

APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
RZ-2024-007 & RZ-2024-008	04/25/2024	07/18/2024

STAFF REPORT REZONING

ADDRESS	APPLICANT	PARCEL NO.	EX. ZONING	PROPOSED ZONING	ACREAGE	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS
165 Palmetto Road	Clarendon Place LLC	0738-156	C-1 (Community Commercial)	Town Center Mixed Use (TCMU)	32.9	Town Center & In-Town Residential	North: LUR South: AR, R-12, R-18, & C-1 East: AR, R-12, & R-18 West: R-12 & R-18	Northern Property: two 5,000 s.f abandoned commercial buildings
172 Palmetto Road	Clarendon Place LLC	0738-158	AR (Agricultural - Residential)	Town Center Mixed Use (TCMU)	21.9	Town Center		

SUMMARY & HISTORY

Applicant Clarendon Place, LLC, on behalf of owner Brent Holdings, LLC, has applied for the rezoning of two tracts, 165 Palmetto Road & 172 Palmetto Road, from C-1 and AR respectively to TCMU (Town Center Mixed-Use). The petition includes a conceptual development plan proposing 106 single-family detached lots at 1.9 units/acre total site density as well as a 2-acre commercial outparcel at the corner of Palmetto Rd. and Spencer Lane. The proposed development plan incorporates the R/W necessary for the Town’s roundabout project currently in land-acquisition. Two ~5,000 s.f. abandoned commercial buildings sit along the northern tract as part of the “Old Town Tyrone” development that was abandoned in 2008.

COMPREHENSIVE PLAN, DOWNTOWN PLAN, & FUTURE DEVELOPMENT MAP COMPATABILITY

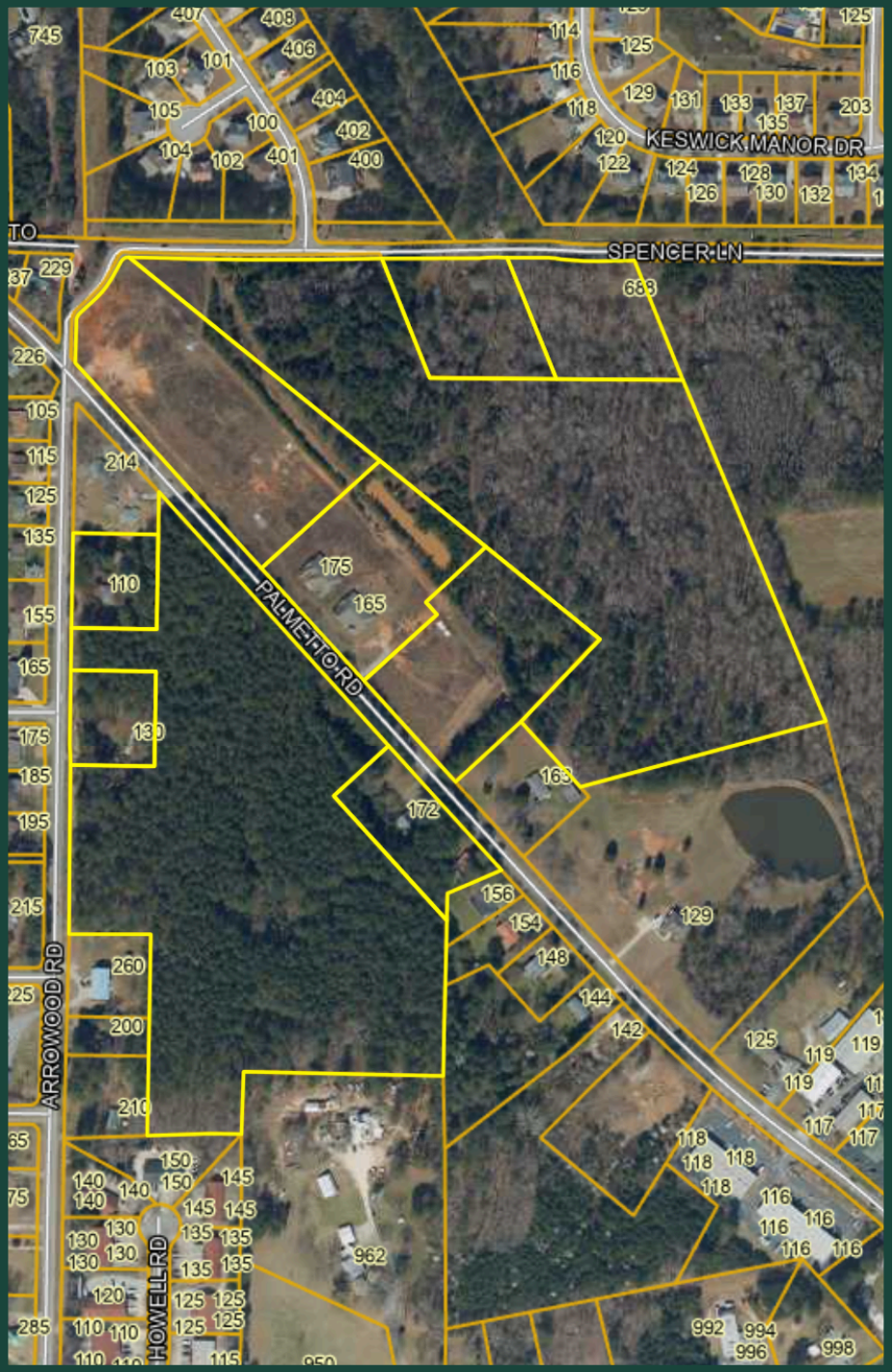
COMP PLAN & FUTURE DEVELOPMENT: These properties fall under the Comprehensive Plan's Town Center and In-Town Neighborhoods designations, encouraging downtown-oriented development patterns and street connections. Town Center emphasizes commercial mixes, while In-Town Neighborhoods prioritize residential support for the Town Center. The goal is to create a diverse mix of uses connected by walkable, gridded pathways. Residential areas should avoid front-loaded garages and prioritize traditional neighborhood development patterns and clustering of homes to preserve open spaces in a centrally planned way. Developments should include pedestrian, cyclist, and PTV connections, along with traffic calming measures and street trees integrated into the right-of-way design. The proposed development does provide a gridded network and centrally planned park/open spaces. Architectural examples include rear-access alleyway entry for interior lots and side-access driveway access for perimeter lots.

ENVISION TYRONE DOWNTOWN PLAN: The proposed development does provide a basic mobility framework as outlined in the downtown plan with connectivity from Arrowwood to Palmetto to Spencer as well as a future street connection going south towards Senoia Road. Many of the architectural examples provided meet the spirit of the Comp Plan and Downtown Plan. Side-entry and rear-access homes have been shown. This development does provide better continuity with the Downtown Plan than previous submissions.

ORDINANCE COMPATABILITY

TOWN CENTER MIXED-USE: The TCMU district encourages walkable, mixed-use developments with residential components, subject to council approval. This proposal focuses primarily on residential development with a commercial outparcel at the corner of Palmetto and Spencer, falling below the maximum density of 4 units/acre at 1.9 units/acre. Lot sizes adhere to Sec. 113-137, with a mandated 75' undisturbed buffer adjoining AR, R-12, and R-18 zoning districts. The development plan shows minimum street and multi-use connections, as required by ordinance. Final location of multi-use trails and connectivity will occur during the civil engineering/site plan review process with staff and Planning Commission.

TOWN CENTER OVERLAY: The Town Center Overlay aims to enhance architectural quality, pedestrian-friendly environments, and road connectivity. Architectural examples provided meet these criteria with rear and side-loaded garages shown and the incorporation of larger porches fronting the street. These designs are intended to emulate historic neighborhoods in Tyrone and the region.



Phillip Trocquet, Asst. Town Manager | ptrocquet@tyrone.org |

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STAFF REPORT

REZONING

IMPACT ASSESSMENT

1. **Will the zoning permit suitable uses with surrounding properties?** *The surrounding area is predominately residential in nature. The TCMU district aims to provide uses that are compatible with both residential and light-commercial areas. The development plan specific to this request is primarily residential in nature which is suitable for surrounding lots.*

2. **Will zoning adversely affect adjacent properties?** *It is determined that the proposed zoning aligns with that of surrounding properties and will not negatively impact most owners, given the implementation of adequate screening, 75' buffering, and architectural standards as required by the TCMU and Town Center Overlay districts. Overall density matches surrounding neighborhoods which are 2-3 units/acre (Tyrone Acres & Southampton respectively)*

3. **Does the property have reasonable economic use as currently zoned?** *Staff concludes that the northern property currently zoned, C-1 (Community Commercial) does have reasonable economic use as currently zoned. Staff concludes that the southern property, zoned AR (Agricultural Residential), does not have reasonable economic use as currently zoned given the future land use classification for the area as well as the higher intensity zoning that surrounds it.*

4. **Would the proposed zoning overburden existing infrastructure?** *The proposed development plan notates a traffic impact of approximately 980 trips/day at buildout could further burden the nearby Palmetto Road intersection at current conditions. With the construction of the RAB at this location, it is staff's determination that the development would not affect the LOS of the intersection after the RAB construction. Sewer impact is estimated at 17,000 gpd which the Town currently has capacity to handle. This capacity is at a first-come-first serve basis and will only be reserved upon the approval of a final civil/site plan by Planning Commission. Water is available via a line extension.*

PLANNING COMMISSION COMMENTS & RECOMMENDATIONS (PREVIOUS DEVELOPMENT PLAN):

April 4th Planning Commission Notes: *the location of Townhomes did not seem contextually appropriate as the higher-intensity uses should front the higher-intensity roadway of Palmetto Road. They noted that the arrangement of the lots, open spaces, and townhomes seemed haphazard, not in keeping with the design standards meant to support Traditional Neighborhood Developments emulating historic in-town neighborhoods as opposed to typical suburban developments. They noted that the TCMU zoning is appropriate, but with no commercial at least fronting Palmetto Road, along with other development plan concerns, the proposed conceptual plan was not appropriate. Planning Commission recommended denial 4-1 with Mr. Matheny in opposition to the motion to recommend denial.*

Many Planning Commission comments have been resolved with the updated development plan. Townhomes have been removed and central greenspace added, commercial component added, front-loaded lots have been removed and architectural examples reflect more appropriate traditional neighborhood developments.

STAFF COMMENTS & DETERMINATIONS:

Upon Technical Review Committee review, comments were made regarding future environmental items:

• Staff does not consider adjustments to the layout as a result of environmental compliance as constituting a feasibility constraint for the purpose of meeting the above standards.

Staff determination is that the base zoning of TCMU is appropriate and that the current development plan meets the minimum standards set forth in the Comp Plan, Ordinance, and Downtown Plan. If council desires to approve this rezoning request, staff recommends the following conditions:

• The existing structures on 165 Palmetto Road be demolished within 90 days of rezoning.

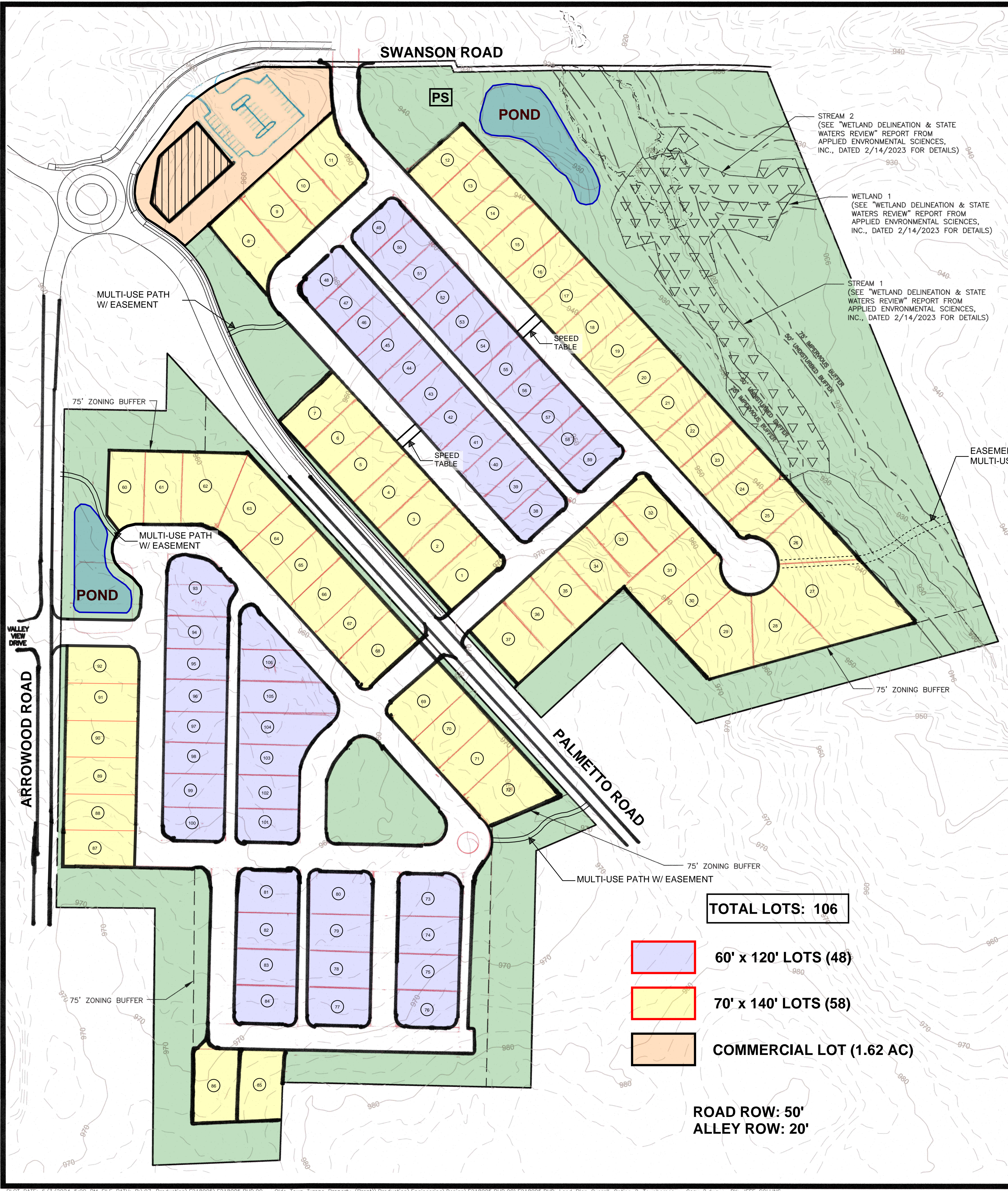
• The developer dedicates adjoining R/W of Palmetto Road, Spencer Lane, and Arrowood Road (not associated with the Roundabout).

A map of the development area in Tyrone, Georgia. The map shows a large yellow-shaded area representing the development site, bordered by a red line. To the north is Spencer Ln, and to the west is Arrowood Rd. The surrounding area is mostly residential with blue-shaded lots. The map is titled 'Town of Tyrone Future Development Map'.

Town of Tyrone Future Development Map

A map of the development area in Tyrone, Georgia, showing the proposed development area highlighted in red. The map includes Spencer Ln, Arrowood Rd, and Tyrone Rd. The development area is outlined in red and contains several yellow circles. The map is titled 'Envision Tyrone Town Center Plan'.

Envision Tyrone Town Center Plan



TOTAL LOTS: 106

- 60' x 120' LOTS (48)
- 70' x 140' LOTS (58)
- COMMERCIAL LOT (1.62 AC)

ROAD ROW: 50'
ALLEY ROW: 20'

- 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.

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

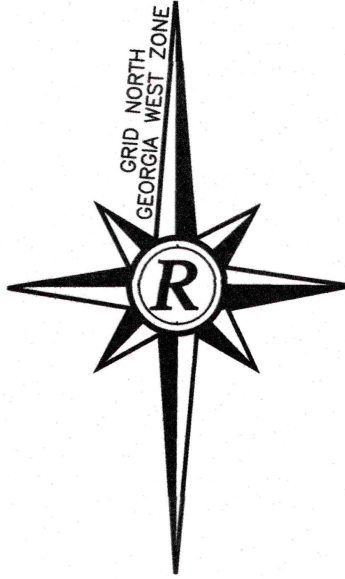
ENGINEER:
ROCHESTER & ASSOCIATES, LLC
286 HIGHWAY 314, SUITE A
FAYETTEVILLE, GA 30214
JOHN SCHNICK, PE 770-716-8123
JRSCHNICK@ROCHESTER-ASSOC.COM

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

SITE DATA TABLE

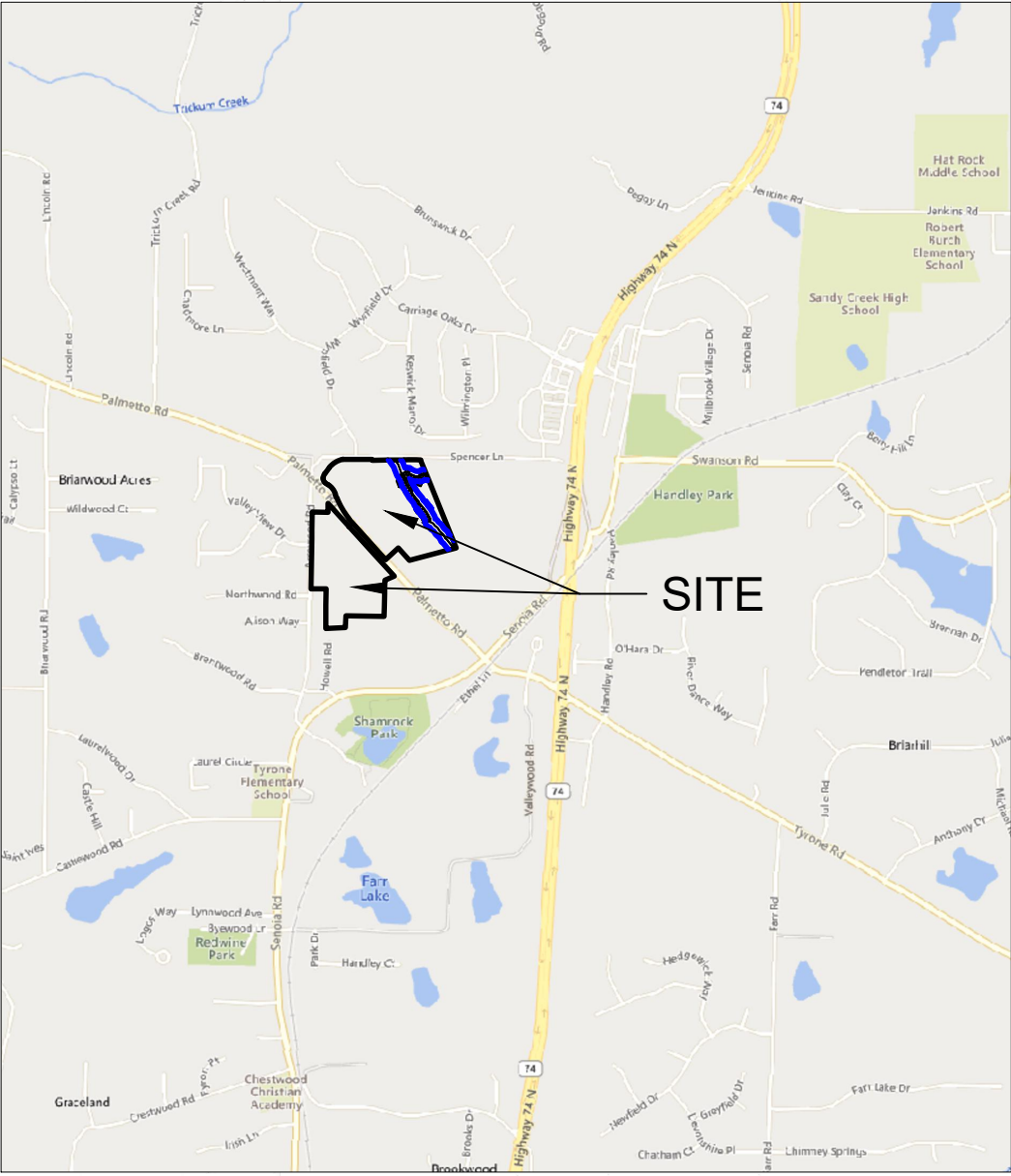
ZONING (EXISTING)	VARIABLES: C1, AR
ZONING (PROPOSED)	TCMU
FUTURE LAND USE	TOWN CENTER DISTRICT
SINGLE FAMILY LOTS	106
COMMERCIAL AREA	1.62 ACRES
ROUNDAABOUT ROW AREA	1.79 ACRES
ROAD ROW	50'
ALLEY ROW	20'
TOTAL SITE AREA	53.06 ACRES
TOTAL ROW AREA	8.77 ACRES
TOTAL LOT AREA	23.14 ACRES
TOTAL OPEN SPACE AREA	19.53 ACRES
OPEN SPACE %	36%
TOTAL DENSITY	1.99 UNITS / ACRE
MIN. LOT AREA	7,200 SF
MIN. LOT WIDTH	60'
SETBACKS	
FRONT	15 FT
SIDE (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

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



06/20/2024

LOCATION MAP



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%

NO.	DATE	DESCRIPTION	REVISIONS











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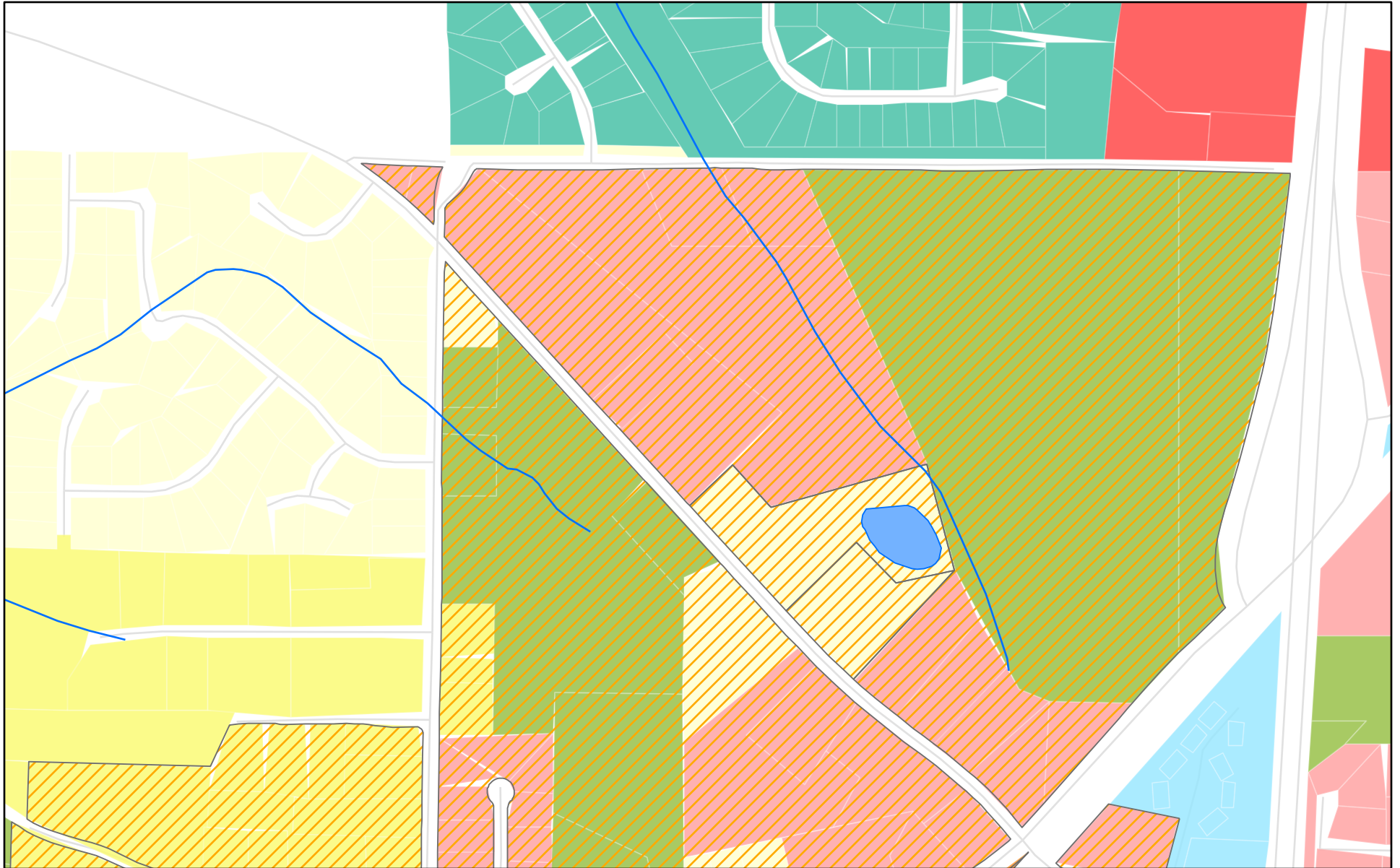
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










Ordered photos have much higher resolution and are not watermarked

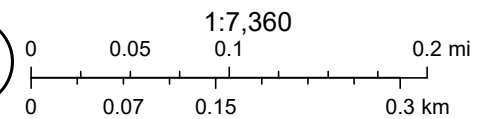
Town of Tyrone Zoning Map

Section VIII, Item 4.



4/19/2024

- | | | |
|---|---|---|
|  Tyrone Online Zoning Map_WFL1 - Ponds and Lakes |  R-18_Residential_1800sf_Min |  TCMU_Town_Center_Mixed_Use |
|  Tyrone Online Zoning Map_WFL1 - Rivers and Streams |  R-12_Residential_1200sf_Min |  C-1_Community_Commercial |
|  Tyrone Online Zoning Map_WFL1 - Town Center Overlay District |  LUR_Limited_Use_Residential |  C-2_Highway_Commercial |
|  AR_Agricultural_Residential |  O-I_Office_Institutional |  Tyrone Online Zoning Map_WFL1 - Roads |

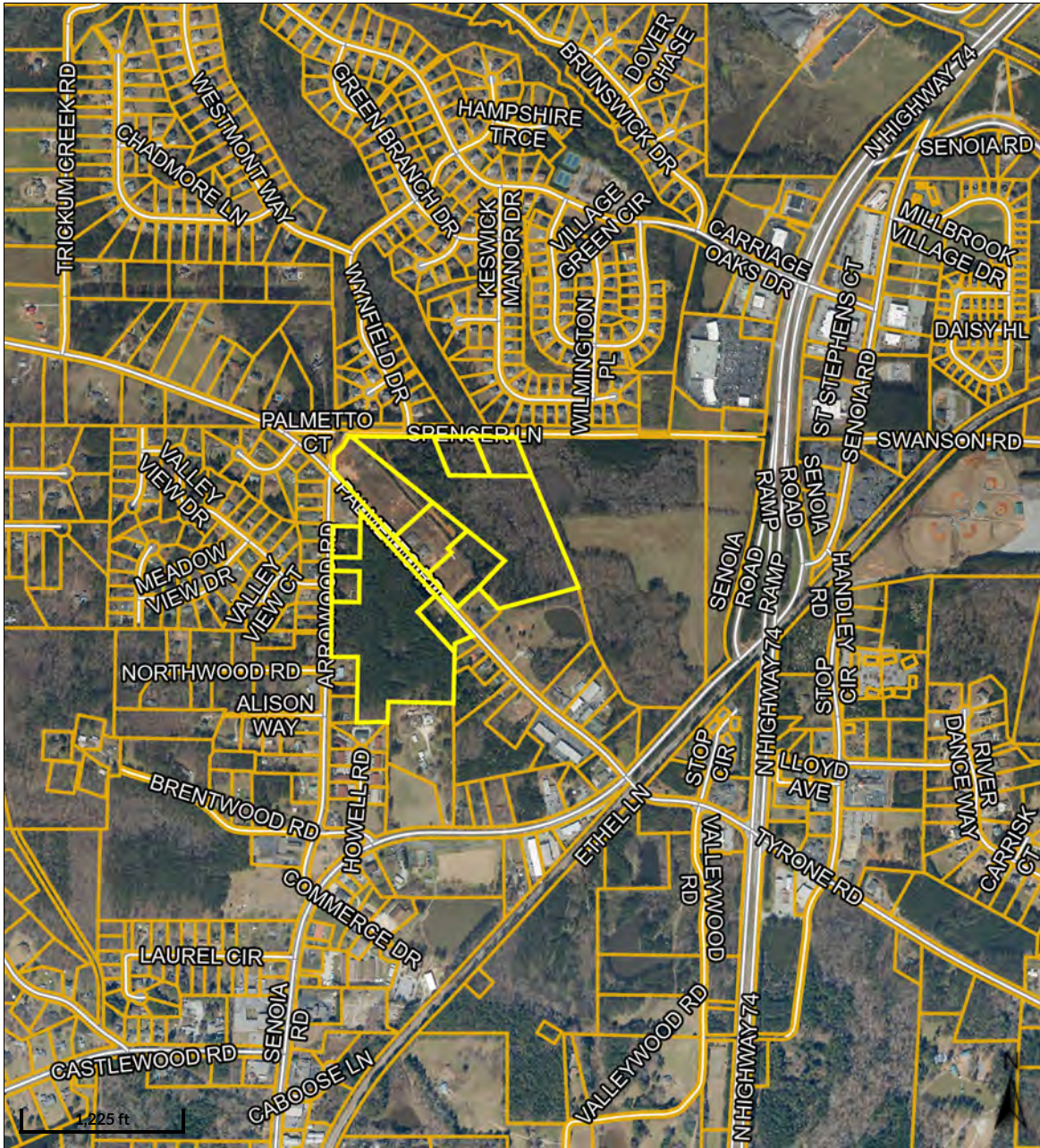




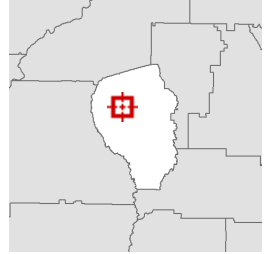
Fayette County, GA

Palmetto Road Rezonings

Town of Tyrone



Overview



Legend

- Parcels
- Roads

Date created: 4/18/2024
Last Data Uploaded: 4/18/2024 6:25:38 AM

Developed by **Schneider**
GEOSPATIAL

Type: PLAT EFILED
 Recorded: 3/28/2023 5:23:00 PM
 Fee Amt: \$20.00, Page 1 of 2
 Fayette, Ga. Clerk Superior Court
 Sheila Studdard Clerk of Court
 Participant ID: 4759818338

BK 101 PG 434 - 435

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT

LEGEND

AIF - ANGLE IRON FOUND
 AKA - ALSO KNOWN AS
 BC - BACK OF CURB
 BL - BUILDING SETBACK LINE
 BWF - BARBED WIRE FENCE
 C&G - CURB & GUTTER
 CBX - CABLE BOX
 CCN - CONCRETE NAIL
 CTP - CRIMPED TOP PIPE
 CI - CURB INLET
 CL - CENTERLINE
 CLF - CHAIN LINK FENCE
 CMF - CONCRETE MONUMENT FOUND
 CMP - CORRUGATED METAL PIPE
 CO - CLEANOUT
 CONC - CONCRETE
 DB, PG - DEED BOOK, PAGE
 DE - DRAINAGE EASEMENT
 DI - DROP INLET
 DIP - DUCTILE IRON PIPE
 DWCB - DOUBLE-WING CATCH BASIN
 EP - EDGE OF PAVEMENT
 FES - FLARED END SECTION
 FH - FIRE HYDRANT
 G- - GAS LINE
 GM - GAS METER
 GP - GUY POLE
 GV - GAS VALVE
 GW - GUY WIRE
 HW - HEADWALL
 IPS - IRON PIN FOUND
 IPS - IRON PIN SET (1/2" REBAR)
 JB - JUNCTION BOX
 LL - LAND LOT
 LLL - LAND LOT LINE
 LP - LIGHT POLE
 MH - MANHOLE
 MON - MONUMENT
 N/F - NOW OR FORMERLY
 OCS - OUTLET CONTROL STRUCTURE
 -P- - POWER LINE
 -P/T- - POWER & TELEPHONE LINE
 PBX - POWER BOX
 PC - PROPERTY CORNER
 PL - PROPERTY LINE
 PM - POWER METER
 POB - POINT OF BEGINNING
 PP - POWER POLE
 PPL - POWER & LIGHT POLE
 PTL - POWER, TELEPHONE & LIGHT POLE
 PTP - POWER & TELEPHONE POLE
 PVC - POLYVINYLCHLORIDE PIPE
 RCP - REINFORCED CONCRETE PIPE
 R/W - RIGHT OF WAY
 SS - SANITARY SEWER LINE
 SSE - SANITARY SEWER EASEMENT
 S/W - SIDEWALK
 SWCB - SINGLE-WING CATCH BASIN
 TM - TEMPORARY BENCHMARK
 TBX - TELEPHONE BOX
 TMH - TELEPHONE MANHOLE
 TP - TELEPHONE POLE
 TPOB - TRUE POINT OF BEGINNING
 WI - WEIR INLET
 -W- - WATER LINE
 WM - WATER METER
 WMH - WATER MANHOLE
 WV - WATER VALVE

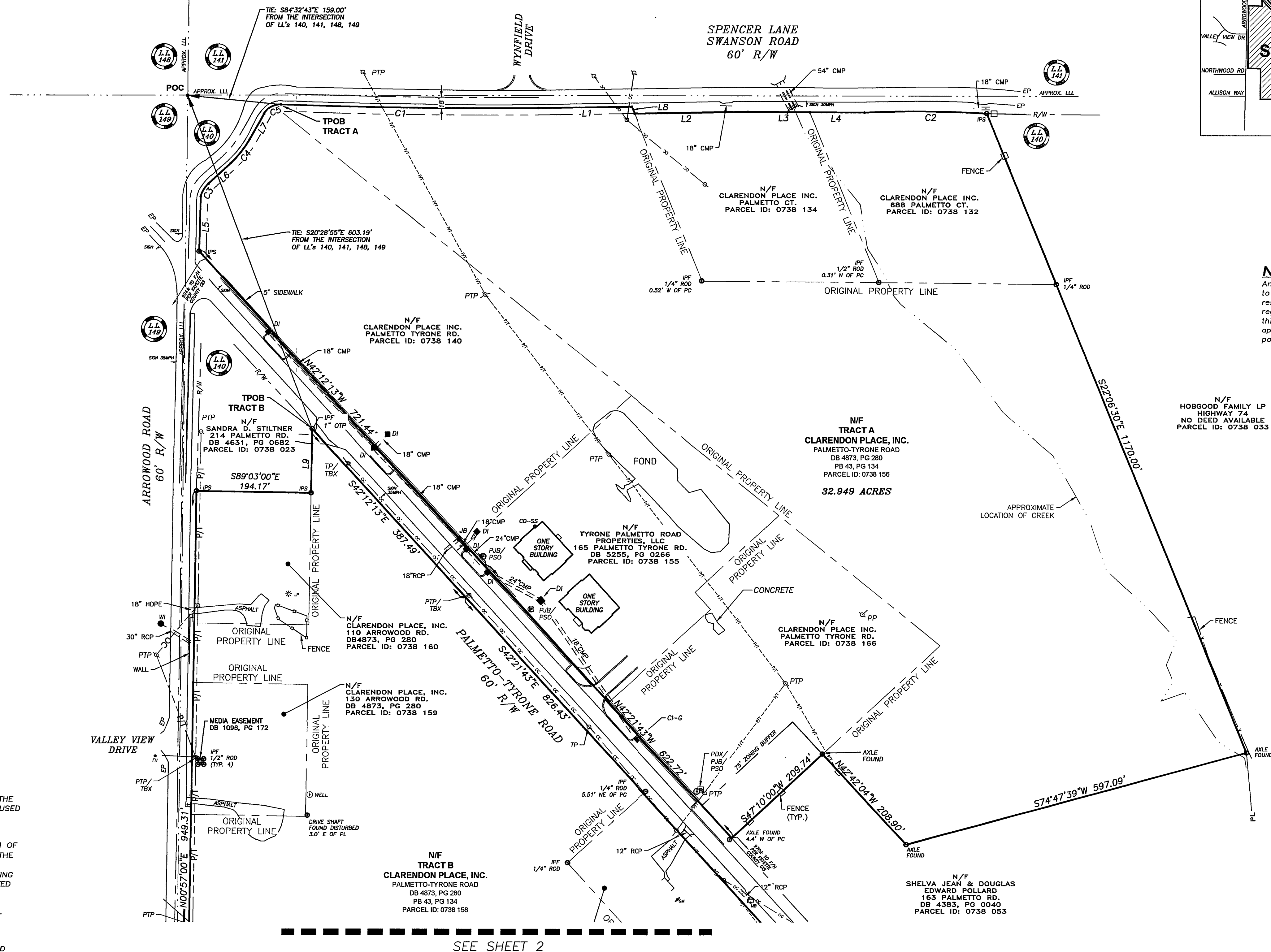
SURVEY NOTES

- THE FIELD DATA DATED 5/31/18 AND 3/9/20 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE AND WAS ADJUSTED USING THE LEAST SQUARES RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 281,238 FEET.
- 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 (R10) GNSS GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS 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.
- THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHT-OF-WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. INSURANCE RATE MAPS OF 13113C0077E & 13113C0076E, TOWN OF TYRONE AND FAYETTE COUNTY, GEORGIA, REVISED DATE 9/26/08.
- 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.
- DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).

FAYETTE COUNTY ENVIRONMENTAL HEALTH:
 THIS PROPERTY HAS BEEN REVIEWED AND, IN GENERAL, APPROVED FOR SEPTIC TANK USE.

Shirley Jones 3/24/23
 ENVIRONMENTAL HEALTH DATE

FAYETTE COUNTY WATER SYSTEM:
 NO PRE EXISTING FAYETTE COUNTY WATER SYSTEM FACILITIES WERE FOUND ON THIS SITE.



SEE SHEET 2

FINAL PLAT APPROVAL:

Scott A. Ray 3/10/23
 TOWN ENGINEER DATE

Robert F. Rolader 3/10/23
 MAYOR DATE

Robert F. Rolader 3/10/23
 OWNER #1 DATE

Don Baker 3/10/23
 OWNER #2 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 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 O.C.G.A. SECTION 15-6-67.

BRANDON C. REGISTER, PLS #
 bregister@rochester-assoc.com
 Rochester and Associates, LLC
 LSF-000484 EXPIRATION 6/30/2024
 www.rochester-assoc.com

12/16/2022

DATE

NOTE:

Any streams or bodies of water may be subject to State, County, and Local buffers and restrictions. This survey makes no interpretation regarding these buffers or restrictions. Users of this survey are cautioned to consult with the appropriate government authorities concerning possible buffers or restrictions.

COMBINATION PLAT FOR
**OLD TOWNE
 TYRONE PROPERTY**

LAND LOT 140, 7th DISTRICT
 TOWN OF TYRONE
 FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

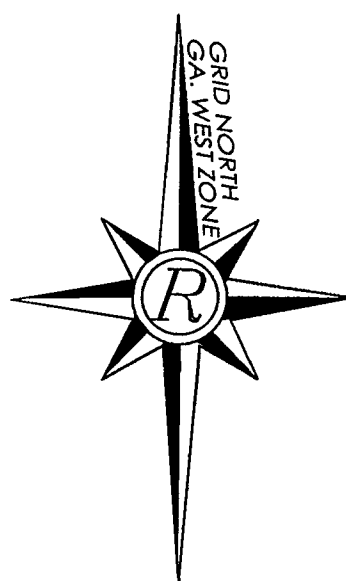
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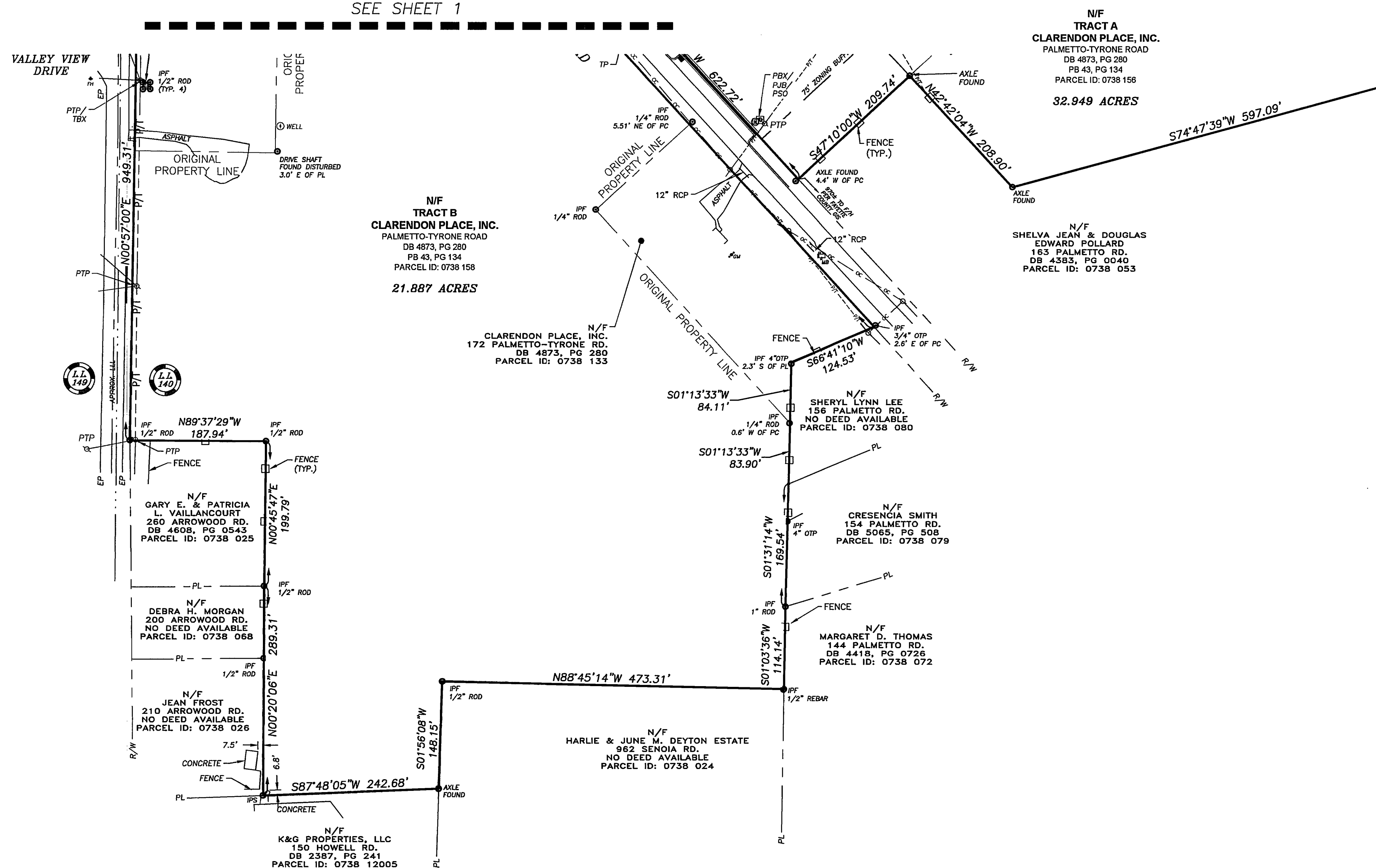
SHEET
1
 OF
2
 DATE: 11/17/22
 SCALE: 1"=100'
 JOB NO.: F218005
 DRAWN BY: LJC
 DWG NO.: T08CONB

Rochester **Assoc**

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



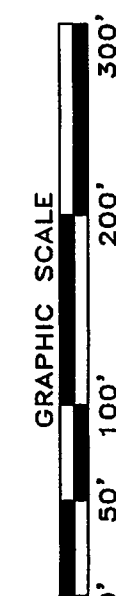
SEE SHEET 1



LEGEND

- | | | |
|---------|---|-------------------------------|
| AKF | — | ANGLE IRON FOUND |
| AKS | — | AND ALSO KNOWN AS |
| BC | — | BACK OF CURB |
| BL | — | BUILDING SETBACK LINE |
| BWF | — | BARBED WIRE FENCE |
| C&G | — | CURB & GUTTER |
| CBX | — | CABLE BOX |
| CCN | — | CONCRETE NAIL |
| CTP | — | CRIMPED TOP PIPE |
| CI | — | CURB INLET |
| CL | — | CENTERLINE |
| CLF | — | CHAIN LINK FENCE |
| CMF | — | CONCRETE MONUMENT FOUND |
| CMP | — | CORRUGATED METAL PIPE |
| CO | — | CLEANOUT |
| CONC | — | CONCRETE |
| DB, PPG | — | DEED BOOK, PAGE |
| DI | — | DRAINAGE EASEMENT |
| DE | — | DRO INLET |
| DI | — | DUCTILE IRON PIPE |
| WCB | — | DOUBLE-WING CATCH BASIN |
| EP | — | EDGE OF PAVEMENT |
| FES | — | FLARED END SECTION |
| PH | — | PIPE HYDRANT |
| —G | — | GAS LINE |
| GM | — | GAS METER |
| GP | — | GUY POLE |
| GV | — | GAS VALVE |
| GW | — | GUY WIRE |
| HW | — | HEADWALL |
| IFF | — | IRON PIN FOUND |
| IPS | — | IRON PIN SET (1/2" REBAR) |
| JB | — | JUNCTION BOX |
| L | — | LAND LOT |
| LL | — | LAND LOT LINE |
| LP | — | LIGHT POLE |
| HH | — | MANHOLE |
| MON | — | MONUMENT |
| N/T | — | NOW OR FORMERLY |
| OCS | — | OUTLET CONTROL STRUCTURE |
| —P | — | POWER LINE |
| —P/T | — | POWER & TELEPHONE LINE |
| PBX | — | POWER BOX |
| PL | — | PROPERTY CORNER |
| PL | — | PROPERTY LINE |
| PM | — | POWER METER |
| OB | — | OBJECT OF BEGINNING |
| PP | — | POWER POLE |
| P/LP | — | POWER & LIGHT POLE |
| P/P | — | POWER, TELEPHONE & LIGHT POLE |
| P/P | — | POWER & TELEPHONE POLE |
| PVC | — | POLYVINYLCHLORIDE PIPE |
| R/C | — | REINFORCED CONCRETE PIPE |
| R/W | — | RIGHT OF WAY |
| —SS | — | SANITARY SEWER LINE |
| SSE | — | SANITARY SEWER EASEMENT |
| S/W | — | SIDEWALK |
| WCB | — | DOUBLE-WING CATCH BASIN |
| TBM | — | TEMPORARY BENCHMARK |
| TBX | — | TELEPHONE BOX |
| TH | — | TELEPHONE MANHOLE |
| TP | — | TELEPHONE POLE |
| TPOB | — | TRUE POINT OF BEGINNING |
| —W | — | WATER LINE |
| WM | — | WATER METER |
| WM | — | WATER MANHOLE |
| WV | — | WATER VALVE |

COMBINATION PLAT FOR
**OLD TOWNE
TYRONE PROPERTY**
LAND LOT 140, 7TH DISTRICT
TOWN OF TYRONE
FAYETTE COUNTY, GEORGIA

[illegible]

SHEET
2
OF
2

DATE: 11/17/22
SCALE: 1:100
JOB NO.: F218005
DRAWN BY: LJG
SW: NO. TO: COMP