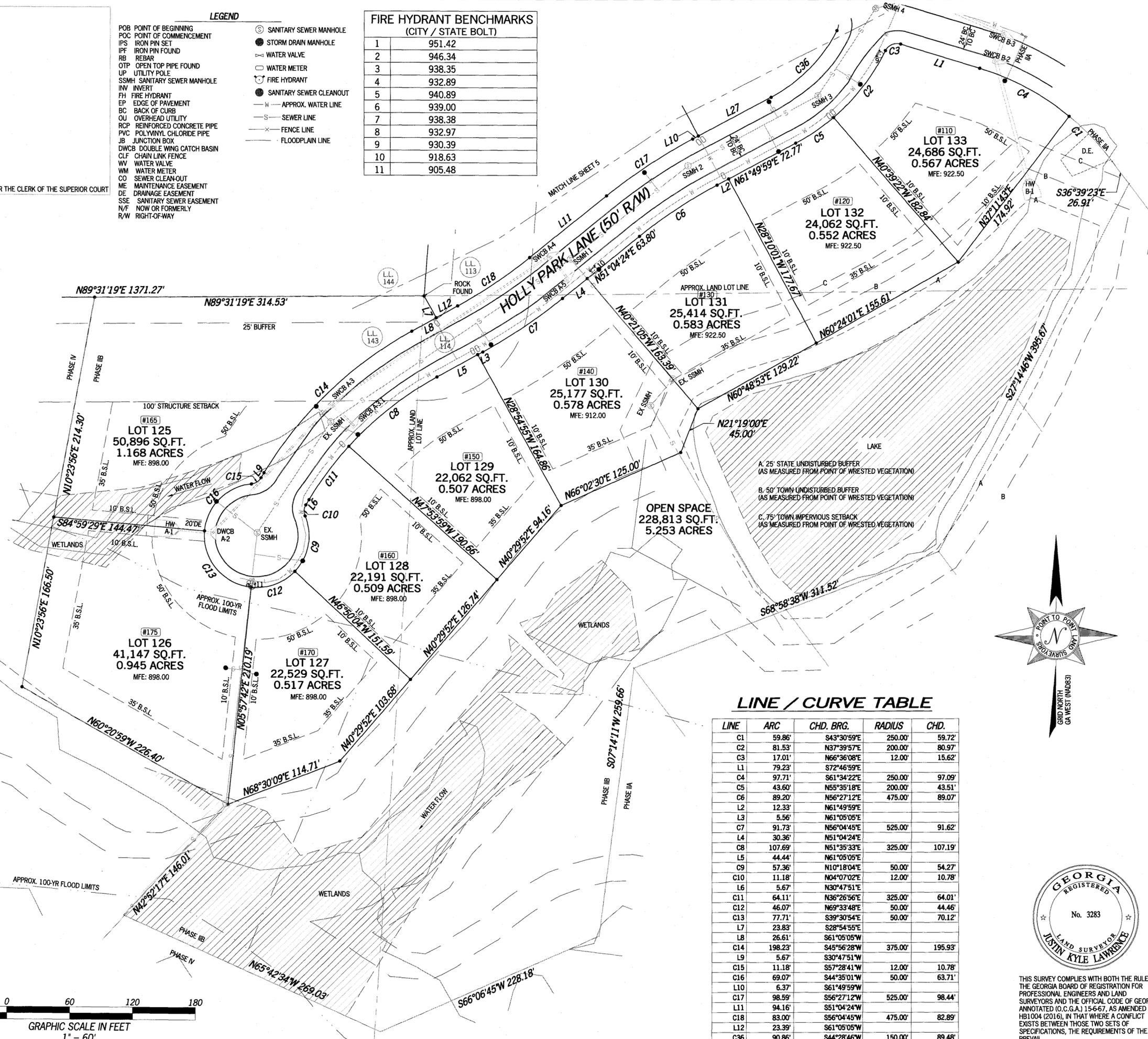
3
OF 11 SHEETS

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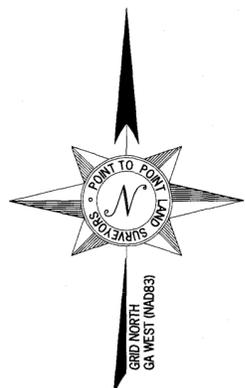
**FIRE HYDRANT BENCHMARKS
(CITY / STATE BOLT)**

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

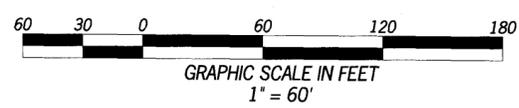


- A. 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- B. 50' TOWN UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- C. 75' TOWN IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)



LINE / CURVE TABLE

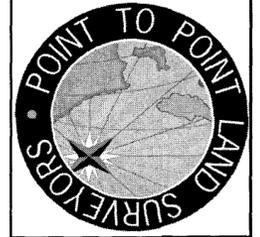
LINE	ARC	CHD. BRG.	RADIUS	CHD.
C1	59.86'	S43°30'59"E	250.00'	59.72'
C2	81.53'	N37°39'57"E	200.00'	80.97'
C3	17.01'	N66°36'08"E	12.00'	15.62'
L1	79.23'	S72°46'59"E		
C4	97.71'	S61°34'22"E	250.00'	97.09'
C5	43.60'	N55°35'18"E	200.00'	43.51'
C6	89.20'	N56°27'12"E	475.00'	89.07'
L2	12.33'	N61°49'59"E		
L3	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'	S44°35'01"W	12.00'	10.78'
C16	69.07'	S61°49'59"W	50.00'	63.71'
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'



DATE:	RELEASE DESCRIPTION:
2-14-17	REVISED PER COMMENTS
3-17-17	REVISED PER COMMENTS

RIVER CREST
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4
 OF 11 SHEETS



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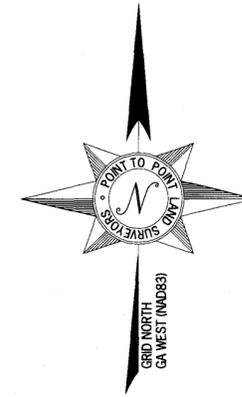
CERTIFICATE OF AUTHORIZATION: LSF000843

LINE / CURVE TABLE

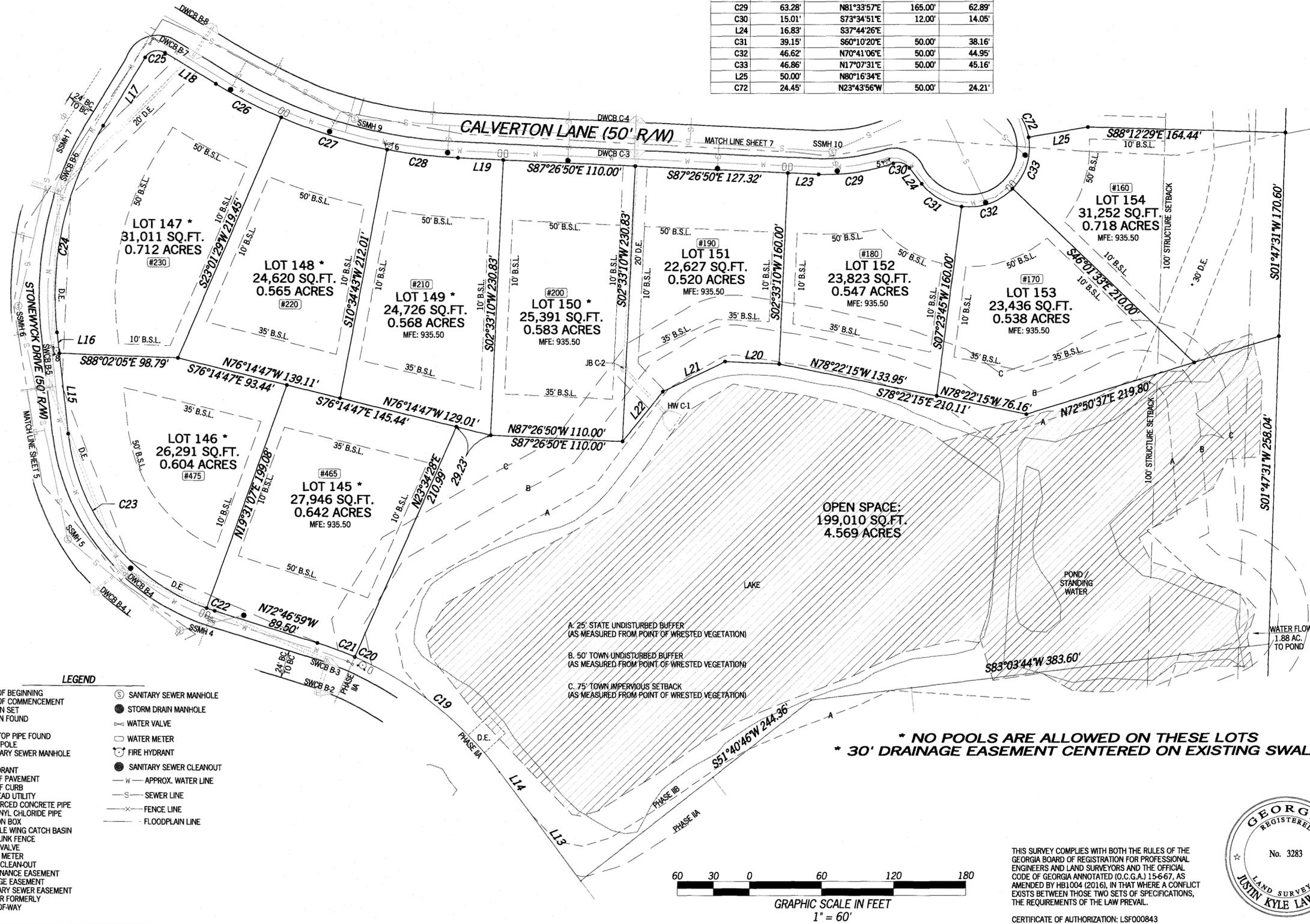
LINE	ARC	CHD. BRG.	RADIUS	CHD.
L13	83.68'	N36°39'23"W		
L14	29.51'	N36°39'23"W		
C19	143.99'	N50°24'22"W	300.00'	142.61'
C20	11.88'	N65°17'27"W	300.00'	11.88'
C21	33.35'	N69°36'36"W	300.00'	33.33'
C22	7.03'	N71°37'56"W	175.00'	7.03'
C23	195.89'	N38°24'51"W	175.00'	185.82'
L15	68.06'	N06°20'50"W		
L16	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'

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

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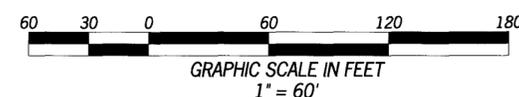
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



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 - IPS IRON PIN SET
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- 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**



THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) § 43-6-67, AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.



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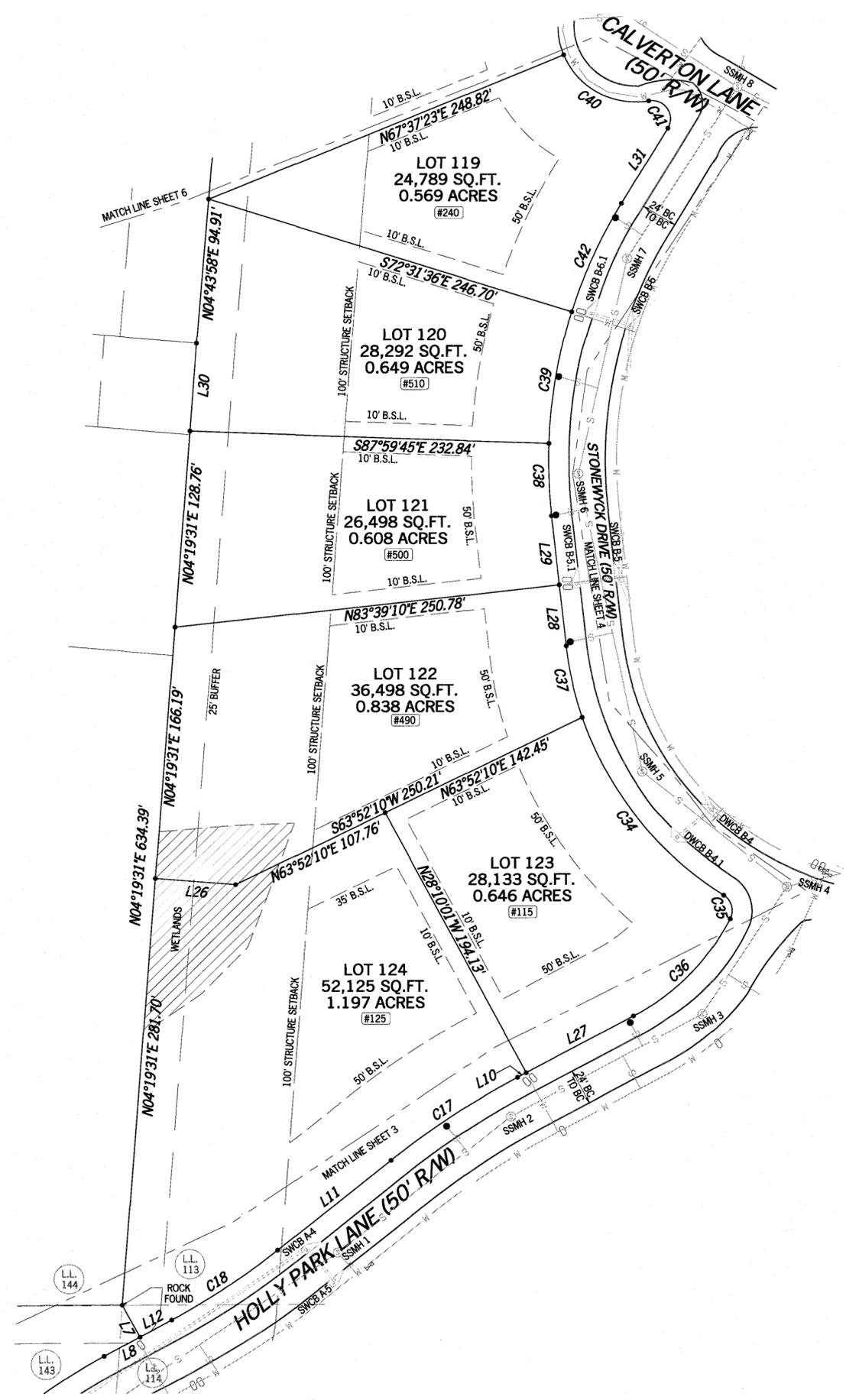
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LINE / CURVE TABLE

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'
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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'

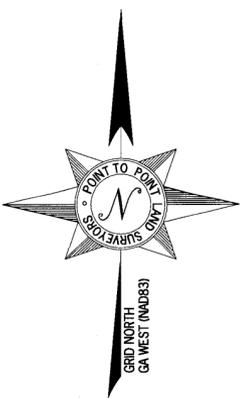
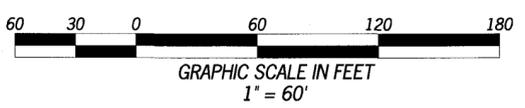
LEGEND

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
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UP UTILITY POLE	— APPROX. WATER LINE
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3-17-17	REVISED PER COMMENTS

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

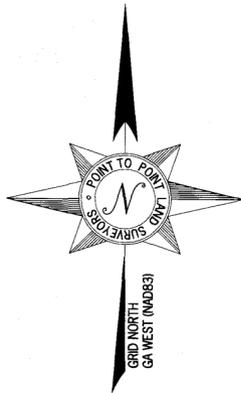
A FINAL PLAT PREPARED BY:
POINT TO POINT LAND SURVEYORS
 1010 Pennsylvania Avenue
 McDonough, GA 30253
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com



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

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)

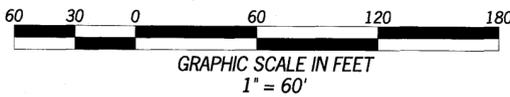
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2	946.34
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4	932.89
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6	939.00
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9	930.39
10	918.63
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- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS IRON PIN SET
 - IPF IRON PIN FOUND
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 - OTF OPEN TOP PIPE FOUND
 - UP UTILITY POLE
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THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.

CERTIFICATE OF AUTHORIZATION: LSF000843

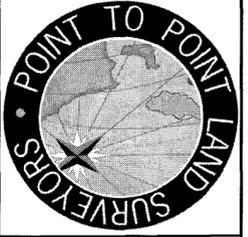


RELEASE DESCRIPTION

DATE	REVISED PER COMMENTS	REVISED PER COMMENTS
2-14-17		
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A FINAL PLAT PREPARED FOR:
RIVER CREST
 F.K.A. CONNEMARA
 F.K.A. NORTHAMPTON
PHASE IIB
 FULTE HOME COMPANY, LLC

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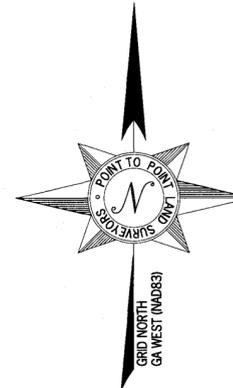
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DRAWN BY: GSH
CHKD BY: JKL
APPROVED BY: C. INER
JOB #: G160272
FILE #: 16-C-032
SHEET NUMBER: 7
OF 11 SHEETS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

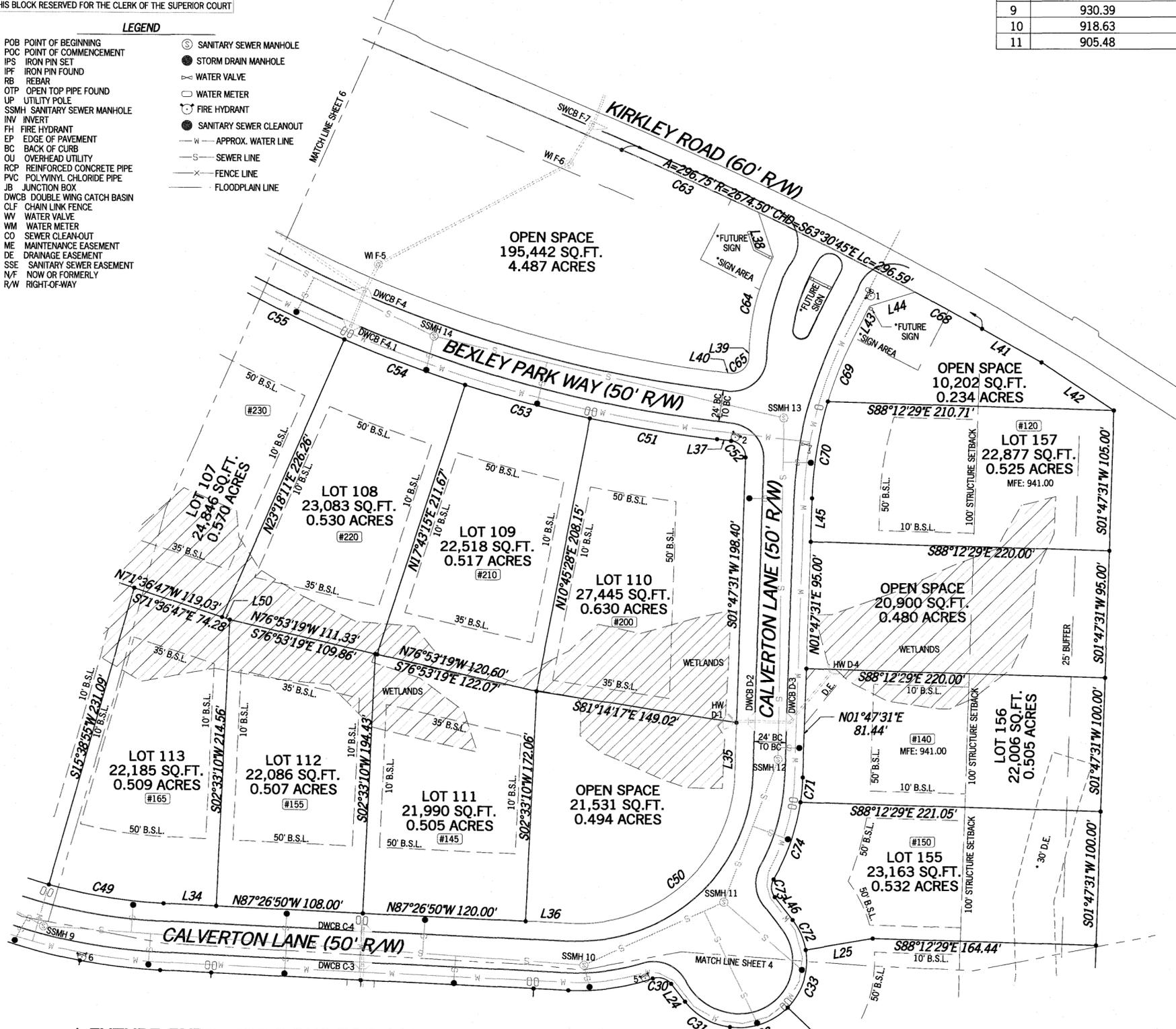
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPS IRON PIN SET
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 - ▽ WATER VALVE
 - WATER METER
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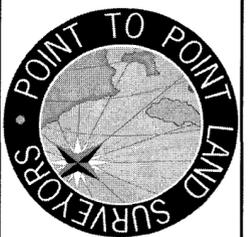
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 PULTE HOME COMPANY, LLC



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'

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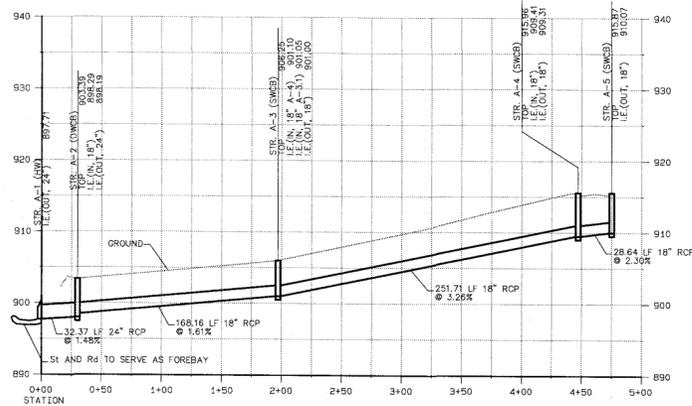
CERTIFICATE OF AUTHORIZATION: LSF000843

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

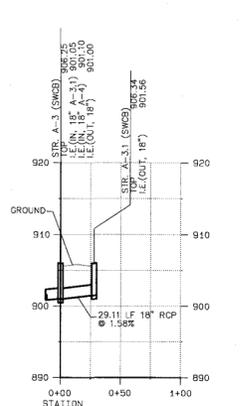
* FUTURE ENTRANCE SIGNS TO BE MADE OF BRICK
 * 30' DRAINAGE EASEMENT CENTERED ON EXISTING SWALE

STORM SEWER PROFILES

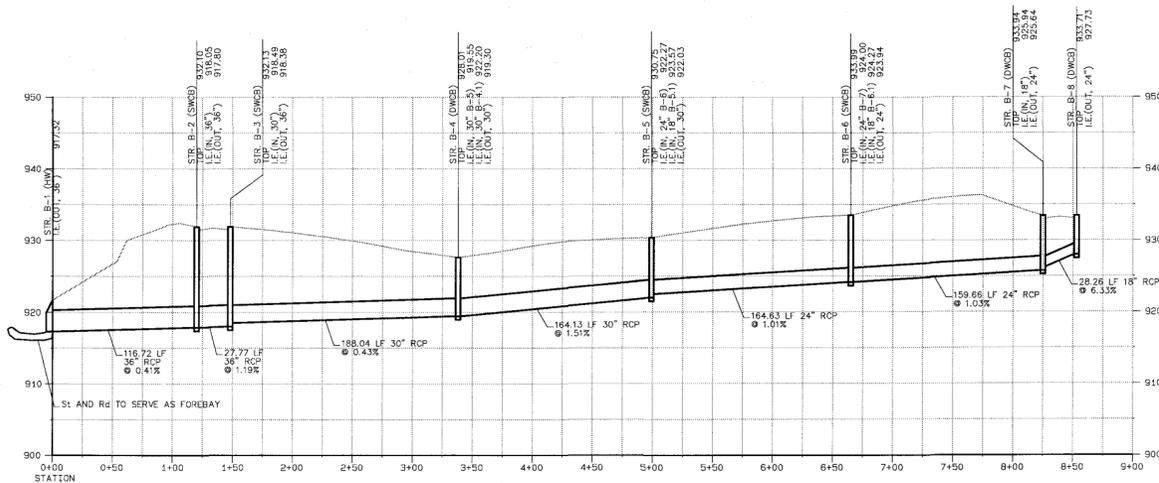
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



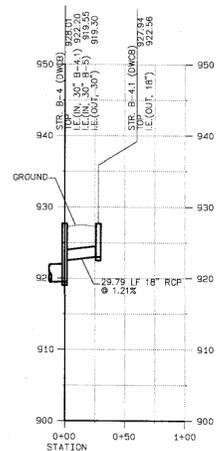
STORM SEWER PROFILE
STR. A-1 (HW) TO STR. A-5 (SWCB)



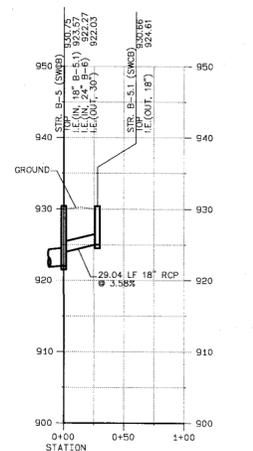
STORM SEWER PROFILE
STR. A-3 (SWCB) TO
STR. A-3.1 (SWCB)



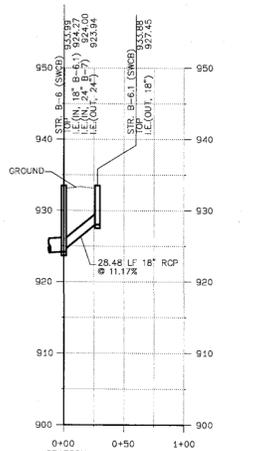
STORM SEWER PROFILE
STR. B-1 (HW) TO STR. B-8 (DWCB)



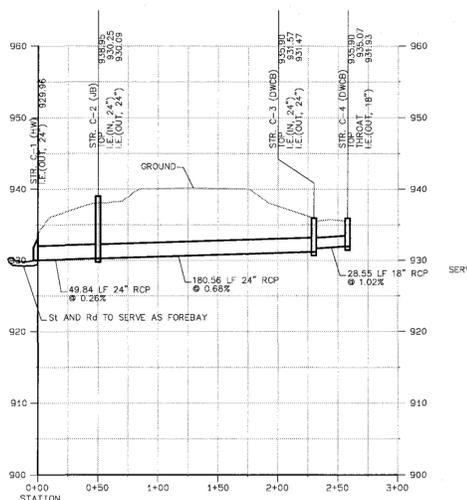
STORM SEWER PROFILE
STR. B-4 (DWCB)
TO STR. B-4.1 (DWCB)



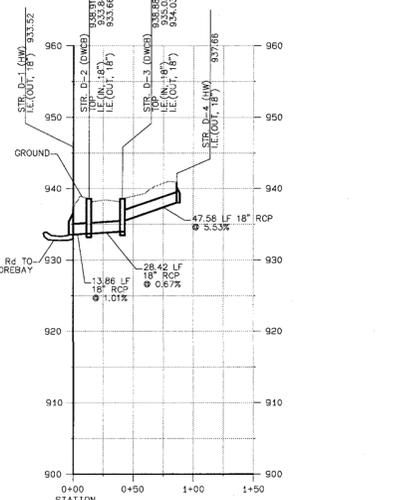
STORM SEWER PROFILE
STR. B-5 (SWCB)
TO STR. B-5.1 (SWCB)



STORM SEWER PROFILE
STR. B-6 (SWCB)
TO STR. B-6.1 (SWCB)



STORM SEWER PROFILE
STR. C-1 (HW) TO STR. C-4 (DWCB)

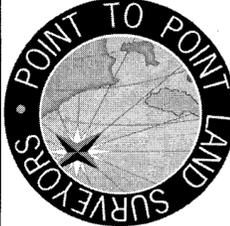


STORM SEWER PROFILE
STR. D-1 (HW) TO STR. D-4 (HW)

DATE	RELEASE DESCRIPTION
2-14-17	REVISED PER COMMENTS
3-17-17	REVISED PER COMMENTS

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

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



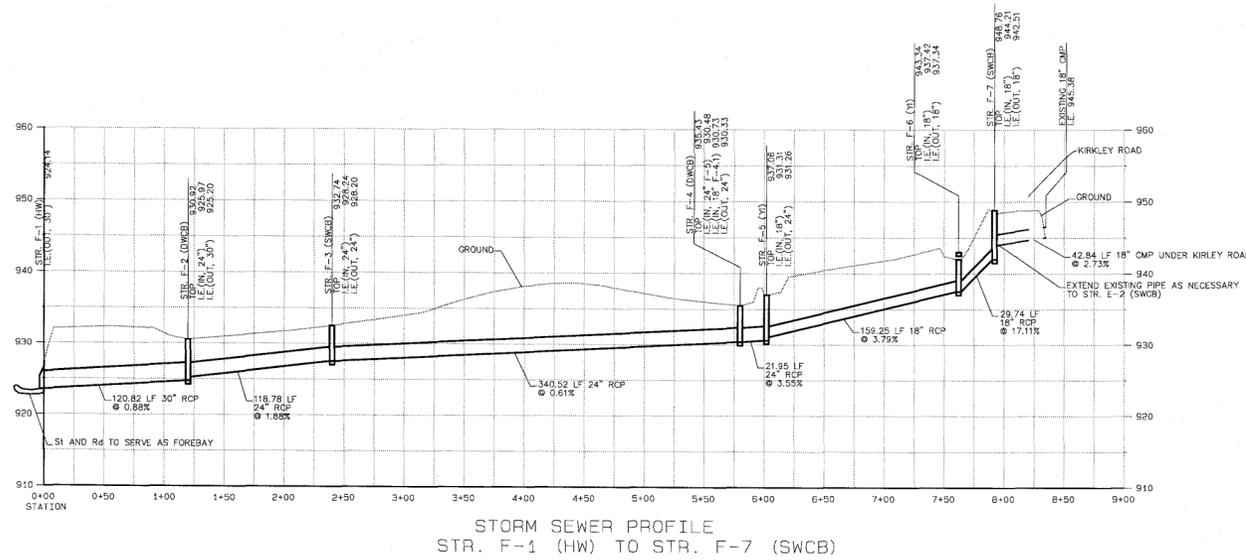
LAND LOTS: 113,114,& 143
DISTRICT: 7TH
SECTION: N/A
TOWN: TYRONE
COUNTY: FAYETTE
STATE: GEORGIA
DATE: JAN. 18, 2017
DRAWN BY: GSH
CHKD BY: JKL
APPROVED BY: C. INER
JOB #: G160272
FILE #: 16-C-032
SHEET NUMBER:



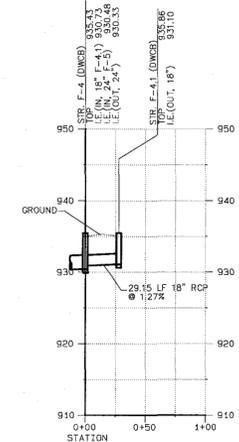
THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.
CERTIFICATE OF AUTHORIZATION: LSF000843

STORM SEWER PROFILES

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



STORM SEWER PROFILE
STR. F-1 (HW) TO STR. F-7 (SWCB)

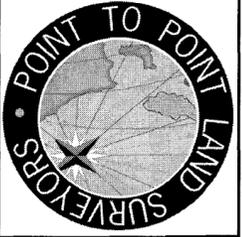


STORM SEWER PROFILE
STR. F-4 (DWCB) TO STR. F-4.1 (DWCB)

DATE:	RELEASE DESCRIPTION
2-14-17	REVISED PER COMMENTS
3-17-17	REVISED PER COMMENTS

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F.K.A. CONNEMARA
F.K.A. NORTHAMPTON
PHASE IIB
FULTE HOME COMPANY, LLC

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McDonough, GA 30253
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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:



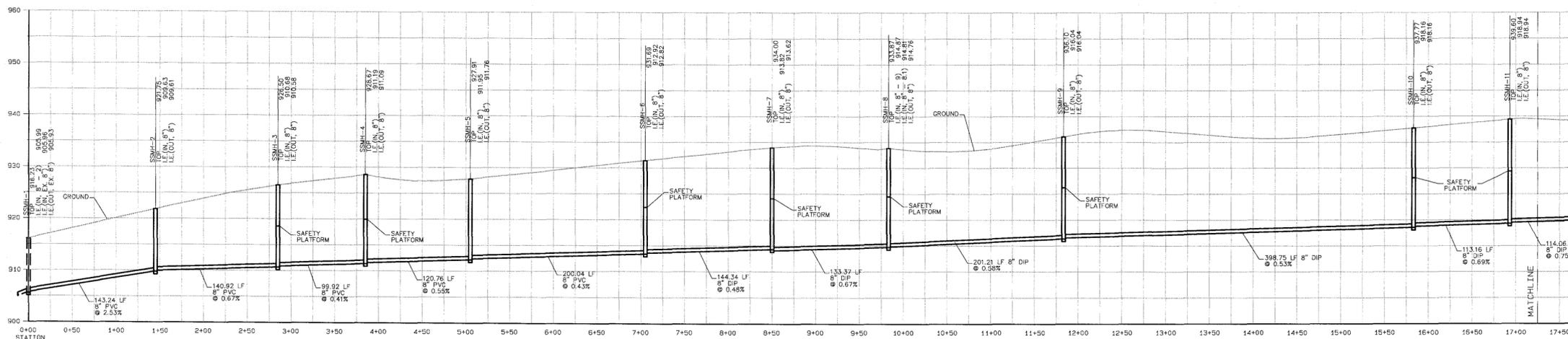
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CERTIFICATE OF AUTHORIZATION: LSF000843

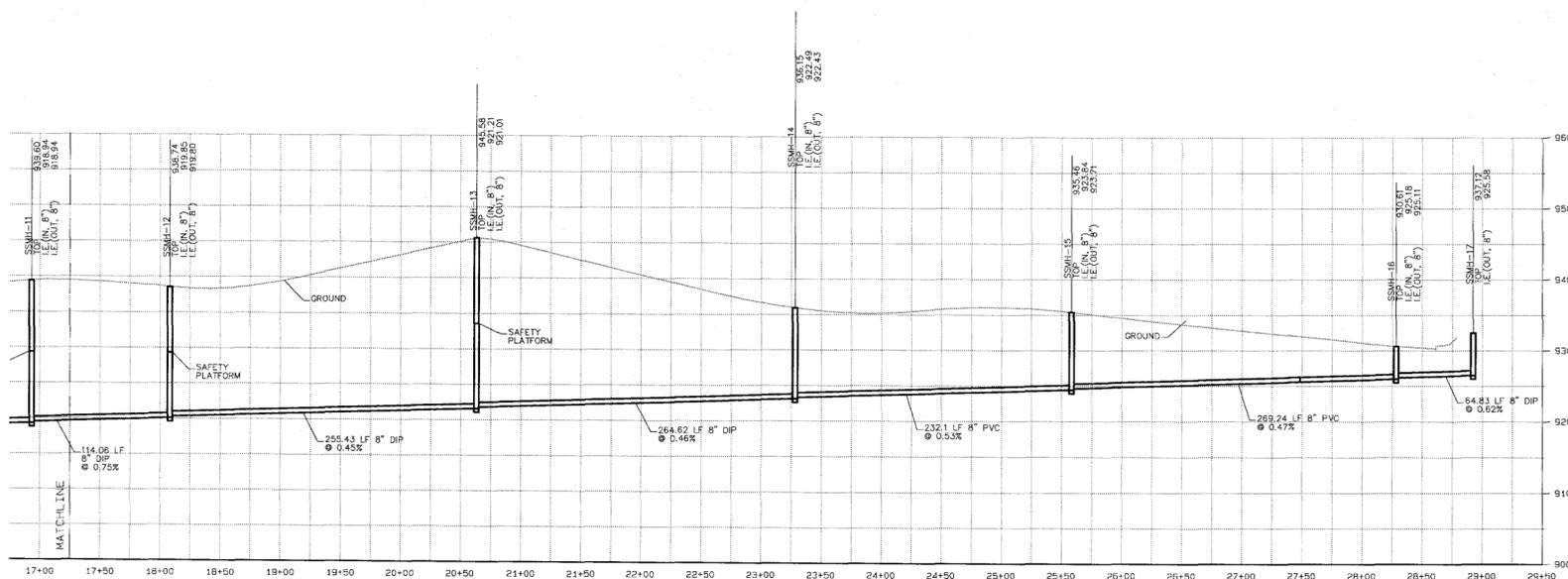
10
OF 11 SHEETS

SANITARY SEWER PROFILES

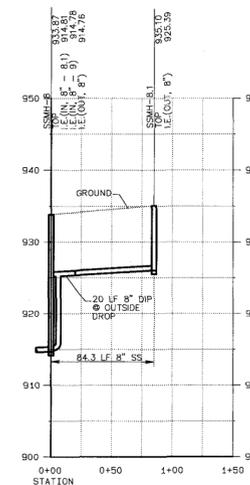
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



SANITARY SEWER PROFILE
EX. SSMH-1 TO SSMH-17



SANITARY SEWER PROFILE
EX. SSMH-1 TO SSMH-17



SANITARY SEWER PROFILE
SSMH-8 TO SSMH-8.1



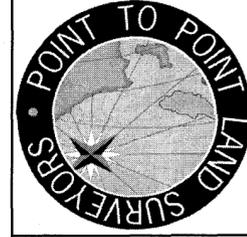
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CERTIFICATE OF AUTHORIZATION: LSF000843

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OF 11 SHEETS