PRELIMINARY PLAT

PRE-APPLICATION # PRE 2101-0263
THIS PRELIMINARY PLAT IS ASSOCIATED WITH
PUD REZONING APPLICATION # BOC 2102-0100
PARCEL NUMBER (05213 235004)

SITE NOTES

1. CURRENT ZONING OF PROPERTY IS AG.
2. PROPOSED ZONING PUD.
3. REQUIRED OPEN SPACE (20% OF 21.2 ACRES) 4.24 ACRES.
4. PROPOSED OPEN SPACE 4.24 ACRES (20%).
5. PROPOSED SETBACKS AS SHOWN (SEE TYPICAL LOT).
6. SUBDIVISION COVENANTS WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS.
7. DRAINAGE STUDY WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS
8. WATER AND SEWER PROVIDED BY C.C.W.A.

CLAYTON COUNTY CODE OF ORDINANCE

CHAPTER 42; ARTICLE III; SEC. 42-61.3
(c) ALL NEW ONE AND TWO FAMILY DWELLINGS BUILT CLOSER THAN 15 FEET FROM ANOTHER STRUCTURE OR CLOSER THAN 10 FEET TO THE PROPERTY LINE MUST BE EQUIPPED WITH AN APPROVED SPRINKLER SYSTEM; OR, CONSTRUCTED OF NON-COMBUSTIBLE EXTERIOR MASONRY MATERIALS AND MUST HAVE PROTECTED OPENINGS.

FLOOD NOTES

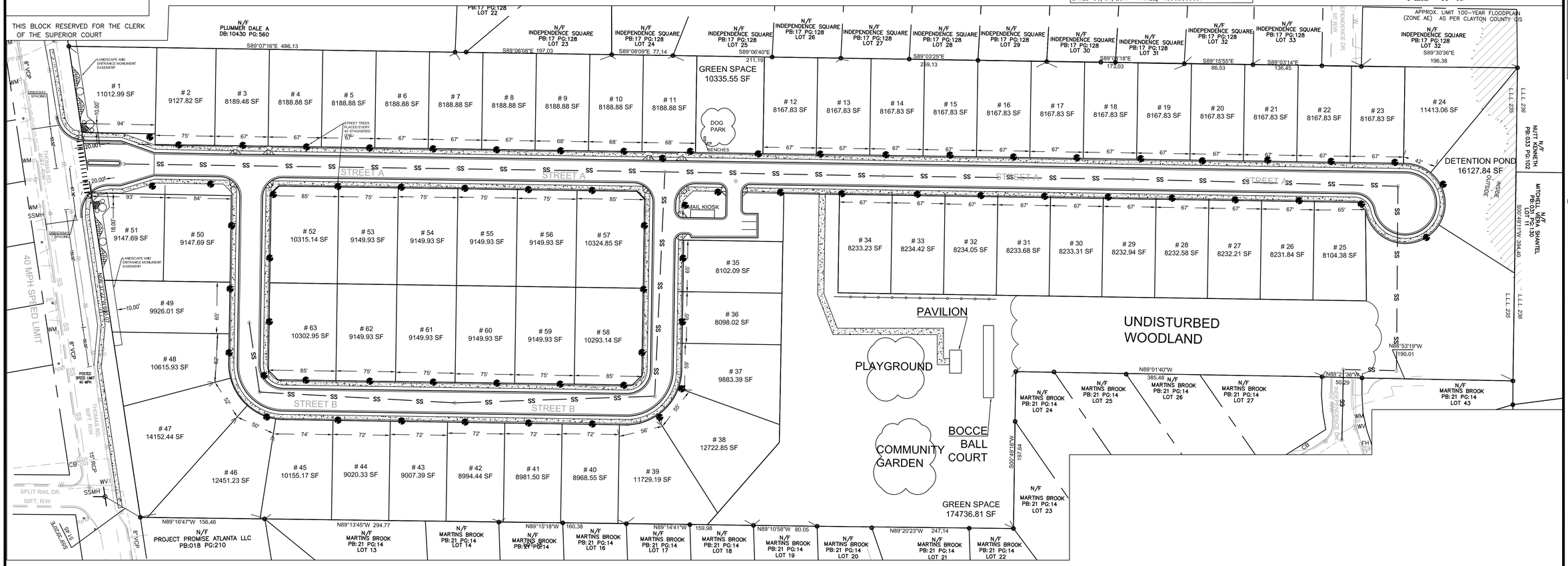
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS PARTIALLY INSIDE THE 100-YEAR FLOOD HAZARD AREA ZONE AE ACCORDING TO THE FEMA FIRM MAP.
DATED 06/07/2017 PANEL# 13063C0069F

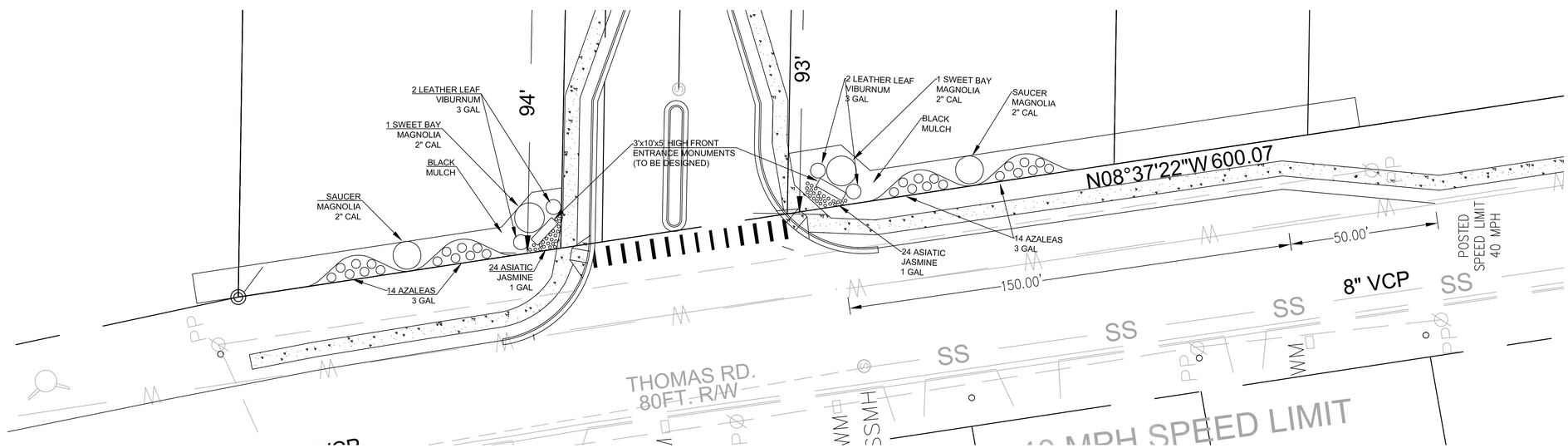
*THIS PLAT IS NOT FOR RECORDING

NOTE: WATER QUALITY / DETENTION
1. THE LOT LINES MAY CHANGE DUE TO STORMWATER DESIGN.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT





LANDSCAPE DETAIL 1" = 20'

CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SITE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HIS/ HER OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.

DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION

MOORE CIVIL
CONSULT>DESIGN>ENGINEER
ROBERT@MOORECIVIL.COM
708.224.1629

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE035680
PROFESSIONAL ENGINEER
ROBERT EUGENE MOORE

MOORE CIVIL CONSULTING, INC.
40 HAMILTON WAY
HAWKINSVILLE, GA 31036
706-224-1629

NOT RELEASED FOR CONSTRUCTION

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24 HOUR CONTACT:
GREG STRINGER
770-527-8449

CLIENT:
XCEL PROPERTIES, INC
2472 JETT FERRY RD
SUITE 400-320
DUNWOODY, GA 30338

APPLICANT INFORMATION:
XCEL PROPERTIES, INC.
2472 JETT FERRY RD
SUITE 400-320
DUNWOODY, GA 30338
GREG STRINGER
770-527-8449

REVISIONS:

06/28/21	PRELIMINARY PLAT

THOMAS ESTATES

9110 THOMAS RD
JONESBORO, GA 30238

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C.300