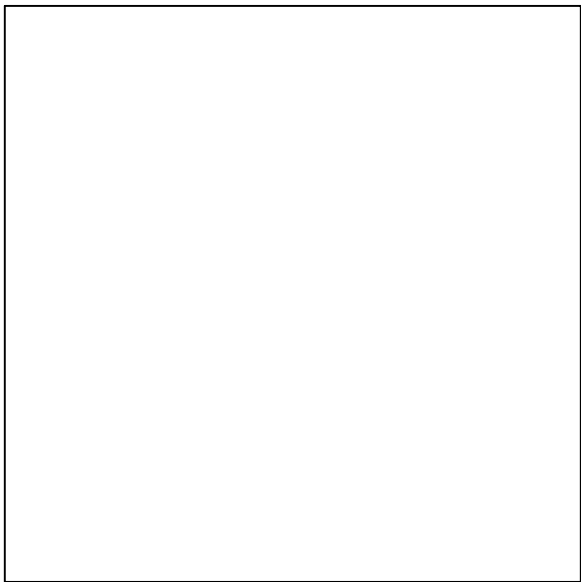




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TOPOGRAPHIC SURVEY

TOWN OF TYRONE LIVABLE CENTERS INITIATIVE

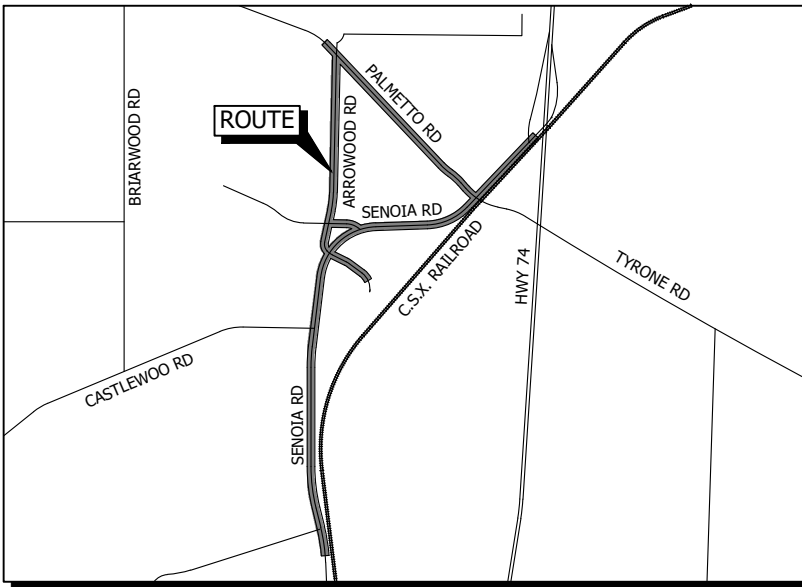
LAND LOTS 117, 139, 140, 149, 150 & 151

7TH LAND DISTRICT, CITY OF TYRONE

FAYETTE COUNTY, GEORGIA



AERIAL IMAGE



VICINITY MAP (N.T.S.)

GENERAL NOTES:

1. ANY BOUNDARY, EASEMENT, OR OTHER RECORD INFORMATION SHOWN ON THIS TOPOGRAPHIC SURVEY IS BASED ON SOURCES REFERENCED ON THE FACE OF THIS SURVEY.
2. THE SURVEYOR'S CERTIFICATION EXTENDS ONLY TO THE TOPOGRAPHIC ASPECTS OF THIS SURVEY. THIS TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY TITLE OR INTEREST IN THE PROPERTY.
3. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC., AUTHORITY OF O.C.G.A. 43-15-22.
4. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. LAND ENGINEERING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
5. A LEICA TS13 ROBOTIC TOTAL STATION AND A CARLSON BRX7 GPS UNIT WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS SURVEY. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A POSITIONAL TOLERANCE OF 0.05' FEET BASED ON REDUNDANT MEASUREMENTS AND HAS NOT BEEN ADJUSTED. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D.83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM. THE VERTICAL DATUM IS BASED ON AND RELATIVE TO N.A.V.D 88, GEOID 12B. A CARLSON BRX7 WAS USED TO PERFORM A NETWORK ADJUSTED REAL TIME KINEMATICS G.N.S.S. SURVEY REFERENCED TO THE EGPS C.O.R.S. NETWORK.
6. THE GROUND CONTOURS SHOWN WERE DERIVED FROM POINT CLOUD DATA COLLECTED USING A SNOOPY A-SERIES HDL-32E LIDAR SYSTEM MOUNTED ON A DJI MATRICE 600 DRONE. FLIGHT ALTITUDE ABOVE GROUND = APPROXIMATELY 150 FEET WITH AN ACQUISITION DENSITY OF 200 POINTS PER SQUARE METER. CONTOUR INTERVAL IS ONE FOOT.
7. THE LOCATION AND DEPICTION OF UNDERGROUND UTILITIES IS BEYOND THE SCOPE OF SERVICES CONTRACTED FOR THIS PROJECT. NO ATTEMPT WAS MADE TO TRACE, MARK, OR SURVEY THE LOCATION OF UNDERGROUND UTILITIES. ONLY ABOVE GROUND APPURTENANCES BASED ON OBSERVED EVIDENCE ARE SHOWN HEREON. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE, BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. VERIFICATION OF EXACT UNDERGROUND UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
8. VERIFICATION OF ZONING AND DIMENSIONAL REQUIREMENTS SHOULD BE MADE PRIOR TO RELIANCE UPON THE INFORMATION SHOWN. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
9. THIS PROPERTY IS LOCATED IN A ZONE X, PER F.I.R.M. MAP OF FAYETTE COUNTY, GEORGIA. PANEL NUMBER 75 OF 170, MAP NUMBER 1311C0076E, MAP REVISED SEPTEMBER 26,2008. PANEL NUMBER 77 OF 170, MAP NUMBERED 13113C0077E, MAP REVISED SEPTEMBER 26,2008. PANEL NUMBER 78 OF 170, MAP NUMBERED 13113C0078E, MAP REVISED SEPTEMBER 26,2008.
10. THE TOPOGRAPHIC SURVEY MAPPING LIMITS CROSS NUMEROUS PROPERTIES. THE PROPERTY LINES SHOWN HEREON ARE APPROXIMATE ONLY. THE OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE FAYETTE COUNTY TAX ASSESSORS ON JANUARY 4, 2024.
11. THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC.
REFERENCE NUMBER: 2102-006
1601 SOUTH ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253
OFFICE: (678) 814-4346 FAX: (678) 814-4348
WWW.LAND.ENGINEERING
12. THE LAST DAY OF FIELD WORK FOR THIS SURVEY WAS MARCH 14, 2024.

LAND ENGINEERING
1601 S Zack Hinton Parkway
McDonough, Georgia 30253
T 678.814.4346, F 678.814.4348
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Professional Seal:



Notes:

Project Number: 2102-006
Drawn By: DAM
Date: 03/18/2024

Submittals:

No.	Date	Description

Revisions:

No.	Date	Description

Client / Prepared for:



Project Name:

**TOWN OF TYRONE
LIVABLE CENTERS
INITIATIVE**

Project Location:
SENOIA RD, PALMETTO RD, ARROWOOD RD
& COMMERCE DR
Land Lot: 117, 139, 140, 149, 150 & 151
District: 7TH
Section: -
City: TYRONE
County: FAYETTE
State: GEORGIA

Drawing Scale: NONE

Sheet Title:

COVER

Sheet Number: Total Sheets: Revision:

1

13

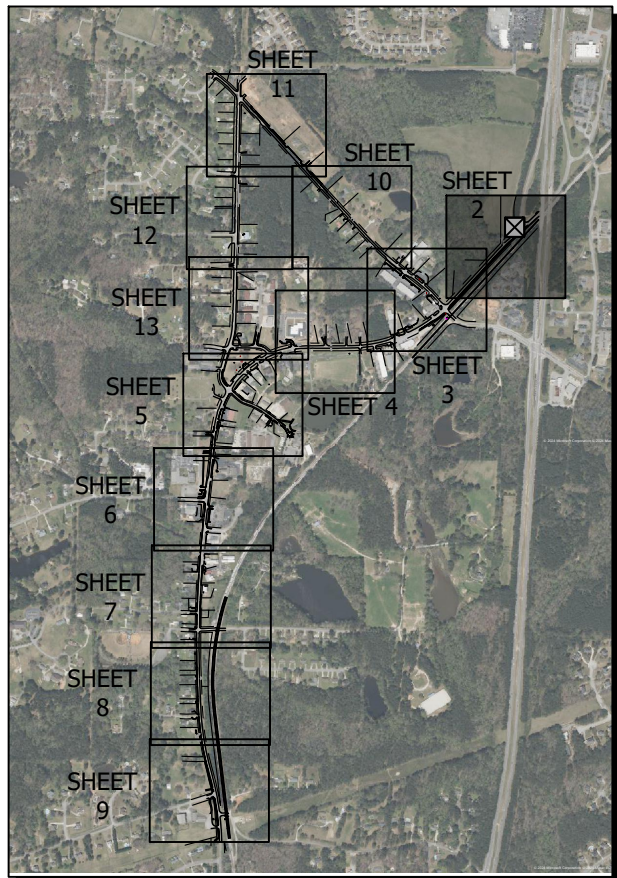
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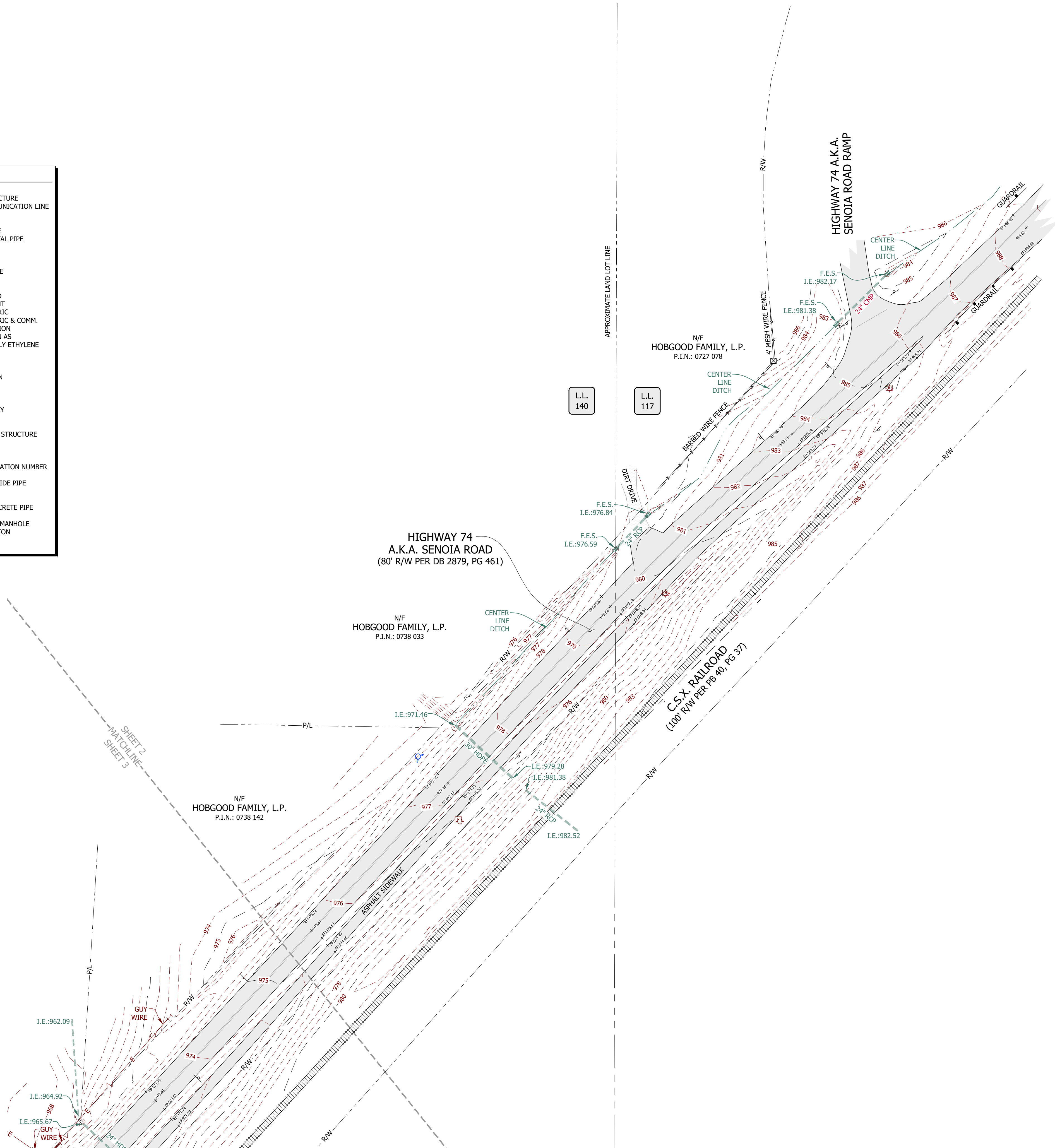
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 - BOLLARD
 - SIGN (SINGLE POST)
 - SIGN (MULTIPLE POSTS)
 - MAILBOX
 - PHOTOGRAPH MARKER

- HATCH
- ASPHALT
 - CONCRETE
 - GRAVEL

- ABBREVIATIONS
- A.K.A. ALSO KNOWN AS
 - B.O.S. BOTTOM OF STRUCTURE
 - C- OVERHEAD COMMUNICATION LINE
 - CEM. CEMETERY
 - CI CURB INLET
 - CLF CHAIN LINK FENCE
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 - CONC. CONCRETE
 - COMM. COMMUNICATION
 - DI DROP INLET
 - DIP DUCTILE IRON PIPE
 - DIST. DISTURBED
 - E.N.F. END NOT FOUND
 - E.N.L. END NOT LOCATED
 - EP EDGE OF PAVEMENT
 - E- OVERHEAD ELECTRIC
 - E/C- OVERHEAD ELECTRIC & COMM.
 - F.E.S. FLARED END SECTION
 - F.K.A. FORMERLY KNOWN AS
 - HDPE HIGH DENSITY POLY ETHYLENE
 - HW HEADWALL
 - I.I. INVERT IN
 - I.O. INVERT OUT
 - I.E. INVERT ELEVATION
 - JB JUNCTION BOX
 - LAND LOT
 - MON. MONUMENT
 - N/F NOW OR FORMERLY
 - N.T.S. NOT TO SCALE
 - O/H OVERHANG
 - O.C.S. OUTLET CONTROL STRUCTURE
 - OTP OPEN TOP PIPE
 - PB PLAT BOOK
 - PG PAGE
 - P.I.N. PARCEL IDENTIFICATION NUMBER
 - P/L PROPERTY LINE
 - PVC POLYVINYL CHLORIDE PIPE
 - RB REBAR
 - RBC CAPPED REBAR
 - RCP REINFORCED CONCRETE PIPE
 - R/W RIGHT OF WAY
 - SSMH SANITARY SEWER MANHOLE
 - S.E.S. SAFETY END SECTION
 - TYP. TYPICAL
 - YD YARD DRAIN



SHEET LEGEND



GA West Grid

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Date: 03/18/2024

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Revisions:

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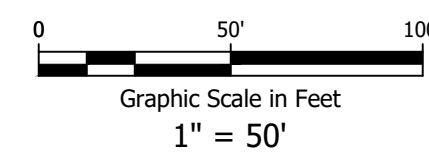
Client / Prepared for:

TSW
1447 PEACHTREE ST NE
SUITE 850, ATLANTA, GA 30309

Project Name:
**TOWN OF TYRONE
LIVABLE CENTERS
INITIATIVE**

Project Location:
SENOIA RD, PALMETTO RD, ARROWOOD RD
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Drawing Scale: NONE



Sheet Title:

TOPOGRAPHIC SURVEY

Sheet Number: Total Sheets: Revision:

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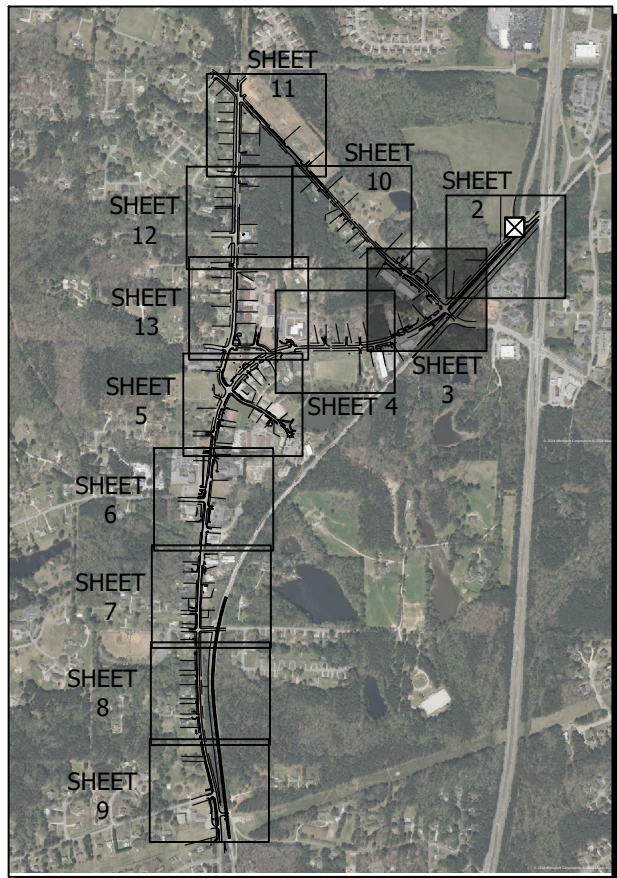
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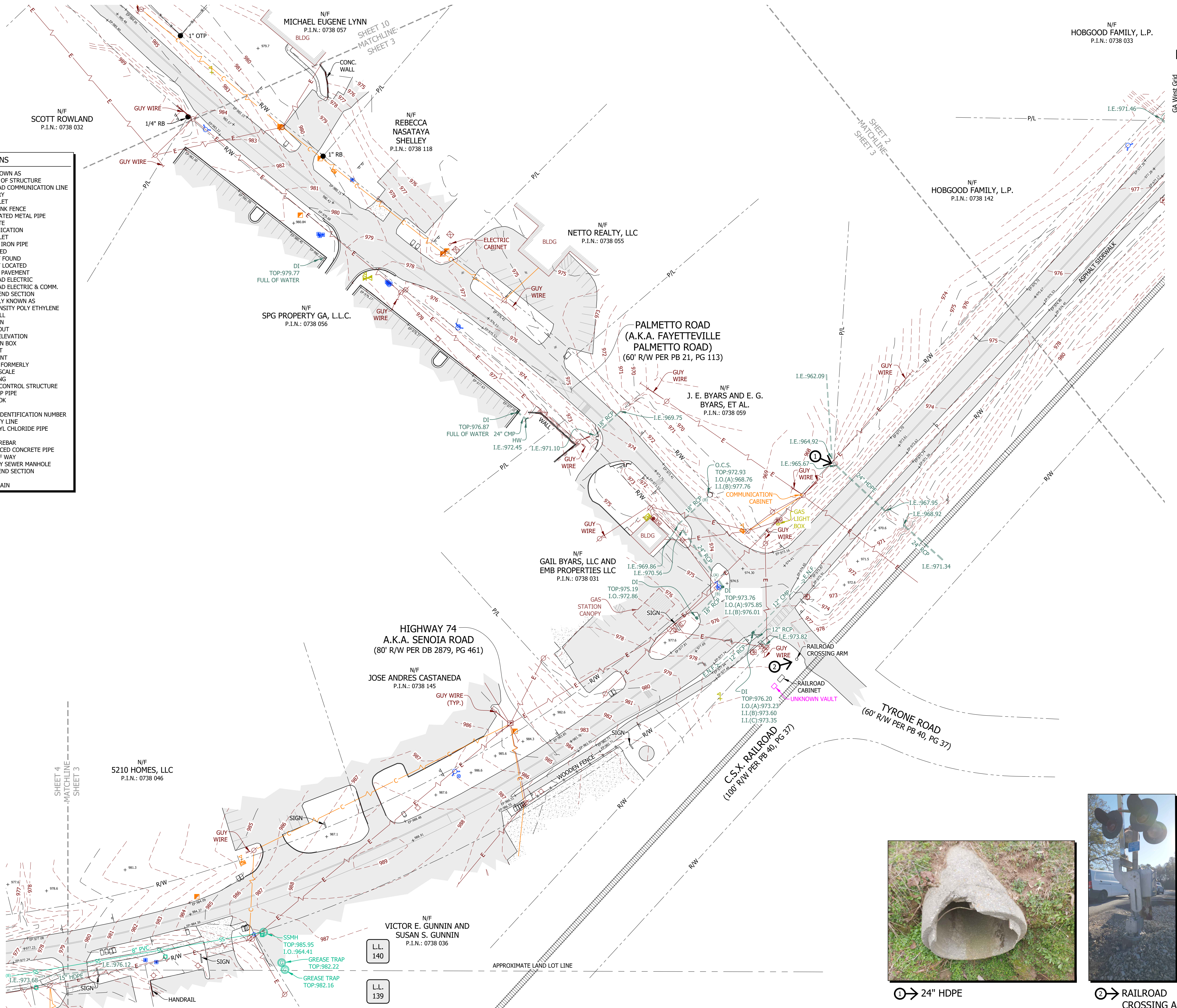
HATCH

ASPHALT	
CONCRETE	
GRAVEL	



SHEET LEGEND

- ABBREVIATIONS**
- | | |
|--------|------------------------------|
| A.K.A | ALSO KNOWN AS |
| B.O.S | BOTTOM OF STRUCTURE |
| -C- | OVERHEAD COMMUNICATION LINE |
| CEM. | CEMETERY |
| CI | CURB INLET |
| CLF | CHAIN LINK FENCE |
| CMP | CORRUGATED METAL PIPE |
| CONC. | CONCRETE |
| COMM. | COMMUNICATION |
| DI | DROP INLET |
| DIP | DUCTILE IRON PIPE |
| DIST. | DISTURBED |
| E.N.F. | END NOT FOUND |
| E.N.L. | END NOT LOCATED |
| EP | EDGE OF PAVEMENT |
| -E- | OVERHEAD ELECTRIC |
| -E/C- | OVERHEAD ELECTRIC & COMM. |
| F.E.S. | FLARED END SECTION |
| F.K.A. | FORMERLY KNOWN AS |
| HDPE | HIGH DENSITY POLY ETHYLENE |
| HW | HEADWALL |
| I.I. | INVERT IN |
| I.O. | INVERT OUT |
| I.E. | INVERT ELEVATION |
| JB | JUNCTION BOX |
| JB | JUNCTION BOX |
| L.L. | LAND LOT |
| MON. | MONUMENT |
| N/F | NOW OR FORMERLY |
| N.T.S. | NOT TO SCALE |
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| OTP | OPEN TOP PIPE |
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| RCP | REINFORCED CONCRETE PIPE |
| R/W | RIGHT OF WAY |
| SSMH | SANITARY SEWER MANHOLE |
| S.E.S. | SAFETY END SECTION |
| TYP. | TYPICAL |
| YD | YARD DRAIN |



24" HDPE



RAILROAD CROSSING ARM

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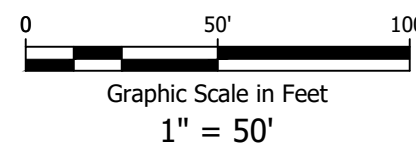
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Project Name:
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LIVABLE CENTERS
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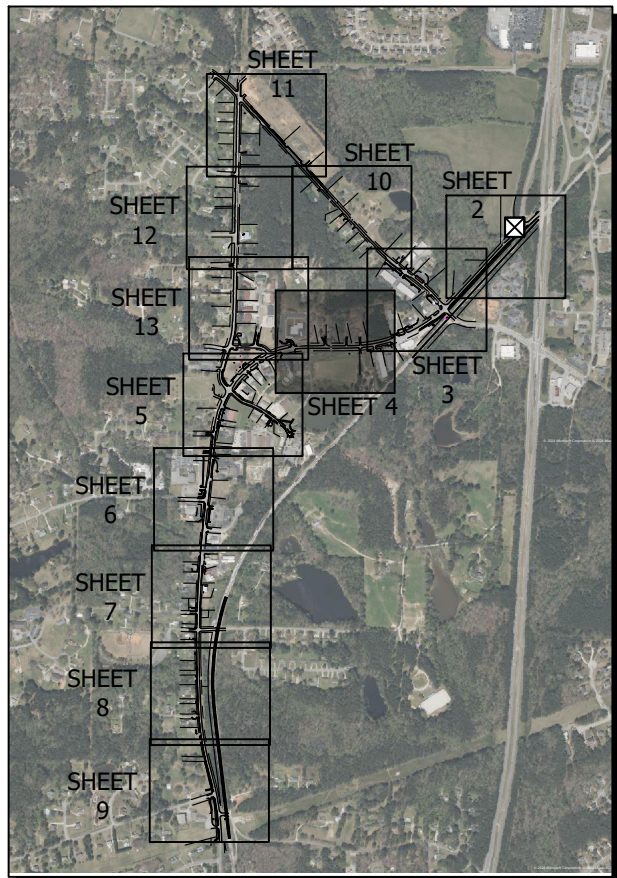
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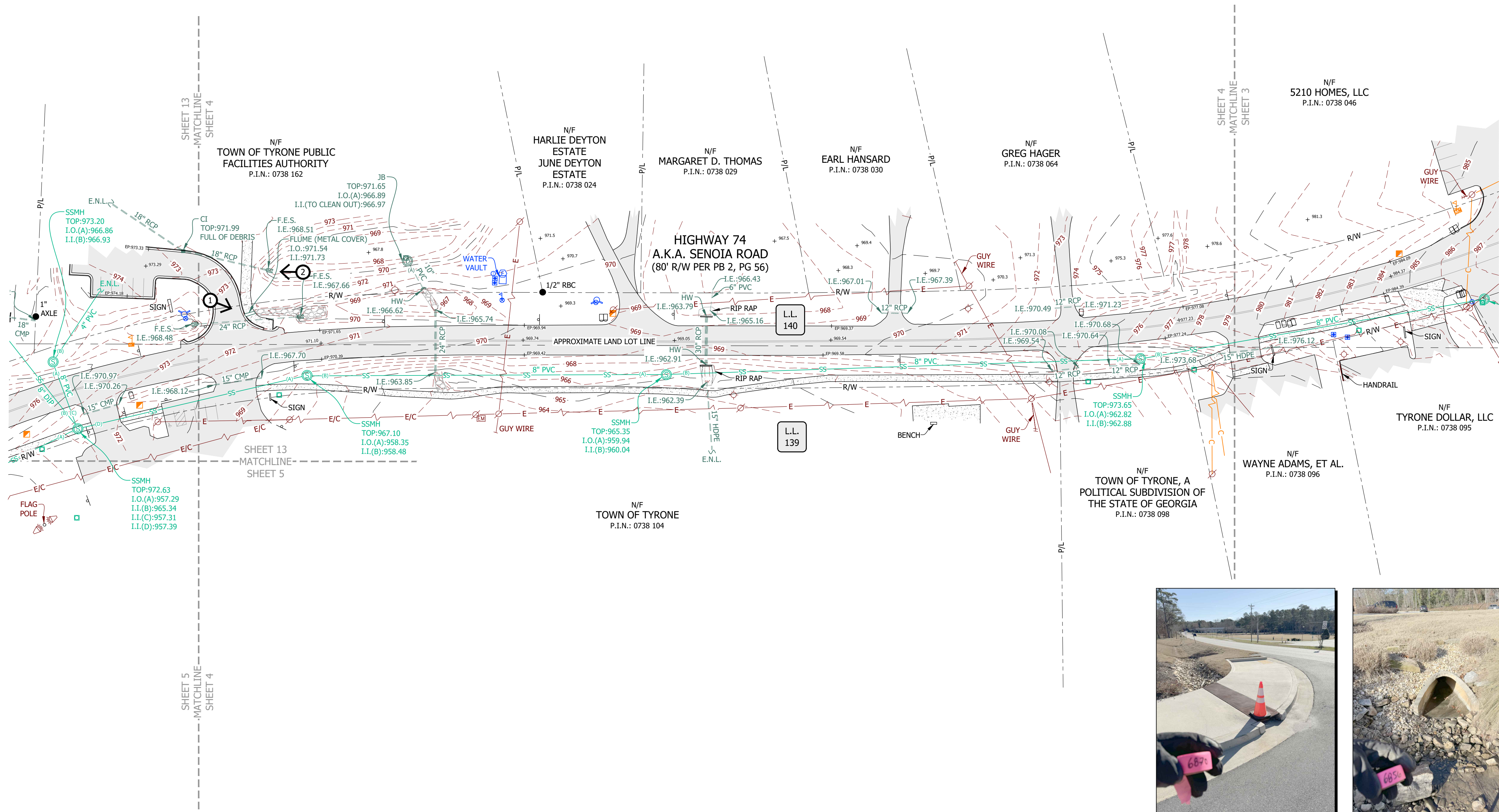
ASPHALT	
CONCRETE	
GRAVEL	



SHEET LEGEND

ABBREVIATIONS

A.K.A.	ALSO KNOWN AS
B.O.S.	BOTTOM OF STRUCTURE
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CEM.	CEMETERY
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PVC	POLYVINYL CHLORIDE PIPE
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RBC	CAPPED REBAR
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R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
S.E.S.	SAFETY END SECTION
TYP.	TYPICAL
YD	YARD DRAIN



① → FLUME (METAL COVER)



② → FLARED END SECTION

GA West Grid

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Notes:

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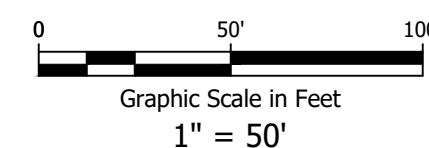
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1447 PEACHTREE ST NE
SUITE 850, ATLANTA, GA 30309

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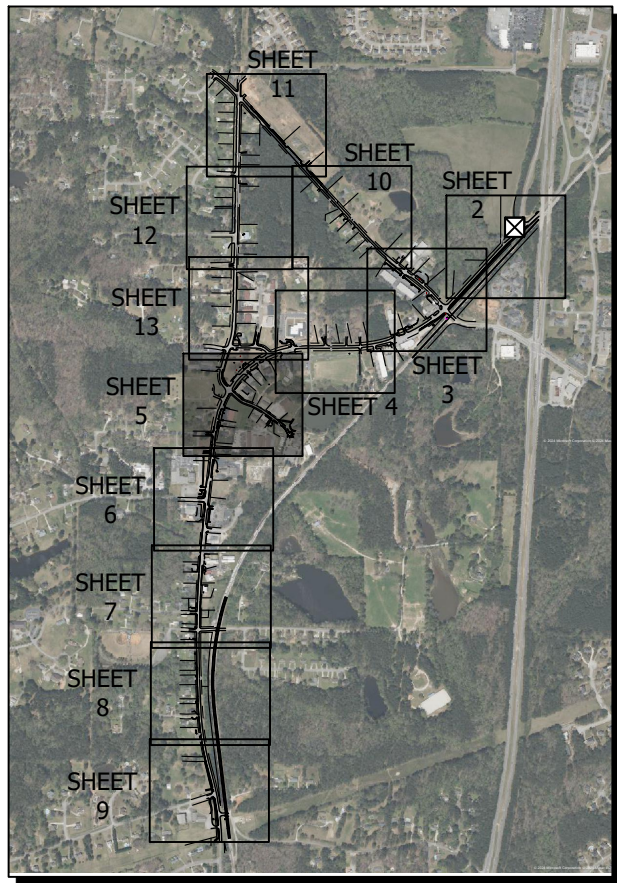
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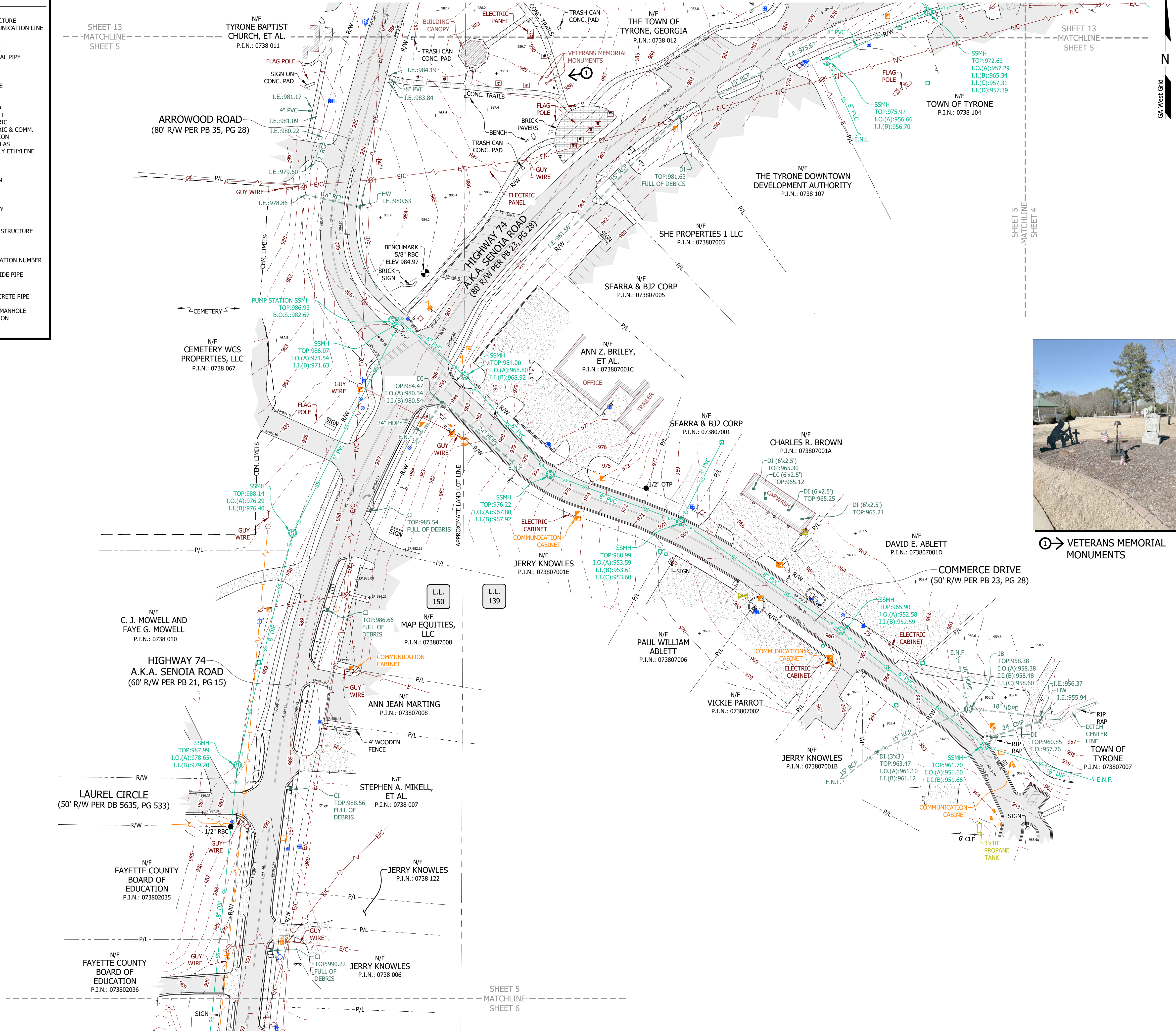
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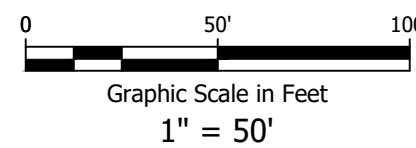
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LIVABLE CENTERS
INITIATIVE**

Project Location:
SENOIA RD, PALMETTO RD, ARROWOOD RD
& COMMERCE DR
Land Lot: 117, 139, 140, 149, 150 & 151
District: 7TH
Section: -
City: TYRONE
County: FAYETTE
State: GEORGIA

Drawing Scale: NONE



Sheet Title:

TOPOGRAPHIC SURVEY

Sheet Number: Total Sheets: Revision:

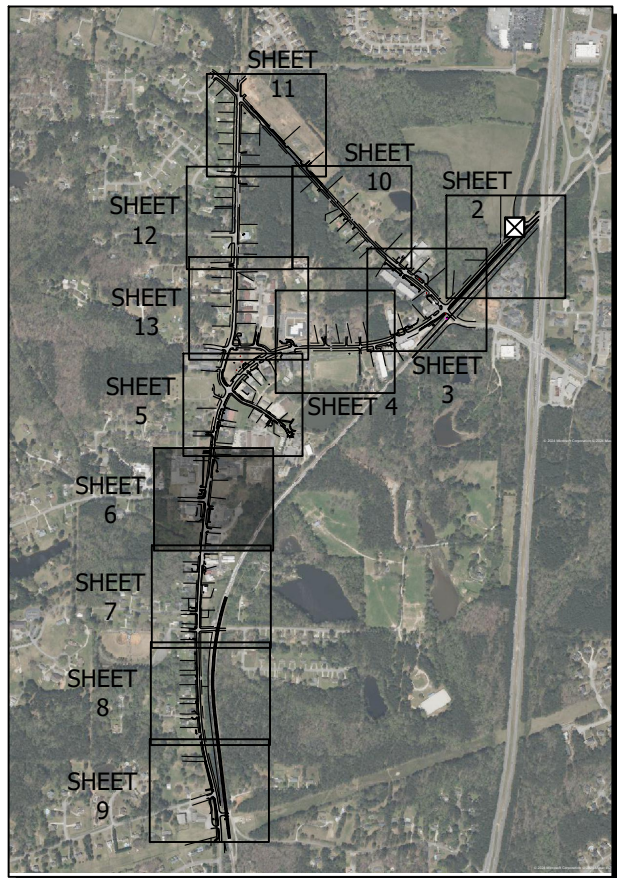
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- LEGEND**
- IRON PIN FOUND (DESCRIPTION)
 - RIGHT OF WAY MONUMENT
 - BENCHMARK
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - GREASE TRAP MANHOLE
 - YARD DRAIN
 - STORM DRAIN MANHOLE
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 - CURB INLET
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 - GAS METER
 - GAS VALVE
 - WATER METER
 - WATER VALVE
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 - BOLLARD
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 - SIGN (MULTIPLE POSTS)
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HATCH

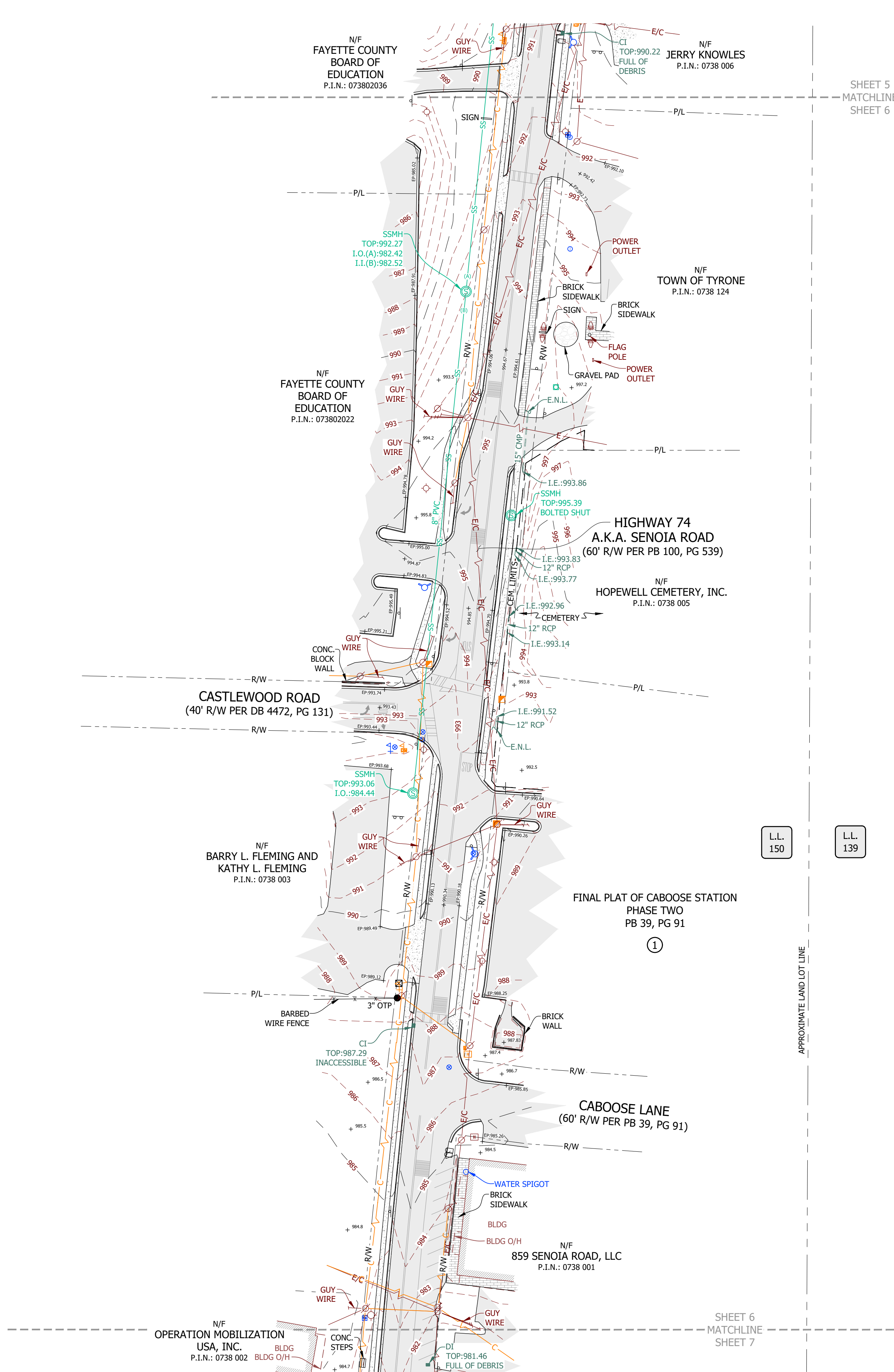
ASPHALT	
CONCRETE	
GRAVEL	



SHEET LEGEND

ABBREVIATIONS

A.K.A.	ALSO KNOWN AS
B.O.S.	BOTTOM OF STRUCTURE
-C-	OVERHEAD COMMUNICATION LINE
CEM.	CEMETERY
CI	CURB INLET
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
COMM.	COMMUNICATION
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DIST.	DISTURBED
E.N.F.	END NOT FOUND
E.N.L.	END NOT LOCATED
EP	EDGE OF PAVEMENT
-E-	OVERHEAD ELECTRIC
-E/C-	OVERHEAD ELECTRIC & COMM.
F.E.S.	FLARED END SECTION
F.K.A.	FORMERLY KNOWN AS
HDPE	HIGH DENSITY POLY ETHYLENE
HW	HEADWALL
I.I.	INVERT IN
I.O.	INVERT OUT
I.E.	INVERT ELEVATION
JB	JUNCTION BOX
L.L.	LAND LOT
MON.	MONUMENT
N/F	NOW OR FORMERLY
N.T.S.	NOT TO SCALE
O/H	OVERHANG
O.C.S.	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
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P.I.N.	PARCEL IDENTIFICATION NUMBER
P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
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SSMH	SANITARY SEWER MANHOLE
S.E.S.	SAFETY END SECTION
T.F.	TYPICAL
YD	YARD DRAIN



SHEET 5
MATCHLINE:
SHEET 6

GA West Grid
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Project Number: 2102-006
Drawn By: DAM
Date: 03/18/2024

Submittals:

No.	Date	Description

Revisions:

No.	Date	Description

Client / Prepared for:

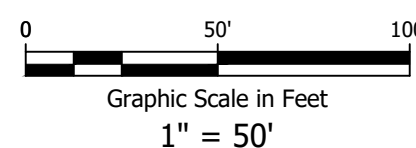
TSW
1447 PEACHTREE ST NE
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Sheet Title:

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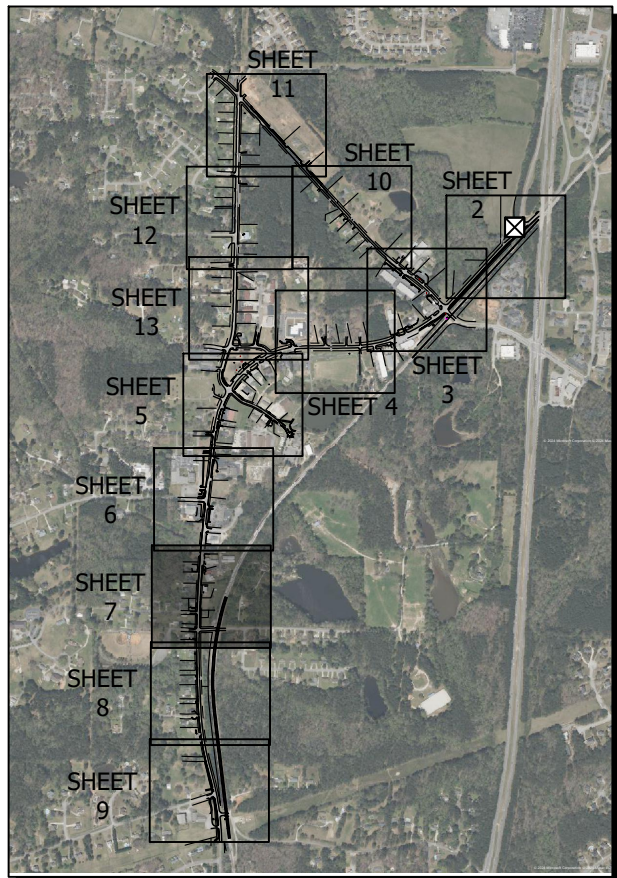
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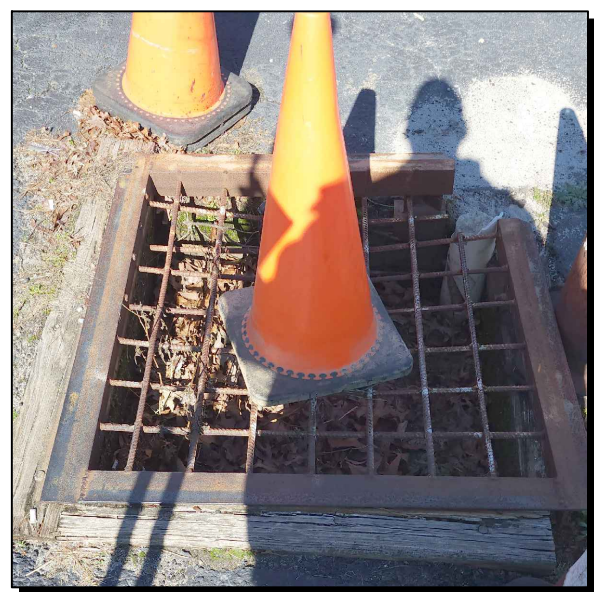
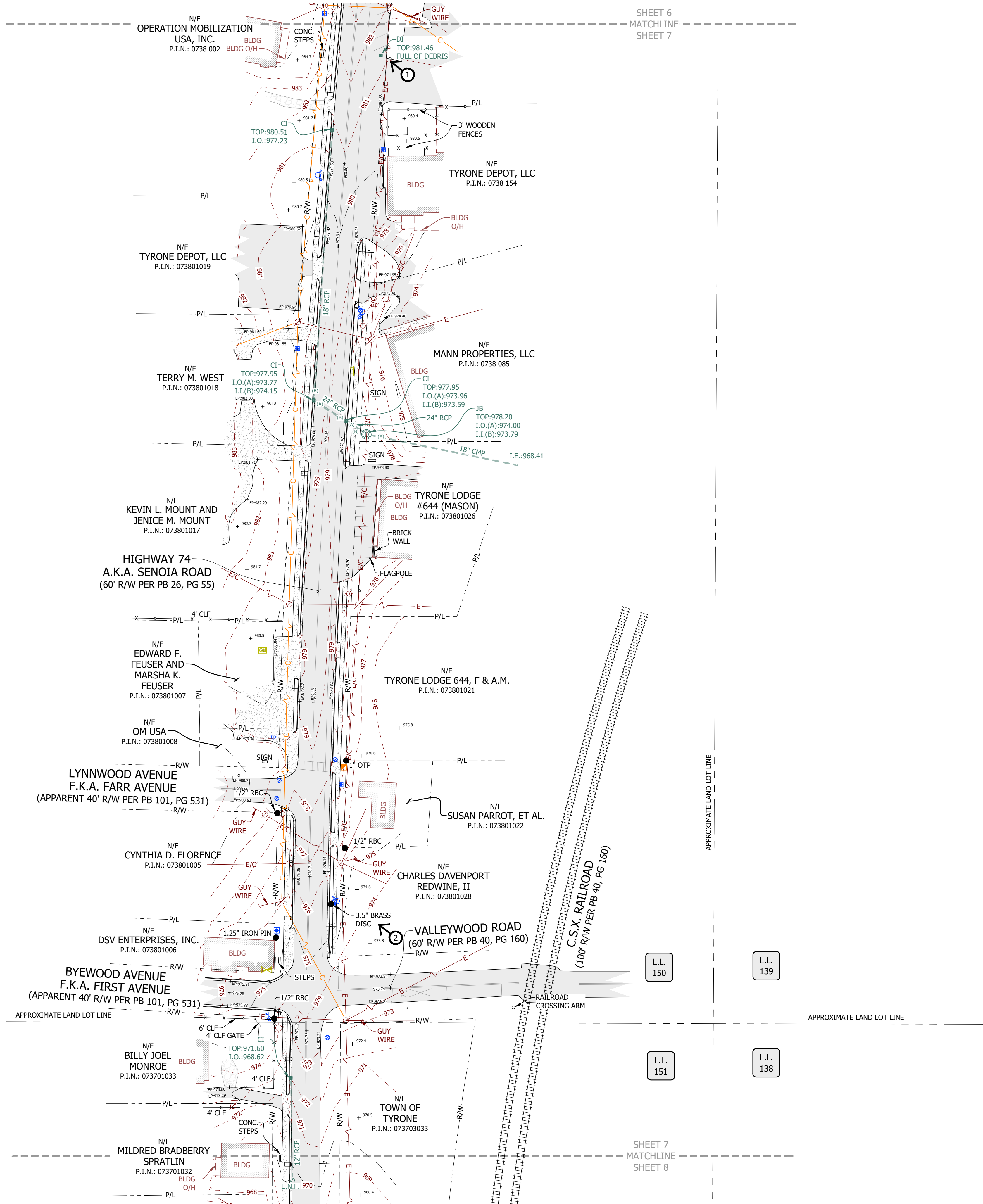
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DI (FULL OF DEBRIS)



3.5" BRASS DISC

GA West Grid

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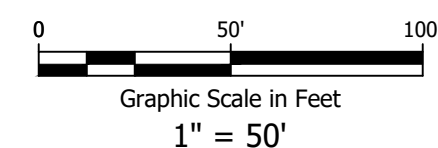
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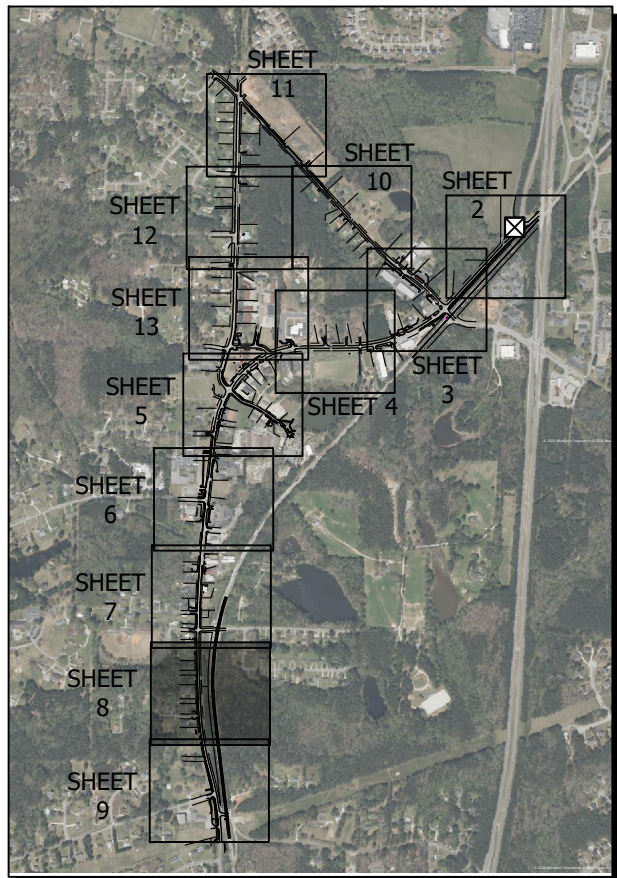
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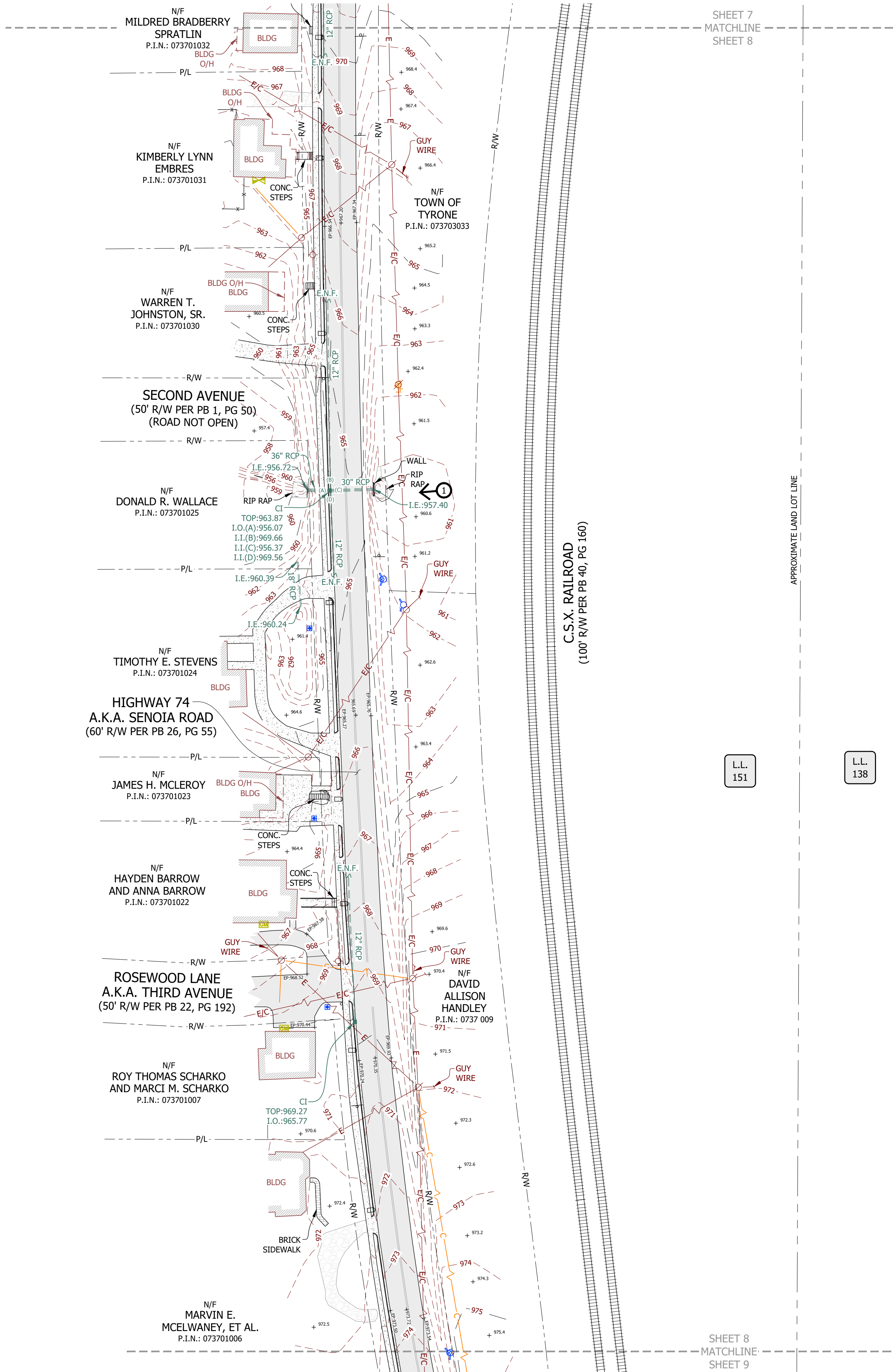
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SHEET LEGEND

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30" RCP

GA West Grid

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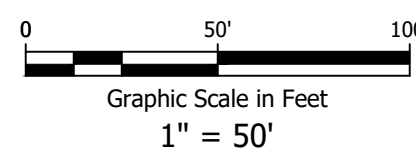
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Sheet Title:

TOPOGRAPHIC SURVEY

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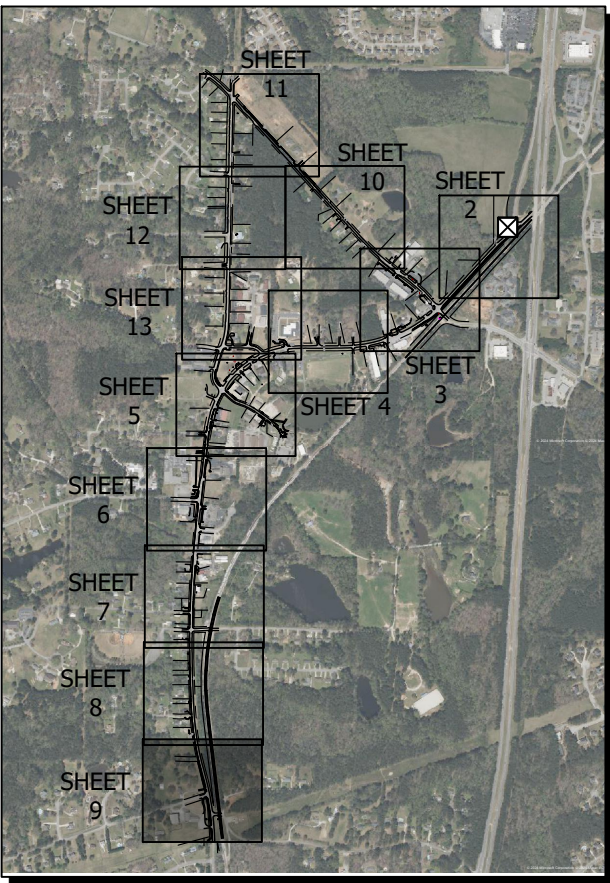
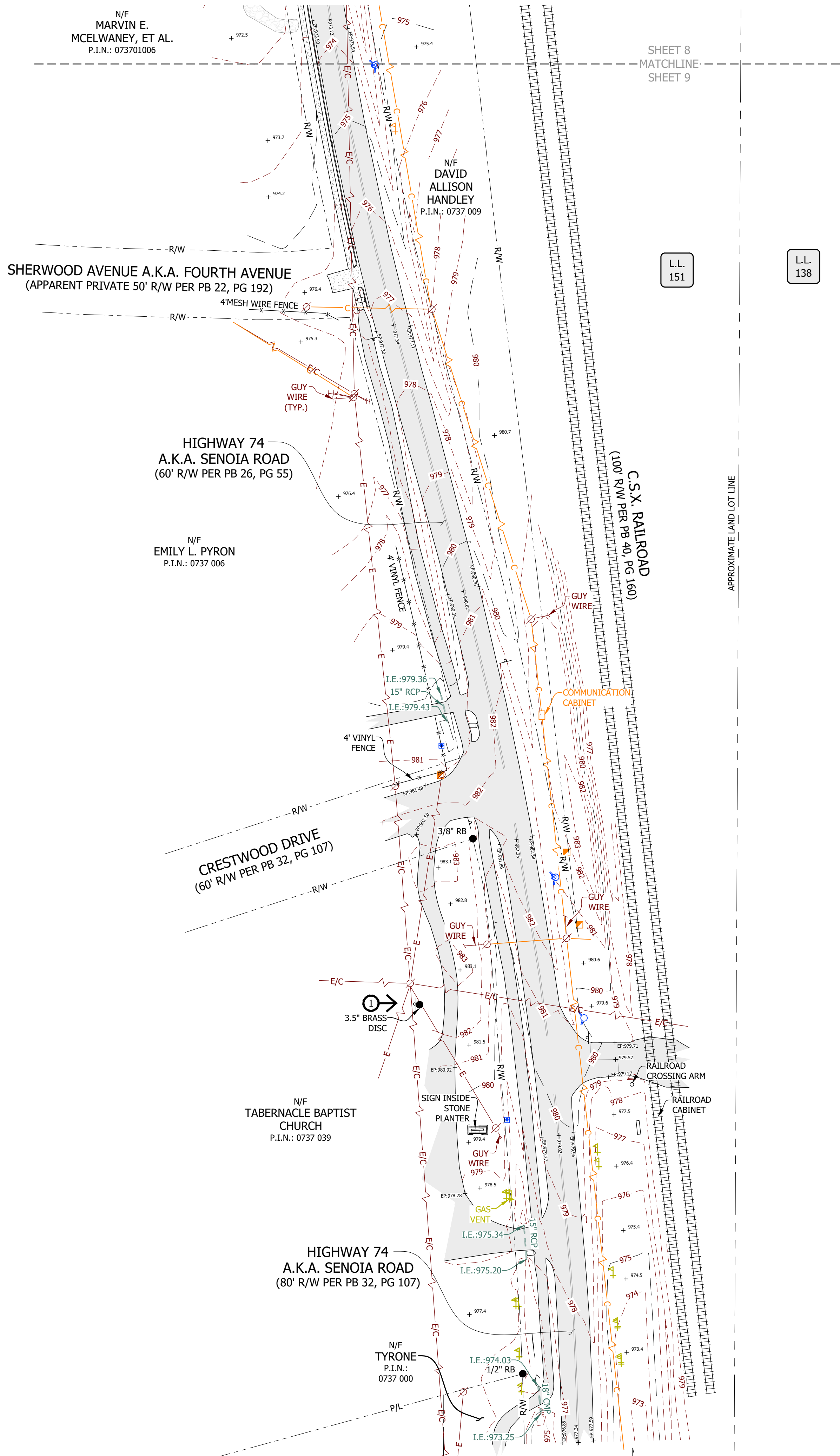
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GA West Grid
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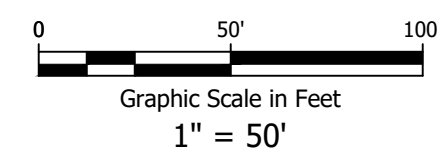
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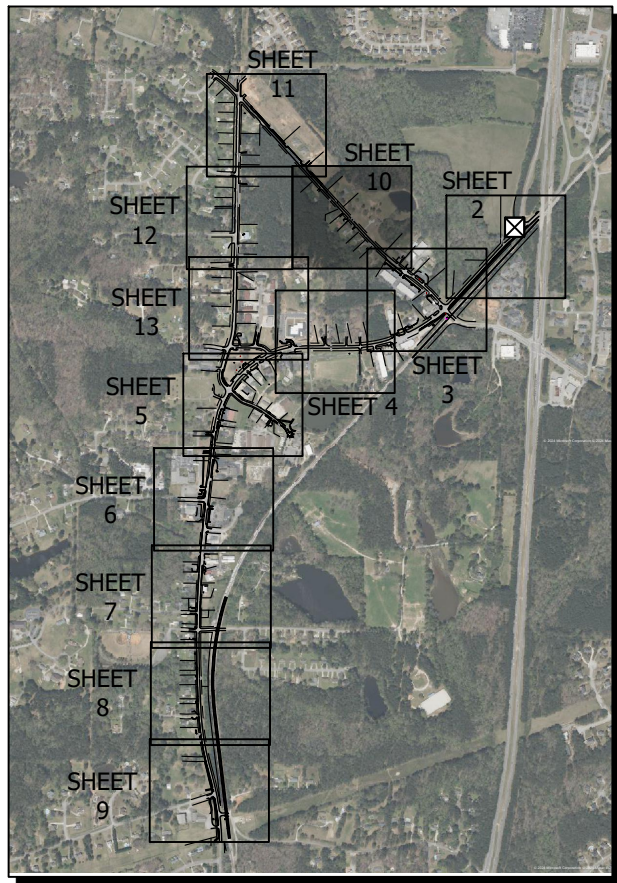
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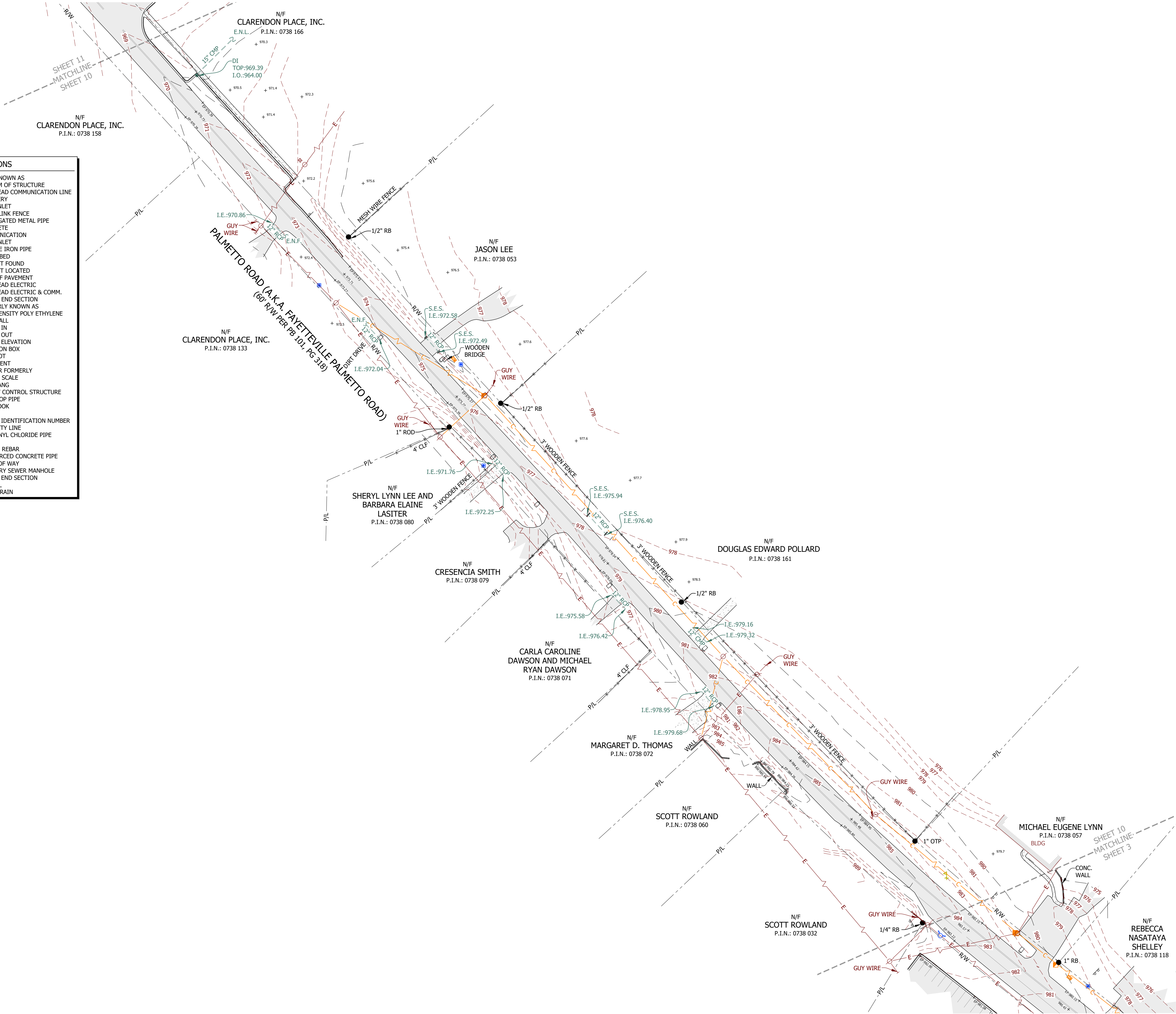
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SHEET LEGEND (SCALE: 1' = 2000')

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Sheet Title:

TOPOGRAPHIC SURVEY

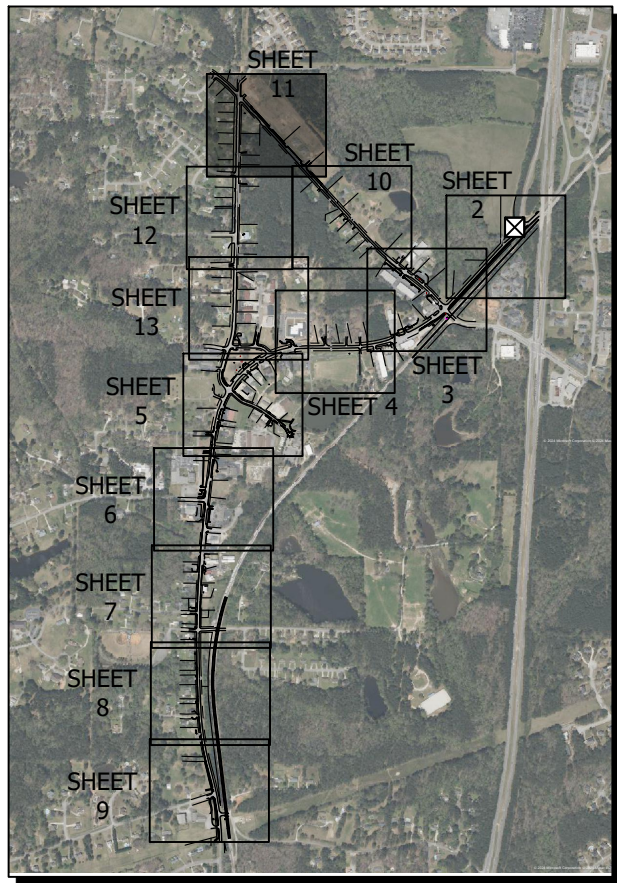
Sheet Number: 10 Total Sheets: 13 Revision: 0

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- LEGEND
- IRON PIN FOUND (DESCRIPTION)
 - RIGHT OF WAY MONUMENT
 - BENCHMARK
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - GREASE TRAP MANHOLE
 - YARD DRAIN
 - STORM DRAIN MANHOLE
 - DROP INLET
 - CURB INLET
 - UNDERGROUND GAS MARKER
 - GAS METER
 - GAS VALVE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - IRRIGATION CONTROL VALVE
 - FIRE DEPARTMENT CONNECTION
 - UNDERGROUND WATER MARKER
 - UTILITY POLE
 - LIGHT POLE
 - TRANSFORMER
 - ELECTRIC METER
 - GROUND MOUNTED LIGHT
 - ELECTRIC HANDHOLE
 - UNDERGROUND COMM. MARKER
 - TELEPHONE PEDESTAL
 - COMMUNICATION VAULT
 - COMMUNICATION HANDHOLE
 - BOLLARD
 - SIGN (SINGLE POST)
 - SIGN (MULTIPLE POSTS)
 - MAILBOX
 - PHOTOGRAPH MARKER

HATCH

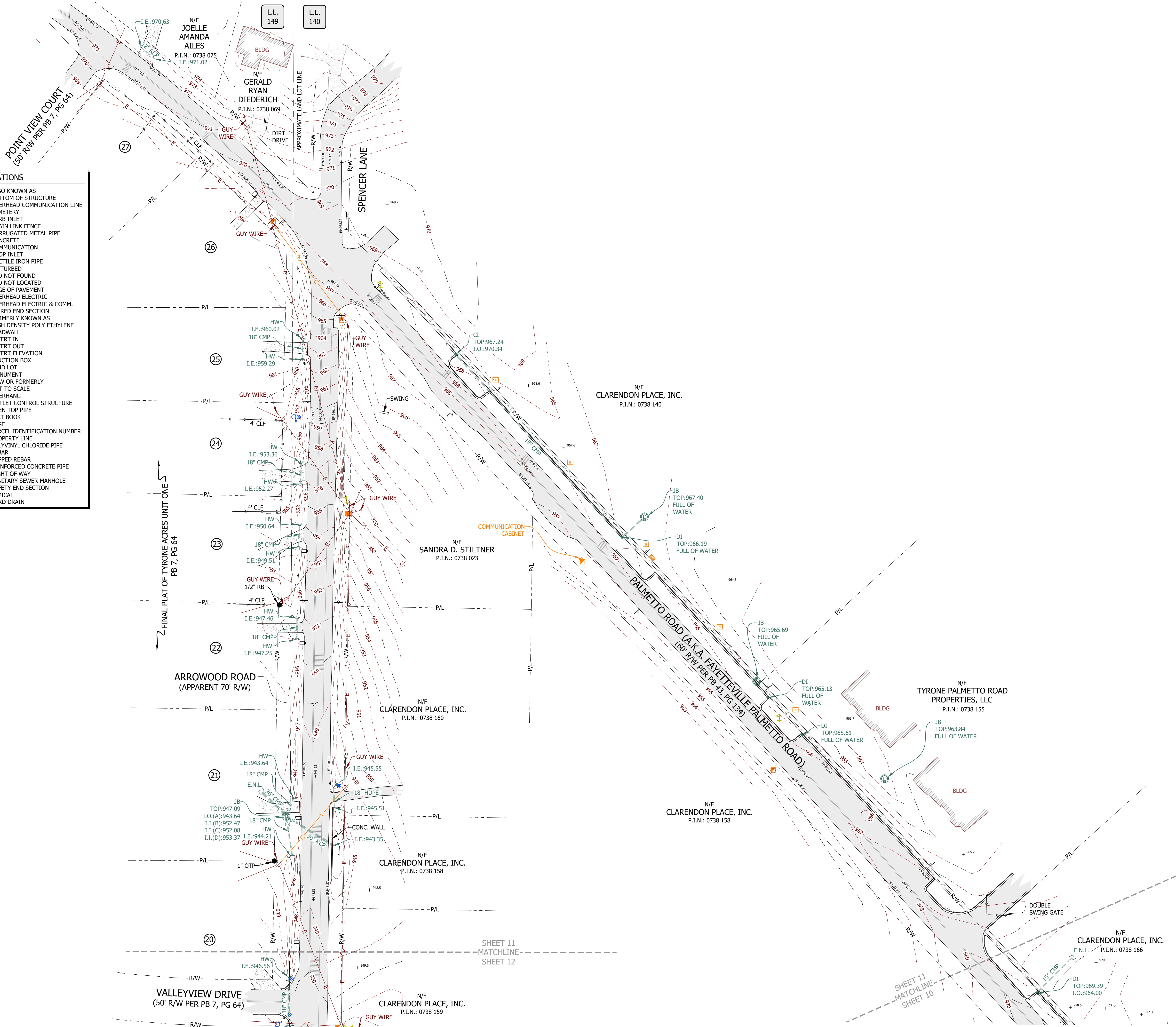
ASPHALT	
CONCRETE	
GRAVEL	



SHEET LEGEND (SCALE: 1" = 2000')

ABBREVIATIONS

A.K.A.	ALSO KNOWN AS
B.O.S.	BOTTOM OF STRUCTURE
-C-	OVERHEAD COMMUNICATION LINE
CEM.	CEMETERY
CI	CURB INLET
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
COMM.	COMMUNICATION
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DIST.	DISTURBED
E.N.F.	END NOT FOUND
E.N.L.	END NOT LOCATED
EP	EDGE OF PAVEMENT
-E-	OVERHEAD ELECTRIC
-E/C-	OVERHEAD ELECTRIC & COMM.
F.E.S.	FLARED END SECTION
F.K.A.	FORMERLY KNOWN AS
HDPE	HIGH DENSITY POLY ETHYLENE
HW	HEADWALL
I.I.	INVERT IN
I.O.	INVERT OUT
I.E.	INVERT ELEVATION
JB	JUNCTION BOX
L.L.	LAND LOT
MON.	MONUMENT
N/F	NOW OR FORMERLY
N.T.S.	NOT TO SCALE
O/H	OVERHANG
O.C.S.	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P.I.N.	PARCEL IDENTIFICATION NUMBER
P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
RB	REBAR
RBC	CAPPED REBAR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
S.E.S.	SAFETY END SECTION
TYP.	TYPICAL
YD	YARD DRAIN



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Notes:

Project Number: 2102-006
Drawn By: DAM
Date: 03/18/2024

Submittals:

No.	Date	Description

Revisions:

No.	Date	Description

Client / Prepared for:

TSW

1447 PEACHTREE ST NE
SUITE 850, ATLANTA, GA 30309

Project Name:
**TOWN OF TYRONE
LIVABLE CENTERS
INITIATIVE**

Project Location:
SENOIA RD, PALMETTO RD, ARROWOOD RD
& COMMERCE DR
Land Lot: 117, 139, 140, 149, 150 & 151
District: 7TH
Section: -
City: TYRONE
County: FAYETTE
State: GEORGIA

Drawing Scale: NONE

0 50' 100'
Graphic Scale in Feet
1" = 50'

Sheet Title:
TOPOGRAPHIC SURVEY

Sheet Number: 11 Total Sheets: 13 Revision: 0

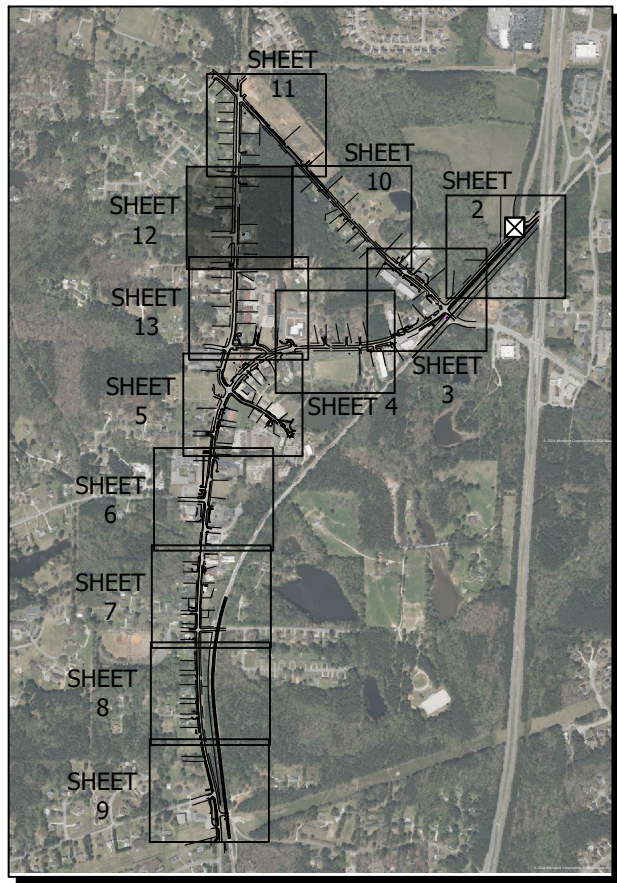
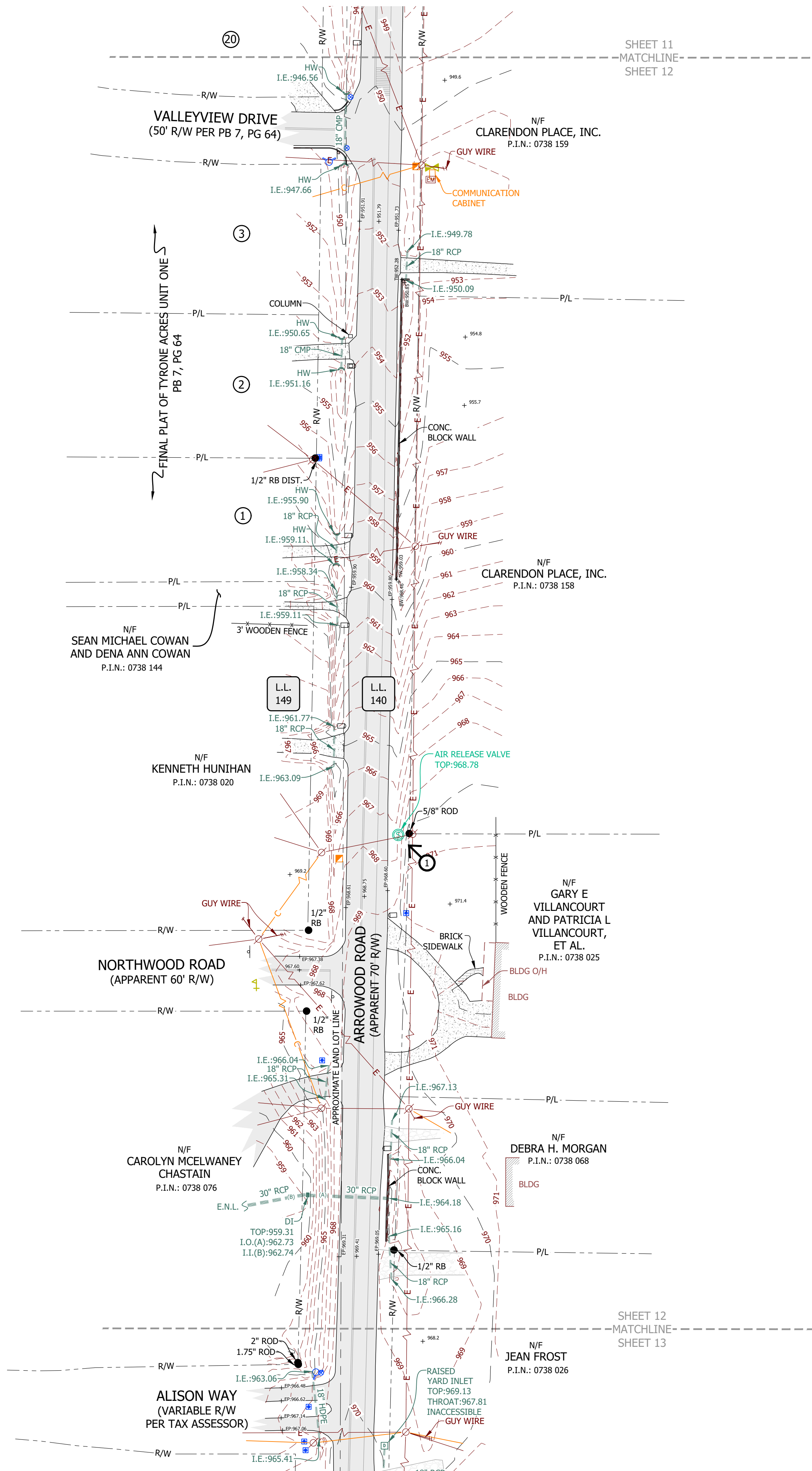
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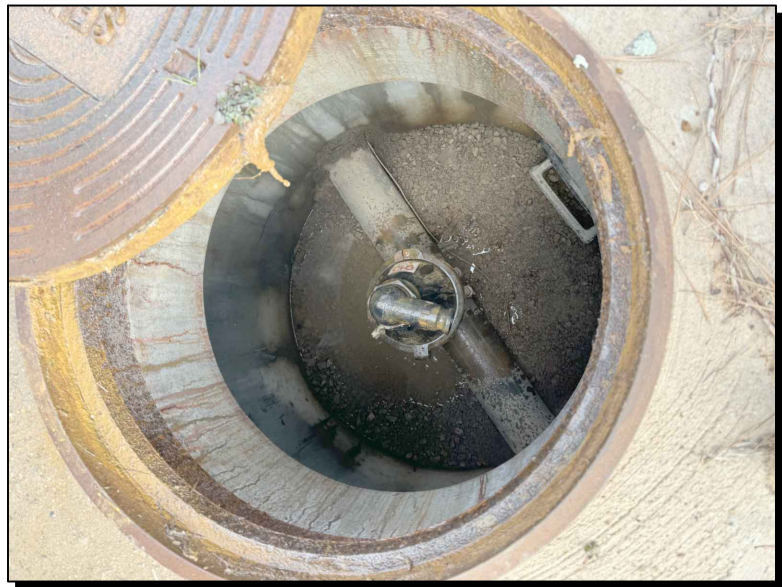
HATCH

ASPHALT	
CONCRETE	
GRAVEL	

- ABBREVIATIONS
- | | |
|--------|------------------------------|
| A.K.A. | ALSO KNOWN AS |
| B.O.S. | BOTTOM OF STRUCTURE |
| -C- | CEMETERY |
| CEM. | CEMETERY |
| CI | CURB INLET |
| CLF | CHAIN LINK FENCE |
| CMP | CORRUGATED METAL PIPE |
| CONC. | CONCRETE |
| COMM. | COMMUNICATION |
| DI | DROP INLET |
| DIP | DUCTILE IRON PIPE |
| DIST. | DISTURBED |
| E.N.F. | END NOT FOUND |
| E.N.L. | END NOT LOCATED |
| EP | EDGE OF PAVEMENT |
| -E- | OVERHEAD ELECTRIC |
| -E/C- | OVERHEAD ELECTRIC & COMM. |
| F.E.S. | FLARED END SECTION |
| F.K.A. | FORMERLY KNOWN AS |
| HDPE | HIGH DENSITY POLY ETHYLENE |
| HW | HEADWALL |
| I.I. | INVERT IN |
| I.O. | INVERT OUT |
| I.E. | INVERT ELEVATION |
| JB | JUNCTION BOX |
| LL | LAND LOT |
| MON. | MONUMENT |
| N/F | NOW OR FORMERLY |
| N.T.S. | NOT TO SCALE |
| O/H | OVERHANG |
| O.C.S. | OUTLET CONTROL STRUCTURE |
| OTP | OPEN TOP PIPE |
| PB | PLAT BOOK |
| PG | PAGE |
| P.I.N. | PARCEL IDENTIFICATION NUMBER |
| P/L | PROPERTY LINE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RB | REBAR |
| RBC | CAPPED REBAR |
| RCP | REINFORCED CONCRETE PIPE |
| R/W | RIGHT OF WAY |
| SSMH | SANITARY SEWER MANHOLE |
| S.E.S. | SAFETY END SECTION |
| TYP. | TYPICAL |
| YD | YARD DRAIN |



SHEET LEGEND



➡ AIR RELEASE VALVE

GA West Grid

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Date: 03/18/2024

Submittals:

No.	Date	Description

Revisions:

No.	Date	Description

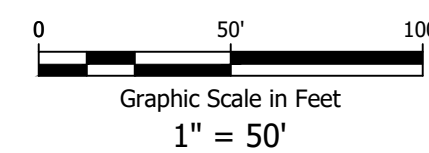
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TSW
1447 PEACHTREE ST NE
SUITE 850, ATLANTA, GA 30309

Project Name:
**TOWN OF TYRONE
LIVABLE CENTERS
INITIATIVE**

Project Location:
SENOIA RD, PALMETTO RD, ARROWOOD RD
& COMMERCE DR
Land Lot: 117, 139, 140, 149, 150 & 151
District: 7TH
Section: -
City: TYRONE
County: FAYETTE
State: GEORGIA

Drawing Scale: NONE



Sheet Title:

TOPOGRAPHIC SURVEY

Sheet Number: Total Sheets: Revision:

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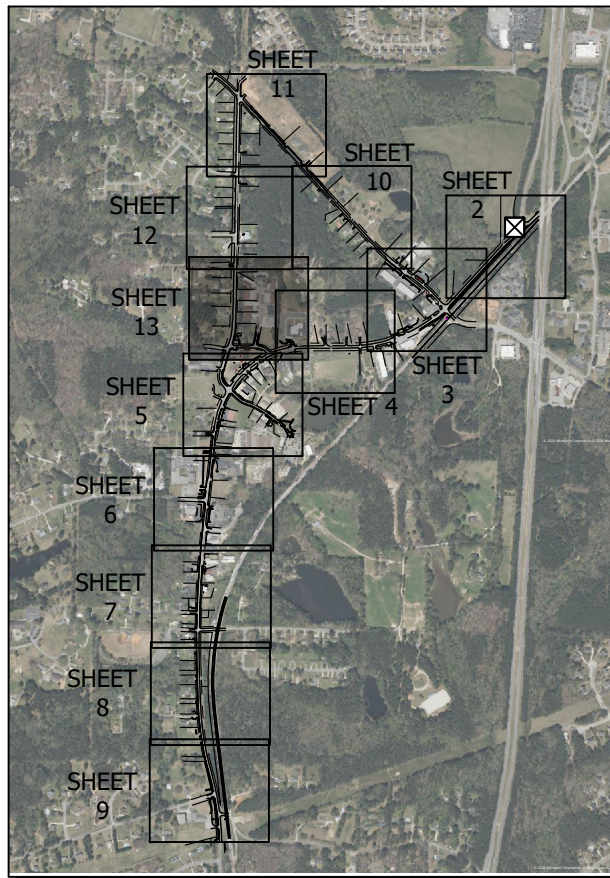
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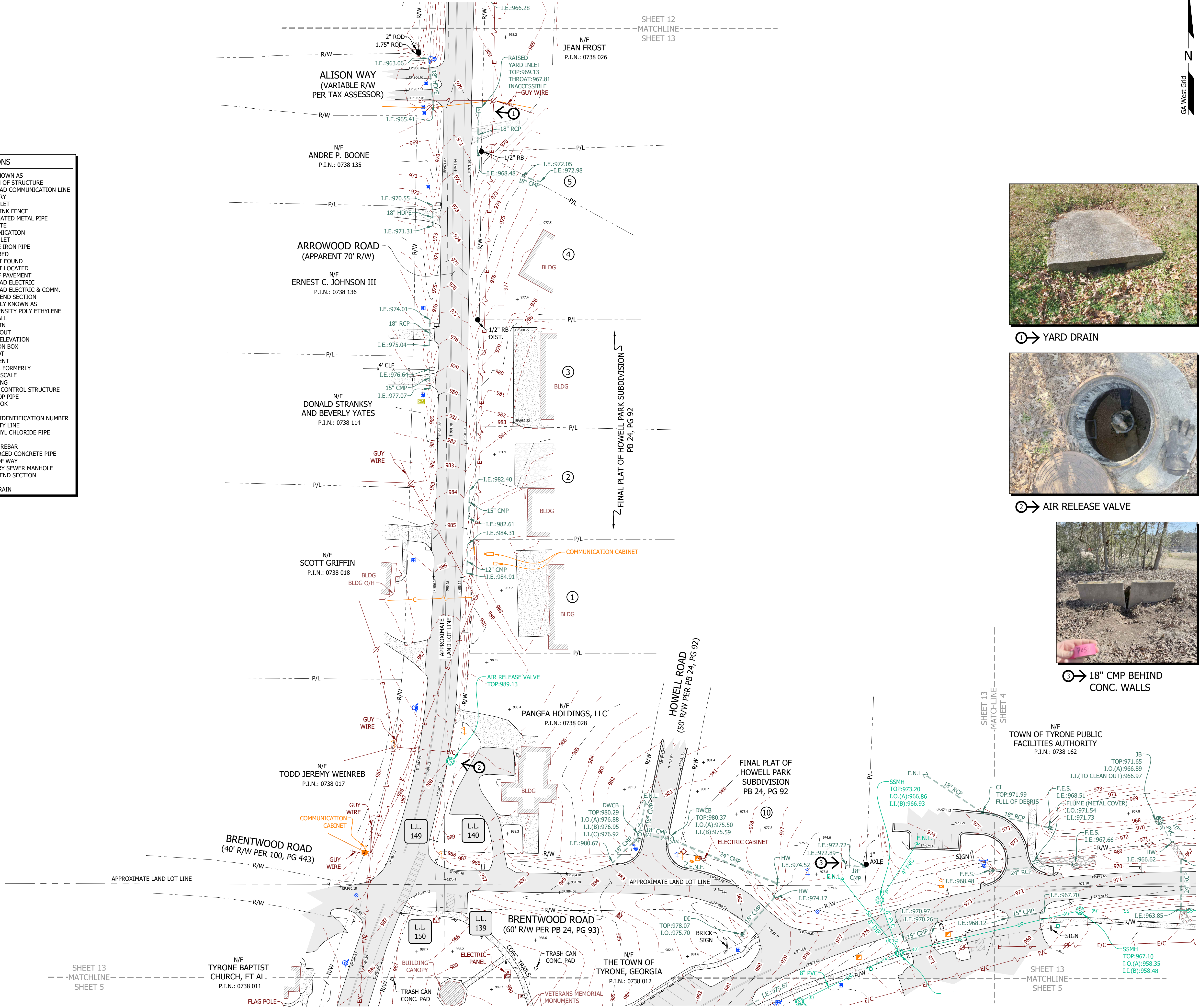
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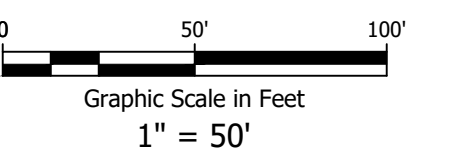
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