

# **Development Plan**

for

## **Olde Town Tyrone**

Residential Development

Please be advised that two applications have been submitted for this project. There are applications for the north side of Palmetto Road and the south side of Palmetto Road.

A. General Location Map:



B. Topography – provided in the Site Plan

C. Flood Map and soils: No Portion of this property is located in a flood hazard zone as per FEMA Insurance Rate Map of 13113C0077E & 13113C0076E Fayette County, Georgia, Effective Date 9/26/2008.



| Map Unit Symbol             | Map Unit Name  | Acres in ACI | Percent of ACI |
|-----------------------------|--|--------------|----------------|
| AH0                         | Appling sandy loam, 2 to 6 percent slopes                | 0.0          | 0.0%           |
| AH1                         | Appling sandy loam, 6 to 10 percent slopes               | 2.0          | 3.4%           |
| CcB                         | Cecil sandy loam, 2 to 6 percent slopes                  | 33.0         | 42.4%          |
| CcC                         | Cecil sandy loam, 6 to 10 percent slopes                 | 7.4          | 9.5%           |
| CcD                         | Cecil sandy clay loam, 6 to 10 percent slopes, eroded    | 25.9         | 28.6%          |
| PAE                         | Piedmont sandy loam, 10 to 25 percent slopes             | 0.0          | 0.0%           |
| W                           | Water  | 0.0          | 1.1%           |
| W01                         | Wetland soils, 0 to 2 percent slopes, frequently flooded | 0.0          | 0.0%           |
| Totals for Area of Interest |  | 77.8         | 100.0%         |

- D. Existing and Proposed Streets – please see conceptual plat submitted with each application. Please be advised that roads that front lots 3-24 and 63-90 will have traffic calming measures such as “offset speed humps” and “speed tables”. According to city staff this will allow for multi-use access on the project street.

The project also provides for multi-use connections from cul-de-sacs to adjacent public roads.

The project provides for the City’s proposed traffic circle on Palmetto Road.

- E. Legal Description:

**Clarendon Tract A**

**Legal Description**

All that tract of land being and lying in Land Lot 140, 7th District, Town of Tyrone, Fayette County, Georgia being more particularly described as follows:

Commencing at the POINT OF COMMENCEMENT; said point being the intersection of Land Lots 140, 141, 148 & 149; Thence South 84°32'43" East, a distance of 159.00 feet to a point on the southern right-of-way line of Swanson Road (60' R/W) and the northern line of the tract owned now or formerly by Clarendon Place Inc. and the TRUE POINT OF BEGINNING for this tract of land; Thence 435.72 feet along a curve to the left having a radius of 9868.80 feet and a chord bearing and distance of South 89°14'52" East 435.68 feet to a point; Thence North 89°00'52" East, a distance of 158.61 feet to a point; Thence South 22°06'30" East, a distance of 12.86 feet to a point; Thence North 89°00'52" East, a distance of 192.86 feet to a point; Thence South 89°37'17" East, a distance of 105.04 feet to a point; Thence South 89°37'26" East, a distance of 92.91 feet to a point; Thence 206.90 feet along a curve to the right having a radius of 1920.48 feet and a chord bearing and distance of South 89°38'29" East, 206.80 feet to a 1/2" rebar with a yellow plastic cap (Rochester LSF-000484"); Thence leaving the right-of-way of Swanson Road and along the western line of the tract owned now or formerly by Hobgood Family LP, South 22°06'30" East, a distance of 1170.00 feet to an axel found; Thence along the northern line of the tract owned now or formerly by Douglas and Shelva Pollard, South 74°47'39" West, a distance of 597.09 feet to an axel found; Thence North 42°42'04" West, a distance of 208.90 feet to an axel found; Thence South 47°10'00" West, a distance of 209.74 feet to a point on the eastern right-of-way line of Palmetto-Tyrone Road (60' R/W); Thence along said right-of-way North 42°21'43" West, a distance of 622.72 feet to a point; Thence North 42°12'13" West, a distance of 721.44 feet to a 1/2" rebar with a yellow plastic cap (Rochester LSF-000484") said point being at the intersection of the eastern right-of-way line of Palmetto-Tyrone Road and the eastern right-of-way line of Spencer Lane (60' R/W); Thence along the eastern right-of-way line North 01°38'56" East, a distance of 93.14 feet to a point; Thence 25.90 feet along a curve to the right having a radius of 42.41 feet and a chord bearing and distance of North 31°08'37" East, 25.50 feet to a point; Thence North 47°22'21" East, a distance of 51.21 feet to a point; Thence 52.33 feet along a curve to the left having a radius of 168.05 feet and a chord bearing and distance of North 38°19'39" East, 52.12 feet to a point; Thence North 29°27'58" East, a distance of 48.85 feet to a point; Thence 34.94 feet along a curve to the right having a radius of 32.00 feet and a chord bearing and distance of North 60°44'20" East, 33.23 feet to a point and the POINT OF BEGINNING.

Said tract containing 1,435,281 square feet or 32.949 acres more or less.

**Clarendon Tract B**

**Legal Description**

All that tract of land being and lying in Land Lot 140, 7th District, Town of Tyrone, Fayette County, Georgia being more particularly described as follows:

Commencing at the POINT OF COMMENCEMENT; said point being the intersection of Land Lots 140, 141, 148 & 149; Thence South 20°28'55" East, a distance of 603.19 feet to a 1" open top pipe found on the western right-of-way line of Palmetto-Tyrone Road (60' R/W) and the north eastern corner of the tract owned now or formerly by Sandra Stiltner, said point being the TRUE POINT OF BEGINNING for this tract of land; Thence along the western right-of-way line of Palmetto-Tyrone Rd South 42°12'13" East, a distance of 387.49 feet to a point; Thence South 42°21'43" East, a distance of 826.43 feet to a point; Thence leaving the right-of-way of Palmetto-Tyrone Rd and along the northern line of the tract owned now or formerly by Sheryl Lee South 66°41'10" West, a distance of 124.53 feet to a point; Thence South 01°13'33" West, a distance of 84.11 feet to a point; Thence South 01°13'33" West, a distance of 83.90 feet to a point; Thence along the western line of the tract owned now or formerly by Cresencia Smith tract South 01°31'14" West, a distance of 169.54 feet to a 1" rod found; Thence along the western line of the tract owned now or formerly by Margaret Thomas South 01°03'36" West, a distance of 114.14 feet to a 1/2" rebar found; Thence along the northern line of the tract owned now or formerly by the Harlie and June Deyton Estate North 88°45'14" West, a distance of 473.31 feet to a 1/2" rod found; Thence along the western line of the Deyton tract South 01°56'08" West, a distance of 148.15 feet to an axel found; Thence along the northern line of the tract owned now or formerly by K & G Properties, LLC South 87°48'05" West, a distance of 242.68 feet to an 1/2" rebar marked with a yellow plastic cap (Rochester LSF-000484); Thence along the eastern line of the tract owned now or formerly by Jean Frost, and the eastern line of the tract owned now or formerly by Debra Morgan North 00°20'06" East, a distance of 289.31 feet to a 1/2" rod found; Thence along the eastern line of the tract owned now or formerly by Gary and Patricia Vaillancourt North 00°45'47" East, a distance of 199.79 feet to a 1/2" rod found; Thence along the northern line of the Vaillancourt tract North 89°37'29" West, a distance of 187.94 feet to a 1/2" rod found on the eastern right-of-way line of Arrowood Road (60' R/W); Thence North 00°57'00" East, a distance of 949.31 feet to a point; Thence leaving said right-of-way and along the southern line of the tract owned by Sandra Stiltner South 89°03'00" East, a distance of 194.17 feet to a 1/2" rebar set with a yellow plastic cap (Rochester LSF-00484); Thence along the eastern line of the Stiltner tract North 00°57'00" East, a distance of 109.36 feet to a 1" open top pipe, and the TRUE POINT OF BEGINNING for this tract.

Said tract containing 953,390 square feet or 21.887 acres more or less.

- F. Approximately 22% of the property is set aside as open space. The project provides for a common area park adjacent to the proposed traffic circle.

G. The project does not propose any commercial structures.

H.

1. Loading is directly onto interior streets. No building will have vehicular access to an existing street.
2. Economic feasibility report: see attached MarketNSight reports.
3. The project provides access multiple access points to distribute traffic onto Palmetto Road, Arrowood Road and Spencer Lane.

According to FHWA the average household produces 9.5 trips per day. The northern project will produce 542 trips per day. The proposed layout provide access onto Palmetto Road and Spencer Lane. These connections will distribute traffic and not have an excessive impact on the transportation facilities. Further, the proposed layout includes land to the Town's proposed traffic circle further alleviating the traffic impact of the development.

According to ITE Trip Generation Manual the average single-family household produces 9.5 trips per day and the average attached town home unit produces 7.4 trips per day. The southern portion of the project will produce 620 trips per day. The proposed layout provide access onto Palmetto Road and Arrowood Road. These connections will safely distribute traffic and not have an excessive impact on the transportation facilities. Further, the proposed layout includes land to the Town's proposed traffic circle further alleviating the traffic impact of the development.

4. The consulting engineer has provided location for water quality and detention within the project. A full hydraulic study will be completed if the proposed zoning is approved.
5. The proposed project does not unusual circumstances or create special problems that would involve special studies of the wetlands beyond the required delineation previously submitted.
6. Staff requested elevations of the residential units. Those are provided.

#### Summary of Intent

- a. Statement of the present ownership of all land within the proposed development: Deeds Provided
- b. Explanation of the character of the proposed development:

- 100 Single Family Lots -
- 26 Town homes
- 2.3 units per acrea net
- Minimum Heated Space – 1500 sq. feet
- Minimum Lot Size – 7,200 SF
- Minimum TH Lot Dimension – 1,200 SF
- Minimum SF Lot Width - 60 feet
- Front Setback SF – 15 FT
- Side Street Setback SF – 15 FT
- Side Yard Setback SF – 5 FT
- Rear Yard Set Back SF – 20 FT

c. The proposed project will be developed in two (2) phases. Whether the north side or the south side is first depends on how sewer flows through the development. That will be determined during the development of the civil plans.

d. See attached example of Covenants for HOA.