

Type: PLAT EFILED
Recorded: 6/15/2020 2:19:00 PM
Fee Amt: \$70.00 Page 1 of 7
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

Participant ID: 5474860235

BK 100 PG 316 - 322

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

PROJECT SUMMARY

1. TOTAL ACREAGE IN PHASE: 19.731 ACRES
2. TOTAL LOTS IN PHASE: 45 LOTS
3. LOT DENSITY: 2.281 LOTS/ACRE
4. SETBACKS:
 - FRONT = 10 FEET
 - SIDE = 0 FEET
 - REAR = 10 FEET
 - FRONT WITH GARAGE = 20 FEET FROM BACK OF SIDEWALK
5. PROPERTY ZONED: LUR-14
6. WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER AUTHORITY.
7. SANITARY SEWER PROVIDED BY PEACHTREE CITY WATER & SEWERAGE AUTHORITY.
8. OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOA.
9. SIDEWALKS ARE THE MAINTENANCE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION (HOA), OR THE INDIVIDUAL PROPERTY OWNER WHOSE LOT FRONTAGE ABUTS THE SIDEWALK IN THE ABSENCE OF A VALID HOA.

MAINTENANCE GUARANTEE

THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY WARRANTS AND GUARANTEES TO THE CITY OF PEACHTREE CITY THE FULL AND COMPLETE MAINTENANCE OF A CERTAIN IMPROVEMENT KNOWN AS CRESSWIND AT PEACHTREE CITY PHASE 4B AND MORE PARTICULARLY SHOWN IN PLAT BOOK _____, PAGE(S) _____, OF THE FAYETTE COUNTY RECORDS.

THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE. THIS GUARANTEE INCLUDES NOT ONLY PAVING BUT ALSO ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHT-OF-WAY OF SAID ROAD AND IN THE GREENBELT, INCLUDING BUT NOT LIMITED TO ALL CURBING, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES, BIKE PATHS, MULTI-USE PATHS AND PEDESTRIAN PATHS. UTILITIES OWNED AND OPERATED BY A GOVERNMENTAL BODY OR PUBLIC UTILITY COMPANY SHALL BE THE RESPONSIBILITY OF SAID GOVERNMENTAL BODY OR PUBLIC UTILITY COMPANY AND NOT THE DEVELOPER.

THE DEVELOPER SHALL CORRECT AND REPAIR OR CAUSE TO BE CORRECTED AND REPAIRED ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM ANY CAUSE WHATSOEVER. IN THE EVENT THE DEVELOPER FAILS TO CORRECT ANY DAMAGES WITHIN 30 DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE DEVELOPER; BUT THIS REMEDY SHALL NOT LIMIT THE CITY, AND IT SHALL ALSO HAVE ANY REMEDIES AVAILABLE TO IT AS APPROVED BY LAW.

THE TERMS OF THIS AGREEMENT SHALL BE FOR A PERIOD OF TWO YEARS BEGINNING ON THE DATE OF WRITTEN ACCEPTANCE OF SAID IMPROVEMENTS BY THE CITY AS EVIDENCED BY THE FINAL PLAT APPROVAL OF SAID COMPLETED IMPROVEMENTS.

AFTER THE TERMINATION OF SAID TWO-YEAR PERIOD THE CITY SHALL BE RESPONSIBLE TO THE CITIZENS OF PEACHTREE CITY FOR THE MAINTENANCE OF SAID IMPROVEMENTS AS PROVIDED BY LAW. NO ROADWAY AND ASSOCIATED RIGHT-OF-WAY SHALL BE ACCEPTED BY THE CITY FOR MAINTENANCE UNLESS IT SCORES 90 OR ABOVE ON THE CITY'S ASPHALT PAVEMENT RATING FORM. PROVIDED, HOWEVER, ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO-YEAR PERIOD AND WHICH STILL ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER (WRITTEN NOTICE OF SAID DAMAGES MUST BE GIVEN PRIOR TO THE TIME THE TWO-YEAR PERIOD ENDS).

IN WITNESS WHEREOF, THE DEVELOPER HAS CAUSED THIS AGREEMENT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS THIS 9th DAY OF June, 2020.

BY: Andrew D. Hines

TITLE: Community Director

CERTIFICATE OF DEDICATION

STATE OF GEORGIA
COUNTY OF FAYETTE

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED, THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY CONVEY IN FEE SIMPLE TO THE CITY OF PEACHTREE CITY, GEORGIA, AND FURTHER DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND RIGHTS-OF-WAY, CITY DRAINAGE EASEMENTS, GREENBELTS AND PUBLIC PLACES SHOWN HEREON, EXCEPT THOSE EASEMENTS DESIGNATED ON THIS PLAT AS OTHER UTILITY COMPANY EASEMENTS, AND EXCEPT THOSE STREETS SPECIFICALLY DESIGNATED ON THIS PLAT AS PRIVATE STREETS. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, THE OWNERS DO HEREBY AGREE TO HOLD THE CITY OF PEACHTREE CITY, GEORGIA, HARMLESS FOR A FIVE-YEAR PERIOD FROM ANY AND ALL MONETARY LIABILITIES WHICH MAY ARISE FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN, TO INCLUDE BUT NOT LIMITED TO, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS AND BRIDGES WITHIN THE PROPOSED RIGHT-OF-WAY SHOWN, RESULTING FROM ANY AND ALL CAUSES OTHER THAN BY AN ACT OF THE CITY OF PEACHTREE CITY, GEORGIA. AND FURTHER, THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF PEACHTREE CITY SHALL NOT BE LIABLE TO THE UNDERSIGNED OR SUBSEQUENT OWNERS IN TITLE FOR A PERIOD OF FIVE YEARS FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS EXTENSION, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND THE OWNERS SUBSEQUENT IN TITLE TO DEFEND THE COVENANTS AND AGREEMENTS SET OUT.

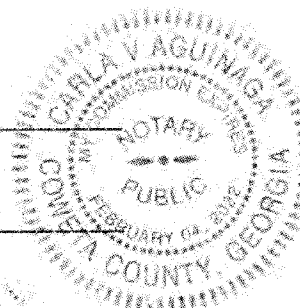
IN WITNESS WHEREOF, I HAVE HEREUNTO SET BY HAND AND AFFIXED MY SEAL THIS 9th DAY OF June, 2020.

Andrew D. Hines

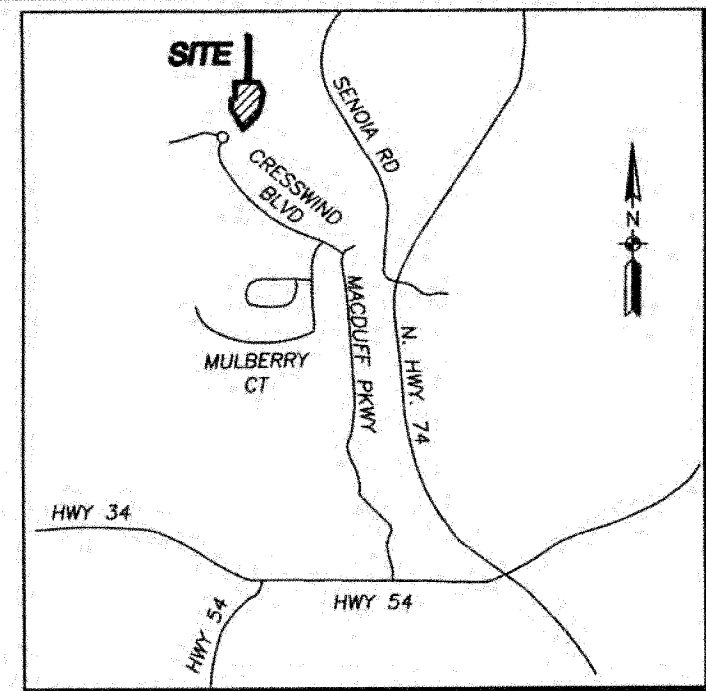
OWNER

Brandon C. Register

NOTARY PUBLIC
STATE OF GEORGIA



FINAL SUBDIVISION PLAT FOR CRESSWIND AT PEACHTREE CITY PHASE 4B LOCATED IN LAND LOTS 167 & 168, 7th DISTRICT CITY OF PEACHTREE CITY FAYETTE COUNTY, GEORGIA



VICINITY MAP
SCALE: NTS

COVENANTS NOTES

THIS SUBDIVISION PLAT IS SUBJECT TO THE RESTRICTIVE DEEDS AND COVENANTS AS RECORDED IN DEED BOOK 4583, PAGE 167, DATED 3-21-17, AT THE FAYETTE COUNTY COURTHOUSE. THE CITY OF PEACHTREE CITY DOES NOT ENFORCE THESE COVENANTS OR ADMINISTER HOMEOWNER ASSOCIATIONS.

CONVEYANCE OF STREETS AND RIGHTS-OF-WAY

THE CITY OF PEACHTREE CITY HEREBY ACCEPTS ALL STREET RIGHTS-OF-WAY AND THE IMPROVEMENTS THEREIN AND ANY CATCH BASINS, JUNCTION BOXES, STORM DRAINAGE PIPE, EASEMENTS, OR OTHER STRUCTURES OR AREAS OUTSIDE OF SAID STREET RIGHTS-OF-WAY (EXCLUDING DITCHES AND OTHER OPEN DRAINAGE WAYS) WHICH ARE SPECIFICALLY INDICATED ON THIS PLAT AS BEING DEDICATED TO THE PUBLIC; HOWEVER, THIS CERTIFICATION DOES NOT OBLIGATE THE CITY TO MAINTAIN THE ABOVE STATED INFRASTRUCTURE UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.

THE CITY OF PEACHTREE CITY

BY: Jonathan N. To
MAYOR

ATTEST: Jonathan N. To
CITY CLERK

NOTARY PUBLIC DATE ACCEPTED BY CITY COUNCIL _____

FINAL PLAT APPROVAL

THIS PLAT COMPLIES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT ORDINANCE AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR THE CITY OF PEACHTREE CITY.

CITY ENGINEER Carol A. Bickard 06/09/2020
CITY PLANNER Kolm Culbrey 6/14/2020
MAYOR/CITY MANAGER Jonathan N. To 6/14/2020
CITY CLERK Jonathan N. To 6/14/2020

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN: THIS PLAT CONFORMS TO ALL REQUIREMENTS OF GEORGIA PLAT ACT.

BY: Brandon C. Register 5/26/2020
REGISTERED GEORGIA LAND SURVEYOR
BRANDON C. REGISTER, GA RLS #3135
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LSF-000484
Email: bregister@rochester-assoc.com

SURVEYING CONTACT:

BRANDON REGISTER, R.L.S.
ROCHESTER & ASSOCIATES, INC.
286 GA. HWY 314, SUITE A
FAYETTEVILLE, GEORGIA 30214
PHONE: (770) 716-8124
EMAIL: bregister@rochester-assoc.com

OWNER CONTACT:

KH PEACHTREE, LLP
3007 SCARLET OAK LANE
GAINESVILLE, GEORGIA 30504
ANDREW HITCH
(770) 285-7798

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 NOTES
SHEET 3 SHEET INDEX, LINE CHARTS
SHEETS 4-7 FINAL PLAT

OWNER'S ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT HE OR SHE IS AWARE AND ACKNOWLEDGES THE CHANGES SHOWN ON THIS PLAT.

Andrew D. Hines 6.9.2020
OWNER/AGENT DATE

OWNER'S CERTIFICATE

I, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT ALL STATE, CITY AND COUNTY TAXED OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; ALL STREETS, DRAINAGE WAYS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE USE OF THE PUBLIC AND ENFORCEMENT BY PUBLIC SAFETY OFFICIALS FOREVER; AND, THAT I WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL INFRASTRUCTURE ASSOCIATED WITH THIS DEVELOPMENT UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.

Andrew D. Hines 6.9.2020
OWNER DATE

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS 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 THE O.C.G.A. SECTION 15-6-67.

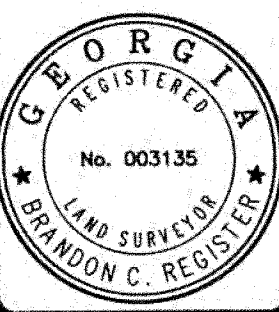
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER AS TO INTENDED USE OF ANY PARCEL. THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS COOPERATIVE AUTHORITY. THE APPROVAL SIGNATURES WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

Brandon C. Register 5/26/2020
REGISTERED GEORGIA LAND SURVEYOR
BRANDON C. REGISTER, GA RLS #3135
ROCHESTER & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LSF-000484
Email: bregister@rochester-assoc.com

Rochester & Associates, Inc.
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FINAL SUBDIVISION PLAT FOR
CRESSWIND AT PEACHTREE CITY
PHASE 4B
LYING IN
LAND LOTS 167 & 168, 7th DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS
1	5/18/20	REVISIONS PER PEACHTREE CITY COMMENTS	



SHEET	1	OF	7
DATE	5/15/20	SCALE	N/A
JOB NO.	A205030	DRAWN BY:	LJC
FILE NO.	PH4B.FNL		

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

DRAINAGE NOTE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF PEACHTREE CITY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES SHOWN HEREIN. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOOD SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THE CITY. THE CITY ENGINEER AND/OR THE CITY'S PUBLIC WORKS DEPARTMENT MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION WHICH IN THE JUDGMENT OF THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROADS OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED A CONTINUING MAINTENANCE OBLIGATION OF THE CITY OF PEACHTREE CITY NOR AN ABROGATION OF THE CITY'S RIGHTS TO SEEK REIMBURSEMENT FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LANDS THAT GENERATED THE CONDITIONS.

THE CITY OF PEACHTREE CITY SHALL NOT BE HELD ACCOUNTABLE OR LIABLE FOR CLAIMS OF INJURY OR DAMAGE RESULTING FROM THE STORMWATER DRAINAGE SYSTEM INSTALLED ON THE PROPERTY IDENTIFIED ON THIS PLAT AND SHALL BE INDEMNIFIED FROM CLAIMS BROUGHT BY DOWNSTREAM OWNERS BASED ON THE OPERATION, FAILURE TO OPERATE, IMPROPER DESIGN OR IMPROPER CONSTRUCTION.

ZONING NOTES

ORDINANCE NUMBER 1163 (LUR-14). APPROVED 12/20/18.

1. MAXIMUM NUMBER OF DWELLING UNITS: 734.
2. MINIMUM FLOOR AREA PER DWELLING UNIT: 585 UNITS SHALL HAVE NO LESS THAN 1,500 SF OF HEATED FLOOR AREA. THE REMAINING 149 UNITS SHALL HAVE NO LESS THAN 1,350 SF OF HEATED FLOOR AREA.
3. MINIMUM ZONING LOT AREA: AS DESCRIBED HEREIN AND SHOWN ON THE CONCEPT PLAT APPROVED AS A PART OF THE REZONING.
4. MINIMUM LOT WIDTH: AS DESCRIBED HEREIN AND SHOWN ON THE CONCEPT PLAT APPROVED AS A PART OF THE REZONING.
5. MINIMUM FRONT BUILDING SETBACK: 10' AS MEASURED FROM THE PROPERTY LINE; PROVIDED THAT EACH DWELLING UNIT PROVIDES AT LEAST TWO PAVED PARKING SPACES OFF THE BACK OF SIDEWALK; AT LEAST ONE OF THOSE SPACES MUST BE WITHIN A FULLY ENCLOSED GARAGE AND NO PART OF THE GARAGE SHALL BE WITHIN 20' OF THE BACK OF SIDEWALK.
6. MINIMUM SIDE BUILDING SETBACK: 0'; PROVIDED THAT AT LEAST 10' SEPARATION IS MAINTAINED BETWEEN DWELLINGS, AND FURTHER PROVIDED THAT AT LEAST ONE 20' SEPARATION IS PROVIDED BETWEEN EVERY 10 DWELLING UNITS.
7. MINIMUM REAR BUILDING SETBACKS: 10'.
8. MAXIMUM BUILDING HEIGHT: TWO STORIES, PLUS A BASEMENT.
9. PARKING: AS SET FORTH WITHIN THE CITY'S PARKING ORDINANCE.
10. SIGNS: AS SET FORTH WITHIN THE CITY'S SIGN ORDINANCE.
11. DRIVEWAYS: COMMON DRIVEWAYS SHALL NOT BE PERMITTED, WITH THE EXCEPTION OF THOSE DRIVEWAYS SHARED BY GOLF CARTS AND LOCATED WITHIN RECORDED EASEMENTS.
12. TREE SAVE AND LANDSCAPE BUFFERS: ALL TREE SAVE AREAS WITHIN THE SUBDIVISION SHALL BE DELINEATED WITH TREE SAVE FENCING AND APPROVED BY THE CITY PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. THESE AREAS SHALL BE MAINTAINED WITH NATURAL VEGETATION AND/OR ENHANCED WITH BERMING, FENCING AND LANDSCAPING. NO VEGETATION SHALL BE REMOVED FROM THESE AREAS WITHOUT PRIOR CITY APPROVAL.
13. GREENBELTS: A 100-FOOT GREENBELT SHALL BE PROVIDED ALONG THE NORTHERN PROPERTY BOUNDARY SEPARATING THIS DEVELOPMENT FROM THE SHAMROCK INDUSTRIAL PARK. A 50-FOOT GREENBELT SHALL BE PROVIDED AROUND THE PERIMETER OF THE DEVELOPMENT. A 50-FOOT GREENBELT SHALL BE PROVIDED ADJACENT TO MACDUFF PARKWAY AS REQUIRED BY THE CITY'S BUFFER ORDINANCE. ALL GREENBELT AREAS SHALL BE DEDICATED TO THE CITY.
14. ARCHITECTURAL CONCEPT: A UNIFIED ARCHITECTURAL CONCEPT FOR THE OVERALL SUBDIVISION MUST BE DEVELOPED AND APPROVED BY THE PLANNING COMMISSION. THE ARCHITECTURAL DESIGN, BUILDING MATERIALS AND COLOR SELECTIONS OF ALL BUILDINGS AND STRUCTURES ON THE SITE MUST BE SUBSTANTIALLY THE SAME. EACH HOME WITH A SIDE ELEVATION FACING A PUBLIC STREET SHALL INCLUDE ARCHITECTURAL DETAILING ON THE SIDE ELEVATION TO AVOID CREATING A BLANK WALL FACING THE PUBLIC STREET.
15. DEVELOPMENT CONCEPT: DEVELOPMENT SHALL TAKE PLACE SUBSTANTIALLY IN CONFORMANCE WITH THE APPROVED CONCEPT PLAT (EXHIBIT "B"), AS WELL AS THE DESIGN CONCEPTS PRESENTED WITH THE ZONING REQUEST AND APPROVED AS A PART OF THE CONCEPT. SUBSTANTIAL DEVIATION FROM THE APPROVED CONCEPT PLAT OR DESIGN CONCEPTS SHALL REQUIRE CITY COUNCIL APPROVAL.
16. A ROAD CONNECTION SHALL BE PROVIDED BETWEEN INTERNAL SUBDIVISION ROADS AND THE NORTHERN PROPERTY LINE ADJACENT TO CWD PROPERTIES / THE SCARBROUGH GROUP (PARCEL 0744 040 AND PARCEL 0744 042) TO ALLOW FUTURE ACCESS TO ROCKWOOD ROAD. SAID ROAD CONNECTION SHALL BE PAVED, AT A MINIMUM, UP TO THE PEACHTREE CITY / TOWN OF TYRONE CITY BOUNDARY.
17. PERMITTED GROSS DENSITY IS 1.65 UNITS PER ACRE.

LEGEND

AC	-	ACRE(S)	JB	-	JUNCTION BOX
AE	-	ACCESS EASEMENT	LL	-	LAND LOT
AIF	-	ANGLE IRON FOUND	LLL	-	LAND LOT LINE
BC	-	BACK OF CURB	LP	-	LIGHT POLE
BFFE	-	BASEMENT FINISHED FLOOR ELEVATION (AS-BUILT)	MTFE	-	MINIMUM FINISHED FLOOR ELEVATION
BL	-	BUILDING SETBACK LINE	MH	-	MANHOLE
BLVD	-	BOULEVARD	MIN	-	MINIMUM
C&G	-	CURB & GUTTER	MON	-	MONUMENT
CTP	-	CRIMP TOP PIPE	N/F	-	NOW OR FORMERLY
CI	-	CURB INLET	OCS	-	OUTLET CONTROL STRUCTURE
CL	-	CENTERLINE	PLB,PG	-	PLAT BOOK,PAGE
CMF	-	CONCRETE MONUMENT FOUND	PH	-	PHASE
CMF	-	CORRUGATED METAL PIPE	PL	-	PROPERTY LINE
CO	-	COMPANY	PDB	-	POINT OF BEGINNING
CONC	-	CONCRETE	POC	-	POINT OF COMMENCEMENT
CTP	-	CRIMP TOP PIPE FOUND	PVC	-	POLYVINYLCHLORIDE PIPE
DB,PG	-	DEED BOOK, PAGE	RB	-	REBAR
DE	-	DRAINAGE EASEMENT	RCP	-	REINFORCED CONCRETE PIPE
DI	-	DROP INLET	R/W	-	RIGHT OF WAY
DIP	-	DUCTILE IRON PIPE	SF	-	SQUARE FEET
DWCB	-	DOUBLE-WING CATCH BASIN	-B"SS-	-	8" SANITARY SEWER LINE
EL	-	ELEVATION	SSE	-	SANITARY SEWER EASEMENT
EX	-	EXISTING	S/W	-	SIDEWALK
FEMA	-	FEDERAL EMERGENCY MANAGEMENT AGENCY	STA	-	STATION
FIRM	-	FLOOD INSURANCE RATE MAP	SWCB	-	SINGLE-WING CATCH BASIN
FH	-	FIRE HYDRANT	TBM	-	TEMPORARY BENCHMARK
HDPE	-	HIGH-DENSITY POLYETHYLENE PIPE	TPOB	-	TRUE POINT OF BEGINNING
HW	-	HEADWALL	WI	-	WEIR INLET
ID	-	IDENTIFICATION	-W-	-	WATER LINE
INC.	-	INCORPORATED	WM	-	WATER METER
IND.	-	INDUSTRIAL	WV	-	WATER VALVE
IPF	-	IRON PIPE FOUND	YR	-	YEAR
IPS	-	IRON PIN SET (1/2" REBAR) YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"	[XXX]	-	ADDRESS

STORM LINE 4-6

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
WI 4-6O	903.05			898.05	18 HDPE	109.21	3.39%
WI 4-6N	898.57	894.35	18 HDPE	894.17	18 HDPE		

STORM LINE 4-13

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
SWCB 4-13T	922.28			922.28	18 RCP	134.15	2.82%
SWCB 4-13S	925.29	918.49	18 RCP	918.39	18 RCP	37.86	2.91%
SWCB 4-13R	924.89	917.29	18 RCP	917.19	18 RCP	148.18	0.86%
SWCB 4-13Q	923.01	915.91	18 RCP	915.41	24 HDPE	89.94	1.33%
SWCB 4-13P	924.21	914.21	24 HDPE	914.11	24 HDPE		

STORM LINE 4-17

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
WI 4-17M	922.13			915.43	18 RCP	18.57	1.13%
SWCB 4-17L	921.32	915.22	18 RCP	915.02	18 RCP	29.56	1.69%
SWCB 4-17K	921.12	914.52	18 RCP	913.42	18 RCP	118.42	3.25%
CI 4-17J	916.17	909.57	18 RCP	908.37	18 RCP	65.15	3.45%
SWCB 4-17I	9012.82	906.12	18 RCP	904.42	24 RCP	234.11	4.38%
SWCB 4-17H	901.56	894.17	24 RCP	892.34	30 RCP		

STORM LINE 4-22

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
SWCB 4-22A	901.42			894.52	18 RCP	29.34	1.19%
SWCB 4-17H	901.56	894.17	18 RCP	892.34			

STORM LINE 4-24

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
WI 4-24F	898.88			893.28	18 HDPE	141.77	3.49%
DI 4-24E	892.03	888.33	18 HDPE	888.33	18 HDPE	82.34	4.47%
EX.DI 4-24D	890.15	884.65	18 HDPE	884.65	18 RCP		

STORM LINE 4-27

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
SWCB 4-27B	919.97			914.07	18 RCP	133.46	5.59%
SWCB 4-27A	912.91	906.61	18 RCP	906.61	18 RCP	29.34	2%
SWCB 4-17I	912.82	906.12	18 RCP	904.42			

STORM LINE 4-28

STRUCTURE	TOP ELEV.	INV. IN	SIZE/TYPE	INV. OUT	SIZE/TYPE	PIPE LENGTH	SLOPE
SWCB 4-28C	934.37			928.17	18 RCP	29.34	1.00%
SWCB 4-28B	934.6	927.5	18 RCP	926.2	18 RCP	127.16	1.00%
JB 4-28A	932.74	924.74	18 RCP	920.34	18 HDPE	29.92	10.63%
WI 4-13Q	923.01	917.16	18 HDPE	915.41			

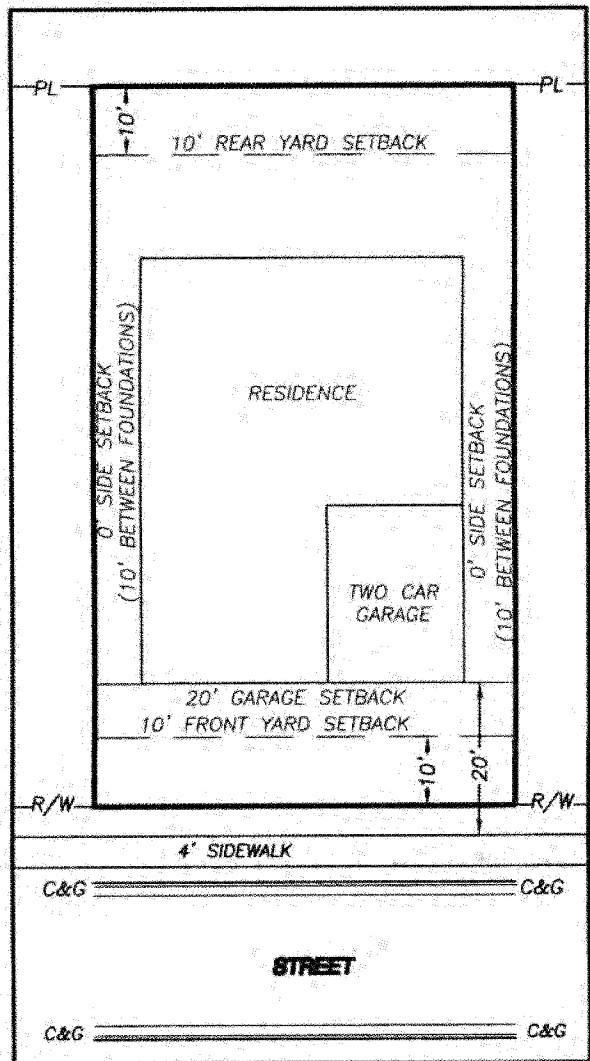
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
SWCB	SINGLE WING CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
JB	JUNCTION BOX
WI	WEIR
CI	CURB INLET

SURVEY NOTES

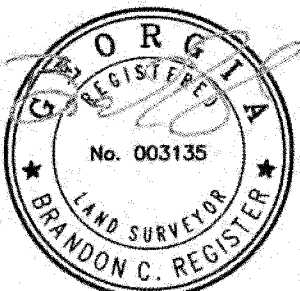
1. THE FIELD DATA DATED 4/05/06-4/19/06 AND 4/16/14-4/17/14 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET AND AN ANGULAR ERROR OF 01 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. TOPCON GTS-313 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,492,805 FEET.
3. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 NAD 83 GEORGIA WEST ZONE AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R8 GNSS GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY EGPS. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR FAYETTE COUNTY, GEORGIA AND INCORPORATED AREAS. FIRM MAP NUMBER 13113C0086E, REVISED DATE SEPTEMBER 26, 2008, AND 13113C0078E, REVISED DATE SEPTEMBER 26, 2008.
5. THE BEARING BASE FOR THIS PLAT IS BASED UPON "GRID NORTH" GEORGIA WEST ZONE, 1983 ADJUSTMENT AND CALCULATED FROM GPS OBSERVATIONS.
6. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR RESTRICTIONS WHICH ARE NOT RECORDED OR DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE KNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
7. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF00484", ALL REAR LOT CORNERS HAVE BEEN SET WITH A 1/2" REBAR WITH CAP. THE FRONT LOT CORNERS WILL BE SET IN THE FUTURE UPON COMPLETION OF STREET IMPROVEMENTS.
9. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
10. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
11. WETLANDS WERE DELINEATED BY NELSON ENVIRONMENTAL, INC., DATED MAY 15, 2014.

SURVEY REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY FOR KH PEACHTREE LLLP, WELLS FARGO BANK & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PREPARED BY ROCHESTER & ASSOCIATES, INC. DATED: 4/26/06, LAST REVISED ON 11/4/15.
2. FINAL SUBDIVISION PLAT FOR CRESSWIND AT PEACHTREE CITY, PHASE 4A-1, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 4/10/19, LAST REVISED 6/7/19. RECORDED IN PLAT BOOK 100, PAGE 66, FAYETTE COUNTY, GEORGIA RECORDS.
3. FINAL SUBDIVISION PLAT FOR CRESSWIND AT PEACHTREE CITY, PHASE 4A-3, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 4/10/19, LAST REVISED 10/31/19. RECORDED IN PLAT BOOK 100, PAGE 176, FAYETTE COUNTY, GEORGIA RECORDS.
4. ALTA/NSPS LAND TITLE SURVEY FOR KOLTER ACQUISITIONS LLC, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 8/9/18, LAST REVISED 10/4/18.



TYPICAL LOT
BUILDING SETBACK DETAIL
N.T.S.



FINAL SUBDIVISION PLAT FOR
CRESSWIND AT PEACHTREE CITY
PHASE 4B
LYING IN
LAND LOTS 167 & 168, 7th DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

REVISIONS		REVISIONS PER PEACHTREE CITY COMMENTS	
NO.	DATE	DESCRIPTION	
1	5/18/20		

SHEET	2	OF	7
DATE	5/15/20	SCALE	N/A
JOB NO.	A205030	DRAWN BY:	LJC
FILE NO.	PH4B.FNLP		

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PHASE 4B
LOT AREA = 8.388 AC
RIGHT OF WAY = 2.024 AC
ACCESS EASEMENT = 1.734 AC
HOA OPEN SPACE #1 = 0.590 AC
HOA OPEN SPACE #2 = 0.518 AC
HOA OPEN SPACE #3 = 6.477 AC
TOTAL = 19.731 ACRES

CRESSWIND PHASE TOTALS CHART				
PHASE	NO. OF LOTS IN PHASE	PHASE LOT AREA (ACRES)	PHASE ACREAGE	DENSITY
PHASE 1 BLOCK A	148	26.280	77.469	1.91
PHASE 1 BLOCK D	15	2.683	35.228	0.43
PHASE 2	43	7.090	32.085	1.34
PHASE 3A	78	13.429	53.885	1.45
PHASE 3B	93	17.257	38.019	2.45
PHASE 4A UNIT 1	31	5.346	10.902	2.84
PHASE 4A UNIT 2	41	8.360	24.547	1.67
PHASE 4A UNIT 3	64	10.352	19.153	3.34
PHASE 4B	45	8.388	19.731	2.28
PHASE 5 (FUTURE)	176	29.56	74.62	2.36
R/W, GREENBELT, UNDEVELOPED LAND			60.012	
TOTALS	734	140.098	445.651	1.65

Line & Curve Table				
Line #/Curve #	Direction	Length	Chord	Radius
C1	N88°03'36"E	1.54'	1.54'	20.00'
C2	N63°03'46"E	15.91'	15.50'	20.00'
C3	N73°57'03"E	58.79'	55.46'	50.00'
C4	S42°05'46"E	52.83'	50.41'	50.00'
C5	S19°12'52"W	54.18'	51.57'	50.00'
C6	S25°15'31"W	17.45'	16.90'	20.00'
C7	S07°19'33"W	55.49'	55.34'	225.00'
C8	S15°38'04"W	9.77'	9.77'	225.00'
C9	S22°41'03"W	45.60'	45.52'	225.00'
C10	S33°31'13"W	48.29'	48.23'	275.00'
C11	S44°35'34"W	58.00'	57.89'	275.00'
C12	S55°21'43"W	45.37'	45.32'	275.00'
C13	N45°35'41"E	113.84'	112.63'	225.00'
C14	N29°47'43"E	10.25'	10.25'	225.00'
C15	N16°30'36"W	31.42'	28.28'	20.00'
C16	N65°52'52"W	64.85'	64.78'	425.00'
C17	N74°18'30"W	60.17'	60.12'	425.00'
C18	N82°54'59"W	67.53'	67.46'	425.00'
C19	N88°36'38"W	16.94'	16.94'	425.00'
C20	S87°27'23"E	38.07'	38.06'	475.00'
C21	S81°54'36"E	53.89'	53.87'	475.00'
C22	S75°42'17"E	48.99'	48.97'	475.00'
C23	S71°01'59"E	28.47'	28.46'	475.00'

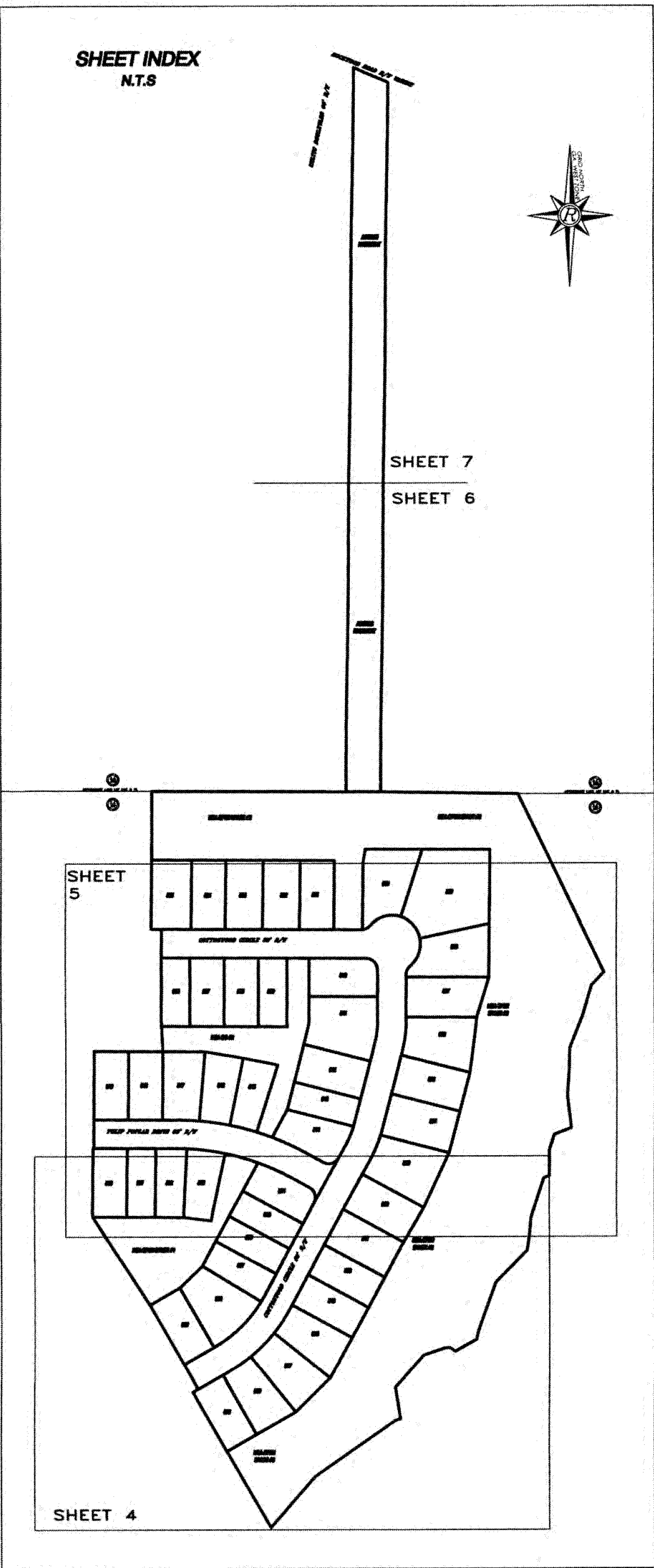
Line & Curve Table				
Line #/Curve #	Direction	Length	Chord	Radius
L29	S89°44'19"E	60.00'		
L30	S89°44'19"E	48.46'		
L31	S00°15'41"W	3.82'		
L32	S00°15'41"W	70.00'		
L33	S00°15'41"W	3.06'		
L34	S14°23'26"W	8.67'		
L35	S14°23'26"W	70.00'		
L36	S14°23'26"W	65.23'		
L37	S28°29'24"W	29.57'		
L38	S28°29'24"W	70.00'		
L39	S28°29'24"W	70.00'		
L40	S28°29'24"W	60.00'		
L41	S28°29'24"W	60.00'		
L42	S28°29'24"W	10.21'		
L43	S60°05'19"W	13.06'		
L44	S60°05'19"W	49.42'		
L45	N60°05'19"E	60.00'		
L46	N60°05'19"E	2.48'		
L47	N28°29'24"E	44.76'		
L48	N28°29'24"E	50.00'		
L49	N28°29'24"E	50.00'		
L50	N28°29'24"E	40.94'		
L51	N61°30'36"W	35.40'		

Line & Curve Table				
Line #/Curve #	Direction	Length	Chord	Radius
C24	S65°24'47"E	64.72'	64.67'	475.00'
C25	N73°29'24"E	31.42'	28.28'	20.00'
C26	N22°32'10"E	36.37'	36.31'	175.00'
C27	N15°29'11"E	6.69'	6.69'	175.00'
C28	N07°19'33"E	43.16'	43.05'	175.00'
C29	N44°44'19"W	31.42'	28.28'	20.00'
C30	N65°15'50"E	17.45'	16.90'	20.00'
C31	S44°44'19"E	165.80'	99.62'	50.00'
C32	S21°26'25"W	55.37'	55.23'	225.00'
C33	S44°17'22"W	151.66'	149.75'	275.00'
C34	N44°17'22"E	124.09'	122.52'	225.00'
C35	N75°37'52"W	209.49'	207.38'	425.00'
C36	S75°37'52"E	234.14'	231.78'	475.00'
C37	N21°26'25"E	43.06'	42.96'	175.00'
C38	S07°19'33"W	49.32'	49.20'	200.00'
C39	S21°26'25"W	49.22'	49.09'	200.00'
C40	S44°17'22"W	137.88'	136.13'	250.00'
C41	S75°37'52"E	221.82'	219.58'	450.00'
L1	S43°56'52"W	32.24'		
L2	S16°25'03"W	53.42'		
L3	S22°10'32"W	62.65'		
L4	S01°08'40"W	30.87'		
L5	S03°46'18"W	53.44'		

Line & Curve Table				
Line #/Curve #	Direction	Length	Chord	Radius
L52	N89°45'09"W	37.45'		
L53	N89°45'09"W	50.00'		
L54	N89°45'09"W	58.71'		
L55	S89°45'09"E	60.00'		
L56	S89°45'09"E	60.00'		
L57	S89°45'09"E	26.15'		
L58	S61°30'36"E	35.40'		
L59	N28°29'24"E	24.09'		
L60	N14°23'26"E	43.31'		
L61	N14°23'26"E	68.00'		
L62	N14°23'26"E	32.60'		
L63	N00°15'41"E	38.49'		
L64	N00°15'41"E	47.00'		
L65	N89°44'19"W	100.00'		
L66	N89°44'19"W	38.67'		
L67	N89°44'19"W	50.00'		
L68	N89°44'19"W	60.00'		
L69	N89°44'19"W	60.00'		
L70	N89°44'19"W	50.00'		
L71	S80°17'24"E	67.61'		
L72	S78°57'19"E	61.62'		
L73	S89°44'19"E	350.05'		
L74	S00°15'41"W	76.88'		

Line & Curve Table				
Line #/Curve #	Direction	Length	Chord	Radius
L6	S07°16'10"E	56.33'		
L7	S68°44'48"W	32.00'		
L8	S17°44'12"W	27.56'		
L9	S00°00'00"E	45.53'		
L10	S67°42'46"W	10.42'		
L11	S18°02'30"W	73.41'		
L12	S05°11'59"W	31.71'		
L13	S09°01'13"W	25.68'		
L14	S44°45'26"W	78.00'		
L15	S20°16'06"W	68.32'		
L16	S18°03'54"W	24.07'		
L17	S12°13'15"W	13.04'		
L18	S60°38'41"W	42.93'		
L19	N53°29'26"W	10.69'		
L20	S88°35'32"W	9.26'		
L21	S71°22'55"W	39.89'		
L22	S40°50'46"W	74.57'		
L23	S09°24'35"E	56.35'		
L24	S75°38'56"W	8.68'		
L25	S89°44'19"E	51.59'		
L26	S89°44'19"E	60.00'		
L27	S89°44'19"E	65.00'		
L28	S89°44'19"E	65.00'		

Line & Curve Table				
Line #/Curve #	Direction	Length	Chord	Radius
L75	S14°23'26"W	143.90'		
L76	S28°29'24"W	299.78'		
L77	S60°05'19"W	62.48'		
L78	N60°05'19"E	62.48'		
L79	N28°29'24"E	185.70'		
L80	N89°45'09"W	146.16'		
L81	S89°45'09"E	146.15'		
L82	N14°23'26"E	143.91'		
L83	N00°15'41"E	85.49'		
L84	N89°44'19"W	358.67'		
L85	S89°44'19"E	403.67'		
L86	S00°15'41"W	130.49'		
L87	S14°23'26"W	143.91'		
L88	S28°29'24"W	69.09'		
L89	S28°29'24"W	230.70'		
L90	S60°05'19"W	62.48'		
L91	S61°30'36"E	80.40'		
L92	S89°45'09"E	146.15'		



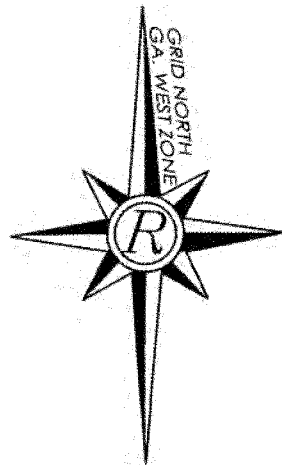
FINAL SUBDIVISION PLAT FOR
CRESSWIND AT PEACHTREE CITY
PHASE 4B
LYING IN
LAND LOTS 167 & 168, 7TH DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

REVISIONS		REVISIONS PER PEACHTREE CITY COMMENTS	
NO.	DATE	DESCRIPTION	
1	5/15/20		

SHEET	3	OF	7
DATE	5/15/20	SCALE	N/A
JOB NO.	A205030	DRAWN BY:	LJG
FILE NO.	PH4B.FNLP		

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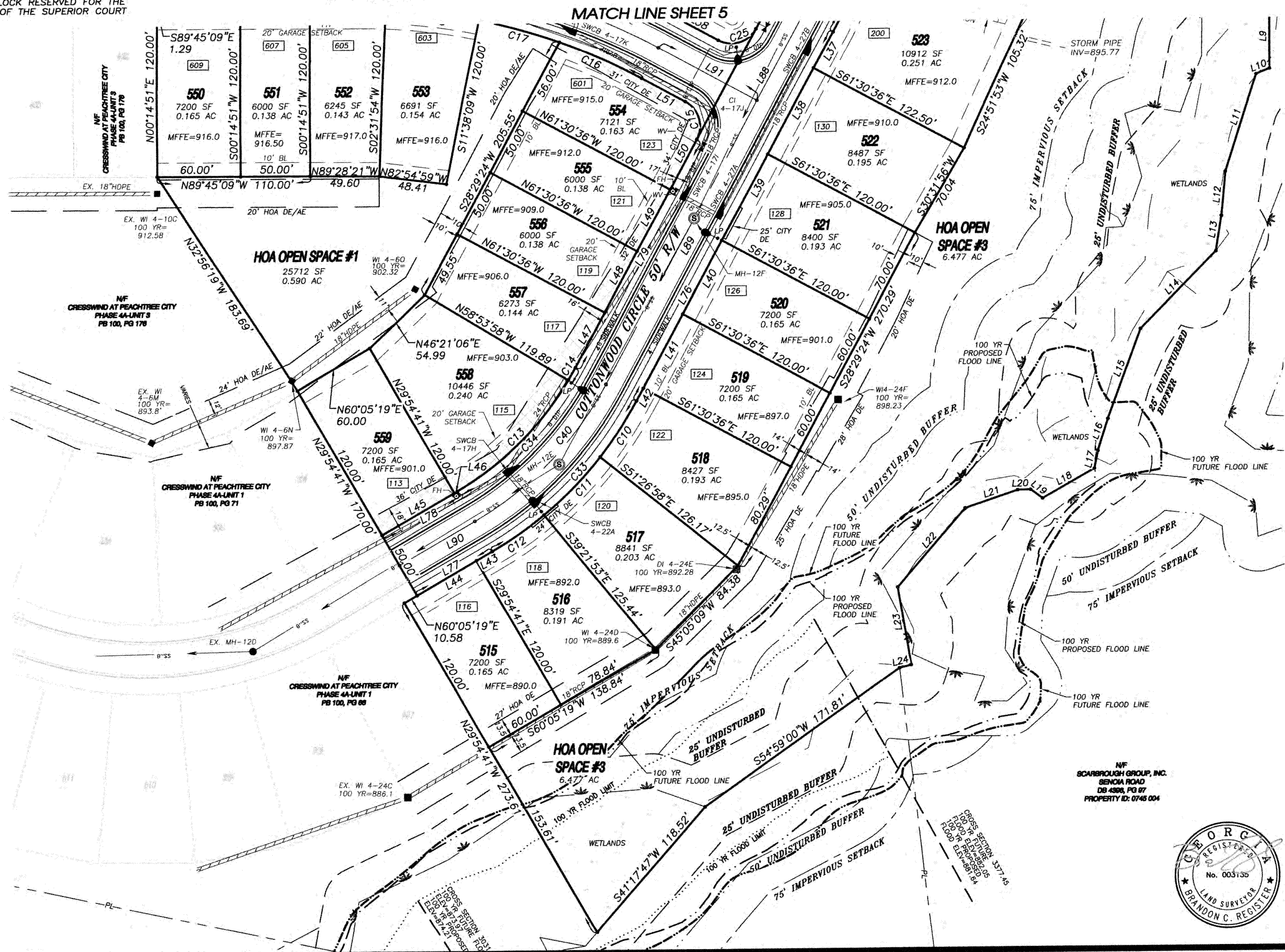
LEGEND

- AC - ACRE(S)
- AE - ACCESS EASEMENT
- AIF - ANGLE IRON FOUND
- BC - BACK OF CURB
- BFFE - BASEMENT FINISHED FLOOR ELEVATION (AS-BUILT)
- BL - BUILDING SETBACK LINE
- BLVD - BOULEVARD
- C&G - CURB & GUTTER
- CTP - CRIMP TOP PIPE
- CI - CURB INLET
- CL - CENTERLINE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CO - COMPANY
- CONC - CONCRETE
- CTF - CRIMP TOP PIPE FOUND
- DB,PG - DEED BOOK, PAGE
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DWCB - DOUBLE-WING CATCH BASIN
- EL - ELEVATION
- EX - EXISTING
- FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
- FIRM - FLOOD INSURANCE RATE MAP
- FH - FIRE HYDRANT

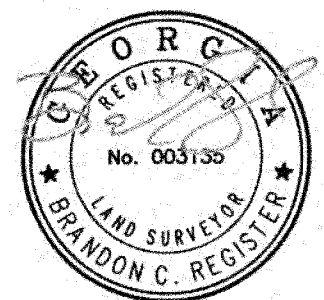
- HDPE - HIGH-DENSITY POLYETHYLENE PIPE
- HW - HEADWALL
- ID - IDENTIFICATION
- INC - INCORPORATED
- IND - INDUSTRIAL
- IPF - IRON PIPE FOUND
- IPS - IRON PIPE SET (1/2" REBAR) YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484"
- JB - JUNCTION BOX
- LL - LAND LOT LINE
- LL - LAND LOT LINE
- LP - LIGHT POLE
- MFFE - MINIMUM FINISHED FLOOR ELEVATION
- MH - MANHOLE
- MIN - MINIMUM
- MON - MONUMENT
- N/F - NOW OR FORMERLY
- OC - OUTLET CONTROL STRUCTURE
- OS - OPEN SPACE
- PB,PG - PLAT BOOK, PAGE
- PH - PHASE
- PL - PROPERTY LINE
- PB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PVC - POLYVINYLCHLORIDE PIPE

- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SF - SQUARE FEET
- B"SS - 8" SANITARY SEWER LINE
- SSE - SANITARY SEWER EASEMENT
- S/W - SIDEWALK
- STA - STATION
- SWCB - SINGLE-WING CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- TPOB - TRUE POINT OF BEGINNING
- WI - WEIR INLET
- WL - WATER LINE
- WE - WATER EASEMENT
- WM - WATER METER
- WV - WATER VALVE
- YR - YEAR
- XXX - ADDRESS

DENOTES CITY DRAINAGE EASEMENTS



NF
SCARBROUGH GROUP, INC.
SENOIA ROAD
DB 4306, PG 87
PROPERTY ID: 0746 004

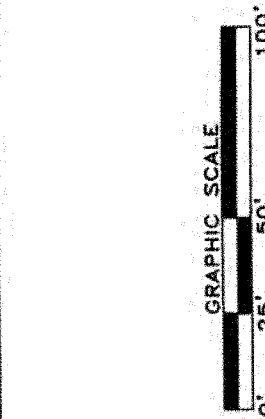


Rochester & Associates, Inc.

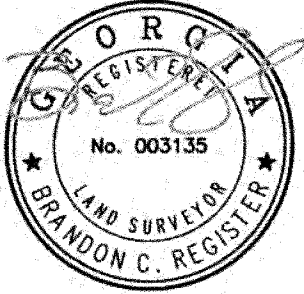
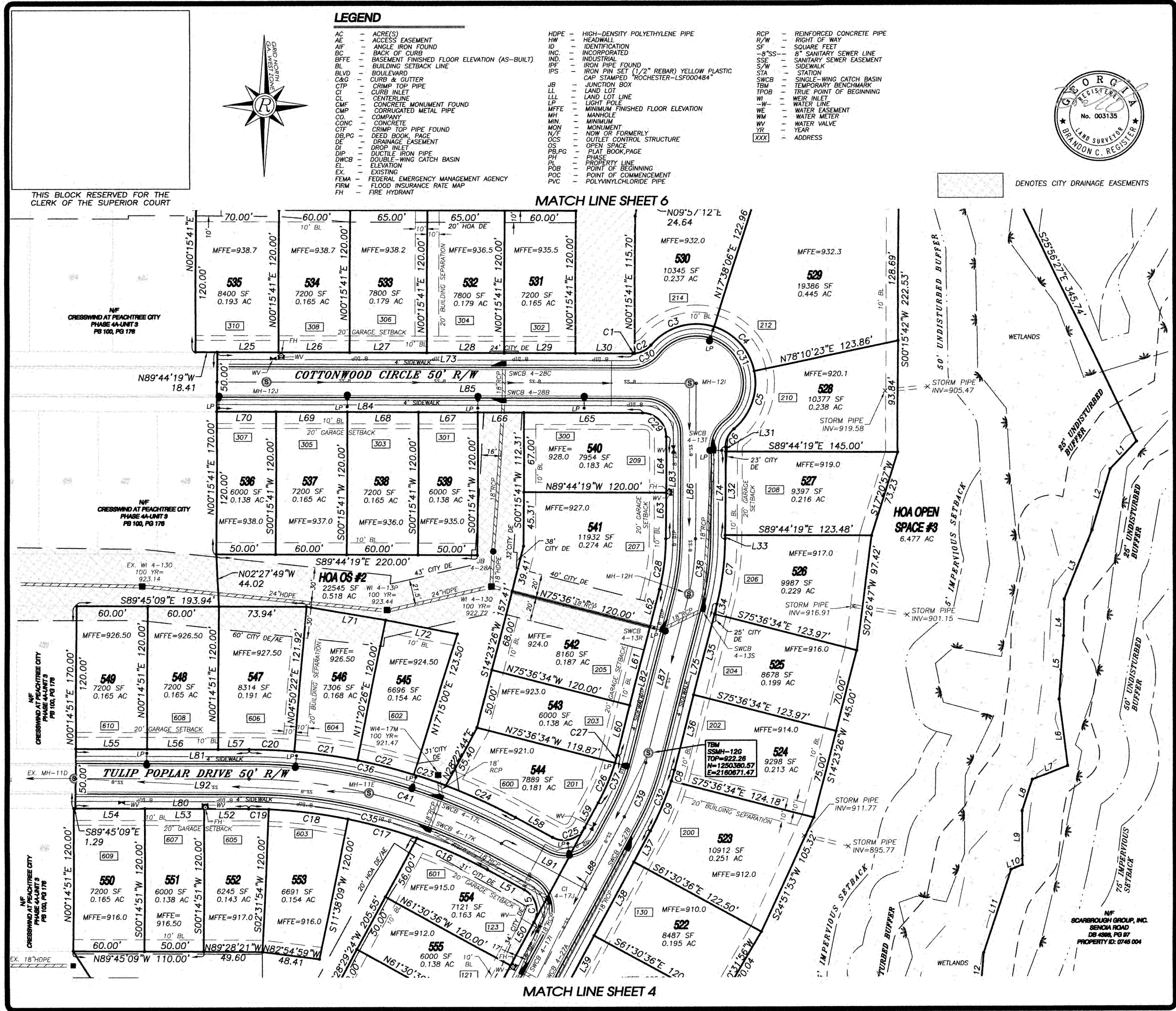
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FINAL SUBDIVISION PLAT FOR
**CRESSWIND AT PEACHTREE CITY
PHASE 4B**
LYING IN
LAND LOTS 167 & 168, 7th DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

REVISIONS		DESCRIPTION	
NO.	DATE	REVISIONS PER PEACHTREE CITY COMMENTS	
1	5/15/20	REVISIONS PER PEACHTREE CITY COMMENTS	



SHEET	4	OF	7
DATE	5/15/20	SCALE	1"=50'
JOB NO.	A205030	DRAWN BY	LIG
FILE NO.	PH4B.FNL		

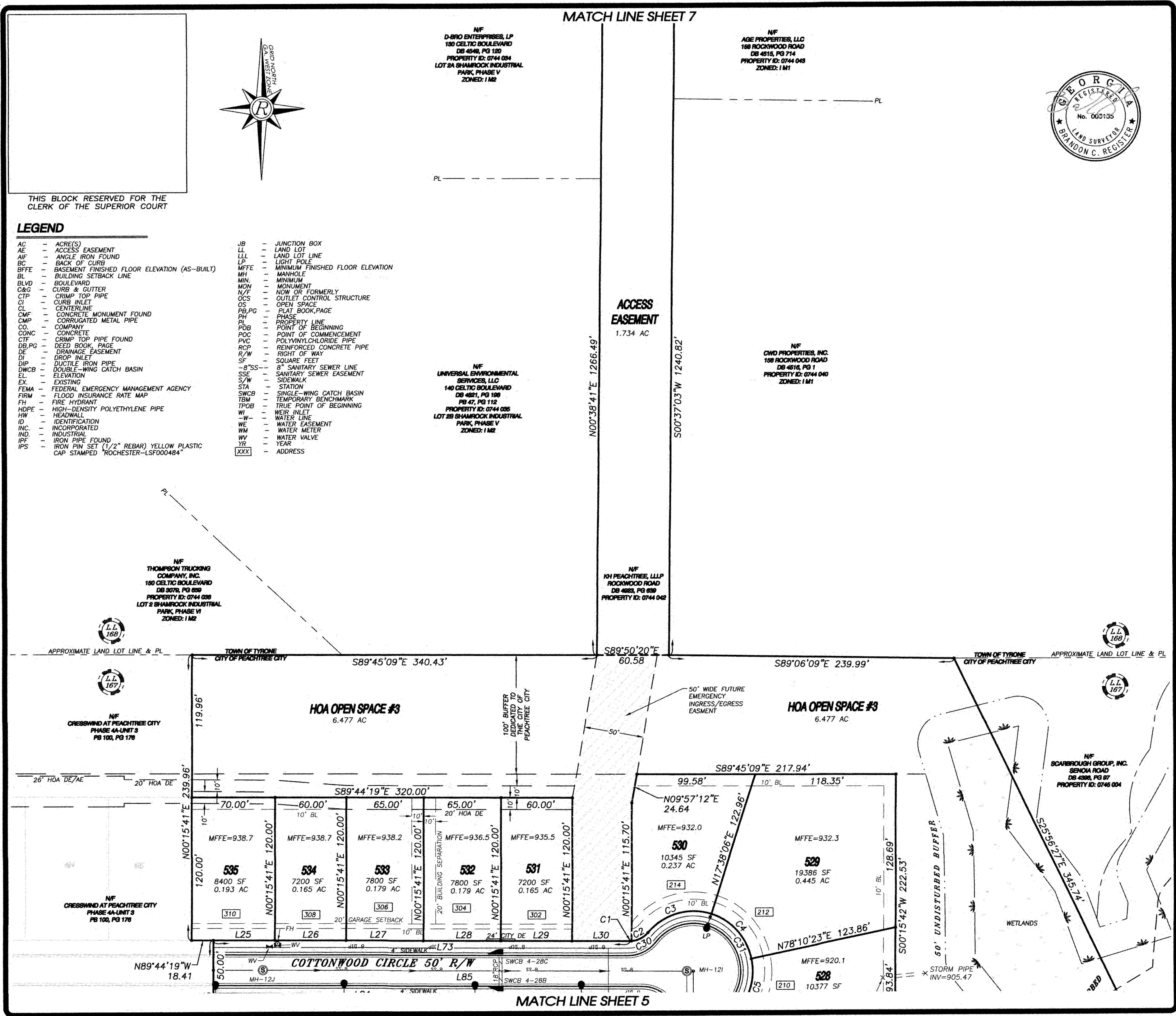


Rochester & Associates, Inc.

**CRESSWIND AT PEACHTREE CITY
PHASE 4B**

FINAL SUBDIVISION PLAT FOR
LYING IN
LAND LOTS 167 & 168, 7TH DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

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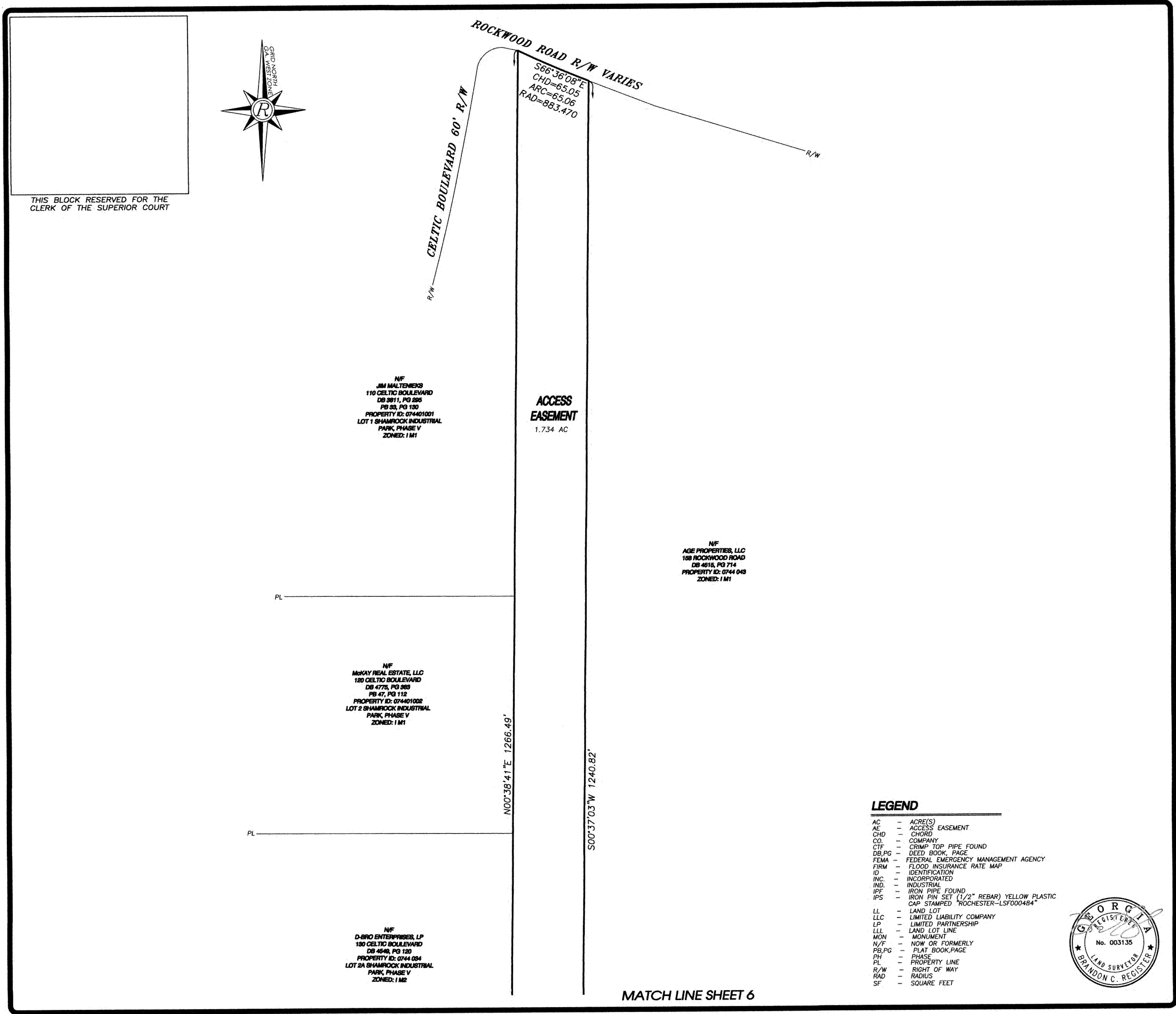
FINAL SUBMISSION PLAT FOR
CRESSWIND AT PEACHTREE CITY
PHASE 4B
LYING IN
LAND LOTS 167 & 168, 7TH DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1	5/18/20	REVISED PER PEACHTREE CITY COMMENTS

GRAPHIC SCALE
0' 25' 50' 100'

6 OF **7**

DATE 5/15/20
SCALE 1"=50'
JOB NO. A205030
DRAWN BY: LUG
FILE NO. PH4B.FNLP



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FINAL SUBDIVISION PLAT FOR
**CRESSWIND AT PEACHTREE CITY
PHASE 4B**
LYING IN
LAND LOTS 167 & 168, 7th DISTRICT
CITY OF PEACHTREE CITY, FAYETTE COUNTY, GEORGIA

REVISIONS		REVISIONS PER PEACHTREE CITY COMMENTS	
NO.	DATE	DESCRIPTION	
1	5/15/20		

SHEET 7 OF 7
DATE 5/15/20
SCALE 1"=50'
JOB NO. A205030
DRAWN BY: LUG
FILE NO. PH4B.FNLP