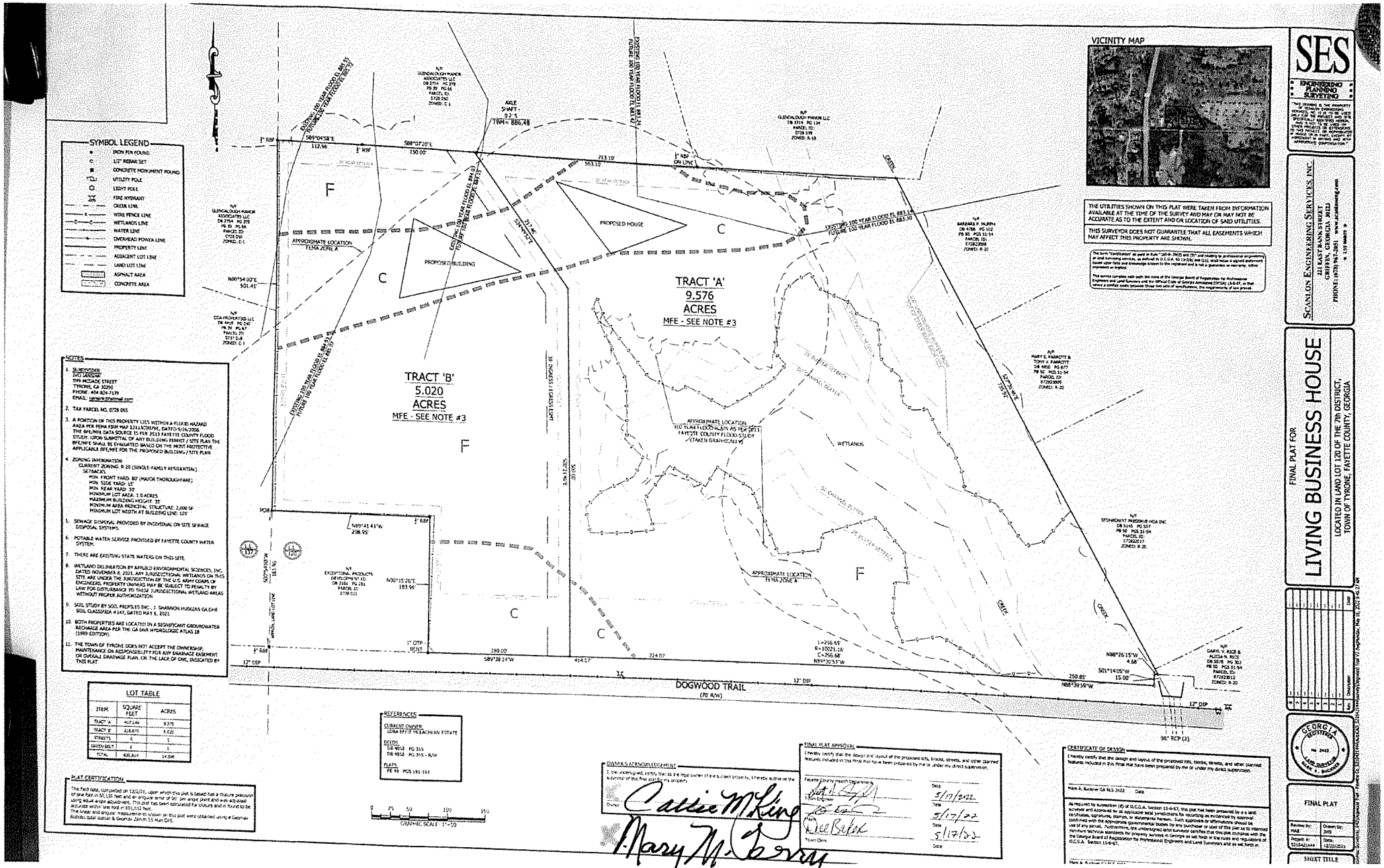
SYMBOL LEGEND
IRON PIN FOUND
1/2" REBAR SET
CONCRETE MONUMENT FOUND
UTILITY POLE
LIGHT POLE
FIRE HYDRANT
CREEK LINE
WIRE FENCE LINE
WETLANDS LINE
WATER LINE
OVERHEAD POWER LINE
PROPERTY LINE
ADJACENT LOT LINE
LAND LOT LINE
ASPHALT AREA
CONCRETE AREA
TRACT 'A'
9.576
ACRES
MFE - SEE NOTE #3
TRACT 'B'
5.020
ACRES
MFE - SEE NOTE #3
PROPOSED HOUSE
PROPOSED BUILDING
APPROXIMATE LOCATION FEMA ZONE A
WETLANDS
DOGWOOD TRAIL
(70' R/W)
VICINITY MAP
THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.
THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
SES
ENGINEERING PLANNING SURVEYING
SCANLON ENGINEERING SERVICES, INC.
221 EAST BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051
FINAL PLAT FOR
LIVING BUSINESS HOUSE
LOCATED IN LAND LOT 120 OF THE 7th DISTRICT
TOWN OF TYRONE, FAYETTE COUNTY, GEORGIA
FINAL PLAT
SHEET TITLE
NOTES
1. SUBDIVIDER
DAVID LANDRUM
599 MCDADE STREET
TYRONE, GA 30290
PHONE: 404-824-7139
EMAIL: james.brasfield.com
2. TAX PARCEL NO. 0729 055
3. A PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA FIRM MAP 13113C0291E, DATED 9/26/2008. THE BFE/MFE DATA SOURCE IS FIR 2013 FAYETTE COUNTY FLOOD STUDY. UPON SUBMITTAL OF ANY BUILDING PERMIT / SITE PLAN THE BFE/MFE SHALL BE EVALUATED BASED ON THE MOST PROTECTIVE APPLICABLE BFE/MFE FOR THE PROPOSED BUILDING / SITE PLAN.
4. ZONING INFORMATION
CURRENT ZONING: R-20 (SINGLE-FAMILY RESIDENTIAL)
SETBACKS
MIN. FRONT YARD: 80' (MAJOR THOROUGHFARE)
MIN. SIDE YARD: 15'
MIN. REAR YARD: 30'
MINIMUM LOT AREA: 1.0 ACRES
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM AREA PRINCIPAL STRUCTURE: 2,000 SF
MINIMUM LOT WIDTH AT BUILDING LINE: 125'
5. SEWAGE DISPOSAL PROVIDED BY INDIVIDUAL ON SITE SEWAGE DISPOSAL SYSTEMS.
6. POTABLE WATER SERVICE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.
7. THERE ARE EXISTING STATE WATERS ON THIS SITE.
8. WETLAND DELINEATION BY AFFIELD ENVIRONMENTAL SCIENCES, INC. DATED NOVEMBER 8, 2021. ANY JURISDICTIONAL WETLANDS ON THIS SITE ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE JURISDICTIONAL WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
9. SOIL STUDY BY SCO, PROPERTIES INC., J. SHANNON HUGGINS GA EHS SOIL CLASSIFIER #147, DATED MAY 6, 2021.
10. BOTH PROPERTIES ARE LOCATED IN A SIGNIFICANT GROUNDWATER RECHARGE AREA PER THE GA DNR HYDROLOGIC ATLAS 18 (1989 EDITION).
11. THE TOWN OF TYRONE DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.
LOT TABLE
ITEM | SQUARE FEET | ACRES
TRACT 'A' | 417,146 | 9.576
TRACT 'B' | 218,675 | 5.020
STREETS | 0 | 0
GREEN BELT | 0 | 0
TOTAL | 635,821 | 14.596
PLAT CERTIFICATION
REFERENCES
CURRENT OWNER: LUNA EFFIE MEACHAM JR/ ESTATE
DEEDS: DB 4858 PG 355; DB 4858 PG 355 - R/W
PLATS: PB 48 PGS 191-192
OWNERS ACKNOWLEDGEMENT
FINAL PLAT APPROVAL
CERTIFICATE OF DESIGN
GRAPHIC SCALE: 1"=50'
06/08/2022