

William “Dub” Pearman, III  
Mayor

Harold Simmons  
City Manager



## MEMO

TO: Planning Commission  
FROM: Curtis Hindman, Interim Community Development Director  
DATE: April 5, 2023  
RE: Preliminary Plat – Stallings Farms North and South  
Current Zoning – R40-C

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### 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 and made minor changes to the plans from the previous approval to ensure that the plan aligns with the R40-C standards as it relates to the open space. The result of these changes lowered the requested density.

### Administrator's Report

The proposed plat meet the requirements for R40-C:

1. Total acres 38.24.
2. Total lots proposed 32.
3. Density proposed 0.84 units per acre – less than allowed density of 0.9 units per acre.
4. Lot size is average of 100' x 200' (20,000 square feet).
5. Open space provided 15.94 acres which is more than the required open space of 15.36 acres.
6. Overhead Utility easement is not included in the open space calculations.
7. The plat shows the correct lot setbacks

#### Setbacks in R40-C:

Front 25'

Side 10' – plus minimum of 20 feet between structures

Rear 25' – plus 50 feet between structures

The next step will be for the applicant to submit construction drawings for permit approval.

# PRELIMINARY PLAT

for

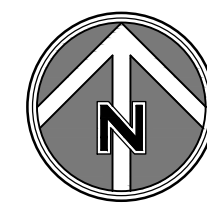
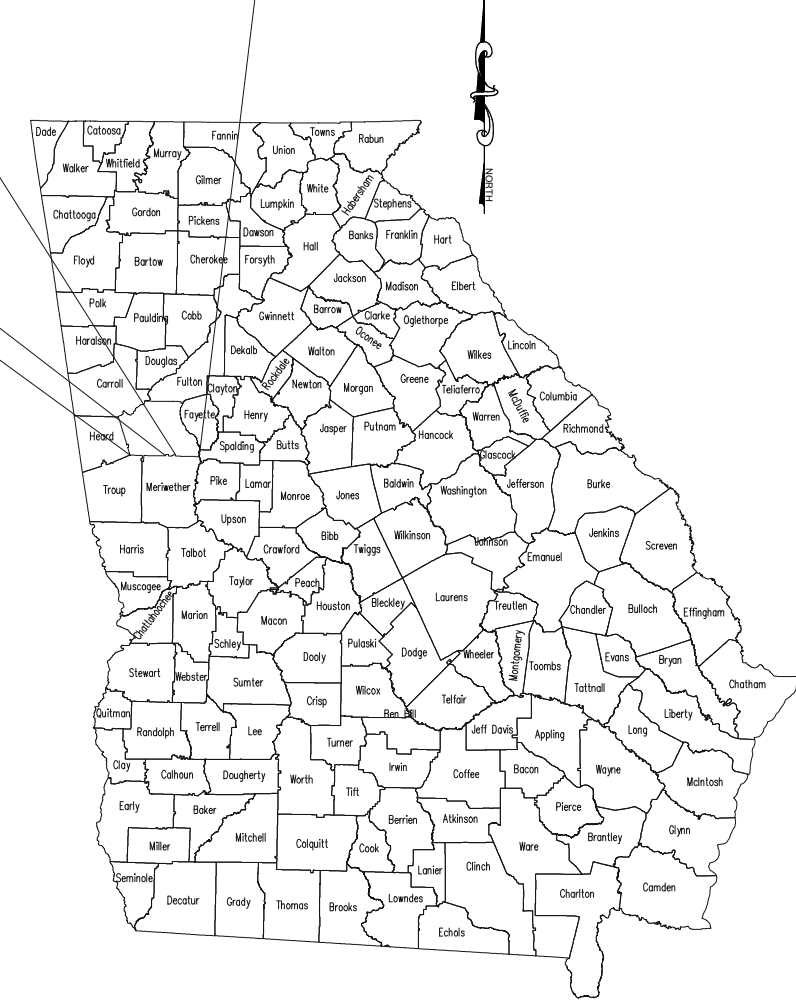
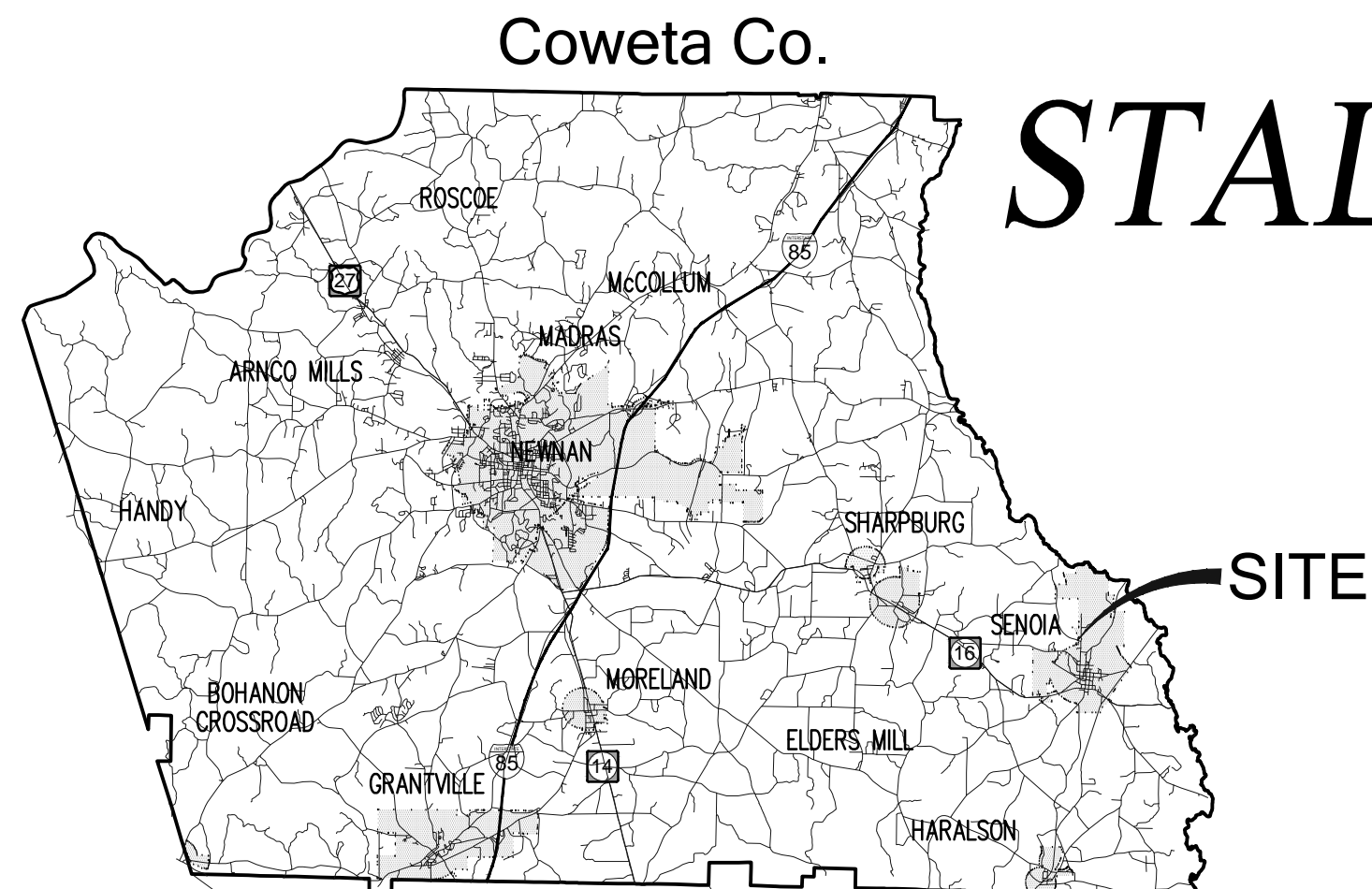
## STALLINGS FARMS NORTH & SOUTH SUBDIVISION

Located in L.L. 258 ~ 1st District

PROPERTY CURRENT AND PROPOSED ZONING R-40 (CONSERVATION)

Coweta Co., Georgia

SEPTEMBER 20, 2022



### 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

#### 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

#### 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



#### (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 having been fulfilled, approval of this plat is hereby granted by the Mayor and Council.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: \_\_\_\_\_  
 Mayor

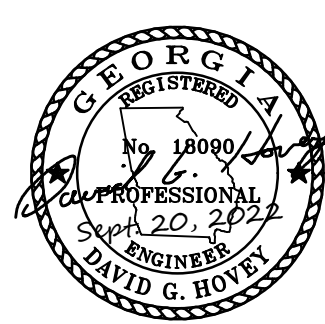
Reviewed and Approved by:

City Administrator

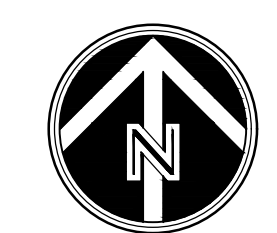
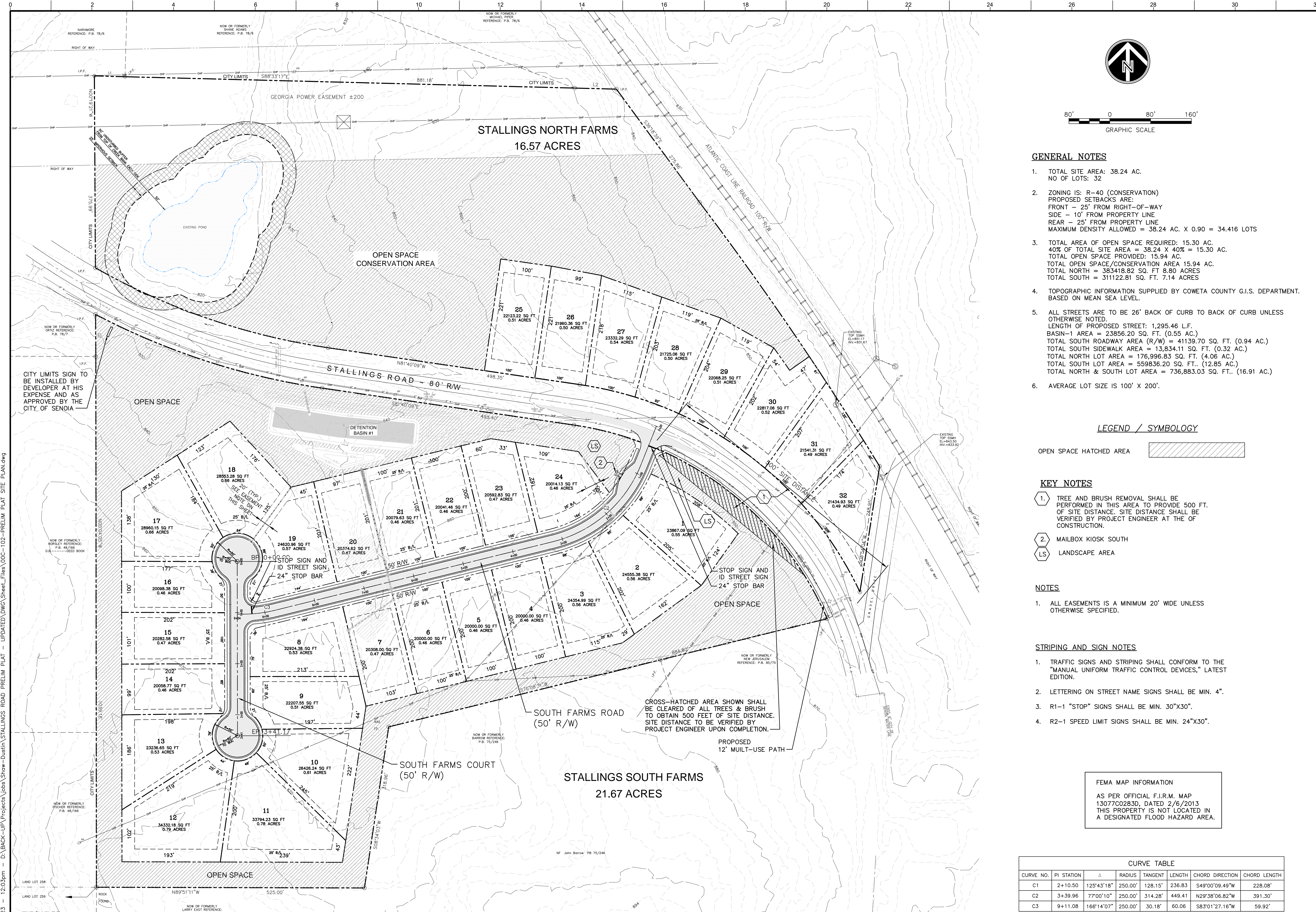
City Planner

City Engineer

PROJECT NO. 20220016



SHEET  
**C1.1**



**GENERAL NOTES**

- TOTAL SITE AREA: 38.24 AC.  
NO OF LOTS: 32
- 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 0.90 = 34.416 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: 15.94 AC.  
TOTAL OPEN SPACE/CONSERVATION AREA 15.94 AC.  
TOTAL NORTH = 383418.82 SQ. FT. 8.80 ACRES  
TOTAL SOUTH = 311122.81 SQ. FT. 7.14 ACRES
- 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 = 176,996.83 SQ. FT. (4.06 AC.)  
TOTAL SOUTH LOT AREA = 559836.20 SQ. FT. (12.85 AC.)  
TOTAL NORTH & SOUTH LOT AREA = 736,883.03 SQ. FT. (16.91 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".

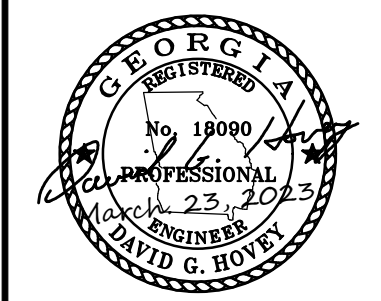
FEMA MAP INFORMATION  
AS PER OFFICIAL F.I.R.M. MAP  
1307700283D, DATED 2/6/2013  
THIS PROPERTY IS NOT LOCATED IN  
A DESIGNATED FLOOD HAZARD AREA.

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: ghovey@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

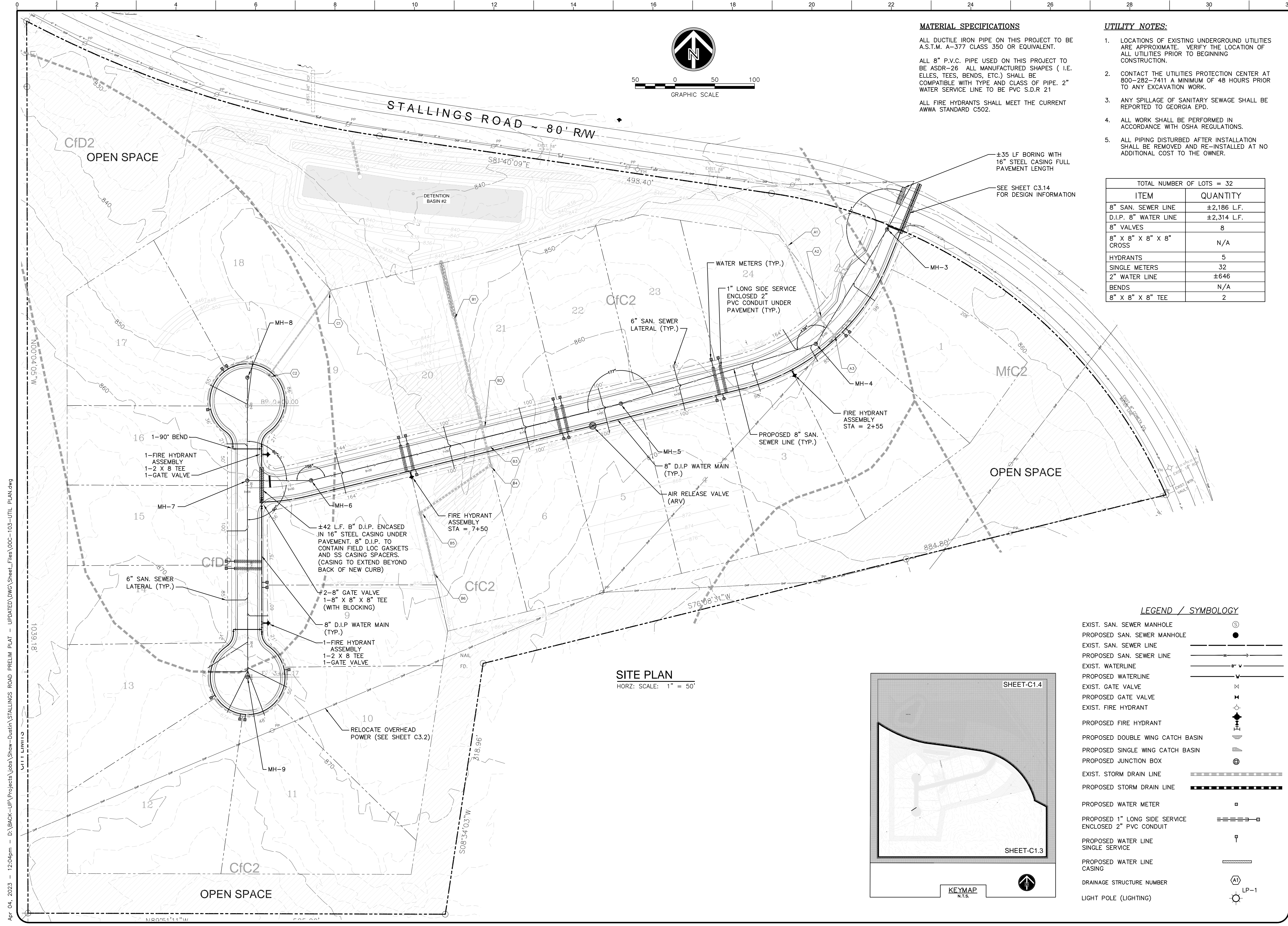
NO.	DATE	DESCRIPTION
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4	04/04/23	REVISED PER CITY OF SENOA REVIEW COMMENTS
3	03/24/23	REVISED PER CITY OF SENOA REVIEW COMMENTS
2	11/03/22	REVISED PER CITY OF SENOA REVIEW COMMENTS
1	10/27/22	REVISED PER CITY OF SENOA REVIEW COMMENTS

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



**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**



**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.

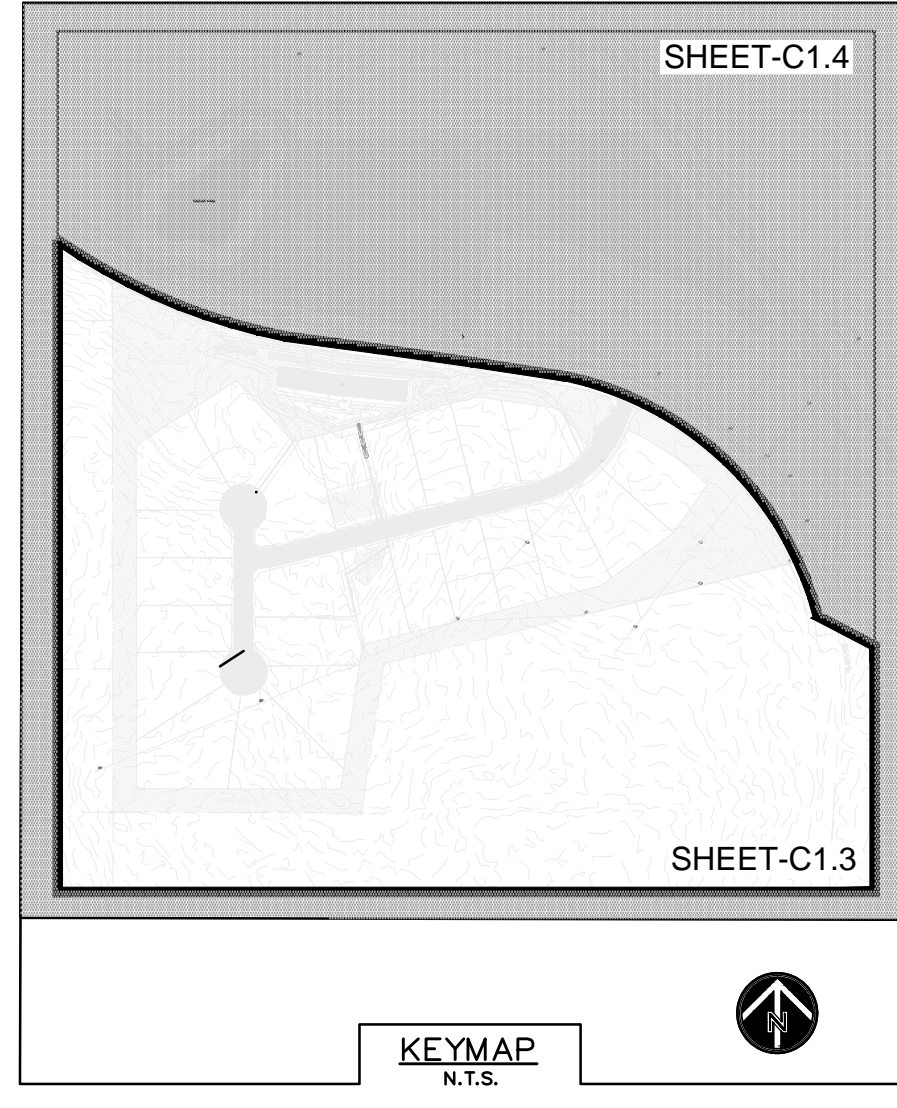
**UTILITY NOTES:**

- 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	±2,186 L.F.
D.I.P. 8" WATER LINE	±2,314 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

**SITE PLAN**  
 HORZ: SCALE: 1" = 50'

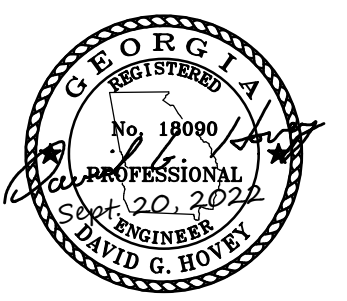


**LEGEND / SYMBOLOGY**

- 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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 VERTICAL

NO.	DATE	DESCRIPTION
7		
6		
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1	03/24/23	REVISED PER CITY OF SENOIA REVIEW COMMENTS

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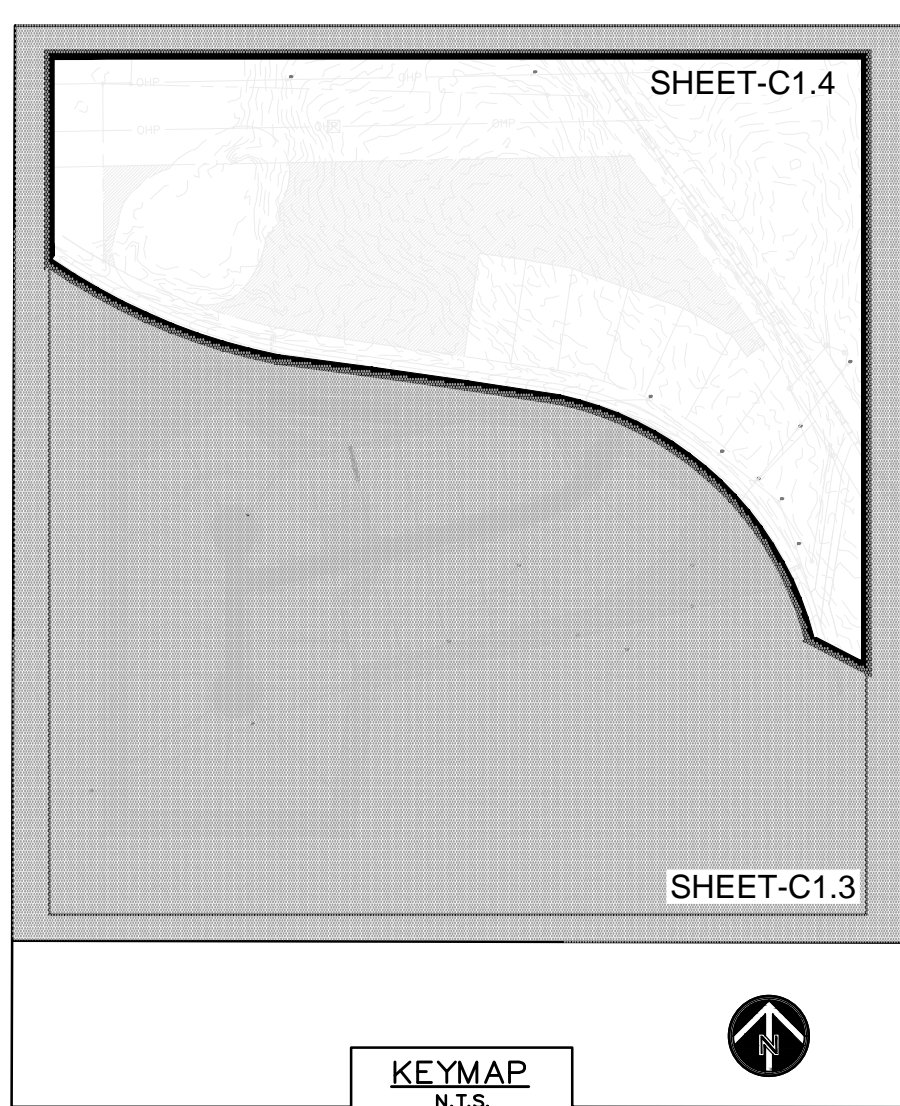
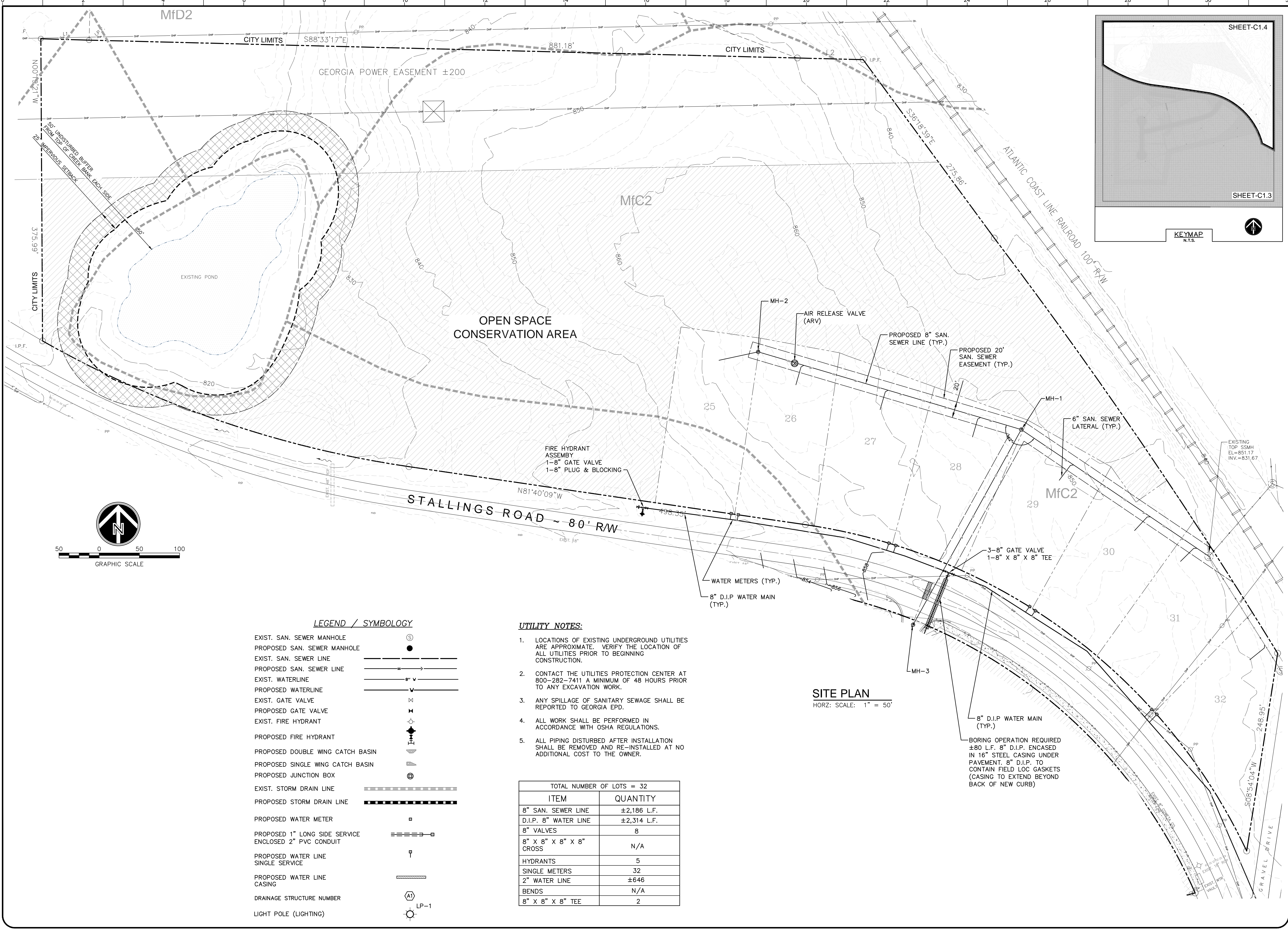


**PRELIMINARY PLAT**  
 FOR  
**STALLINGS FARMS NORTH & SOUTH**  
 CITY OF SENOIA  
 LAND LOT 258, 1st DISTRICT  
 COWETA COUNTY, GA  
**WATER & SEWER UTILITY PLAN - SOUTH**

SHEET  
**C1.3**

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**LEGEND / SYMBOLOLOGY**

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- PROPOSED GATE VALVE X
- EXIST. FIRE HYDRANT +
- PROPOSED FIRE HYDRANT +
- PROPOSED DOUBLE WING CATCH BASIN
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- PROPOSED 1" LONG SIDE SERVICE ENCLOSED 2" PVC CONDUIT
- PROPOSED WATER LINE SINGLE SERVICE
- PROPOSED WATER LINE CASING
- DRAINAGE STRUCTURE NUMBER A1
- LIGHT POLE (LIGHTING) LP-1

**UTILITY NOTES:**

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
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**SITE PLAN**  
HORZ. SCALE: 1" = 50'

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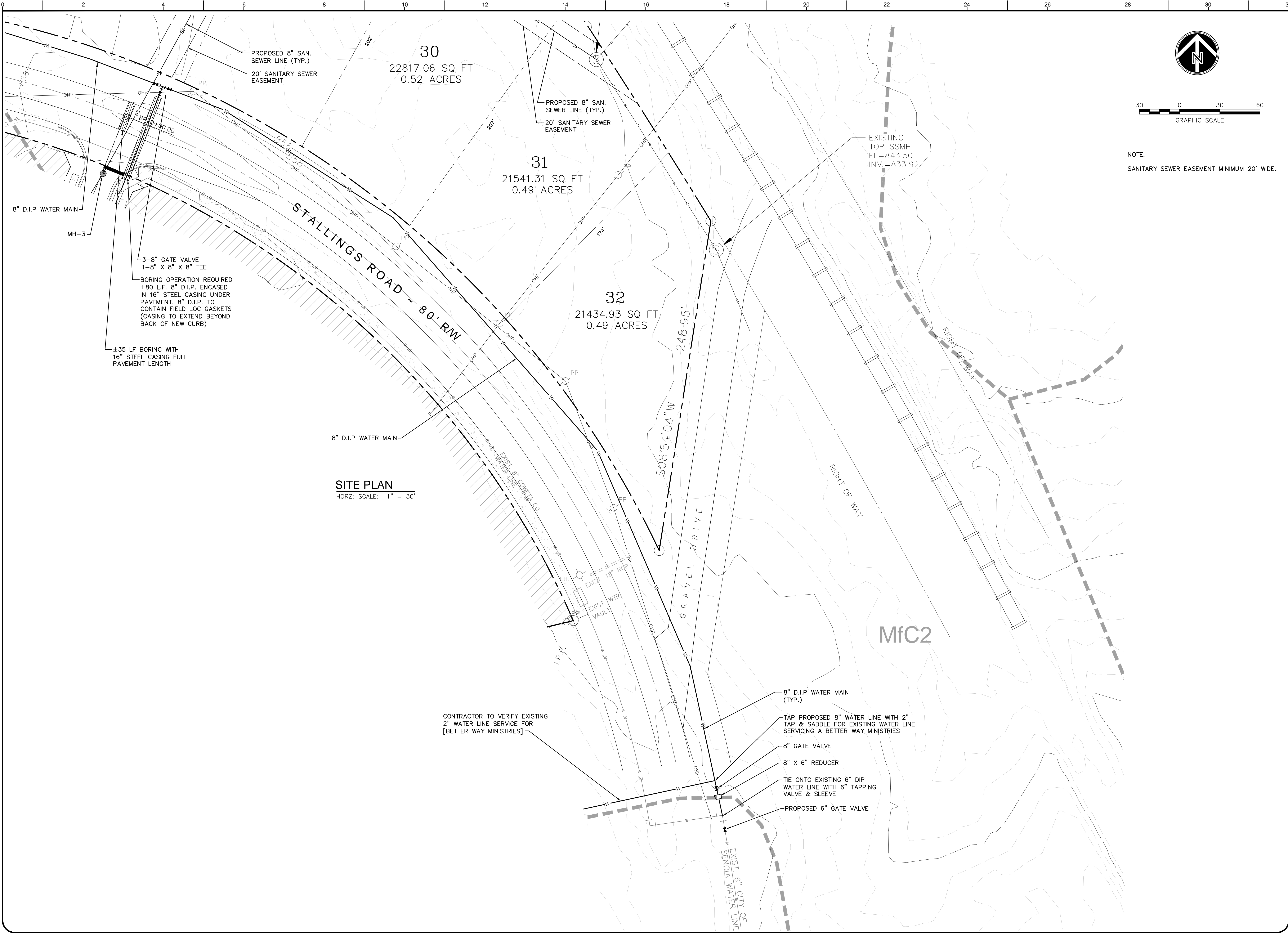
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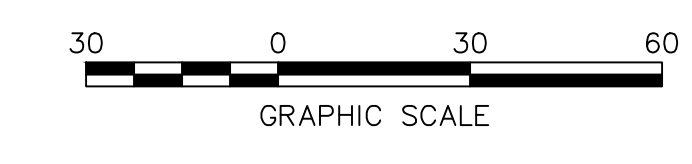
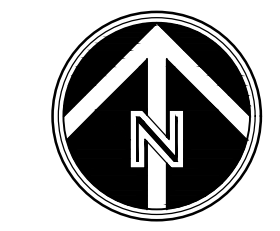
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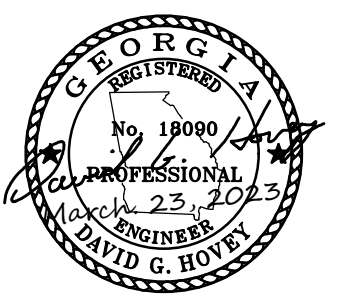
**SITE PLAN**  
HORZ: SCALE: 1" = 30'



NOTE:  
SANITARY SEWER EASEMENT MINIMUM 20' WIDE.

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