

Type: PLAT EFILED
 Recorded: 2/9/2026 8:44:00 AM
 Fee Amt: \$50.00 Page: 1 of 5
 Fayette, Ga. Clerk Superior Court
 Sheila Studdard Clerk of Court
 BK 102 PG 304 - 308

SIGHT DISTANCE NOTE
 ALL LOTS ARE CAPABLE OF MEETING DRIVEWAY SPACING AND SIGHT DISTANCE REQUIREMENTS. TREE TRIMMING AND REMOVAL OF VEGETATION FROM THE RIGHT-OF-WAY WILL BE REQUIRED FOR SIGHT DISTANCE.

LOT NOTE
 HOUSES ARE NOT TO FACE FUTURE RIGHT-OF-WAY UNITS. ROADS ARE COMPLETE AND ACCEPTED BY FAYETTE COUNTY.

SITE NOTES

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

CONTIGUOUS AREA
 EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.60 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATER-SHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

WETLAND/GROUNDWATER NOTE
 PER THE NATIONAL WETLANDS INVENTORY THE SITE DOES NOT 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.

THERE ARE NO GROUNDWATER RECHARGE AREAS LOCATED ON THIS PROPERTY.

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

DATE: 1/28/26 SIGNED: *[Signature]*
 ENVIRONMENTAL HEALTH SPECIALIST

APPROVED BY THE FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE: 1/23/26 SIGNED: *[Signature]*
 ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT.

DATE: 1/22/26 SIGNED: *[Signature]*
 ENVIRONMENTAL MANAGEMENT

APPROVED BY FAYETTE COUNTY PLANNING COMMISSION.

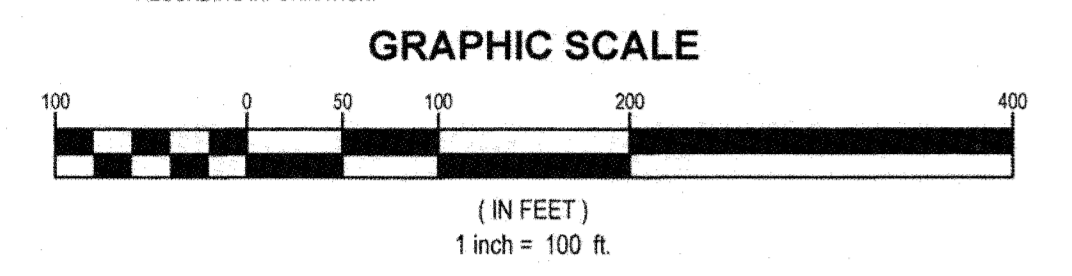
DATE: 02/06/2026 SIGNED: *[Signature]*
 SECRETARY

APPROVED BY FAYETTE COUNTY ENGINEER.

DATE: 1/27/26 SIGNED: *[Signature]*
 COUNTY ENGINEER

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

DATE: 1/21/26 SIGNED: *[Signature]*
 FIRE MARSHAL



DEVELOPMENT DATA

- SUBDIVIDER: VANDER FAYETTE, LLC
 A. ADDRESS: 9008 EAST HIGHWAY 16, SENOIA, GA 30276
 B. TELEPHONE NUMBER: (770) 461-0478
- PROPERTY OWNER: VANDER FAYETTE, LLC
 ADDRESS: 9008 EAST HIGHWAY 16, SENOIA, GA 30276
 B. TELEPHONE NUMBER: (770) 461-0478
- SURVEYOR: MOORE BASS CONSULTING, INC.
 A. ADDRESS: 1350 KEYS FERRY COURT, MCDONOUGH, GA 30253
 B. TELEPHONE NUMBER: (770) 914-9394
- 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 PER 1971 FAYETTE COUNTY ZONING MAP
 E. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
 F. PROPOSED NUMBER OF LOTS: 14 LOTS
 G. TOTAL AREA OF PARENT TRACT: 75.43 ACRES
 H. AREA IN P.B. 101 PG. 418: 59.88 ACRES
 I. AREA IN FAYETTE PADGETT 14: 75.43 ACRES
 J. REMAINING AREA OF PARENT TRACT: 59.88 ACRES
 K. TYPE OF STREETS: PUBLIC
 L. R.W. WIDTH: 60' (PADGETT ROAD - 2113.51 LF)
 M. R.W. AREA: 2.91 ACRES (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: .60 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: 75' (PADGETT ROAD)
 REAR: 75'
 SIDE: 50'

MINOR FINAL PLAT OF:
FAYETTE PADGETT 14
 LAND LOTS 65 & 96 - 4TH DISTRICT
 FAYETTE COUNTY, GEORGIA

FLOOD NOTE
 AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 1311302145E & 1311302165E. EFFECTIVE DATE SEPTEMBER 26TH, 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 MNGWP EXISTING 100 YEAR SPECIAL FLOOD HAZARD AREA FROM THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY.

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 #224 MANAGEMENT SYSTEMS.

DATE: 1/22/26 SIGNED: *[Signature]*
 ERIC A. HAMILTON
 REGISTERED SOIL CLASSIFIER
 #224

173 FULTON CT. PEACHTREE CITY, GA 30269 (678-262-4020)
 COMPANY ADDRESS & TELEPHONE

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.

DATE: 1/22/26 SIGNED: *[Signature]*
 ERIC HAMILTON
 WETLAND DELINEATOR
 APPLIED ENVIRONMENTAL SCIENCES, INC. | 906 GLENDA TRACE, STE. 327, NEWNAN GA 30269 | 678-262-4020

SURVEYOR INFORMATION
 MOORE BASS CONSULTING, INC.
 1350 KEYS FERRY COURT,
 MCDONOUGH, GEORGIA 30253
 CONTACT: ROB DEBIEN
 rdebien@moorebass.com
 (770) 914-9394

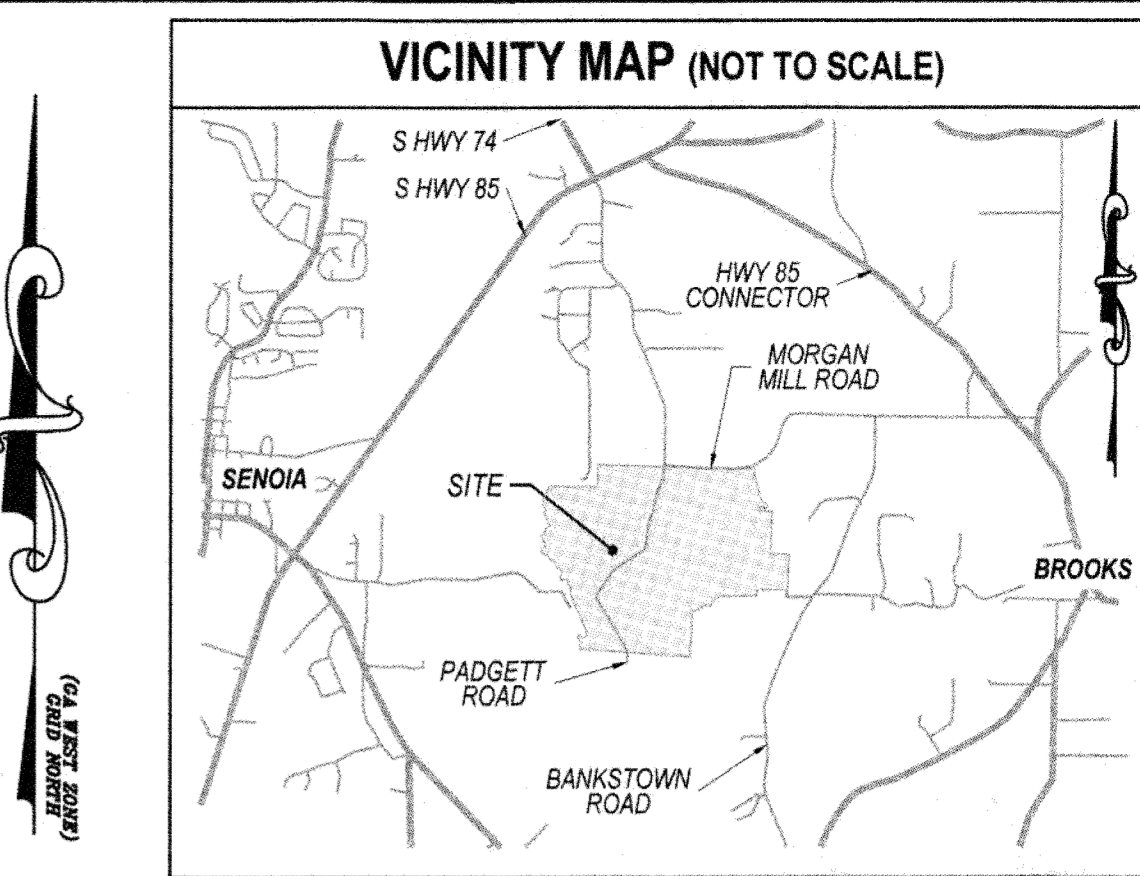
OWNER INFORMATION
 VANDER FAYETTE, LLC
 9008 EAST HIGHWAY 16
 SENOIA, GA 30276
 PHONE: (678) 251-5056

REFERENCES

- PLAT BOOK 6, PAGE 96, FAYETTE COUNTY RECORDS.
- PLAT BOOK 19, PAGE 190, FAYETTE COUNTY RECORDS.
- PLAT BOOK 37, PAGE 199, FAYETTE COUNTY RECORDS.
- PLAT BOOK 38, PAGE 105, FAYETTE COUNTY RECORDS.
- PLAT BOOK 39, PAGE 110, FAYETTE COUNTY RECORDS.
- PLAT BOOK 39, PAGE 192, FAYETTE COUNTY RECORDS.
- PLAT BOOK 101 PG. 418, FAYETTE COUNTY RECORDS.

LEGEND

- D.B. DEED BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- LL LAND LOT
- OTIP OPEN TOP PIPE
- REBAR REBAR
- IPF IRON PIN FOUND
- IPS 1/2" REBAR W/IC LSF 001179
- CMP CMP TOP PIPE
- CAG CURB & GUTTER
- RW RIGHT OF WAY
- SB SETBACK
- E OVERHEAD POWER LINE
- CMP CORRUGATED METAL PIPE
- SWMF STORMWATER MANAGEMENT FACILITY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- C CENTERLINE
- ID IDENTIFICATION
- B.S.L. BUILDING SETBACK LINE
- B.O.C. BACK OF CURB
- C CURVE LABEL
- CI CURB INLET
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- E.O.P. EDGE OF PAVEMENT
- F.H. FIRE HYDRANT LINE LABEL
- NF NOW OR FORMERLY
- P.N.S. P.N.S. SET
- S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- R.F. REFERENCE
- CO SEWER CLEAN OUT
- SQ.FT. SQUARE FOOT
- FT. FEET
- IPF IRON PIN FOUND (IPF)
- IPF IRON PIN SET (IPF)
- CO CONCRETE R.W. MONUMENT FOUND (CMP)
- SWC SINGLE WING CATCH BASIN (SWC)
- DWCB DOUBLE WING CATCH BASIN (DWCB)
- H.H. HOODS INLET (H)
- H.W. HEADWALL (HW)
- FES FLARED END SECTION (FES)
- LF LIGHT FROST (LF)
- YI YARD INLET (YI)
- CO SEWER CLEAN OUT (CO)
- W.W. WATER METER (W.M.)
- J.B. JUNCTION BOX (JB)
- SSMH SANITARY SEWER MANHOLE (SSMH)
- DI DROP INLET (DI)
- CMF CONCRETE R.W. MONUMENT FOUND (CMP)
- W.P. WINGED PEDESTAL INLET (WPI)
- CP CIRCULAR PEDESTAL INLET (CPI)



SHEET INDEX

1	COVER SHEET
2	MINOR FINAL PLAT
3	OVERALL EXHIBIT
4-5	LEVEL III SOILS MAP

SURVEY NOTES

- NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- ALL PROPERTY CORNERS REFERENCED AS I.P.S. INDICATES A 1/2" REBAR PLACED W/IC LSF 001179 UNLESS OTHERWISE NOTED.
- 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.
- THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE 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. 43-15-22.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR ENTITY NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.
- 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.
- THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM (N.A.D.) OF 1983 (1994 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 THE DATUMS AND BASED ON THE POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE ORTHOMETRIC HEIGHTS WERE DERIVED USING THE GEOID A12.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- ALL LOTS OR PARCELS SHOWN ON LAMPIN AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TRIMBLE 88 ROBOTIC TOTAL STATION & CHINA TOPO ROVER GPS UNIT. THE FIELDWORK WAS COMPLETED 11/11/25 ON THIS PROJECT.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE FAYETTE PADGETT 14 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 BY THIS SURVEY OR MAP AS TO 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: *[Signature]* DATE: 1/21/26

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 AGENCIES 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 COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 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. 15-6-87. 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
 REGISTERED GEORGIA LAND SURVEYOR NO. 2964 (rdebien@moorebass.com)
 MOORE BASS CONSULTING, INC.
 1350 KEYS FERRY CT. MCDONOUGH, GEORGIA 30253
 CERTIFICATE OF AUTHORIZATION NO. LSF-0001179

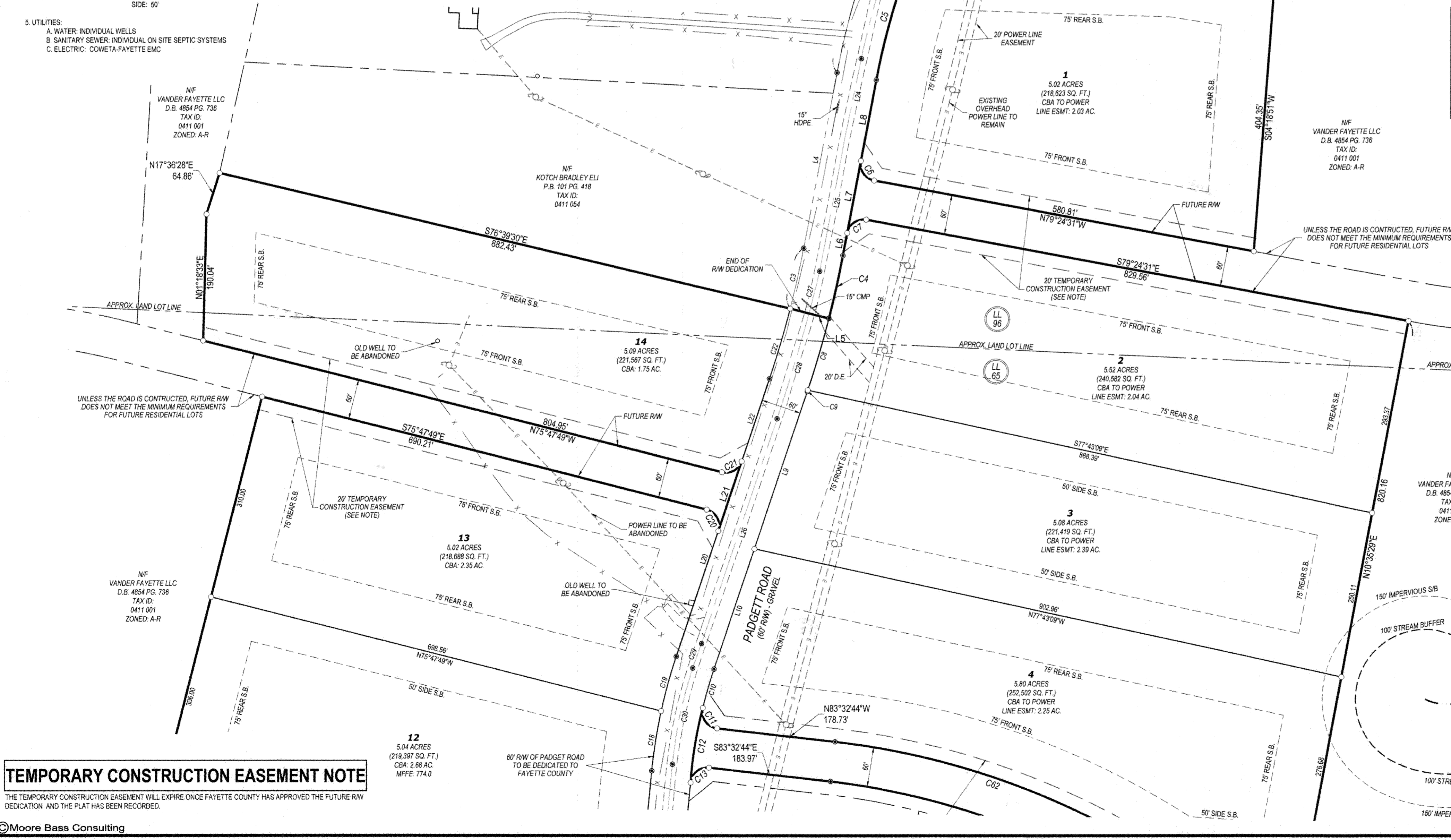
DATE: 1/21/26

FAYETTE COUNTY 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.

ROBERT J. DEBIEN
 REGISTERED GEORGIA LAND SURVEYOR NO. 2964 (rdebien@moorebass.com)
 MOORE BASS CONSULTING, INC.
 1350 KEYS FERRY CT. MCDONOUGH, GEORGIA 30253
 CERTIFICATE OF AUTHORIZATION NO. LSF-0001179

DATE: 1/21/26



TEMPORARY CONSTRUCTION EASEMENT NOTE
 THE TEMPORARY CONSTRUCTION EASEMENT WILL EXPIRE ONCE FAYETTE COUNTY HAS APPROVED THE FUTURE RW DEDICATION AND THE PLAT HAS BEEN RECORDED.

MB Moore Bass Consulting, Inc.

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

www.moorebass.com
 TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
 McDonough, GA 30253
 770.914.9394

FAYETTE PADGETT 14
 FAYETTE COUNTY, GEORGIA

VANDER FAYETTE, LLC
 9008 EAST HIGHWAY 16
 SENOIA, GEORGIA 30276

PROJECT NAME: FAYETTE PADGETT 14
 CLIENT NAME: VANDER FAYETTE, LLC

REVISIONS
 1. REVISED PER COUNTY COMMENTS: 12-2-2025

A1041.0109-FP-14-MSP

DATE: 6-24-2025
 CONTRACT # A1041.0109
 DRAWN BY: RJD, DC

1350 KEYS FERRY COURT
 MCDONOUGH, GA 30253
 SF 91179

SEAL: REGISTERED GEORGIA LAND SURVEYOR NO. 2964

SHEET TITLE: MINOR FINAL PLAT

SHEET: 1 OF 5

MINOR FINAL PLAT OF:
FAYETTE PADGETT 14
 LAND LOTS 65 & 96 - 4TH DISTRICT
 FAYETTE COUNTY, GEORGIA



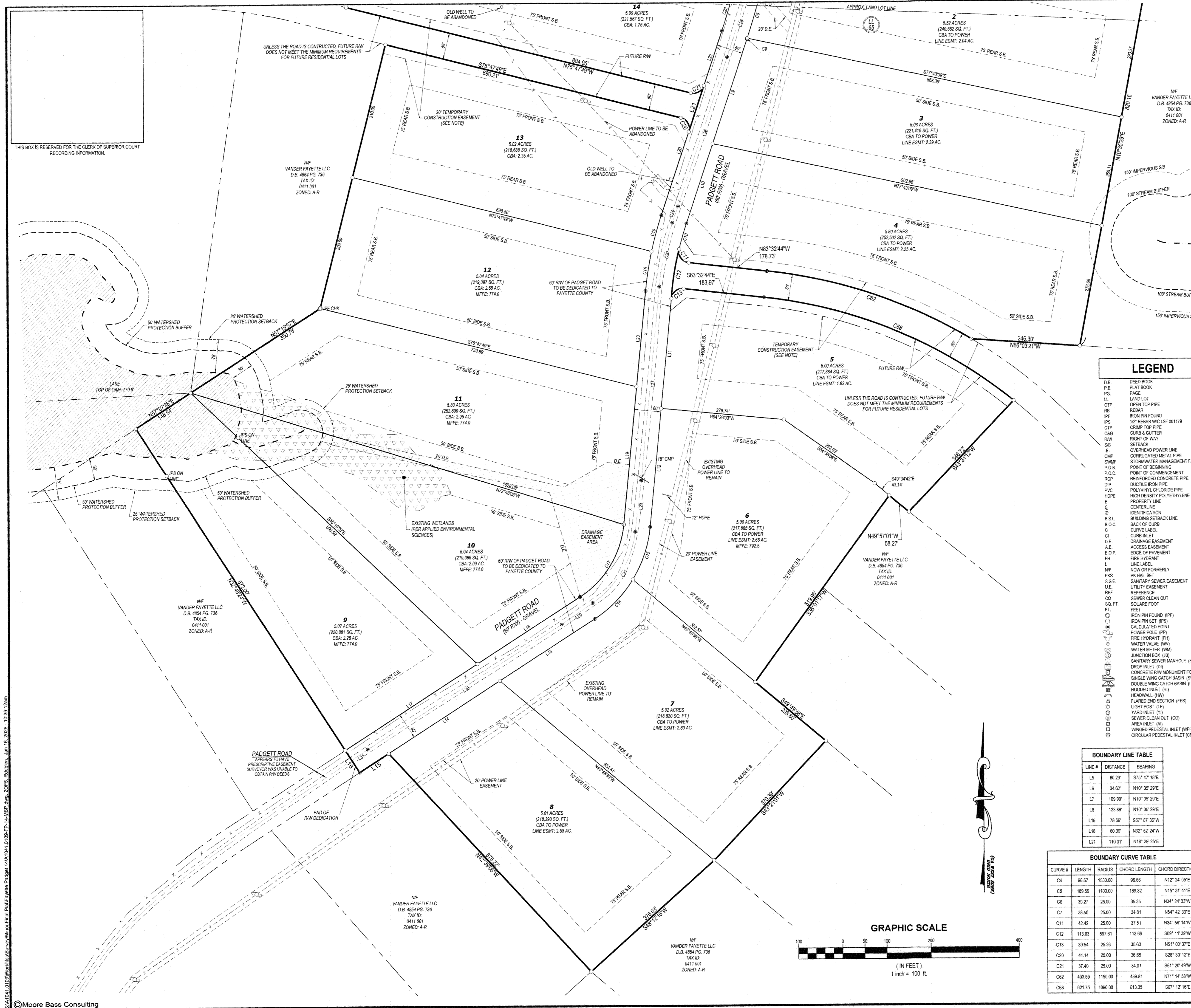
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PROJECT NAME
FAYETTE PADGETT 14
 FAYETTE COUNTY, GEORGIA

CLIENT NAME
VANDER FAYETTE, LLC
 9008 EAST HIGHWAY 16
 SENOIA, GEORGIA 30276



LINE #	DISTANCE	BEARING
L1	51.15'	S44° 59' 58"W
L2	265.67'	S09° 05' 18"W
L3	192.12'	S23° 47' 38"W
L4	268.46'	S10° 35' 29"W

CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	248.96	970.00	245.28	S16° 26' 28"W
C2	267.30	1160.00	266.71	S17° 11' 34"W
C3	92.88	1470.00	92.87	S12° 24' 05"W
C12	113.83	597.81	113.68	S09° 11' 39"W

LINE #	DISTANCE	BEARING
L6	34.62'	N10° 35' 29"E
L8	123.86'	N10° 35' 29"E
L9	249.36'	N18° 29' 25"E
L10	190.46'	N18° 29' 25"E
L11	250.00'	N05° 33' 57"E
L12	270.01'	N05° 33' 57"E
L13	256.67'	N57° 07' 38"E
L14	301.28'	N57° 07' 38"E
L17	358.07'	S57° 07' 38"W
L18	278.54'	S57° 07' 38"W
L19	313.89'	S05° 33' 57"W
L20	198.56'	S18° 29' 25"W
L20	218.03'	S05° 33' 57"W
L22	130.83'	S18° 29' 25"W

CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C4	96.67	1530.00	96.66	N12° 24' 05"E
C5	189.56	1100.00	189.32	N15° 31' 41"E
C6	39.27	25.00	35.35	N34° 24' 33"W
C7	38.50	25.00	34.81	N54° 42' 33"E
C8	112.14	1530.00	112.12	N16° 18' 41"E
C9	2.12	1530.00	2.12	N18° 27' 03"E
C10	60.56	720.00	60.54	N19° 04' 51"E
C11	42.42	25.00	37.51	N34° 56' 14"W
C15	128.47	280.00	125.40	N18° 30' 21"E
C16	125.50	280.00	124.45	N44° 17' 11"E
C17	197.98	220.00	191.37	S31° 20' 47"W
C18	90.88	780.00	90.83	S08° 54' 14"W
C19	85.07	780.00	85.03	S15° 21' 58"W
C20	41.14	25.00	36.65	S28° 39' 12"E
C21	37.40	25.00	34.01	S61° 20' 49"W
C22	109.78	1470.00	109.75	S16° 21' 04"W
C32	493.59	1150.00	489.81	N71° 14' 58"W

LEGEND

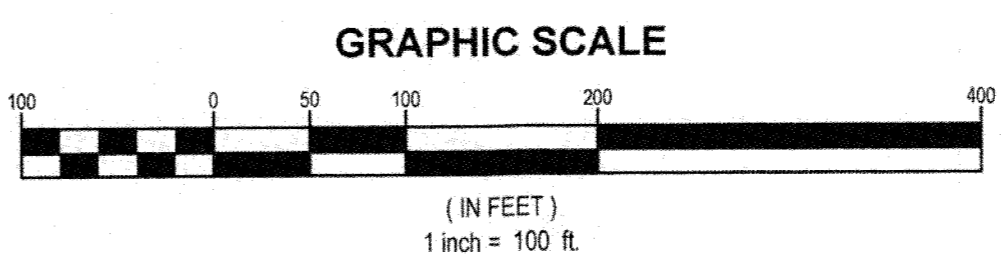
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- LL LAND LOT
- C.T.P. OPEN TOP PIPE
- R.B. REBAR
- I.P.F. IRON PIN FOUND
- P.S. 1/2" REBAR W/CSF 001179
- C.T.P. CRIMP TOP PIPE
- C.G. CURB & GUTTER
- R.O.W. RIGHT OF WAY
- S.B. SETBACK
- O.P.L. OVERHEAD POWER LINE
- C.M.P. CORRUGATED METAL PIPE
- S.W.M.F. STORMWATER MANAGEMENT FACILITY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.C.P. REINFORCED CONCRETE PIPE
- D.I.P. DUCTILE IRON PIPE
- P.V.C. POLYVINYL CHLORIDE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- P.P. PROPERTY LINE
- E.C. CENTERLINE
- I.D. IDENTIFICATION
- B.S.L. BUILDING SETBACK LINE
- B.O.C. BACK OF CURB
- C. CURVE LABEL
- C.I. CURB INLET
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- E.O.P. EDGE OF PAVEMENT
- F.H. FIRE HYDRANT
- L. LABEL
- N.F. NOW OR FORMERLY
- N.F.S. NAIL SET
- S.S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- REF. REFERENCE
- CO. SEWER CLEAN OUT
- SQ. FT. SQUARE FOOT
- FT. FEET
- IRON PIN FOUND (IPF)
- IRON PIN SET (IPS)
- CALCULATED POINT
- POWER POLE (PP)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- JUNCTION BOX (JB)
- SANITARY SEWER MANHOLE (SSMH)
- DROP INLET (DI)
- CONCRETE RW MONUMENT FOUND (CMF)
- SINGLE WING CATCH BASIN (SWCB)
- DOUBLE WING CATCH BASIN (DWCB)
- HOODED INLET (HI)
- HEADWALL (HW)
- FLARED END SECTION (FES)
- LIGHT POST (LP)
- YARD INLET (YI)
- SEWER CLEAN OUT (CO)
- AREA INLET (AI)
- WINGED PEDESTAL INLET (WPI)
- CIRCULAR PEDESTAL INLET (CPI)

LINE #	DISTANCE	BEARING
L5	60.29'	S75° 47' 18"E
L6	34.62'	N10° 35' 29"E
L7	108.99'	N10° 35' 29"E
L8	123.86'	N10° 35' 29"E
L15	78.86'	S57° 07' 38"W
L16	60.00'	N32° 52' 24"W
L21	110.31'	N18° 29' 25"E

LINE #	DISTANCE	BEARING
L23	243.48'	S9° 05' 18"W
L24	112.80'	S11° 33' 49"W
L25	212.64'	S10° 34' 37"W
L26	358.05'	S18° 29' 25"W
L27	441.82'	S5° 33' 57"W
L28	118.76'	S6° 51' 40"W
L29	85.15'	S55° 27' 34"W
L30	523.63'	S57° 30' 32"W
L31	43.73'	S56° 19' 36"W

CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C4	96.67	1530.00	96.66	N12° 24' 05"E
C5	189.56	1100.00	189.32	N15° 31' 41"E
C6	39.27	25.00	35.35	N34° 24' 33"W
C7	38.50	25.00	34.81	N54° 42' 33"E
C11	42.42	25.00	37.51	N34° 56' 14"W
C12	113.83	597.81	113.68	S09° 11' 39"W
C13	38.54	25.26	35.63	N51° 00' 37"E
C20	41.14	25.00	36.65	S28° 39' 12"E
C21	37.40	25.00	34.01	S61° 20' 49"W
C22	493.59	1150.00	489.81	N71° 14' 58"W
C68	621.75	1090.00	613.35	S67° 12' 18"E

CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C23	208.98	2089.19	208.89	S11° 57' 14"W
C24	70.01	400.00	69.92	S19° 49' 59"W
C25	230.39	7784.63	230.38	S23° 59' 57"W
C26	228.29	1128.80	227.90	S17° 21' 27"W
C27	65.29	2614.93	65.29	S14° 09' 27"W
C28	165.11	2514.93	165.08	S16° 40' 54"W
C29	39.14	673.37	39.14	S19° 49' 37"W
C30	148.03	673.37	147.73	S11° 51' 50"W
C31	194.07	228.80	188.30	S31° 09' 37"W



REVISIONS
 1. REVISED PER COUNTY COMMENTS: 12-2-2025

DATE: 6-24-2025

CONTRACT # A1041.0109

DRAWN BY: RJD, DC

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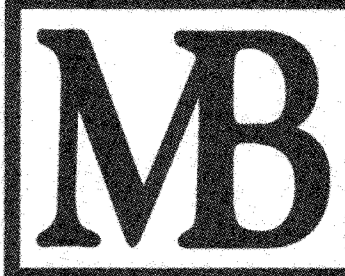
1350 KEYS FERRY COURT
 MCDONOUGH, GA 30253
 770.914.9394

SEAL

 ROBERT J. DEBRIEN
 6/27/25

SHEET TITLE
MINOR FINAL PLAT

SHEET
2 OF 5



Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
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FAYETTE PADGETT 14
FAYETTE COUNTY, GEORGIA

VANDER FAYETTE, LLC
9008 EAST HIGHWAY 16
SENOIA, GEORGIA 30276

PROJECT NAME

CLIENT NAME

REVISIONS

1. REVISED PER COUNTY COMMENTS: 12-2-2025

A1041.0109-SHEET 3

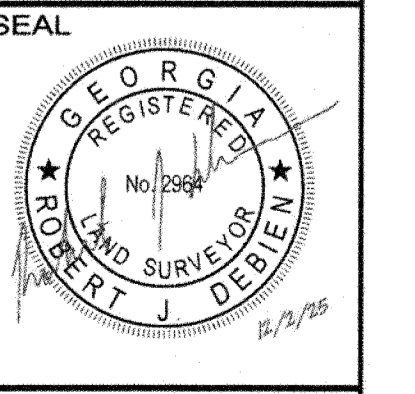
DATE 10-20-2025

CONTRACT # A1041.0109

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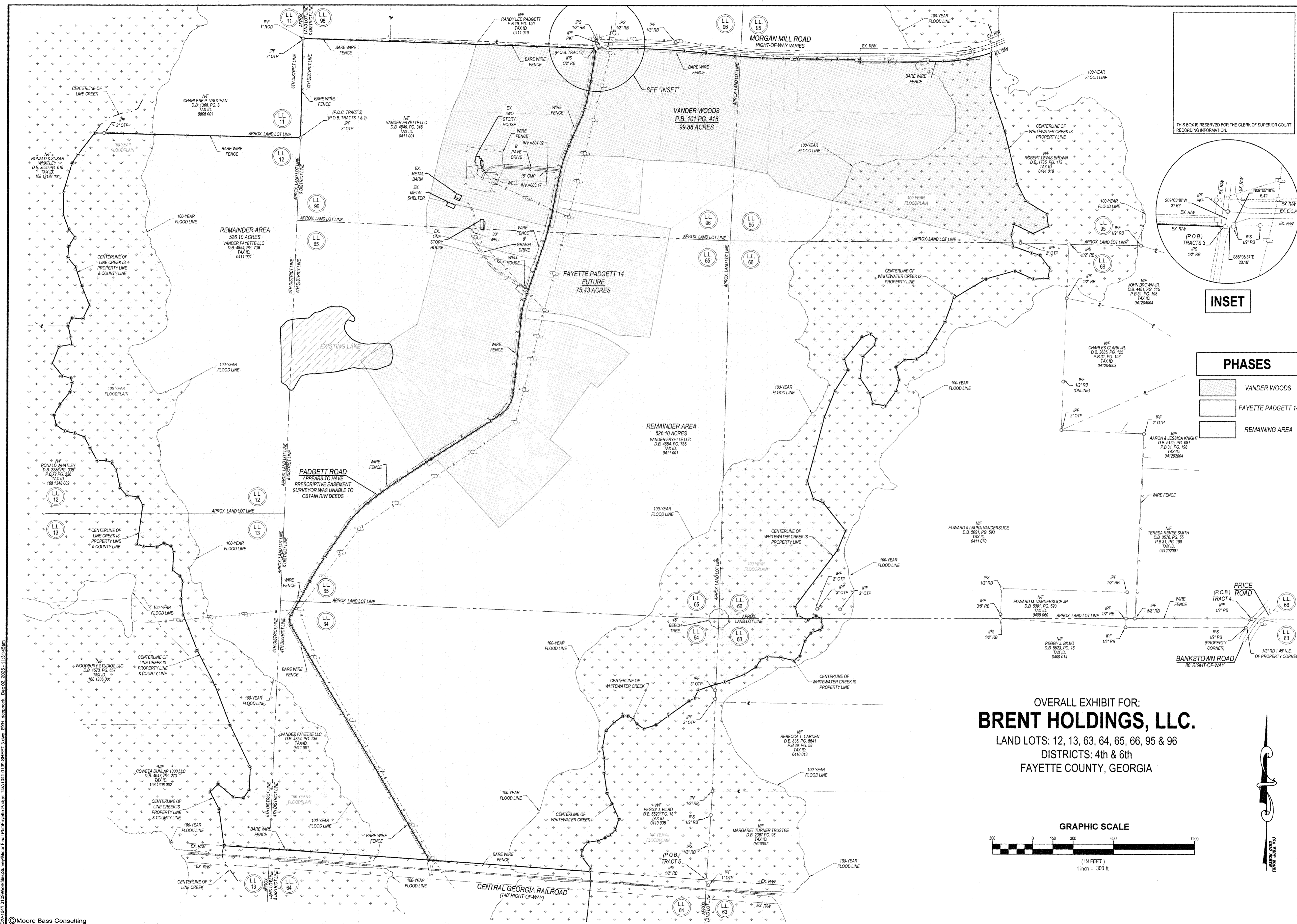


SHEET TITLE

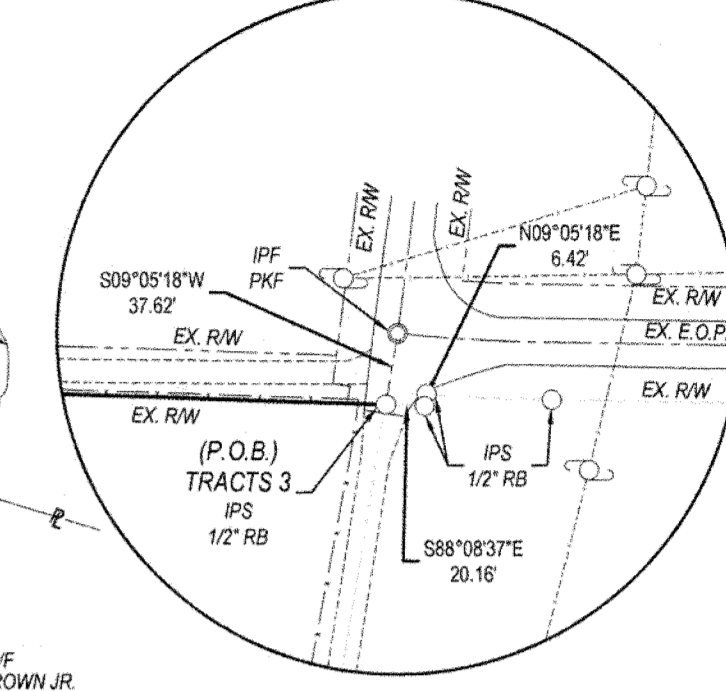
OVERALL SURVEY EXHIBIT

SHEET

3 OF 5



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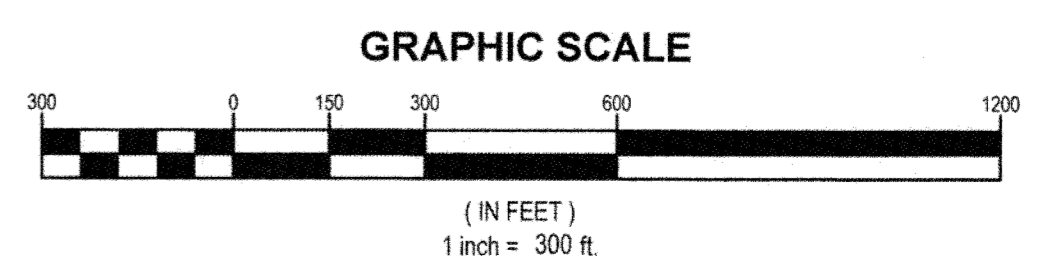


INSET

PHASES

- VANDER WOODS
- FAYETTE PADGETT 14
- REMAINING AREA

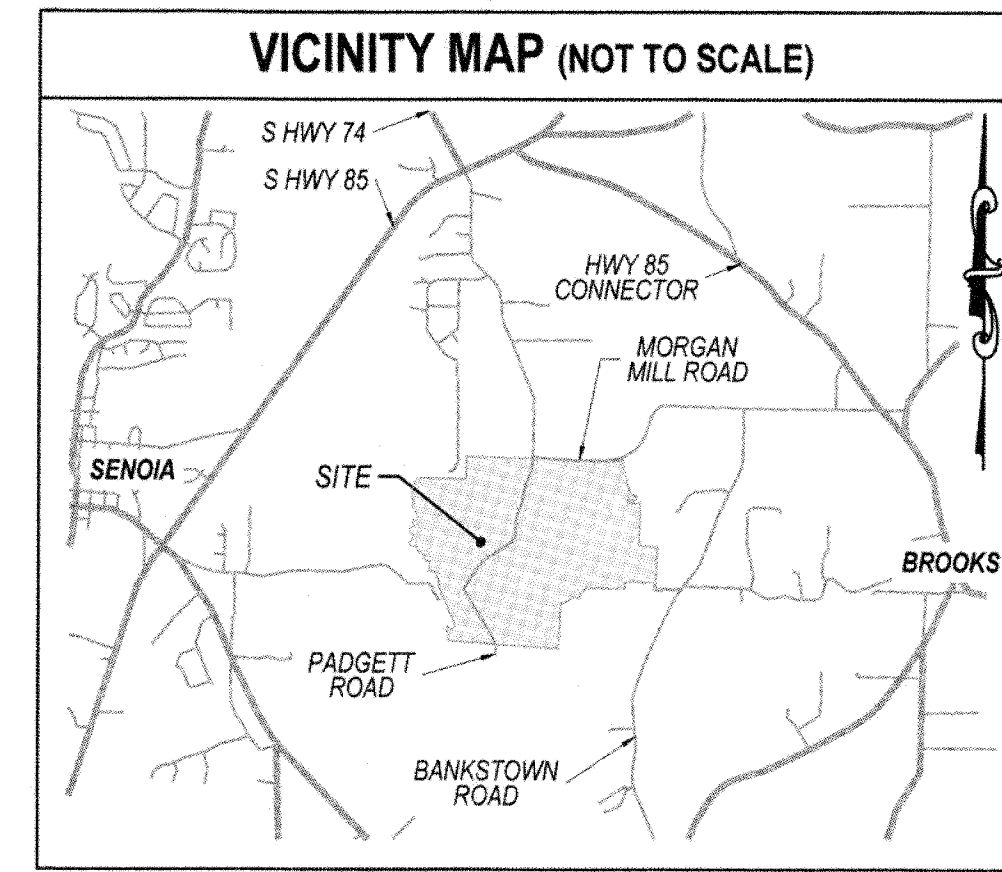
OVERALL EXHIBIT FOR:
BRENT HOLDINGS, LLC.
 LAND LOTS: 12, 13, 63, 64, 65, 66, 95 & 96
 DISTRICTS: 4th & 6th
 FAYETTE COUNTY, GEORGIA



C:\A1041.0109\BrentHoldings\Survey\Final\Plate\Plate.dwg Plot: A1041.0109-SHEET 3.dwg E:\A1041.0109.dwg Dec 02, 2025 11:31:46am

MINOR FINAL PLAT OF:
FAYETTE PADGETT 14
 LAND LOTS 65 & 96 - 4TH DISTRICT
 FAYETTE COUNTY, GEORGIA

MINOR FINAL PLAT OF:
FAYETTE PADGETT 14
 LAND LOTS 65 & 96 - 4TH DISTRICT
 FAYETTE COUNTY, GEORGIA



MB
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SURVEYOR INFORMATION

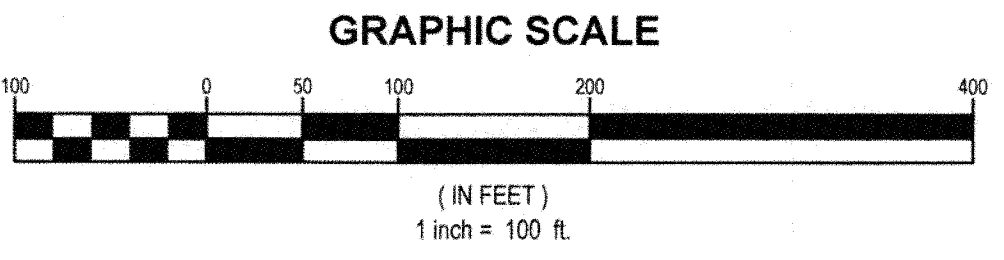
MOORE BASS CONSULTING, INC.
 1350 KEYS FERRY COURT,
 MCDONOUGH, GEORGIA 30253
 CONTACT: ROB DEBIEN
 rdebien@moorebass.com
 (770) 914-9394

OWNER INFORMATION

FAYETTE PADGETT 14
 9008 EAST HIGHWAY 16
 SENOIA, GA 30276
 PHONE: (678) 251-5056

LEGEND

D.B.	DEED BOOK	PH	FIRE HYDRANT
P.B.	PLAT BOOK	L	LINE LABEL
PG	PAGE	NF	NOW OR FORMERLY
LL	LAND LOT	PK	PK MAIL SET
OTF	OPEN TOP PIPE	S.S.E.	SANITARY SEWER EASEMENT
RB	REBAR	U.E.	UTILITY EASEMENT
IPF	IRON PIN FOUND	REF	REFERENCE
IPS	1/2" REBAR W/ LSF 001179	SQ. FT.	SQUARE FOOT
CTP	CRIMP TOP PIPE	FT.	FEET
CB	CURB & GUTTER	IRON PIN FOUND (IPF)	IRON PIN FOUND (IPF)
OW	OPEN TOP PIPE	CONCRETE R/W MONUMENT FOUND (CMF)	CONCRETE R/W MONUMENT FOUND (CMF)
OS	OPEN TOP PIPE	CALCULATED POINT	CALCULATED POINT
OS	OPEN TOP PIPE	POWER POLE (PP)	POWER POLE (PP)
OS	OPEN TOP PIPE	FIRE HYDRANT (FH)	FIRE HYDRANT (FH)
OS	OPEN TOP PIPE	WATER VALVE (WV)	WATER VALVE (WV)
OS	OPEN TOP PIPE	WATER METER (WM)	WATER METER (WM)
OS	OPEN TOP PIPE	JUNCTION BOX (JB)	JUNCTION BOX (JB)
OS	OPEN TOP PIPE	SANITARY SEWER MANHOLE (SSMH)	SANITARY SEWER MANHOLE (SSMH)
OS	OPEN TOP PIPE	DROP INLET (DI)	DROP INLET (DI)
OS	OPEN TOP PIPE	CONCRETE R/W MONUMENT FOUND (CMF)	CONCRETE R/W MONUMENT FOUND (CMF)
OS	OPEN TOP PIPE	SINGLE WING CATCH BASIN (SWCB)	SINGLE WING CATCH BASIN (SWCB)
OS	OPEN TOP PIPE	DOUBLE WING CATCH BASIN (DWCB)	DOUBLE WING CATCH BASIN (DWCB)
OS	OPEN TOP PIPE	HOODED INLET (HI)	HOODED INLET (HI)
OS	OPEN TOP PIPE	HEADWALL (HW)	HEADWALL (HW)
OS	OPEN TOP PIPE	FLARED END SECTION (FES)	FLARED END SECTION (FES)
OS	OPEN TOP PIPE	LIGHT POST (LP)	LIGHT POST (LP)
OS	OPEN TOP PIPE	YARD INLET (YI)	YARD INLET (YI)
OS	OPEN TOP PIPE	SEWER CLEAN OUT (CO)	SEWER CLEAN OUT (CO)
OS	OPEN TOP PIPE	AREA INLET (AI)	AREA INLET (AI)
OS	OPEN TOP PIPE	WINGED PEDESTAL INLET (WPI)	WINGED PEDESTAL INLET (WPI)
OS	OPEN TOP PIPE	CIRCULAR PEDESTAL INLET (CPI)	CIRCULAR PEDESTAL INLET (CPI)



FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF FAYETTE COUNTY, GEORGIA COMMUNITY PANEL NUMBER 131130145E & 131130216E, EFFECTIVE DATE SEPTEMBER 26TH, 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 MINGWOP EXISTING 100 YEAR SPECIAL FLOOD HAZARD AREA FROM THE FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY.

SOIL CLASSIFICATION CERTIFICATE

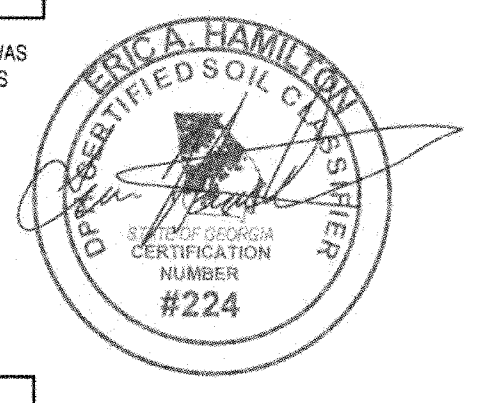
I, ERIC HAMILTON DO HEREBY CERTIFY THAT THE LEVEL II SOIL SURVEY INFORMATION PROVIDED ON THIS PLAT WAS PERFORMED BY APPLIED ENVIRONMENTAL SCIENCES, INC. IN MAY 17, 2013, ACCORDANCE WITH THE PROCEDURES SPECIFIED IN THE GEORGIA DEPARTMENT OF HUMAN RESOURCES' CURRENT MANUAL FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

173 FULLON CT. PEACHTREE CITY, GA 30269 (678-262-4020)
 SIGNATURE OF SOIL CLASSIFIER: [Signature] #224
 GEORGIA DHR SOIL CLASSIFIER REGISTRATION NO. #224

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: [Signature]
 WETLAND DELINEATOR: APPLIED ENVIRONMENTAL SCIENCES, INC. | 909 GLENDA TRACE, STE. 327, NEWHAM GA 30265 | (678) 252-4020



SOIL SUITABILITY LEGEND

- A1 Soils are typically suitable for conventional absorption fields 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.
- A3 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 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.
- A5 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.
- P2 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.

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/ha/ft)	Soil Suit. Code
Abell	>72	20-30	0-3	---	---	---	F2, F4
Bethlehem	60-72*	>72	4-12	24-36	60	---	N3
Cataula II	>72	24-36 (PWT)	1-6	---	---	---	C1
Cecil	>72	>72	2-10	36-48	60	---	A1
Cecil Variant	>72	>72	2-10	42-48	70	---	A3
Cecil Wet Variant (C.W.V.)	>72	48-60	1-5	18-24	75	---	P1
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	C2
Parolet	>72	>72	2-8	30-48	45	---	A1
Saw	30	>30	6-10	12-18	75	0.15	I1
Starr	>72	48-72*	2-6	---	---	---	F4
Vance	>72	>72	1-6	48-54	75	---	A3
Wash Over Cecil (W.O.C.)	>72	>72	1-5	36-48	70	---	A2

PWT = Perched Water Table

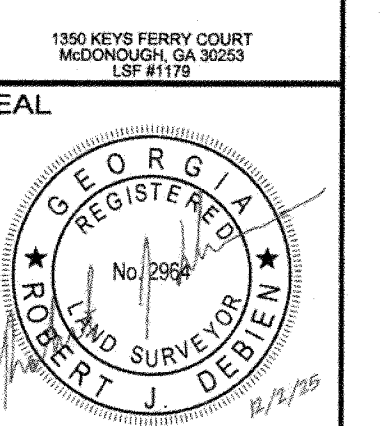
- NOTES:**
- Logging Roads should be avoided due to compaction, gullying and other disturbances.
 - Topographic information should be considered approximate.
 - Terraces in the vicinity of absorption field construction should be graded out to improve surface water drainage.
 - Soil boundary lines should be considered transitional zones between different soil conditions or series rather than an exact boundary.
 - System installation should not occur under saturated or wet soil conditions.
 - Absorption fields should not be installed on concave slopes.
 - Surface drainage should be diverted away from absorption field lines.
 - Cutter downslopes should be discharged away from the vicinity of the on site wastewater system.
 - Estimated percolation rates are based on full-sized system performance. However, no guarantee is given or implied as to the performance of any particular system installed.

PROJECT NAME: FAYETTE PADGETT 14, FAYETTE COUNTY, GEORGIA

CLIENT NAME: VANDER FAYETTE, LLC, 9008 EAST HIGHWAY 16, SENOIA, GEORGIA 30276

REVISIONS: 1. REUSED PER COUNTY COMMENTS: 12-2-2025

A1041.0109-FP-14-MSP
 DATE: 6-24-2025
 CONTRACT #: A1041.0109
 DRAWN BY: RJD, DC

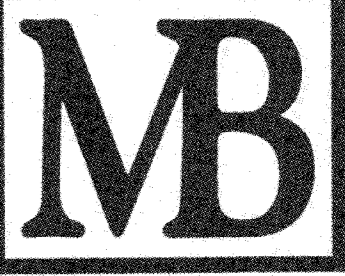


SHEET TITLE: MINOR FINAL PLAT LEVEL 3 SOILS

SHEET 4 OF 5

S:\A1041.0109\Ward\Survey\Minor Final Plat\Fayette Padgett 14\A1041.0109-FP-14-MSP.dwg - AC0E5, Robbien, Jan 16, 2025, 10:38:36am

MINOR FINAL PLAT OF:
FAYETTE PADGETT 14
 LAND LOTS 65 & 96 - 4TH DISTRICT
 FAYETTE COUNTY, GEORGIA



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

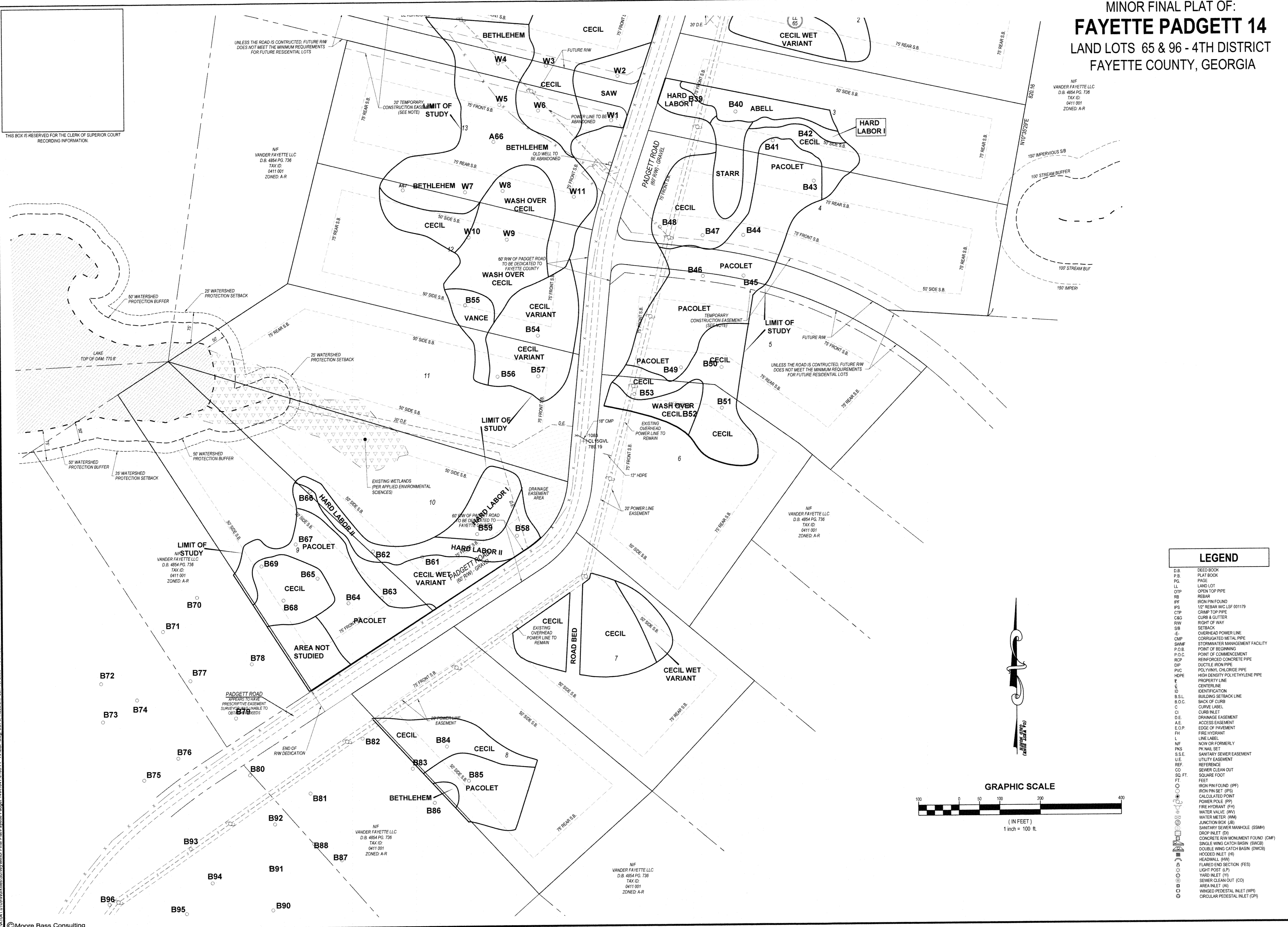
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 FAYETTE COUNTY, GEORGIA

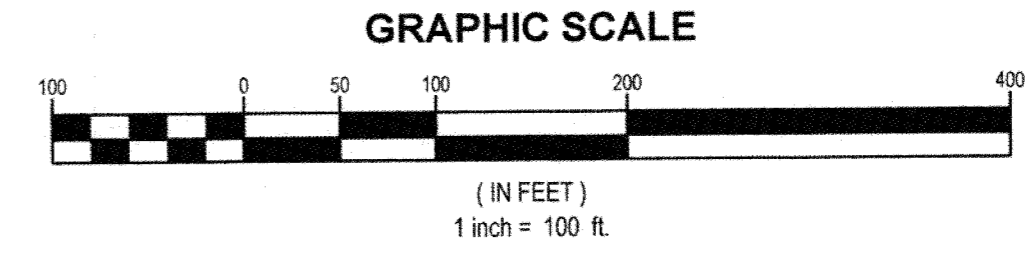
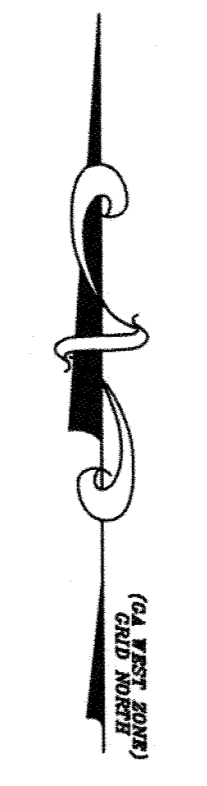
VANDER FAYETTE, LLC
 9008 EAST HIGHWAY 16
 SENOIA, GEORGIA 30276

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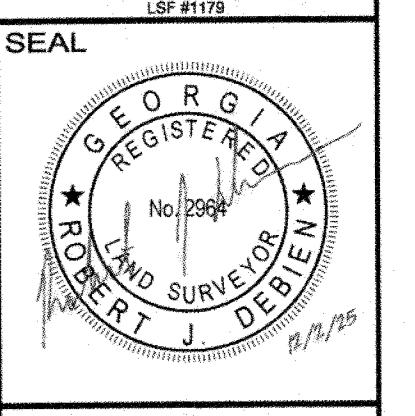
LEGEND

- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- LL. LAND LOT
- QTP. OPEN TOP PIPE
- RB. REBAR
- IPF. IRON PIN FOUND
- IPR. 1/2" REBAR W/IC LSF 601179
- CTP. CRIMP TOP PIPE
- C&G. CURB & GUTTER
- R/W. RIGHT OF WAY
- S/B. SETBACK
- E. OVERHEAD POWER LINE
- CMP. CORRUGATED METAL PIPE
- SWMF. STORMWATER MANAGEMENT FACILITY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- RCF. REINFORCED CONCRETE PIPE
- DIP. DUCTILE IRON PIPE
- PVC. POLYVINYL CHLORIDE PIPE
- HDPE. HIGH DENSITY POLYETHYLENE PIPE
- P. PROPERTY LINE
- C. CENTERLINE
- ID. IDENTIFICATION
- B.S.L. BUILDING SETBACK LINE
- B.O.C. BACK OF CURB
- C. CURVE LABEL
- CI. CURB INLET
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- E.O.P. EDGE OF PAVEMENT
- FH. FIRE HYDRANT
- L. LINE LABEL
- N/O. NOW OR FORMERLY
- PKS. PK NAIL SET
- S.S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- REF. REFERENCE
- CO. SEWER CLEAN OUT
- SQ. FT. SQUARE FOOT
- FT. FEET
- IPF. IRON PIN FOUND (PF)
- IPR. IRON PIN SET (PRS)
- CP. CALCULATED POINT
- PP. POWER POLE (PP)
- FH. FIRE HYDRANT (FH)
- WV. WATER VALVE (WV)
- WM. WATER METER (WM)
- JB. JUNCTION BOX (JB)
- SSMH. SANITARY SEWER MANHOLE (SSMH)
- DI. DROP INLET (DI)
- CMF. CONCRETE RW MONUMENT FOUND (CMF)
- SWCB. SINGLE WING CATCH BASIN (SWCB)
- DWCB. DOUBLE WING CATCH BASIN (DWCB)
- HI. HOODED INLET (HI)
- HW. HEADWALL (HW)
- FES. FLARED END SECTION (FES)
- LP. LIGHT POST (LP)
- YI. YARD INLET (YI)
- CO. SEWER CLEAN OUT (CO)
- AI. AREA INLET (AI)
- WPI. WINGED PEDESTAL INLET (WPI)
- CP. CIRCULAR PEDESTAL INLET (CP)



REVISIONS
 1. REVISED PER COUNTY COMMENTS: 12-22-2025

A1041.0109-FP-14-MSP
 DATE: 6-24-2025
 CONTRACT #: A1041.0109
 DRAWN BY: RJD, DC



SHEET TITLE
MINOR FINAL PLAT LEVEL 3 SOILS

SHEET
5 OF 5