

DEVELOPMENT DATA

1. PROPERTY OWNER:
ROBERT MATTERI
1627 N.E. THOMPSON STREET
PORTLAND, OR 97212

2. DEVELOPER CONTACT:
LISA AMEY
LISA AMEY & ASSOCIATES, INC.
416 E. TAYLOR STREET
GRIFFIN, GA 30223
(678)438-4537

3. ENGINEER/SURVEYOR:
MOORE BASS CONSULTING, INC.
1350 KEYS FERRY CT.
MCDONOUGH, GA 30253
PHONE: (770) 914-9394
FAX: (770) 914-9596

4. SUBDIVISION CONFIGURATION:
SOURCE OF DATA:
LOCATION:
CURRENT ZONING:
PROPOSED DEVELOPMENT
TYPE OF SUBDIVISION:
NET DEVELOPMENT AREA:
TOTAL SITE AREA:
LESS FLOODPLAIN:
LESS EASEMENT
LESS WETLANDS
NET DEVELOPMENT AREA:
MIN. LOT AREA:
MIN. LOT WIDTH:
MIN. BUILDING SITE
MAX. IMPERVIOUS AREA
MIN. FLOOR AREA OF HOUSE:
MAX. HEIGHT OF STRUCTURE:
TOPOGRAPHIC SOURCE
DATUM:
BUILDING SETBACKS:

BOUNDARY SURVEY PERFORMED BY MOORE
BASS CONSULTING, INC. DATED: 05/09/2025
UNINCORPORATED COWETA COUNTY, GA
130 608 2001
RC (RURAL CONSERVATION DISTRICT)
TYPE: EL-2
SINGLE-FAMILY RESIDENTIAL

51.21 ACRES
- 0.00 ACRES
- 0.00 ACRES
- 0.12 ACRES
51.09 ACRES

2 AC. (87,120 S.F.)
220' (AT FRONT SETBACK)
1.3 AC.
15%
1,725 S.F. MIN.
40'
COWETA COUNTY GIS
NAVD 88
FRONT: 100'
REAR: 50'
SIDE: 15'

5. UTILITIES:
WATER: COWETA COUNTY WATER & SEWERAGE AUTHORITY
SANITARY SEWER: ON-SITE SEPTIC SYSTEMS
ELECTRIC PROVIDER: COWETA-FAYETTE EMC

6. CONCEPTUAL STORMWATER MANAGEMENT PLAN:
TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, SEDIMENT
BASINS AND GRASS & MULCH
AREAS TO BE CLEARED: STREETS, UTILITY OUTFALLS AND STORMWATER
COMPONENTS

DEVELOPMENT BREAKDOWN

TOTAL SITE AREA: 51.21 AC.
ROW DEDICATION: 1.80 AC.
REMAINING SITE AREA: 49.41 AC.
PROPOSED LOTS: 23 LOTS

PHASE 1
TOTAL AREA: 20.83 AC.
PROPOSED LOTS: 10 LOTS

PHASE 2
TOTAL AREA: 28.58 AC.
PROPOSED LOTS: 13 LOTS

DESIGN NOTES:

- SIGHT-DISTANCE IS ATTAINABLE FOR ALL DRIVEWAY LOCATIONS SHOWN (CLEARING IS REQUIRED FOR VEGETATION WITHIN THE ROW OR ON-SITE).
- LOT 17 WILL BE LESS THAN 2.00 AC AFTER THE ROW DEDICATION FOR THE HUDGENS ROAD REALIGNMENT.

HATCH LEGEND

PHASE 1

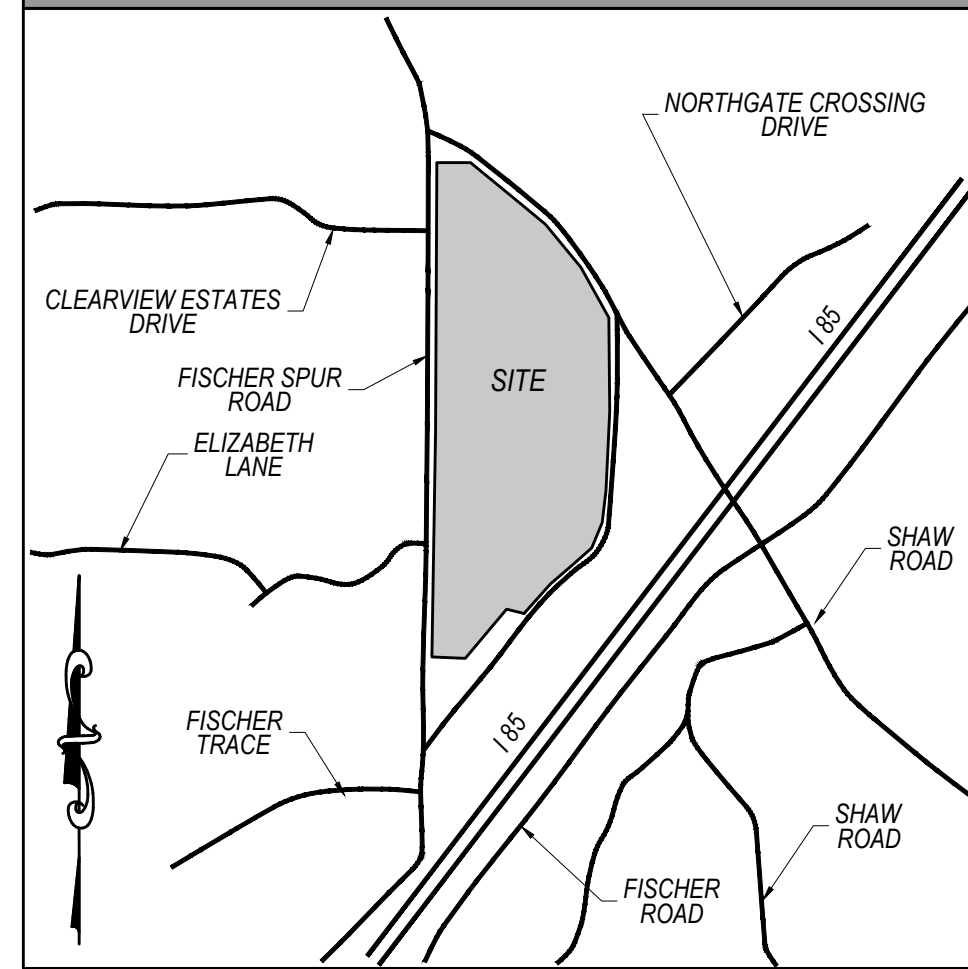
PHASE 2

MARGINALLY SUITABLE SOILS

UNSUITABLE SOILS

ROW DEDICATION TO COWETA COUNTY

VICINITY MAP (NOT TO SCALE)

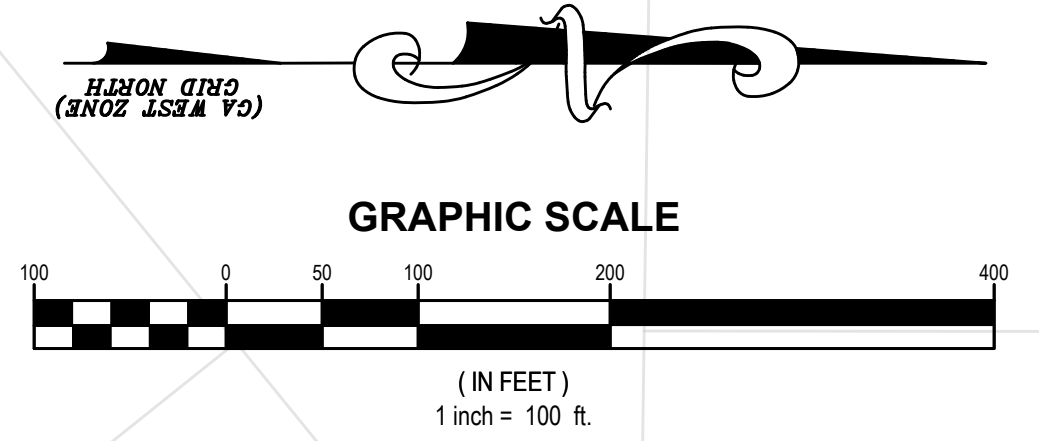
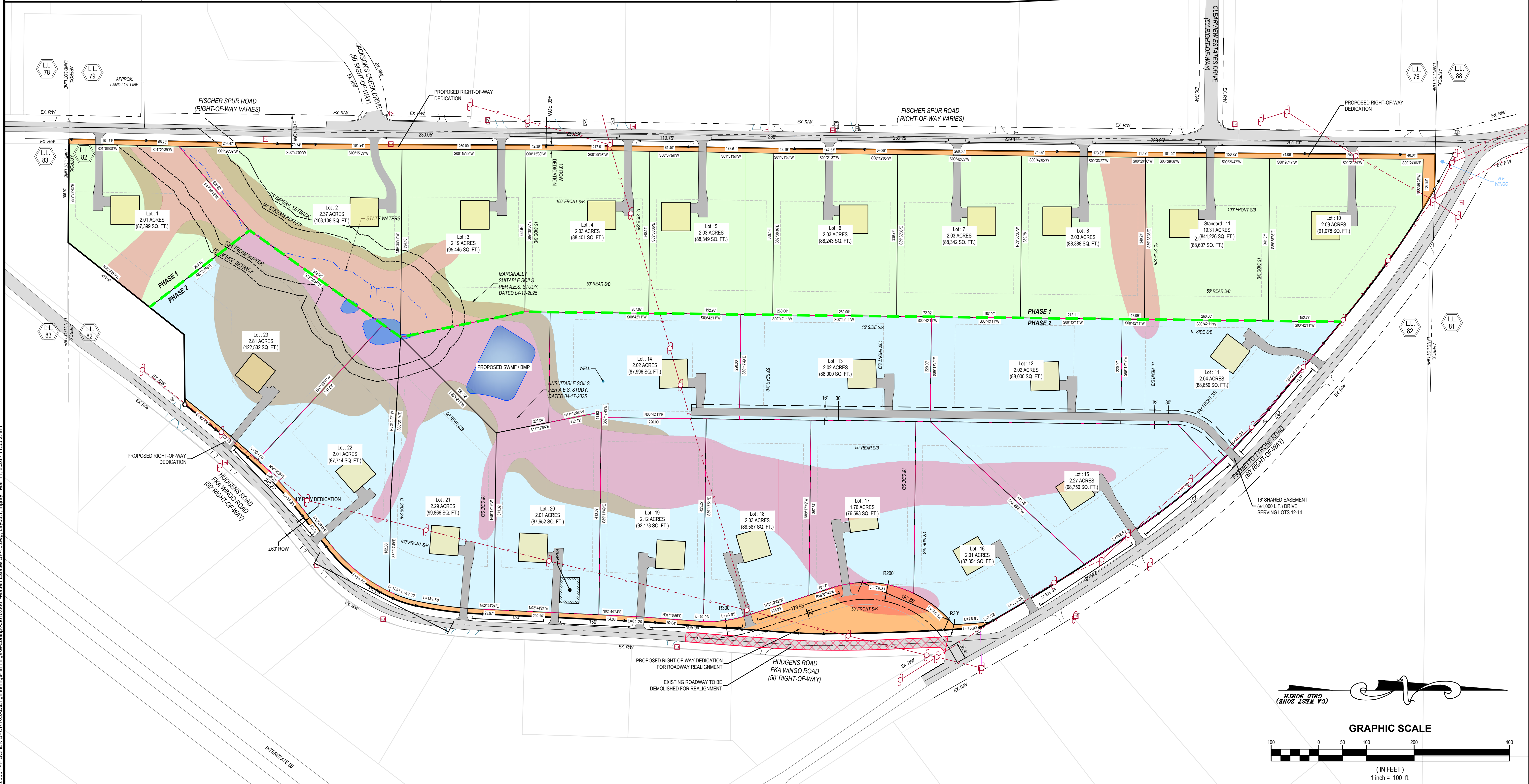


Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394



PROJECT NAME
FISCHER SPUR ROAD
COWETA COUNTY, GEORGIA

CLIENT NAME
ROBERT MATTERI
1627 N.E. THOMPSON STREET
PORTLAND, OREGON 97212

REVISIONS	DATE	DESCRIPTION

A3616.0001-Matteri Estates SP4.0

DATE: 03-11-2026

CONTRACT # A3616.0001

DRAWN BY MWG

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MB for use solely with respect to this Project and unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
SFP 81173

SEAL

MATTHEW W. GRAY, P.E.
GA. REG. NO. PE050350

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET
1.4

S:\A3616.0001 - FISCHER SPUR ROAD\Engineering\Planning\Re-Zoning\A3616.0001.dwg; Layout: matty, Mar-11-2026 - 11:56:27am