

William “Dub” Pearman, III
Mayor

Harold Simmons
City Manager



MEMO

TO: Mayor and Council
FROM: Curtis Hindman, Interim Community Development Director
DATE: April 24, 2023
RE: Preliminary Plat – Stallings Farms North and South

Current Zoning – R40-C
Proposed Density– 0.94 units per acre
Proposed Open Space/Conservation Area
- 13.9 acres outside of overhead utility easement
- 17.61 acres including overhead utility easement
Proposed Multiuse Trail – 1,777 linear feet along Stallings Road

Planning Commission recommended approval with the additional multiuse trail on the north side of Stallings Road and that all homes fronting on Stallings Road will have side entry garages.

Background

The City of previously approved this subdivision for both preliminary plat and construction however, the applicant did not pursue the development and allowed the prior approvals to expire.

The applicant has resubmitted for a preliminary plat approval with minor changes to the plans from the previous approval. The applicant has proposed lots fronting on Stallings Road as an alternate to original layout and has agreed to install multi use path in front of each lot that fronts on Stallings in addition to the multiuse path already shown on the south side of Stallings Road.

Administrator's Report

The proposed plat meet the requirements for R40-C with exception of greenspace and overall density:

1. Total acres 38.24.
2. Total lots proposed 36 - with additional multiuse trail as shown
3. Density proposed 0.94 units per acre – density allowed without density bonus - 0.90 units per acre
4. Lot size is average of 100' x 200' (20,000 square feet).
5. Open space approximately 13.90 acres which 1.46 acres less than required 15.36 acres and the reduction in open space is proposed in exchange for additional multiuse path as shown on plans.
6. Overhead Utility easement is not included in the open space calculations but is still protected greenspace on the plat and can be possible park space for city residents in the future.

PRELIMINARY PLAT

for

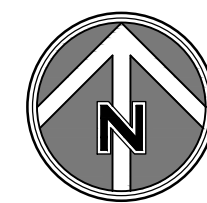
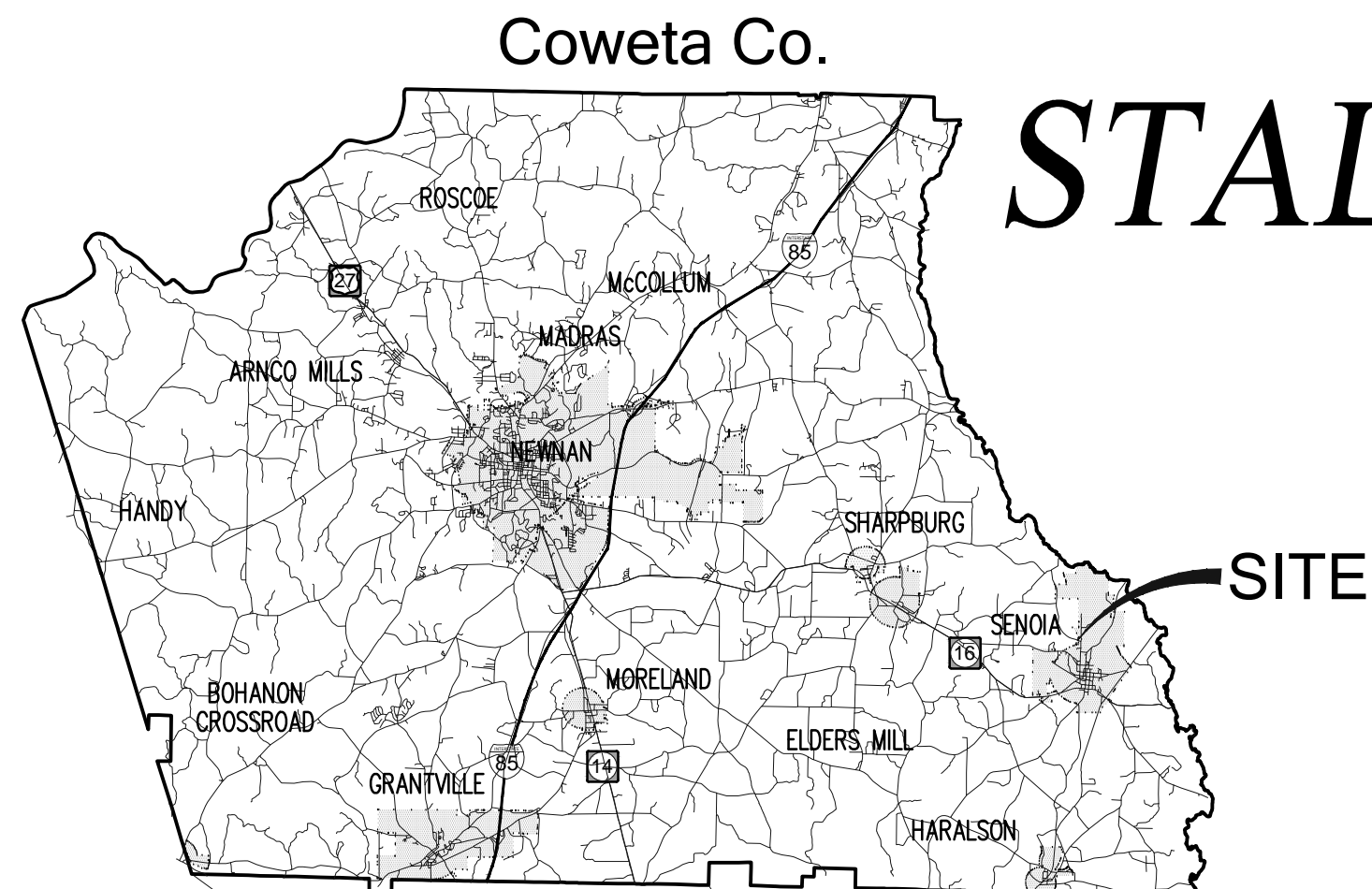
STALLINGS FARMS NORTH & SOUTH SUBDIVISION

Located in L.L. 258 ~ 1st District

PROPERTY CURRENT AND PROPOSED ZONING R-40 (CONSERVATION)

Coweta Co., Georgia

SEPTEMBER 20, 2022



VICINITY MAP
N.T.S.

OWNER / DEVELOPER

LINDSEY SHAW
HOLDINGS, LLC

140 VILLAGE CIRCLE
SENOIA, GA 30276
CONTACT: DUSTIN SHAW
PH NO. 770-599-0706



INDEX OF DRAWINGS

CIVIL

- C1.1 COVER SHEET
- C1.2 OVERALL SITE PLAN - NORTH & SOUTH
- C1.3 WATER & SEWER UTILITY PLAN - SOUTH
- C1.4 WATER & SEWER UTILITY PLAN - NORTH
- C1.5 UTILITY CONNECTIONS

PROJECT SCOPE: SUBDIVISION DESIGN LAYOUT			
REVISION			
NO.	DATE	BY	DESCRIPTION
1	10/27/2022	JWF	REVISED PER CITY OF SENOIA REVIEW COMMENTS SHEETS C1.1 - C1.5
2	11/03/2022	JWF	REVISED PER CITY OF SENOIA REVIEW COMMENTS SHEET C1.2
3	03/24/2023	JWF	REVISED PER CITY OF SENOIA REVIEW COMMENTS SHEET C1.1 - C1.5
4	04/04/2023	JWF	REVISED SETBACKS PER CITY OF SENOIA SHEET C1.1 - C1.5
5	04/20/2023	JWF	REVISED PER CITY OF SENOIA REVIEW COMMENTS SHEET C1.2 & C1.4
6	04/20/2023	JWF	REVISED PER CITY OF SENOIA REVIEW COMMENTS SHEET C1.2 & C1.4

SITE DATA:
 PARCEL NUMBER(S): 162-1258-001, 162-1258-002
 162-1258-005, 162-1258-006
 ADDRESS: 852 STALLINGS RD
 NUMBER OF LOTS: 32
 TOTAL AREA OF SITE: 38.24 ACRES.
 TOTAL SITE DISTURBANCE: 22.94 ACRES.
 TOTAL AREA OF WETLANDS DISTURBANCE: NONE
 STATE WATERS LOCATED WITHIN 200 FEET: NONE

SURVEY:
 TOPOGRAPHIC INFORMATION SUPPLIED BY COWETA COUNTY
 G.I.S. DEPARTMENT. BASED ON MEAN SEA LEVEL.
 THE BOUNDARY SURVEY
 SEPTEMBER 24, 2015
 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: tmlcain@tmail.com

(1) Certificate of design.
 I hereby certify that the design and layout of the proposed lots, blocks, streets and other planned features shown on this Preliminary Plat have been prepared by me or under my direct supervision in compliance with Georgia law and all requirements of the City of Senoia, Georgia.

Date: _____/_____/_____	By: _____
	Name: _____
	No. _____

(2) Certificate of preliminary plat approval.
 All requirements of the Senoia Land Development Ordinance relative to the preparation and submission of this Preliminary Plat have been fulfilled, approval of this plat is hereby granted by the Mayor and Council.

This _____ day of _____, 20_____.

By: _____
Mayor

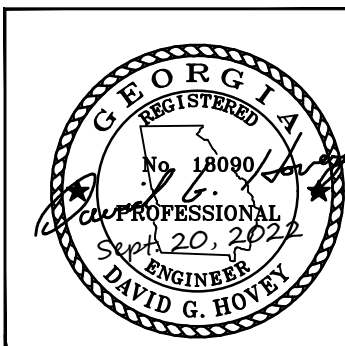
Reviewed and Approved by:

City Administrator

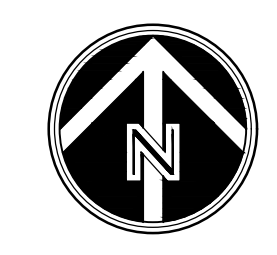
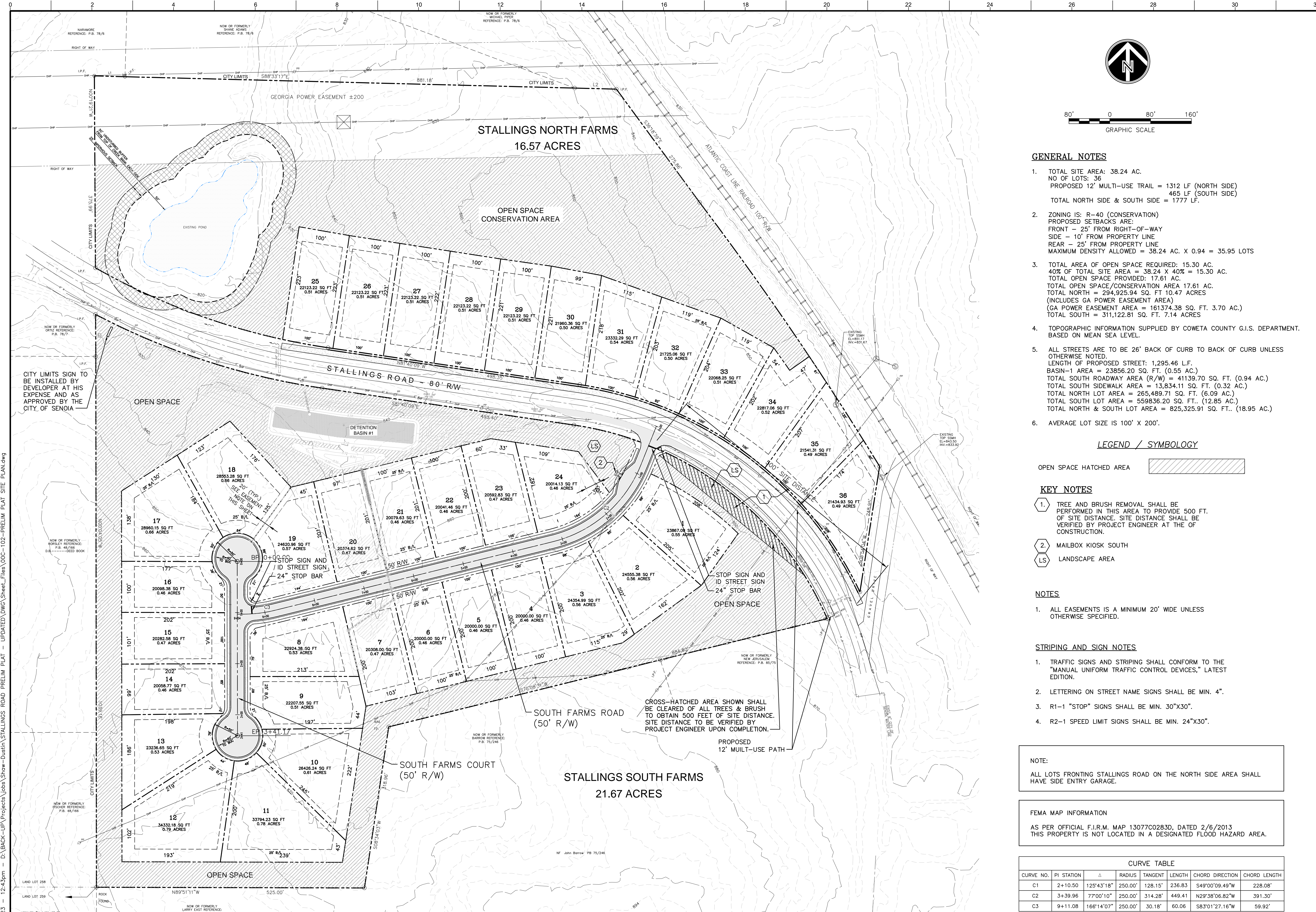
City Planner

City Engineer

PROJECT NO. 20220016



SHEET
C1.1



GENERAL NOTES

- TOTAL SITE AREA: 38.24 AC.
NO OF LOTS: 36
PROPOSED 12' MULTI-USE TRAIL = 1312 LF (NORTH SIDE)
465 LF (SOUTH SIDE)
TOTAL NORTH SIDE & SOUTH SIDE = 1777 LF.
- ZONING IS: R-40 (CONSERVATION)
PROPOSED SETBACKS ARE:
FRONT - 25' FROM RIGHT-OF-WAY
SIDE - 10' FROM PROPERTY LINE
REAR - 25' FROM PROPERTY LINE
MAXIMUM DENSITY ALLOWED = 38.24 AC. X 0.94 = 35.95 LOTS
- TOTAL AREA OF OPEN SPACE REQUIRED: 15.30 AC.
40% OF TOTAL SITE AREA = 38.24 X 40% = 15.30 AC.
TOTAL OPEN SPACE PROVIDED: 17.61 AC.
TOTAL OPEN SPACE/CONSERVATION AREA 17.61 AC.
TOTAL NORTH = 294,925.94 SQ. FT 10.47 ACES
(INCLUDES GA POWER EASEMENT AREA)
(GA POWER EASEMENT AREA = 161374.38 SQ. FT. 3.70 AC.)
TOTAL SOUTH = 311,122.81 SQ. FT. 7.14 ACES
- TOPOGRAPHIC INFORMATION SUPPLIED BY COWETA COUNTY G.I.S. DEPARTMENT.
BASED ON MEAN SEA LEVEL.
- ALL STREETS ARE TO BE 26" BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
LENGTH OF PROPOSED STREET: 1,295.46 L.F.
BASIN-1 AREA = 23856.20 SQ. FT. (0.55 AC.)
TOTAL SOUTH ROADWAY AREA (R/W) = 41139.70 SQ. FT. (0.94 AC.)
TOTAL SOUTH SIDEWALK AREA = 13,834.11 SQ. FT. (0.32 AC.)
TOTAL NORTH LOT AREA = 265,489.71 SQ. FT. (6.09 AC.)
TOTAL SOUTH LOT AREA = 559836.20 SQ. FT.. (12.85 AC.)
TOTAL NORTH & SOUTH LOT AREA = 825,325.91 SQ. FT.. (18.95 AC.)
- AVERAGE LOT SIZE IS 100' X 200'.

LEGEND / SYMBOLOGY

OPEN SPACE HATCHED AREA

KEY NOTES

- TREE AND BRUSH REMOVAL SHALL BE PERFORMED IN THIS AREA TO PROVIDE 500 FT. OF SITE DISTANCE. SITE DISTANCE SHALL BE VERIFIED BY PROJECT ENGINEER AT THE OF CONSTRUCTION.
- MAILBOX KIOSK SOUTH
- LANDSCAPE AREA

NOTES

- ALL EASEMENTS IS A MINIMUM 20' WIDE UNLESS OTHERWISE SPECIFIED.

STRIPING AND SIGN NOTES

- TRAFFIC SIGNS AND STRIPING SHALL CONFORM TO THE "MANUAL UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION.
- LETTERING ON STREET NAME SIGNS SHALL BE MIN. 4".
- R1-1 "STOP" SIGNS SHALL BE MIN. 30"x30".
- R2-1 SPEED LIMIT SIGNS SHALL BE MIN. 24"x30".

NOTE:
ALL LOTS FRONTING STALLINGS ROAD ON THE NORTH SIDE AREA SHALL HAVE SIDE ENTRY GARAGE.

FEMA MAP INFORMATION
AS PER OFFICIAL F.I.R.M. MAP 13077C0283D, DATED 2/6/2013
THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

CURVE TABLE							
CURVE NO.	PI STATION	Δ	RADIUS	TANGENT	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2+10.50	125°43'18"	250.00'	128.15'	236.83'	S49°00'09.49"W	228.08'
C2	3+39.96	77°00'10"	250.00'	314.28'	449.41'	N29°38'06.82"W	391.30'
C3	9+11.08	166°14'07"	250.00'	30.18'	60.06'	S83°01'27.16"W	59.92'

PLAN VIEW
HORZ: SCALE: 1" = 80'

H & A
HOVEY & ASSOCIATES INC.
ENGINEERING CONSULTANTS
130 HOWARD LANE SUITE B
FAYETTEVILLE, GA 30214
PHONE: 770-460-2200
EMAIL: dhovey@bellsouth.net

OWNER / DEVELOPER
24 HOUR CONTACT
LINDSEY SHAW HOLDINGS, LLC
140 VILLAGE CIRCLE
SENOIA, GA 30276
24 HOUR CONTACT:
DUSTIN SHAW
PHONE: 770-559-0706



HOVEY & ASSOCIATES, INC.
LIC. #PEF003647 ACTIVE
SCALE: HORIZONTAL 50'
VERTICAL

NO.	DATE	DESCRIPTION
7	04/24/23	REVISED SETBACKS PER CITY OF SENOA
6	04/20/23	REVISED SETBACKS PER CITY OF SENOA
5	04/20/23	REVISED SETBACKS PER CITY OF SENOA
4	04/04/23	REVISED SETBACKS PER CITY OF SENOA
3	03/24/23	REVISED PER CITY OF SENOA REVIEW COMMENTS
2	11/03/22	REVISED PER CITY OF SENOA REVIEW COMMENTS
1	10/27/22	REVISED PER CITY OF SENOA REVIEW COMMENTS

DRAWN BY:
J. FINNEY
DESIGNED BY:
D. HOVEY
CHECKED BY:
D. HOVEY
ISSUE DATE

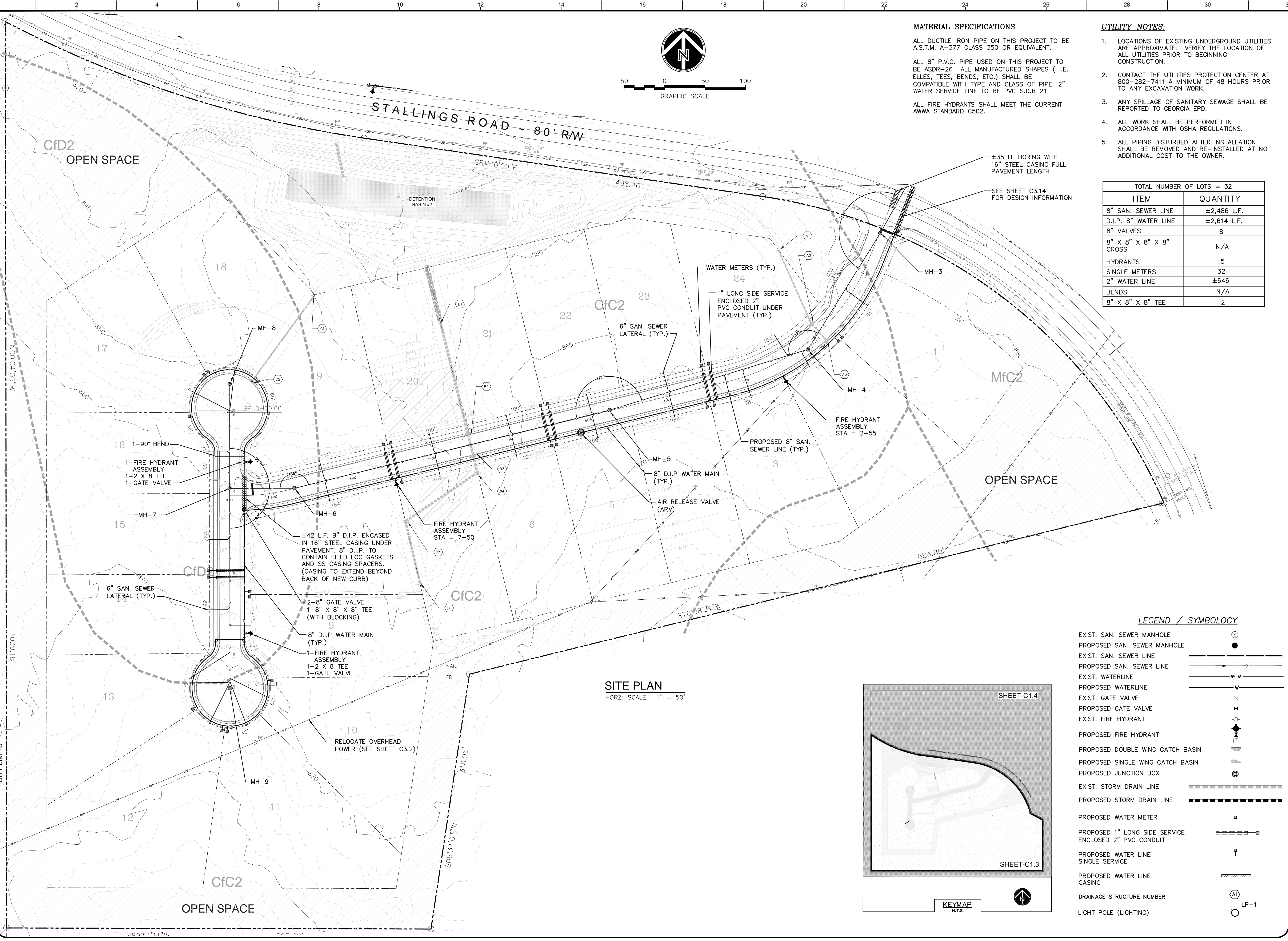


PRELIMINARY PLAT
FOR
STALLINGS FARMS NORTH & SOUTH
CITY OF SENOA
LAND LOT 258, 1st DISTRICT
COWETA, COUNTY GA
OVERALL SITE PLAN - NORTH & SOUTH

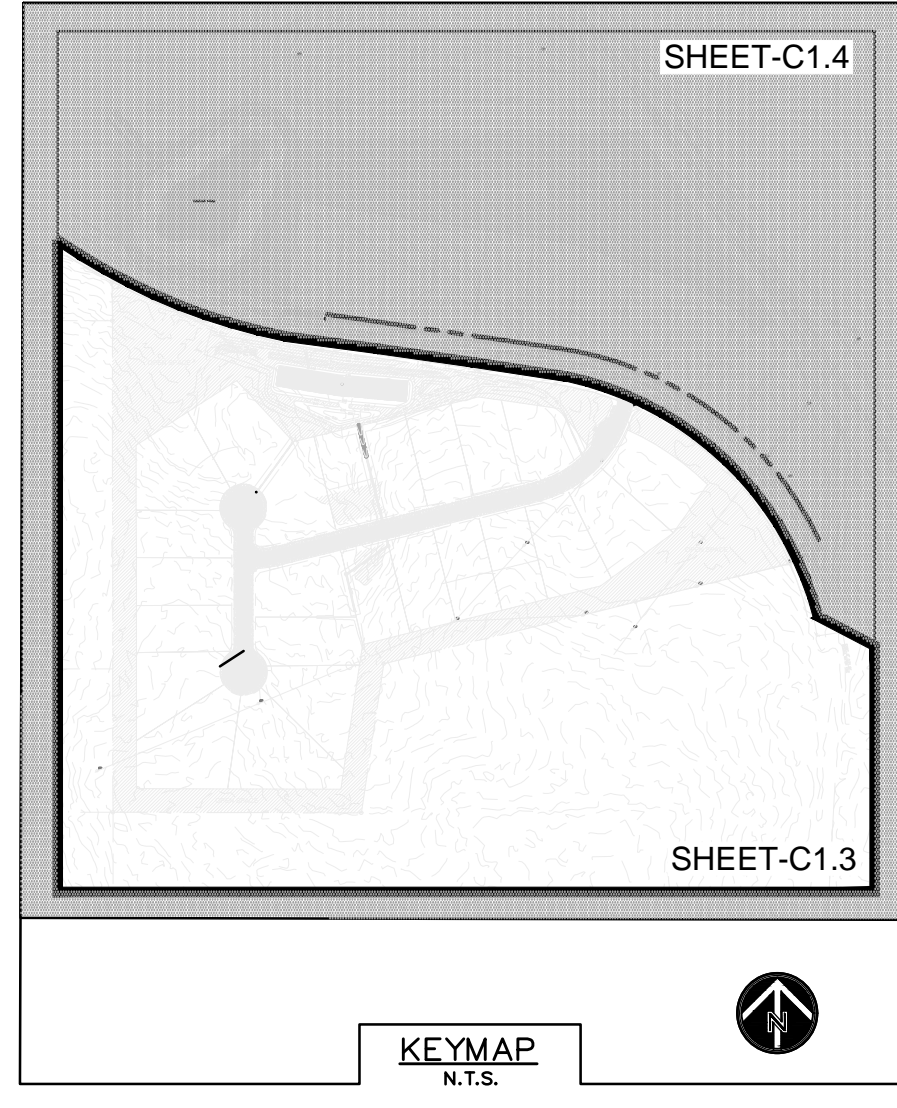
SHEET
C1.2

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SITE PLAN
HORZ. SCALE: 1" = 50'



MATERIAL SPECIFICATIONS

ALL DUCTILE IRON PIPE ON THIS PROJECT TO BE A.S.T.M. A-377 CLASS 350 OR EQUIVALENT.
ALL 8" P.V.C. PIPE USED ON THIS PROJECT TO BE ASDR-26 ALL MANUFACTURED SHAPES (I.E. ELLES, TEES, BENDS, ETC.) SHALL BE COMPATIBLE WITH TYPE AND CLASS OF PIPE. 2" WATER SERVICE LINE TO BE PVC S.D.R 21
ALL FIRE HYDRANTS SHALL MEET THE CURRENT AWWA STANDARD C502.

UTILITY NOTES:

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTACT THE UTILITIES PROTECTION CENTER AT 800-282-7411 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- ANY SPILLAGE OF SANITARY SEWAGE SHALL BE REPORTED TO GEORGIA EPD.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA REGULATIONS.
- ALL PIPING DISTURBED AFTER INSTALLATION SHALL BE REMOVED AND RE-INSTALLED AT NO ADDITIONAL COST TO THE OWNER.

TOTAL NUMBER OF LOTS = 32

ITEM	QUANTITY
8" SAN. SEWER LINE	±2,486 L.F.
D.I.P. 8" WATER LINE	±2,614 L.F.
8" VALVES	8
8" X 8" X 8" X 8" CROSS	N/A
HYDRANTS	5
SINGLE METERS	32
2" WATER LINE	±646
BENDS	N/A
8" X 8" X 8" TEE	2

LEGEND / SYMBOLOGY

- EXIST. SAN. SEWER MANHOLE
- PROPOSED SAN. SEWER MANHOLE
- EXIST. SAN. SEWER LINE
- PROPOSED SAN. SEWER LINE
- EXIST. WATERLINE
- PROPOSED WATERLINE
- EXIST. GATE VALVE
- PROPOSED GATE VALVE
- EXIST. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED DOUBLE WING CATCH BASIN
- PROPOSED SINGLE WING CATCH BASIN
- PROPOSED JUNCTION BOX
- EXIST. STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER METER
- PROPOSED 1" LONG SIDE SERVICE ENCLOSED 2" PVC CONDUIT
- PROPOSED WATER LINE SINGLE SERVICE
- PROPOSED WATER LINE CASING
- DRAINAGE STRUCTURE NUMBER
- LIGHT POLE (LIGHTING)

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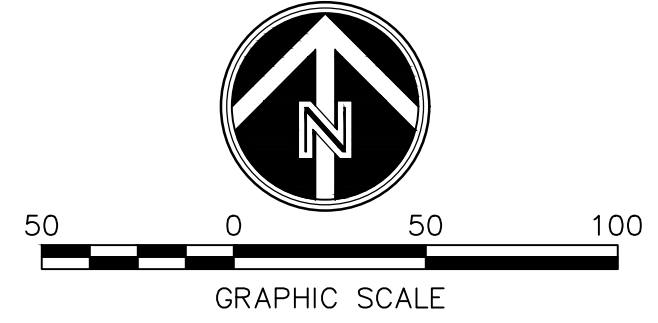
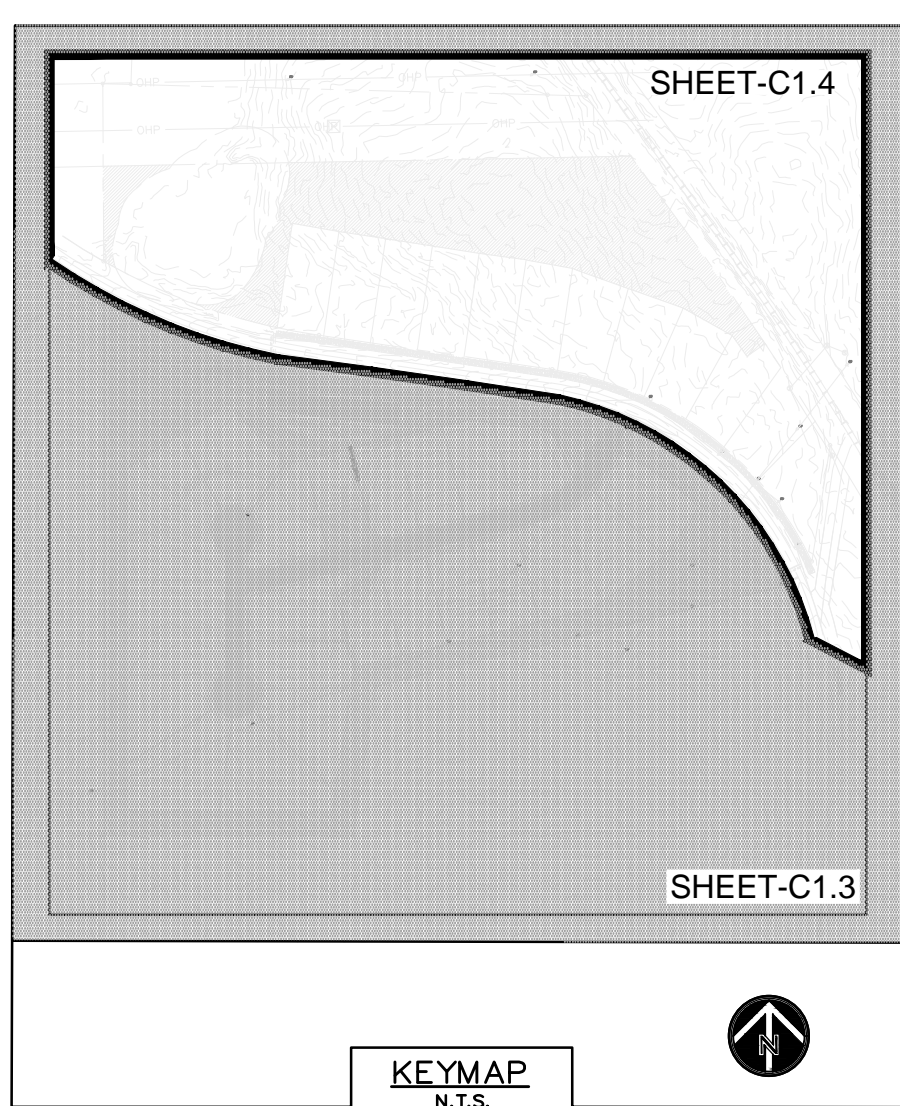
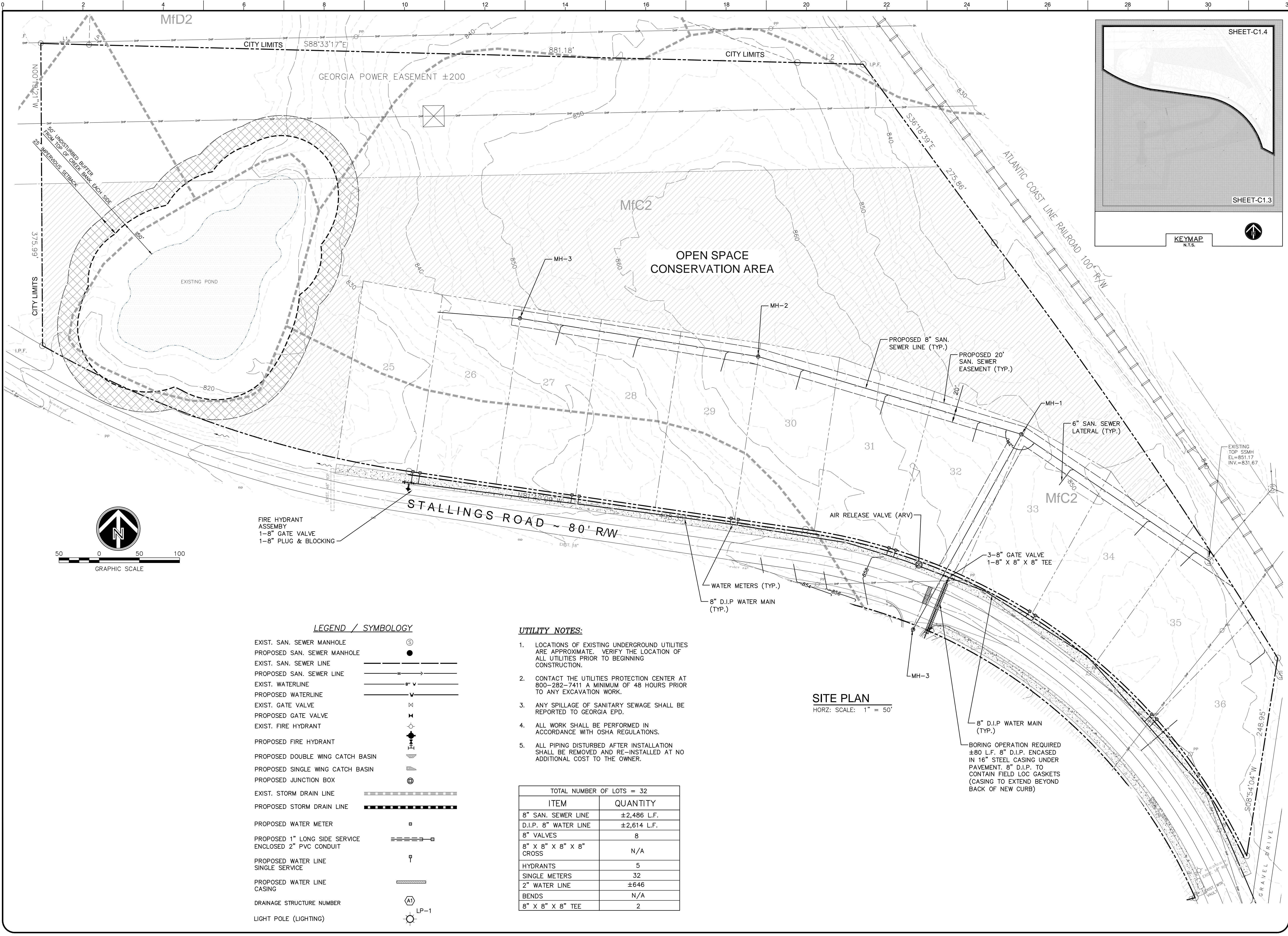
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DRAWN BY: J.FINNEY
DESIGNED BY: D.HOVEY
CHECKED BY: D.HOVEY
ISSUE DATE
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PRELIMINARY PLAT
FOR
STALLINGS FARMS NORTH & SOUTH
CITY OF SENOIA
LAND LOT 258, 1st DISTRICT
COWETA COUNTY, GA
WATER & SEWER UTILITY PLAN - SOUTH

SHEET
C1.3

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LEGEND / SYMBOLOLOGY

EXIST. SAN. SEWER MANHOLE	⊙
PROPOSED SAN. SEWER MANHOLE	●
EXIST. SAN. SEWER LINE	— — — — —
PROPOSED SAN. SEWER LINE	— — — — —
EXIST. WATERLINE	— — — — —
PROPOSED WATERLINE	— — — — —
EXIST. GATE VALVE	⊗
PROPOSED GATE VALVE	⊗
EXIST. FIRE HYDRANT	⊕
PROPOSED FIRE HYDRANT	⊕
PROPOSED DOUBLE WING CATCH BASIN	⊕
PROPOSED SINGLE WING CATCH BASIN	⊕
PROPOSED JUNCTION BOX	⊕
EXIST. STORM DRAIN LINE	— — — — —
PROPOSED STORM DRAIN LINE	— — — — —
PROPOSED WATER METER	⊕
PROPOSED 1" LONG SIDE SERVICE ENCLOSED 2" PVC CONDUIT	— — — — —
PROPOSED WATER LINE SINGLE SERVICE	— — — — —
PROPOSED WATER LINE CASING	— — — — —
DRAINAGE STRUCTURE NUMBER	⊕
LIGHT POLE (LIGHTING)	⊕

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WATER & SEWER UTILITY PLAN - NORTH

SHEET
C1.4

