

AGENDA

Planning Commission Meeting
March 6, 2023
6:00 p.m.

Meeting Location:
Grantville City Hall – Council Chambers
123 LaGrange Street
Grantville, GA 30220

Audio Conference Number: 425-436-6364 Access Code: 336977#

CALL TO ORDER

ATTENDANCE

REVIEW & APPROVAL OF MINUTES

February 6, 2023 Planning Commission Meeting

REPORT OF COMMITTEES

Review of Example Development Agreement

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Final Plat for Minor Subdivision for parcel G06 0002 015 (7.39Acres)

An application for a minor subdivision of the parcel G06 0002 015 (9 Holtzclaw Rd), was submitted by the property owner. The property is zoned in the (R-20) Single Family Residential Zoning District. The minor subdivision will create 4 parcels. The parcels created by the minor subdivision conform to minimum lot size and setback requirements for the zoning district.

ADJOURNMENT

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

GREGORY SCOTT HAJEK 02/27/2023
 GREGORY S. HAJEK GA. PLS # 3214 DATE:

NOTES:

- The term "Certification" as used in Rule "180-6-.09(2) and (3)* and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- This Survey complies with both the rules of Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- All iron pins found or set are 1/2" rebar unless otherwise noted.
- This property may be subject to Easements, Rights of Way or Restrictions that are not of record or that would have been discovered by a current Title Search.
- Improvements shown for illustration purposes only and were overlaid using google imagery. No field work done for this survey at this time, this plat is preliminary only.
- Property is zoned: R-20

Minimum lot area= 20,000 SF.- 1.0 AC.
 Minimum lot width @ setback= 80 FT.
 Front yard Arterial & Collector= 40/25 FT.
 Side yard= 15 FT.
 Rear yard= 30 FT.
 Maximum Bld. height= 35 FT.

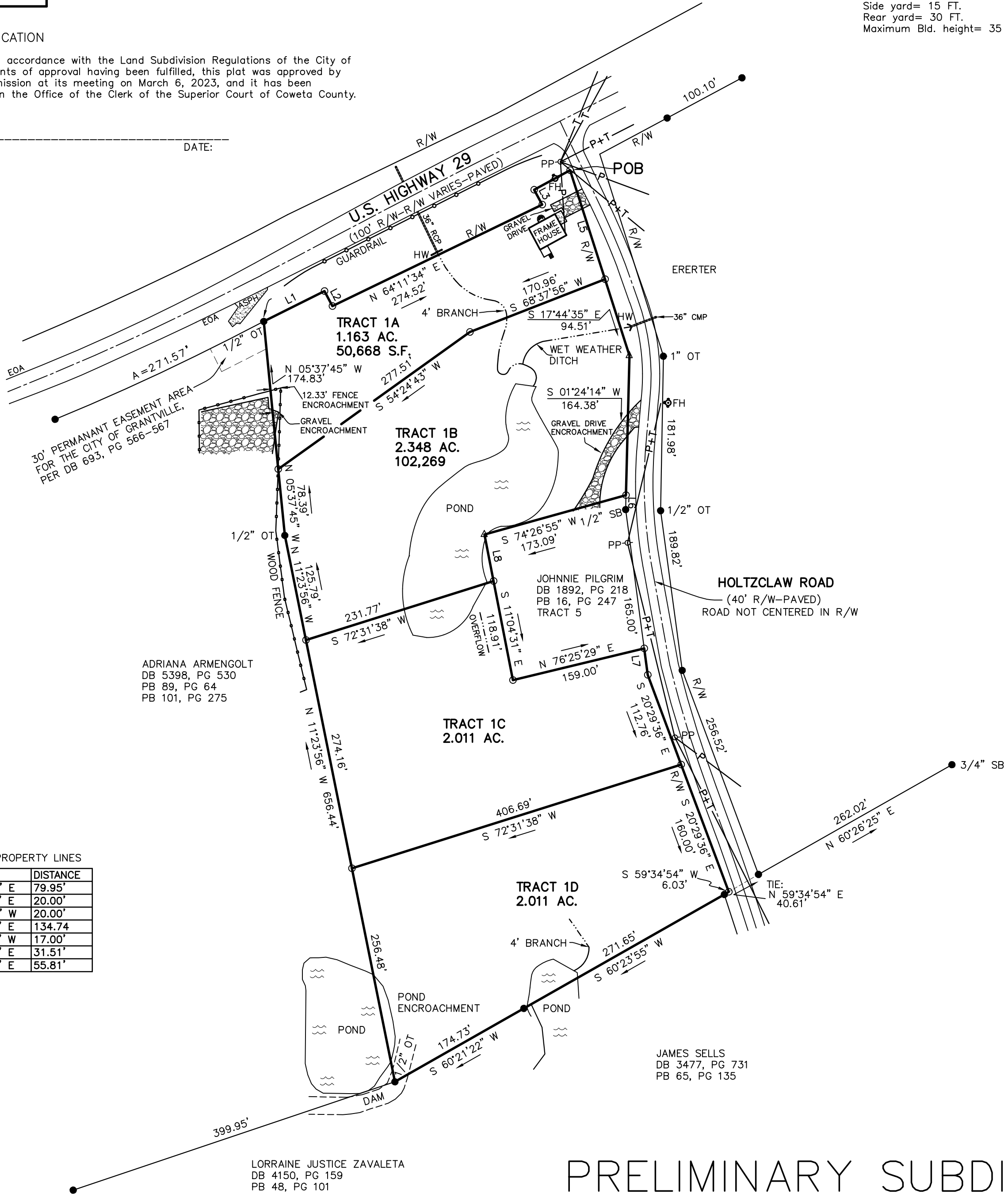
HOUSE DISTANCE TO LINES

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FINAL PLAT APPROVAL CERTIFICATION

This Final Plat has been prepared in accordance with the Land Subdivision Regulations of the City of Grantville, Georgia. All the requirements of approval having been fulfilled, this plat was approved by the City of Grantville Planning Commission at its meeting on March 6, 2023, and it has been approved by the City for recording in the Office of the Clerk of the Superior Court of Coweta County.

Chairman, Planning Commission DATE:



CALLS ALONG PROPERTY LINES

LINE	BEARING	DISTANCE
L1	N 63°29'34" E	79.95'
L2	S 28°04'26" E	20.00'
L3	N 28°28'26" W	20.00'
L5	S 17°44'35" E	134.74'
L6	S 01°24'14" W	17.00'
L7	S 07°35'17" E	31.51'
L8	S 11°04'31" E	55.81'

ADRIANA ARMENGOLT
 DB 5398, PG 530
 PB 89, PG 64
 PB 101, PG 275

JAMES SELLS
 DB 3477, PG 731
 PB 65, PG 135

LORRAINE JUSTICE ZAVALATA
 DB 4150, PG 159
 PB 48, PG 101

PRELIMINARY SUBDIVISION

- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- 1/2" REBAR W/CAP SET
- CONCRETE MONUMENT SET
- POWER POLE
- LAMP POST
- TELEPHONE POLE
- TELEPHONE BOX
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- HEADWALL
- REINFORCED CONCRETE PIPE
- REBAR

- PM POWER METER
- NOT TO SCALE
- C/L CENTERLINE
- POB POINT OF BEGINNING
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- B/L MINIMUM BUILDING LINE
- R/W RIGHT OF WAY
- OT OPEN TOP PIPE
- -X- FENCE LINE

- W- WATER PIPELINE
- G- NATURAL GAS PIPELINE
- S- SANITARY SEWER LINE
- MANHOLE
- W-W WATER VALVE
- W-W WATER METER
- (R) RECORD
- LL LAND LOT
- LD LAND DISTRICT
- △ CALCULATED POINT
- △ FIRE HYDRANT
- SB SOLID BAR

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN $\geq 5,000$ FEET AND AN ANGULAR ERROR OF $< 2"$ PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN $\geq 10,000$ FEET. ANGLES AND DISTANCES WERE MEASURED WITH NIKON DM2A20 TOTAL STATION. MIN. DIRECT ANGLE READING 5.0"

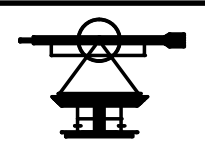
FIELD WORK WAS COMPLETED ON 02/26/2023.

STATE OF GEORGIA, COWETA COUNTY, CITY OF GRANTVILLE

I, Gregory Scott Hajek, a Licensed Land Surveyor in the State of Georgia, do hereby certify that the above plat or map is a true and accurate representation of a survey conducted under my direction; that the structures now erected on said property are within the boundaries of same, except as shown hereon; that there are no encroachments on said property by structures erected on adjoining property, except as shown hereon; that there are no easements, joint driveways, or rights of way, on, over or across said property, visible on the surface, except as shown hereon. This property is not located within the 100 year flood zone, as delineated on Coweta Co. FIRM: 13077C 0352D, Dated February 6, 2013.

NOT A VALID OR RECORDABLE PLAT OR MAP UNLESS SIGNED ACROSS SEAL WITH ORIGINAL SIGNATURE OF SURVEYOR

Stothard Surveying, Inc.
 1008 Colquitt St. LaGrange, Georgia 30241
 Ph: (706) 884-5279
 www.stothardlandsurveying.com email: stothardsurveying@gmail.com

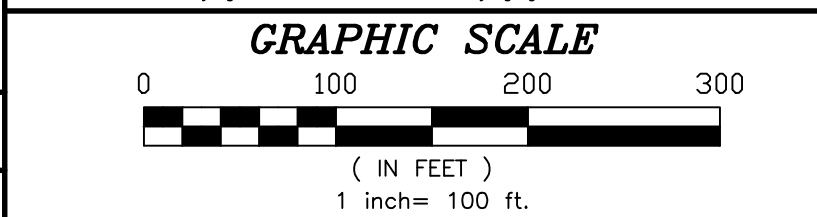


REVISION NO.	BY	DATE	DESCRIPTION



SUBDIVISION FOR:		
JEFF FISHER JAMIE FISHER		
A SUBDIVISION OF PARCEL # G06 000 2 015, PER PLAT BOOK 16, PAGE 247 COWETA COUNTY RECORDS.		
COUNTY: COWETA	LAND LOT: 269	LAND DISTRICT: 2ND
DATE: 02/27/23	DWG. NO. COG 23-01	C
CAD FILE: G:\SURVEY\GEORGIA\COWETA\9HOLTZCLAW-C	SCALE (ORIGINAL): 1" = 100'	

BEARING BASIS: PLAT BOOK 89, PAGE 64		
FIELDWORK DO&GH	CALC/DWG DG	CHECK HD



Grantville Planning Commission Meeting Minutes

Date: February 6, 2023
Time: 6:00 p.m.
Location: Grantville City Hall, 123 LaGrange Street Grantville, Georgia 30220
and by Audio Conference Number: 425-436-6364 Access Code: 336977#

Mr. Raptis called the Planning Commission meeting to order at 6:00 p.m.

Attendance

Tyree Raptis, Chairman
Joe Ward, Vice Chairman
Danny Clay
Robin Bugg
Brenda Maddox (by conference call)
Brennan Jones, Zoning Administrator

Public Attendance

Richard Proctor
Brandon McDowell
Richard Ferry

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from January 5, 2023

Planning Commission meeting minutes for the meeting held on January 5, 2023, were distributed to the members for review and adoption. After review of the minutes, Mr. Ward made a motion to adopt the January 5, 2023, Planning Commission Meeting Minutes. Mr. Clay seconded the motion. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Report of Committees

None

Unfinished Business

None

Hearing of Cases

None

New Business

Final Plat for Property Line Revision for parcels G01-2238-020 and G03-0009-0022

Mr. Jones presented a final plat application for a property line revision for parcels G01-2238-020 and G03-0009-0022 via a land swap of equivalent area. The parcels are in the Rural Development (RD) Zoning District.

Ms. Bugg made a motion to approve the final plat for the property line revision for parcels G01-2238-020 and G03-0009-0022 as submitted by the applicants. Mr. Ward seconded the motion. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Final Plat for Minor Subdivision for parcel G01-2238-020 (4.89 Acres)

Mr. Jones presented a final plat application for a minor subdivision of the parcel G01-2238-020. The property is zoned in the Rural Development (RD) Zoning District. The minor subdivision will create two parcels. The parcels created by the minor subdivision conform to minimum lot size and setback requirements for the zoning district.

Ms. Bugg made a motion to approve the final plat for the property line revision for parcel G01-2238-020 as submitted by the applicant. Mr. Ward seconded the motion. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Preliminary Plat for Greyland Farms Subdivision for parcel 054 2242 002 (95.7 Acres)

Mr. Jones presented a, application for a subdivision of the parcel 054 2242 002. The property is zoned in the R-20 Residential Zoning District. The planned residential subdivision includes 113 parcels. The parcels generally conform to minimum lot size and setback requirements for the zoning district. Mr. Ferry was recognized by the Planning Commission to discuss the planned development and to answer question concerning the planned development.

Ms. Bugg made a motion to approve the preliminary plat for Greyland Farms Subdivision for parcel 054 2242 002 as submitted by the applicant. Mr. Ward seconded the motion. After discussion, Mr. Raptis called for a vote, which resulted in R. Bugg, J. Ward and B. Maddox voting to approve, and D. Clay abstained. The motion passed.

Review Water System Capital Improvement Plan (CIP)

Mr. Jones presented an overview of the Grantville water System Capital Improvement Plan (CIP) technical memorandum and exhibit dated January 25, 2023. Mr. Jones discussed that the CIP would improve potable water supply for domestic and fire protection, improve water quality by looping dead ends in the water system and provide for other improvements such as valve installations and fire hydrant replacements. No action by the Planning Commission was required for this item.

Direction from the Chairman

Mr. Raptis directed Mr. Jones to investigate and provide an example of a development agreement related to infrastructure improvements for review by the Planning Commission.

Adjournment

Mr. Clay made a motion to adjourn the meeting. Mr. Ward seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 6:50 p.m.

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 13077C0351D WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2013.

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.

As required by subsection (c) 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 bodies 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 complies 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 OCGA 15-6-67.

LINE	BEARING	DISTANCE
L1	S52°10'20"E	30.00'
L2	N74°38'25"W	32.82'

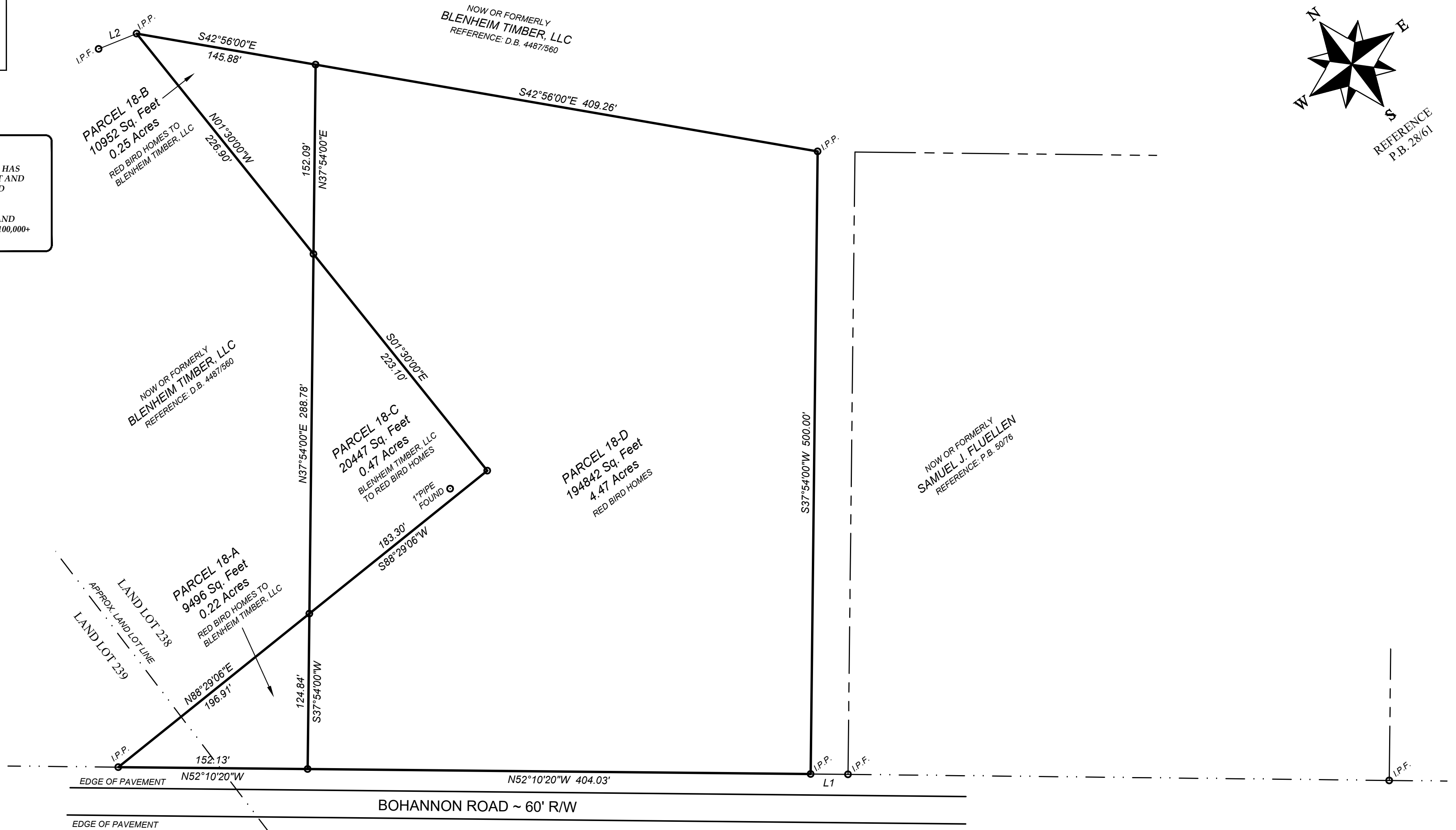


THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET AND AN ANGULAR ERROR OF 02" 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 GTS 313



LEGEND	
E.O.P.	= EDGE OF PAVEMENT
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
B/L	= BUILDING LINE
P.P.	= POWER POLE
L.L.L.	= LAND LOT LINE
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
C.M.F.	= CONCRETE MONUMENT FOUND
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A.K.A.	= ALSO KNOWN AS
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.P.	= LIGHT POLE
F.H.	= FIRE 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
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C.B.	= CATCH BASIN
T.B.M.	= TEMPORARY BENCHMARK

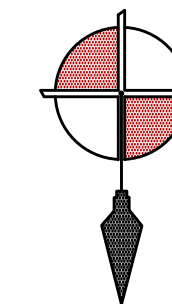
DATE:	ISSUE		
SCALE:	No.	DESCRIPTION	DATE
1"=60'			
ACREAGE: AS SHOWN			
CITY: GRANTVILLE			
DRAWN: TM			
CHECKED: RM			
PROJECT #: 21-345			

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

SURVEY FOR:
REDBIRD HOMES

TAX PARCELS G01 2238 020 &
A PORTION OF G03 0009 002
LAND LOTS 238 & 239 - 2ND. DISTRICT
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@numail.org

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 13077C0351D WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2013.

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.

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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 GTS 313

NOW OR FORMERLY
BLENHEIM TIMBER, LLC
REFERENCE: D.B. 4487/560

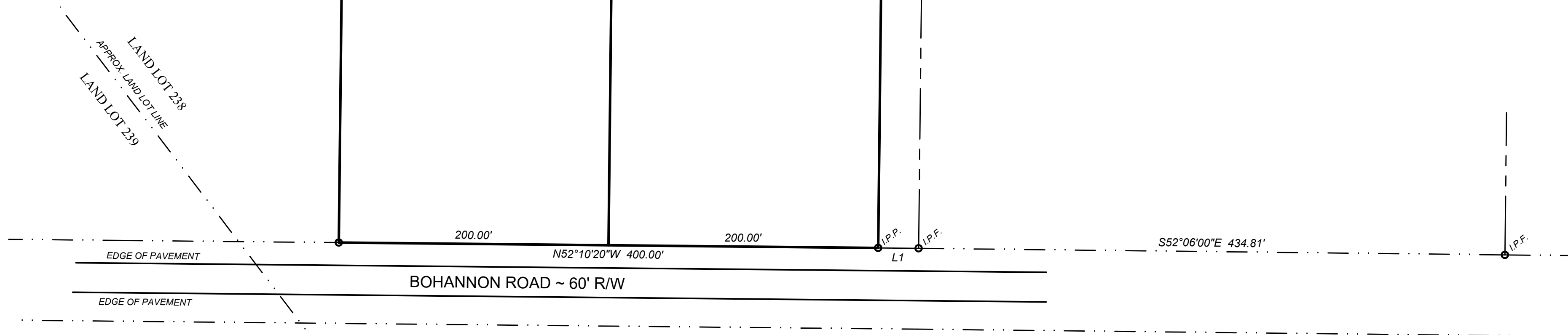
NOW OR FORMERLY
BLENHEIM TIMBER, LLC
REFERENCE: D.B. 4487/560

NOW OR FORMERLY
SAMUEL J. FLUELLEN
REFERENCE: P.B. 50776

LOT 18-E
109758 Sq. Feet
2.52 Acres

LOT 18-F
103253 Sq. Feet
2.37 Acres

LEGEND	
E.O.P.	= EDGE OF PAVEMENT
R/W	= RIGHT OF WAY
I.P.F.	= IRON PIN FOUND
I.P.P.	= IRON PIN PLACED
C.T.	= CRIMPED TOP PIPE
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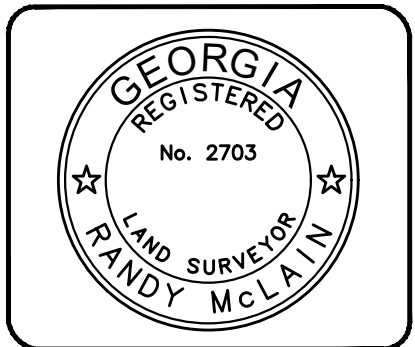
DATE:	ISSUE		
SCALE:	No.	DESCRIPTION	DATE
1"=60'			
ACREAGE: AS SHOWN			
CITY: GRANTVILLE			
DRAWN: TM			
CHECKED: RM			
PROJECT #: 21-345			

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

SURVEY FOR:
REDBIRD HOMES

TAX PARCEL G01 2238 020
PORTION OF TRACT 18 OF PLAT BOOK 28, PAGE 61
LAND LOTS 238 & 239 - 2ND. DISTRICT
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@numail.org

7257735799
PARTICIPANT ID
BK:98 PG:215-215
P202000043
FILED IN OFFICE
CLERK OF COURT
02/06/2020 12:56 PM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

THIS BLO
OF THE SUPERIOR COURT.

SURVEYORS CERTIFICATION:

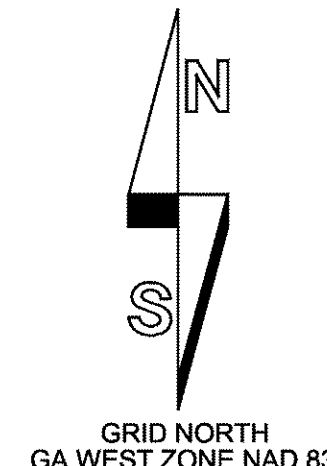
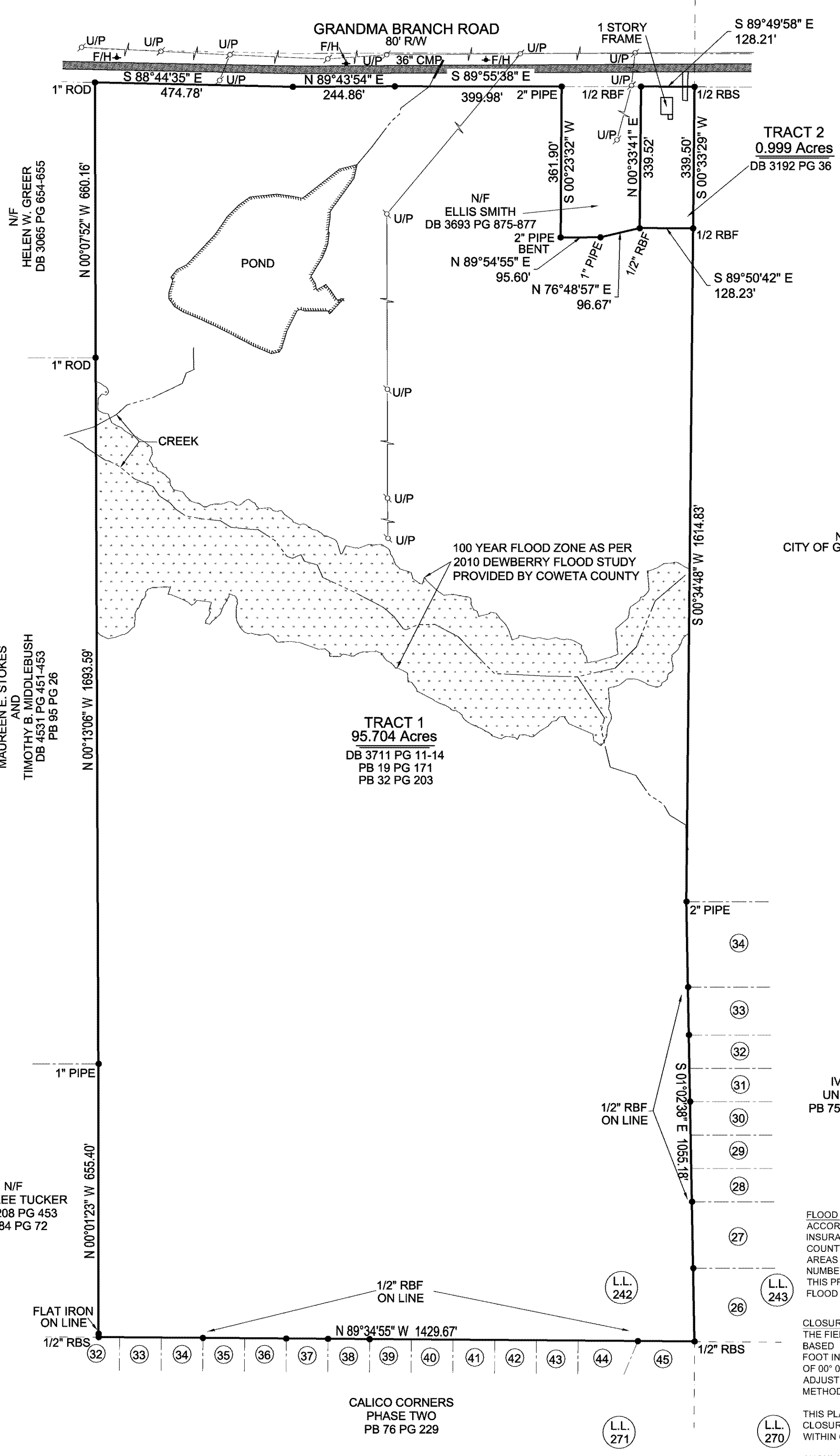
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

FINAL 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 THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620
DATE: 01/31/20

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.L.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK PERFORMED DATE
O/F=OUT OF FLOOD PLAIN
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER



FLOOD STATEMENT
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP OF COWETA COUNTY AND UNINCORPORATED AREAS DATED FEBRUARY 6, 2013 MAP NUMBER 13077C0351D, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

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

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA 403 TCR TOTAL STATION

Job No. 18-060	
Drawn By: R.D.G.	Reviewed By: R.M.B.
Issue Date: 01/31/20	
F.W.P.D.: 01/27/20	
Revisions	Date



Prepared For:
APEX KANDIS HOLDINGS, LLC

Property Location
Land Lot 242 Of The 2nd Land District
Coweta County, Georgia

S.A. GASKINS & ASSOCIATES, LLC
surveyors planners development consultants
P.O. BOX 303 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

PRELIMINARY PLAT

for

GREYLAND FARMS SUBDIVISION

Located in L.L. 242, 243 OF THE 2ND District

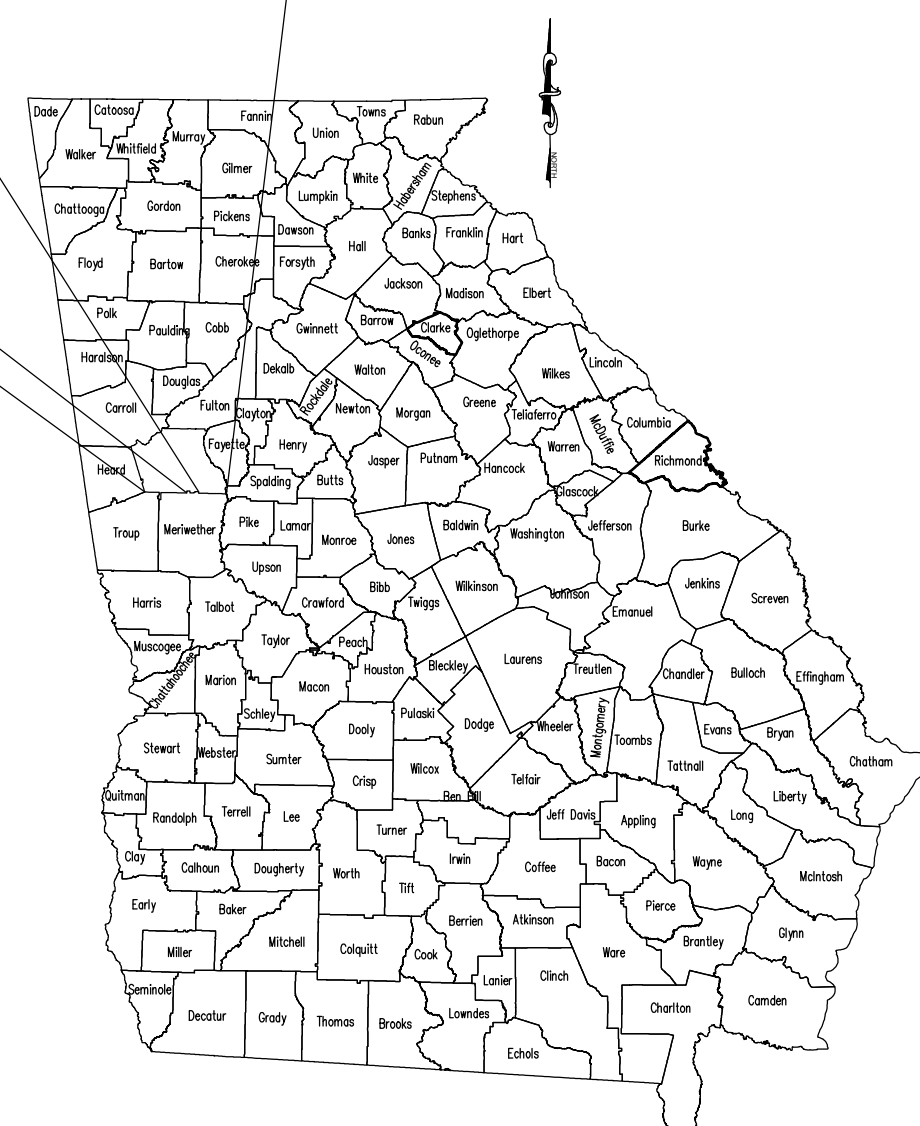
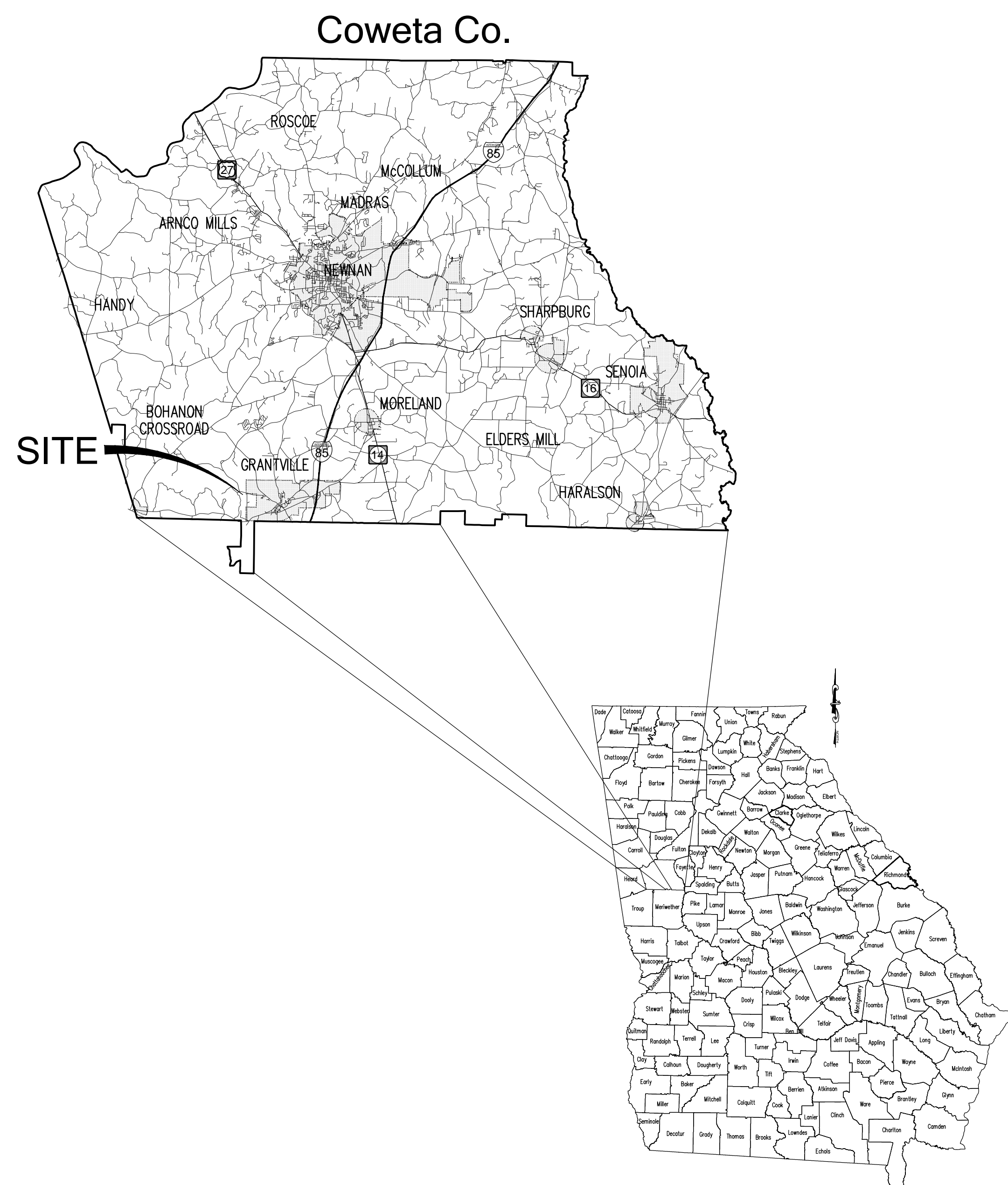
CURRENT ZONING R-20 RESIDENTIAL

CITY OF GRANTVILLE

Coweta, County Georgia 30220

JANUARY 3, 2023

PRELIMINARY PLAT, NOT TO BE RECORDED



NOTE:

- THE (GREYLAND FARMS) SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION (HOA) AND PROTECTIVE COVENANTS.
- THE DEVELOPER WILL BE RESPONSIBLE FOR ONE HALF OF THE COST TO RE-PAVE (ASPHALTIC PAVEMENT) OF GRANDMA BRANCH ROAD.

DEVELOPER SIGNATURE _____
 DATE _____

INDEX OF DRAWINGS

- CIVIL
- C1.1 COVER SHEET
 - C1.2 GENERAL NOTES / LEGEND / ABBREVIATIONS
 - C1.3 OVERALL SITE PLAN
 - C1.4 SITE PLAN
 - C1.5 SITE PLAN

OWNER / DEVELOPER
 24 HOUR CONTACT

COWETA GRANDMA BRANCH, LLC

270 N. JEFF DAVIS DRIVE
 FAYETTEVILLE, GA 30214

24 HOUR CONTACT:
 NAME: RICHARD FERRY
 PHONE: 770-461-0478
 rferry@brentholdings.net

Certificate of Tentative Approval:

Pursuant to the Land Subdivision Regulations of the City of Grantville, Georgia, all the requirements of tentative approval having been fulfilled, this preliminary plat was given tentative approval by the Planning Commission at its meeting on _____, 20__.

Date _____

 Chairman, Planning Commission

SITE DATA:

PARCEL NUMBER(S): 054 2242 002, G01 2243 001

ADDRESS: GRANDMA BRANCH ROAD
 COWETA COUNTY, GA

TOTAL AREA (SITE): ±96.7 ACRES

STATE WATERS LOCATED WITHIN 200 FEET: YES

TOTAL NUMBER OF PROPOSED LOTS = 113

FLOOD_ZONE

FLOOD_ZONE DELINEATION PER DEWBERRY FLOOD STUDY AS PROVIDED BY COWETA COUNTY.

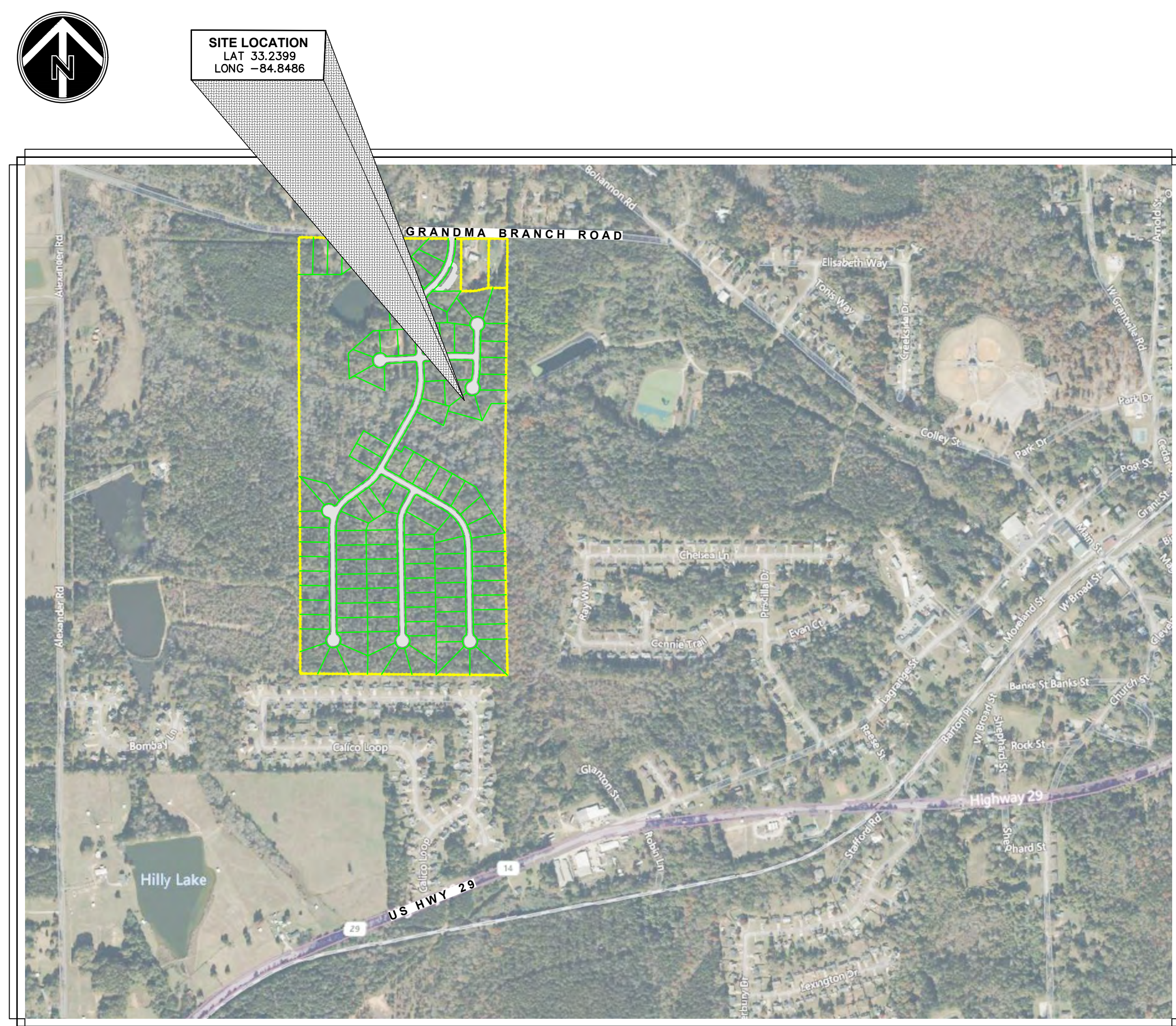
FEMA MAP INFORMATION

ACCORDING TO F.I.R.M. CITY OF GRANTVILLE 1304430351D DATED FEB. 6, 2013 COWETA COUNTY 1302980351D DATED FEB. 6, 2013, MAP NUMBER 13077C0351.

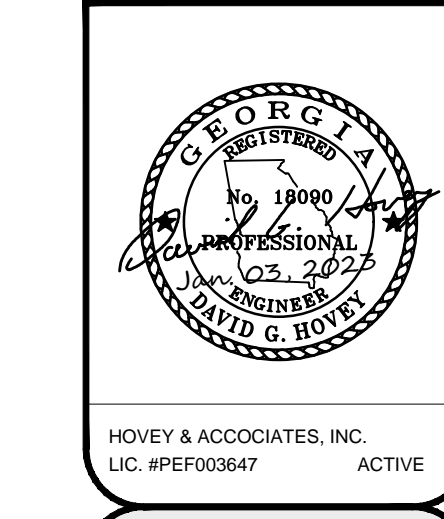
PROJECT SCOPE:			SINGLE FAMILY RESIDENTIAL SUBDIVISION
			REVISION
NO.	DATE	BY	DESCRIPTION
1	XX/XX/XXXX	XXX	

Pursuant to the Land Subdivision Regulations of the City of Grantville, Georgia, all the requirements of tentative approval having been fulfilled, this preliminary plat was given tentative approval by the Planning Commission at its meeting on _____, 20__.

Date: _____ Secretary, Planning Commission

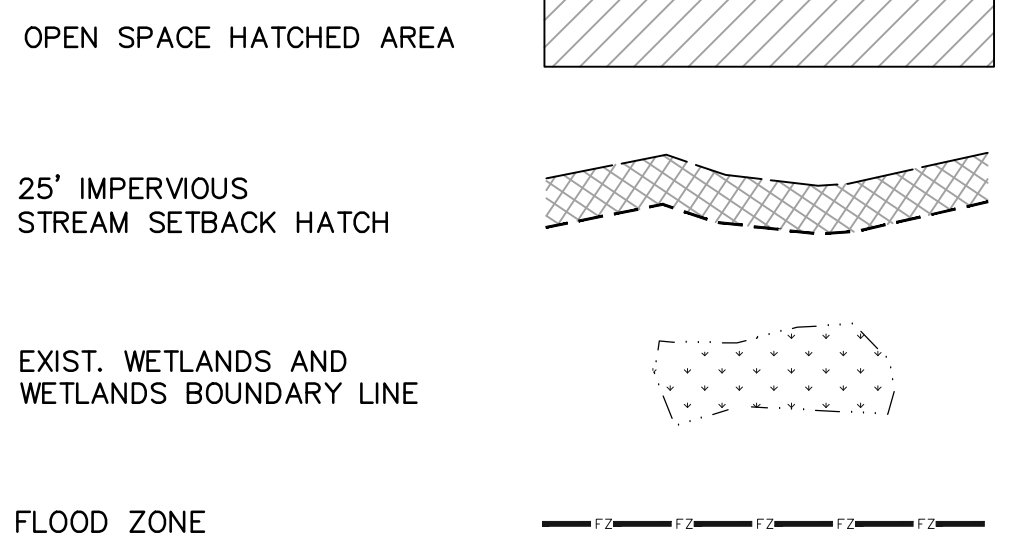


VICINITY MAP
 N.T.S.



CURVE DATA							
CURVE NO.	PI STATION	Δ	RADIUS	TANGENT	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2+39.41	133°39'15"	384.00'	164.37'	310.61'	S23°14'13.60"W	302.21'
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C8	2+20.30	175°34'39"	1000.00'	38.61'	77.19'	N88°56'50.79"E	77.17'
C9	3+58.47	163°53'14"	350.00'	49.54'	98.43'	S9°12'54.14"W	98.10'

LEGEND / SYMBOLOGY



GENERAL NOTES

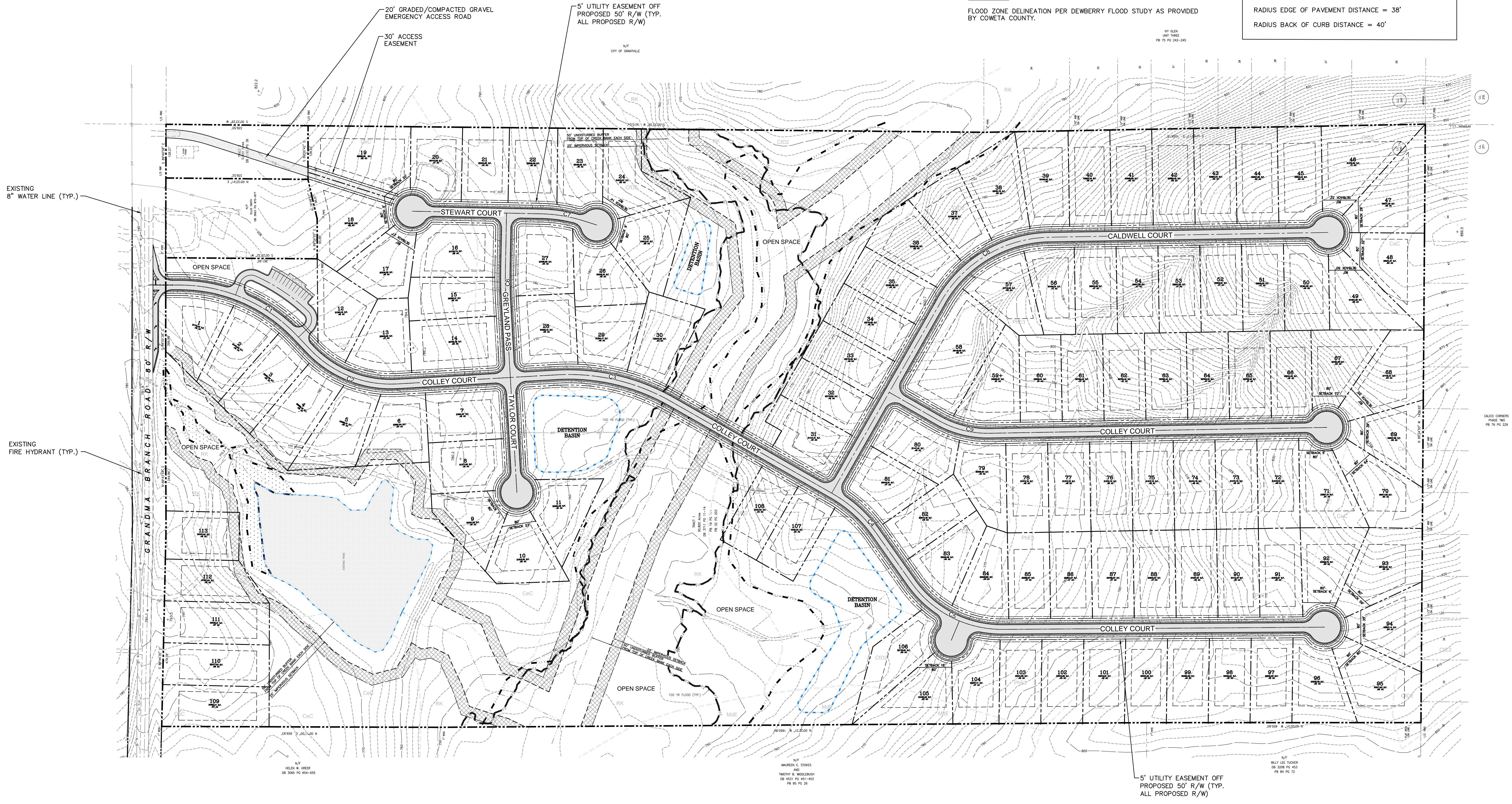
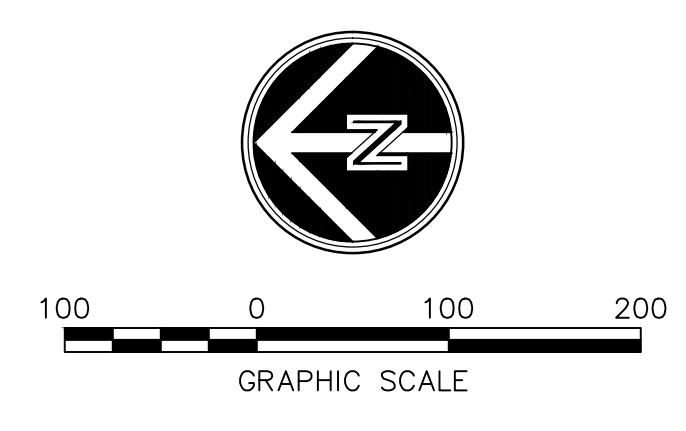
- TOTAL SITE AREA: 96.7 AC.
NO OF LOTS: 113
- ZONING IS: R-20
PROPOSED SETBACKS ARE:
FRONT - 25' FROM RIGHT-OF-WAY
40' SETBACK FROM R/W OF GRANDMA BRANCH ROAD
SIDE - 15'
REAR - 30'
MINIMUM LOT WIDTH @ FRONT SETBACK = 80'
MAXIMUM BUILDING HEIGHT = 35'
MINIMUM LOT SIZE = 20,000 SQ. FT.
- TOPOGRAPHIC INFORMATION 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: 6,382 L.F.
AREA OF PROPOSED RIGHT-OF-WAY: 373,313.58 SQ. FT. 8.57 AC.
TOTAL ROADWAY AREA = 187,803.30 SQ. FT. (4.31 AC.)
TOTAL SIDEWALK AREA = 70136.71 SQ. FT. (1.61 AC.)
TOTAL LOT AREA = 1,255,567.78 SQ. FT. (67.58 AC.)
- AVERAGE LOT SIZE IS 100' X 208'.

NOTE:
FOR CLARITY LOT LINE DIMENSIONS ARE SHOWN ON THE FOLLOWING SHEETS C3.2 AND C3.3.

FEMA MAP INFORMATION
ACCORDING TO F.I.R.M. CITY OF GRANTVILLE 1304430351D DATED FEB. 6, 2013 COWETA COUNTY 1302980351D DATED FEB. 6, 2013, MAP NUMBER 13077C0351D.

CUL-DE-SAC TYPICAL LAYOUT
RADIUS EDGE OF PAVEMENT DISTANCE = 38'
RADIUS BACK OF CURB DISTANCE = 40'

FLOOD ZONE
FLOOD ZONE DELINEATION PER DEWBERRY FLOOD STUDY AS PROVIDED BY COWETA COUNTY.



OVERALL SITE PLAN
HORZ: SCALE: 1" = 100'

H & A
HOVEY & ASSOCIATES, INC.
ENGINEERING CONSULTANTS
130 HOWARD LANE SUITE B
FAYETTEVILLE, GA 30214
PHONE: 770-461-2200

OWNER / DEVELOPER
24 HOUR CONTACT
COWETA GRANDMA
BRANCH, LLC
270 N. JEFF DAVIS
FAYETTEVILLE, GA 30214
24 HOUR CONTACT:
RICHARD FERRY
PHONE: 770-461-0478
ferry@brentholdings.net

HOVEY & ASSOCIATES, INC.
LIC. #PEF000647 ACTIVE

NO.	DATE	DESCRIPTION
7		
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3		
2		
1		

SCALE: HORZ. 1" = 100'
VERT.

DRAWN BY:
J. FINNEY
DESIGNED BY:
D. HOVEY
CHECKED BY:
D. HOVEY
ISSUE DATE:
01/03/2023
PROJECT NUMBER:
20220026

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GA-000 CORREDS
PAGE: 161
PB 16.PJ 224

PRELIMINARY PLAT
FOR
GREYLAND FARMS SUBDIVISION
GRANTVILLE LANDLOT 242, 243 OF THE 2ND DISTRICT
CITY OF GRANTVILLE
COWETA COUNTY, GEORGIA
OVERALL SITE PLAN

SHEET
C1.3

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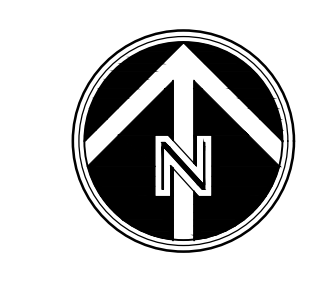
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LEGEND / SYMBOLOGY

- OPEN SPACE HATCHED AREA
- 25' IMPERVIOUS STREAM SETBACK HATCH
- EXIST. WETLANDS AND WETLANDS BOUNDARY LINE
- FLOOD ZONE



GENERAL NOTES

1. TOTAL SITE AREA: 96.7 AC.
NO OF LOTS: 113
2. ZONING IS: R-20
PROPOSED SETBACKS ARE:
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40' SETBACK FROM R/W OF GRANDMA BRANCH ROAD
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REAR - 30'
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NOTE:
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RADIUS BACK OF CURB DISTANCE = 40'

FEMA MAP INFORMATION
ACCORDING TO F.I.R.M. CITY OF GRANTVILLE 1304430351D DATED FEB. 6, 2013 COWETA COUNTY 1302980351D DATED FEB. 6, 2013, MAP NUMBER 13077C0351D.

PROPOSED 26' WIDE ROADWAY INCLUDING 2' CURB & GUTTER (50' R/W) BACK OF CURB RADIUS = 25' (TYP. ALL ROADS)

FLOOD ZONE
FLOOD ZONE DELINEATION PER DEWBERRY FLOOD STUDY AS PROVIDED BY COWETA COUNTY.

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SITE PLAN
HORZ: SCALE: 1" = 60'

HOVEY & ASSOCIATES, INC.
ENGINEERING CONSULTANTS
130 HOWARD LANE SUITE B
FAYETTEVILLE, GA 30214
PHONE: 770-460-2200

OWNER / DEVELOPER
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FAYETTEVILLE, GA 30214
24 HOUR CONTACT:
RICHARD FERRY
PHONE: 770-461-0478
ferry@brentholdings.com

HOVEY & ASSOCIATES, INC.
LIC. #PE000647 ACTIVE

SCALE: HORZ. 1" = 60'
VERT. 1" = 20'

NO.	DATE	DESCRIPTION
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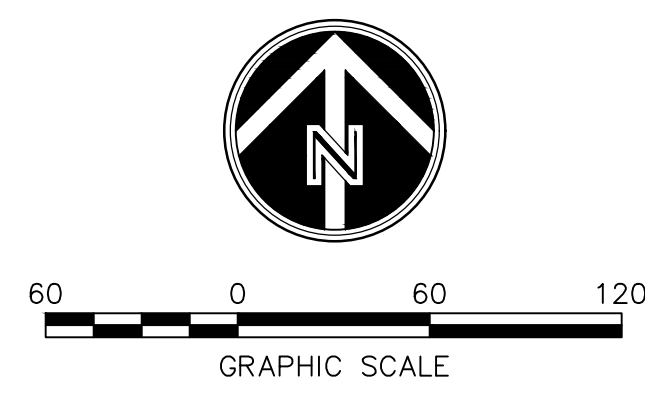
DRAWN BY: J. FINNEY
DESIGNED BY: D. HOVEY
CHECKED BY: D. HOVEY
ISSUE DATE: 01/03/2023
PROJECT NUMBER: 20220026

PRELIMINARY PLAT
FOR
GREYLAND FARMS SUBDIVISION
GRANTVILLE LANDLOT 242, 243 OF THE 2ND DISTRICT
CITY OF GRANTVILLE
COWETA COUNTY, GEORGIA

SITE PLAN

SHEET
C1.4

H&A 2016



LEGEND / SYMBOLOLOGY

OPEN SPACE HATCHED AREA	
25' IMPERVIOUS STREAM SETBACK HATCH	
EXIST. WETLANDS AND WETLANDS BOUNDARY LINE	
FLOOD ZONE	

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ACCORDING TO F.I.R.M. CITY OF GRANTVILLE 1304430351D DATED FEB. 6, 2013 COWETA COUNTY 13077C0351D DATED FEB. 6, 2013, MAP NUMBER 13077C0351D.

FLOOD ZONE
FLOOD ZONE DELINEATION PER DEWBERRY FLOOD STUDY AS PROVIDED BY COWETA COUNTY.

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PROPOSED 26' WIDE ROADWAY INCLUDING 2' CURB & GUTTER (50' R/W) TYP. ALL ROADS

SITE PLAN
HORZ: SCALE: 1" = 60'

Feb 01, 2023 - 10:05am - D:\BACK-UP\Projects\John\Brent_SCARBROUGH\Coweta\DWG\30_X_42 - PRELIMINARY PLAT\303-SITE PLAN.dwg

H & A
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PHONE: 770-460-2200

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24 HOUR CONTACT:
RICHARD FERRY
PHONE: 770-461-0478
ferry@brentholdings.net

HOVEY & ASSOCIATES, INC.
LIC. #PF000347 ACTIVE

SCALE: HORZ 1" = 60'
VERT. 1" = 20'

NO.	DATE	DESCRIPTION
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DRAWN BY: J. FINNEY
DESIGNED BY: D. HOVEY
CHECKED BY: D. HOVEY
ISSUE DATE: 01/03/2023
PROJECT NUMBER: 20220026

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PRELIMINARY PLAT
FOR
GREYLAND FARMS SUBDIVISION
GRANTVILLE LANDLOT 242, 243 OF THE 2ND DISTRICT
CITY OF GRANTVILLE
COWETA COUNTY, GEORGIA

SHEET
C1.5

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Technical Memorandum

To: Mr. Al Grieshaber, Jr., City Manager
City of Grantville, Georgia

From: Brennan D. Jones, P.E.

CC:

Date: January 25, 2023

Re: Water System Capital Improvement Plan
BJEA Project No. 08004.31

Background

The City of Grantville water system was originally constructed prior to 1930 and the water system has been expanded and improved on multiple occasions since that time. The original water system was supplied by groundwater wells, which operated until the early 1990s. The water system discontinued use of the original water supply wells because groundwater contamination was found in the wells. At that time, Grantville connected its water system to Coweta County Water System to purchase potable water from the County. The water system currently serves approximately 2,300 mostly residential customers and the current water use is approximately 210,000 gallons per day. Grantville Water System includes approximately thirty (30) miles of water main and two elevated steel water storage tanks (i.e., City Hall Tank 100,000 Gal and Brown School Tank 200,000 Gal).

The Grantville connection point with Coweta County Water and Sewer Authority (CCWSA) is located at the eastern end of the City near the intersection of Bexley Road at US Hwy 29/SR 14. The City also has two other back-up connections to CCWSA lines for back-up water supply in the event of an emergency. The water system has been experiencing problems maintaining Total Trihalomethanes (TTHM) levels below the US EPA required Mean Concentration Level (MCL) of 80 micrograms per liter (i.e., 80 parts per billion), at the western extremity of the water system. In addition, concentration of TTHM nearing the MCL have been observed in the City Hall water storage tank. Testing for TTHM is on-going throughout the water system to determine locations where TTHM levels may be elevated.

The City of Grantville recognizes that an essential element in maintaining community vitality and good public health is the availability of sufficient potable water facilities. Water supply facilities should provide water that is safe, and the water storage and delivery systems should be reliable, efficient and have capacity to support anticipated future growth of the community. Grantville is aware that its existing water system needs improvements and needs to be expanded to serve the community. Both short-term and long-term improvements will be necessary.

The City retained Brennan Jones Engineering Associates, LLC to prepare a water system Capital Improvement Plan (CIP) to address:

- Water Quality issues including Total Trihalomethanes (TTHM) formation.
- Water System Looping.
- Water Supply for Fire Protection.
- Water system needs to support future residential, commercial, and industrial development.

Summarized below are capital improvement projects to provide water quality improvements and to support development within the City of Grantville. The map that accompanies this memorandum shows locations of the project described below.

Water System Capital Improvement Plan

A. Water System Hydraulic Network Model

A water system hydraulic network model will provide an engineering tool to allow for evaluation of the existing water system and for planning of future improvements. The water system model will enable the City to evaluate domestic water usage patterns, evaluate fire flow capability, evaluate water quality, and water age. A water system network model is necessary to allow for proper planning of water system improvements.

Estimated Cost: \$55,000

B. THM Removal Systems for Existing Elevated Water Storage Tanks

To reduce water system Total Trihalomethanes (TTHM) levels, TTHM removal systems are recommended to be installed at existing water storage tanks. TTHM removal systems shall be a technically proven water treatment system involving active mixing and ventilation of existing water storage tanks. For TTHM removal, spray, and surface aeration systems are available. Systems have spray nozzles and pumps OR surface aerators which provide water surface area for mass transfer, active headspace ventilation systems which evacuate TTHM laden air from the headspace of the tank, and mixers which continually refresh the mass transfer zone at the water surface. Systems are sized to deliver a specific % reduction in TTHM from 20% to 70%.

Estimated Cost: \$275,000

Source: PAX Water Technologies, and Viking Construction Management, Inc.

C. Raise Existing 200,000-Gallon Brown School Elevated Water Storage Tank

Raise the water storage tank overflow elevation by approximately 10 feet to match the elevation of the 100,000-Gal City Hall water storage tank. Raising the water tank elevation will allow the Brown School water tank to properly cycle; thereby, improving water quality and reducing TTHM formation probability.

Estimated Cost: \$250,000

Source: Ed Jackson, R. E. McLean Tank Company, Inc.

D. New 500,000-Gallon Elevated Water Storage Tank w/ THM Removal System

The water storage tank will provide water storage for fire protection for nearby planned industrial development and allow for residential and commercial development growth in the US Hwy 29/SR 14 corridor.

Multi-leg Elevated Steel Water Storage Tank, Estimated Cost: \$1,850,000

Composite (Concrete Pedestal / Steel Container) Elevated Water Tank, Estimated Cost: \$2,700,000

Source: E. Monske, Caldwell Tanks, Inc.

E. Water System Looping Projects

(1) 12-inch diameter loop US Hwy 29/SR 14 – Clarence McCambry Rd to Lone Oak Rd

7,100 LF 12-inch water main is needed to support new development of the US Hwy 29/SR 14 corridor including industrial, commercial, and residential developments. The water main also provides looping of the water system, which will improve fire protection, reliability, redundancy, and water quality.

Estimated Cost: \$850,000

Source: Engineer's Estimate

(2) 8-inch diameter loop at US Hwy 29/SR 14 to Brasch Park Subdivision

270 LF 8-inch water main loop from south side of Hwy 29 water main to Brasch Park subdivision. The water main provides looping of the water system, which will improve fire protection, reliability, redundancy, and water quality.

Estimated Cost: \$67,000

Source: Engineer's Estimate

(3) 8-inch diameter loop through Planned Greyland Farms Subdivision

3,500 LF 8-inch water main loop through the planned Greyland Farms subdivision from Grandma Branch Road to Ivy Glen subdivision. The water main provides looping of the water system, which will improve fire protection, reliability, redundancy, and water quality.

Estimated Cost: \$300,000 (Cost will be offset by developer contribution/construction of water main within the subdivision.)

Source: Engineer's Estimate

(4) 8-inch diameter loop Calico Corners Subdivision to Breckenridge Subdivision

570 LF 8-inch water main loop from Calico Corners subdivision to Breckenridge subdivision. The water main provides looping of the water system, which will improve fire protection, reliability, redundancy, and water quality.

Estimated Cost: \$51,000

Source: Engineer's Estimate

(5) 12-inch diameter loop and extension US Hwy 29/SR 14 – Lone Oak Rd to Minnie Sewell Rd

14,500 LF 12-inch water main is needed to support new development of the western portion of the City along US Hwy 29/SR 14 to Minnie Sewell Road. This project would extend the water system to serve incorporated areas in Grantville that presently does not have potable water service or fire protection. Development in the corridor includes industrial, commercial, and residential developments. The water main provides extension and looping of the water system, which will improve fire protection, reliability, redundancy, and water quality.

Estimated Cost: \$1,740,000

Source: Engineer's Estimate

(6) 8-inch diameter loop at US Hwy 29/SR 14 to Coweta Heard Rd

100 LF 8-inch water main loop from south side of Hwy 29 water main to Coweta Heard Rd. The water main provides looping of the water system, which will improve fire protection, reliability, redundancy, and water quality.

Estimated Cost: \$30,000

Source: Engineer's Estimate

(7) 8-inch diameter loop at US Hwy 29/SR 14 to Calico Corners subdivision

100 LF 8-inch water main loop from south side of Hwy 29 water main to Calico Corners subdivision. The water main provides looping of the water system, which will improve fire protection, reliability, redundancy, and water quality.

Estimated Cost: \$30,000

Source: Engineer's Estimate

(8) 8-inch diameter loop at US Hwy 29/SR 14 to LaGrange Street

250 LF 8-inch water main loop from south side of Hwy 29 water main to LaGrange Street. The water main provides looping of the water system, which will improve fire protection, reliability, redundancy, and water quality.

Estimated Cost: \$45,000

Source: Engineer's Estimate

F. Fire Hydrant Replacement and Valve Installation

Replacement of approximately fifty (50) fire hydrants that have reached service life is needed to improve fire protection reliability of the water system. In addition, water valve installation to replace valves that have reached service life is needed in approximately fifty (50) locations to improve system reliability.

Estimated Cost: \$400,000

Source: Engineer's Estimate

Summary of Project Costs

<u>Cost</u>	<u>Description</u>
\$55,000	A. Water System Hydraulic Network Model
\$275,000	B. THM Removal Systems for Existing Elevated Water Storage Tanks
\$250,000	C. Raise Existing 200,000-Gallon Brown School Elevated Water Storage Tank
\$2,700,000	D. New 500,000-Gallon Elevated Water Storage Tank w/ THM Removal System
\$3,113,000	E. (1-8) Water System Looping and Extension Projects
<u>\$400,000</u>	F. Fire Hydrant Replacement and Valve Installation
\$6,793,000	Total

Financing Capital Projects

Various sources and methods are available to the City for financing the construction cost for water system capital improvement projects. Listed below are methods for financing projects:

- Water System Enterprise Fund System Operating Reserves
- SPLOST
- General Funds
- Loans from Sources such as GEFA (Georgia Fund and Drinking Water State Revolving Fund), USDA Loan, etc.
- Development Agreements including capital contributions from developers.
- General Obligation Bonds, Special Assessment Bonds and Revenue Bonds

- Georgia Department of Community Affairs (DCA) (Community Development Block Grant (CDBG), Economic Development Financing Packet, One Georgia Authority (Equity Fund)
- Economic Development Administration (EDA), Department of Commerce

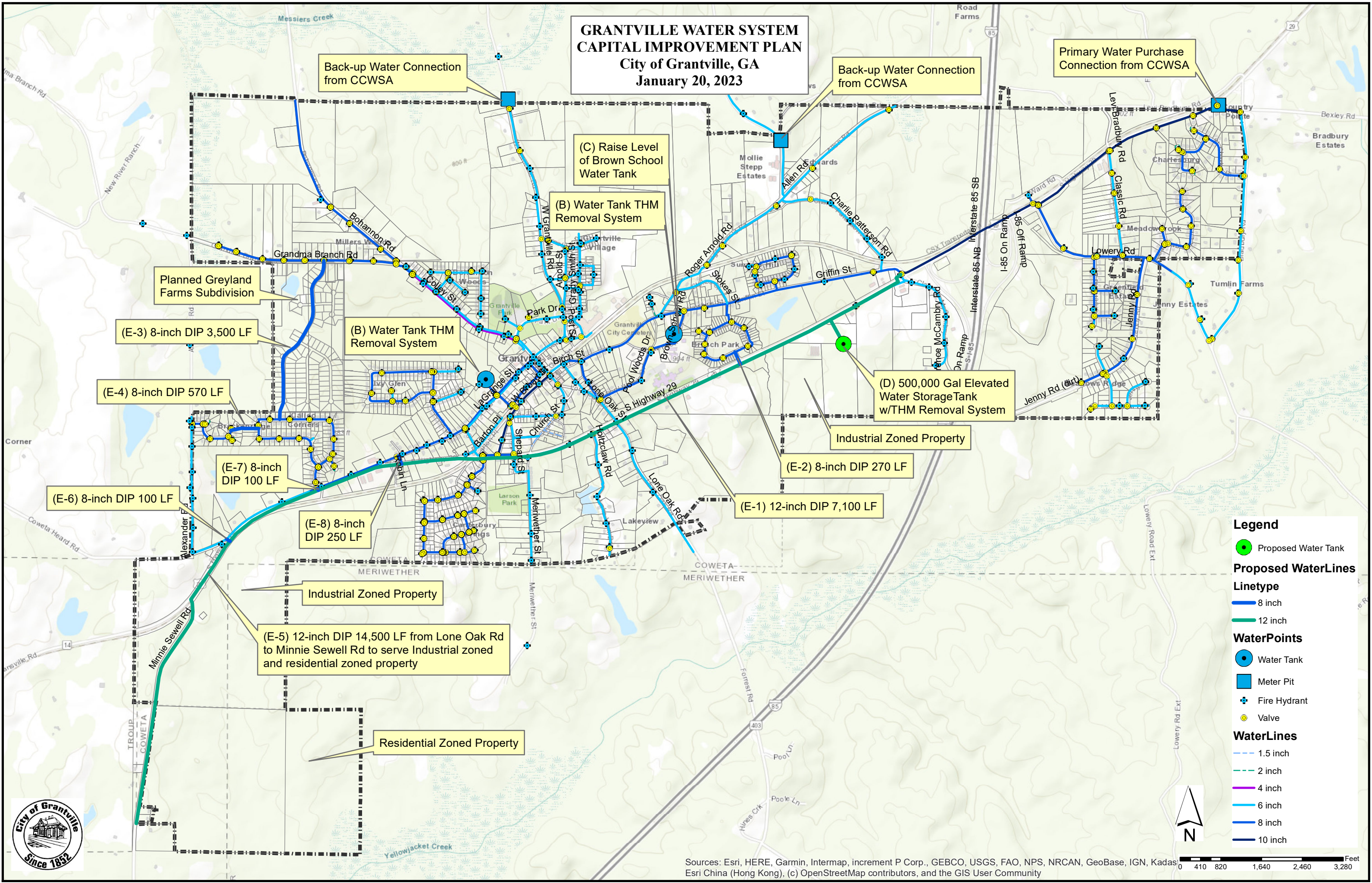
If loans or bonds are used for financing capital improvements, the City will be required to qualify for the debt and will be required to maintain certain levels of debt service coverages. This may require the City to increase water rates on its customer base to ensure that financial obligations can be achieved. In cases of grant or partial grant funding, the City is typically required to contribute 10% or more towards the total project cost to qualify for funding. It is noted that grant funding is often difficult to obtain due to competition for this funding source.

General Assumptions and Considerations

In the preparation of this study and cost projections, certain assumptions have been made with respect to conditions that may occur in the future. While it is believed that these assumptions are reasonable for the purpose of the study, they are dependent upon future events and actual conditions that may differ from those assumed. In addition, this study used and relied upon certain information provided by others. This information includes, among other things, estimated construction costs (FY2022), and other information and data provided by contractors and process equipment manufacturer representatives. While these sources are believed to be reliable, there has been no independent verification of the information and no assurances are offered with respect thereto. To the extent that future conditions differ from those assumed herein, the actual costs may vary from those predicted in the study.

END OF MEMORANDUM

GRANTVILLE WATER SYSTEM CAPITAL IMPROVEMENT PLAN City of Grantville, GA January 20, 2023



Back-up Water Connection from CCWSA

Back-up Water Connection from CCWSA

Primary Water Purchase Connection from CCWSA

(C) Raise Level of Brown School Water Tank

(B) Water Tank THM Removal System

(B) Water Tank THM Removal System

(D) 500,000 Gal Elevated Water Storage Tank w/THM Removal System

Planned Greyland Farms Subdivision

(E-3) 8-inch DIP 3,500 LF

(E-4) 8-inch DIP 570 LF

(E-6) 8-inch DIP 100 LF

(E-7) 8-inch DIP 100 LF

(E-8) 8-inch DIP 250 LF

Industrial Zoned Property

(E-5) 12-inch DIP 14,500 LF from Lone Oak Rd to Minnie Sewell Rd to serve Industrial zoned and residential zoned property

(E-2) 8-inch DIP 270 LF

(E-1) 12-inch DIP 7,100 LF

Residential Zoned Property

Legend

- Proposed Water Tank
- Proposed WaterLines**
- Linetype**
- 8 inch
- 12 inch
- WaterPoints**
- Water Tank
- Meter Pit
- + Fire Hydrant
- Valve
- WaterLines**
- 1.5 inch
- 2 inch
- 4 inch
- 6 inch
- 8 inch
- 10 inch

