



# PUTNAM COUNTY TECHNICAL REVIEW COMMITTEE

117 Putnam Drive, Suite B ♦ Eatonton, GA 31024

Tel: 706-485-2776 ♦ 706-485-0552 fax ♦ [www.putnamcountyga.us](http://www.putnamcountyga.us)

## Agenda

**Wednesday, September 01, 2021 ♦ 11:00 AM**

*Putnam County Administration Building – Room 203*

### Opening Requests

1. Request by **Sara Shirk, agent for Henry Property Group, LLC**, for a preliminary plat approval for Phase Blue Heron Cove on Crane Lane. The proposed development consists of 5.03 acres and 37 Townhouses. [**Map 102A, Parcel 051 currently zoned RM-2**].

### Red Line Comments

### Adjournment

The Technical Review Committee meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Compliance Officer, at least three business days in advance of the meeting at 706-485-2776 to allow the County to make reasonable accommodations for those persons.

**File Attachments for Item:**

1. Request by **Sara Shirk, agent for Henry Property Group, LLC**, for a preliminary plat approval for Phase Blue Heron Cove on Crane Lane. The proposed development consists of 5.03 acres and 37 Townhouses. **[Map 102A, Parcel 051 currently zoned RM-2].**

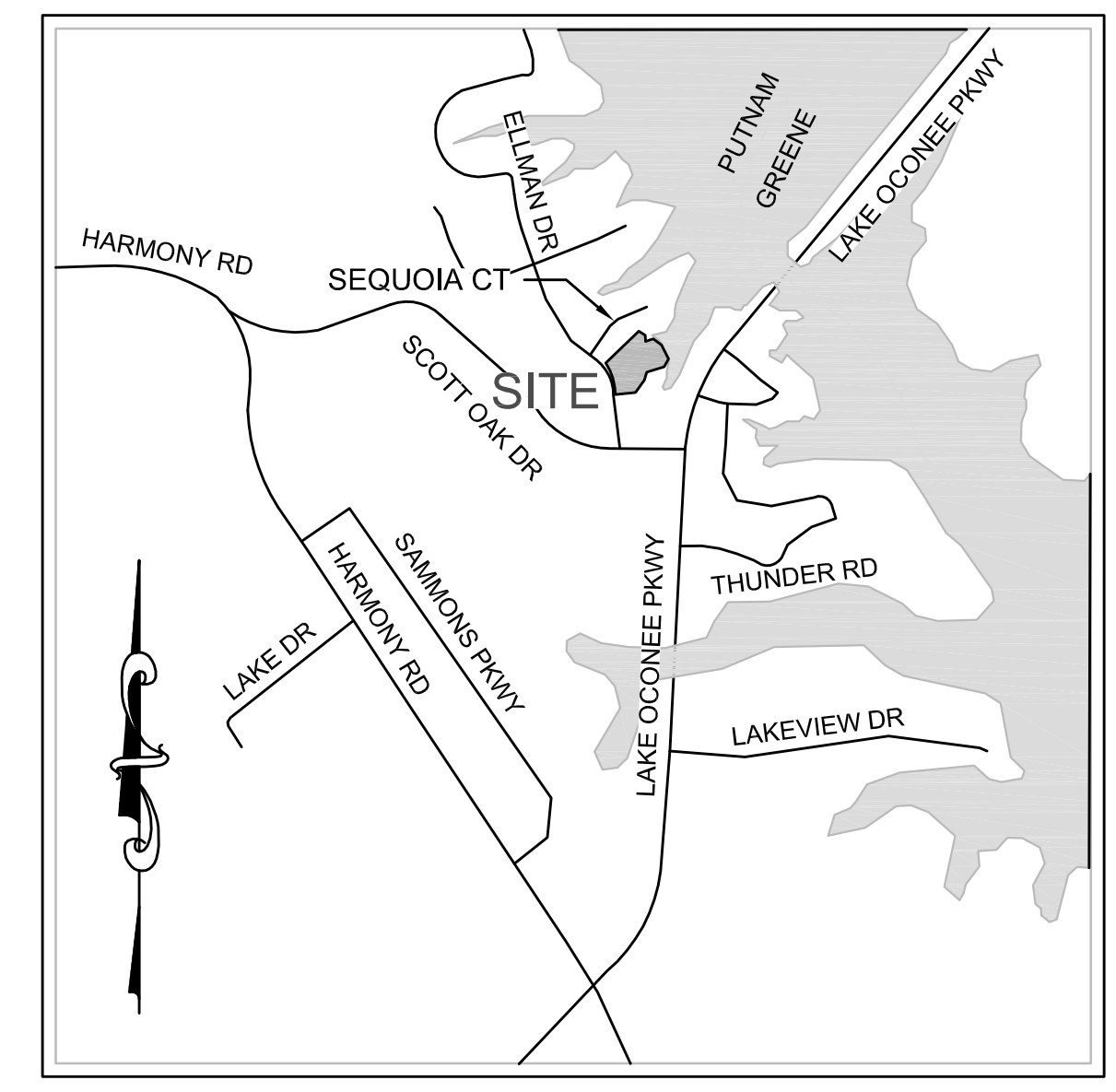
**BLUE HERON COVE, PHASE 4**  
**PRELIMINARY PLAT**  
 LAND LOT 378, 3RD DISTRICT  
 PUTNAM COUNTY, GEORGIA

**PARKING TABULATIONS:**  
 REQUIRED PARKING: (2) SPACES PER UNIT x 37 UNITS = 74 SPACES  
 + (1) PER 400 SF EXIST. CLUBHOUSE (3,082 SF) = 8 SPACES  
 TOTAL REQUIRED PARKING: = 82 SPACES  
 INCLUDING 2 ADA SPACES  
 PARKING PROVIDED: 101 SPACES, INCLUDING 2 ADA SPACES

**PARCEL ID:** 102A051  
**LAND LOT 378, 3RD DISTRICT**  
 PUTNAM COUNTY, GEORGIA  
**DEDICATION:** THE STREETS, DRIVES, AND COMMON AREAS SHOWN WITHIN THIS PRELIMINARY PLAT WILL BE OWNED AND MAINTAINED BY THE BLUE HERON HOMEOWNERS ASSOCIATION, INC.

**LAND OWNERSHIP STATEMENT:**  
 THE BOUNDARY SHOWN FOR THIS PRELIMINARY PLAT INCLUDING ALL OF THE APPLICANT'S OWNERSHIP IN THIS LOCATION, INCLUDING ANY CONTIGUOUS PARCELS OWNED BY THE APPLICANT.

**MAXIMUM BUILDING HEIGHT:**  
 3 STORIES MAX. ALLOWED IN ZONING RM-2.  
 TOWNHOMES WILL BE MAX. 3-STORIES



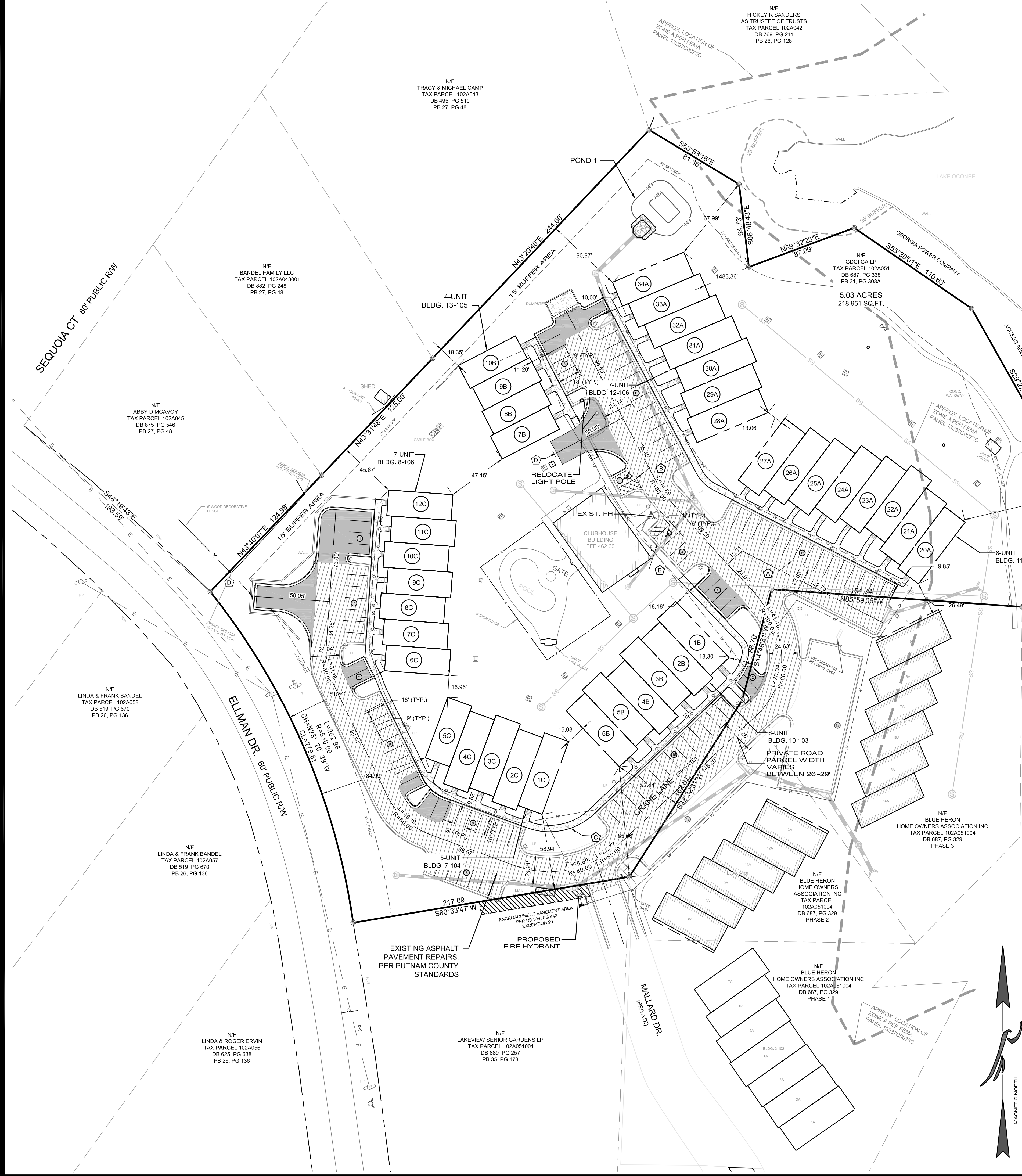
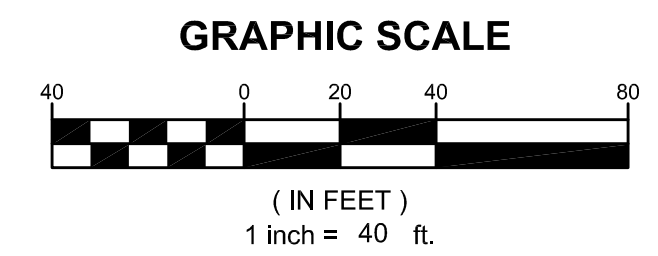
**VICINITY MAP**  
 NOT TO SCALE

- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
  - ASPHALT PAVEMENT REPAIRS PER PUTNAM COUNTY STANDARDS (SEE NOTE 8)
  - TOWNHOUSE LOT NUMBER
  - EXISTING SITE LIGHT POLE (LP)
  - RELOCATED LIGHT POLE
- KEY NOTES:**
- PARKING SPACE STRIPE, 4" WHITE TRAFFIC PAINT (TYP.)
  - ACCESSIBLE PARKING SPACE - (SEE DETAILS ON SHEET 11.0)
  - 5" CONCRETE SIDEWALK - (SEE DETAIL ON SHEET 11.0)
  - \*NO PARKING FIRE LANE SIGN

- DEVELOPMENT NOTES:**
- ALL ROADWAY DIMENSIONS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB AND ALL RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
  - ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.00% (1:50). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
  - WATER AND SEWER UTILITY EASEMENTS SHALL BE DEDICATED TO THE PRIVATE UTILITY PROVIDER, FIEDMONT WATER COMPANY. COMMON OPEN SPACE AREAS SHALL BE DEDICATED TO BLUE HERON HOME OWNERS ASSOCIATION, INC.
  - A FINAL RECORD PLAT SHALL BE RECORDED IN THE PUBLIC RECORDS OF PUTNAM COUNTY PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY UNIT.
  - HOMEOWNERS' COVENANTS & RESTRICTIONS AND ANY NECESSARY EASEMENTS SHALL BE DEEDED AND RECORDED PRIOR TO FINAL PLAT APPROVAL.
  - THERE SHALL BE AT LEAST 2 PARKING SPOTS FOR EACH OCCUPIED UNIT.
  - IN ADDITION TO FINAL ROAD PAVEMENT REPAIRS CONSISTING OF 4" 6" DEEP PATCH AREAS & 1.5" MILL & OVERLAY, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO MAINTAIN THE EXISTING ROAD IN GOOD WORKING CONDITION DURING CONSTRUCTION IN ORDER TO MAINTAIN ACCESS FOR THE EXISTING RESIDENCES. ANY DAMAGES CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED TO MEET PUTNAM COUNTY STANDARDS.

**DEVELOPMENT DATA**

<p><b>1. OWNER / DEVELOPER</b>                  HENRY PROPERTY GROUP, LLC                  235 CORPORATE CENTER DR, SUITE 100                  STOCKBRIDGE, GA 30281                  PHONE: (770) 692-1605</p> <p><b>24 HOUR CONTACT:</b>                  BILL GOODWIN                  PHONE: (770) 652-6963</p>	<p><b>5. FLOOD ZONE DATA</b>                  THE PARCEL SHOWN HEREIN DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL 13237C0075C EFFECTIVE DATE SEPT. 26, 2008</p> <p>LOCATED IN THE LAKE OCONEE OF FLOOD ZONE 'A'</p>																						
<p><b>2. ENGINEER</b>                  FALCON DESIGN CONSULTANTS, LLC                  235 CORPORATE CENTER DR., SUITE 200                  STOCKBRIDGE, GA 30281                  PHONE: (770) 389-8666</p>	<p><b>6. PROPERTY ADDRESS</b>                  CRANE LN                  PUTNAM COUNTY</p>																						
<p><b>3. SOURCE OF DATA</b>                  FALCON DESIGN CONSULTANTS, LLC                  235 CORPORATE CENTER DR., SUITE 200                  STOCKBRIDGE, GA 30281                  PHONE: (770) 389-8666</p> <p>TOPOGRAPHIC &amp; BOUNDARY SURVEY PERFORMED BY:                  FALCON DESIGN CONSULTANTS, LLC                  DATED: DECEMBER 04, 2019                  AS-BUILT SURVEYS DATED: JUNE 2, 2020 AND SEPTEMBER 22, 2020</p>	<p><b>7. SITE REQUIREMENTS</b></p> <table border="1"> <tr><td>PROJECT AREA DISTURBED</td><td>2.95 ACRES</td></tr> <tr><td>OVERALL DEVELOPMENT</td><td>5.03 ACRES</td></tr> <tr><td>TOTAL NUMBER OF LOTS</td><td>37 LOTS</td></tr> <tr><td>GROSS DENSITY</td><td>7.36 DU/AC</td></tr> <tr><td>MIN. LOT SIZE</td><td>1000 S.F.</td></tr> <tr><td>MIN. LOT WIDTH</td><td>20 FT.</td></tr> <tr><td>MIN. HOUSE SIZE</td><td>1000 S.F.</td></tr> </table> <p><b>BUILDING SETBACKS:</b></p> <table border="1"> <tr><td>MIN. FRONT YARD</td><td>30'</td></tr> <tr><td>MIN. SIDE YARD</td><td>15'</td></tr> <tr><td>MIN. CORNER YARD</td><td>20'</td></tr> <tr><td>MIN. REAR YARD / LAKE</td><td>20' / 65'</td></tr> </table>	PROJECT AREA DISTURBED	2.95 ACRES	OVERALL DEVELOPMENT	5.03 ACRES	TOTAL NUMBER OF LOTS	37 LOTS	GROSS DENSITY	7.36 DU/AC	MIN. LOT SIZE	1000 S.F.	MIN. LOT WIDTH	20 FT.	MIN. HOUSE SIZE	1000 S.F.	MIN. FRONT YARD	30'	MIN. SIDE YARD	15'	MIN. CORNER YARD	20'	MIN. REAR YARD / LAKE	20' / 65'
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<p><b>4. SITE LOCATION DATA</b>                  INTERSECTION OF CRANE LN AND MALLARD DRIVE                  IN PUTNAM COUNTY, GEORGIA</p> <p>THERE ARE:                  STATE WATERS LOCATED WITHIN 200 FT. OF THE SITE</p>	<p><b>8. ZONING:</b> RM-2</p> <table border="1"> <tr><td>TOTAL NUMBER OF FIRE HYDRANTS</td><td>2</td></tr> <tr><td>TURNAROUND RADIUS</td><td>28'</td></tr> <tr><td>AREA OF 15' SETBACK</td><td>6658.5 SF</td></tr> </table> <p>THE PROPERTY FOR THIS PROJECT WAS PREVIOUSLY PERMITTED AND APPROVED BY PUTNAM COUNTY WITH THE ORIGINAL DESIGN PLAT SHOWING A TOTAL OF 37 UNITS IN PHASES 4-8.</p> <p>THE EXISTING RIGHT-OF-WAY PARCEL FOR THE CRANE LANE DRIVE VARIES IN WIDTH FROM 28' TO 29' WIDE. BOTH THE ROAD PARCEL AND THE COMMON SPACE SURROUNDING INCLUDING THE PARKING SPACES AND SIDEWALKS ARE PRIVATELY OWNED BY THE HOMEOWNERS ASSOCIATION.</p>	TOTAL NUMBER OF FIRE HYDRANTS	2	TURNAROUND RADIUS	28'	AREA OF 15' SETBACK	6658.5 SF																
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CIVIL ENGINEERING  
 CONSTRUCTION MANAGEMENT  
 LAND SURVEYING  
 LANDSCAPE ARCHITECT  
 LAND PLANNING

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 235 CORPORATE CENTER, SUITE 200  
 STOCKBRIDGE, GEORGIA 30281  
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 NEWNAN, GEORGIA 30055  
 (770) 256-9799

CUMMING OFFICE  
 500 FIDDLEBERRY RD., STE. C  
 CUMMING, GEORGIA 30041  
 (770) 801-0700

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PRELIMINARY PLAT, SHEET 1 OF 3  
 FOR  
**BLUE HERON COVE**  
 PHASE 4  
 LOCATION  
 LAND LOT 378, 3RD DISTRICT  
 PUTNAM COUNTY, GEORGIA

**REVISIONS**

DATE	PER PUTNAM COUNTY COMMENTS
1. 2/28/21	PER PUTNAM COUNTY COMMENTS
2. 7/12/21	PER PUTNAM COUNTY COMMENTS
3. 8/20/21	PER PUTNAM COUNTY COMMENTS
4. 8/20/21	PER PUTNAM COUNTY COMMENTS
5.	
6.	
7.	
8.	

Know what's below  
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 1-800-368-3473 OR 404-876-8100

DATE: 11/25/2020  
 SCALE: 1" = 40'  
 PROJ NUMBER: 057.018  
 DRAWN BY: BM  
 REVIEWED BY: DAL  
 REVISED BY: DAL



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SHEET NUMBER  
**6.0**



HICKEY R SANDERS  
AS TRUSTEE OF TRUSTS  
TAX PARCEL 102A042  
DB 769 PG 211  
PB 26, PG 128

APPROX. LOCATION OF  
ZONE A PER FEMA  
PANEL 13237C0075C

LAKE OCONEE

GEORGIA POWER COMPANY

N/F  
GDCI GA LP  
TAX PARCEL 102A051  
DB 687, PG 338  
PB 31, PG 308A

5.03 ACRES  
218,951 SQ.FT.

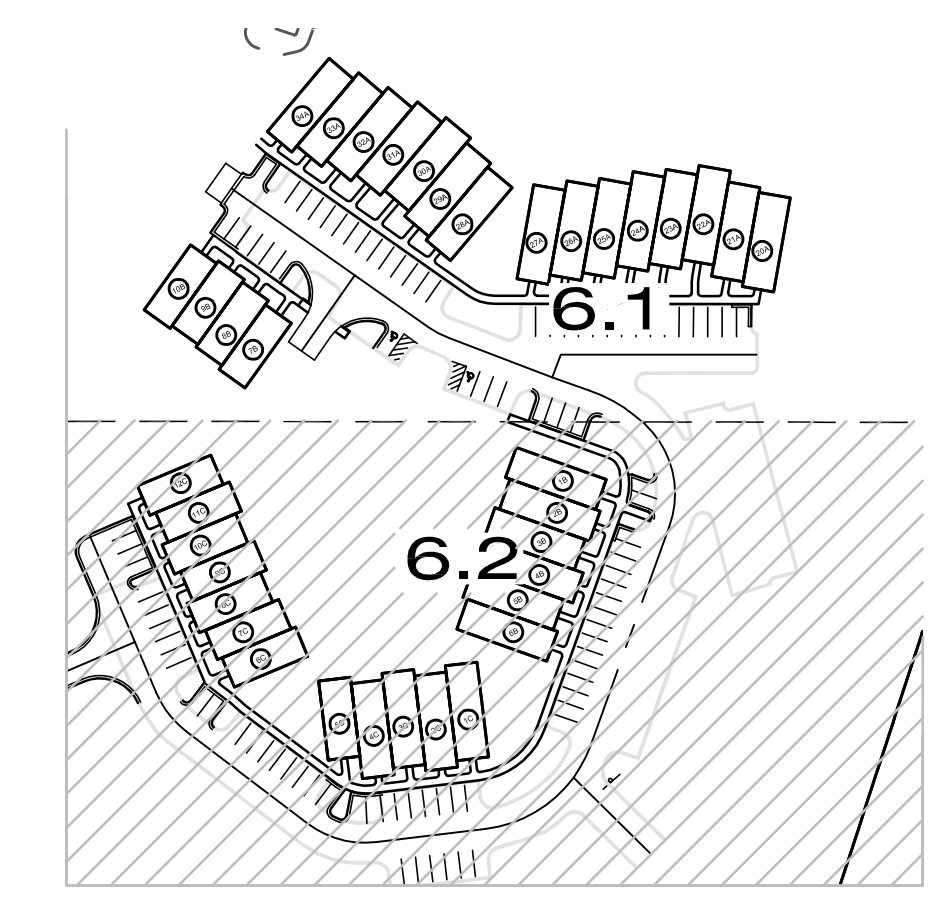
ACCESS AREA

APPROX. LOCATION OF  
ZONE A PER FEMA  
PANEL 13237C0075C

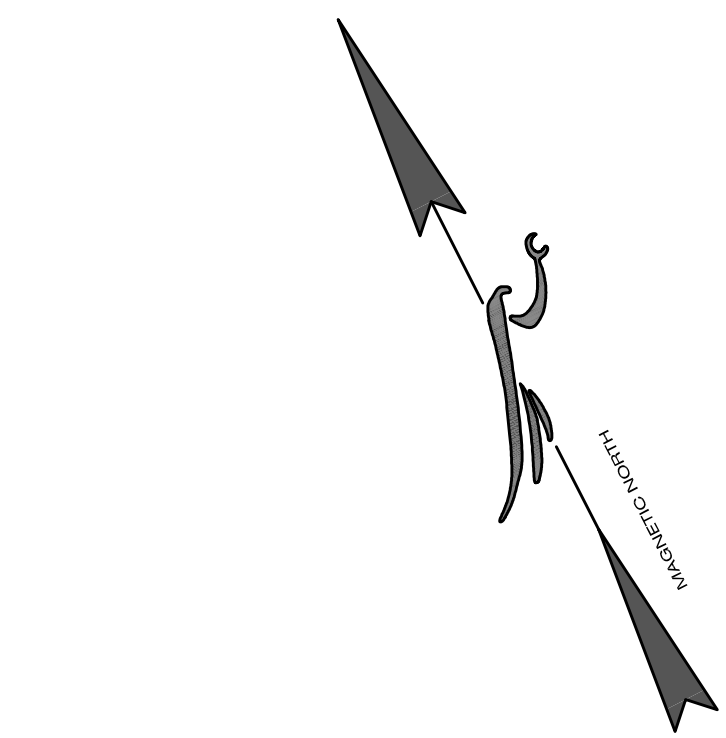
**LEGEND**

	PROPOSED	EXISTING
RIGHT-OF-WAY	RW	RW
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
SIDEWALK	---	---
FENCE	---	---
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
WATER METER	⊕	⊕
WEIR INLET	⊕	⊕
JUNCTION BOX	⊕	⊕
SANITARY SEWER MANHOLE	⊕	⊕
SINGLE WING CATCH BASIN	⊕	⊕
DOUBLE WING CATCH BASIN	⊕	⊕
STORM PIPE	---	---
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE	---	---
PROPOSED ASPHALT PAVT.	▨	
ASPHALT MILL & OVERLAY	▨	
TOWNHOUSE LOT NUMBER	LP	LP
SITE LIGHT POLE	⊕	⊕

- KEY NOTES:**
- ⊕ PARKING SPACE STRIPE, 4" WHITE TRAFFIC PAINT (TYP.)
  - ⊕ ACCESSIBLE PARKING SPACE - (SEE DETAILS ON SHEET 11.0)
  - ⊕ 5" CONCRETE SIDEWALK - (SEE DETAIL ON SHEET 11.0)
  - ⊕ NO PARKING FIRE LANE SIGN



KEY MAP



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CONSTRUCTION MANAGEMENT  
LAND SURVEYING  
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LAND PLANNING

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PRELIMINARY PLAT, SHEET 2 OF 3  
FOR  
**BLUE HERON COVE**  
PHASE 4  
LOCATION  
LAND LOT 378, 3RD DISTRICT  
PUTNAM COUNTY, GEORGIA

**REVISIONS**

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2. 7/12/21	PER PUTNAM COUNTY MEETING
3. 7/12/21	PER PUTNAM COUNTY COMMENTS
4. 8/30/21	PER PUTNAM COUNTY COMMENTS
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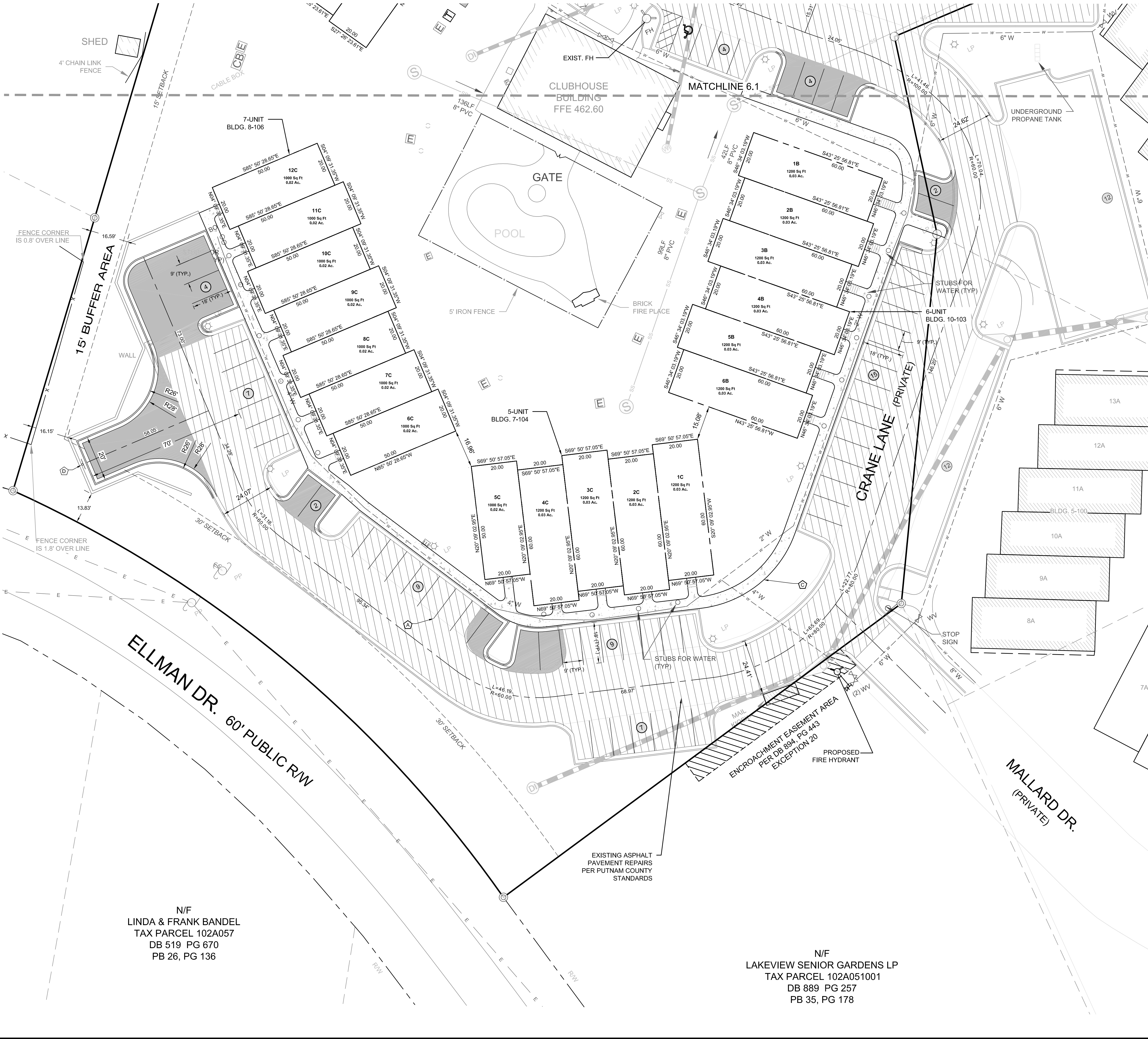
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DRAWN BY:	BM
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REVISED BY:	--

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
No. 036404  
LAVIN A. LAVIN  
8/30/21

GSWCC# 000091679  
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SHEET NUMBER  
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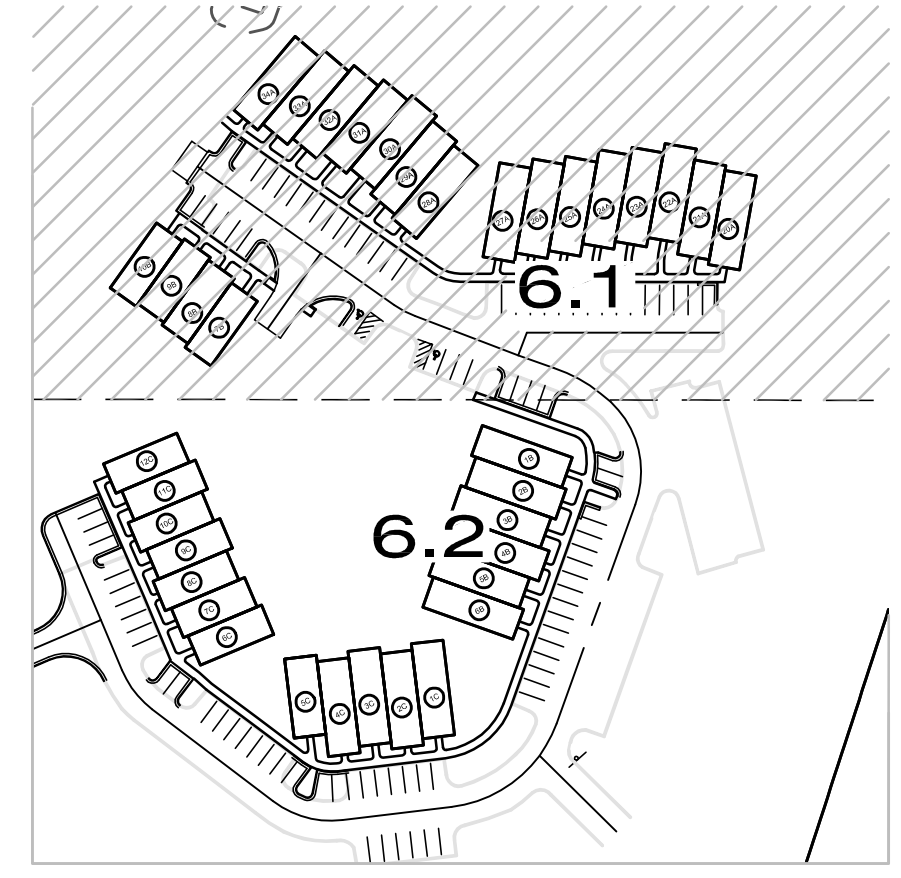




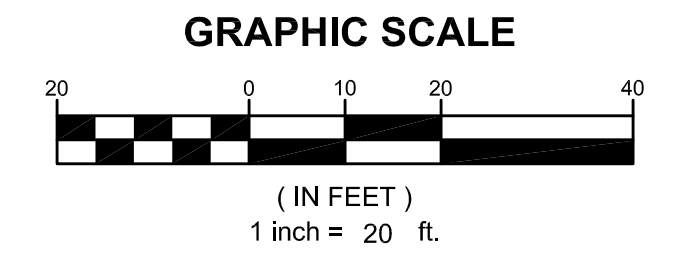
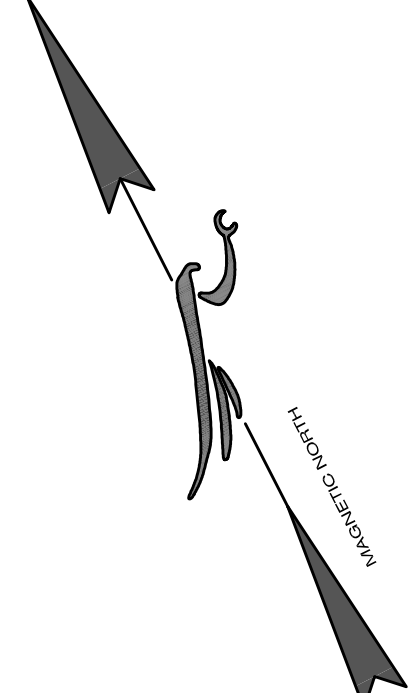
### LEGEND

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STORM PIPE	---	---
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE	---	---
PROPOSED ASPHALT PAVT.	---	---
ASPHALT MILL & OVERLAY	---	---
TOWNHOUSE LOT NUMBER	LP	LP
SITE LIGHT POLE	⊕	⊕

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