

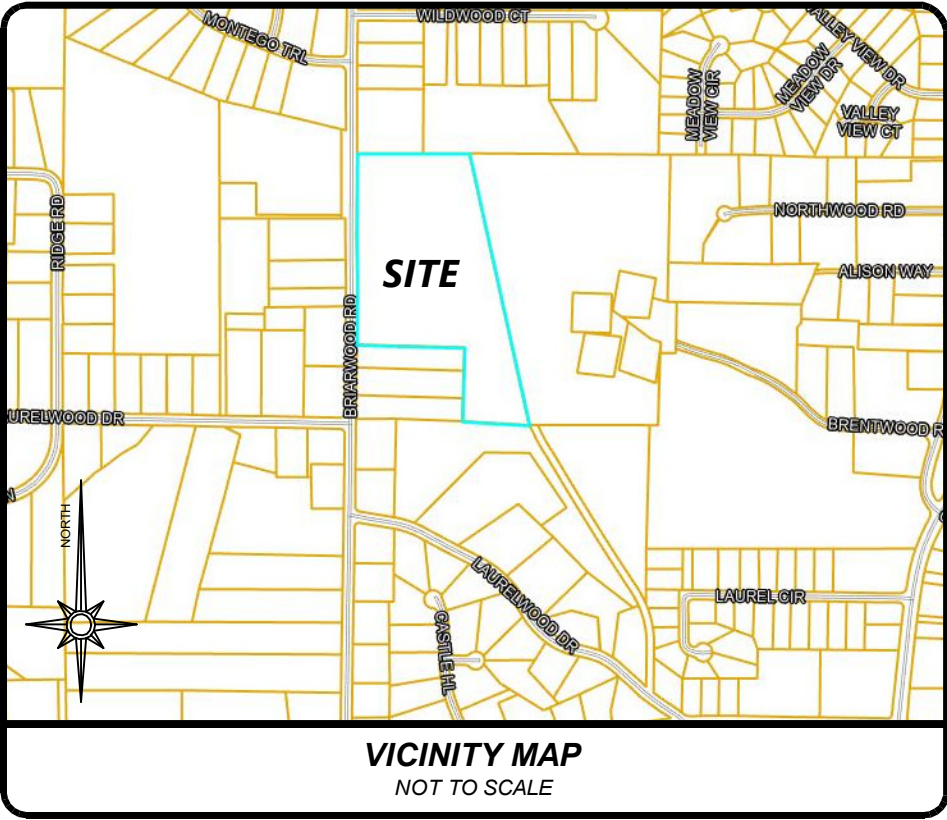
PREPARED BY:
W. LUKE SUTTLES, RLS

780 RAYMOND SHEDDAN AVE.
NEWNAN, GA 30265
(678) 378-5881

PRELIMINARY PLAT FOR
TYLER CHILDS

LAND LOT 149 - 7th DISTRICT
FAYETTE COUNTY - GEORGIA
CITY OF TYRONE
TP# 0738 015

OWNER/SUBDIVIDER:
TYLER CHILDS
275 BRIARWOOD RROAD
TYRONE, GA 30290
770-584-2442



APPROVED FOR DEVELOPMENT:

FAYETTE COUNTY HEALTH DEPARTMENT

DATE

FINAL PLAT APPROVAL:

TOWN ENGINEER

DATE

MAYOR

DATE

OWNER

DATE

TOWN CLERK

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

No.

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 LAND SURVEYOR

3137
No.

1/24/2024
DATE

SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED ON THE SURVEY AND/OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.


REGISTERED LAND SURVEYOR

3137
No.

1/24/2024
DATE

CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 598,641 FEET.

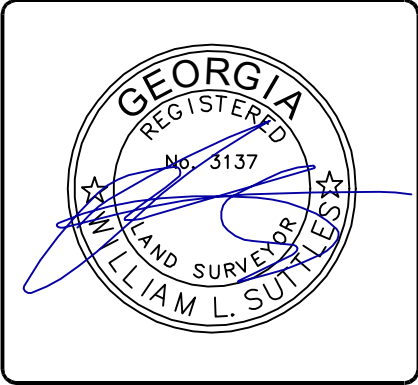
APPROXIMATELY 40% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS 313 INSTRUMENT.

APPROXIMATELY 60% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE eGPS CHC M7 GPS SYSTEM.

CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING THE eGPS CHC M7 GPS IN STANDARD RTK MODE WITH CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, ATLANTA.

NOTES:

- THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETIC NORTH, GA. WEST COORDINATE SYSTEM.
- REFERENCE: PLAT BOOK 35, PAGE 179 OF FAYETTE COUNTY RECORDS.
- THE PROPERTY AS SHOWN ON THIS PLAT DOES LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP No. 13113C0076E, DATED 9/26/2008.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE LAST DAY OF FIELD WORK WAS 10/19/2021.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE PROPERTY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- CURRENT ZONING ORDINANCE IS A-R AS PER THE CITY OF TYRONE ZONING MAPS.
- THERE ARE WETLANDS ON THE SUBJECT PARCEL. THERE ARE STATE WATERS LOCATED WITHIN 200' OF THIS PROPERTY, PER REPORT BY APPLIED ENVIRONMENTAL SCIENCES, DATED 12/4/2023, PROJECT # 23106. TOPOGRAPHY, WETLAND, AND CREEK LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES.



DATE: 1/24/2024		ISSUE		
SCALE:	No.	DESCRIPTION	DATE	
ACREAGE:				
CITY: TYRONE				
DRAWN: MWR				
CHECKED: WLS				
SHEET #: 1 of 2				
PROJECT: CHILDS_PP				

LEGEND	
P/L	= PROPERTY LINE
EOP	= EDGE OF PAVEMENT
R/W	= RIGHT OF WAY
IPF	= IRON PIN FOUND
RB	= REINFORCING BAR
OTP	= OPEN TOP PIPE
N/F	= NOW OR FORMERLY
LLL	= LAND LOT LINE
DB	= DEED BOOK
PB	= PLAT BOOK
POB	= POINT OF BEGINNING
⊙	= POWER POLE



APPROX. LLL

R/W

BRIARWOOD ROAD ~ 60' R/W

APPROX. LLL

EOP



375' TO THE LAND LOT CORNER OF
LAND LOTS 149, 150, 172, & 173
(PER PB 35, PG 179)

N/F
KEVIN EDWARDS
DB 1840/453
TP#: 073806001
ZONED: R-12

N/F
LARRY BRADLEY
DB 791/692
TP#: 073806006
ZONED: R-12

N/F
SHE PROPERTIES 2 LLC
DB 5070/750
TP#: 0738 016
ZONED: A-R

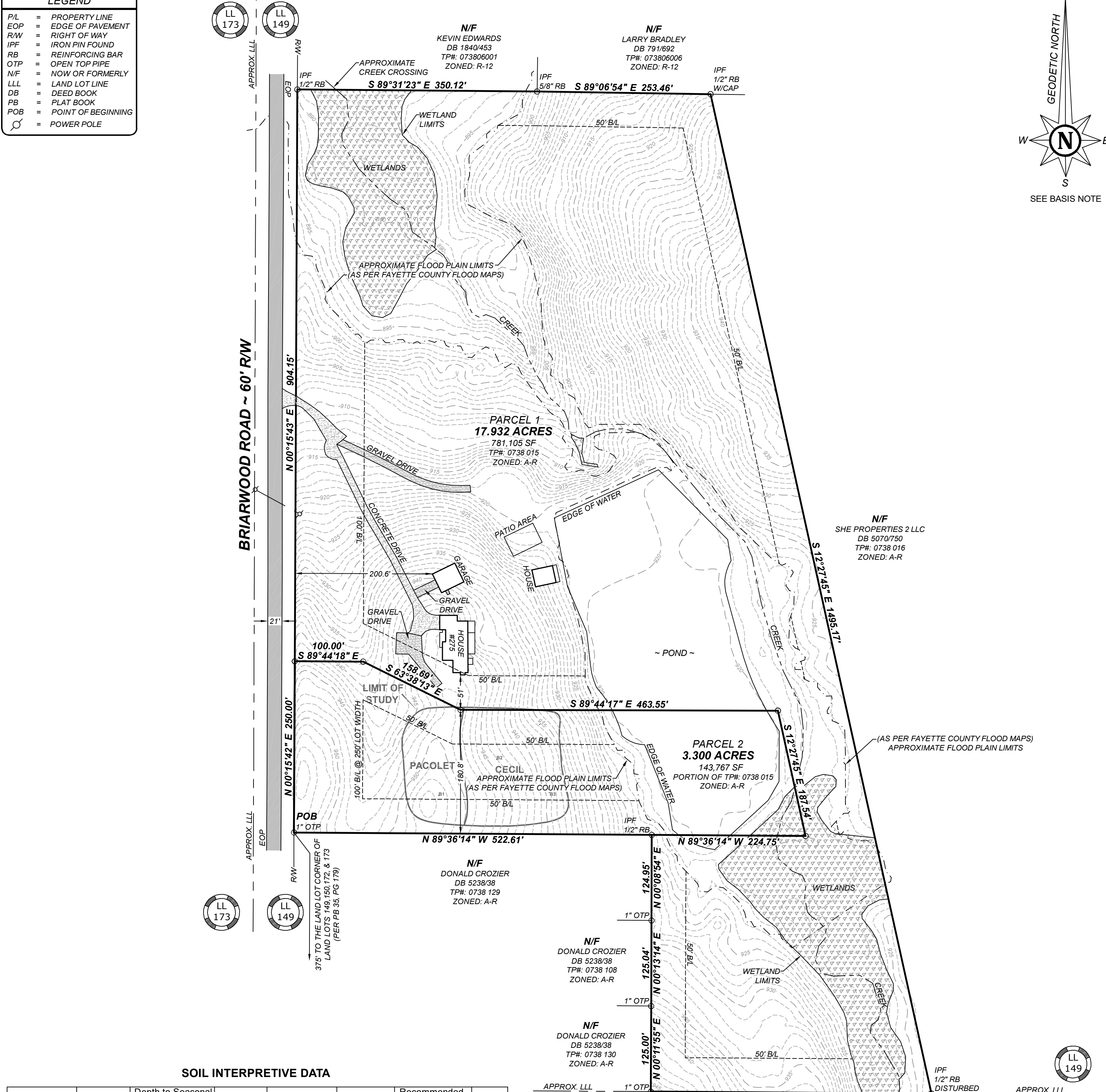
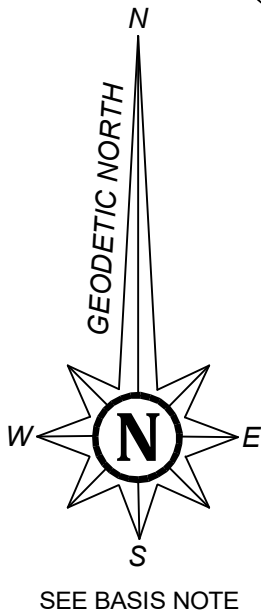
N/F
DONALD CROZIER
DB 5238/38
TP#: 0738 129
ZONED: A-R

N/F
DONALD CROZIER
DB 5238/38
TP#: 0738 108
ZONED: A-R

N/F
DONALD CROZIER
DB 5238/38
TP#: 0738 130
ZONED: A-R

N/F
WILLIAM & BETTY REDMOND
DB 1318/281
TP#: 0738 009
ZONED: A-R

N/F
WILLIAM & BETTY REDMOND
DB 1318/281
TP#: 0738 009
ZONED: A-R



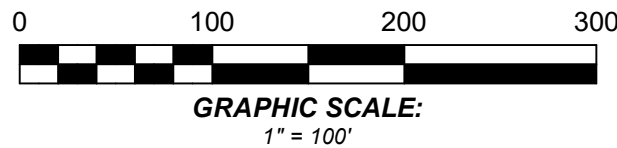
SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table Indicators (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Cecil	>72	>72	2-10	30-48	60	----	A1
Pacolet	>72	>72	2-4	24-48	45	----	A1

SOIL SUITABILITY CODE LEGEND

A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.

SOIL MAP LEGEND
— Soil Boundary
⊙ Soil Boring



DATE: 1/24/2024	ISSUE		
SCALE: 1" = 100'	No.	DESCRIPTION	DATE
ACREAGE: AS SHOWN			
CITY: TYRONE			
DRAWN: MWR			
CHECKED: WLS			
SHEET #: 2 of 2			
PROJECT: CHILDS_PP			

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TYLER CHILDS

LAND LOT 149 - 7th DISTRICT
FAYETTE COUNTY - GEORGIA
CITY OF TYRONE



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