To Mayor and Council

From: Dina Rimi- Community Development Director

Re: Village West – Revised Plat

Date: October 2, 2019

## Background

The City of Senoia received an application for a revised preliminary plat for Village West commercial subdivision. The applicant is requesting to divided lot 7 into two lots that would become lot 6 and lot 7, each lot would be 1.95 acres.

## Administrator's Report

The preliminary plat has been reviewed by the city staff and it has been determined that there are no inconsistencies with Section 404 of the Land Development Ordinance. It would be appropriate to recommend approval of the revised Preliminary Plat for Village West.

## Planning Commission Recommendation

The Planning Commission voted to recommend approval of the revised preliminary plat at the September 2019 meeting, with a vote of 5-0.

REVISED FINAL PLAT OF

# VILLAGE WEST COMMERCIAL PHASE I

## LOCATED IN LAND LOT 247 - 1ST. DISTRICT
## CITY OF SENOIA, COWETA COUNTY , GA.


PREPARED BY:
MCLAIN SURVEYING, INC.
6 MADISON STREET, NEWNAN, GEORGIA 30263
OFFICE: 770-251-8523
EMAIL: tmclain339@numail.org


THIS FINAL PLAT REVISED ON JULY 11, 2019
TO SUBDIVIDE LOT 7 AND CREATE LOT 6.

THIS AREA RESERVED FOR THE
CLERK OF SUPERIOR COURT

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCLAIN
GEORGIA R.L.S. #2703

GEORGIA REGISTERED No. 2703 LAND SURVEYOR RANDY McLAIN

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC., MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

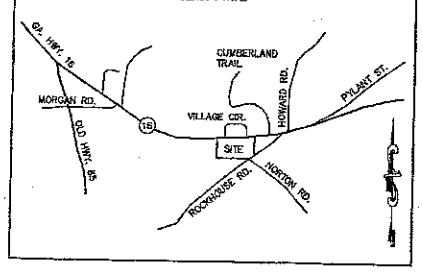
THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED ON THE SURVEY AND/OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE 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. 15-6-67.

Maintenance Guarantee:
The undersigned, its successors and assigns, hereby warrants and guarantees to the mayor and council of the city the full and complete maintenance of all public improvements for Village West Commercial Phase I Subdivision, as shown hereon. This warranty and guarantee is made in accordance with the provisions of the Senoia Land Development Ordinance. This guarantee includes not only paving of publicly-dedicated streets, but all other appurtenant structures and amenities lying within the rights-of-way of said streets, within designated easements, and in the common areas, including but not limited to all curbing, drainage pipes, culverts, catch basins, drainage facilities and structures, bike paths, cart paths, pedestrian paths and other public improvements. Unless formal dedication has been expressly accepted by the city or other public utility by delivery of proper legal instruments, maintenance responsibility shall remain with the developer, its successors or assigns. The term of this Agreement shall be for a period of five years beginning on the date of written acceptance of said improvements by the city as evidenced by the final plat approval. The developer agrees to correct and repair or cause to be corrected and repaired all damages or defects to said improvements resulting from any cause whatsoever during this period; provided, written notice of said damages is given the developer prior to the date the five-year period expires. In the event the developer fails to correct any damages or defects within 30 days after written notice thereof, then said damages or defects may be corrected by the city by using any financial security maintenance bond. In addition, the city may exercise any remedies available to it by law. After the termination of said five-year period the city shall be responsible to the citizens of Senoia only for the maintenance of those public improvements as are expressly dedicated to it, or for which it has maintenance responsibility by operation of law; provided, however, any damages which occurred prior to the end of said five-year period and which remain unrepaired at the termination of said period shall remain the sole responsibility of the developer.
IN WITNESS WHEREOF, the developer has caused this Agreement to be executed by its duly authorized officers this 14th. day of March, 2015.

By:_____
(Owner)

VICINITY MAP




Final plat approval:
This plat complies with the zoning regulations, the Land Development Ordinance and all other regulations governing the land development for Senoia.

City Engineer:_____ Date:_____

Mayor:_____ Date:_____

City Administrator:_____ Date:_____

Surveyor's Final Certificate:
I hereby certify 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 size, location, type and material are shown correctly. This plat conforms to all requirements of the Georgia Plat Act.

This 11 day of July 2019.
By:_____
Randy McLain
Registered Land Surveyor No. 2703

OWNER/DEVELOPER:
LINDSEY AND ASSOCIATES
140 VILLAGE CIRCLE
SENOIA, GEORGIA 30276
PHONE: 770-599-1004
CONTACT: DAVID LINDSEY

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |

LEGEND

| | | |
|---|---|---|
| R/W | = | RIGHT OF WAY |
| I.P.F. | = | IRON PIN FOUND |
| I.P.P. | = | IRON PIN PLACED |
| C.T. | = | CRIMPED TOP PIPE |
| R.B. | = | REINFORCING BAR |
| O.T. | = | OPEN TOP |
| N/F | = | NOW OR FORMERLY |
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| D.B. | = | DEED BOOK |
| P.B. | = | PLAT BOOK |
| C.M.F. | = | CONCRETE MONUMENT FOUND |
| P.O.B. | = | POINT OF BEGINNING |
| A.K.A. | = | ALSO KNOWN AS |
| U.E. | = | UTILITY EASEMENT |
| D.E. | = | DRAINAGE EASEMENT |
| L.P. | = | LIGHT POLE |
| F.H. | = | FIR HYDRANT |
| W.M. | = | WATER METER |
| M.F.F.E. | = | MINIMUM FINISHED FLOOR ELEVATION |
| L.A.G. | = | LOWEST ADJACENT GRADE |
| H.A.G. | = | HIGHEST ADJACENT GRADE |
| D.I. | = | DROP INLET |
| J.B. | = | JUNCTION BOX |
| C.B. | = | CATCH BASIN |
| T.B.M. | = | TEMPORARY BENCHMARK |
| Ⓢ | = | SANITARY SEWER MANHOLE |
| | = | FIRE HYDRANT |
| ☆ | = | LIGHT POLE |
| D.I.P. | = | DUCTILE IRON PIPE |
| R.C.P. | = | REINFORCED CONCRETE PIPE |
| C.M.P. | = | CORRUGATED METAL PIPE |

NOTE: THE STORMWATER QUALITY/DETENTION BASIN WILL BE RECERTIFIED AT THE CERTIFICATE OF OCCUPANCY OF THE FINAL LOT OF THIS PHASE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,000 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARE RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

TYPE OF EQUIPMENT USED: TOPCON 235W, TOPCON HIPER SR

Deed of Dedication:
Developer, at its sole expense, shall have an attorney-at-law licensed in the State of Georgia prepare a Deed of Dedication, in form subject to recording in the land records of Coweta County, Georgia, together with an attorney's certificate of title to the mayor and council certifying that all lands dedicated therein by said deed are conveyed free and clear of marketable encumbrances and obligations whatsoever. Said deed and title certificate shall be reviewed and approved as to form by the city attorney, prior to formal acceptance by resolution of the mayor and council. A copy of the deed, as recorded, shall be placed in the minutes of the council meeting where accepted and approved.

Notes:

1. Total Number of Lots: 8
2. This Property is Zoned GC (General Commercial)
3. Tax Map and Parcel number: 163 1247 007, 163 1247 008, 163 1247 009 and a portion of 157 1230 002
4. Total Area of Project: 17.05 Acres
5. Total Area of Lots: 12.58 Acres
6. Total Area of Right of Way: 1.86 Acres
7. Total Area of Open Space: 2.62 Acres
8. Boundary Information provided by McLain Surveying, Inc.
9. Iron pins set at all Property Corners
10. All streets are 32' back of curb to back of curb unless otherwise noted.
11. According to F.I.R.M. Map 13077C0287D, Dated February 6, 2013, this property is not located in a 100 Year Flood Zone.
12. Basis of Bearings: State Plane Coordinate System, Georgia West Zone
13. Setbacks: Front 25'; Side = 20'; Rear = 30'
14. Total Length of Streets:
15. Minimum Lot Size: 1.0 Acre

JULY 11, 2019
PROJECT NAME: 13-314
JOB NUMBER: 13-314_7-11-19.DWG

SHEET 1 OF 2

AS PER OFFICIAL F.I.R.M. MAP 13077C0287D, DATED 2/8/2013, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

THIS AREA RESERVED FOR THE CLERK OF SUPERIOR COURT

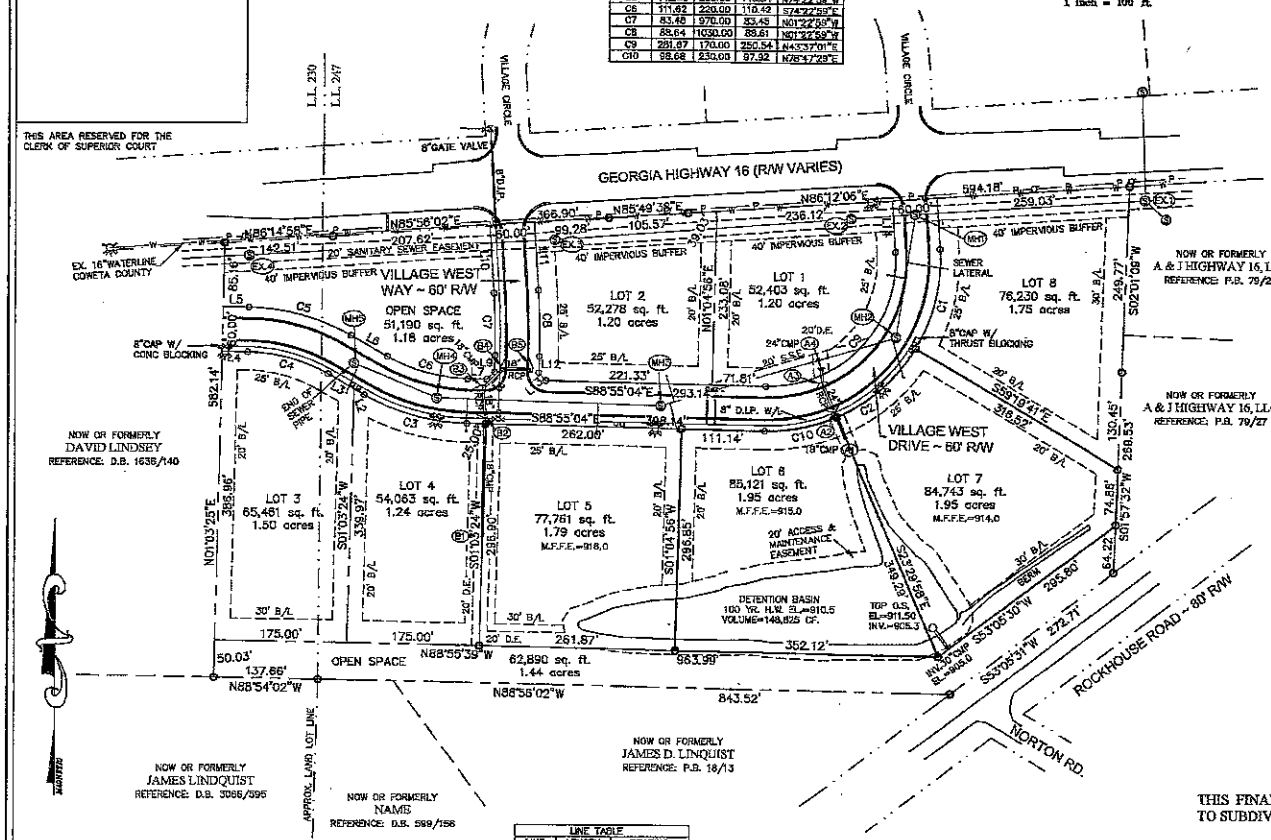
| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD | BEARING |
| C1 | 138.57 | 230.00 | 136.48 | N13°24'42"E |
| C2 | 143.83 | 230.00 | 141.49 | N43°36'11"E |
| C3 | 142.06 | 280.00 | 140.54 | S74°22'59"E |
| C4 | 111.82 | 220.00 | 110.42 | N74°22'59"W |
| C5 | 142.06 | 280.00 | 140.54 | N74°22'59"W |
| C6 | 111.82 | 220.00 | 110.42 | S74°22'59"E |
| C7 | 83.48 | 970.00 | 83.45 | N01°22'59"W |
| C8 | 88.64 | 1030.00 | 88.61 | N01°22'59"W |
| C9 | 281.87 | 170.00 | 250.54 | N43°37'01"E |
| C10 | 98.68 | 230.00 | 97.92 | N78°47'28"E |

GRAPHIC SCALE

( IN FEET )
1 inch = 100 ft.

AS-BUILT STORM SEWER AND SANITARY SEWER INFORMATION

| STRUCT. | DESC. | TOP ELEV. | INV. EL. |
|---|---|---|---|
| A1 | F.E.S. | ---- | 908.8 |
| A2 | DWCB | 913.8 | 909.3 |
| A3 | DWCB | 913.6 | 910.0 |
| A4 | F.E.S. | ---- | 913.2 |
| B1 | F.E.S. | ---- | 913.2 |
| B2 | SWCB | 919.6 | 914.6 |
| B3 | SWCB | 919.7 | 915.2 |
| B4 | SWCB | 919.5 | 915.4 |
| B5 | SWCB | 919.3 | 915.9 |
| | | | |
| | | | |
| EX1 | SSMH | 915.44 | 903.54 |
| EX2 | SSMH | 917.65 | 906.73 |
| EX3 | SSMH | 923.53 | 910.70 |
| EX4 | SSMH | 925.34 | 913.84 |
| MH1 | SSMH | 916.78 | 908.10 |
| MH2 | SSMH | 914.75 | 908.54 |
| MH3 | SSMH | 916.17 | 911.09 |
| MH4 | SSMH | 920.58 | 913.58 |
| MH5 | SSMH | 922.11 | 914.66 |

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| S.S.E. | = | SANITARY SEWER EASEMENT |
| | = | SANITARY SEWER MANHOLE |
| | = | FIRE HYDRANT |
| | = | LIGHT POLE |
| SWCB | = | SINGLE WING CATCH BASIN |
| DWCB | = | DOUBLE WING CATCH BASIN |
| F.E.S. | = | FLARED END SECTION |
| SSMH | = | SANITARY SEWER MANHOLE |
| | = | WATER METER |
| | = | WATER VALVE |
| | = | POWER POLE |
| D.I.P. | = | DUCTILE IRON PIPE |
| R.C.P. | = | REINFORCED CONCRETE PIPE |
| C.M.P. | = | CORRUGATED METAL PIPE |

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PREPARED BY


McLAIN SURVEYING, INC.

*LAND SURVEYING LAND PLANNING LAND DEVELOPMENT*

*6 MADISON STREET NEWNAN, GEORGIA 30263*

PHONE: 770-251-8523 – FAX: 770-254-8905 – EMAIL: tmclain3330@mmail.org


| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 68.76 | N03°50'54"W |
| L2 | 15.98 | S59°50'54"E |
| L3 | 39.61 | S59°50'54"E |
| L4 | 33.51 | S88°55'04"E |
| L5 | 33.53 | S88°55'04"E |
| L6 | 55.60 | S59°50'54"E |
| L7 | 25.00 | S88°55'04"E |
| L8 | 14.14 | N46°04'56"E |
| L9 | 22.78 | N01°04'56"E |
| L10 | 89.97 | N03°50'53"W |
| L11 | 90.20 | N03°50'54"W |
| L12 | 22.78 | N01°04'56"E |
| L13 | 14.14 | N43°55'04"W |
| L14 | 68.81 | S03°50'54"E |

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RANDY MCLAIN
GEORGIA R.L.S. #2703

GEORGIA REGISTERED No. 2703 LAND SURVEYOR RANDY McLAIN

SHEET 2 OF 2

REVISED FINAL PLAT OF:

# VILLAGE WEST COMMERCIAL PHASE I

*LOCATED IN LAND LOT 247 – 1ST DISTRICT*
*CITY OF SENOIA*

**COWETA COUNTY GEORGIA**

SCALE: 1"=100' DATE: JULY 11, 2019

PROJECT NAME: 13-314

JOB NUMBER: 13-314_7-11-19.DWG