



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248
Phone: (770) 957-5043
Facsimile (770) 954-1223

Item Coversheet

Item: **A Resolution to accept the proposal from Ross + Associates for assistance in updating the City’s Development Impact Fee Program**

Action Item: **Yes** **No**

Public Hearing Item: **Yes** **No**

Executive Session Item: **Yes** **No**

Budget Item: **Special Project Fund: Development Impact Fees**

Date Received: **April 5, 2023**

Workshop Date: **April 17, 2023**
October 11, 2022 - Retreat

Regular Meeting Date: **TBD**

Discussion:

The City implemented its Development Impact Fee Ordinance in 2005 after conducting an Impact Fee Methodology Report (the “Report”) designed to define a means for measuring growth and the impact of that growth on the City’s public safety, parks, and roads. The Report established a clear and fair rational nexus for each new development in the City to pay its fair-share cost in impacts to the overall Level of Service in the City.

In that Report, forecasts were made that the City would be called upon to invest about \$50mill in capital improvements in public safety, parks and road improvements by the year 2025.

Factors that went into these forecasts included population growth and employment growth, an inventory of existing capital facilities and the overall levels of service they provide.

After discussions with the City Council during the Staff Retreat last October, the City released an RFP for consulting services related to an update to the Report. No bids were received.

Staff reached out to Bill Ross of Ross + Associates, the consultant who prepared the initial Report back in 2005, to see if he was interested in submitting a proposal for providing consulting services for the update.

Ross + Associates submitted a proposal that includes assistance on ten (10) specific items related to the Report update:

1. Review of and revisions to public facilities projects in the current Impact Fee Program to make adjustments where necessary.
2. Prepare an updated Impact Fee Methodology Report using current data in calculations.
3. Attend one City Council Workshop to review and discuss the Report with Council so their input can be included in the final updated Report.
4. Prepare an amended Capital Improvement Element (“CIE”) based on updated Report.
5. Attend one City Council meeting prior to transmittal of CIE to Atlanta Regional Commission (“ARC”) and Department of Community Affairs (“DCA”).
6. Review of and response to comments received from ARC and/or DCA, if any.
7. Prepare an updated schedule of impact fees for incorporation into the Impact Fee Ordinance.
8. Review and recommend changes to the Impact Fee Ordinance to be consistent with changes in the Georgia law.
9. Attendance at two public hearings of the City Council to adopt the amended Impact Fee Ordinance.
10. Delivery of the final adopted version of the CIE.

For the above-listed services, compensation will not exceed \$79,500 and is expected to take approximately eight (8) months.

Recommendation:

Staff recommends awarding the Locust Grove Impact Fee Program Update to:
Ross + Associates
340 North Main Street
Madison, GA 30365

RESOLUTION NO. _____

RESOLUTION TO ACCEPT THE PROPOSAL FOR CONSULTING SERVICES FOR A DEVELOPMENT IMPACT FEE ORDINANCE UPDATE PROJECT #22-S004; TO AUTHORIZE THE MAYOR, THE CITY MANAGER AND THE ASSISTANT CITY MANAGER TO ENGAGE IN THE NECESSARY STEPS TO EXECUTE THIS UPDATE; TO AUTHORIZE THE CITY ATTORNEY TO REVIEW ANY AND ALL DOCUMENTS RELATED TO THIS UPDATE; TO AUTHORIZE THE CITY CLERK TO ATTEST ANY AND ALL SIGNATURES RELATED TO SAID UPDATE; TO PROVIDE FOR SEVERABILITY; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

WHEREAS, the City of Locust Grove (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia; and,

WHEREAS, in 2005, the City approved a Development Impact Fee Ordinance (05-06-047) that provides for the imposition of development impact fees as a condition of development approval in the City; and,

WHEREAS, it is necessary from time to time to update the methodology used in calculating development impact fees using forecasting models and updated versions of the Consumer Price Index and ENR’s Construction and Building Cost Indices; and,

WHEREAS, during the City Council Retreat in October 2022, the City Council expressed a desire to update the City’s Development Impact Fee Ordinance; and

WHEREAS, the City sought competitive sealed bids from qualified contractors for furnishing professional services necessary to complete the project known as Consulting Services for an Impact Fee Study – Project No. 22-S004 (“Project”); and,

WHEREAS, zero bids were received by the deadline of 11:00 A.M. on December 1, 2022; and,

WHEREAS, the City contacted the consultant, William F. Ross of Ross + Associates (the “Consultant”), who prepared the original Impact Fee Methodology Study for the City back in 2005; and,

WHEREAS, the Consultant has the necessary technical ability to complete the Project; and,

WHEREAS, the Mayor and Council have determined that the need for an update to the City’s Development Impact Fee Ordinance is in the best interests of the City for the public good and general welfare, trade, commerce, industry and employment opportunities within the City and the state of Georgia,

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOCUST GROVE, GEORGIA, AS FOLLOWS:

1. **Acceptance of Bid.** The Mayor and the City Council hereby award the Project to Ross + Associates in an amount not to exceed \$79,500 for the Scope of Work described in **Exhibit “A”** and as enumerated in **Exhibit “B”**.
2. **Approval of Execution.** The Mayor, City Manager and Assistant City Manager are hereby authorized to execute all necessary documentation to effectuate this Resolution, pending approval of the City Attorney.
3. **Documents.** The City Clerk is authorized to execute, attest to, and seal any document which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney and approval of contract by the Mayor and City Council.
4. **Severability.** To the extent that any portion of this Resolution is declared to be invalid, unenforceable or non-binding, which shall not affect the remaining portions of this Resolution.
5. **Repeal of Conflicting Provisions.** All City Resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
6. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 17^t h day of April, 2023.

Robert Price, Mayor

ATTEST:

APPROVED AS TO FORM:

Misty Spurling, City Clerk

City Attorney

(seal)

EXHIBIT A

City of Locust Grove Impact Fee Program Update

Scope of Services

Our services will include advice and assistance to the City in general on impact fee matters, the preparation of an Impact Fee Methodology Report (including all impact fee calculations), a completely amended Capital Improvements Element, the preparation of a revised fee schedule, and a review of the Impact Fee Ordinance as to state law requirements and City requirements.

The results of our proposed services will be the completion of an updated impact fee program and fee schedule for the City meeting all legal and administrative requirements. In addition, the amended CIE will conform to DCA requirements for inclusion in the City's Comprehensive Plan.

Our assistance will include the following items:

Task 1: Project Initiation

- a. Review of and revisions to unfinished public facilities projects carried over from the current impact fee program, if any, with specific attention to possible changes to such projects (including any applicable updates to the projects' estimated costs) in any or all of the City's three public facility categories:
 - Police Protection,
 - Parks and Recreation facilities, and
 - Road Improvements.
- b. Project cost estimates and start dates for impact fee eligible projects, determined in conjunction with City departmental estimates.

Budgeted capital projects, adopted Capital Improvement Plan project listings and departmental service plans/projections will be key inputs for the impact fee eligible project listing. All current cost estimates will be converted to Net Present Value (NPV) using average annual inflation rates (the CPI and Engineering News Record's BCI and CCI for building and other construction projects), discounted by the City's current investment interest rate.

Deliverables:

- Kick-off meeting with all affected departments regarding planned projects.

Task 2: Impact Fee Methodology Report

The preparation of a completely new Impact Fee Methodology Report addressing the City's three impact fee eligible public facility categories listed above, including new impact fee calculations, which will reflect the following:

Forecasts

- a. Population, dwelling unit and employment forecasts to 2050.

Depending on the type and quality of data available, this step may include preparation of trend analyses against historic annual population data for various trial time frames, prepared as 1st, 2nd and 3rd order regressions; a comparative analysis with ARC projections; and/or a "percentage-share" calculation based on Woods & Poole forecasts. Household and dwelling unit estimates will be based on available Census data, as will employment forecasts. The results will be presented in a Technical Appendix containing all pertinent calculations.

- b. Traffic generation.

Current and future traffic volumes generated by city residents and businesses will be calculated to determine new growth's share of road improvement costs. The calculations will be presented in a Technical Appendix to be attached to the Methodology Report.

- c. Tax digest or SPLOST revenue forecasts.

These will be needed to calculate credits for new development taxes attributable to impact fee projects, and will reflect average new house sales prices and per-employee nonresidential property values or new growth's share of future SPLOST collections, as applicable. The calculation of a credit against impact fees is needed to avoid potential situations of double taxation.

- d. Inflation factors.

Inflation factors to be used in Net Present Value calculations of future expenditures will be established, including the Engineering News Record's Atlanta area Building Construction Index for new buildings, ENR's Construction Index for other construction projects such as recreation facilities, and the CPI for non-construction items such as vehicles and recreation facilities.

Level of Service (LOS) Standards.

- a. Current level of service.

- Current LOS will be calculated for police protection services based on the floor area of existing facilities and existing number of eligible vehicles serving the current day-night population. The existing LOS for parks & recreation will be based on the land area in City

parks and the number of recreation facilities, floor area or other pertinent measurement. For roads, trip generation calculations will determine the current LOS.

b. Future level of service.

- For all public facility categories, we will take into consideration planned improvements already approved or proposed, and extension of the current LOS to serve the future day-night population or dwelling units, as applicable.

c. Determination of the LOS standards to use.

The current, future or other LOS standards recommended will be a function of City policies and the most advantageous impact fee calculations themselves.

Funding Mechanisms

Funding from the General Fund and from other sources (such as TSPLOST, bonds or short-term financing vehicles) will be considered to the extent that credits will have to be given to new growth to avoid double taxation issues.

Maximum Impact Fees

The maximum potential impact fee for each land use category is calculated to set the ceiling on fees that can be charged under the state law. The actual fees to be charged will be decided by the City Council as part of the Impact Fee Ordinance review/revision process.

Deliverables:

- Partial Draft of the Methodology Report focused on population, housing, employment and traffic projections; cost inflation factors; and introductory chapters.
- Methodology Report containing all forecasts, credit data and NPV components, impact fee calculations for each public facility category, a maximum fee schedule by land use category for each public facility category, a summary regarding the financial implications of the impact fee program, and comparisons between the current fees allowed and the maximum new fee calculations. Pertinent Technical Appendices will be attached.
- Attendance at one City Council work session to review the proposed Methodology Report, which then will be finalized reflecting City Council comments.

Task 3: Capital Improvements Element

- a. A new (amended) Capital Improvements Element (CIE) based on the finalized Methodology Report will be prepared. The CIE document will be drawn from those portions of the Methodology Report (with supplemental text added) that are required to be included by the Georgia Department of Community Affairs.

- b. Impact fee projects will be summarized in the CIE, and included in a Community Work Program format that will serve as an amendment to the full CWP in the Comprehensive Plan.

Deliverables:

- Amended Capital Improvements Element containing all data required by the Georgia Department of Community Affairs. Pertinent Technical Appendices will be included.
- PowerPoint presentation summarizing the Capital Improvements Element for public and City Council presentation.
- Attendance at the transmittal public hearing before the City Council regarding transmittal of the updated CIE to the Atlanta Regional Commission and DCA.
- Review of comments from DCA on the new CIE (if any) and appropriate responses.

Task 4: Adoption of the Updated Impact Fee Program

Adoption will involve the following:

- a. Ordinance Review.

Preparation of a review of the City's Impact Fee Ordinance and recommendations (if any) to assure conformance to the Georgia Development Impact Fee Law, as most recently amended, and issues raised by City staff.

- b. City Council Briefing.

Preparation of briefing materials as needed for discussions with the City Council members regarding appropriate levels of impact fees to be charged.

- c. Fee Schedule for Adoption.

Preparation of a new impact fee schedule as an amendment to the City's Impact Fee Ordinance.

Deliverables:

- Attendance at one City Council workshop or individual briefings to discuss the draft Impact Fee Ordinance and fee schedule.
- Attendance at one meeting of the City Council to adopt the amended CIE, Impact Fee Ordinance revisions if needed, and the new impact fee schedule.
- Delivery of the final adopted version of the CIE, to be forwarded to ARC by City staff.

Task 5: Continuing Services

Following adoption and implementation of the updated Impact Fee Program, ROSS+associates will stand ready to answer questions, provide explanations and otherwise provide continuing advice to the City as questions or issues arise for a period of one year at no cost to the City. This assistance will be advisory in nature and delivered by telephone or email as appropriate to the inquiry.

EXHIBIT B

April 5, 2023

Tim Young, City Manager
City of Locust Grove
3644 Hwy 42
Locust Grove, Georgia 30248

RE: Locust Grove Impact Fee Program Update (CIE Amendment)

Mr. Young,

Thank you for the opportunity to propose consulting services to the City of Locust Grove regarding the preparation of a complete update of the City's Impact Fee Program.

Our services will include advice and assistance to the City in general, the preparation of an Impact Fee Methodology Report (including all impact fee calculations), a completely amended Capital Improvements Element, the preparation of a revised impact fee schedule, and an Impact Fee Ordinance updated to the latest State Law. The results of our proposed services will be the completion of an updated impact fee program for the City meeting all legal and administrative requirements. In addition, the amended CIE will conform to DCA requirements for inclusion in the City's Comprehensive Plan.

Our assistance would include the following items:

1. Review of and revisions to the public facilities projects in the current impact fee program, with specific attention to possible changes in any or all of the three public facility categories (Police Services, Parks and Recreation, and Roads), and including any applicable updates to the projects and estimated costs in all of these public facility categories.
2. An updated Impact Fee Methodology Report will be prepared, including new impact fee calculations which will reflect any changes in the following areas:
 - a. Population, dwelling unit and employment projections to 2050 for the city;
 - b. Tax digest forecasts;
 - c. Project cost estimates and actual costs for completed projects;
 - d. Project 'start' dates;
 - e. Funding strategies, including funding from other sources (such as TSPLOST); and,
 - f. The calculation of 'net present value' for any and all dollar amounts, reflecting the Consumer Price Index and ENR's Construction and Building Cost Indices.
3. Attendance at one City Council work session to review proposed changes to the Methodology Report, which then will be finalized reflecting their comments.
4. Preparation of an amended CIE based on the finalized Methodology Report.
5. Attendance at one public hearing before the City Council on transmittal of the amended CIE to ARC/DCA.

6. Review of and response to comments from DCA or the Atlanta Regional Commission (if any).
7. Preparation of an updated schedule of impact fees for incorporation into the Impact Fee Ordinance (including one workshop with the City Council to discuss and establish the final fee schedule for inclusion in the Impact Fee Ordinance).
8. Review and recommended changes to the Impact Fee Ordinance to be consistent with changes in the Georgia Law.
9. Attendance at two public hearings of the City Council to adopt the amended Impact Fee Ordinance (including one meeting to adopt the amended CIE).
10. Delivery of the final adopted version of the CIE, to be forwarded to ARC by City staff.
11. Such additional services that the City may specifically request.

Our compensation would be billed on a percentage complete basis for items 1 through 10 above, at a total not to exceed \$79,500.¹ As the project progresses, monthly invoices will be submitted on the basis of the percent of all work to be done that is actually accomplished that month, subject, of course, to the acceptance and approval of the City Manager.

Additional services requested by the City under item 11, if any, would be invoiced on an hourly basis for professional and travel time plus reimbursement for the direct cost of normal and related expenditures at our standard hourly rates, as mutually agreeable between us at the time such additional services are requested. As an alternative, additional services may be negotiated on a lump sum basis at the City's option when appropriate to the work to be performed.

Assuming initiation of the project by May 1, the following is proposed as a "no later than" schedule. Whenever possible, the work will be expedited, but also relies on the timing of City Council meetings.

1. Project initiation and organization – May 1, 2023.
2. Work items 1 (data gathering), 2 (Methodology Report update) and 3 (work session) completed – August 2023. Note that data gathering relies heavily on City staff and data availability, which may create delays if not provided in a timely manner.
3. Work item 4 (amended CIE) – September.
4. Work item 5 (public hearing and transmittal of CIE) – September. Note that there is a built-in 60-day review period by ARC and DCA.
5. Work item 6 (review and response to ARC/DCA comments), if any – November.
6. Work item 7 (updated Impact Fee Schedule) – October. The updated Impact Fee Schedule would be completed while the amended CIE is under ARC/DCA review.
7. Work item 8 (Impact Fee Ordinance Revisions) –October.

¹ Bear in mind that the work described here can be recovered through a 'system improvements cost' surcharge included in the City's impact fee collections.

8. Work item 9 (adoption) -- Adoption of the final fee schedule and the amended Impact Fee Ordinance, including any required public hearings, would be scheduled by City staff such that the CIE Amendment and the Impact Fee Ordinance and Fee Schedule could be adopted at the same meeting (targeted for December).
9. Work item 10 (final delivery) – December 2023. The CIE Amendment will be finalized as adopted and delivered to the City for transmittal to ARC, who in turn will forward the final copy to DCA.

Under this schedule, the impact fee program can be updated and adopted within an 8-month time frame from authorization to proceed. This is an aggressive schedule, but doable because of our familiarity with the City and DCA requirements, and past experience in other jurisdictions.

We are prepared to move ahead on this proposal at the City's earliest convenience. We look forward to working with you, the City Council and the City Staff on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'W.F. Ross', written in a cursive style.

William F. Ross



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248
Phone: (770) 957-5043
Facsimile (770) 954-1223

Item Coversheet

Item: **An Ordinance to approve the final plat for Bridle Creek Phase 2A, a single-family residential subdivision – located on Highway 42 in Parcel # 147-01009016**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: No

Date Received: February 17, 2023

Workshop Date: April 17, 2023

Regular Meeting Date: May 1, 2023

Discussion:

Forestar Real Estate Group, INC of Atlanta, GA submitted the final plat for Bridle Creek Phase 2A subdivision to be located off of Highway 42 (Parcel ID 147-01009016). The general concept is 6 single-family residential lots.

Applicant/Developer:

Forestar Real Estate Group, INC
3330 Cumberland Blvd
Suite 275
Atlanta, GA 30339

Project Data:

- **Location = Highway 42**
- **Gross Acreage = 1.89 acres**
- **Property zoning = PD (R-3 Single Family Residential)**
- **Lot Count = 6**
- **Open Space = 0 Acres**
- **Minimum Lot Size = 12,000 sq. ft.**
- **Minimum Lot Width = 80'**
- **Minimum House Size = 1,750 sq. ft. heated minimum for single story
2,200 heated minimum for two-story**
- **Setbacks:**
 - **Front = 40'**
 - **Side = 10'**
 - **Rear = 30'**

Existing Applicable Zoning Conditions:

1. **The Applicant shall submit to the City Manager three (3) updated legal descriptions and plats (11"x17"), certified by an engineer or surveyor in the State of Georgia, of the Property.**
2. **Developer shall comply with the City zoning ordinances, specifically Ordinance 02-06-3G, adopted June 3, 2002, and City Landscaping Ordinance, except where expressly varied pursuant to this ordinance.**
3. **The net residential density shall not exceed 3.0 dwelling units per acre for the R-3 zoning district.**
4. **Five-foot wide (5') sidewalks shall be required on both sides of the street and meet the ADA (Americans with Disabilities Act) requirements.**
5. **Ten-foot (10') paved or concrete multiuse paths shall connect each commercial area – Tract C-1 (4.69 ac), C-2 (6.53 ac), and C-3 (3.32 ac) – to an internal residential street for pedestrian and non-vehicular access between commercial and residential areas and meet the ADA requirements. Multiuse paths shall be constructed within a fifteen-foot (15') access easement. Developer shall provide a curb cut to access the multiuse path from the road without having to use the sidewalks or driveways.**
6. **The minimum lot area shall be no less than 11,00 square feet and the minimum lot width shall be no less than seventy-five feet (75').**
7. **The homes shall be built on-site (no modular or manufactured homes).**
8. **As determined by the City Manager, either a ten-foot (10') wide multiuse path or a five-foot (5') sidewalk shall be constructed along the Property's frontage on State Route 42 in the location directed by the City Manager and meet the ADA requirements.**
9. **Underground utilities and decorative streetlights shall be required.**
10. **There shall be no clear-cutting: the Developer may clear only those trees in the buildable area (i.e. not within the required setbacks except for an area ten feet from the setback lines, right-of-ways, sidewalks, multiuse paths, parking lots, and utility easements.**

11. A naturally forested or landscaped buffer of fifty feet (50') shall be provided around the perimeter of the residential area of the property.
12. The City of Locust Grove shall not issue a building permit until such time as the City Manager has certified that sewer capacity is sufficient to accommodate the additional sewage that will be generated by the proposed development.
13. The proposed development shall satisfy the conditions put forth by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) and as agreed to by the parties in said Development Agreement.
14. The Developer shall install acceleration and deceleration lanes and a boulevard entrance in accordance with the Henry County Department of Transportation construction standard for the residential entrance. Developer shall install acceleration and deceleration lanes for the commercial entrances in accordance with the Henry County DOT and Georgia DOT standards and review.
15. No vinyl or aluminum siding shall be permitted except on eaves and soffits
16. All commercial buildings shall be constructed of brick, stone, glass, or any combination thereof.
17. Developer shall submit architectural plans to the City of Locust Grove for architectural review of all commercial and residential buildings prior to the issuance of a building permit for any such building.
18. Primary signage, not attached to a building, shall be a monument base sign and shall have consistent character and design details that reflect the architectural design of the commercial buildings in the development.
19. An exterior lighting plan shall require all lighting to be of moderate brightness and consist of downcast lighting.

Recommendation:

Staff recommends approval of the Bridle Creek Phase 2A subdivision final plat.

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE APPROVAL OF A FINAL SUBDIVISION PLAT OF BRIDLE CREEK PHASE 2A LOCATED ON HIGHWAY 42; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H :

WHEREAS, the Locust Grove Community Development Department received a final subdivision plat prepared for Forestar Real Estate Group, INC on February 17, 2023, for property located on Highway 42 in Land Lot 157 of the 2nd District, Locust Grove, Georgia (the “Property”); and,

WHEREAS, the current owner of the property is identified as Forestar Real Estate Group, INC, 3330 Cumberland Boulevard, Suite 275 Atlanta, GA 30339 (the “Owner”); and,

WHEREAS, the Property was rezoned to PD (planned development) by the Locust Grove City Council on December 1, 2003; and,

WHEREAS, the final plat illustrates the Owner’s plan to develop the 1.89 +/--acre tract into a 6-lot single-family residential subdivision pod as described and attached hereto as part of **Exhibit A**; and,

WHEREAS, the Locust Grove City Council reviewed the final subdivision plat, and the layout, lots and amenities contained therein, and found it to be in accordance with the City’s PD zoning ordinance; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LOCUST GROVE:

SECTION 1 – The City of Locust Grove hereby accepts the final plat known as “BRIDLE CREEK PHASE 2-A” April 5, 2023.

SECTION 2 – The Mayor and Community Development Director are hereby authorized to execute any and all documents necessary to record the plat with the Henry County Clerk of Superior Court as required by law.

SECTION 3 – That this Ordinance shall be effective upon receipt and approval of all final plat documents required by the Subdivision Ordinance.

SO ORDAINED this 1st day of May 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT “A”

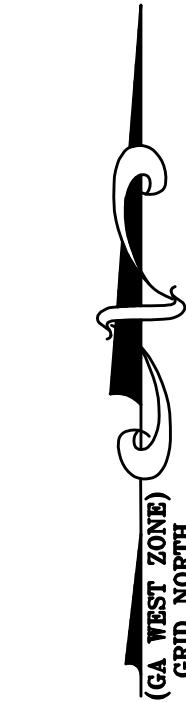
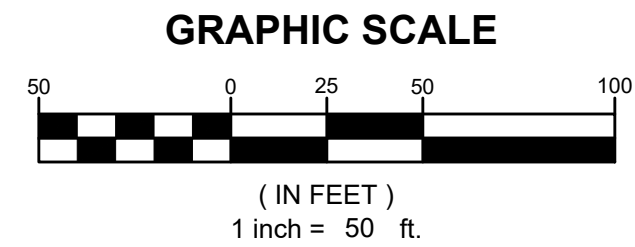
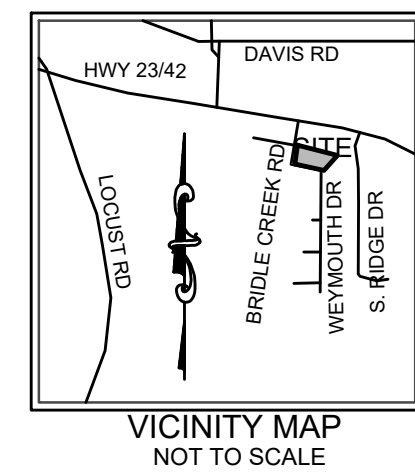
OWNER / DEVELOPER:
FORESTAR GROUP, INC.
3330 CUMBERLAND BLVD., STE. 275
ATLANTA, GA 30339
(770) 272-8142

24 HR CONTACT:
DAVE LENHARDT
(404) 309-5766

ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS, LLC
236 CORP. CTR. DR., SUITE 200
STOCKBRIDGE, GA 30281
(770) 389-8666

HENRY COUNTY MAP 147B
ALL BLOCK 2
PARCEL #S SAME AS LOT #S

FINAL SUBDIVISION PLAT FOR BRIDLE CREEK PHASE 2-A LAND LOT 157 - 2ND DISTRICT CITY OF LOCUST GROVE HENRY COUNTY, GEORGIA PARCEL ID# 147-01009015



SURVEY NOTES:

THE FIELDWORK FOR THIS PROJECT WAS COMPLETED FEBRUARY 2, 2023. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A SPECTRA PRECISION FOCUS 30 ROBOTIC TOTAL STATION & CHAMPION TKO ROVER GPS UNIT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 60,692 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4,180,993 FEET BASED ON BEARINGS AND DISTANCES SHOWN.

NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.

ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH CAP LABELED "FDC LSF00095" UNLESS OTHERWISE NOTED.

FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DO NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.

THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY eGPS SOLUTIONS.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THE DEPTH OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE:

AS SHOWN ON FLOOD INSURANCE RATE MAP OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBERS: 13151/00790 EFFECTIVE DATE 10-6-2016, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA.

WETLAND NOTE:

1. WETLANDS SHOWN ON THIS FINAL SUBDIVISION PLAT HAVE NOT BEEN FIELD DELINEATED, AND HAVE NOT BEEN APPROVED BY THE U.S. A.C.O.E.
2. WETLANDS SHOWN UPON THIS FINAL SUBDIVISION PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT BY LAW FOR DISTURBANCE TO THESE WETLANDS AREAS WITHOUT PROPER AUTHORIZATION.

NOTES:

1. 20 FOOT STORM SEWER AND SANITARY SEWER EASEMENT EXISTS ALONG EACH PROPERTY LINE AND ALONG EACH LOT LINE, CENTERED ON LOT LINES, FOR FUTURE DRAINAGE AND SANITARY SEWER LINES.
2. ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF 30 FEET BEHIND ANY FUTURE RESIDENCE OR BUILDING.
3. NO STRUCTURES INCLUDING FENCES SHALL BE BUILT ACROSS OR WITHIN EXISTING 20' SANITARY SEWER EASEMENT.
4. HENRY COUNTY AND CITY OF LOCUST GROVE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY IMPROVEMENT ON THIS SITE RESULTING FROM THE MAINTENANCE OR REPAIR OF THIS LINE INCLUDING BUT NOT LIMITED TO THE REPLACEMENT OR REPAIR TO CURB AND GUTTER, PAVEMENT OR OTHER INFRASTRUCTURE IMPROVEMENT.
5. STREET RIGHTS-OF-WAY, SIDEWALKS, AND DESIGNATED DRAINAGE AND SANITARY SEWER EASEMENTS AND PROPERTIES SHOWN ARE SPECIFICALLY DEDICATED FOR PUBLIC USE AND UPON RECORDING, ARE ACCEPTED BY THE CITY.

STATE WATERS BUFFER NOTE:

THERE IS AN ESTABLISHED 25 FOOT BUFFER AND 50 FOOT BUFFER ADOPTED BY CITY OF LOCUST GROVE ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED. PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM.

Curve #	Length	Radius	Bearing Direction	Bearing Length
C1	25.885	28.000	N72°43'49"E	24.97
C2	32.154	60.000	S61°35'57"W	31.77
C3	59.209	60.000	N74°46'41"W	56.84
C4	104.962	60.000	N03°36'28"E	92.08
C5	9.577	28.000	S43°55'29"W	9.53

SURVEY DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 157, 2ND DISTRICT, CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR SET ON THE EASTERLY RIGHT-OF-WAY LINE OF BRIDLE CREEK DRIVE (60' RW WIDTH) AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEYMOUTH DRIVE (50' RW WIDTH);
THENCE, ALONG BRIDLE CREEK DRIVE RIGHT-OF-WAY LINE, NORTH 09 DEGREES 06 MINUTES 14 SECONDS EAST, 135.01 FEET TO A POINT;
THENCE, SOUTH 80 DEGREES 47 MINUTES 04 SECONDS EAST, 85.00 FEET TO A POINT;
THENCE, SOUTH 80 DEGREES 47 MINUTES 04 SECONDS EAST, 75.00 FEET TO A POINT;
THENCE, SOUTH 80 DEGREES 47 MINUTES 04 SECONDS EAST, 75.00 FEET TO A POINT;
THENCE, SOUTH 80 DEGREES 47 MINUTES 04 SECONDS EAST, 75.00 FEET TO A POINT;
THENCE, SOUTH 80 DEGREES 47 MINUTES 04 SECONDS EAST, 125.98 FEET TO A POINT;
THENCE, SOUTH 80 DEGREES 47 MINUTES 04 SECONDS EAST, 70.27 FEET TO A POINT;
THENCE, SOUTH 00 DEGREES 43 MINUTES 53 SECONDS WEST, 90.86 FEET TO A POINT;
THENCE, SOUTH 00 DEGREES 43 MINUTES 53 SECONDS WEST, 114.86 FEET TO A POINT;
THENCE, NORTH 89 DEGREES 14 MINUTES 38 SECONDS WEST, 145.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WEYMOUTH DRIVE;
THENCE, WITH SAID RIGHT-OF-WAY LINE 9.58 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 28.00 FEET AND A CHORD BEARING NORTH 43 DEGREES 55 MINUTES 29 SECONDS EAST, 9.53 FEET) TO A POINT;
THENCE, 69.76 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING NORTH 20 DEGREES 24 MINUTES 50 SECONDS EAST, 65.90 FEET) TO A POINT;
THENCE, 49.93 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING NORTH 36 DEGREES 44 MINUTES 05 SECONDS WEST, 48.50 FEET) TO A POINT;
THENCE, 71.53 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING SOUTH 85 DEGREES 16 MINUTES 18 SECONDS WEST, 67.37 FEET) TO A POINT;
THENCE, 5.10 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING SOUTH 48 DEGREES 40 MINUTES 55 SECONDS WEST, 5.10 FEET) TO A POINT;
THENCE, 25.88 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 28.00 FEET AND A CHORD BEARING SOUTH 72 DEGREES 43 MINUTES 49 SECONDS WEST, 24.97 FEET) TO A POINT;
THENCE, NORTH 80 DEGREES 47 MINUTES 11 SECONDS WEST, 49.38 FEET TO A POINT;
THENCE, NORTH 80 DEGREES 47 MINUTES 11 SECONDS WEST, 75.00 FEET TO A POINT;
THENCE, NORTH 80 DEGREES 47 MINUTES 11 SECONDS WEST, 75.00 FEET TO A POINT;
THENCE, NORTH 80 DEGREES 47 MINUTES 11 SECONDS WEST, 70.00 FEET TO A POINT;
THENCE, NORTH 35 DEGREES 50 MINUTES 28 SECONDS WEST, 21.23 FEET TO THE **POINT OF BEGINNING**.
SAID TRACT OR PARCEL CONTAINING **1.89 ACRES (82,401 SQUARE FEET)**.

CITY OF LOCUST GROVE APPROVAL:

THE CITY OF LOCUST GROVE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THIS CHAPTER.

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____ MAYOR,
CITY OF LOCUST GROVE
DATE: _____

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____ DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT CITY OF LOCUST GROVE
DATE: _____

OWNER'S ACKNOWLEDGEMENT:

STATE OF GEORGIA, HENRY COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE(S) THEREIN EXPRESSED.

OWNER'S SIGNATURE _____ DATE: _____
FORESTAR, INC.

SURVEY REFERENCES:

1. PRELIMINARY PLAT BY FRANK & ASSOC., FOR BRIDLE CREEK SUBDIVISION DATED APRIL 1, 2005 AND ENGINEER MZZP ENGINEERING & CONSULTING, INC. BY MARK WHITLEY, P.E..

DEVELOPMENT DATA:

- SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY GUNNIN LAND SURVEYING JULY 19, 2017
B. LOCATION: CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA
C. PROJECT AREA:
TOTAL PROJECT AREA:
GROSS: 1.89 ACRES
LESS RW: EXISTING
NET: 1.89 ACRES
DENSITY:
TOTAL GROSS: 6 LOTS/1.89 AC. = 3.17 UNIT/AC.
NET: 6 LOTS/1.89 AC. = 3.17 UNIT/AC.
D. CURRENT ZONING: PD (R-3)
E. TYPE OF SUBDIVISION: SINGLE FAMILY RESIDENTIAL
F. TOTAL NUMBER OF LOTS: 6 LOTS
G. MINIMUM HEATED FLOOR AREA:
1,750 SQ FT 1 STORY HOUSE
2,220 SQ FT MULTI-STORY HOUSE
H. MINIMUM LOT SIZE: 12,000 SQUARE FEET
I. MAXIMUM BUILDING HEIGHT: 35'
J. MINIMUM LOT WIDTH: 80'
K. STREET LENGTH: TOTAL = EXISTING
L. TYPE OF STREETS: PUBLIC
M. RW WIDTH: 50'
N. TOTAL RW ACREAGE: EXISTING
O. PAVEMENT WIDTH: 28'
P. STREET MAINTENANCE: HENRY COUNTY
Q. BUILDING SETBACKS:
FRONT - 40'
REAR - 30'
SIDE - 10'
R. OPEN SPACE: 0 ACRES
S. THERE ARE NO WETLANDS ON THIS PROPERTY.
T. THERE ARE NO LIVE STREAMS ON THIS PROPERTY.
UTILITIES:
A. WATER: HCWA
B. SEWER: CITY OF LOCUST GROVE
C. ELECTRIC: CENTRAL GEORGIA EMC

NO FILL AREA LOCATED ON SUBJECT PROPERTY
THIS PROPERTY HAS COVENANT/DEED RESTRICTION WITH A HOMEOWNERS ASSOCIATION TO BE RECORDED IN HENRY COUNTY, GEORGIA RECORDS.
THE LOCATION OF THE CENTRAL MAILBOX FOR THESE LOTS ARE LOCATED IN PHASE 2B AREA OF THIS SUBDIVISION LOCATED NEAR THE TENNIS COURTS.
THIS PLAT DOES NOT INCLUDE ANY IMPERVIOUS SURFACE AREA DUE TO THE ROADS AND OTHER ITEMS WERE ALREADY BUILT.

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY 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 THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

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.

Kevin M. Brown 4/5/23
KEVIN M. BROWN DATE
REGISTERED LAND SURVEYOR #2960

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

STOCKBRIDGE OFFICE
236 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 389-8666 - Fax: (770) 389-8665

NEWNAK OFFICE
4000 NEWNAK CTR., STE. A
NEWNAK, GEORGIA 30255
PH: (770) 764-0600

CLYDESBORO OFFICE
100 PINEHURST DRIVE, STE. C
CLYDESBORO, GEORGIA 30009
PH: (770) 875-7000

www.fdc-llc.com

FINAL SUBDIVISION PLAT
FOR
BRIDLE CREEK
PHASE 2-A
LAND LOT 157 - 2ND DISTRICT
CITY OF LOCUST GROVE
HENRY COUNTY, GEORGIA

REVISIONS	ADDRESS	DATE	BY
1.	2022-9-9		
2.	2023-4-5		
3.			
4.			

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS, HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, AND BY THE SURVEYOR NAMING SAID PERSON.

DATE:	7-27-22
SCALE:	N/A
FILE NUMBER:	242.007
DRAWN BY:	PC
REVIEWED BY:	K BROWN

4/5/23

SHEET NUMBER
1 OF 1



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248
Phone: (770) 957-5043
Facsimile (770) 954-1223

Item Coversheet

Item: **An Ordinance to approve the final plat for Collinswood Phase II (LG Griffin Pod D) a single-family residential subdivision – located on Kirkland Dr. in Parcel # 130-01002012.**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: No

Date Received: **March 23, 2023**

Workshop Date: **April 17, 2023**

Regular Meeting Date: **May 1, 2023**

Discussion:

DR Horton, INC of Conyers, GA submitted the final plat for Collinswood Phase II subdivision to be located on Kirkland Dr. (Parcel ID 130-01002012). The general concept is 11 single-family residential lots.

Applicant/Developer:
DR Horton, INC
1371 Dogwood Dr SW
Conyers, GA 30012

Project Data:

- **Location = Kirkland Dr.**
- **Gross Acreage = 3.7 acres**
- **Property zoning = PR-4 (residential)**
- **Lot Count = 11**
- **Open Space = 0 Acres**
- **Minimum Lot Size = 7,000 sq. ft.**
- **Minimum Lot Width = 70'**
- **Minimum House Size = 1,750 sq. ft. heated minimum for single story
2,200 heated minimum for two-story**
- **Setbacks:**
 - **Front = 25'**
 - **Side = 10'**
 - **Rear = 20'**

Zoning Conditions:

Existing Project Written Narrative and Development Regulations serve as governing document.

Recommendation:

Staff recommends approval of the Collinswood Phase II subdivision final plat.

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE APPROVAL OF A FINAL SUBDIVISION PLAT OF COLLINSWOOD PHASE 2 LOCATED ON KIRKLAND DRIVE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H :

WHEREAS, the Locust Grove Community Development Department received a final subdivision plat prepared for DR Horton, INC on March 23, 2023, for property located on Tanger Boulevard in Land Lot 134 of the 2nd District, Locust Grove, Georgia (the “Property”); and,

WHEREAS, the current owner of the property is identified as DR Horton, INC, 1371 Dogwood Dr Conyers, GA 30012 (the “Owner”); and,

WHEREAS, the Property was rezoned to PR-4 (planned residential development) by the Locust Grove City Council on March 5, 2018; and,

WHEREAS, the final plat illustrates the Owner’s plan to develop the 3.7 +/--acre tract into a 11-lot single-family residential subdivision pod as described and attached hereto as part of **Exhibit A**; and,

WHEREAS, the Locust Grove City Council reviewed the final subdivision plat, and the layout, lots and amenities contained therein, and found it to be in accordance with the City’s PR-4 zoning ordinance; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LOCUST GROVE:

SECTION 1 – The City of Locust Grove hereby accepts the final plat known as “COLLINSWOOD PHASE 2” dated January 1, 2023.

SECTION 2 – The Mayor and Community Development Director are hereby authorized to execute any and all documents necessary to record the plat with the Henry County Clerk of Superior Court as required by law.

SECTION 3 – That this Ordinance shall be effective upon receipt and approval of all final plat documents required by the Subdivision Ordinance.

SO ORDAINED this 1st day of May 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

EXHIBIT “A”

OWNER / DEVELOPER:

DR HORTON, INC
1371 DOGWOOD DR SW
CONYERS, GA 30012

24 HR CONTACT:

ERIC BROWN
404-680-2496

ENGINEER/SURVEYOR:

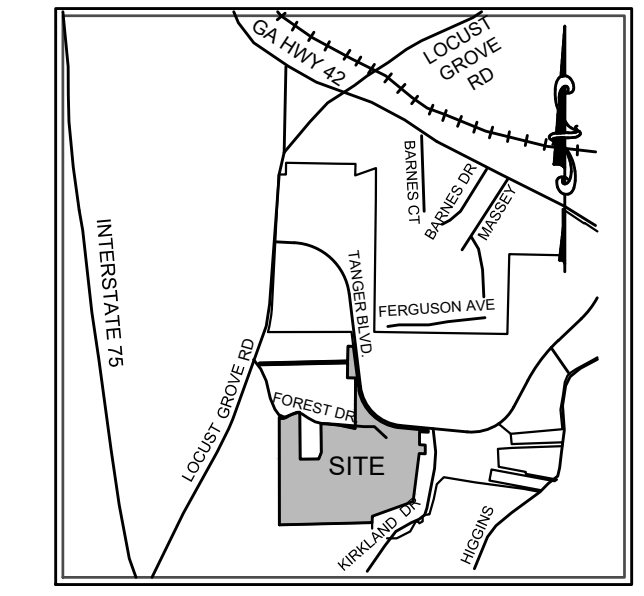
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR., SUITE 200
STOCKBRIDGE, GA 30281
(770) 389-8666

FINAL PLAT FOR
COLLINSWOOD
PHASE 2
LAND LOTS 154 - 2nd DISTRICT
CITY OF LOCUST GROVE
HENRY COUNTY, GEORGIA
PARCEL ID# 130-01002012

CITY NOTES

HENRY COUNTY MAP 130K
ALL BLOCK 2
PARCEL NUMBERS ARE THE SAME AS LOT NUMBERS.

GALVESTON ZONE
GALVESTON NORTH



VICINITY MAP
N.T.S.

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND PLANNING
LAND SURVEYING
LANDSCAPE ARCHITECT
FALCON DESIGN CONSULTANTS
STOCKBRIDGE OFFICE
235 CORPORATE CENTER, SUITE 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 389-8666 Fax: (770) 389-8666
NEWNAN OFFICE
400 FRENCH CREEK, SUITE A
NEWNAN, GEORGIA 30565
PH: (770) 794-0000
CUMMING OFFICE
100 PINECREEK PARK, SUITE C
CUMMING, GEORGIA 30008
PH: (770) 857-0000
www.fdc-llc.com

RESERVED FOR CLERK OF COURT

SURVEY NOTES

- 1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED December 12, 2022 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
- 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,701 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
- 3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 729,133 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
- 4. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- 5. ALL PROPERTY CORNERS REFERENCED AS "PES" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LSF000099" UNLESS OTHERWISE NOTED.
- 6. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- 7. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY eGPS SOLUTIONS.
- 8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 9. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
- 10. THE PROPERTY HAS DIRECT ACCESS TO A PUBLIC STREET KNOWN AS STANLEY K. TANGER BLVD (100' PUBLIC ROW).
- 11. THERE WERE NO OBSERVED CHANGES IN STREET RIGHT OF WAY LINES, OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 12. THERE WERE NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 13. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- 14. THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS EITHER (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENT OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT FOR 2 FENCE ENCROACHMENTS ALONG THE EASTERMOST PROPERTY LINE. FENCES ENCROACH 0.2 AND 3.6 FEET INTO THE PROPERTY FROM THE COLLINSWOOD AT LOCUST GROVE STATION SUBDIVISION.
- 15. THE PROPERTY SHOWN ON THE SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT REFERENCED HEREIN.

WETLAND NOTE:

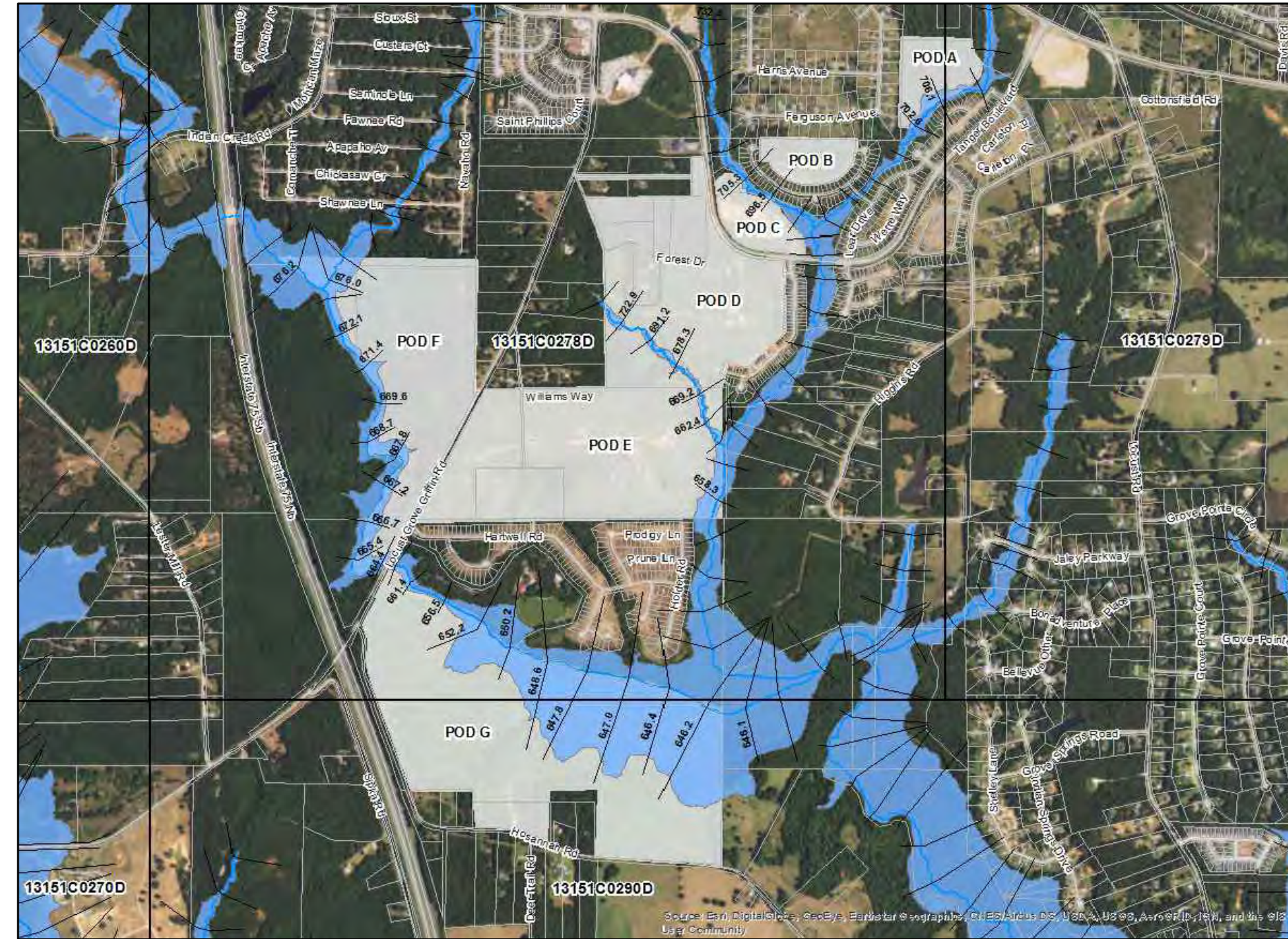
- 1. WETLANDS SHOWN ON THIS FINAL SUBDIVISION PLAT HAVE NOT BEEN FIELD DELINEATED, AND HAVE NOT BEEN APPROVED BY THE US A.C.D.E.
- 2. WETLANDS SHOWN UPON THIS FINAL SUBDIVISION PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT BY LAW FOR DISTURBANCE TO THESE WETLANDS AREAS WITHOUT PROPER AUTHORIZATION.
- 3. WETLAND AREA ON THIS PLAT IS 0.04 AC.

NOTES:

- 1. 20 FOOT STORM SEWER AND SANITARY SEWER EASEMENT EXISTS ALONG EACH PROPERTY LINE AND ALONG EACH LOT LINE, CENTERED ON LOT LINES, FOR FUTURE DRAINAGE AND SANITARY SEWER LINES.
- 2. ALL STORM DRAINS SHALL BE EXTENDED TO THE REAR PROPERTY LINE.
- 3. NO STRUCTURES INCLUDING FENCES SHALL BE BUILT ACROSS OR WITHIN EXISTING 20' SANITARY SEWER EASEMENT.
- 4. HENRY COUNTY AND CITY OF LOCUST GROVE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY IMPROVEMENT ON THIS SITE RESULTING FROM THE MAINTENANCE OR REPAIR OF THIS LINE INCLUDING BUT NOT LIMITED TO THE REPLACEMENT OR REPAIR TO CURB AND GUTTER, PAVEMENT OR OTHER INFRASTRUCTURE IMPROVEMENT.
- 5. THE CITY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THIS CHAPTER.
- 6. STREET RIGHTS-OF-WAY, SIDEWALKS, AND DESIGNATED EASEMENTS AND PROPERTIES SHOWN ARE SPECIFICALLY DEDICATED FOR PUBLIC USE AND UPON RECORDING, ARE ACCEPTED BY THE CITY.
- 7. NO SUCH COVENANTS/DEED RESTRICTIONS EXIST.
- 8. THE 11 LOTS FOR COLLINSWOOD PHASE 2 WILL CONTINUE AS CURB LINE MAIL DELIVERY. ANY ADDITIONAL EXPANSION WILL BE SUBJECT TO CONSIDERATION FOR CENTRALIZED MAIL DELIVERY.
- 9. ANY ZONING CONDITIONS IMPOSED BY THE LOCUST GROVE CITY COUNCIL, OR OTHER GOVERNING AUTHORITY WILL BE MET IN COLLINSWOOD PHASE 2.
- 10. NO AREAS OF FILL KNOWN ON SITE

STATE WATERS BUFFER NOTE:

THERE IS AN ESTABLISHED 25 FOOT BUFFER AND 50 FOOT BUFFER ADOPTED BY CITY OF LOCUST GROVE ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED. PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM.



FEMA National Flood Insurance Program
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
Henry County, Georgia
and Incorporated Areas
PANEL 278 of 305
PANEL 279 of 305
PANEL 290 of 305
Panel Contains:
COMMUNITY NUMBER PANEL SUFFIX
HENRY COUNTY 130468 0278 D
LOCUST GROVE, CITY OF 130932 0278 D
VERSION NUMBER 2.3.2.1
MAP NUMBER 13151C0278D
13151C0279D
13151C0290D
MAP REVISED OCTOBER 6, 2016

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0278D EFFECTIVE DATE OCTOBER 6, 2016. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA (ZONE A) THIS AREA IS SHOWN GRAPHICALLY PER AVAILABLE MAP INFORMATION.

OPEN SPACE MANAGEMENT PLAN:

- 1. THE OPEN SPACE AREAS, INCLUDING ALL NATURAL AND BUILT FEATURES, SHALL BE MANAGE AND MAINTAINED BY THE MANDATORY HOMEOWNERS ASSOCIATION TO THE EXTENT THAT PRESERVES THE HEALTH AND SAFETY OF ALL INDIVIDUALS THAT UTILIZE THESE AMENITIES.

LOT CURVE TABLE

Curve #	Arc Length	Radius	Chord	Length
C1	34.84'	128.11'	N86° 10' 54"W	34.73'
C2	41.63'	28.07'	S43° 06' 49"W	37.92'
C3	82.39'	55.00'	S45° 45' 03"W	74.90'
C4	75.50'	55.00'	N52° 00' 17"W	69.71'
C5	49.46'	55.00'	N13° 05' 01"E	47.81'
C6	45.53'	55.00'	N62° 33' 36"E	44.24'
C7	10.08'	39.97'	N79° 03' 10"E	10.05'
C8	94.13'	175.00'	N87° 14' 52"E	93.00'
C9	20.26'	13.00'	N58° 01' 09"E	18.27'
C10	47.35'	28.00'	N35° 03' 48"W	41.91'
C11	57.11'	55.00'	N53° 45' 47"W	54.57'
C12	52.50'	55.00'	S3° 19' 32"W	50.53'
C13	77.59'	55.00'	N71° 05' 07"E	71.32'
C14	57.80'	55.00'	S38° 23' 41"E	55.17'
C15	7.14'	54.26'	S12° 40' 52"E	7.14'
C16	64.30'	175.00'	S12° 15' 01"E	63.94'
C17	38.20'	28.00'	N38° 57' 49"W	35.31'
C18	59.82'	55.00'	N46° 53' 36"W	56.91'
C19	108.73'	55.00'	N40° 53' 50"E	91.87'
C20	74.75'	55.00'	S43° 31' 52"E	69.13'
C21	7.27'	40.00'	S9° 48' 00"E	7.26'
C22	41.73'	155.36'	S7° 18' 37"E	41.61'

CENTERLINE CURVE TABLE

Curve #	Arc Length	Radius	Chord	Length
C23	57.10'	149.51'	S82° 33' 52"W	56.76'
C24	51.68'	150.00'	N12° 54' 26"W	51.42'
C25	44.46'	130.36'	S9° 23' 07"E	44.25'

CITY OF LOCUST GROVE APPROVAL:

THE CITY OF LOCUST GROVE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THIS PLAT AND AS REQUIRED BY THE CITY OF LOCUST GROVE SUBDIVISION ORDINANCE.

THIS PLAT IS HEREBY APPROVED FOR RECORDING BY THE CITY OF LOCUST GROVE, GA.

BY: _____
MAYOR
DATE: _____

BY: _____
DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: _____

Architectural Standards:

Residential Facades, Roof Design: Residential facades. Within a development developed under these standards, structures shall be comprised of any combination of stone, brick, cement board on all exterior facades, with rear elevations of structures comprised of brick or stone to the gables or eaves where facade fronts along a public road. When a rear facade fronts along a public road where an earthen berm and/or masonry wall provides an effective screen, the Architectural Review Board may reduce or waive the brick or stone requirement. Front elevations shall be at least 50% brick or stone, with remaining elements consisting of cement fiberboard siding (i.e., HardiePlank and equivalent brands). All side elevations shall consist of brick, stone or cement fiberboard siding with a minimum water table of brick or stone at a height of thirty inches (30") or greater. Use of stucco is strictly limited to exterior accents such as keystones, arches, and quoins unless otherwise approved by the Architectural Review Board, where stucco is hard-coat only. Vinyl or aluminum siding shall not be permitted, other than for use in soffits and fascia boards, except by variance. Roof Design: Typical roof styles of gable and hip roofs shall have a minimum pitch of 7:12 or greater above areas containing heated space. Use of other roof styles (mansard, gambrel, etc.) shall require the review and approval of the Architectural Review Board.

OWNER'S ACKNOWLEDGEMENT:

STATE OF GEORGIA, HENRY COUNTY
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE(S) THEREIN EXPRESSED.

OWNER'S SIGNATURE _____ DATE: _____
D.R. HORTON, INC.

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY 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 THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL 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.

KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960
2/21/2023
DATE

FINAL PLAT FOR COLLINSWOOD PHASE 2 LOCATED IN: L.L. 154, 2ND DISTRICT CITY OF LOCUST GROVE, HENRY CO, GEORGIA

REVISIONS
1. 2-21-23 REVISED PER CITY COMMENTS - CPOPP
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS, HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, AND THE SURVEYOR NAMING SAID PERSON.

DATE: 1-17-23
SCALE: N/A
FILE NUMBER: 028.004
DRAWN BY: CPOPP
REVIEWED BY: KBROWN

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR
No. 2960
KEVIN M. BROWN
2/21/2023
COA# LSF 000995

SHEET NUMBER
1 OF 3

ZONING CONDITIONS:

OWNER / DEVELOPER:
 DR HORTON, INC
 1371 DOGWOOD DR SW
 CONYERS, GA 30012

24 HR CONTACT:
 ERIC BROWN
 404-680-2496

ENGINEER/SURVEYOR:
 FALCON DESIGN CONSULTANTS, LLC
 235 CORPORATE CENTER DR., SUITE 200
 STOCKBRIDGE, GA 30281
 (770) 389-8666



RESERVED FOR CLERK OF COURT

ORDINANCE NO. 18-03-013

**CITY OF LOCUST GROVE
 HENRY COUNTY, GEORGIA**

AN ORDINANCE FOR THE PURPOSE OF REZONING APPROXIMATELY 457.6 ACRES LOCATED IN LAND LOTS 103, 104, 121, 122, 134, 135, 136, 154 AND 155 OF THE 2ND DISTRICT WITHIN THE CITY OF LOCUST GROVE, GEORGIA.

WHEREAS, Adam Price, agent for HP Henry, LLC of Atlanta, GA (hereinafter referred to as "Applicant") requests a rezoning from O/I (office/institutional), AAR (active adult residential), PD(R-3) (planned development - single family residence) and R-2 (single-family residence) to PR-4 (planned residential) for property located along L.G-Griffin Road, south of the intersection with Tanger Boulevard and along Tanger Boulevard west of Highway 42 (parcel ID 130-01025000, 130-01005000, 131-01019000, 131-01016000, 130-01002000, and 130a-01046000) in Land Lots 103, 104, 121, 122, 134, 135, 136, 154 and 155 of the 2nd District. The property consists of approximately 457.6 acres which shall be hereinafter referred to as the "Properties" and are described in Exhibit "A" attached hereto and incorporated herein by reference. The request is for single-family residential subdivisions; and,

WHEREAS, the Applicant has submitted a rezoning application which is included in the Rezoning Evaluation Report (hereinafter referred to as "Report") attached hereto and incorporated herein by reference as Exhibit "B"; and,

WHEREAS, the Applicant is requesting that the Mayor and City Council of the City of Locust Grove (hereinafter referred to as "City") rezone said Properties from O/I (office/institutional), AAR (active adult residential), PD(R-3) (planned development - single family residence) and R-2 (single-family residence) to PR-4 (planned residential); and,

WHEREAS, said request has been reviewed by the Community Development Department (hereinafter referred to as "Staff") and the City during public hearings held on January 16, 2018 and February 19, 2018; and,

WHEREAS, notice of this matter (attached hereto and incorporated herein as Exhibit "C") has been provided in accordance with applicable state law and local ordinances; and,

WHEREAS, the Mayor and City Council have reviewed and considered the Applicant's request and the recommendations of the Staff as presented in the Report in Exhibit "B";

WHEREAS, the Mayor and City Council have considered the Applicant's circumstances in light of those criteria for amendments to the Official Zoning Map under Section 17.04.311 of the Code of the City of Locust Grove, Georgia; and,

THEREFORE, THE COUNCIL OF THE CITY OF LOCUST GROVE HEREBY ORDAINS:

- 1.
- (X) That the Property is hereby rezoned from O/I, AAR, PD(R-3) and R-2 to PR-4 in accordance with the Zoning Ordinance of the City
- () The Applicant's request in said application is hereby DENIED.

- 2.
- That the rezoning of the above-described Property is subject to:
 - (X) The conditions set forth on Exhibit "D" attached hereto and incorporated herein by reference.
 - (X) The terms of the Project Narrative and Development Plan attached hereto as Exhibit "D" and incorporated herein by reference.
 - () If no Exhibit "D" is attached hereto, then the property is zoned without conditions.

- 3.
- That, if rezoning is granted, the official zoning map for the City is hereby amended to reflect such zoning classification for the Property.

- 4.
- That, if rezoning is granted, said rezoning of the Property shall become effective immediately.

SO ORDAINED by the Council of the City this 5th day of March 2018.

ROBERT S. PRICE, Mayor

ATTEST:

 MISTY SPURLING, City Clerk

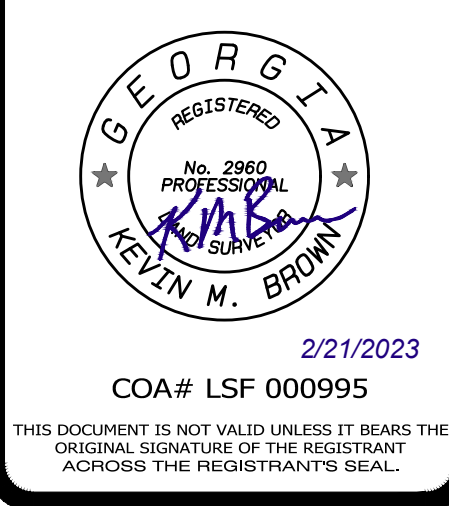
(Seal)

FINAL PLAT FOR COLLINSWOOD PHASE 2 LOCATED IN: L.L. 154, 2ND DISTRICT CITY OF LOCUST GROVE, HENRY CO., GEORGIA

REVISIONS	
1.	2-21-23 REVISED PER CITY COMMENTS - CPOPP
2.	
3.	
4.	

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS, HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS, AND DOES NOT BIND OR OBLIGATE BY THE SURVEYOR NAMING SAID PERSON.

DATE:	1-17-23
SCALE:	N/A
FILE NUMBER:	028.004
DRAWN BY:	CPOPP
REVIEWED BY:	KBROWN



SHEET NUMBER
2 OF 3



Community Development Department

P. O. Box 900
Locust Grove, Georgia 30248
Phone: (770) 957-5043
Facsimile (770) 954-1223

Item Coversheet

Item: **An Ordinance to approve the final plat for Cedar Ridge (Pod D Phase 1) a single-family residential subdivision – located on Tanger Blvd. in Parcel # 130-01005000**

Action Item: Yes No

Public Hearing Item: Yes No

Executive Session Item: Yes No

Advertised Date: N/A

Budget Item: No

Date Received: March 27, 2023

Workshop Date: April 17, 2023

Regular Meeting Date: May 1, 2023

Discussion:

DR Horton, INC of Conyers, GA submitted the final plat for Cedar Ridge Phase 1 subdivision to be located on Tanger Boulevard.. (Parcel ID 130-10115000). The general concept is 127 single-family residential lots.

Applicant/Developer:
DR Horton, INC
1371 Dogwood Dr SW
Conyers, GA 30012

Project Data:

- **Location = Tanger Blvd.**
- **Gross Acreage = 43.54 acres**
- **Property zoning = PR-4 (residential)**
- **Lot Count = 127**
- **Open Space = 10 Acres**
- **Minimum Lot Size = 7,000 sq. ft.**
- **Minimum Lot Width = 70'**
- **Minimum House Size = 1,750 sq. ft. heated minimum for single story
2,200 heated minimum for two-story**
- **Setbacks:**
 - **Front = 25'**
 - **Side = 10'**
 - **Rear = 20'**

Zoning Conditions:

Existing Project Written Narrative and Development Regulations serve as governing document.

Recommendation:

Staff recommends approval of the Cedar Ridge Phase 1 subdivision final plat.

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE APPROVAL OF A FINAL SUBDIVISION PLAT OF CEDAR RIDGE POD D PHASE 1 LOCATED ON TANGER BOULEVARD; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

W I T N E S S E T H :

WHEREAS, the Locust Grove Community Development Department received a final subdivision plat prepared for DR Horton, INC on March 27, 2023, for property located on Tanger Boulevard in Land Lot 134 of the 2nd District, Locust Grove, Georgia (the “Property”); and,

WHEREAS, the current owner of the property is identified as DR Horton, INC, 1371 Dogwood Dr Conyers, GA 30012 (the “Owner”); and,

WHEREAS, the Property was rezoned to PR-4 (planned residential development) by the Locust Grove City Council on March 5, 2018; and,

WHEREAS, the final plat illustrates the Owner’s plan to develop the 43.54 +/--acre tract into a 127-lot single-family residential subdivision pod as described and attached hereto as part of **Exhibit A**; and,

WHEREAS, the Locust Grove City Council reviewed the final subdivision plat, and the layout, lots and amenities contained therein, and found it to be in accordance with the City’s PR-4 zoning ordinance; and,

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LOCUST GROVE:

SECTION 1 – The City of Locust Grove hereby accepts the final plat known as “CEDAR RIDGE POD D PHASE 1” dated October 7, 2022.

SECTION 2 – The Mayor and Community Development Director are hereby authorized to execute any and all documents necessary to record the plat with the Henry County Clerk of Superior Court as required by law.

SECTION 3 – That this Ordinance shall be effective upon receipt and approval of all final plat documents required by the Subdivision Ordinance.

SO ORDAINED this 1st day of May 2023.

ROBERT S. PRICE, Mayor

ATTEST:

MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

City Attorney

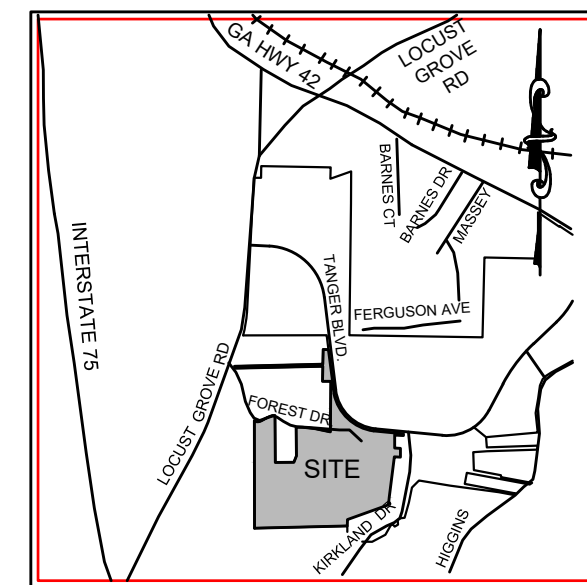
EXHIBIT “A”

OWNER / DEVELOPER:
DR HORTON, INC.
1371 DOGWOOD DR SW
CONYERS, GA 30012

24 HR CONTACT:
ERIC BROWN
404-680-2496

ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS, LLC
225 CORPORATE CENTER DR., SUITE 200
STOCKBRIDGE, GA 30281
(770) 389-8666

FINAL PLAT FOR CEDAR RIDGE A.K.A. POD D PHASE 1 LAND LOTS 134, 135, 154 & 155 - 2nd DISTRICT CITY OF LOCUST GROVE HENRY COUNTY, GEORGIA PARCEL ID# 130-01005000



VICINITY MAP
NOT TO SCALE

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

STOCKBRIDGE OFFICE
215 CORD CTR. STE. 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 389-8666 Fax: (770) 389-8666

NEWNAS OFFICE
60 GREENWAY CT. STE. A
NEWNAS, GEORGIA 30265
PH: (770) 765-7974

CLAMMING OFFICE
500 PEBBLE FERRY RD., STE. 111
CLAMMING, GEORGIA 30024
PH: (478) 307-3388

www.fdc-llc.com

SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED July 29, 2022 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION ECOSYS 35 ROBOTIC TOTAL STATION & CHAMBERLAIN TIGERS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,701 FEET, AND AN ANGULAR ERROR OF 0.11" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 729,133 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
5. ALL PROPERTY CORNERS REFERENCED AS "TIES" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
6. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
7. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY eGPS SOLUTIONS.
8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
9. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
10. THE PROPERTY HAS DIRECT ACCESS TO A PUBLIC STREET KNOWN AS STANLEY K. TANGER BLVD (100' PUBLIC ROW).
11. THERE WERE NO OBSERVED CHANGES IN STREET RIGHT OF WAY LINES, OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. THERE WERE NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
14. THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS EITHER (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENT OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT FOR 2 FENCE ENCROACHMENTS ALONG THE EASTERNMOST PROPERTY LINE. FENCES ENDOACH 0.2' AND 3.6 FEET INTO THE PROPERTY FROM THE COLLINSWOOD AT LOCUST GROVE STATION SUBDIVISION.
15. THE PROPERTY SHOWN ON THE SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT REFERENCED HEREIN.

WETLAND NOTE:

1. WETLANDS SHOWN ON THIS FINAL SUBDIVISION PLAT HAVE NOT BEEN FIELD DELINEATED, AND HAVE NOT BEEN APPROVED BY THE US A C O E.
2. WETLANDS SHOWN UPON THIS FINAL SUBDIVISION PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT BY LAW FOR DISTURBANCE TO THESE WETLANDS AREAS WITHOUT PROPER AUTHORIZATION.
3. WETLAND AREA ON THIS PLAT IS 0.17 AC.

OPEN SPACE MANAGEMENT PLAN:

1. THE OPEN SPACE AREAS, INCLUDING ALL NATURAL AND BUILT FEATURES, SHALL BE MANAGED AND MAINTAINED BY THE MANDATORY HOMEOWNERS ASSOCIATION TO THE EXTENT THAT PRESERVES THE HEALTH AND SAFETY OF ALL INDIVIDUALS THAT UTILIZE THESE AMENITIES.

NOTES:

1. 20 FOOT STORM SEWER AND SANITARY SEWER EASEMENT EXISTS ALONG EACH PROPERTY LINE AND ALONG EACH LOT LINE, CENTERED ON LOT LINES, FOR FUTURE DRAINAGE AND SANITARY SEWER LINES.
2. ALL STORM DRAINS SHALL BE EXTENDED TO THE REAR PROPERTY LINE.
3. NO STRUCTURES INCLUDING FENCES SHALL BE BUILT ACROSS OR WITHIN EXISTING 20' SANITARY SEWER EASEMENT.
4. HENRY COUNTY AND CITY OF LOCUST GROVE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY IMPROVEMENT ON THIS SITE RESULTING FROM THE MAINTENANCE OR REPAIR OF THIS LINE INCLUDING BUT NOT LIMITED TO THE REPLACEMENT OR REPAIR TO CURBS AND GUTTER, PAVEMENT OR OTHER INFRASTRUCTURE IMPROVEMENT.
5. THE CITY ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THIS CHAPTER.
6. STREET RIGHTS-OF-WAY, SIDEWALKS, AND DESIGNATED EASEMENTS AND PROPERTIES SHOWN ARE SPECIFICALLY DEDICATED FOR PUBLIC USE AND UPON RECORDING, ARE ACCEPTED BY THE CITY.
7. NO SUCH COVENANTS/DEED RESTRICTIONS EXIST.

STATE WATERS BUFFER NOTE:

THERE IS AN ESTABLISHED 25 FOOT BUFFER AND 50 FOOT BUFFER ADOPTED BY CITY OF LOCUST GROVE ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED, PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM.

SURVEY REFERENCES:

1. FINAL PLAT BY MOORE BASS CONSULTING, INC., PLAT BOOK 44, PAGE 46-51 HENRY COUNTY, GEORGIA RECORDS.
2. SURVEY FOR TANGER PARTNERS, LLC DATED 7-31-02. SURVEYED BY LARRY G. SIBLEY, RECORDED IN PLAT BOOK 36 PAGE 104 IN HENRY COUNTY RECORDS.
3. SURVEY FOR TANGER PARTNERS, LLC DATED 1-16-04. SURVEYED BY MOORE BASS CONSULTING INC.
4. RIGHT-OF-WAY SURVEY FOR TANGER PARTNERS, LLC DATED 3-9-04. SURVEYED BY MOORE BASS CONSULTING INC.
5. CIVIL DESIGN DRAWINGS FOR CEDAR RIDGE (AKA POD D) PREPARED BY FALCON DESIGN CONSULTANTS, LLC DATED 8-28-20, LAST REVISED 3-11-21.



FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

Henry County, Georgia
and Unincorporated Areas

PANEL 278 of 305
PANEL 279 of 305
PANEL 290 of 305

COMMUNITY	NUMBER	PANEL	SUFFIX
HENRY COUNTY	130468	0278	D
LOCUST GROVE, CITY OF	130032	0278	D

VERSION NUMBER

2.3.2.1

MAP NUMBER

13151C0278D

13151C0279D

13151C0290D

MAP REVISED

OCTOBER 6, 2016

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13151C0278D EFFECTIVE DATE OCTOBER 6, 2016, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA (ZONE A). THIS AREA IS SHOWN GRAPHICALLY PER AVAILABLE MAP INFORMATION.

COVENANT NOTE:

THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS AND COVENANTS RECORDED IN DEED BOOK 8757, PAGE 269 - 305.



PR4: PROJECT WRITTEN NARRATIVE (Pod A,B,C,D,F and G)

Site Description

The properties are located along Locust Grove Griffin Road, Hosannah Road and Tanger Boulevard. As in-fill developments they provide the City an opportunity to grow utilizing existing infrastructure including sewer, storm, streets, signalized intersections, and a 10' wide paved multi-use path. Some of the tracts are undeveloped, wooded with pine and hardwood trees while others are partially graded with minimal infrastructure installed. These properties are currently zoned CRSD and this application is requesting a rezoning to the PR-4 Planned Residential District.

Proposed Development

The proposed development is compatible with the surrounding area and is designed to protect and minimize impact environmentally sensitive areas. The proposed neighborhoods will feature amenities both passive and active, interconnected streets, centralized mail facilities, street trees, landscaped entries, sidewalks throughout and private HOA's. The communities will have a minimum heated floor area of 1,750 sq. ft. for single story homes and 2,200 sq. ft. for multi-story homes and two (2) car garages. The neighborhoods will vary in minimum lot size and lot widths as shown on the Overall Site Plan for Pod A-G.

Land Use

The proposed neighborhood is not consistent with the City of Locust Grove Future Land Use Map, adopted May 2, 2016. The property is consistent with zoning previously approved by the City of Locust Grove.

Built Environment

Amenities:
It is anticipated that approximately 40% of the overall site will be preserved as open space. The existing trail overpass on Tanger Boulevard will be enhanced with clean up and clearing, decorative landscaping, lighting, and security call box. The existing multi-use trail located on the southside of Tanger Boulevard will be extended west to the property corner at Landmark Baptist Church. The existing trailhead located on the northside of Tanger Boulevard next to the instream detention wall will be abandoned. This trailhead does not connect or provide meaningful pedestrian access that can be managed and patrolled. In lieu of the existing trailhead, the developer will propose a small pocket park with a trailhead located across the street from Landmark Baptist Church in Pod C, on the eastside of Tanger Boulevard as it turns north towards the City's Park. This proposed pocket park will have a lawn area, benches and trash receptacles, and pathway that will connect along the sanitary sewer easement to the sidewalk on Theobald Trail. This connection provides an interior route for all of the residents living in Pods A, B, and C to the future path improvements from our site to the City's Park. Additionally, the existing pool, cabana, and parking located on Elmstead Place, central to Pods A, B, and C will serve those residents. The amenities shall be developed in conjunction with the issuance of certificate of occupancy of the houses as described herein:

Upon completion and issuance of CO's for 50% of the total homes within Pods A, B, and C, the extension of the 10' wide multi-use path along the southside of Tanger Boulevard beginning at



Pod D: DEVELOPMENT REGULATIONS

Site Description

Pod D will provide a centrally located passive park that will include benches and trash receptacles, paved walkways, community lawn area, tree save area, and tot lot area. A community mail facility will be provided with pull off parking at the front area of the development. The amenities shall be developed in conjunction with the issuance of certificate of occupancy of the houses as described herein;

Upon completion and issuance of CO's for 50% of the total homes within Pod F the centralized mail facility, pull off parking, and community lawn area shall be constructed, subject to all necessary governmental approvals.

Pod G will provide a community pool, cabana, tot lot and parking area. A second passive park will provide a small seating area along its street frontage. The amenities shall be developed in conjunction with the issuance of certificate of occupancy of the houses as described herein.

Upon completion and issuance of CO's for 50% of the total homes within Pod G the centralized mail facility, pull off parking, pool and cabana shall be constructed, subject to all necessary governmental approvals.

The remaining described amenities shall be fully constructed prior to CO's issuance for 80% of the total homes. The developer and/or their designee shall provide the City of Locust Grove a sworn certificate for the completion of the remaining amenities described above.

Landscaping

The project will provide landscaping in adherence with the City of Locust Grove Landscaping Ordinance (Ord. No. 03-08-04 C).

Signage

Subdivision entrance signage will be constructed and finished with materials consistent with the residential architectural style within the community. The actual sign monument shall be submitted to the City of Locust Grove in accordance with the City of Locust Grove sign permit application.

Nothing in this narrative prohibits the Applicant from seeking a variance from strict compliance with zoning and development regulations at some future date.



Pod D: DEVELOPMENT REGULATIONS

Zoning Classification

PR-4 Planned Residential District

Development Plan (see attached site plan)

Total area = 108.64 acres (gross acreage)

Total units = 237 lots

Gross density = 2.2 du/ac

Net acreage = +/- 80.55 ma (gross acres less 14.54 acres RW, 9.35 acres Floodplain, 2.2 acres Detention)

Net density = +/- 2.9 du/ma

Open space = +/- 40.69 acres (38.2% site is open space)

Specific amenities = See Project Written Narrative

*Stormwater facility acreage to be finalized in conjunction with plan approval and issuance of land disturbance permit.

Development Standards

Min. Lot Size: 7,000 sq. ft.

Min. Lot Width: 70'

Min. Front Setback: 25'

Min. Side Setback: 10'

Min. Rear Setback: 20'

Max. Building Height: 40'

Min. Heated Floor Area: Single story @ 1,750 sq. ft. / Multi-story @ 2,200 sq. ft.

Parking: Two (2) car garage with paved entry (max. 50% of front facade coverage by garage)

On-street Parking: permitted (11.5' width measured from curb of curb and 20' length)

Public Right-of-way: 50' width

Roadway: 26' width @ (2) 11' lanes w/ 24' curb and gutter

Sidewalks: 4' wide both sides of internal streets

Streetlights: Required; typical residential street standard for City of Locust Grove

Architectural Standards

Residential Facades, Roof Design, Residential facades.

Within a development developed under these standards, structures shall be comprised of any combination of stone, brick, cement board on all exterior facades, with rear elevations of structures comprised of brick or stone to the gables or eaves where facade fronts along a public road. When a rear facade fronts along a public road where an earthen berm and/or masonry wall provides an effective screen, the Architectural Review Board may reduce or waive the brick or stone requirement. Front elevations shall be at least 50% brick or stone, with remaining elements consisting of cement fiberboard siding (i.e., HardiePlank and equivalent brands). All side elevations shall consist of brick, stone or cement fiberboard siding with a minimum water table of brick or stone at a height of thirty inches (30") or greater. Use of stucco is strictly limited to exterior accents such as keystones, arches, and quoins unless otherwise approved by the Architectural Review Board, where stucco is hard-coat only. Vinyl or aluminum siding shall not be permitted, other than for use in soffits and fascia boards, except by variance. Roof Design. Typical roof styles of gable and hip roofs shall have a minimum pitch of 7:12 or greater above areas containing heated space. Use of other roof styles (mansard, gambrel, etc.) shall require the review and approval of the Architectural Review Board.

DEVELOPMENT DATA:

SUBDIVISION CONFIGURATION:
A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, INC.
B. LOCATION: CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA
C. PROJECT AREA:

TOTAL ACRES: 74.4 ACRES
TOTAL NUMBER OF LOTS: 214 LOTS
GROSS DENSITY: 2.2 DU/AC

PHASE 1 PROJECT AREA:
TOTAL ACRES: 43.54 ACRES
TOTAL NUMBER OF LOTS: 127 LOTS

D. CURRENT ZONING: PR-4 - RZ-18-01-01
E. TYPE OF SUBDIVISION: SINGLE FAMILY RESIDENTIAL
F. TOTAL NUMBER OF LOTS: 127
G. MINIMUM LOT SIZE: 7,000 SQUARE FEET
H. MAXIMUM BUILDING HEIGHT: 40'
I. MINIMUM HEATED FLOOR AREA: 1,750 SQ. FT. ONE STORY
2,200 SQ. FT. TWO STORY

J. STREET LENGTH TOTAL = 6,591.97 L.F.
K. CELANOWE WAY = 343 L.F.
L. ARNICA DRIVE = 1,164 L.F.
M. ASTER AVENUE = 3,876 L.F.
N. VERVAAN DRIVE = 843 L.F.
O. LOBELIA WAY = 365 L.F.

K. TYPE OF STREETS: PUBLIC
L. R/W WIDTH: 50'
M. TOTAL R/W ACREAGE: 7.6 AC
N. PAVEMENT WIDTH: 26'
O. STREET MAINTENANCE: HENRY COUNTY
P. BUILDING SETBACKS:
FRONT - 25'
REAR - 20'
SIDE - 10'
CORNER - 8.75'

Q. MINIMUM LOT WIDTH= 70'
R. OPEN SPACE: 10 ACRES

UTILITIES:
A. WATER AND SEWER: CITY OF LOCUST GROVE
B. ELECTRIC: CENTRAL EMC

NO AREAS OF FILL KNOWN ON SITE

OWNER'S ACKNOWLEDGEMENT:

STATE OF GEORGIA, HENRY COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE(S) THEREIN EXPRESSED.

OWNER'S SIGNATURE
D.R. HORTON, INC.

DATE:

CITY OF LOCUST GROVE APPROVAL:

THE CITY OF LOCUST GROVE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THIS PLAT AND AS REQUIRED BY THE HENRY COUNTY UNIFIED LAND DEVELOPMENT CODE.

THIS PLAT IS HEREBY APPROVED FOR RECORDING BY THE CITY OF LOCUST GROVE, GA:

BY: _____
MAYOR, CITY MANAGER, OR DIRECTOR OF COMMUNITY DEVELOPMENT
DATE: _____

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY 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 THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

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.

KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

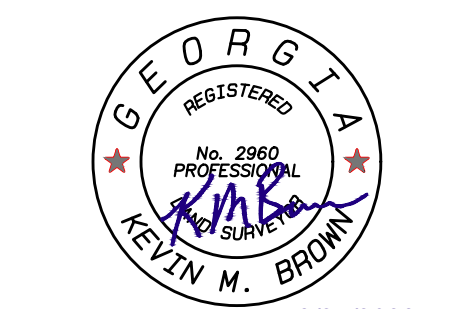
3/27/2023
DATE

FINAL PLAT FOR CEDAR RIDGE A.K.A. POD D PHASE 1 LOCATED IN: LAND LOTS 134, 135, 154 & 155, 2nd DISTRICT CITY OF LOCUST GROVE, HENRY CO, GEORGIA

DATE	REVISIONS
1-11-22	REVISED PER CITY COMMENTS-CPOPP
3-8-23	REVISED PER CITY COMMENTS-CPOPP
4-3-23	REVISED PER CITY COMMENTS-CPOPP
4-3-23	REVISED PER CITY COMMENTS-CPOPP
5	
6	
7	
8	

Know what's below?
Call Kevin M. Brown
UTILITIES PROTECTION CENTER
11000 282nd AVE. THRU LOCUST GROVE, GA 30281

DATE:	10-7-22
SCALE:	N/A
PROJ NUMBER:	02B.014
DRAWN BY:	CPOPP
REVIEWED BY:	K.BROWN
REVISED BY:	CPOPP



3/27/2023
COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1 of 5

SUBDIVISION PHASING

BOUNDARY/LOT LINE TABLES

RESERVED FOR CLERK OF COURT



Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C1	16.82'	87.82'	N86° 16' 33"E	16.79'
C2	26.41'	137.94'	N85° 48' 20"E	26.37'
C3	20.42'	13.00'	N45° 07' 37"E	18.38'
C4	31.30'	125.00'	N7° 02' 50"W	31.22'
C5	92.43'	325.00'	N26° 02' 33"W	92.12'
C6	32.31'	325.00'	N37° 02' 18"W	32.30'
C7	59.35'	325.00'	N45° 07' 06"W	59.27'
C8	20.25'	13.00'	S85° 01' 32"W	18.26'
C9	21.70'	13.00'	S7° 25' 00"E	19.27'
C10	72.20'	325.00'	S61° 35' 58"E	72.06'
C11	36.40'	225.00'	N63° 19' 48"W	36.36'
C12	29.88'	28.00'	S89° 15' 52"E	28.48'
C13	27.53'	55.00'	S74° 30' 23"W	27.24'
C14	39.78'	55.00'	N70° 25' 59"W	38.92'
C15	43.86'	55.00'	N26° 51' 53"W	42.71'
C16	42.39'	55.00'	N18° 03' 36"E	41.34'
C17	29.88'	28.00'	S9° 34' 08"W	28.48'
C18	16.85'	225.00'	N18° 51' 14"W	16.85'
C19	60.90'	225.00'	N8° 57' 18"W	60.71'
C20	53.23'	225.00'	N5° 34' 32"E	53.10'

Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C21	62.07'	225.00'	N20° 15' 22"E	61.88'
C22	62.37'	225.00'	N36° 06' 01"E	62.17'
C23	62.35'	225.00'	N51° 58' 47"E	62.15'
C24	61.38'	225.00'	N67° 44' 02"E	61.19'
C25	62.57'	225.00'	N83° 30' 59"E	62.37'
C26	42.62'	225.00'	S83° 05' 24"E	42.56'
C27	66.78'	375.00'	S71° 47' 15"E	66.70'
C28	77.31'	375.00'	S60° 46' 46"E	77.18'
C29	19.15'	13.00'	S82° 56' 14"W	17.46'
C30	15.69'	28.00'	S24° 41' 25"W	15.49'
C31	8.89'	28.00'	S0° 28' 04"E	8.86'
C32	61.67'	55.00'	N22° 33' 12"E	58.49'
C33	50.73'	55.00'	N81° 06' 04"E	48.95'

Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C34	25.83'	55.00'	N59° 01' 05"W	25.59'
C35	58.65'	55.00'	S15° 00' 50"E	55.91'
C36	72.50'	55.00'	S53° 17' 58"W	67.37'
C37	8.89'	28.00'	N81° 57' 45"E	8.86'
C38	15.69'	28.00'	N56° 48' 16"E	15.49'
C39	19.15'	13.00'	N1° 26' 33"W	17.46'
C40	81.40'	375.00'	S37° 24' 50"E	81.24'
C41	65.96'	375.00'	S26° 09' 22"E	65.88'
C42	67.09'	375.00'	S15° 59' 30"E	67.00'
C43	78.46'	375.00'	S4° 52' 23"E	78.31'
C44	8.19'	375.00'	S1° 44' 48"W	8.19'
C45	30.70'	225.00'	S6° 16' 52"W	30.67'
C46	66.02'	225.00'	S18° 35' 43"W	65.78'
C47	52.62'	225.00'	S33° 42' 05"W	52.50'
C48	20.42'	13.00'	N4° 35' 55"W	18.38'
C49	51.72'	275.00'	N54° 59' 11"W	51.64'
C50	65.44'	325.00'	N65° 27' 09"W	65.33'
C51	57.21'	325.00'	N54° 38' 29"W	57.13'
C52	20.42'	13.00'	S85° 24' 05"W	18.38'
C53	20.42'	13.00'	S4° 35' 55"E	18.38'

Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C54	63.57'	375.00'	S44° 44' 34"E	63.49'
C56	63.70'	375.00'	S35° 01' 14"E	63.62'
C57	63.20'	375.00'	S25° 19' 36"E	63.12'
C58	17.80'	375.00'	S19° 08' 20"E	17.80'
C59	54.69'	175.00'	S8° 49' 33"E	54.47'
C60	20.42'	13.00'	S44° 52' 23"E	18.38'

Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C61	19.90'	13.00'	N84° 14' 46"E	18.01'
C62	79.75'	375.00'	S58° 00' 05"E	79.60'
C63	25.33'	375.00'	S66° 01' 44"E	25.33'
C64	25.88'	175.00'	S63° 43' 41"E	25.85'
C65	136.60'	175.00'	S37° 07' 47"E	133.16'
C66	41.43'	175.00'	S7° 59' 04"E	41.34'
C67	20.42'	13.00'	S43° 47' 54"W	18.38'
C68	9.62'	475.00'	S89° 22' 44"W	9.62'
C69	123.26'	475.00'	N82° 36' 25"W	122.91'
C70	96.97'	475.00'	N69° 19' 28"W	96.80'
C71	58.87'	475.00'	N59° 55' 33"W	58.83'
C73	20.42'	13.00'	N4° 35' 55"W	18.38'
C74	20.42'	13.00'	N85° 24' 05"E	18.38'
C75	39.38'	375.00'	S52° 36' 27"E	39.37'
C76	4.97'	375.00'	S55° 59' 45"E	4.97'
C77	45.62'	525.00'	S58° 51' 54"E	45.61'
C78	67.03'	525.00'	S65° 00' 43"E	66.99'
C79	66.91'	525.00'	S72° 19' 15"E	66.86'
C80	67.27'	525.00'	S79° 38' 34"E	67.23'
C81	69.74'	525.00'	S87° 07' 10"E	69.69'

Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C82	2.53'	525.00'	N88° 56' 12"E	2.53'
C83	20.42'	13.00'	S46° 12' 06"E	18.38'
C84	20.42'	13.00'	S43° 47' 54"W	18.38'
C85	48.28'	325.00'	N86° 56' 44"W	48.24'
C86	61.24'	325.00'	N77° 17' 27"W	61.15'
C87	25.06'	325.00'	N69° 41' 01"W	25.05'
C88	8.97'	375.00'	N68° 09' 38"W	8.97'
C89	65.92'	375.00'	N73° 52' 55"W	65.83'
C90	57.00'	375.00'	N83° 16' 21"W	56.95'
C91	20.42'	13.00'	N42° 37' 38"W	18.38'
C92	116.15'	175.00'	N21° 23' 13"E	114.03'
C128	8.26'	325.00'	N50° 19' 35"W	8.26'

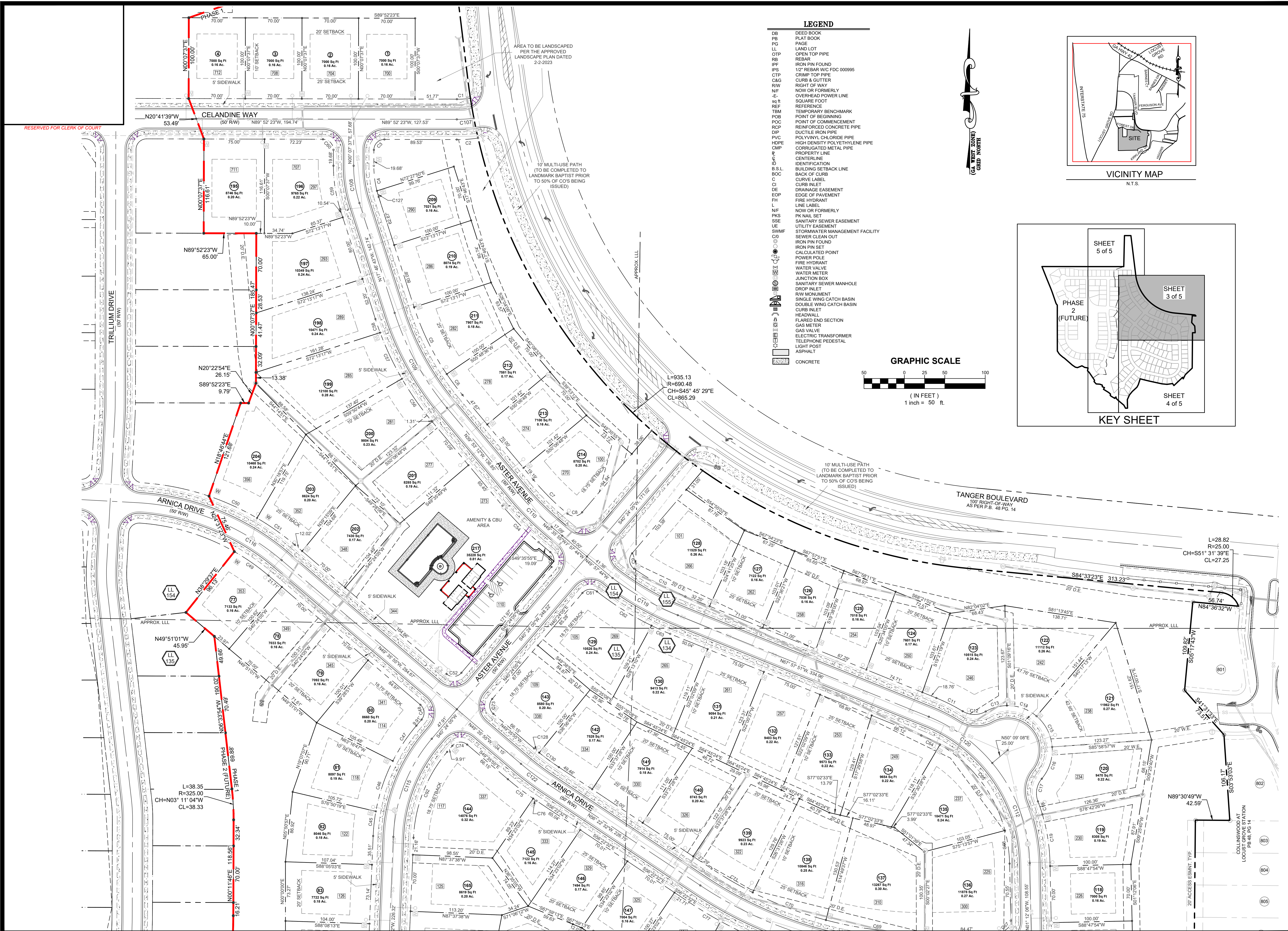
Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C93	20.92'	13.00'	N46° 16' 31"E	18.73'
C94	114.31'	325.00'	S77° 33' 04"E	113.72'
C95	28.91'	375.00'	S69° 41' 01"E	28.91'
C96	67.34'	375.00'	S77° 02' 13"E	67.25'
C97	59.04'	375.00'	S86° 41' 29"E	58.98'
C98	20.90'	13.00'	S45° 08' 39"E	18.72'
C99	77.29'	175.00'	S13° 33' 58"W	76.66'
C100	163.26'	175.00'	S52° 56' 40"W	157.40'
C101	69.23'	175.00'	N88° 59' 48"W	68.78'
C102	26.02'	325.00'	N75° 22' 12"W	26.01'
C103	118.40'	325.00'	N62° 38' 24"W	117.75'
C104	101.39'	325.00'	N43° 15' 58"W	100.98'
C105	123.58'	325.00'	N23° 26' 08"W	122.84'
C106	72.15'	325.00'	N6° 10' 56"W	72.00'
C127	7.34'	125.00'	S16° 05' 50"E	7.34'
C129	5.07'	375.00'	S77° 16' 35"E	5.07'
C130	30.18'	325.00'	S53° 42' 54"E	30.17'

CENTERLINE TABLE

Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C107	21.15'	150.00'	S86° 05' 18"W	21.13'
C108	46.88'	150.00'	N8° 49' 33"W	46.69'
C109	135.05'	350.00'	N28° 49' 58"W	134.21'
C110	59.33'	350.00'	N44° 44' 34"W	59.26'
C111	106.81'	68.00'	S45° 07' 37"W	96.17'
C112	134.90'	200.00'	N20° 31' 29"W	132.36'
C113	361.42'	200.00'	N50° 34' 03"E	314.21'
C114	173.55'	350.00'	S63° 27' 29"E	171.78'
C115	132.74'	200.00'	S21° 23' 13"W	130.32'
C116	88.68'	300.00'	N58° 04' 02"E	88.36'
C117	115.98'	150.00'	S22° 01' 22"W	113.11'
C118	303.64'	200.00'	N43° 21' 57"W	275.31'
C119	93.18'	350.00'	N60° 20' 14"W	92.91'
C120	98.14'	200.00'	N53° 54' 21"W	97.16'
C121	315.36'	350.00'	S23° 26' 24"E	304.80'
C122	41.40'	350.00'	N52° 59' 14"W	41.37'
C123	303.91'	500.00'	N73° 47' 19"W	299.26'
C124	123.10'	350.00'	S77° 33' 04"E	122.47'
C125	26.99'	350.00'	S69° 41' 01"E	26.98'
C126	117.95'	350.00'	S81° 32' 49"E	117.40'

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 134, 135, 154 AND 155, 2ND DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 INCH REBAR AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF TANGER BOULEVARD (100 FOOT RIGHT-OF-WAY WIDTH) AND THE WESTERLY RIGHT-OF-WAY LINE OF KIRKLAND DRIVE (50 FOOT RIGHT-OF-WAY WIDTH);
 THENCE, 28.82 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING SOUTH 51 DEGREES 31 MINUTES 39 SECONDS EAST, 27.25 FEET) TO A 1/2 INCH REBAR;
 THENCE, NORTH 84 DEGREES 36 MINUTES 32 SECONDS WEST, 56.74 FEET TO A 1/2 INCH REBAR;
 THENCE, SOUTH 05 DEGREES 17 MINUTES 43 SECONDS WEST, 109.82 FEET TO A 1/2 INCH REBAR;
 THENCE, SOUTH 41 DEGREES 31 MINUTES 33 SECONDS EAST, 73.51 FEET TO A 1/2 INCH REBAR;
 THENCE, SOUTH 03 DEGREES 53 MINUTES 03 SECONDS EAST, 106.17 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, NORTH 89 DEGREES 30 MINUTES 49 SECONDS WEST, 42.59 FEET TO A 1/2 INCH REBAR;
 THENCE, SOUTH 00 DEGREES 30 MINUTES 41 SECONDS WEST, 561.30 FEET TO A 1/2 INCH REBAR;
 THENCE, SOUTH 46 DEGREES 23 MINUTES 01 SECONDS WEST, 39.78 FEET TO A 1/2 INCH REBAR;
 THENCE, SOUTH 46 DEGREES 23 MINUTES 01 SECONDS WEST, 111.88 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, SOUTH 26 DEGREES 07 MINUTES 58 SECONDS WEST, 73.27 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, 26.90 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING NORTH 22 DEGREES 02 MINUTES 55 SECONDS WEST, 26.87 FEET) TO A 1/2 INCH REBAR;
THENCE, SOUTH 46 DEGREES 22 MINUTES 04 SECONDS WEST, 318.92 FEET TO A 1/2 INCH REBAR;
 THENCE, SOUTH 46 DEGREES 22 MINUTES 04 SECONDS WEST, 189.93 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, NORTH 33 DEGREES 49 MINUTES 07 SECONDS WEST, 38.56 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, SOUTH 81 DEGREES 46 MINUTES 08 SECONDS WEST, 88.79 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, NORTH 84 DEGREES 06 MINUTES 26 SECONDS WEST, 82.25 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, NORTH 77 DEGREES 39 MINUTES 46 SECONDS WEST, 210.10 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, NORTH 76 DEGREES 08 MINUTES 29 SECONDS WEST, 142.38 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, SOUTH 17 DEGREES 40 MINUTES 45 SECONDS WEST, 97.86 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, SOUTH 28 DEGREES 56 MINUTES 23 SECONDS WEST, 45.52 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, SOUTH 47 DEGREES 38 MINUTES 21 SECONDS WEST, 99.84 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, SOUTH 38 DEGREES 50 MINUTES 39 SECONDS WEST, 70.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, SOUTH 24 DEGREES 28 MINUTES 02 SECONDS WEST, 81.22 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, SOUTH 01 DEGREES 14 MINUTES 37 SECONDS EAST, 135.70 FEET TO A 1/2 INCH REBAR AND CAP SET;
 THENCE, SOUTH 88 DEGREES 39 MINUTES 30 SECONDS WEST, 32.32 FEET TO A POINT IN CENTER OF A CREEK;
 THENCE, WITH SAID CENTER OF CREEK, NORTH 18 DEGREES 25 MINUTES 09 SECONDS WEST, 4.57 FEET TO A POINT;
 THENCE, NORTH 28 DEGREES 43 MINUTES 45 SECONDS WEST, 49.29 FEET TO A POINT;
 THENCE, NORTH 49 DEGREES 58 MINUTES 09 SECONDS WEST, 119.36 FEET TO A POINT;
 THENCE, NORTH 44 DEGREES 54 MINUTES 17 SECONDS WEST, 44.19 FEET TO A POINT;
 THENCE, NORTH 05 DEGREES 44 MINUTES 07 SECONDS WEST, 22.45 FEET TO A POINT;
 THENCE, SOUTH 60 DEGREES 05 MINUTES 52 SECONDS WEST, 18.55 FEET TO A POINT;
 THENCE, SOUTH 17 DEGREES 38 MINUTES 29 SECONDS WEST, 13.70 FEET TO A POINT;
 THENCE, NORTH 58 DEGREES 47 MINUTES 58 SECONDS WEST, 67.15 FEET TO A POINT;
 THENCE, NORTH 48 DEGREES 53 MINUTES 12 SECONDS WEST, 19.79 FEET TO A POINT;
 THENCE, NORTH 14 DEGREES 46 MINUTES 02 SECONDS EAST, 20.94 FEET TO A POINT;
 THENCE, NORTH 48 DEGREES 49 MINUTES 23 SECONDS WEST, 35.27 FEET TO A POINT;
 THENCE, NORTH 67 DEGREES 59 MINUTES 02 SECONDS WEST, 100.18 FEET TO A POINT;
 THENCE, NORTH 31 DEGREES 33 MINUTES 32 SECONDS EAST, 30.38 FEET TO A POINT;
 THENCE, NORTH 67 DEGREES 13 MINUTES 58 SECONDS WEST, 38.48 FEET TO A POINT;

THENCE, NORTH 02 DEGREES 30 MINUTES 53 SECONDS EAST, 24.81 FEET TO A POINT;
 THENCE, NORTH 68 DEGREES 28 MINUTES 18 SECONDS WEST, 41.05 FEET TO A POINT;
 THENCE, NORTH 86 DEGREES 06 MINUTES 07 SECONDS WEST, 58.93 FEET TO A POINT;
 THENCE, NORTH 41 DEGREES 44 MINUTES 38 SECONDS WEST, 50.42 FEET TO A POINT;
 THENCE, NORTH 21 DEGREES 18 MINUTES 14 SECONDS EAST, 21.25 FEET TO A POINT;
 THENCE, NORTH 34 DEGREES 06 MINUTES 39 SECONDS WEST, 45.72 FEET TO A POINT;
 THENCE, NORTH 55 DEGREES 53 MINUTES 21 SECONDS EAST, 108.28 FEET TO A POINT;
 THENCE, SOUTH 86 DEGREES 06 MINUTES 46 SECONDS EAST, 122.26 FEET TO A POINT;
 THENCE, NORTH 16 DEGREES 14 MINUTES 24 SECONDS WEST, 109.74 FEET TO A POINT;
 THENCE, 102.71 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 55.01 FEET AND A CHORD BEARING NORTH 20 DEGREES 15 MINUTES 34 SECONDS EAST, 88.42 FEET) TO A POINT;
 THENCE, 24.59 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 28.00 FEET AND A CHORD BEARING NORTH 08 DEGREES 05 MINUTES 00 SECONDS WEST, 23.81 FEET) TO A POINT;
 THENCE, NORTH 17 DEGREES 04 MINUTES 29 SECONDS EAST, 77.72 FEET TO A POINT;
 THENCE, SOUTH 72 DEGREES 56 MINUTES 05 SECONDS EAST, 100.00 FEET TO A POINT;
 THENCE, NORTH 17 DEGREES 04 MINUTES 29 SECONDS EAST, 112.48 FEET TO A POINT;
 THENCE, 47.23 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 625.00 FEET AND A CHORD BEARING NORTH 14 DEGREES 54 MINUTES 36 SECONDS EAST, 47.21 FEET) TO A POINT;
 THENCE, 83.03 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 625.00 FEET AND A CHORD BEARING NORTH 08 DEGREES 56 MINUTES 22 SECONDS EAST, 82.97 FEET) TO A POINT;
 THENCE, 53.86 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 625.00 FEET AND A CHORD BEARING NORTH 02 DEGREES 39 MINUTES 53 SECONDS EAST, 53.84 FEET) TO A POINT;
 THENCE, NORTH 00 DEGREES 11 MINUTES 46 SECONDS EAST, 118.56 FEET TO A POINT;
 THENCE, 38.35 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 325.00 FEET AND A CHORD BEARING NORTH 03 DEGREES 11 MINUTES 04 SECONDS WEST, 38.33 FEET) TO A POINT;
 THENCE, NORTH 06 DEGREES 33 MINUTES 54 SECONDS WEST, 190.02 FEET TO A POINT;
 THENCE, NORTH 49 DEGREES 51 MINUTES 01 SECONDS WEST, 45.95 FEET TO A POINT;
 THENCE, NORTH 38 DEGREES 29 MINUTES 37 SECONDS EAST, 96.13 FEET TO A POINT;
 THENCE, NORTH 24 DEGREES 31 MINUTES 23 SECONDS WEST, 75.46 FEET TO A POINT;
 THENCE, NORTH 18 DEGREES 46 MINUTES 44 SECONDS EAST, 121.68 FEET TO A POINT;
 THENCE, SOUTH 89 DEGREES 52 MINUTES 23 SECONDS EAST, 9.79 FEET TO A POINT;
 THENCE, NORTH 20 DEGREES 22 MINUTES 54 SECONDS EAST, 26.15 FEET TO A POINT;
 THENCE, NORTH 60 DEGREES 07 MINUTES 37 SECONDS EAST, 165.47 FEET TO A POINT;
 THENCE, NORTH 89 DEGREES 52 MINUTES 23 SECONDS WEST, 85.00 FEET TO A POINT;
 THENCE, NORTH 00 DEGREES 07 MINUTES 37 SECONDS EAST, 116.61 FEET TO A POINT;
 THENCE, NORTH 20 DEGREES 41 MINUTES 39 SECONDS WEST, 53.49 FEET TO A POINT;
 THENCE, NORTH 00 DEGREES 07 MINUTES 37 SECONDS EAST, 100.00 FEET TO A POINT;
 THENCE, NORTH 70 DEGREES 51 MINUTES 30 SECONDS EAST, 165.25 FEET TO A POINT;
 THENCE, NORTH 01 DEGREES 19 MINUTES 33 SECONDS EAST, 232.22 FEET TO A 1/2 INCH REBAR;
 THENCE, NORTH 00 DEGREES 58 MINUTES 18 SECONDS EAST, 30.29 FEET TO A 1/2 INCH REBAR;
 THENCE, NORTH 01 DEGREES 20 MINUTES 32 SECONDS EAST, 229.29 FEET TO A 1/2 INCH REBAR;
 THENCE, SOUTH 89 DEGREES 51 MINUTES 55 SECONDS EAST, 101.82 FEET TO A 1/2 INCH REBAR AND CAP SET IN THE WESTERLY RIGHT-OF-WAY LINE OF TANGER BOULEVARD;
 THENCE, WITH SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 06 DEGREES 57 MINUTES 34 SECONDS EAST, 628.06 FEET



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
215 CORD CTR. DR. S.W.
STOCKBRIDGE, GEORGIA 30281
PH: (770) 399-8666 - Fax: (770) 399-8666

NEWAN OFFICE
400 GREENWAY CT. STE. A
NEWAN, GEORGIA 30255
PH: (770) 766-7974

CLAMMING OFFICE
500 PEBBLE FERRY RD. STE. 111
CLAMMING, GEORGIA 30028
PH: (404) 875-0888

www.fdc-llc.com

FINAL PLAT
FOR
CEDAR RIDGE A.K.A. POD D
PHASE 1
LOCATED IN:
LAND LOTS 134, 135, 154 & 155, 2nd DISTRICT
CITY OF LOCUST GROVE, HENRY CO., GEORGIA

REVISIONS

DATE	REVISION
1-11-21-22	REVISED PER CITY COMMENTS-CPOPP
3-3-23	REVISED PER CITY COMMENTS-CPOPP
4-3-23	REVISED PER CITY COMMENTS-CPOPP
5-3-23	REVISED PER CITY COMMENTS-CPOPP
6-3-23	REVISED PER CITY COMMENTS-CPOPP
7-3-23	REVISED PER CITY COMMENTS-CPOPP
8-3-23	REVISED PER CITY COMMENTS-CPOPP

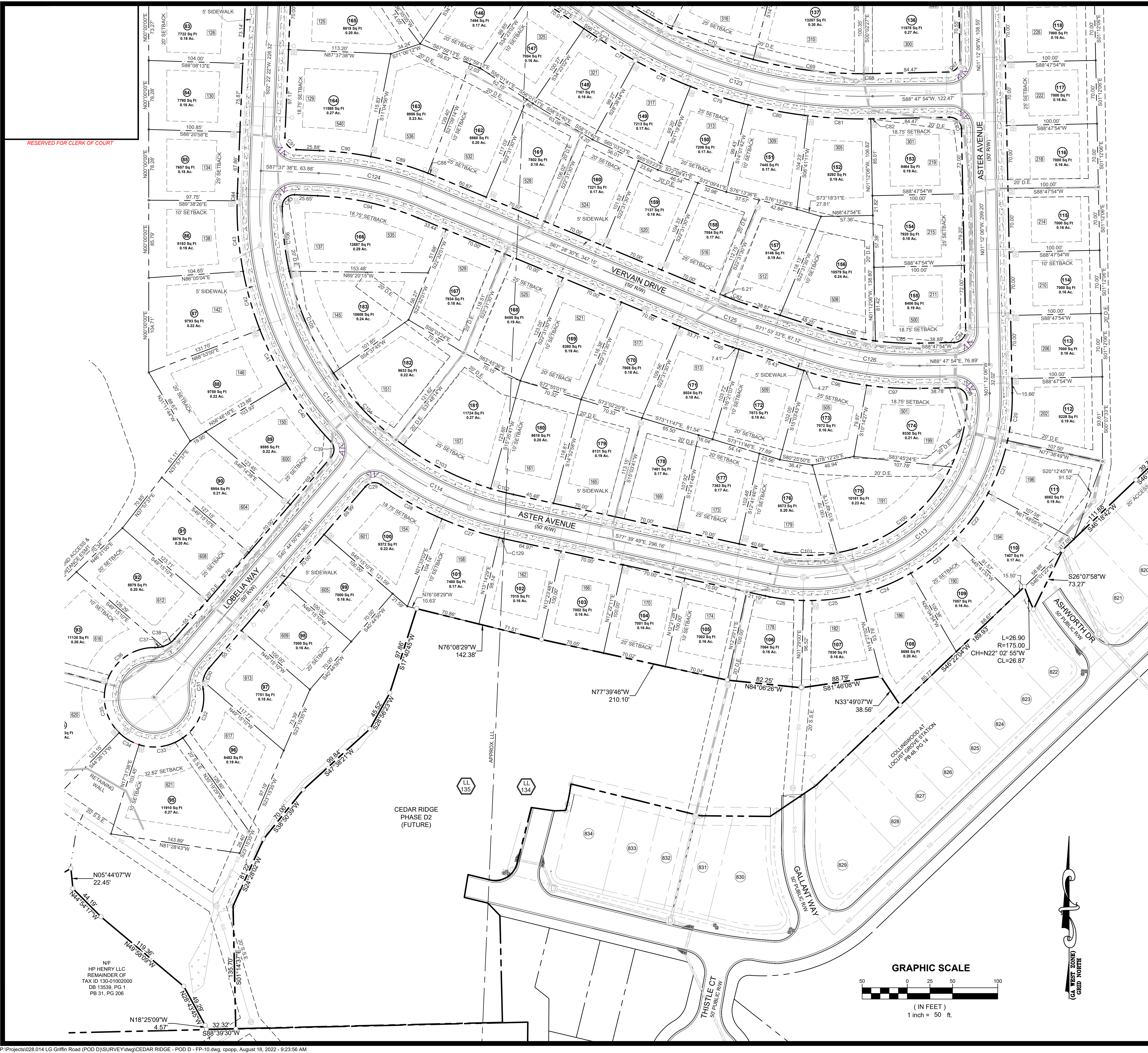
Know what's below.
Call us.
UTILITIES PROTECTION CENTER
11000 282nd AVENUE, SUITE 101
GEORGIA

DATE:	10-7-22
SCALE:	1" = 50'
PROJ NUMBER:	028.014
DRAWN BY:	CPOPP
REVIEWED BY:	K.BROWN
REVISED BY:	CPOPP

REGISTERED PROFESSIONAL SURVEYOR
No. 2960
KEVIN M. BROWN
3/27/2023
COA# LSF 000995

THIS DOCUMENT IS NOT VALID UNLESS IT BEAR THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
3 of 5



LEGEND

- DB DEED BOOK
- PG PAGE
- LL LAND LOT
- OTF OPEN TOP PIPE
- REBAR REBAR
- IPF IRON PIN FOUND
- IPS 1/2" REBAR W/C FDC 000995
- CTP CRIMP TOP PIPE
- C&G CURB & GUTTER
- RW RIGHT OF WAY
- N/F NOW OR FORMERLY
- OVH OVERHEAD POWER LINE
- SF SQUARE FOOT
- REF REFERENCE
- TBM TEMPORARY BENCHMARK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RCR REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- CMP CORRUGATED METAL PIPE
- PL PROPERTY LINE
- CL CENTERLINE
- IL IDENTIFICATION
- BSL BUILDING SETBACK LINE
- BOC BUILDING CURB
- C CURB INLET
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- LN LINE LABEL
- N/F NOW OR FORMERLY
- PK PK NAIL SET
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- SWMF STORMWATER MANAGEMENT FACILITY
- SC SEWER CLEAN OUT
- IPF IRON PIN FOUND
- CP CURB INLET
- CP CALCULATED POINT
- PP POWER POLE
- FH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- JB JUNCTION BOX
- SS SANITARY SEWER MANHOLE
- DI DROP INLET
- RM RW MONUMENT
- SW SINGLE WING CATCH BASIN
- DB DOUBLE WING CATCH BASIN
- CI CURB INLET
- HD HEADWALL
- FE FLARED END SECTION
- GM GAS METER
- GV GAS VALVE
- ET ELECTRIC TRANSFORMER
- LP LIGHT POST
- AS ASPHALT
- CON CONCRETE

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT

LAND SURVEYING
LANDSCAPE ARCHITECT

LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
215 CORD CTR. DR. S.W.
STOCKBRIDGE, GEORGIA 30251
PH: (770) 939-8666 FAX: (770) 939-8668

NEWAN OFFICE
500 PEBBLE FERRY RD. STE. 111
NEWAN, GEORGIA 30255
PH: (770) 765-7974

CLUMMING OFFICE
500 PEBBLE FERRY RD. STE. 111
CLUMMING, GEORGIA 30028
PH: (404) 875-3388

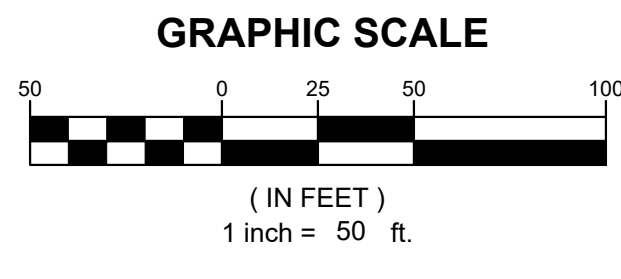
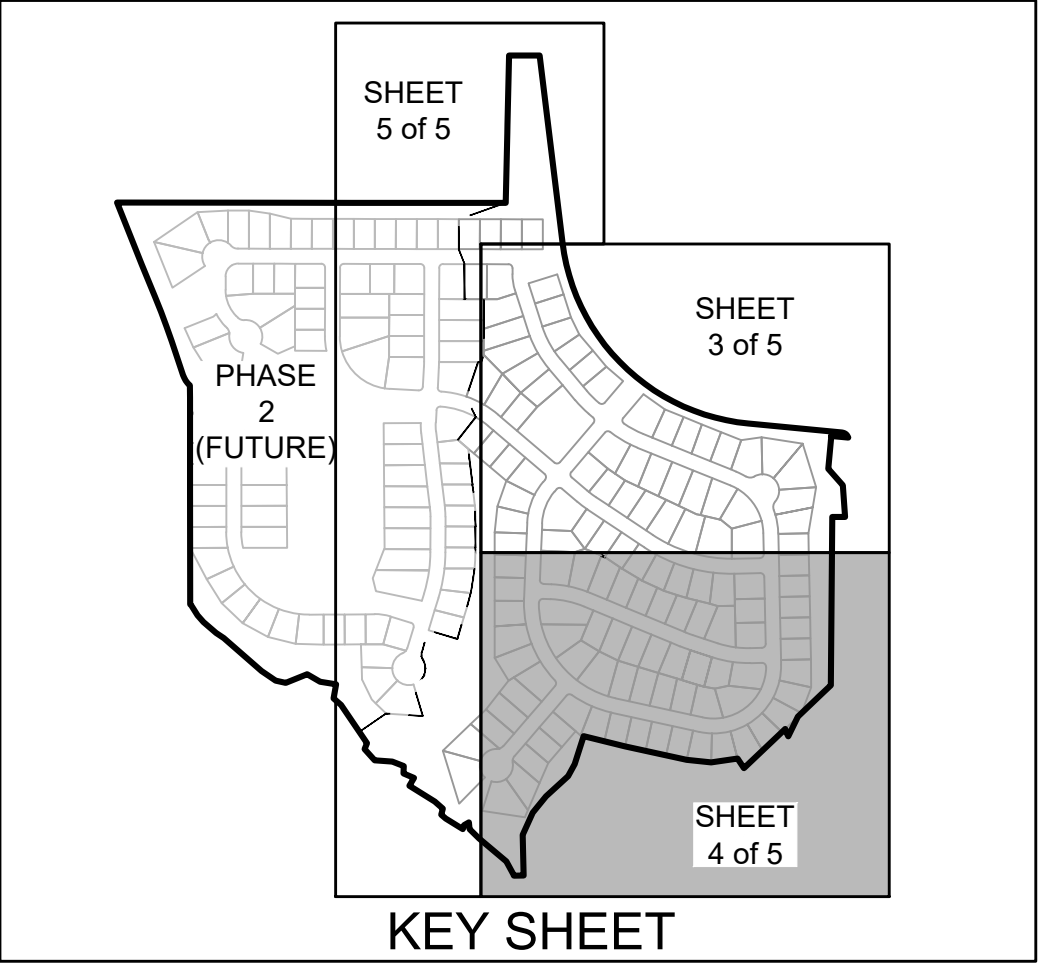
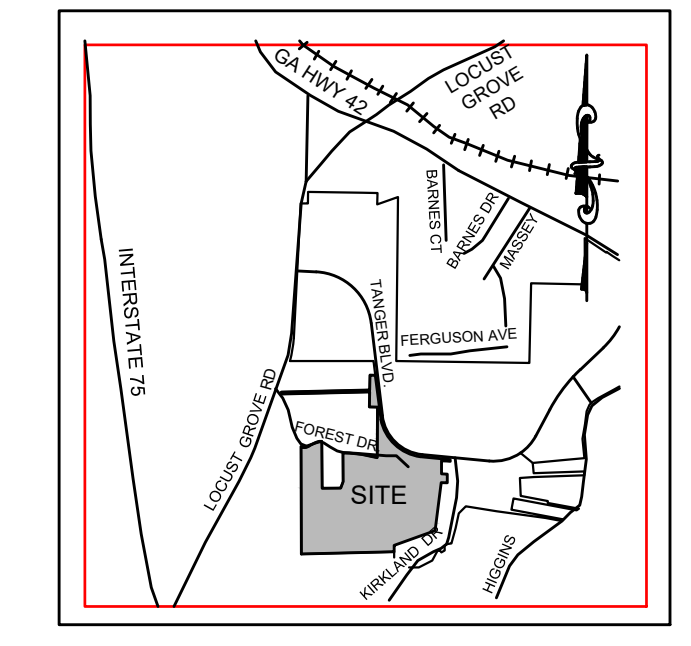
www.fdc-llc.com

FINAL PLAT FOR
CEDAR RIDGE A.K.A. POD D
PHASE 1
LOCATED IN:
LAND LOTS 134, 135, 154 & 155, 2nd DISTRICT
CITY OF LOCUST GROVE, HENRY CO, GEORGIA

REVISIONS

DATE	REVISION
1. 11-21-22	REVISED PER CITY COMMENTS-CPOPP
2. 3-15-23	REVISED PER CITY COMMENTS-CPOPP
3. 3-15-23	REVISED PER CITY COMMENTS-CPOPP
4. 3-27-23	REVISED PER CITY COMMENTS-CPOPP
5.	
6.	
7.	
8.	

Know what's below.
Call us for more information.
UTILITIES PROTECTION CENTER
1-800-884-4111 THROUGHOUT GEORGIA
GALV. STEEL 111



DATE: 10-7-22
SCALE: 1" = 50'
PROJ NUMBER: 028.014
DRAWN BY: C.POPP
REVIEWED BY: K.BROWN
REVISED BY: CPOPP

REGISTERED PROFESSIONAL SURVEYOR

KEYLAN M. BROWN

No. 2960

3/27/2023

COA# LSF 000995

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
4 of 5

