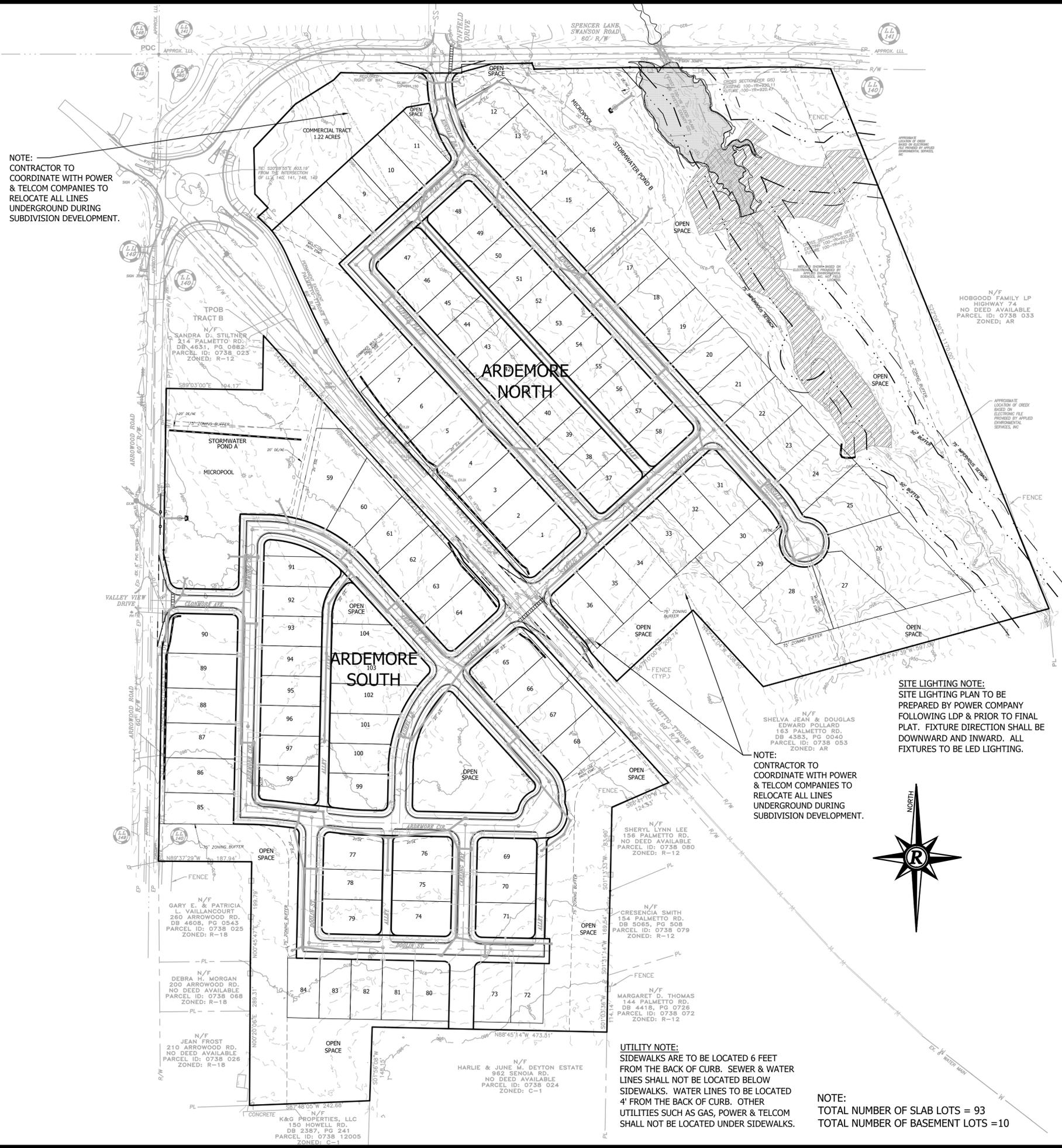


NOTE:
CONTRACTOR TO
COORDINATE WITH POWER
& TELCOM COMPANIES TO
RELOCATE ALL LINES
UNDERGROUND DURING
SUBDIVISION DEVELOPMENT.



- 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 WYNFIELD STREET.
 3. WATER SUPPLY WILL BE PROVIDED FROM EXISTING WATER LINES. REFERENCE WATER DISTRIBUTION PLAN SHEETS FOR CONNECTION DETAILS.
 4. 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.
 5. TRAFFIC CALMING MEASURES TO BE INSTALLED PER TOWN OF TYRONE'S REQUEST.
 6. EXISTING ASPHALT TO BE IMPROVED TO MEET THE TOWN OF TYRONE'S DEVELOPMENT STANDARDS.

PROJECT CONTACTS

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

24 HOUR CONTACT:
MR. RICHARD FERRY
(770) 461-0478
rferry@brentholdings.net

ENGINEER:
ROCHESTER & ASSOCIATES, LLC
286 HIGHWAY 314, SUITE A
FAYETTEVILLE, GA 30214
JEFF COLLINS, PE 678-622-3716
JCOLLINS@DCCM.COM

SURVEYOR:
ROCHESTER & ASSOCIATES, LLC
1240 HIGHWAY 54 WEST, SUITE 707
FAYETTEVILLE, GA 30214
BRANDON REGISTER, PLS 770-716-8123
BREGISTER@DCCM.COM

SITE DATA TABLE	
ZONING (EXISTING)	VARIES: C1, AR
ZONING (PROPOSED)	TCMU
FUTURE LAND USE	TOWN CENTER DISTRICT
SINGLE FAMILY LOTS	104
TOTAL SITE AREA	52.86 ACRES
COMMERCIAL AREA	1.22 ACRES
TOTAL ROW AREA	7.61 ACRES
TOTAL LOT AREA	22.78 ACRES
TOTAL OPEN SPACE AREA	20.31 ACRES
OPEN SPACE %	38.4%
TOTAL DENSITY	1.95 UNITS / ACRE
MIN. LOT AREA	7,200 SF
ROAD ROW	50'
ALLEY ROW	20'
MIN. LOT WIDTH	60'
SETBACKS	
FRONT	15 FT
SITE (STREET)	15 FT
SIDE (YARD)	5 FT
REAR	20 FT
MAX. BLDG. HEIGHT	2 STORIES / 35 FT
MIN. BLDG. AREA	1500 SF
MAX. LOT COVERAGE	60% / LOT

SITE LIGHTING NOTE:
SITE LIGHTING PLAN TO BE PREPARED BY POWER COMPANY FOLLOWING LDP & PRIOR TO FINAL PLAT. FIXTURE DIRECTION SHALL BE DOWNWARD AND INWARD. ALL FIXTURES TO BE LED LIGHTING.

NOTE:
CONTRACTOR TO
COORDINATE WITH POWER
& TELCOM COMPANIES TO
RELOCATE ALL LINES
UNDERGROUND DURING
SUBDIVISION DEVELOPMENT.



UTILITY NOTE:
SIDEWALKS ARE TO BE LOCATED 6 FEET FROM THE BACK OF CURB. SEWER & WATER LINES SHALL NOT BE LOCATED BELOW SIDEWALKS. WATER LINES TO BE LOCATED 4' FROM THE BACK OF CURB. OTHER UTILITIES SUCH AS GAS, POWER & TELCOM SHALL NOT BE LOCATED UNDER SIDEWALKS.

NOTE:
TOTAL NUMBER OF SLAB LOTS = 93
TOTAL NUMBER OF BASEMENT LOTS = 10

**PRIMARY PERMITEE
OWNER & DEVELOPER:**
CLARENDON PLACE, INC.
270 NORTH JEFF DAVIS RD.
FAYETTEVILLE, GA 30214
(770) 461-0478
rferry@brentholdings.net

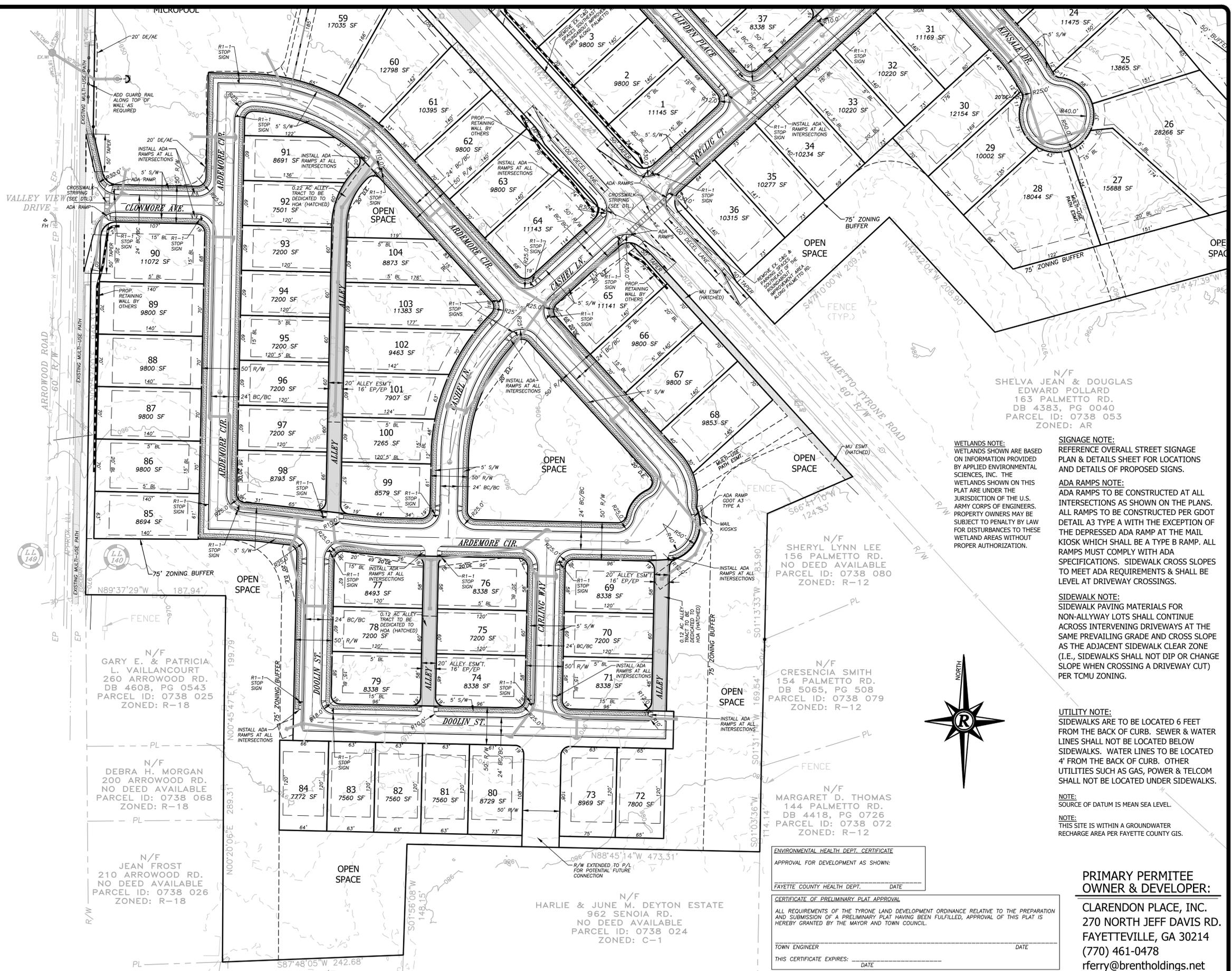
ENGINEERING CONTACT:
ROCHESTER & ASSOCIATES, LLC.
JEFF COLLINS, P.E., P.L.S.
(678) 622-3716

SURVEY CONTACT:
ROCHESTER & ASSOCIATES, LLC.
BRANDON C. REGISTER, P.L.S.
(678) 450-5401

NO.	DATE	DESCRIPTION	REVISIONS
3	03/03/26	REVISIONS PER TYRONE P&Z COMMENTS	
2	01/16/26	REVISIONS PER TOWN COMMENTS	
1	08/20/25	1ST SUBMITTAL SET	

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, LLC ARE VOID. THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH IT ARE THE PROPERTY OF ROCHESTER & ASSOCIATES, LLC AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ROCHESTER & ASSOCIATES, LLC.





WETLANDS NOTE:
WETLANDS SHOWN ARE BASED ON INFORMATION PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES, INC. THE WETLANDS SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCES TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

SIGNAGE NOTE:
REFERENCE OVERALL STREET SIGNAGE PLAN & DETAILS SHEET FOR LOCATIONS AND DETAILS OF PROPOSED SIGNS.

ADA RAMP NOTE:
ADA RAMP TO BE CONSTRUCTED AT ALL INTERSECTIONS AS SHOWN ON THE PLANS. ALL RAMP TO BE CONSTRUCTED PER GOOT DETAIL A3 TYPE WITH THE EXCEPTION OF THE DEPRESSED ADA RAMP AT THE MAIL KIOSK WHICH SHALL BE A TYPE B RAMP. ALL RAMP MUST COMPLY WITH ADA SPECIFICATIONS. SIDEWALK CROSS SLOPES TO MEET ADA REQUIREMENTS & SHALL BE LEVEL AT DRIVEWAY CROSSINGS.

SIDEWALK NOTE:
SIDEWALK PAVING MATERIALS FOR NON-ALLYWAY LOTS SHALL CONTINUE ACROSS INTERVENING DRIVEWAYS AT THE SAME PREVAILING GRADE AND CROSS SLOPE AS THE ADJACENT SIDEWALK CLEAR ZONE (I.E., SIDEWALKS SHALL NOT DIP OR CHANGE SLOPE WHEN CROSSING A DRIVEWAY CUT) PER TCMU ZONING.

UTILITY NOTE:
SIDEWALKS ARE TO BE LOCATED 6 FEET FROM THE BACK OF CURB. SEWER & WATER LINES SHALL NOT BE LOCATED BELOW SIDEWALKS. WATER LINES TO BE LOCATED 4' FROM THE BACK OF CURB. OTHER UTILITIES SUCH AS GAS, POWER & TELCOM SHALL NOT BE LOCATED UNDER SIDEWALKS.

NOTE:
SOURCE OF DATUM IS MEAN SEA LEVEL.
NOTE:
THIS SITE IS WITHIN A GROUNDWATER RECHARGE AREA PER FAYETTE COUNTY GIS.

N/F SHERLY LYNN LEE
156 PALMETTO RD.
NO DEED AVAILABLE
PARCEL ID: 0738 080
ZONED: R-12

N/F CRESCENCIA SMITH
154 PALMETTO RD.
DB 5065, PG 508
PARCEL ID: 0738 079
ZONED: R-12

N/F MARGARET D. THOMAS
144 PALMETTO RD.
DB 4418, PG 0726
PARCEL ID: 0738 072
ZONED: R-12

N/F GARY E. & PATRICIA L. VAILLANCOURT
260 ARROWOOD RD.
DB 4608, PG 0543
PARCEL ID: 0738 025
ZONED: R-18

N/F DEBRA H. MORGAN
200 ARROWOOD RD.
NO DEED AVAILABLE
PARCEL ID: 0738 068
ZONED: R-18

N/F JEAN FROST
210 ARROWOOD RD.
NO DEED AVAILABLE
PARCEL ID: 0738 026
ZONED: R-18

N/F K&G PROPERTIES, LLC
150 HOWELL RD.
DB 2387, PG 241
PARCEL ID: 0738 12005
ZONED: C-1

N/F HARLIE & JUNE M. DEYTON ESTATE
962 SENOIA RD.
NO DEED AVAILABLE
PARCEL ID: 0738 024
ZONED: C-1

ENVIRONMENTAL HEALTH DEPT. CERTIFICATE
APPROVAL FOR DEVELOPMENT AS SHOWN:
FAYETTE COUNTY HEALTH DEPT. DATE

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: DATE

CERTIFICATE 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 BY ME OR UNDER MY DIRECT SUPERVISION.
REGISTERED CIVIL ENGINEER DATE

PRIMARY PERMITEE OWNER & DEVELOPER:
CLARENDON PLACE, INC.
270 NORTH JEFF DAVIS RD.
FAYETTEVILLE, GA 30214
(770) 461-0478
rferry@brentholdings.net

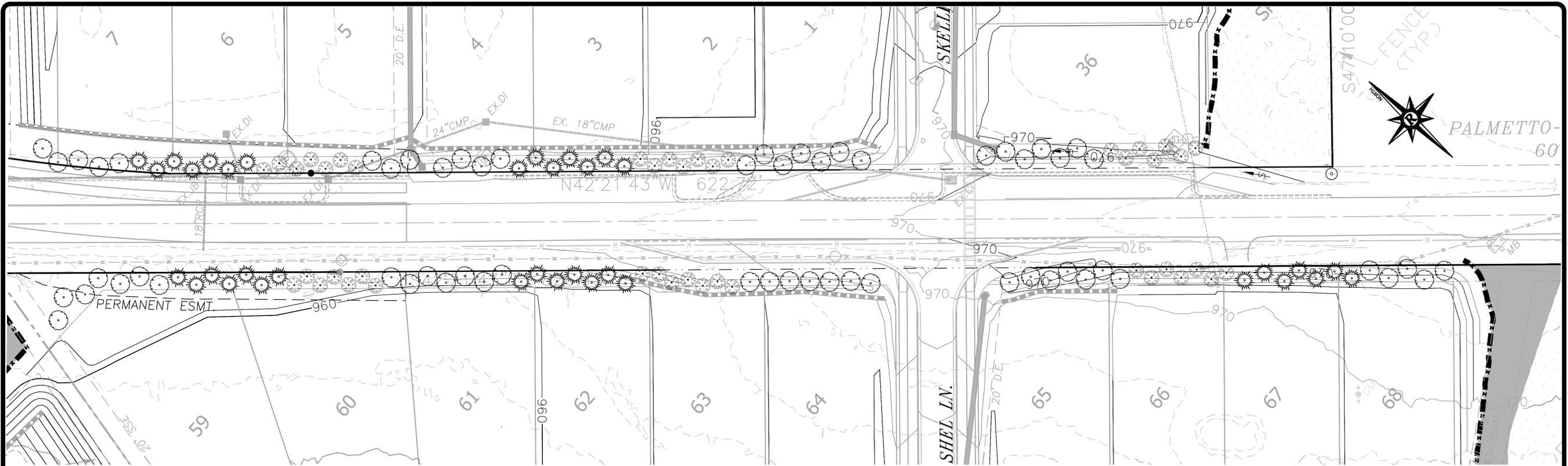
24 HOUR CONTACT:
MR. RICHARD FERRY
(770) 461-0478

NO.	DATE	DESCRIPTION	REVISIONS
3	03/03/26	REVISIONS PER TYRONE PAZ COMMENTS	
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1	08/20/25	1ST SUBMITTAL SET	

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER | DCCM VIOLATES THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE USER FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
30' 0" 60' 120'





LANDSCAPE SCREENING PLAN (LOTS 1-7, 36 & 59-68)

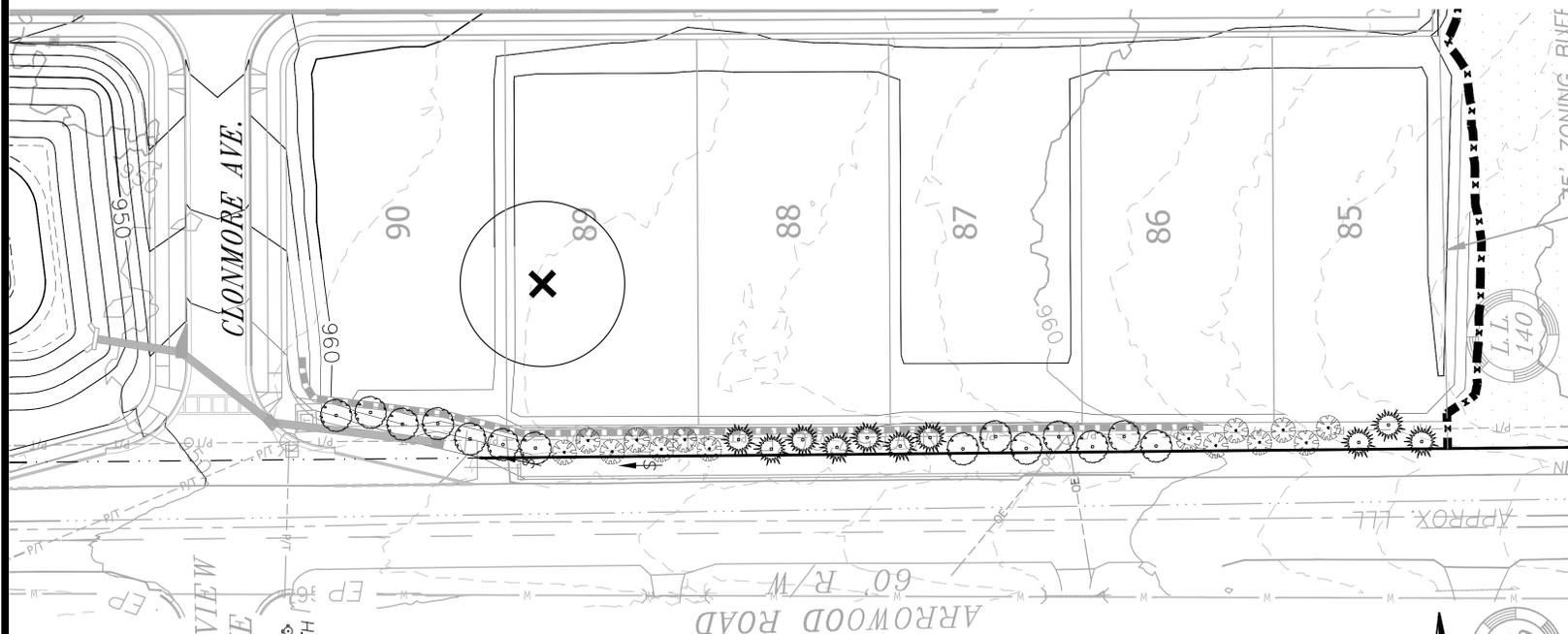
PLANT SCHEDULE FOR CONVENIENCE PURPOSES ONLY! - ALL QUANTITIES TO BE VERIFIED BY CONTRACTOR.

BOTANICAL NAME	COMMON NAME	SIZE	MIN. HEIGHT	QTY.	ROOT	REMARKS
LIGUSTRUM japonicum 'HOWARDII'	HOWARDII LIGUSTRUM	7 GALLON	4' MIN HEIGHT	42	CONT	FULL, WELL FORMED
ILEX x 'EMILY BRUNER'	EMILY BRUNER HOLLY	7 GALLON	4' MIN HEIGHT	35	CONT	FULL, WELL BRANCHED
PRUNUS laurocerasus	ENGLISH LAUREL	7 GALLON	4' MIN HEIGHT	59	CONT	FULL, DENSE SPECIMEN

IF HEIGHT CAN NOT BE OBTAINED WITH CONTAINER SIZE SPECIFIED, CONTRACTOR TO USE LARGER SIZE.

Additional screening plantings may be required prior to Final Plat approval as determined by the Town Arborist

-  HOWARDII LIGUSTRUM
-  EMILY BRUNER HOLLY
-  ENGLISH LAUREL



LANDSCAPE SCREENING PLAN (LOTS 84 - 89)

PLANT SCHEDULE FOR CONVENIENCE PURPOSES ONLY! - ALL QUANTITIES TO BE VERIFIED BY CONTRACTOR.

BOTANICAL NAME	COMMON NAME	SIZE	MIN. HEIGHT	QTY.	ROOT	REMARKS
LIGUSTRUM japonicum 'HOWARDII'	HOWARDII LIGUSTRUM	7 GALLON	4' MIN HEIGHT	14	CONT	FULL, WELL FORMED
ILEX x 'EMILY BRUNER'	EMILY BRUNER HOLLY	7 GALLON	4' MIN HEIGHT	10	CONT	FULL, WELL BRANCHED
PRUNUS laurocerasus	ENGLISH LAUREL	7 GALLON	4' MIN HEIGHT	14	CONT	FULL, DENSE SPECIMEN

IF HEIGHT CAN NOT BE OBTAINED WITH CONTAINER SIZE SPECIFIED, CONTRACTOR TO USE LARGER SIZE.

Additional screening plantings may be required prior to Final Plat approval as determined by the Town Arborist

-  HOWARDII LIGUSTRUM
-  EMILY BRUNER HOLLY
-  ENGLISH LAUREL

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ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER | DCCM VOID THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE USER FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
 15' 0' 30' 60'



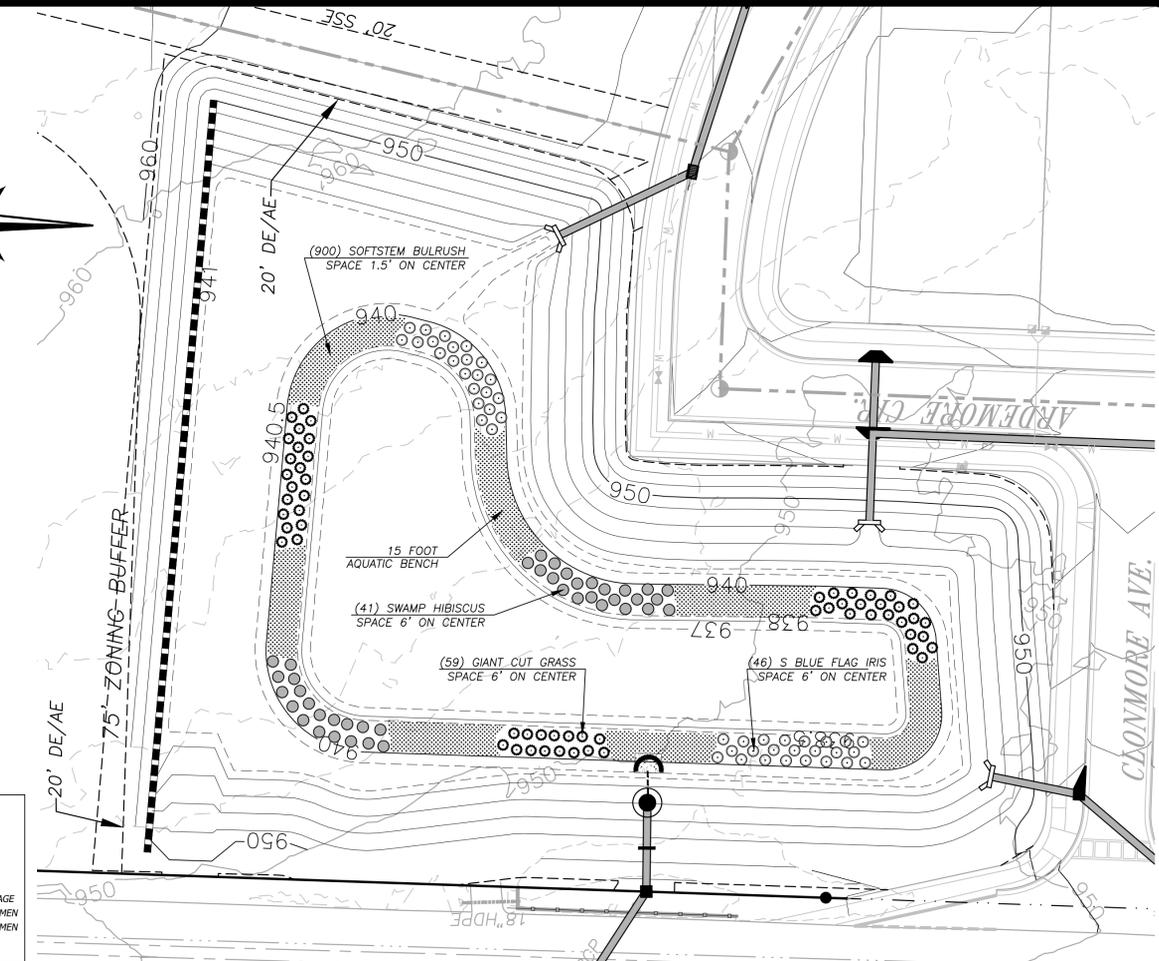
NO.	DATE	DESCRIPTION	REVISIONS
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ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER | DCCM Voids the seal shown hereon and any liability associated with these drawings shall be the responsibility of the contractor for verification of any changes.

GRAPHIC SCALE
 15' 0' 30' 60'



SHEET
L#4
 OF
L#4
 DATE : 08/20/25
 JOB NO : F218005.BHD
 FILE NO.
 DRAWN BY: GMD/JAM



POND A

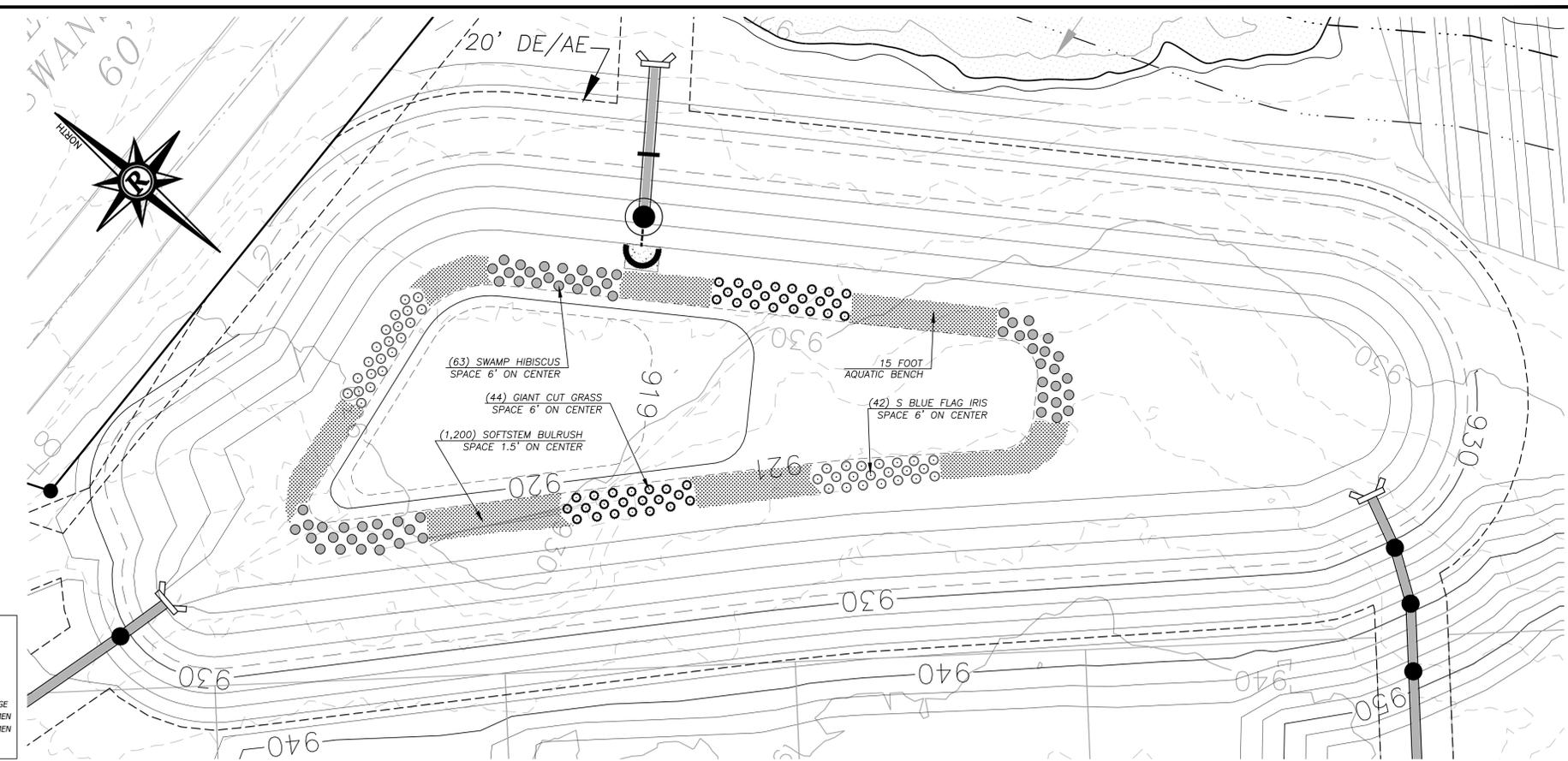
- SWAMP HIBISCUS
- S. BLUE FLAG IRIS
- GIANT CUTGRASS
- SOFTSTEM BULRUSH

WATER QUALITY POND A PLANTINGS

PLANT SCHEDULE FOR CONVENIENCE PURPOSES ONLY! - ALL QUANTITIES TO BE VERIFIED BY CONTRACTOR.

BOTANICAL NAME	COMMON NAME	SIZE	MIN. HEIGHT	SPACING	QTY.	ROOT	REMARKS
<i>HIBISCUS moscheutos</i>	SWAMP HIBISCUS	1 GALLON	12" MIN HEIGHT	6" O.C.	41	CONT	SPRAWLING HABIT
<i>IRIS virginica</i>	S. BLUE FLAG IRIS	1 GALLON	6" MIN HEIGHT	6" O.C.	46	CONT	DENSE, DARK FOLIAGE
<i>ZIZANIOPSIS millacea</i>	GIANT CUTGRASS	1 GALLON	12" MIN HEIGHT	6" O.C.	59	CONT	FULL, DENSE SPECIMEN
<i>SCHOROPLECTUS tabernaemontani</i>	SOFTSTEM BULRUSH	4" POT	12" MIN HEIGHT	2" O.C.	900	CONT	FULL, DENSE SPECIMEN

IF HEIGHT CAN NOT BE OBTAINED WITH CONTAINER SIZE SPECIFIED, CONTRACTOR TO USE LARGER SIZE.



POND B

- SWAMP HIBISCUS
- S. BLUE FLAG IRIS
- GIANT CUTGRASS
- SOFTSTEM BULRUSH

WATER QUALITY POND B PLANTINGS

PLANT SCHEDULE FOR CONVENIENCE PURPOSES ONLY! - ALL QUANTITIES TO BE VERIFIED BY CONTRACTOR.

BOTANICAL NAME	COMMON NAME	SIZE	MIN. HEIGHT	SPACING	QTY.	ROOT	REMARKS
<i>HIBISCUS moscheutos</i>	SWAMP HIBISCUS	1 GALLON	12" MIN HEIGHT	6" O.C.	63	CONT	SPRAWLING HABIT
<i>IRIS virginica</i>	S. BLUE FLAG IRIS	1 GALLON	6" MIN HEIGHT	6" O.C.	42	CONT	DENSE, DARK FOLIAGE
<i>ZIZANIOPSIS millacea</i>	GIANT CUTGRASS	1 GALLON	12" MIN HEIGHT	6" O.C.	44	CONT	FULL, DENSE SPECIMEN
<i>SCHOROPLECTUS tabernaemontani</i>	SOFTSTEM BULRUSH	4" POT	12" MIN HEIGHT	2" O.C.	1,200	CONT	FULL, DENSE SPECIMEN

IF HEIGHT CAN NOT BE OBTAINED WITH CONTAINER SIZE SPECIFIED, CONTRACTOR TO USE LARGER SIZE.