

TOWN OF BRASELTON, GEORGIA

STREAM BUFFER AND SETBACK VARIANCE APPLICATION

An applicant seeking a grant of variance from the stream buffer protection regulations found in Section 15.5 of the Town of Braselton's Development Code must submit to the Town one original and nine (9) completed copies of this application along with all information required to be included with this application (see application checklist) together with a \$400 fee to cover administrative and advertising costs. A public hearing will be held on a valid application from thirty (30) to sixty (60) days after the Town's receipt of such application. The applicant must be present at such hearing.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: OLD NORCROSS INVESTMENTS, INC. ADDRESS: 4411 SUWANEE DAM ROAD, SUITE 750 CITY: SUWANEE STATE: GA ZIP: 30024 PHONE: 770.614.1471	NAME: TIN CUP INVESTMENTS, INC. ADDRESS: 4411 SUWANEE DAM ROAD, SUITE 750 CITY: SUWANEE STATE: GA ZIP: 30024 PHONE: 770.614.14171
CONTACT PERSON: FRED CRAWFORD IVA HOYLE PHONE: 770.614.1471 FAX: 770.963.8520 EXT.105	

* Include any and all persons having a property interest and/or financial interest in any business entity having property interest (use additional sheets if necessary)

APPLICANT IS THE:		
XOWNER'S AGENT	PROPERTY OWNER	CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S): R3		
COUNTY TAX MAP NO. 123	TAX PARCEL NO: 123007C, 123006, 123010A, 11840B	
ACREAGE: 83.377 ACRES		
ADDRESS OF PROPERTY: EDNAVILLE ROAD & HOYT WOOD ROAD		

BRASELTON CLERK'S OFFICE USE ONLY

Date Received: _____ Received by: _____ Case Number: _____

STREAM BUFFER AND SETBACK VARIANCE APPLICATION

CHECKLIST

In addition to the application form, all materials and information listed below must be submitted with the application in order for it be accepted by the Town of Braselton

1. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;
EXISTING CONDITIONS
 2. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
EXISTING CONDITIONS PLAN
 3. A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
CONCEPTUAL SITE PLAN DATED January 3, 2020.
 4. Documentation of unusual hardship should the buffer be maintained;
DETAILED IN APPLICATION
 5. At least one alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible;
ALTERNATIVE CONCEPTUAL SITE PLAN DATED NOVEMBER 5, 2019.
 6. A calculation of the total area and length of the proposed intrusion;
SEE RESPONSE BELOW
 7. A stormwater management site plan, if applicable; and,
PROPOSED DETENTION POND LOCATIONS SHOWN ON CONCEPTUAL SITE PLAN
 8. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.
DETAILED IN APPLICATION'S LETTER OF INTENT
6. OTHER THAN PUBLIC ROAD AND UTILITY CROSSINGS: WE ARE REQUESTING an ENCROACHMENT INTO THE 100 FOOT BUFFER FOR THE RECREATION AREA IMPROVEMENTS (SWIMMING POOL, CLUBHOUSE AND ASSOCIATED PARKING) UP TO 0.20 ACRES.
- THE APPLICANT IS ALSO REQUESTING TO ALLOW FOR ENCROACHMENT INTO THE 50 FOOT IMPERVIOUSE SETBACK FOR A TOTAL OF 15 LOTS TO INCLUDE: LOTS 55, 56, 58, 59 PHASE I and LOTS 1-9,17, 18 PHASE II.

P. J. Krieger Engineers & Surveyors, Inc.

493 Cricket Ridge Court
Lawrenceville, Ga. 30044
Tel. (678) 643-1422

January 9, 2020

City of Braselton Zoning Board of Appeals and Planning & Development Staff
Braselton Planning and Development Department
4986 Hwy 53
Braselton, Georgia 30517

RE: Letter of Intent
Fox Creek S/D Stream Buffer Variance
83.377 ac. along Ednaville Rd. and Hoyt Wood Road
Parcels 123007C, 123006, 123010A, and 11840B

To whom it may concern,

On behalf of my client (Old Norcross Investments, Inc.) I have prepared this letter of intent to clearly state the requests for relief from Article XV; Section 15.5.2 (Buffer & Setback Requirements).

Existing Site Conditions

The site is located with frontage along Ednaville Road and Hoyt Wood Road. The site is composed of Parcels 123007C, 123006, 123010A, and 11840B and contains a total of 83.377 acres. Topographic elevations range from 800 to 900 feet above sea level. Several areas, identified on the Existing Condition Plan demonstrate slopes over 25 percent. Existing vegetation consists of pasture and meadows and wooded areas of mostly hardwoods and areas of pines. The southeasterly property line is bordered by a stream with adjacent area within Zone A flood hazard area. Three additional streams traverse across the subject property running upstream in northerly, northwesterly and westerly directions. Two small ponds exist on-site. Existing wetlands are contained within the existing lakes or within the stream banks and flood plain.

Proposed Site Conditions

The subject property is zoned R-III with the condition that it be developed as single-family detached homes.

Old Norcross Investments, Inc. desires to develop the property as a Conservation Subdivision which is allowed under the R-III zoning pursuant to approval by the Mayor and City Council.

The “Standards for Conservation Subdivisions” require a minimum 75-foot buffer adjacent to the banks of all intermittent and perennial streams. Even though the site is approximately 10.1 miles upstream of the Winder/Mulberry Water Intake; it still falls within the 7-mile radius of the Winder/Mulberry Water Intake. Because it is within the 7-mile radius; the buffer requirements are expanded to a 100-foot buffer with an additional 50-foot impervious surface setback adjacent to the buffer.

These expanded buffers; when combined with the multiple streams traversing the site, flood plain, areas of rough topography and the irregular shape of the property creates a hardship from which Old Norcross, Inc. seeks relief by means of a variance.

A Concept Plan has been prepared for this site dated January 3, 2020 and is attached hereto for your reference and review.

Variances Requested

1. Allow encroachment into the 100’ buffer for recreational area improvements (swimming pool, clubhouse and associated parking) up to 0.20 ac.
2. Allow for impervious surface encroachment into the additional 50’ impervious setback for the following:
 - a. The recreational area improvements in 1 above.
 - b. 4 lots located in Phase I; lots 55, 56, 58 & 59.
 - c. 11 lots located in Phase II; lots 1-9 & 17 & 18.

Justification and Mitigation

As per the attached “Concept Plan”; other than as requested in (1) above: the 100’ buffer will not be encroached upon except for the construction of public roads and public utilities which are allowed per the ordinance.

Encroachments into the additional 50' impervious setback shall be mitigated by one or more of the following methods:

1. Affected areas shall be graded so that impervious surfaces drain to the street and into a pipe system which flows to a storm-water management pond to be treated before entering a stream.
2. The developer shall install additional storm sewer piping systems to collect runoff from these areas and discharge into a storm-water management pond to be treated before entering a stream.
3. Where 1 & 2 above prove to be unfeasible; pervious paving and /or storm-water chambers may be used on individual lots.

Methods 1 and 2 shall be incorporated into the site development plans.

Conclusion

I believe approving the above variance requests subject to the proposed methods of mitigation would be consistent with and at least as protective of the streams as the "Conservation Subdivision Ordinance" and the "Buffer and Setback Requirements Ordinance". Runoff from impervious surfaces within the 50-foot impervious setback will not enter streams without being treated in a storm-water management facility.

I look forward to meeting with City Staff to address any questions or concerns.

Respectfully,



Phillip J. Krieger, PE, RLS

STANDARDS GOVERNING THE GRANT OF A STREAM BUFFER AND SETBACK VARIANCE

PURSUANT TO SECTION 15.5.3 OF THE TOWN OF BRASELTON DEVELOPMENT CODE, THE ZONING BOARD OF APPEALS FINDS THAT THE FOLLOWING CONDITIONS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE CONSIDERATION OF STREAM BUFFER VARIANCE REQUESTS. THE ZONING BOARD OF APPEALS WILL ONLY GRANT STREAM BUFFER VARIANCES IN THE FOLLOWING CASES:

1. When a property's shape, topography or other physical conditions prevents land development unless a buffer variance is granted.
2. Unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship.
3. Variances will not be considered when, following adoption of this ordinance, actions of any property owner of a given property have created conditions of a hardship on that property.
4. Any variance granted by the Zoning Board of Appeals must require mitigation measures to offset the effects of any proposed land development on the parcel.

Please respond to the following standards in the space provided or use an attachment as necessary. SEE ATTACHMENT FOR APPLICANT'S RESPONSE

1. Does the property's shape, topography or other physical conditions prevent land development unless a buffer variance is granted? _____

[illegible]

2. Are there unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship?

STANDARDS GOVERNING THE GRANT OF A STREAM BUFFER VARIANCE (cont.)

(#2 cont.)

3. Following the adoption of these regulations on March 12, 2007, have the actions of the property owner created the conditions of a hardship on the property?_____

4. What mitigation measures are proposed to offset the effects of land development on the parcel?_____

The following factors will be considered in determining whether to issue a variance:

1. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
2. The locations of all streams on the property, including along property boundaries;
3. The location and extent of the proposed buffer or setback intrusion;
4. Whether alternative designs are possible which require less intrusion or no intrusion;
5. The long-term and construction water-quality impacts of the proposed variance;
6. Whether issuance of the variance is at least as protective of natural resources and the environment.

**APPLICANT'S RESPONSE TO STANDARDS GOVERNING THE GRANT OF A
STREAM BUFFER AND SETBACK VARIANCE
FOX CREEK SUBDIVISION**

- 1. Does the property's shape, topography or other physical conditions prevent land development unless a buffer variance is granted?**

Due to the configuration of the site and multiple creeks flowing through the project, the site is significantly impacted relative to development as a residential subdivision. The site is located within the seven (7) mile radius of the Winder / Mulberry Water Intake. Accordingly, the buffer requirements are expanded to a 100-foot buffer with an additional 50-foot impervious surface setback adjacent to the stream buffer. These expanded buffers; combined with the multiple streams traversing the site, floodplain, areas of rough topography and the irregular shape of the property creates a hardship from which the applicant seeks the requested variance.

- 2. Are there unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship?**

The required buffers combined with the multiple streams traversing the site, floodplain, areas of rough topography and the irregular shape of the property creates a hardship from which the applicant seeks relief of a variance. Accordingly, the applicant is seeking buffer encroachment for recreation improvements up to 0.20 acres, allow for 50 foot impervious setback encroachment for the recreation area, Phase 1 lots to include lots 55, 56, 58, 59 and Phase 2 lots to include lots 1-9 and 17, 18.

- 3. Following the adoption of these regulations on March 12, 2007, have the actions of the property owner created the conditions of a hardship of the property?**

The requested stream buffer variance is not the result of any conditions created by the current property owner or previous property owners.

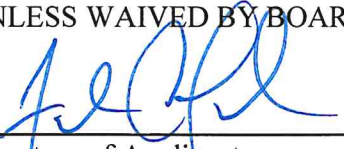
- 4. What mitigation measures are proposed to offset the effects of land development on the parcel?**

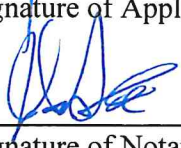
Encroachment into the 100 foot stream buffer is limited to the recreation area. Encroachments also include construction of public roads and public utilities which are allowed per the ordinance.

Encroachments into the additional 50-foot impervious setback shall be mitigated by grading affected areas so that impervious surfaces drain to the street and into a pipe system which flows to a storm-water management pond to be treated before entering a stream. The developer shall install additional storm sewer piping system to collect runoff from these areas and discharge into a storm water- management pond to be treated before entering a stream. If needed pervious paving and /or storm-water chambers may be used on individual lots.

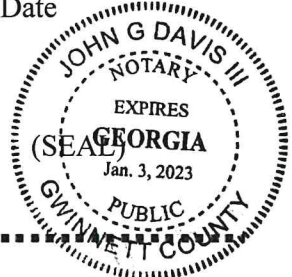
VARIANCE APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE ZONING BOARD OF APPEALS UNLESS WAIVED BY BOARD OF APPEALS.




Signature of Applicant Fred Crawford, Vice Pres. Applicant's Name and Title Date


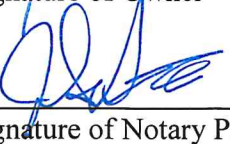
Signature of Notary Public 10-24-19 Date



VARIANCE PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE ZONING BOARD OF APPEALS UNLESS WAIVED BY BOARD OF APPEALS.



Signature of Owner Fred Crawford, Vice Pres. Owner's Name and Title


Signature of Notary Public 10-24-19 Date



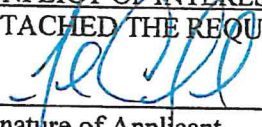
BRASELTON CLERK'S OFFICE USE ONLY

Receipt No: _____ Amount of Fee: _____

Date: _____ Received By: _____

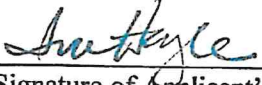
CONFLICT OF INTEREST CERTIFICATION FOR VARIANCES

THE UNDERSIGNED BELOW, MAKING AN APPLICATION FOR A VARIANCE, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1, ET SEQ., **CONFLICT OF INTEREST IN ZONING ACTIONS**, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.



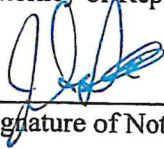
Signature of Applicant

10-24-19 Fred Crawford, Vice Pres.
Date Type or print name and title



Signature of Applicant's
Attorney or Representative

10-24-19 Iva Hoyle, Project Manager
Date Type or print name and title



Signature of Notary Public

10-24-19
Date Notary Seal



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to any official of the Town of Braselton?

☐ Yes ☒ No

Fred Crawford

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GEVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last 2 years)

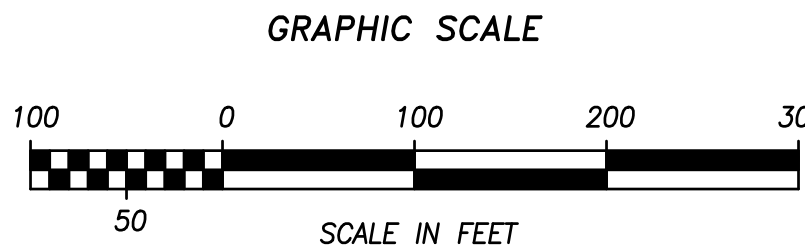
Attach additional sheets if necessary to disclose or describe all contributions.

BOUNDARY LINE CHART		
LINE	BEARING	DISTANCE
L1	S34°10'50"E	100.10
L2	N64°17'14"E	60.47
L3	N34°10'50"W	223.56
L4	N11°44'14"W	7.51
L5	S88°04'20"W	26.65
L6	S08°11'07"W	31.68
L7	S38°42'07"W	21.42
L8	S43°16'10"W	27.66
L9	S41°02'00"W	7.60
L10	S13°12'47"W	21.10
L11	S07°49'04"E	12.42
L12	S18°52'34"W	13.40
L13	S02°36'38"W	11.75
L14	S18°13'51"E	13.84
L15	S05°55'43"E	18.74
L16	S21°34'19"W	12.28
L17	S02°12'17"W	13.59
L18	S82°22'49"W	17.10
L19	N42°15'28"E	18.24
L20	N69°59'40"W	22.80
L21	S83°41'28"W	18.45
L22	S61°22'42"W	28.32
L23	S34°50'03"W	17.23
L24	S17°08'05"W	21.29
L25	S14°01'29"W	10.79
L26	S59°57'43"W	20.88
L27	S47°24'56"W	21.98
L28	S32°47'35"W	6.13
L29	S38°25'54"W	15.40
L30	S77°45'14"W	27.89
L31	S57°12'18"W	13.07
L32	S17°48'20"W	20.00
L33	S11°42'31"W	27.04
L34	S27°31'38"W	27.82
L35	S04°54'40"W	14.89
L36	S81°49'30"W	18.27
L37	S71°18'50"W	22.08
L38	S01°42'28"W	16.92
L39	S28°48'08"W	18.54
L40	S37°07'47"W	16.20
L41	S03°24'32"W	12.92
L42	S10°32'34"W	16.27
L43	S00°50'51"W	26.30
L44	S08°43'35"W	42.32
L45	S41°52'07"W	28.21
L46	S19°23'05"W	30.00
L47	S38°03'42"W	36.00
L48	S42°22'56"W	11.36
L49	S42°38'59"W	40.79
L50	S13°12'23"W	22.16
L51	S42°38'39"W	40.00
L52	S62°24'51"W	11.69
L53	S33°30'22"W	44.20
L54	S42°01'13"W	38.79
L55	S62°30'39"W	32.92
L56	S47°43'58"W	24.50
L57	S04°42'54"E	18.54
L58	S12°08'42"E	21.89
L59	S44°09'18"W	26.81
L60	S47°15'05"W	46.25
L61	S49°54'18"W	30.83
L62	S72°28'36"W	20.08
L63	S49°58'00"W	31.41
L64	S27°52'59"W	7.87
L65	S58°40'15"W	14.16
L66	S38°52'28"W	23.34
L67	S50°49'05"W	37.00
L68	S64°30'18"W	14.08
L69	S71°48'21"W	29.97
L70	S52°22'30"W	35.44
L71	S47°22'45"W	36.39
L72	S18°25'35"W	27.82
L73	S48°37'59"W	34.15
L74	S49°27'25"W	36.30
L75	S49°41'14"W	44.20
L76	S57°51'44"W	37.40
L77	S01°12'23"W	24.98
L78	S49°24'37"W	35.50
L79	S49°29'21"W	22.89
L80	S81°24'20"W	22.89
L81	S74°40'36"W	28.47
L82	S84°11'33"W	67.37
L83	S81°34'10"W	36.38
L84	S49°58'35"W	27.11
L85	S58°18'08"W	27.19
L86	S44°34'31"W	29.89
L87	S45°25'24"W	35.07
L88	S71°29'42"W	21.39
L89	S79°09'41"W	32.23
L90	S69°11'12"W	23.21
L91	S68°49'01"W	29.24
L92	S68°04'12"W	13.51

NATURAL RESOURCES CONSERVATION SOIL SURVEY LEGEND	
Map Unit Symbol	Map Unit Name
ApB	Appling sandy loam, 2 to 6 percent slopes
ApC	Appling sandy loam, 6 to 10 percent slopes
CeB	Cecil sandy loam, 2 to 6 percent slopes
CeC	Cecil sandy loam, 6 to 10 percent slopes
Cw	Chewacla-Mehackee complex
PuD2	Pacolet soils, 10 to 15 percent slopes, eroded
W	Water

BOUNDARY CURVE CHART					
CURVE	ARC	CHORD	BEARING	CHORD	RADIUS
C1	3.79	3.74	33°47'15"E	3.79	421.40
C2	14.70	14.69	N33°18'21"W	14.69	481.40
C3	128.71	127.89	N22°57'32"W	127.89	328.59

P. J. KRIEGER ENGINEERS & SURVEYORS, INC.
(SURVEYING - ENGINEERING - LAND PLANNING)
493 CRICKET RIDGE COURT
LAWRENCEVILLE, GEORGIA 30044
PHONE: (678) 643-1422
E-MAIL: kriegerp1@gmail.com
FIRM LICENSE
PEFD002932
LSFD000638



REVISIONS:
1/7/2020



PROJECT LOCATION:
G.M.D. NO. 1765
JACKSON COUNTY,
CITY OF BRASELTON,
GEORGIA
PARENT TAX PARCELS:
118 040B, 123 006,
123 007C & 123 010A

SHEET TITLE:
EXISTING CONDITIONS PLAN
PROJECT NAME:
FOX CREEK SUBDIVISION
DATE: OCTOBER 8, 2019

SCALE: 1"=100'

SHEET 1
OF 1 SHEETS

EXISTING SITE CONDITITONS

TOTAL SITE AREA: 83.377 AC.
(INCLUDES HOYT WOOD R/W TO BE ABANDONED)

SITE ZONING IS R-III

TOPOGRAPHY RANGES FROM GENTLEY ROLLING TO STEEP.

EXISTING VEGETATION CONSISTS OF PASTURE AND MEADOW
AREAS AND WOODED AREAS OF MOSTLY HARDWOOD AND
AREAS OF PINE.

WETLANDS ONSITE ARE ALL WITHIN THE EXISTING LAKES OR
CONFINED WITHIN THE CREEK BANKS AND FLOODPLAIN WITH
THE EXEMPTION OF THE WETLAND MITIGATION AREA AS SHOWN.

EXISTING CREEK BUFFERS ARE 100 FEET PLUS AN ADDITIONAL
50' IMPERVIOUS SETBACK AS SHOWN.



ALL GREEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

ARC=298.39'
R=4460.00'
CH. PRO-NCE:05100'

TOTAL SITE AREA: 83.377 AC.
(INCLUDES HOYT WOOD R/W TO BE ABANDONED)

GREEN SPACE SUMMARY:
CREEK BUFFERS = 29.223 AC.
OTHER GREEN SPACE = 23.437 AC.
TOTAL GROSS GREEN SPACE = 52.660 AC. (63.16% OF GROSS SITE AREA)

1. ALLOW BUFFER ENCROACHMENT FOR RECREATIONAL AREA IMPROVEMENTS UP TO 0.20 AC.
2. ALLOW FOR IMPERVIOUS SETBACK ENCROACHMENT FOR THE FOLLOWING:
 - A. RECREATIONAL AREA IMPROVEMENTS.
 - B. IMPERVIOUS SURFACES ON PHASE I LOTS 55, 56, 58 & 59
(4 LOTS AS INDICATED BY *)
 - C. IMPERVIOUS SURFACES ON PHASE II LOTS 1-9 & 17 & 18
(11 LOTS AS INDICATED BY *)

ENCROACHMENTS INTO THE ADDITIONAL 50' IMPERVIOUS SETBACK SHALL BE MITIGATED BY ONE OR MORE OF THE FOLLOWING METHODS:

1. AFFECTED AREAS SHALL BE GRADED SO THAT IMPERVIOUS SURFACES DRAIN TO THE STREET AND INTO A PIPE SYSTEM WHICH FLOWS TO A STORM-WATER MANAGEMENT POND TO BE TREATED BEFORE ENTERING A STREAM.
2. THE DEVELOPER SHALL INSTALL ADDITIONAL STORM SEWER PIPING SYSTEMS TO COLLECT RUNOFF FROM THESE AREAS AND DISCHARGE INTO A STORM-WATER MANAGEMENT POND TO BE TREATED BEFORE ENTERING A STREAM.
3. WHERE 1 & 2 ABOVE PROVE TO BE UNFEASIBLE; PERVIOUS PAVING AND/OR STORMWATER CHAMBERS MAY BE USED ON INDIVIDUAL LOTS.

BOUNDARY CURVE CHART					
CURVE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT
C1	5.79'	S33°47'13"E	5.79'	421.40'	2.89'
C2	14.70'	N33°18'21"W	14.69'	481.40'	7.35'
C3	128.71'	N22°57'32"W	127.89'	328.59'	65.19'

REEK BUFFER

POINTS REQUIRING VARIANCE

IMPERVIOUS SURFACES INTO
10 FOOT IMPERVIOUS SETBACK

GEND

10

DIUS	TARGET
21.40'	2.89'
81.40'	7.35'
28.59'	65.19'

AND PLANNING)

30044
22

il.com

G.M.D. NO. 1765
JACKSON COUNTY,
CITY OF BRASELTON

GEORGIA
PARENT TAX PARCELS:
118 040B 123 006

123 007C & 123 010A

PROJECT NAME: _____

JOB# 2018-106B **FOX CREEK SUBDIVISION**

SCALE: 1 = 100

Of 1 Sa

ALL GREEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

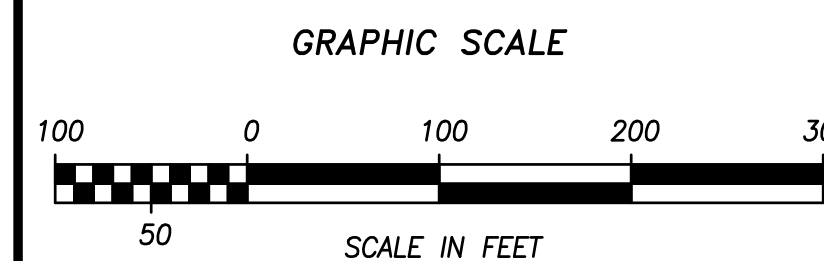
ARC=298.39'
R=4460.00'
CH.BRG=N65°05'00"E
CH=298.34'

HOYT WOOD ROAD
60' R/W
DB 8T / PG 750 (R/W DEED)

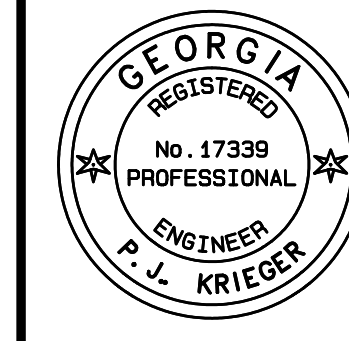
LINE	BEARING	LINE	DISTANCE
L1	S34°10'00"E	L1	100.15
L2	N61°17'41"E	L2	60.75
L3	N11°41'44"E	L3	77.51
L4	S82°10'00"E	L4	73.18
L5	S68°21'00"E	L5	21.42
L6	S41°20'00"E	L6	7.66
L7	S41°20'00"E	L7	13.42
L8	S00°00'04"E	L8	12.40
L9	S16°59'30"E	L9	13.42
L10	S16°59'30"E	L10	13.42
L11	S19°15'31"E	L11	31.84
L12	S19°15'31"E	L12	31.84
L13	S16°13'19"E	L13	12.26
L14	S62°12'28"E	L14	33.59
L15	S62°12'28"E	L15	33.59
L16	S81°42'00"E	L16	28.83
L17	S81°42'00"E	L17	28.83
L18	S17°08'50"E	L18	21.29
L19	S17°08'50"E	L19	21.29
L20	S41°15'00"E	L20	15.48
L21	S41°15'00"E	L21	15.48
L22	S47°45'48"E	L22	19.87
L23	S47°45'48"E	L23	19.87
L24	S38°52'54"E	L24	21.40
L25	S38°52'54"E	L25	21.40
L26	S77°40'48"E	L26	27.09
L27	S77°40'48"E	L27	27.09
L28	S41°15'00"E	L28	7.82
L29	S41°15'00"E	L29	7.82
L30	S25°30'30"E	L30	21.85
L31	S25°30'30"E	L31	21.85
L32	S17°18'50"E	L32	22.58
L33	S17°18'50"E	L33	22.58
L34	S08°45'00"E	L34	15.04
L35	S08°45'00"E	L35	15.04
L36	S103°3'47"E	L36	18.20
L37	S103°3'47"E	L37	18.20
L38	S103°3'47"E	L38	18.20
L39	S103°3'47"E	L39	18.20
L40	S103°3'47"E	L40	18.20
L41	S103°3'47"E	L41	18.20
L42	S103°3'47"E	L42	18.20
L43	S103°3'47"E	L43	18.20
L44	S103°3'47"E	L44	18.20
L45	S103°3'47"E	L45	18.20
L46	S103°3'47"E	L46	18.20
L47	S103°3'47"E	L47	18.20
L48	S103°3'47"E	L48	18.20
L49	S103°3'47"E	L49	18.20
L50	S103°3'47"E	L50	18.20
L51	S103°3'47"E	L51	18.20
L52	S103°3'47"E	L52	18.20
L53	S103°3'47"E	L53	18.20
L54	S103°3'47"E	L54	18.20
L55	S103°3'47"E	L55	18.20
L56	S103°3'47"E	L56	18.20
L57	S103°3'47"E	L57	18.20
L58	S103°3'47"E	L58	18.20
L59	S103°3'47"E	L59	18.20
L60	S103°3'47"E	L60	18.20
L61	S103°3'47"E	L61	18.20
L62	S103°3'47"E	L62	18.20
L63	S103°3'47"E	L63	18.20
L64	S103°3'47"E	L64	18.20
L65	S103°3'47"E	L65	18.20
L66	S103°3'47"E	L66	18.20
L67	S103°3'47"E	L67	18.20
L68	S103°3'47"E	L68	18.20
L69	S103°3'47"E	L69	18.20
L70	S103°3'47"E	L70	18.20
L71	S103°3'47"E	L71	18.20
L72	S103°3'47"E	L72	18.20
L73	S103°3'47"E	L73	18.20
L74	S103°3'47"E	L74	18.20
L75	S103°3'47"E	L75	18.20
L76	S103°3'47"E	L76	18.20
L77	S103°3'47"E	L77	18.20
L78	S103°3'47"E	L78	18.20
L79	S103°3'47"E	L79	18.20
L80	S103°3'47"E	L80	18.20
L81	S103°3'47"E	L81	18.20
L82	S103°3'47"E	L82	18.20
L83	S103°3'47"E	L83	18.20
L84	S44°33'31"E	L84	28.89
L85	S44°33'31"E	L85	28.89
L86	S71°29'42"E	L86	34.15
L87	S71°29'42"E	L87	34.15
L88	S59°11'12"E	L88	23.21
L89	S59°11'12"E	L89	23.21
L90	S68°01'00"E	L90	35.50

BOUNDARY CURVE CHART					
CURVE	ARC	CHORD BEARING	CHORD	RADIUS	TANGENT
C1	5.79'	S33°47'13"E	5.79'	421.40'	2.89'
C2	14.70'	N38°18'21"W	14.69'	481.40'	7.35'
C3	128.71'	N22°57'32"W	127.89'	328.59'	65.19'

P. J. KRIEGER ENGINEERS & SURVEYORS, INC.
(SURVEYING - ENGINEERING - LAND PLANNING)
493 CRICKET RIDGE COURT
LAWRENCEVILLE, GEORGIA 30044
PHONE: (678) 643-1422
E-MAIL: kriegerp1@gmail.com



REVISIONS:



PROJECT LOCATION:
G.M.D. NO. 1765
JACKSON COUNTY,
CITY OF BRASELTON,
GEORGIA
PARENT TAX PARCELS:
118 040B, 123 006,
123 007C & 123 010A

SHEET TITLE:
PROJECT NAME:
JOB# 2018-106C
DATE: NOVEMBER 2018

ALTERNATE CONCEPTUAL SITE PLAN
UTILIZING THE CONSERVATION SUBDIVISION ORDINANCE
FOX CREEK SUBDIVISION

SCALE: 1"=100'

SHEET 1

OF 1 SHEETS