


Type: PLAT EFILED
Recorded: 3/8/2023 9:13:00 AM
Fee Amt: \$40.00 Page 1 of 4
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

Participant ID: 4759818338
BK 101 PG 418 - 421

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT
RECORDING INFORMATION.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCEPTED ENGINEERING PRACTICES AND DESIGN METHODS WERE USED TO ESTABLISH THE LAYOUT OF THIS DEVELOPMENT; THAT THE STREETS, DRAINAGE STRUCTURES AND OTHER DESIGN FEATURES HAVE BEEN CONSTRUCTED ACCORDING TO THE DEVELOPMENT'S APPROVED CONSTRUCTION DRAWINGS; AND THAT ALL APPLICABLE REQUIREMENTS OF FAYETTE COUNTY'S DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

BY:  **SEAN SHANKS, GA PROFESSIONAL ENGINEER, NO.031558** DATE: **01/01/23**


FAYETTE COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

BY:  **ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2864** DATE: **01/01/23**

GEORGIA SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-67, THIS MAP OR PLAT HAS BEEN PREPARED AND ISSUED FOR SUBMITTAL AND APPROVAL BY THE LOCAL JURISDICTION AS IS EVIDENCED BY THE 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 THE SURVEY OR MAP AS TO INTENDED USE OF ANY PARCEL. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. IT IS HEREBY CERTIFIED THAT PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, TO THE ACCURACY REQUIRED BY THE SUBDIVISION REGULATIONS OF FAYETTE COUNTY, GEORGIA, AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

 **ROBERT J. DEBIEN, GA REGISTERED LAND SURVEYOR NO. 2864** DATE: **01/01/23**

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE VANDER WOODS SUBDIVISION, HEREBY OFFER TO DEDICATE, DEED AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT. ALL PROPERTY CONTAINED WITHIN THE REQUIRED RIGHT-OF-WAY OF ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, SHALL BE DEDICATED AND CONVEYED AT NO COST TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, UPON RECORDATION OF SAID FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT.

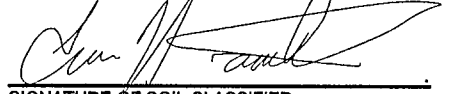
OWNER	DATE	MORTGAGEE	DATE

WE, THE UNDERSIGNED, CERTIFY THAT AS THE LEGAL OWNER/OWNERS OF THE SUBJECT PROPERTY, I/WE HEREBY AUTHORIZE THE SUBMITTAL OF THIS FINAL PLAT OF THE SUBDIVISION OF MY/OUR PROPERTY.

OWNER	DATE	MORTGAGEE	DATE

SOIL CLASSIFICATION CERTIFICATE

I, ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL III SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN MAY 17, 2018 ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SIGNATURE OF SOIL CLASSIFIER:  #224
173 FULTON CT, PEACHTREE CITY, GA 30269 (678-262-4020)
COMPANY ADDRESS & TELEPHONE
GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO. _____



WETLANDS CERTIFICATE

I, ERIC HAMILTON OF AES, INC. DO HEREBY CERTIFY THAT I HAVE FIELD INSPECTED THE PROPERTY KNOWN AS VANDER WOODS ON 8-18-19 AND DETERMINED THAT THE PROPERTY DOES NOT CONTAIN JURISDICTIONAL WETLANDS AS DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS.

BY:  **WETLAND DELINEATOR** 30285 1678-262-4020
APPLIED ENVIRONMENTAL SCIENCES, INC. 190F GLENDA TRACE, STE. 327, NEWNAN GA

REFERENCES

1. PLAT BOOK 8, PAGE 98, FAYETTE COUNTY RECORDS.
2. PLAT BOOK 19, PAGE 180, FAYETTE COUNTY RECORDS.
3. PLAT BOOK 37, PAGE 198, FAYETTE COUNTY RECORDS.
4. PLAT BOOK 38, PAGE 105, FAYETTE COUNTY RECORDS.
5. PLAT BOOK 39, PAGE 110, FAYETTE COUNTY RECORDS.
6. PLAT BOOK 39, PAGE 192, FAYETTE COUNTY RECORDS.

FAYETTE COUNTY APPROVAL

APPROVED BY DEPARTMENT OF PUBLIC HEALTH, FAYETTE COUNTY, GEORGIA,

DATE: **01/16/23** SIGNED:  **ENVIRONMENTAL HEALTH SPECIALIST**

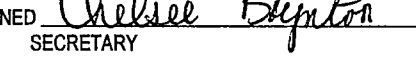
APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE: **3/11/23** SIGNED:  **ZONING ADMINISTRATOR**


APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT.

DATE: **2/28/23** SIGNED:  **ENVIRONMENTAL MANAGEMENT**

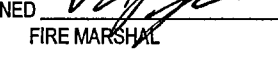
APPROVED BY FAYETTE COUNTY PLANNING COMMISSION

DATE: **3/6/23** SIGNED:  **SECRETARY**

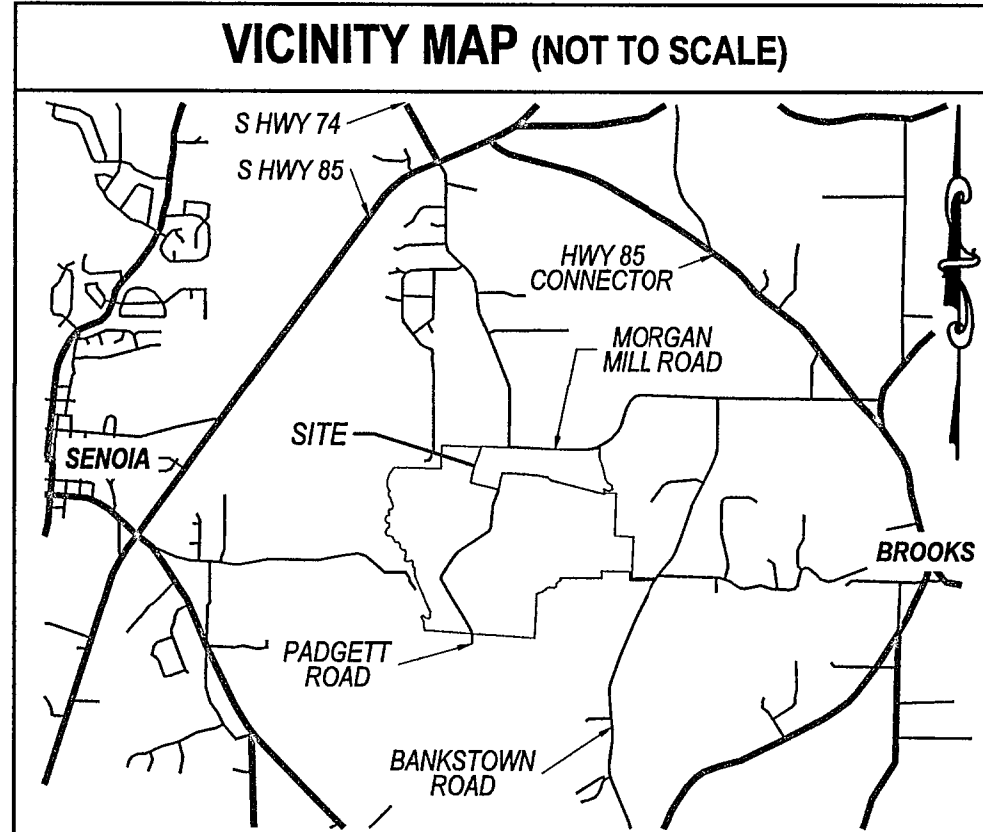
APPROVED BY FAYETTE COUNTY ENGINEER.

DATE: **2/27/23** SIGNED:  **COUNTY ENGINEER**

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

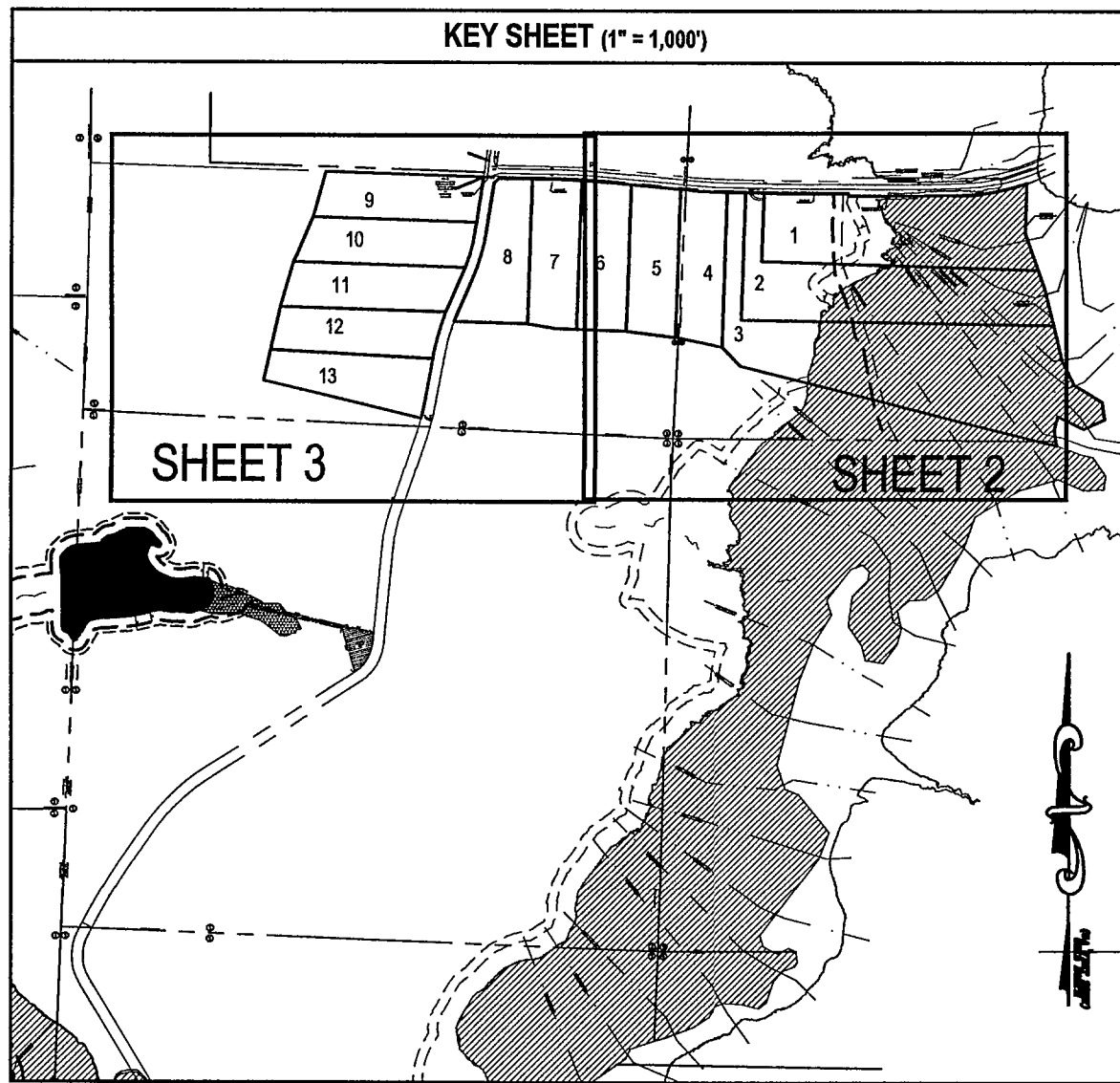
DATE: **2/27/2022** SIGNED:  **FIRE MARSHAL**

MINOR FINAL PLAT OF: VANDER WOODS LAND LOTS 95 & 96 - 4TH DISTRICT FAYETTE COUNTY, GEORGIA



SHEET INDEX

1	COVER SHEET
2-3	MINOR FINAL PLAT
4	LEVEL III SOILS MAP



ENGINEER INFORMATION

SEAN D. SHANKS, P.E.
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: sshanks@moorebass.com
PHONE: (770) 914-9394
FAX: (770) 914-9596

SURVEYOR INFORMATION

ROBERT J. DEBIEN
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
EMAIL: rdebien@moorebass.com
PHONE: (770) 914-9394
FAX: (770) 914-9596

OWNER INFORMATION

VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214
770-461-0478

SURVEY NOTES

1. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
2. ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A 1/2 REBAR PLACED WCAP LSF 001179 UNLESS OTHERWISE NOTED.
3. MOORE BASS CONSULTING AND/OR ROBERT J. DEBIEN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
4. THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED BY ROBERT J. DEBIEN IN CONTRASTING COLOR OF INK PER O.C.G.A. 45-15-22.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.
7. THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE MEASURING DEVICES AND THE ADVENT OF SURVEY GRADE G.P.S. MEASUREMENT EQUIPMENT.
8. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983 (1984 ADJUSTMENT) FOR HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 FOR THE VERTICAL DATUM. THE USE OF G.P.S. SURVEY MEASURING TECHNIQUES WERE USED FOR THESE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGGS SOLUTIONS. THE ORTHOMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.
9. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
10. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
11. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 136,230 FEET, AND AN ANGULAR ERROR OF 0.01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
12. THE CLOSURE PRECISION OF THE DATA SHOWN ON THE MAP OR PLAT. "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,607,727 FEET." THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON AN ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING THE BEARINGS AND DISTANCES FROM THE FACE OF THE PLAT, AND SHALL NOT BE A GENERALIZATION.
13. ALL LOTS OR PARCELS SHOWN ON LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED JANUARY 11, 2023 ON THIS PROJECT.

FLOOD NOTES

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13113C0145E & 13113C0165E, EFFECTIVE DATE SEPTEMBER 28TH, 2008, A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD ZONE.

THE FLOODPLAIN SHOWN ON THIS SURVEY IS THE APPROXIMATE LIMITS OF MNGWPD EXISTING 100 YEAR SPECIAL FLOOD HAZARD AREA FROM THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY.

LOTS 6, 7, 8, 9, ARE NOT SHOWN IN THE FLOOD PLAIN AREA. LOTS 1, 2 AND 3 ARE SHOWN IN THE FLOOD PLAIN AREA. LOT 4 IS ADJACENT TO A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY. AS REQUIRED BY PART IV OF THE DEVELOPMENT REGULATIONS, A MINIMUM FINISHED FLOOR ELEVATION IS ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.

CONTIGUOUS AREA

EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.69 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

SITE NOTES

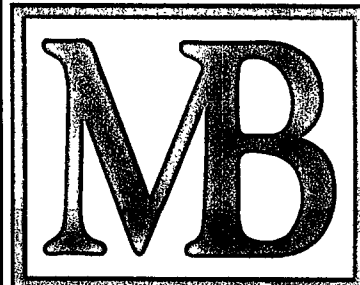
1. STATE WATER LOCATIONS PROVIDED BY APPLIED ENVIRONMENTAL SCIENCES.
2. WETLANDS EXIST ON THE SUBJECT PROPERTY.
3. PER FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT, THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
4. NO CEMETERIES WERE FOUND ON THE PROPERTY.
5. THE OVERALL PRE-DEVELOPED CN FOR THIS SITE IS 55.
6. ALL KNOWN EASEMENTS ASSOCIATED WITH THIS PROPERTY ARE SHOWN ON PLAT AND WILL BE ABANDONED DURING THE FINAL PLAT PROCESS.
7. NO ENTRANCE SIGNAGE WILL BE INSTALLED WITH THIS DEVELOPMENT.
8. FAYETTE COUNTY 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.

WETLANDS NOTE

PER THE NATIONAL WETLANDS INVENTORY THE SITE DOES CONTAIN JURISDICTIONAL WETLANDS. ANY JURISDICTIONAL WETLANDS ON THE 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.

DEVELOPMENT DATA

1. SUBDIVIDER: VANDER FAYETTE, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
B. TELEPHONE NUMBER: (770) 461-0478
2. PROPERTY OWNER: VANDER FAYETTE, LLC
A. ADDRESS: 270 N. JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214
B. TELEPHONE NUMBER: (770) 461-0478
3. SURVEYOR: MOORE BASS CONSULTING, INC.
A. ADDRESS: 1350 KEYS FERRY COURT, MCDONOUGH, GA 30253
B. TELEPHONE NUMBER: (770) 914-9394
4. SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC. AUGUST, 2018
B. LOCATION: FAYETTE COUNTY, GA
C. TAX ID: 0411021, 0411001
D. ZONING: A-R
E. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
F. TOTAL PARCEL AREA: 88.85 ACRES
G. PROPOSED NUMBER OF LOTS: 13 LOTS
LOT AREA: 62.41 ACRES
RIGHT-OF-WAY DEDICATION AREA: 6.30 ACRES
100 YEAR FLOODPLAIN AREA: 31.17 ACRES
H. REMAINING AREA OF PARENT PARCEL: 706.97 ACRES
I. TOPOGRAPHIC SOURCE: FAYETTE COUNTY GIS
J. CONTOUR INTERVAL: 2 FOOT
K. TYPE OF STREETS: PUBLIC
L. R/W WIDTH: 60' (PADGETT ROAD - 4.892 LF)
M. R/W AREA: 6.30 ACRES (COMBINED R/W AREAS OF MORGAN MILL ROAD & PADGETT ROAD)
N. PAVEMENT WIDTH: PAVEMENT WIDTH VARIES ALONG MORGAN MILL & GRAVEL ROAD WIDTH VARIES ALONG PADGETT ROAD
O. STREET MAINTENANCE: FAYETTE COUNTY
P. MINIMUM LOT SIZE: 5.0 AC (217,800 SF)
Q. MINIMUM CONTIGUOUS BUILDABLE AREA: 30 AC
R. MINIMUM LOT WIDTH: 250' (AT BUILDING SETBACK)
S. MINIMUM STREET FRONTAGE: 100' (50' ON CUL-DE-SAC)
T. MINIMUM FLOOR AREA: 1,200 S.F.
U. BUILDING SETBACKS: FRONT: 100' (MORGAN MILL ROAD)
FRONT: 75' (PADGETT ROAD)
REAR: 75'
SIDE: 50'
5. UTILITIES:
A. WATER: INDIVIDUAL WELLS
B. SANITARY SEWER: INDIVIDUAL ON SITE SEPTIC SYSTEMS
C. ELECTRIC: COWETA-FAYETTE EMC



**Moore Bass
Consulting, Inc.**

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

VANDER WOODS
FAYETTE COUNTY, GEORGIA

PROJECT NAME

VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214

CLIENT NAME

REVISIONS
1. REVISED PER COMMENTS: 1/16/2023
2. REVISED PER COMMENTS: 2/7/2023

A1041.0109-MFP-VV

DATE: 11/21/2022

CONTRACT #: A1041.0109

DRAWN BY: SDS

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
LSE #178

SEAL



SHEET TITLE
**COVER
SHEET**

SHEET
1 of 4

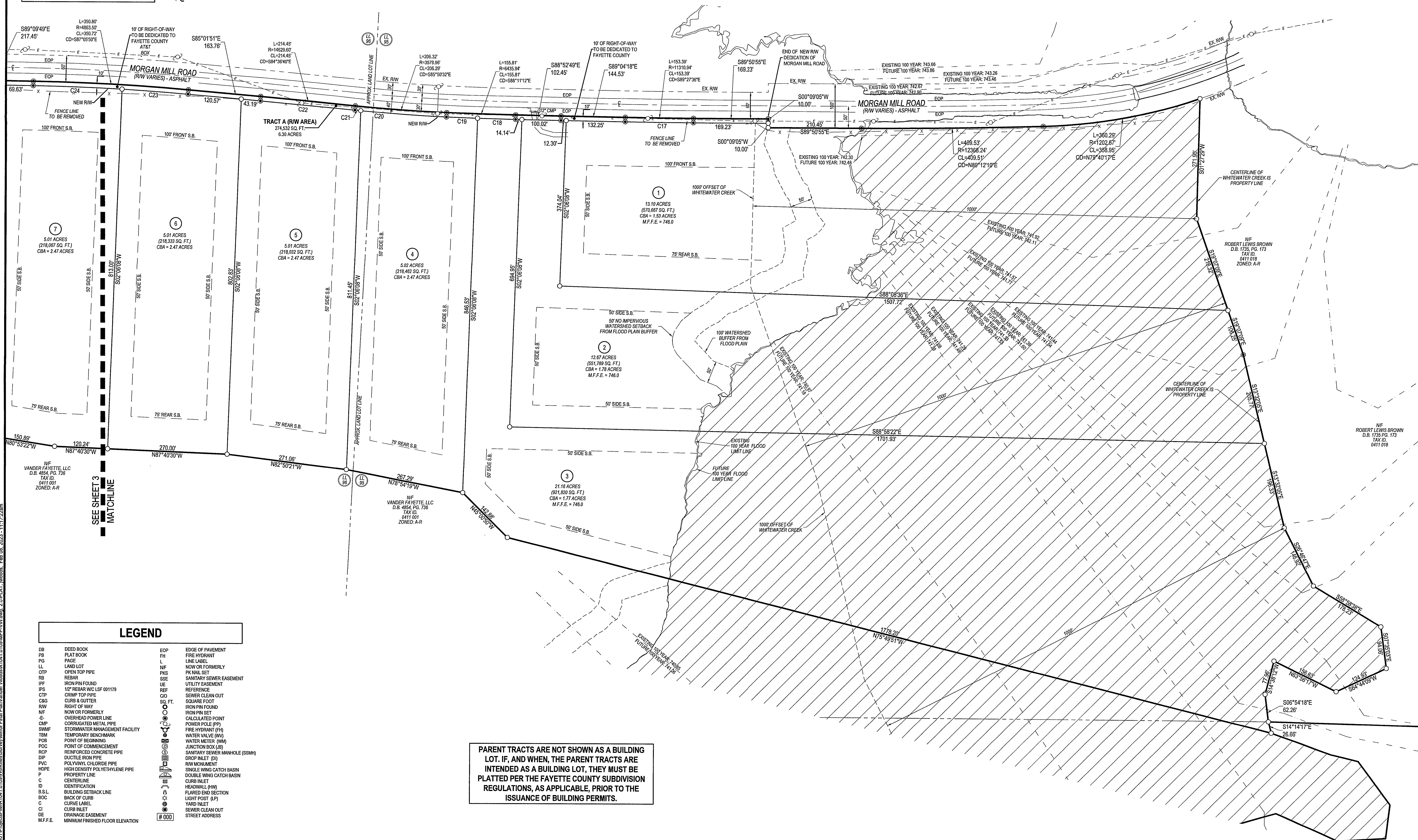
MINOR FINAL PLAT OF:
VANDER WOODS
LAND LOTS 95 & 96 - 4TH DISTRICT
FAYETTE COUNTY, GEORGIA

GRAPHIC SCALE



1 inch = 100 ft.

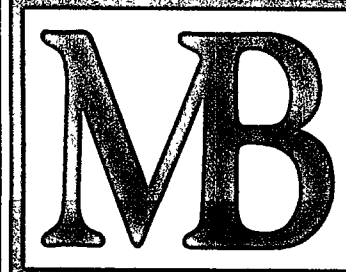
THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT
RECORDING INFORMATION.



LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	NF	NOW OR FORMERLY
CTP	CURB TOP PIPE	PK	PK MILE SET
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	1/2" REBAR W/LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	QO	SEWER CLEAN OUT
CAG	CURB & GUTTER	SO. FT.	SQUARE FOOT
NF	NOW OR FORMERLY	IRON PIN SET	IRON PIN SET
-E-	OVERHEAD POWER LINE	CALCULATED POINT	CALCULATED POINT
CMP	CORRUGATED METAL PIPE	POWER POLE (PP)	POWER POLE (PP)
SWMF	STORMWATER MANAGEMENT FACILITY	FIRE HYDRANT (FH)	FIRE HYDRANT (FH)
TBM	TEMPORARY BENCHMARK	WATER VALVE (WV)	WATER VALVE (WV)
PBS	POINT OF BEGINNING	WATER METER (WM)	WATER METER (WM)
POC	POINT OF COMMENCEMENT	JUNCTION BOX (JB)	JUNCTION BOX (JB)
RCF	REINFORCED CONCRETE PIPE	SANITARY SEWER MANHOLE (SSMH)	SANITARY SEWER MANHOLE (SSMH)
DIP	DUCTILE IRON PIPE	DROP INLET (DI)	DROP INLET (DI)
PVC	POLYVINYL CHLORIDE PIPE	R/W MONUMENT	R/W MONUMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	SINGLE WING CATCH BASIN	SINGLE WING CATCH BASIN
P	PROPERTY LINE	DOUBLE WING CATCH BASIN	DOUBLE WING CATCH BASIN
C	CENTERLINE	CURB INLET	CURB INLET
ID	IDENTIFICATION	HEADWALL (HW)	HEADWALL (HW)
B.S.L.	BUILDING SETBACK LINE	FLARED END SECTION	FLARED END SECTION
B/C	BACK OF CURB	LIGHT POST (LP)	LIGHT POST (LP)
C	CURVE LABEL	YARD INLET	YARD INLET
CI	CURB INLET	SEWER CLEAN OUT	SEWER CLEAN OUT
OE	ORANGE EASEMENT	STREET ADDRESS	STREET ADDRESS
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION		

PARENT TRACTS ARE NOT SHOWN AS A BUILDING LOT. IF, AND WHEN, THE PARENT TRACTS ARE INTENDED AS A BUILDING LOT, THEY MUST BE PLATTED PER THE FAYETTE COUNTY SUBDIVISION REGULATIONS, AS APPLICABLE, PRIOR TO THE ISSUANCE OF BUILDING PERMITS.



Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

VANDER WOODS
FAYETTE COUNTY, GEORGIA

VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214

REVISIONS
1. REVISED PER COMMENTS: 1/16/2023
2. REVISED PER COMMENTS: 2/7/2023

A1041.0109-MFP-VW

DATE: 11/21/2022

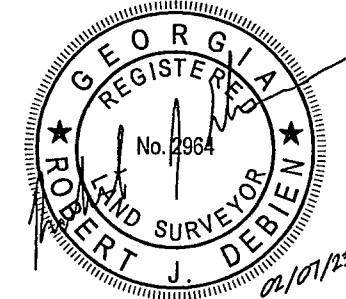
CONTRACT #: A1041.0109

DRAWN BY: SDS

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MB for use only as provided. MB shall be deemed the author of these documents and shall retain all copyright in the drawings and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
LEE #1179

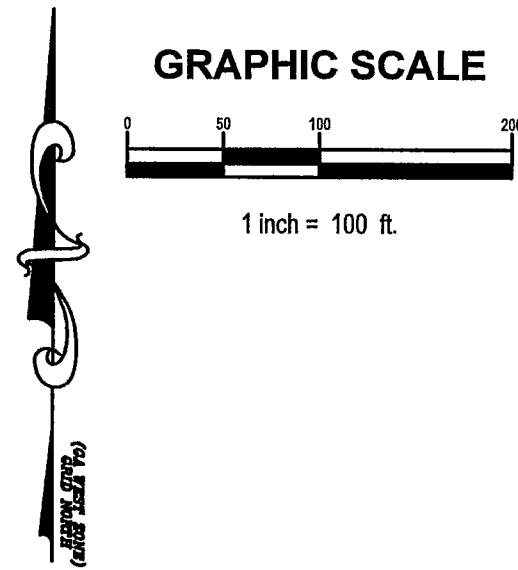
SEAL



MINOR FINAL PLAT

SHEET
2 of 4

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT RECORDING INFORMATION.



PARENT TRACTS ARE NOT SHOWN AS A BUILDING LOT. IF, AND WHEN, THE PARENT TRACTS ARE INTENDED AS A BUILDING LOT, THEY MUST BE PLATTED PER THE FAYETTE COUNTY SUBDIVISION REGULATIONS, AS APPLICABLE, PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

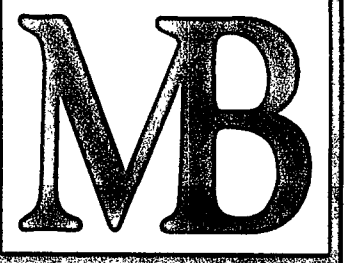
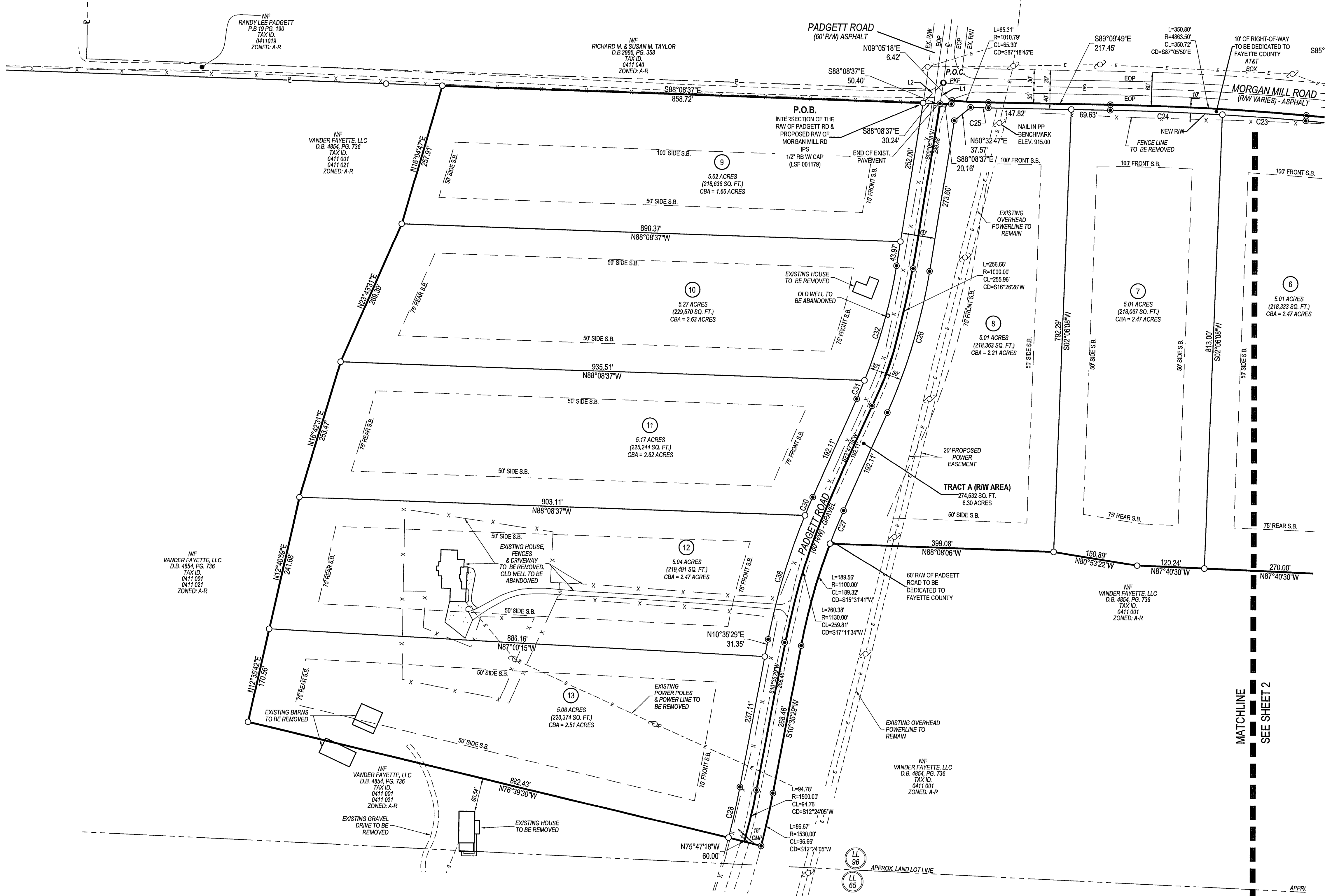
MINOR FINAL PLAT OF:
VANDER WOODS
LAND LOTS 95 & 96 - 4TH DISTRICT
FAYETTE COUNTY, GEORGIA

Parcel Line Table		
Line #	Length	Direction
L2	51.15	S44° 59' 58"W
L1	37.62	S9° 05' 18"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C17	153.53	11320.94	S89° 27' 36"E	153.53
C18	85.87	6445.94	N88° 29' 55"W	85.87
C19	70.19	6445.94	N87° 48' 18"W	70.19
C20	193.95	3589.96	N85° 56' 43"W	193.93
C21	12.95	3589.96	N84° 09' 57"W	12.95
C22	214.30	15230.54	N84° 36' 40"W	214.30
C23	149.67	4853.54	N85° 54' 52"W	149.67
C24	200.40	4853.50	N87° 58' 51"W	200.39
C25	31.72	1020.79	N88° 16' 24"W	31.72
C26	264.06	1030.00	S16° 26' 59"W	263.34
C27	63.92	1100.00	S22° 07' 46"W	63.91
C28	92.88	1470.00	N12° 24' 05"E	92.87
C30	35.57	1160.00	N22° 54' 56"E	35.57
C31	35.96	970.00	N22° 43' 55"E	35.96
C32	212.70	970.00	N15° 23' 17"E	212.27
C36	231.72	1160.00	N16° 18' 51"E	231.34

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
FB	FIRE HYDRANT	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	NF	NOW OR FORMERLY
CTP	CORRUATED METAL PIPE	PKS	OPEN TOP PIPE
RB	REBAR	SSE	SANITARY SEWER EASEMENT
IPF	IRON PIN FOUND	UE	UTILITY EASEMENT
IPS	12" REBAR W/LSF 001179	REF	REFERENCE
CTP	CRIMP TOP PIPE	C/O	SEWER CLEAN OUT
C&G	CURB & GUTTER	SQ. FT.	SQUARE FOOT
RW	RIGHT OF WAY	IPN	IRON PIN FOUND
NF	NOW OR FORMERLY	IPN SET	IRON PIN SET
-E-	OVERHEAD POWER LINE	CP	CALCULATED POINT
SWMF	STORMWATER MANAGEMENT FACILITY	PP	POWER POLE (PP)
TM	TEMPORARY BENCHMARK	FH	FIRE HYDRANT (FH)
POB	POINT OF BEGINNING	WV	WATER VALVE (WV)
POC	POINT OF COMMENCEMENT	WM	WATER METER (WM)
RCP	REINFORCED CONCRETE PIPE	JXB	JUNCTION BOX (JB)
DIP	DUCTILE IRON PIPE	SSMH	SANITARY SEWER MANHOLE (SSMH)
PVC	POLYVINYL CHLORIDE PIPE	DI	DROP INLET (DI)
HDP	HIGH DENSITY POLYETHYLENE PIPE	RM	RW MONUMENT
P	PROPERTY LINE	SWC	SINGLE WING CATCH BASIN
C	CENTERLINE	DWC	DOUBLE WING CATCH BASIN
ID	IDENTIFICATION	HW	HEADWALL (HW)
B.S.L.	BUILDING SETBACK LINE	FL	FLARED END SECTION
BOC	BACK OF CURB	LP	LIGHT POST (LP)
C	CURVE LABEL	YI	YARD INLET
CI	CURB INLET	SC	SEWER CLEAN OUT
DE	DRAINAGE EASEMENT	SA	STREET ADDRESS
M.F.E.	MINIMUM FINISHED FLOOR ELEVATION	# 000	



Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
VANDER WOODS
FAYETTE COUNTY, GEORGIA

CLIENT NAME
VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214

REVISIONS	
1.	REVISED PER COMMENTS: 1/16/2023
2.	REVISED PER COMMENTS: 2/7/2023

A1041.0109-MFP-VW

DATE 11/21/2022

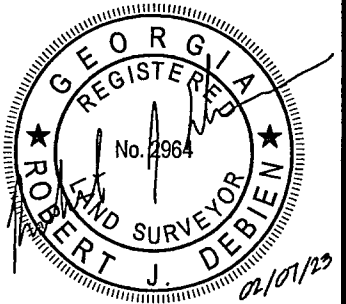
CONTRACT # A1041.0109

DRAWN BY SDS

The Drawing, Specifications and other documents incorporated by reference herein are the property of Moore Bass Consulting, Inc. and are not to be used for any other project without the written consent of Moore Bass Consulting, Inc. This project was prepared by Moore Bass Consulting, Inc. for the use of the client. The client is responsible for the accuracy and completeness of the information provided. Moore Bass Consulting, Inc. shall not be held responsible for any errors or omissions in this drawing and shall retain all copyright, statutory and other reserved rights, including the right to modify the drawing without notice.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
770.914.9394

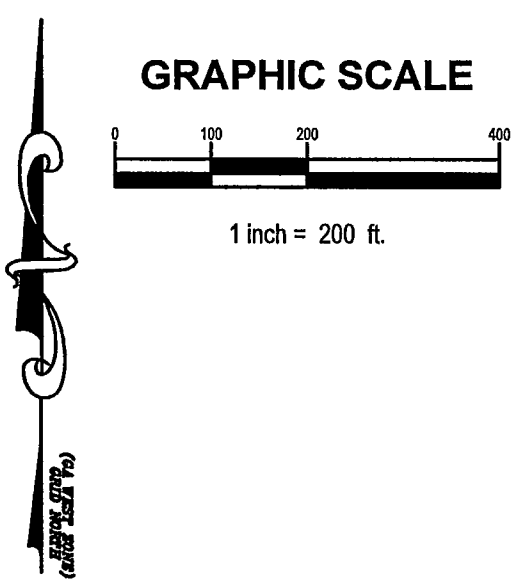
SEAL



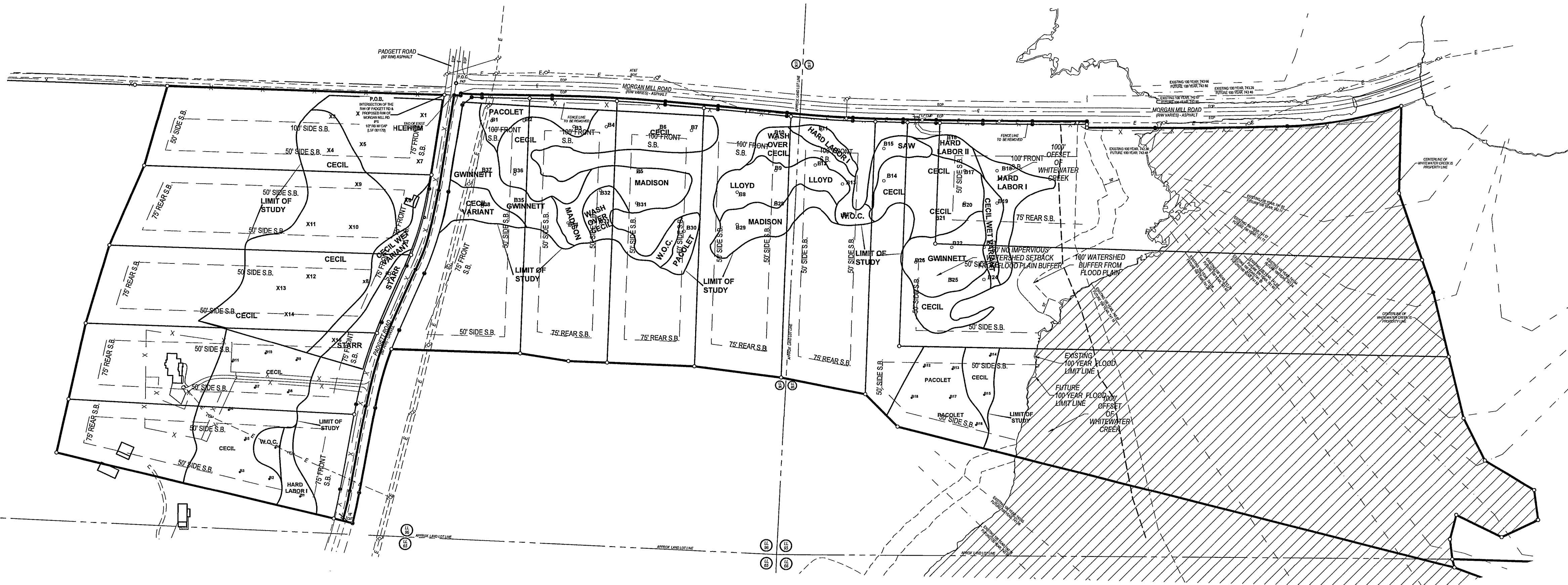
SHEET TITLE
MINOR
FINAL PLAT

SHEET
3 of 4

THIS BOX IS RESERVED FOR THE CLERK OF SUPERIOR COURT
RECORDING INFORMATION.



MINOR FINAL PLAT OF:
VANDER WOODS
LAND LOTS 95 & 96 - 4TH DISTRICT
FAYETTE COUNTY, GEORGIA



SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/ft.)	Soil Suit. Code
Abel	>72	20-30	0-3	---	---	---	F2, F4
Bethlehem	60-72+	>72	4-12	24-36	60	---	N3
Cataula III	>72	24-30 (PWT)	1-6	---	---	---	O1
Cecil	>72	>72	2-10	36-48	60	---	A1
Cecil Variant	>72	>72	2-10	42-48	70	---	A5
Cecil Wet Variant (C.W.V.)	>72	60	1-5	24-36	70	---	P1
Gwinnett	60-72+	>72	2-10	24-36	60	---	N3
Hard Labor I	>72	30	1-5	12-18	75	0.12	C2
Hard Labor II	>72	40	2-8	18-28	75	0.12	F2&F4
Lloyd	>72	>72	4-10	36-48	65	---	A1
Madison	>72	>72	2-8	30-48	45	---	A1
Pacolet	>72	>72	2-8	30-48	45	---	A1
Rawlings	48	>48	4-10	18-24	65	---	K1
Saw	30	>30	6-10	12-18	75	0.15	I1
Vance	>72	>72	1-6	48-64	75	---	A5
Wash Over Cecil (W.O.C.)	>72	>72	1-5	36-48	70	---	A2

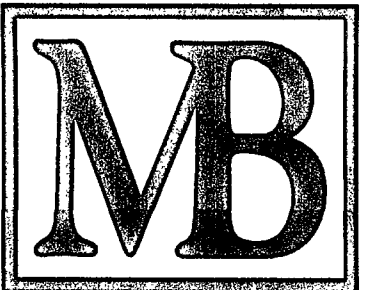
PWT = Perched Water Table

SOIL SUITABILITY LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- A2 Soils consist of local alluvium or wash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff must be diverted from this area if it is used for absorption field.
- A5 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. The Bt horizon shows some evidence of slow percolation, substratum is well drained. Trenches installed at the recommended depth should function effectively.
- C2 Soils are unsuitable for conventional absorption fields due to seasonal-high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- F2 Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.
- F4 Soils are located in a landscape position that renders them unsuitable for on-site wastewater disposal due to flooding and/or storm water drainage patterns.
- I1 Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow these soils to be reclassified in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class 1 effluent.
- K1 Soils generally have sufficient depth over bedrock to accommodate shallow conventional absorption fields. Inclusions of boulders, stones and partially weathered parent material may be encountered but should not affect installation or performance of the absorption field. Further investigation utilizing backhoe test pits may allow for recommendation of deeper trench depths. Hand auger borings have been advanced to 5 feet in this map unit.
- N3 Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 5 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.
- P1 Soils show evidence of a somewhat restrictive layer in the middle part of the profile in the Bt horizon. Brief perching of water may cause problems for absorption fields installed in the middle part of the soil profile. Soil appears to be well drained below somewhat restrictive layer. Conventional absorption field installed below restrictive layer should function effectively. Further investigation utilizing test pits is recommended to verify soil conditions below the restrictive layer to a depth of at least eight feet. If soil conditions below the restrictive layer are not suitable for conventional absorption fields, a shallow installation with an alternative absorption field producing class 1 effluent may be used.
- A2 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Installations deeper than 36 inches may require a treatment system producing Class 1 effluent.



\\mba\files\01\Projects\PMMA\041_0109\Worksheets\Survey\Minor Final Plat\Vander Woods\A1041_0109-MFP-VW.dwg, 4/05/2023, 11:17:28am



Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
VANDER WOODS
FAYETTE COUNTY, GEORGIA

CLIENT NAME
VANDER FAYETTE, LLC
270 N. JEFF DAVIS ROAD
FAYETTEVILLE, GA 30214

- REVISIONS
- | |
|------------------------------------|
| 1. REVISED PER COMMENTS: 1/16/2023 |
| 2. REVISED PER COMMENTS: 2/7/2023 |

A1041.0109-MFP-VW

DATE **11/21/2022**

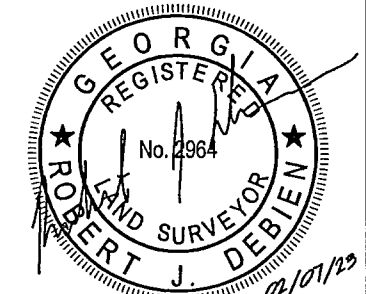
CONTRACT # **A1041.0109**

DRAWN BY **SDS**

The Drawing, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all copyright, including the copyright.

1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
LSP #11179

SEAL



SHEET TITLE
LEVEL III
SOILS MAP

SHEET
4 of 4