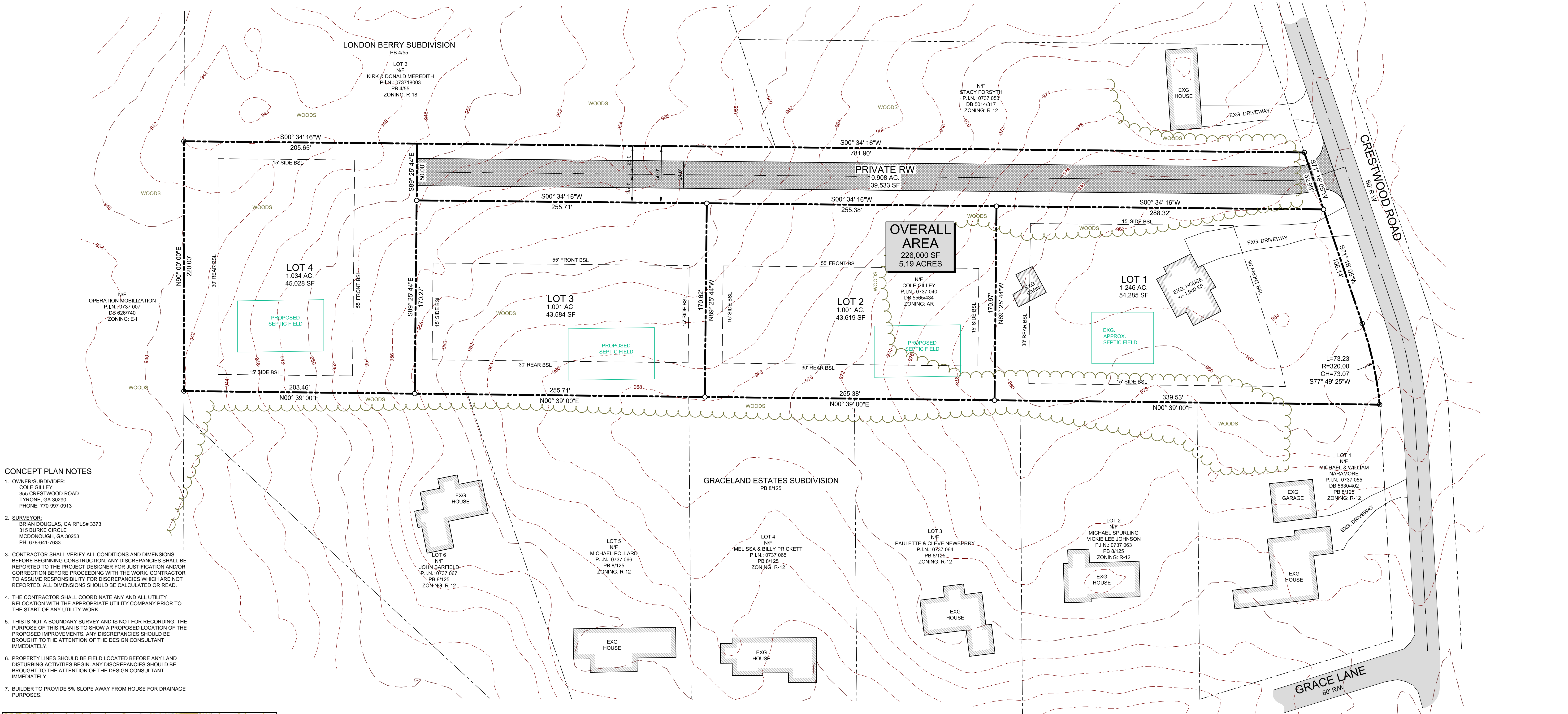


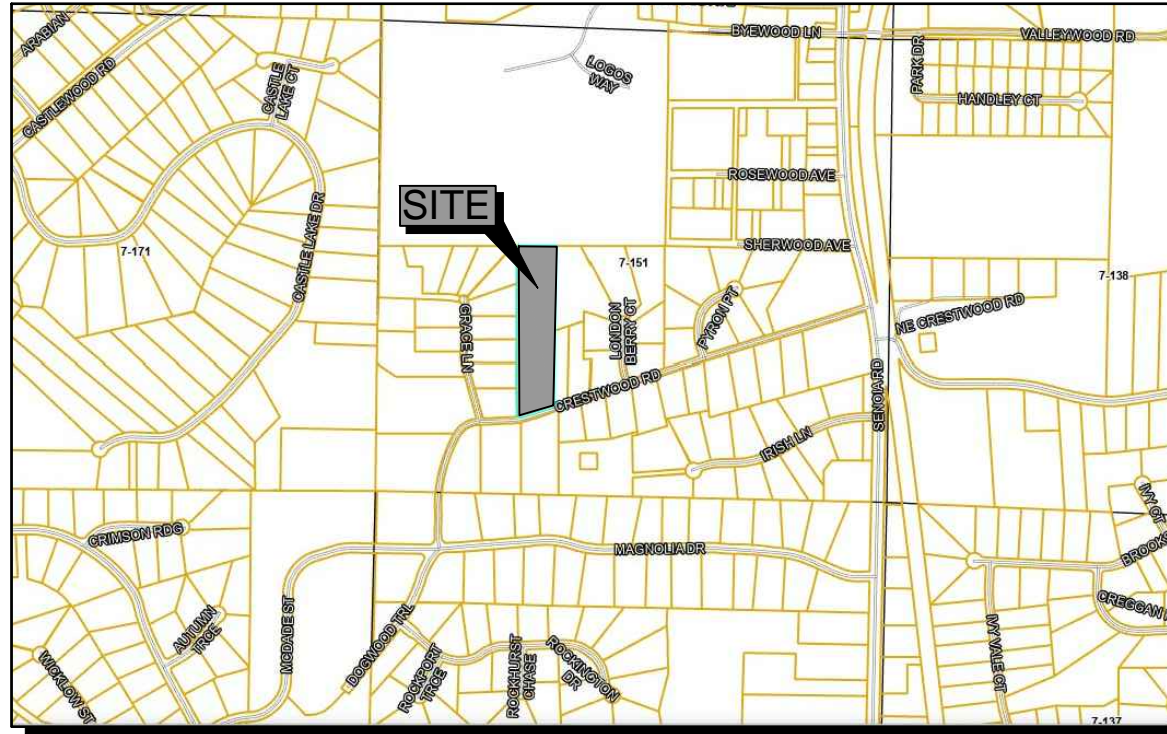
ZONING NOTE:
CITY OF TYRONE, GEORGIA
CURRENT ZONING: AR - AGRICULTURAL RESIDENTIAL
PROPOSED ZONING: R-12 RESIDENTIAL 1,200 SF MIN.
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 1.0 ACRE
MIN. LOT WIDTH AT BUILDING LINE: 125 FEET
MAX. BLDG HEIGHT: 35 FEET
MIN. BLDG FOOTAGE: 1,200 SF
MAX. LOT COVERAGE: 25%

SETBACKS:
FRONT: 80 FEET (THOROUGHFARE)
55 FEET (RESIDENTIAL STREET)
SIDE: 15 FEET
REAR: 30 FEET

SITE DATA:
TAX PARCEL ID: 0737 040
TOTAL SITE AREA = 226,000 SF OR 5.19 AC.
PROPOSED PRIVATE R/W = 39,533 SF OR 0.908 AC.
PROPOSED SITE DENSITY:
4 HOMES / 4.282 ACRES = 0.93 HOMES/ACRE
SOURCE OF BOUNDARY: DB 5565/434
SOURCE OF TOPOGRAPHY: NOAA LIDAR
TOPOGRAPHIC DATA
DATUM: MEAN SEA LEVEL
NO PORTION OF THIS PROPERTY IS LOCATED IN A
SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD
MAP NUMBER 13113C0078E LAST REVISED 9/26/2008.



- CONCEPT PLAN NOTES
- OWNER/SUBDIVIDER:
COLE GILLEY
355 CRESTWOOD ROAD
TYRONE, GA 30290
PHONE: 770-997-0913
 - SURVEYOR:
BRIAN DOUGLAS, GA RPLS# 3373
315 BURKE CIRCLE
MCDONOUGH, GA 30253
PH. 678-641-7633
 - CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
 - THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY RELOCATION WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF ANY UTILITY WORK.
 - THIS IS NOT A BOUNDARY SURVEY AND IS NOT FOR RECORDING. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOCATION OF THE PROPOSED IMPROVEMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN CONSULTANT IMMEDIATELY.
 - PROPERTY LINES SHOULD BE FIELD LOCATED BEFORE ANY LAND DISTURBING ACTIVITIES BEGIN. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN CONSULTANT IMMEDIATELY.
 - BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.



VICINITY MAP (N.T.S.)

SURVEYOR'S CERTIFICATION OF DESIGN
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 UNDER MY DIRECT SUPERVISION.

Brian Douglas
BRIAN DOUGLAS, GA RLS #3373 05/05/2024



ABBREVIATIONS

A.K.A.	ALSO KNOWN AS
BSL	BUILDING SETBACK LINE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DIST.	DISTURBED
LL	LAND LOT
MON.	MONUMENT
N/F	NOW OR FORMERLY
N.T.S.	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P.I.N.	PARCEL IDENTIFICATION NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
P/L	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SF	SQUARE FEET

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.

TOWN ENGINEER _____ DATE _____
THIS CERTIFICATE EXPIRES: _____

0 40' 80'
Graphic Scale in Feet
1" = 40'

CONCEPT PLAT PREPARED FOR:
CLAY GILLEY
355 CRESTWOOD RD
PROPERTY LOCATED IN:
LAND LOT 151 | 7TH DISTRICT
CITY OF TYRONE | FAYETTE COUNTY | GEORGIA
PREPARED BY BRIAN DOUGLAS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3373
315 BURKE CIRCLE | MCDONOUGH | GEORGIA 30253
TELEPHONE: 678-641-7633
PROJECT #: 24-A59
SHEET 1 OF 1