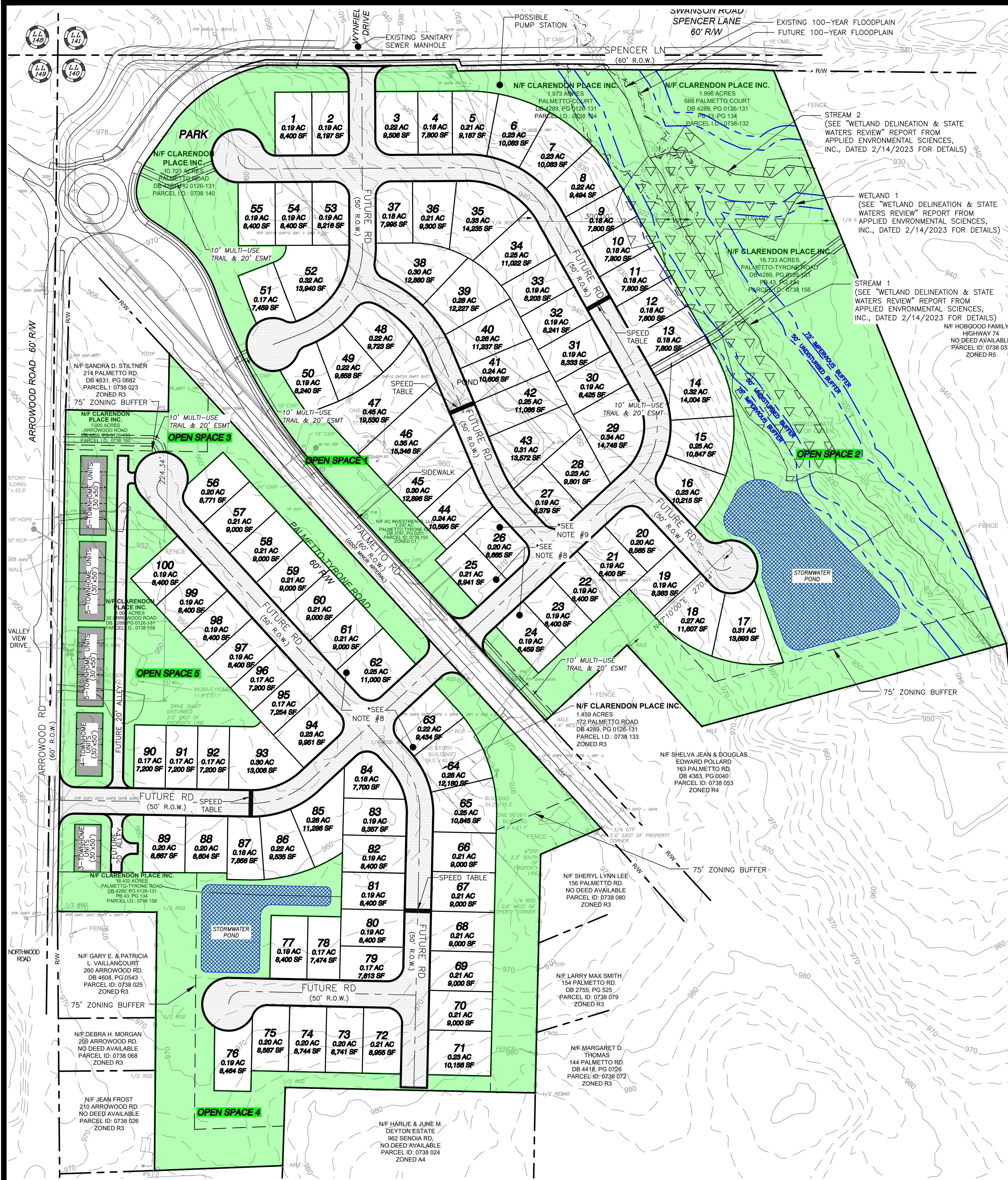




ENVIRONMENTAL PLANNING / MANAGEMENT NOTE:
A BASE FLOOD ELEVATION & A MINIMUM FINISHED FLOOR ELEVATION MUST BE ASSESSED & PROVIDED FOR ALL APPLICABLE LOTS.

SITE DATA TABLE	
ZONING (EXISTING)	VARIES: C1, AR
ZONING (PROPOSED)	TCMU
FUTURE LAND USE	TOWN CENTER DISTRICT
NUMBER LOTS	100
NUMBER TOWNHOMES	22
ROUNDBOUNT ROW AREA	1.79 ACRES
TOTAL SITE AREA	53.06 ACRES
ROW AREA	7.40 ACRES
OPEN SPACE AREA	22.99 ACRES
OPEN SPACE %	43%
TOTAL DENSITY	2.30 UNITS/ACRE

SINGLE FAMILY SUMMARY:	
LOT AREA	21.86 ACRES
MIN. LOT AREA	7,200 SF
MIN WIDTH	60 FT
SETBACKS	
FRONT	15 FT
SIDE (STREET)	15 Ft
SIDE (YARD)	5 FT
REAR	20 Ft
MAX. BLDG. HEIGHT	2 STORIES / 35 FT
MN. BLDG. AREA	1500 SF
MAX. LOT COVERAGE	60% / LOT

TOWNHOME SUMMARY:	
MIN. LOT AREA	1,500 SF
MIN WIDTH	20 FT
SETBACKS	
PRIMARY STREET BUILD-TO ZONE	0' MIN / 15' MAX
SIDE (STREET)	0' MIN / 20' MAX
SIDE (INTERIOR)	0' MIN
REAR	0' MIN
REAR (ABUTTING RESID. DISTRICT)	30' MIN
MAX. BLDG. HEIGHT	3 STORIES / 35 FT
MN. BLDG. AREA	1,500 SF
MAX. LOT COVERAGE	70% / LOT

PROJECT CONTACTS

APPLICANT
BRENT HOLDINGS, LLC
270 NORTH JEFF DAVIS RD.
FAYETTEVILLE, GA 30214
RICHARD FERRY, 770-461-0478
RFERRY@BRENTHOLDINGS.NET

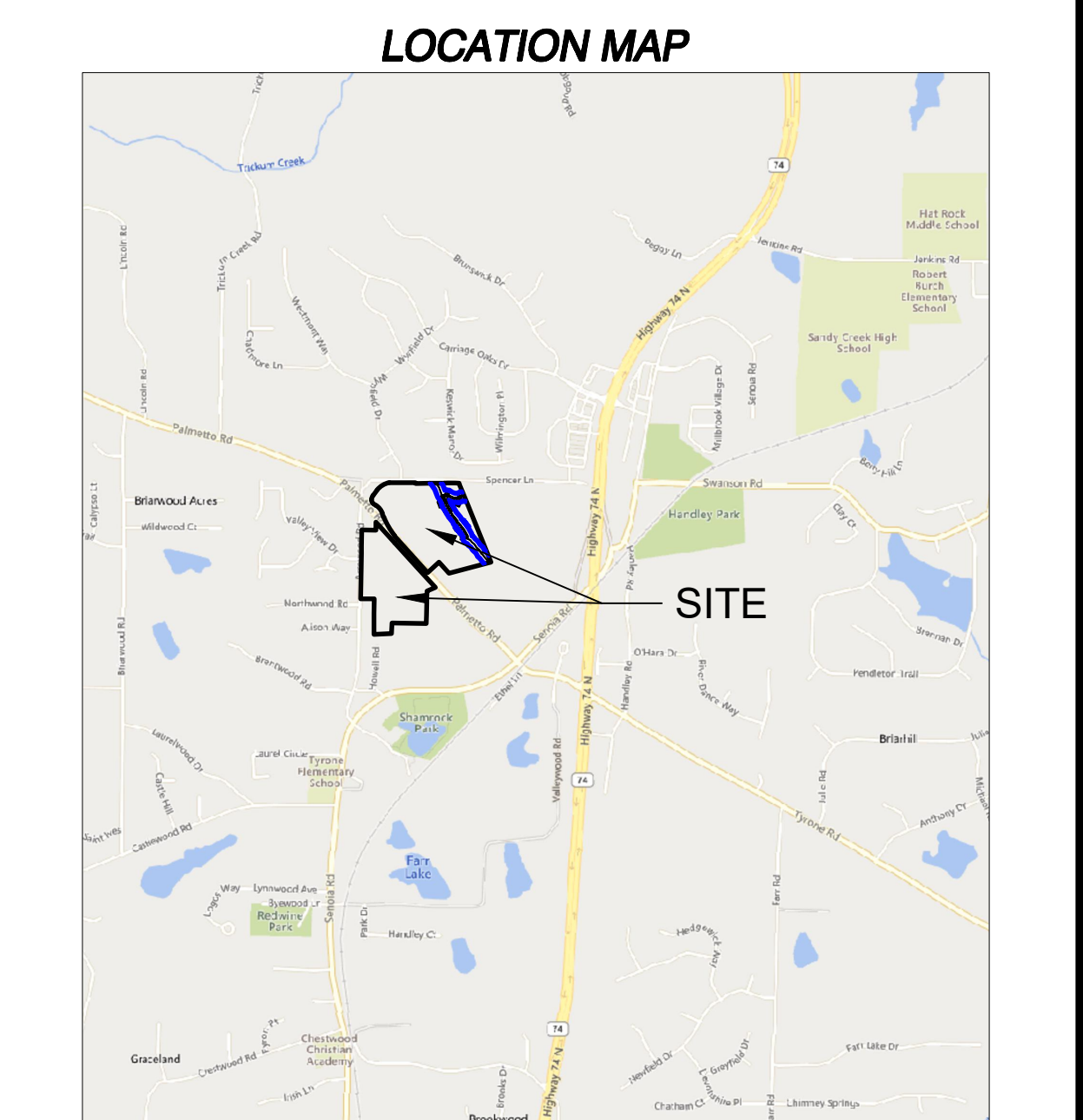
OWNERS:
CLARENDON PLACE, INC.
270 NORTH JEFF DAVIS RD.
FAYETTEVILLE, GA 30214
PHONE 770-461-0478

TYRONE PALMETTO ROAD PROPERTIES, LLC
270 NORTH JEFF DAVIS RD.
FAYETTEVILLE, GA 30214
PHONE 770-461-0478

ENGINEER:
ROCHESTER & ASSOCIATES, LLC
286 HIGHWAY 314, SUITE A
FAYETTEVILLE, GA 30214
JOHN SCHNICK, PE 770-716-8123
JRSCHNICK@ROCHESTER-ASSOC.COM

SURVEYOR:
ROCHESTER & ASSOCIATES, LLC
286 HIGHWAY 314, SUITE A
FAYETTEVILLE, GA 30214
BRANDON REGISTER, PLS 770-716-8123
BREGISTER@ROCHESTER-ASSOC.COM

- NOTES:**
1. ALL LOTS WILL FEED INTO A COMMON STORMWATER MANAGEMENT SYSTEM.
 2. SANITARY SEWER WILL BE PROVIDED BY CONNECTING ALL LOTS TO THE EXISTING MANHOLE ON WEINFIELD STREET.
 3. WATER SUPPLY WILL BE PROVIDED FROM EXISTING WATER LINE IN ARROWWOOD RD. R.O.W.
 4. SOILS DATA IS PROVIDED ON THIS SHEET FOR STORMWATER AND FOUNDATION DESIGNS.
 5. PROJECT SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA. REFER TO COMMUNITY PANELS NO. 13113C0076E AND 13113C0077E DATED SEPTEMBER 26, 2008.
 6. TRAFFIC CALMING MEASURES TO BE INSTALLED PER TOWN OF TYRONE'S REQUEST.
 7. EXISTING ASPHALT TO BE IMPROVED TO MEET THE TOWN OF TYRONE'S DEVELOPMENT STANDARDS.
 8. PROPOSED DRIVEWAY(S) ON LABELED LOTS SHALL BE LOCATED AS FAR AS PRACTICAL AWAY FROM THE INTERSECTION OF THE FUTURE ROAD(S) & PALMETTO ROAD. FURTHERMORE, PROPOSED DRIVEWAY(S) SHALL BE LOCATED AS CLOSE AS PRACTICAL TO THE ADJACENT LOT LINE.
 9. PROPOSED LOT IS TO HAVE A SIDE ENTRY DRIVEWAY.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AmB	Appling sandy loam, 2 to 6 percent slopes	6.5	8.3%
AmC	Appling sandy loam, 6 to 10 percent slopes	2.6	3.4%
CeB	Cecil sandy loam, 2 to 6 percent slopes	33.0	42.4%
CeC	Cecil sandy loam, 6 to 10 percent slopes	7.4	9.5%
CIC2	Cecil sandy clay loam, 6 to 10 percent slopes, eroded	20.9	26.8%
PaE	Pacolet sandy loam, 10 to 25 percent slopes	0.0	0.0%
W	Water	0.9	1.1%
WH	Wehadkee soils, 0 to 2 percent slopes, frequently flooded	6.6	8.4%
Totals for Area of Interest		77.8	100.0%

Rochester & Associates, LLC
286 Highway 314, Suite A, Fayetteville, GA 30214
770.718.0600 p | www.rochester-assoc.com

FOR:
OLD TOWNE TYRONE PROPERTY REZONING
LAND LOT 140
7TH DISTRICT, TYRONE
FAYETTE COUNTY, GEORGIA

DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, INC. IS REQUIRED FOR ANY CHANGES TO THIS PLAN. THE SEAL SHOWN WITH THIS PROJECT IS THE ORIGINAL DRAWING OF THE PROJECT. ANY CHANGES TO THE PROJECT SHALL BE MADE TO THE ORIGINAL DRAWING FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE: 50' 0' 100' 200'

DATE: 2/7/2024
SCALE: 1"=100'
JOB NO.: F218005.BHD
DRAWN BY: FDE

Jeffrey N. Collins
Professional Engineer
2/7/2024
FERRIS 074

SHEET
1
OF
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