



City of Hogansville
City Council
CALLED Meeting Agenda
Tuesday, October 14, 2025 – 6:00 pm

**Meeting will be held at Hogansville City Hall,
111 High Street, Hogansville, GA 30230**

Mayor: <i>Jake Ayers</i>	2025	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2025	Assistant City Manager: <i>Oasis Nichols</i>
Council Post 2: <i>Jason Baswell</i>	2025	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese *</i>	2027	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2027	City Clerk: <i>LeAnn Lehigh</i>
Council Post 5: <i>Kandis Strickland</i>	2027	* Mayor Pro-Tem

CALLED Meeting – 6pm

1. Call to Order – Mayor Jake Ayers
2. Invocation & Pledge

Consent Agenda

All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda: Regular Meeting October 6, 2025
2. Approval of Minutes: Work Session Meeting September 15, 2025
3. Approval of Minutes: Public Hearings & Regular Meeting September 15, 2025

New Business

1. Ordinance – 1st Reading – Commercial Solicitation Repeal
2. Final Plat Approval – Moss Creek

Executive Session

1. Litigation Exemption

Adjourn



Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

Work Session Meeting September 15, 2025

Call to Order: Mayor Jake Ayers called the Work Session to order at 5:36pm. Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Lieutenant Marcus Rakestraw, and City Clerk LeAnn Lehigh. Police Chief Jeff Sheppard was not present at the Work Session meeting.

ORDER OF BUSINESS

1. MOA – GDOT & Hogansville

City Manager Lisa Kelly explained the project scope and improvements (GDOT-approved amendments) for the amended roundabout at the interstate exchange, a dedicated turn lane onto the parkway, dedicated turn lane from Bass Cross Road onto I-85 southbound, and widening and balancing across the project area.

The total cost increase is \$2,439,507.04 and will be funded by Amazon. Amazon has already deposited \$500,000 into escrow for design/engineering on amended roundabouts and design work. The additional ~\$1.9 million to be deposited by Amazon, bringing escrow to \$2.4 million. City staff recommends approving the MOA now but do not execute until the escrow balance reaches \$2.4M. Approving now will avoid GDOT delay costs and ensure readiness. GDOT agreement language includes a modification for costs exceeding \$2.4M, with a cap set at 5% (\$121,975). Temporary signalization and construction at Bass Cross Road, New Parkway, and Highway 54 are on hold until MOA and funding are finalized.

City Attorney Alex Dixon reviewed the agreement and is good with it. This item is on the Regular Meeting tonight for Council action.

2. Funding Request – Feline Spay & Neuter

Council Member Neese stated that there are persistent feral cat issues exacerbated by abandoned structures and relocations. She reported that she constantly hears complaints from residents about the number of feral cats in town and the damages they are causing to homes. She also explained that it is a public safety concern as well with spraying and cats/kittens being run over. None of the local animal shelters will accept cats.

Council heard the request from Heather Green, who currently has a LaGrange/Newnan based TNR (trap, neuter, release) program. She is asking for funding in the amount of \$1,000 at ~\$50 per cat for spay/neuter and treatment. The funds will be used for trapping cats and having them spayed/neutered within Hogansville. She will work closely with Code Enforcement and the Police Department for TNR, education, and potential rehoming of cats.

This item is on the Regular Meeting tonight for Council action.

3. State & Municipal Election

Elections Superintendent Andrew Harper addressed Council with concerns about having two precincts in Hogansville, with one being a County precinct and the other only a City-precinct. He said that a state-called special election is countywide, requiring use of county precincts and a unified database; Hogansville contracts with the county to administer city elections. Municipal council races are separate and could be on a different ballot if precincts remain split.

He listed two options for Council to consider:

- Option 1 — Single precinct at the library: Leave the database combined and only open the library, which is a county precinct only, all residents would go to the library this election to vote

on Election Day. If there is one precinct, there would only be one ballot for both Election Day voting and early voting.

- Option 2 — Maintain two city precincts (St. Paul and library): Voters at St. Paul would vote municipal ballot at St. Paul, then travel to the library for state/countywide ballot (two check-ins, two ballots). Library voters would vote twice as well. This option would require two sets of equipment at each early voting site across

Council agreed that making residents vote two times at two locations does not make sense. Option one is the best of the two options. Notice will be made in the newspaper, on the City's website, and run constantly on social media to let residents know about the change. This item is on the Regular meeting for Council action tonight.

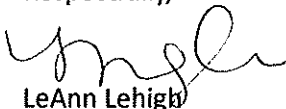
4. Variance Requests – Chisel Mill

Developers with Chisel Mill Homes addressed Council with a variance request for 20 acres at Bass Crossroads with current zoning of CRMR. Variances sought are to reduce the minimum lot width from 50' to 40' and to eliminate side setbacks to enable side-driveway placement. Under the current zoning requirement within CRMR, there would only be 85 lots; the requested variances would allow for 100 lots. The homes would be cottage-style homes with neutral exteriors with colorful doors; amenities like community center, grills, pickleball (or playground). The target price range would be around \$250,000. Council had many concerns about what the subdivision would look like in ten years. They agree that more affordable homes are needed, but don't feel comfortable giving the variances. They would like to a redesign of the concept with cottage court style housing and more greenspace. Council agreed that they would prefer to vote against the current request and have developers come up with a concept that would fit into the current UDO requirements. This item is on the Regular Meeting for a Public Hearing and Council action.

5. Road Renaming Request – George Bailey – This item was not discussed due to time restraints. It will be discussed at a later Work Session Meeting.

Mayor Ayers adjourned the Work Session at 6:57pm.

Respectfully,



LeAnn Lehigh
City Clerk



Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

PUBLIC HEARINGS – September 15, 2025 - 7:00 pm

Public Hearing – Chisel Mill Variance Requests

Mayor Ayers called the Public Hearing to hear citizen comments on the Chisel Mill Variance Requests at 7:04 pm. A representative of Chisel Mill Design & Builders, LLC, presented a variance request for a 20-acre property on Bass Cross Road, recently annexed into the city, for a development named "Hill Star Cottages." The property is zoned CRMR, requiring 50-foot lot widths. The request sought to reduce the width to 40 feet and implement zero side setbacks. The variance would increase the potential lot count from 85 to 100. There were no citizen comments, and the Public Hearing was adjourned at 7:10pm.

Public Hearing – 2025 Comprehensive Plan

Mayor Ayers called the Public Hearing to order at 7:10pm to hear citizen comments on the 2025 Comprehensive Plan, which guides future development through 2045. Stephanie Wagner from the Three Rivers Regional Commission presented an overview.

There were no citizen comments, and the Public Hearing was adjourned at 7:16pm.

Public Hearing – Millage Rate

Mayor Ayers called the Public Hearing to order at 7:16pm to hear citizen comments on the 2025 Millage Rate. City Manager Lisa Kelly gave an overview of the millage rate, explaining that the millage rate has remained the same for the past 22 years. The City anticipates an additional \$132,493 in additional tax revenue from new construction and reassessments. There is no increase in the millage rate this year, but state law requires the City to notice a tax increase based on the total revenue, not the millage rate. There were no public comments, and the Public Hearing was adjourned at 7:22pm.

Regular Meeting

September 15, 2025

Mayor Jake Ayers called the Regular Meeting to order at 7:22 pm. Present were Mayor Ayers, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Lieutenant Marcus Rakestraw, and City Clerk LeAnn Lehigh. Police Chief Jeff Sheppard was not present at tonight's meeting.

Council Member Ayers gave an invocation, and Mayor Ayers led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Strickland moved to amend the agenda, striking Item #2 under New Business. The motion was seconded by Council Member Neese.

Motion Carries 5-0

Motion: Council Member Neese moved to approve the Consent Agenda. The motion was seconded by Council Member Ayers.

Motion Carries 5-0

NEW BUSINESS

1. Variance Request – Chisel Mill

Motion: Council Member Neese moved to deny the variance request from Chisel Mill. The motion was seconded by Council Member Taylor.

Discussion: None

Motion Carries 5-0

2. MOA – GDOT & Hogansville

Motion: Council Member Neese moved to approve the Memorandum of Agreement (MOA) with the Georgia Department of Transportation (GDOT) for roundabout modifications required by the new Amazon project, conditional on receiving the remaining \$1.9 million from Amazon. The motion was seconded by Council Member Ayers.

Discussion: Amazon is funding the roundabout project. Amazon previously deposited \$500k into an escrow account with \$1.9 million still needed. The MOA with GDOT would be contingent on Amazon depositing the remaining funds to the escrow account.

Motion Carries 5-0

3. State & Municipal Election

Motion: Council Member Taylor moved to consolidate the municipal and state elections on November 4th to a single polling location (the Hogansville Library, using a single, combined ballot. The motion was seconded by Council Member Neese.

Discussion: Notices will go out in the newspaper, social media, and the City's website to alert voters of the change. A volunteer will be stationed at St. Paul Church on election day to redirect voters.

Motion Carries 5-0

4. Funding Request – Feline Spay & Neuter Program

Motion: Council Member Baswell moved to approve the funding request for \$1,000 for the Feline Spay & Neuter program through the Troup County Animal Coalition, Inc. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 8:09 pm.

Respectfully,


LeAnn Lehigh
City Clerk

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND CHAPTER 54, ARTICLE III, SECTIONS 54-50 THROUGH 54-54, THE COMMERCIAL SOLICITATION ORDINANCE OF THE CITY, BY REPEALING SUCH ARTICLE IN ITS ENTIRETY; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That Chapter 54, Article III, including Sections 54-50 through 54-54 of the Code of Ordinances of the City of Hogansville be modified by deleting the language within all sections contained in such Chapter 54, Article III, in their entirety, and reserving Chapter 54, Article III, including Sections 54-50 through 54-54 of the Code, for further use.

SECTION 2:

Other than as specifically set forth in Section 1 of this new ordinance, all subsections of Chapter 54, Article III, including Sections 54-50 through 54-54 of the Code, are hereby specifically reserved.

SECTION 3:

All ordinances or parts of ordinances in conflict with the provisions of this ordinance shall be and the same are hereby repealed.

SECTION 4:

This ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective immediately.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk

Application Number: FP25-02



City of Hogansville, GA
Application for Final Plat Approval

Property Owner Name Dream Finders Homes

Address of Project 1731 East Main Street, Hogansville, GA 30230

Phone 770-603-2220 Email lindsay.yarbrough@dreamfindershomes.com

Troup Tax Map No. 0214000028

Project Name (if applicable) Moss Creek Phase 1

Site Info.:

Zoning: 18-R3

Property Size: 12.82

of Lots: 79

Utilities:

Water: Public Private Well

Sewer: Public Private Septic

Electric: Underground Will be overhead

Other: _____

Project Description – Please be as specific as possible

Final plat for subdivision with 79 lots.

Nature of any proposed changes since the Preliminary Plat/Plan approval – Please be as specific as possible.

I certify that the foregoing information is true and correct,

this day of September 11 2025

BZLW

Applicant's Signature

JBm
Notary Public

(Affix Seal Here)
Jessica Burer
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
My Commission Expires
09/29/2028



City of Hogansville, GA

Final Plat Checklist

Prior to approval of Final Plat, the developer shall pay the development fees and Performance and Maintenance bonds.

	By	Date
Letter-Requesting Review		
Application/As built Plans received		
Information/Instructions are completed		
Scheduled for Planning Commission action		
Planning action taken		
Scheduled for City Council action		
City Council action taken		

City decision

Approved ☐

Denied ☐

Pre-Submittal Requirements:

The following is required to be installed and completed prior to submittal of an application

- ☐ Storm Drainage Facilities
- ☐ Structural Stormwater Management Facilities
- ☐ Curb and Gutter
- ☐ Granular Base, Base Asphalt, and Asphalt Topping
- ☐ Water Lines and Fire Hydrants
- ☐ Sanitary Sewer Lines and Manholes
- ☐ Traffic Control Devices and Pavement Markings
- ☐ Soil Erosion Control Measures
- ☐ Pin Marker Locations
- ☐ Underground Utilities
- ☐ Multi-Use Path Connections
- ☐ Landscaping and Street Lighting

Instructions for the Final Plat

- ☐ Clearly and legibly drawn in black ink by a civil engineer, landscape architect, or land surveyor currently registered in the State of Georgia.
- ☐ Drawn at a scale of not more than 100 feet to one (1) inch
- ☐ (3) 24x36 hard copies and (1) electronic pdf
- ☐ Letter requesting review and approval of the final plat
- ☐ Notice of Termination is handed to Building Clerk
- ☐ A warranty deed describing all street rights-of-way and utility easements to be dedicated to the City without restrictions
- ☐ A title certificate in favor of the City from an attorney licensed to practice law in the City of Hogansville dated the date of the deed certifying that the owner/subdivider of the property owns the property to be dedicated identifying all liens, mortgages, security deeds, mechanics or material men's liens (hereinafter called "liens") affecting the property to be dedicated.
- ☐ Any lien releases, or releases or quitclaim deeds necessary to release the dedicated areas from the liens identified in the attorney's title certificate.
- ☐ A performance bond to guarantee the installation of any infrastructure not installed at the time of the request. (See section 102-C-9-17 of UDO)

☐ A maintenance bond to assure the structural durability, stability and integrity of the associated improvements. (See section 102-C-9-17 of UDO)

☐ Documentation by an engineering testing firm acceptable to the City, certifying that all subgrade conditions, construction and materials meet the City's standards. Said certification shall be based on the level of testing specified by the City.

Information to be provided on Final Plat prior to approval:

☐ Courses, Distances. Courses and distances to the nearest existing street lines or benchmarks or other permanent monuments.

☐ Municipal, County, Land Lot Lines. Municipal, county, or land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.

☐ Tax map, block and parcel number.

☐ ~~Drainage Easement Note:~~ The final plat shall have the following note clearly and legibly printed. The owner of record, on behalf of himself (itself) and all successors in interest specifically releases the City of Hogansville from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by the regulations of the City of Hogansville. The City of Hogansville may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the City Manager, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Hogansville nor an abrogation of the City's rights to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

☐ Boundaries. Exact boundary lines of the tract, determined by a field survey giving distances to at least the nearest one-tenth (0.10) foot and angles to at least the nearest minute, which shall be balanced and closed with an error of closure not to exceed 1:10,000.

☐ Streets, Alleys. Exact locations, widths, and names of all streets and alleys within and immediately adjoining the plat.

☐ Street Center Lines. Street center lines showing angles of deflection, angles of intersections, radii, and lengths of tangents.

☐ Lot Lines. Lot lines with dimensions to the nearest one-tenth (0.10) foot and bearings.

☐ Lot Areas. Area of each lot, in acres or square feet, to at least four (4) significant figures.

☐ Lot, Block Identification. Lots numbered in numerical order and blocks lettered alphabetically. (Based on preliminary plat)

☐ Easements, Reservations. Location, dimensions and purposes of any easements and any areas to be reserved or dedicated for public use.

☐ Monuments, Markers. Accurate location, material and description of at least three (3) monuments and markers.

☐ Property identified for public use or dedication and for common use of property owners.

☐ Setbacks. The building setbacks for the parcel shall be applied to the final plat.

☐ Landscape and Stream Buffers. These shall be shown when in areas where such provisions apply.

☐ Addresses. Shall be placed on the final plat for each lot within question, as assigned by the City.

☐ Private Covenants. A statement, either directly on the plat or identified attached document, of any private covenants.

☐ Surveyor's Certificate. A surveyor's certification, directly on the final plat as follows. It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the land subdivision regulations of the City of Hogansville, Georgia have been fully complied with.

By _____
Reg. Georgia Land Surveyor No.

☐ Owner's Certificate. An owner's certification, directly on the final plat, as follows:

Owner's Certification:

State of Georgia, County of Troup

I, being the owner of the land shown on this plat, hereby certify that: all state, city and county taxes or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials forever; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period.

Property Owner

Date

☐ Health Department Certificate. A certificate of approval of the County Health Department if septic tanks are used, directly on the final plat.

☐ City of Hogansville Certificate. A certificate of acceptance, directly on the plat, as follows:
The City of Hogansville hereby accepts all street rights-of-way and the improvements therein and any catch basins, junction boxes, storm drainage pipe easements, or other structures or areas outside of said street right-of-way (excluding ditches and other open drainage ways) which are specifically indicated on this plat as being dedicated to the public; however, this certification does not obligate the City to maintain the above stated infrastructure until expiration of the maintenance period.

City Manager

Date

☐ Zoning Administrator's Certificate. A certificate of approval of the final plat by the Zoning Administrator, directly on the plat, as follows: Pursuant to the land subdivision regulations of the City of Hogansville, Georgia, all requirements of approval having been fulfilled, this final plat was given final approval on _____, 20____.

Zoning Administrator

Date



Final Plat Application Instructions

An application for a final plat must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting.

The Planning Commission will consider the application at its next regular meeting. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

The Commission may, at its sole discretion, include any condition, requirement or limitation to a request which may be necessary to protect adjacent property owners and the public good. If at any time after the preliminary plat has been issued, the zoning administrator or building inspector finds that the conditions imposed and the agreements made have not been or are not being fulfilled by the holder of the application, the plat shall be terminated.

The final decision to grant a final plat shall be made by the Hogansville City Council after hearing the recommendation of the Planning Commission. Your presence will be required at both City Council and Planning Commission to answer any questions that may arise. Any appeals of the City Council's decision shall be taken to the proper courts. Once approved, file with County Superior Court and return stamped version to the City.



Owner Authorization Form

City of Hogansville

This is a written request from (property owner name): Dream Finders Homes, LLC,
the legal owner of Property (address): 1731 East Main Street, Hogansville, GA 30230,
Hogansville, Troup County, Georgia; Troup County Tax Parcel Number
0214000028.

Esta es una petición escrito de (nombre del
dueño) _____, el dueño legal de la Propiedad
(dirección) : _____, Hogansville, Condado de Troup,
Georgia ; El Número de Parcela Fiscal
_____.

Property Owner Signature/Firma del dueño

7/11/25

Date/Fecha:

Notary Public

Jessica Burer
(Affix Raised Seal Here)
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
My Commission Expires
09/29/2028



Third Party Authorization Form

City of Hogansville

This is a written request from Dream Finder Homes, LLC, the legal owner of Property: 1731 East Main Street, Hogansville, Troup County, Georgia and the Tax Parcel Number 0214000028. I hereby grant authorization to Falcon Design Consultants, LLC to act as the applicant or agent for submitting requests related to this property.

Esta es una petición escrita de _____, el dueño legal de la Propiedad: _____, Hogansville, Condado de Troup, Georgia y el Número de Parcela Fiscal _____. Por la presente autorizo a _____ a actuar como solicitante o representante para presentar solicitudes relacionadas con esta propiedad.

Property Owner Signature/Firma del dueño

9/11/25

Date/Fecha:

Notary Public

(Affix Raised Seal Here)

Jessica Burek
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
My Commission Expires
09/29/2028



*ENGINEERING * LAND PLANNING * SURVEYING *
*CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE*
WWW.FDC-LLC.COM

Letter of Intent

September 12, 2025

City of Hogansville
111 High Street
Hogansville, GA 30230

Re: Moss Creek Townhomes Phase 1

To Whom It May Concern,

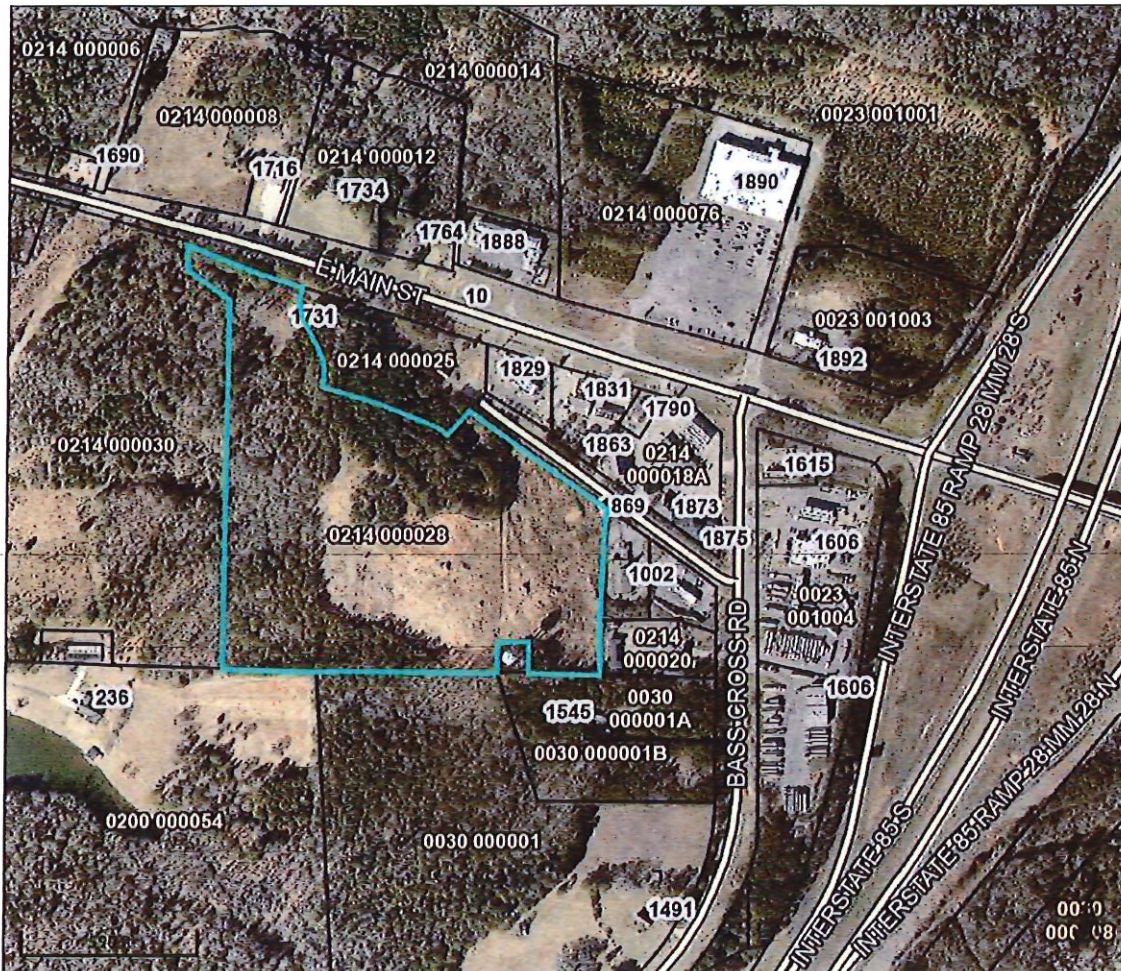
Please accept this letter for the final plat and asbuilts for Moss Creek Townhomes. This is a townhome development with a total of 79 lots in Phase 1.

Please do not hesitate to contact me should you have any questions or need anything further.

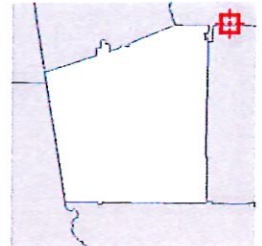
Sincerely,
Falcon Design Consultants, LLC

Lauren Sconyers

Lauren Sconyers
Permit Coordinator



Overview



Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0214 000028	Owner	LIBERTY COMMUNITIES LLC	Last 2 Sales			
Class Code	Residential		1215 EAGLES LANDING PKWY STE	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		206	2/28/2022	\$1221000	FM	Q
City	HOGANSVILLE		STOCKBRIDGE, GA 30281	5/31/2019	\$330000	FM	Q
Acres	24.91	Physical Address	1731 E MAIN ST				
		Assessed Value	Value \$1245500				
		Land Value	Value \$1245500				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 9/12/2025
Last Data Uploaded: 9/11/2025 10:29:20 PM



*ENGINEERING * LAND PLANNING * SURVEYING *
*CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE*
WWW.FDC-LLC.COM

September 10, 2025

City of Hogansville

111 High Street, Hogansville, GA. 300230

RE: Volume Verification Pond 1 at Moss Creek FKA Williams Street Townhomes

To whom it may concern,

Falcon Design Consultants has conducted a field topographic survey of the existing stormwater pond identified as Pond 1 in the approved Hydrology Study for the development described above, as well as the outlet control structure of said pond. Based on the data from the survey, we have analysed the as-built stage/storage relationship along with the asbuilt OCS and have determined that the pre and post construction flow rates at the point of study are decreased for the 1, 2, 5, 10, 25, 50, and 100 year storm events. Please find attached to this letter the as-built pond report with the stage/storage values and the return period recap for the point of study showing the pre and post construction flow rates.

Please do not hesitate to contact us with any questions or concerns.

Sincerely,

James L. Jones III, P.E.

Senior Engineering Project Manager

Falcon Design Consultants, LLC



9/10/25

Pond Report

3

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Wednesday, 09 / 10 / 2025

Pond No. 1 - ASBUILT 09-09-2025, POND 1

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 820.43 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	820.43	00	0	0
0.07	820.50	362	13	13
0.57	821.00	1,238	400	413
1.07	821.50	2,088	832	1,244
1.57	822.00	3,101	1,297	2,541
2.07	822.50	4,196	1,824	4,366
2.57	823.00	5,663	2,465	6,830
3.07	823.50	7,243	3,227	10,057
3.57	824.00	8,305	3,887	13,944
4.07	824.50	9,113	4,354	18,298
4.57	825.00	9,803	4,729	23,027
5.07	825.50	10,453	5,064	28,091
5.57	826.00	11,135	5,397	33,488
6.57	827.00	12,650	11,893	45,381
7.57	828.00	14,182	13,416	58,797
8.57	829.00	15,791	14,987	73,783
9.57	830.00	17,536	16,664	90,447
10.57	831.00	19,367	18,452	108,898
11.07	831.50	20,378	9,936	118,835
11.57	832.00	21,361	10,435	129,269

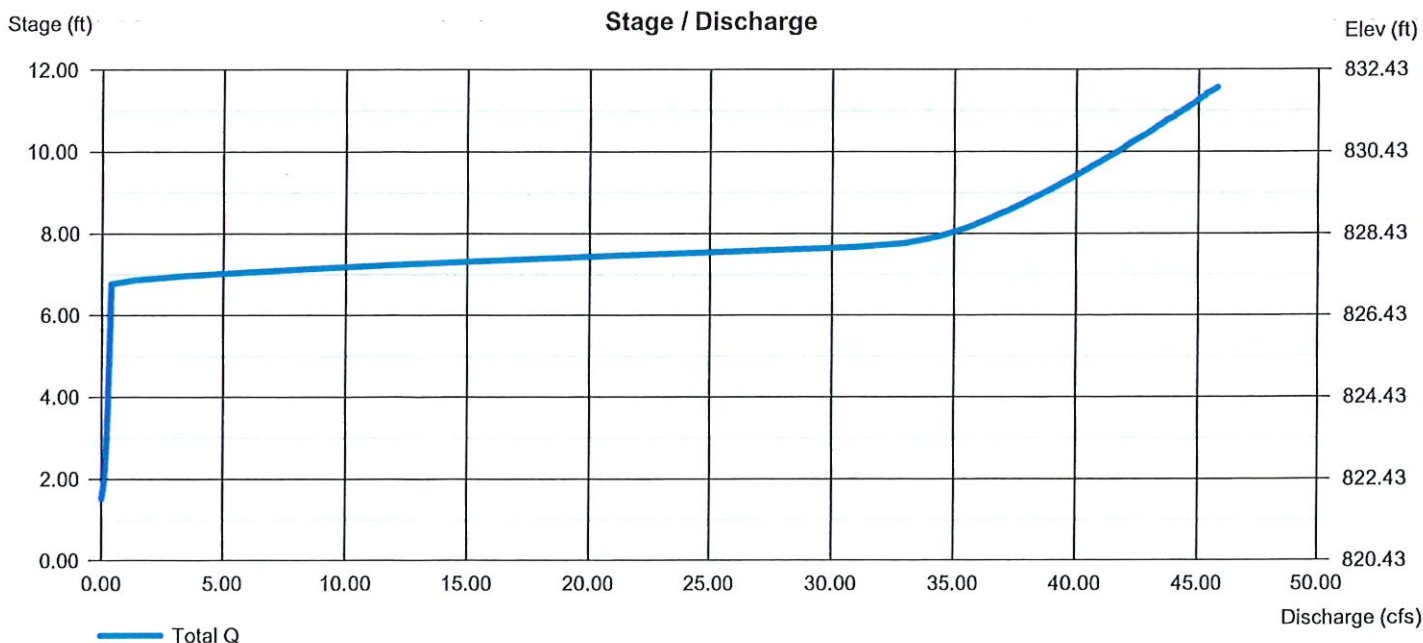
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	2.50	0.00	0.00
Span (in)	= 24.00	2.50	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 821.81	821.91	0.00	0.00
Length (ft)	= 100.00	0.50	0.00	0.00
Slope (%)	= 1.00	0.50	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 11.00	12.20	0.00	0.00
Crest El. (ft)	= 827.21	832.20	0.00	0.00
Weir Coeff.	= 3.33	2.60	3.33	3.33
Weir Type	= 1	Broad	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



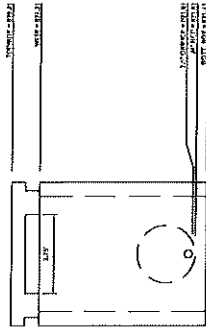
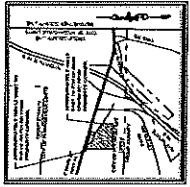


DETERNON POND 1
FOR
MOSS CREEK PHASE 1
LOCATED IN:
HOGANVILLE, GEORGIA
LAND LOT 125, 11TH DISTRICT

REVISIONS	
NO.	DESCRIPTION
1	THIS PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING PERMITS FOR THE CONSTRUCTION OF THE DETERNON POND 1 AND THE ASSOCIATED INFRASTRUCTURE AND SHALL BE USED ONLY FOR THE PROJECT DESCRIBED HEREIN.

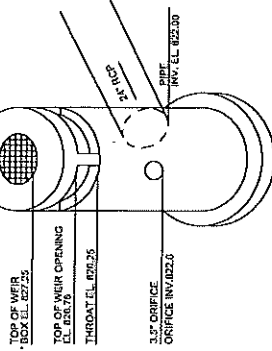
DATE	10/10/2013
BY	J. L. JONES
CHECKED BY	J. L. JONES
DESIGNED BY	J. L. JONES
PROJECT NO.	10000000000000000000
PROJECT NAME	MOSS CREEK PHASE 1
PROJECT LOCATION	HOGANVILLE, GEORGIA
PROJECT DESCRIPTION	DETERNON POND 1 AND ASSOCIATED INFRASTRUCTURE

SHEET NUMBER
1 of 1

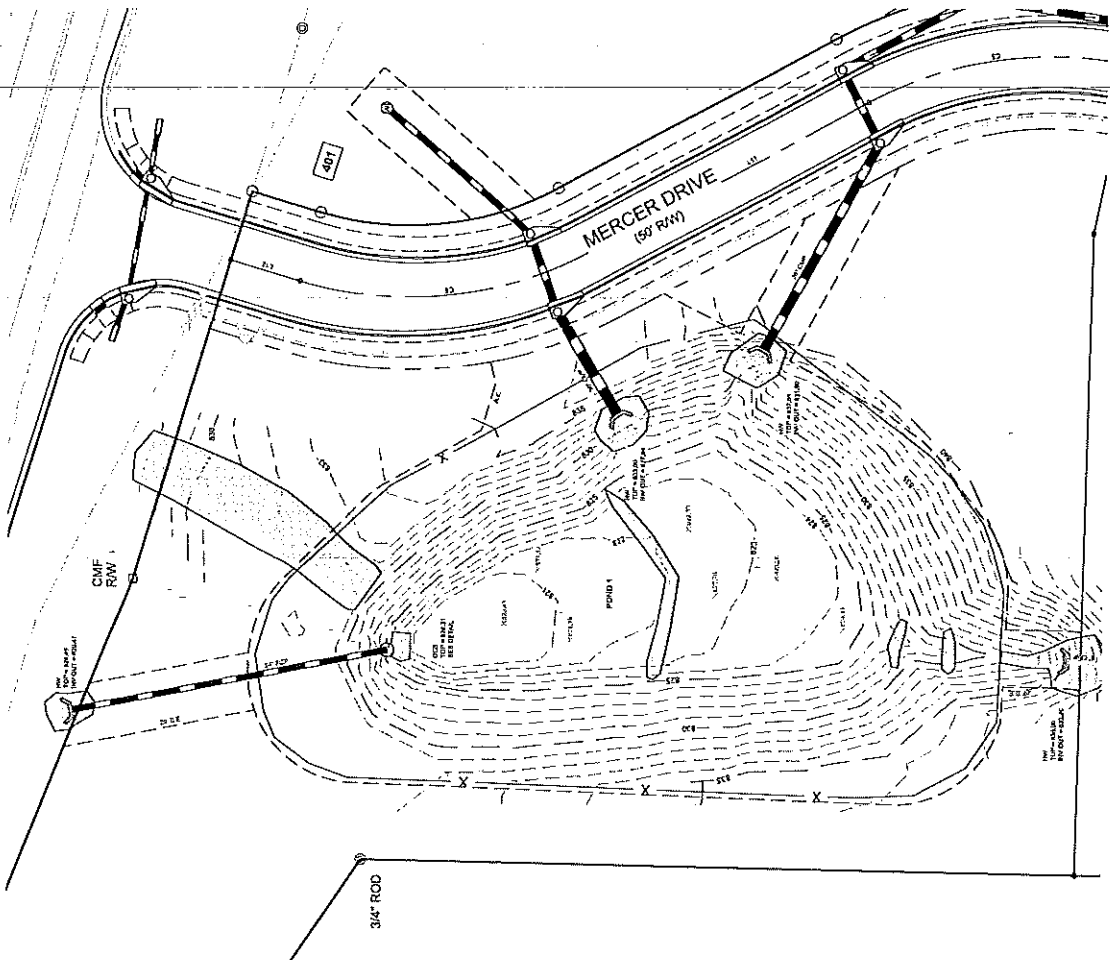


8' ROUND C&G ACQUILT

5' Ø OCS W/WHOLE LID
4' Ø INSIDE DIMENSIONS



DESIGN OCS



LEGEND	
1	EXISTING ROAD
2	PROPOSED ROAD
3	EXISTING DRIVEWAY
4	PROPOSED DRIVEWAY
5	EXISTING SIDEWALK
6	PROPOSED SIDEWALK
7	EXISTING CURB
8	PROPOSED CURB
9	EXISTING GUTTER
10	PROPOSED GUTTER
11	EXISTING DRAINAGE
12	PROPOSED DRAINAGE
13	EXISTING UTILITY
14	PROPOSED UTILITY
15	EXISTING FENCE
16	PROPOSED FENCE
17	EXISTING LANDSCAPE
18	PROPOSED LANDSCAPE
19	EXISTING TREES
20	PROPOSED TREES
21	EXISTING PLANTS
22	PROPOSED PLANTS
23	EXISTING LIGHTS
24	PROPOSED LIGHTS
25	EXISTING SIGNS
26	PROPOSED SIGNS
27	EXISTING UTILITIES
28	PROPOSED UTILITIES
29	EXISTING STRUCTURES
30	PROPOSED STRUCTURES
31	EXISTING FENCES
32	PROPOSED FENCES
33	EXISTING LANDSCAPES
34	PROPOSED LANDSCAPES
35	EXISTING TREES
36	PROPOSED TREES
37	EXISTING PLANTS
38	PROPOSED PLANTS
39	EXISTING LIGHTS
40	PROPOSED LIGHTS
41	EXISTING SIGNS
42	PROPOSED SIGNS
43	EXISTING UTILITIES
44	PROPOSED UTILITIES
45	EXISTING STRUCTURES
46	PROPOSED STRUCTURES
47	EXISTING FENCES
48	PROPOSED FENCES
49	EXISTING LANDSCAPES
50	PROPOSED LANDSCAPES



August 1, 2025

Liberty Communities
1215 Eagles Landing Parkway
Suite 206
Stockbridge, Georgia 30281

VIA EMAIL to nathan.kemper@dreamfindershomes.com

Attention: Mr. Nathan Kemper

RE: Summary Letter of Engineering Observations
Williams Street Townhomes
Hogansville, Troup County, Georgia
Project No.: 24LCM005

Dear Mr. Kemper:

GROUNDED Engineering Services, LLC (GROUNDED) has prepared this letter to serve as a summary of our observations and testing during mass grading and storm and sewer utility construction for the Williams Street Townhomes residential development. GROUNDED utilized the Civil Design Drawings prepared by Falcon Design Consultants dated November 11, 2021 for reference during our field observations and testing.

During mass grading and storm and sewer utility construction, GROUNDED visited the site on a regular, part-time basis to observe the following:

- GROUNDED observed subgrades prior to fill placement to confirm proper stripping and stability. GROUNDED then observed placement and compaction of fill materials during mass grading. Our observations were supplemented with in-place field density testing utilizing the Drive Cylinder Method (ASTM D2937) and/or the Nuclear Density Gauge Method (ASTM D6938).
- During trench backfill, GROUNDED observed the placement of backfill materials and performed in-place field density testing utilizing the Drive Cylinder Method (ASTM D2937) and/or the Nuclear Density Gauge Method (ASTM D6938).

Based solely on our observations and test results at the time of service, it is our professional opinion that the fill/backfill materials have been compacted, where tested, to at least 95% of the maximum dry density per ASTM D698.


Address:
4148 Industry Way, Suite E
Flowery Branch, Georgia 30542
(tel.) 678.825.3690
(fax) 678.825.3691
groundedservices.com

This letter does not constitute a warranty or guarantee of subsurface conditions. Subsurface conditions may vary across the site and may differ from those observed during our time on site. No responsibility is accepted for changes in conditions after the date of our services. This opinion is rendered to Liberty communities for its internal use, and may not be relied upon by third parties without GROUNDED's prior written consent. Any reliance by third parties shall be at their sole risk.

In the event that previously unidentified or significantly different subsurface conditions are encountered during future construction or excavation activities, GROUNDED should be notified immediately so that we may reassess and, if appropriate, amend our recommendations.

Should any question arise regarding this letter, or if we may be of further service in any manner, please contact our office at your convenience. As always, GROUNDED is pleased to have provided service to your project.

Respectfully submitted,
GROUND


Luke J Parker, PE
Senior Project Engineer



ENGINEER/SURVEYOR
FALCON DESIGN CONSULTANTS, LLC 235
CORPORATE CENTER DR. SUITE 200
STOCKBRIDGE, GA 30281
PHONE (770) 382-6065

FINAL PLAT FOR:
MOSS CREEK - PHASE 1

LAND LOTS 125, 11TH DISTRICT
CITY OF HOGANSVILLE
TROUP COUNTY, GEORGIA
TAX PARCEL 0214000028

38	DETO ROCK
39	FLAT ROCK
40	PAVE
41	LANDFILL
42	CONCRETE
43	REINFORCED
44	FLARE
45	12 REBAR IN/CONC 000995
46	CONC TOP FILL
47	CLM & GUTTER
48	RIGHT OF WAY
49	CONC FORMLINE
50	OVERHEAD POWERLINE
51	GLASS
52	PERFERENCE
53	THIN
54	POINT OF BEGINNING
55	CONC
56	REINFORCED CONCRETE FILL
57	DUCTILE IRON PIPE
58	CONC WITHIN CULDEPREE
59	MGS IDENTIFY POLYETHYLENE
60	CONC
61	CONC
62	PROPERTY LINE
63	CONCRETE
64	IDENTIFY RAIL
65	REINFORC STEEL
66	CONC
67	CURB/RAIL
68	CONC
69	CONC
70	DRAINAGE EXISTENT
71	CONC
72	PIPE HORIZONTAL
73	LINE
74	CONC
75	CONC
76	CONC
77	CONC
78	CONC
79	CONC
80	CONC
81	CONC
82	CONC
83	CONC
84	CONC
85	CONC
86	CONC
87	CONC
88	CONC
89	CONC
90	CONC
91	CONC
92	CONC
93	CONC
94	CONC
95	CONC
96	CONC
97	CONC
98	CONC
99	CONC
100	CONC



SITE LOCATION DATA
INTERSECTION OF E MAIN STREET AND WILLIAMS
STREET IN HOGANSVILLE, GEORGIA



FLOOD NOTE

THERE IS NO 100 YEAR FLOOD PLAIN ON THIS SITE PER FEMA FLOOD PLAN
COMMUNITY PANEL NUMBERS 13285C0070E & 13285C0092E DATED JULY 3, 2012.

THE OTHER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF HOVANUSKY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR DROUGHT FROM STORM DRAINAGE OR FROM FLOODING FROM HIGH WATER OF NATURAL CAUSE, AROUND OR WITHIN THE CITY OF HOVANUSKY, OR FROM ANY OTHER CAUSE OF FLOODING OR DROUGHT. THE CITY HAS NO INTERESTS AS ESTABLISHED BY THE REGULATIONS OF THE CITY. THE CITY HAS NO MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EXISTENT CONDITIONS ARE. EMERGENCY MAINTENANCE SHALL BE REMOVAL OF TREES AND OTHER OBSTACLES, EVACUATION, FILLING AND THE LIKE, AND SHALL BE LIMITED TO THE MINIMUM NECESSARY TO PREVENT DAMAGE TO PERSONS OR PROPERTY. NO MAINTENANCE TO LIFE, PROPERTY OR THE PUBLIC ROADS OR UTILITY SYSTEMS DURING EMERGENCY CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSIDERED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY NOR AN ABROGATION OF THE CITY'S OBLIGATIONS TO REPAIR AND MAINTAIN EXPENSES FROM THE OWNERS OF THE PROPERTIES OF THE LANDS THAT GENERATED THE EASEMENT.

[illegible]

OPEN SPACE (PHASE 1) = 261.081 SQ. FT.
5.01 ACRES

1. THERE ARE NO WETLANDS OR LIVE STREAMS WITHIN 200' OF THE SITE
2. THE SUILDER IS RESPONSIBLE FOR THE SIDEWALKS ON LOTS
3. PRESCRIBE BASEMENTS HAVING A MINIMUM WIDTH OF TEN FEET SHALL BE CONSIDERED AS ONE ALL REAR LOT LINES FOR UTILITY LINES AND UNDERGROUND MAINS AND CABLES.

DISCANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF HOUSTON, TLE, GEO-5A.
ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THE FINAL PLAT WAS GIVEN FINAL
APPROVAL ON _____, 20____.

DATE _____

ANDY LLE HESSEY ACCEPTS ALL STREET RIGHT-OF-WAY AND THE
ENTS THEREIN AND ANY CATCH BASINS, JUNCTION BOXES, STORM DRAINAGE PIPE
SEWERS OR OTHER STRUCTURES OR AREAS OUTSIDE OF SAID STREET RIGHT-OF-WAYS
[EXCLUDING DITCHES AND OTHER OPEN DRAINAGE WAYS] WHICH ARE SPECIFICALLY MARKED
ON THIS PLAT AS BEING DEDICATED TO THE PUBLIC; HOWEVER, THIS CERTIFICATION DOES NOT
OBLIGATE THE CITY TO MAINTAIN THE ABOVE STATED INFRASTRUCTURE UNTIL EXPIRATION OF
THE MAINTENANCE PERIOD.

DATE _____

THESEY CERTIFY THAT A SECURITY BOND OR CERTIFIED CHECK IN THE AMOUNT OF \$_____ HAS BEEN RECEIVED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE SUBDIVISION PLAT ATTACHED HERETO IN THE EVENT OF DEFAULT BY THE DEVELOPER.

DATE

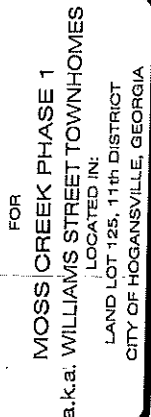
I, JENNIFER L. HARRIS, THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT: ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THE LAND HAVE BEEN PAID; ALL STREETS, DRAINAGEWAYS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE USE OF THE PUBLIC; AND ENDORSEMENT BY PUBLIC SAFETY OFFICIALS FOR EGRESS AND ENTRANCE, AND THAT I WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL INFRASTRUCTURE ASSOCIATED WITH THIS DEVELOPMENT UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.

NOTARY PUBLIC

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'TITULINE', AND THEIR LOCATION, SIZE, TYPE, DIST OR ARE MARKED AS 'FUTURE', AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE SUCCESSION ORDINANCE OF THE CITY OF MOGANSVILLE, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

KEVIN M. GROMY
REGISTERED LAND SURVEYOR #2500

\$587025
PAID



REVISIONS

DATE:	9-08-25
SCALE:	N/A
FILE NUMBER:	031.016
DRAWN BY:	KJNELMS
REVIEWED BY:	KBROWN



DOCUMENT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE AGENT
ASSIGNING THE DOCUMENT TO HIM.

SHEET NUMBER

1 of 6

RESERVED FOR CLERK OF COURT

Mayor Bill Stankiewicz
Reginal Jackson, Post 1
Marilyn Price, Post 2
Mark Ayers, Post 3
Earl Ayers, Post 4
Toni Smith, Post 5



Jonathan Lynn, City Manager
Lisa Kelly, Assistant City Manager
Alex Dixon, City Attorney
400 E Main St
Hogansville, GA 30230-1100
706-637-8033 | @hogansvillega

February 11, 2021

Leigh Ann Green, President
Development Site Services, Inc.
P.O. Box 3149
Tyrone, Georgia 30290

RE: Zoning Verification for Williams Street Townhomes, Hogansville Ga.

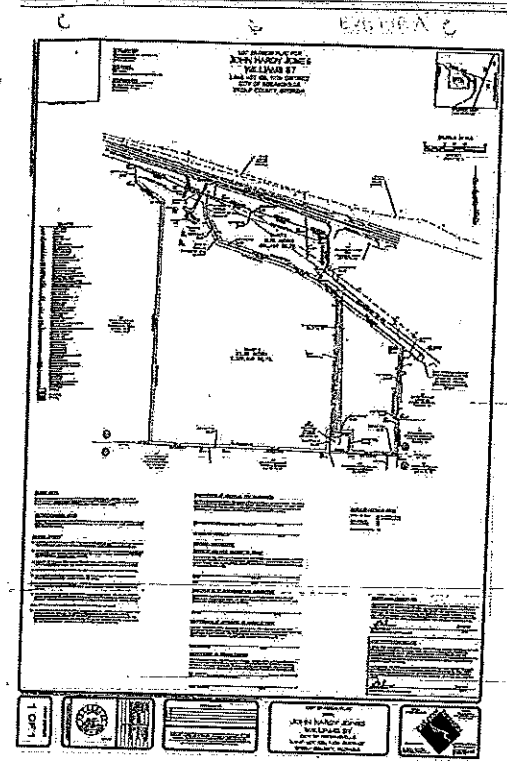
Dear Ms. Green,

At its regular meeting held on April 6, 2020, the City Council of the City of Hogansville approved the rezoning for the property known as "Williams Street Townhomes", comprised of 25.55 acres, from C - Commercial to R3 - Residential. Said acreage is a combination of Tax Map Numbers 0214 00027 & 0214 00028 and shown as Tract 1 of the Lot Division Plat by Falcon Design dated 2-26-2020 and attached hereto as "Exhibit A".

Please reach out with any questions.

Sincerely,

Lisa E. Kelly
Assistant City Manager
City of Hogansville



**Regular Meeting
March 1, 2021**

Meeting held at Hogansville City Hall, 400 East Main Street, Hogansville, GA 30230

Call to Order: Mayor Bill Stankiewicz called the regular meeting to order at 7:00 pm. Present were Council Members Marilyn Price, Mandy Neese, Mark Ayers and Toni Smith. Also present were City Manager Jonathan Lynn, Assistant City Manager Lisa Kelly, City Attorney Alex Dixon, and Community Development Director Lynne Miller. Council Member Reginal Jackson was not present for tonight's meeting.

Council Member Toni Smith gave an invocation and Mayor Stankiewicz led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Smith moved to approve the Consent Agenda. The motion was seconded by Council Member Neese.

Roll Call Vote: Price (Yes), Neese (Yes), Ayers (Yes), Smith (Yes).

Motion Passed 4-0

OLD BUSINESS

1. 2nd Reading & Adoption - Ordinance - Soil Erosion & Sedimentation

Motion: City Attorney Alex Dixon read the second reading of the proposed ordinance. Motion was made by Council Member Neese to adopt the ordinance regarding soil erosion, sedimentation and pollution control. The motion was seconded by Council Member Ayers.

Discussion: None

Roll Call Vote: Price (Yes), Neese (Yes), Ayers (Yes), Smith (Yes)

Motion Passed 4-0

2. Presentation of Mayoral Veto by City Clerk

Assistant City Manager Lisa Kelly read the Veto of the Mayor in regard to the City Council's motion to allow the Mayor to sign the SDS agreement if all parties are in agreement. No action was taken.

NEW BUSINESS

1. 1st Reading - Sidewalk

City Attorney Alex Dixon read the first reading of the proposed ordinance. No action was taken at tonight's meeting.

2. Sidewalk Violence Request - Williams Street

Motion: Motion was made by Council Member Neese to allow the first setback of 25' to 20' due to topography and water line positioning. The motion was seconded by Council Member Price.

Discussion: None

Roll Call Vote: Price (Yes), Neese (Yes), Ayers (Yes), Smith (Yes)

Motion Passed 4-0

March 1, 2021

Page 11

3. Preliminary Plat Approval - Williams Street

Motion: A motion was made by Council Member Neese to approve the preliminary plat for Williams Street for the proposed 100 lot townhouse development. The motion was seconded by Council Member Price.

Discussion: None

Roll Call Vote: Price (Yes), Neese (Yes), Ayers (Yes), Smith (Yes)

Motion Passed 4-0

4. Board Appointments - Planning & Zoning Commission

Motion: Motion was made by Council Member Smith to appoint Ricky Thrash, Mary Mayhew, Wade, Carol Smith and Eliza Stahlberger, and to appoint Mark Brummett to the City of Hogansville Planning and Zoning Commission. The motion was seconded by Council Member Price.

Discussion: Community Development Director Lynne Miller explained that former board members would like to be re-appointed to the commission for an additional two year term. Two eligible applicants applied for the fifth vacancy and after interviews, the Planning and Zoning Commission recommended to appoint Mark Brummett to the Commission.

Roll Call Vote: Price (Yes), Neese (Yes), Ayers (Yes), Smith (Yes)

Motion Passed 4-0

5. Board Appointments - Historic Preservation Commission

Motion: Motion was made by Council Member Smith to appoint Cheryl Comfort, Jordan Brooke Candace and Chad Smith to fill the 3 vacancies on the Hogansville Historic Preservation Commission. The motion was seconded by Council Member Price.

Discussion: Community Development Director Lynne Miller explained that the Historic Preservation Commission had three vacancies and received 4 citizen applicants. After interviews, the commission recommended Cheryl Comfort, Jordan Brooke Candace and Chad Smith to be appointed.

Roll Call Vote: Price (Yes), Neese (Yes), Ayers (Yes), Smith (Yes)

Motion Passed 4-0

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Bill Stankiewicz adjourned the meeting at 7:29 PM.

Respectfully,

Lisa E. Kelly
Administrative Assistant
City of Hogansville

March 1, 2021

Page 12



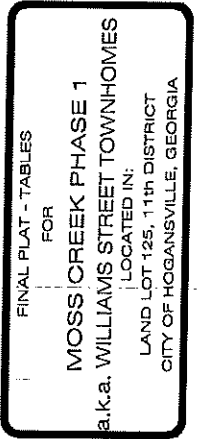
FINAL PLAT - ZONING
FOR
MOSS CREEK PHASE 1
a.k.a. WILLIAMS STREET TOWNHOMES
LOCATED IN:
LAND LOT 125, 11th DISTRICT
CITY OF HOGANSVILLE, GEORGIA

REVISIONS	DATE	DESCRIPTION
1	2-26-20	INITIAL PLAT PREPARED FOR 7th DISTRICT. PLAT WAS REVISIONED IN THE 11th DISTRICT TO ACCOMMODATE THE 11th DISTRICT RECORDING REQUIREMENTS. BY THE CITY OF HOGANSVILLE AND FALCON DESIGN CONSULTANTS.

DATE:	2-26-21
SCALE:	1" = 60'
FILE NUMBER:	031.016
DRAWN BY:	KVLSMS
REVIEWED BY:	KIBROWN



SHEET NUMBER
2 of 6



MOSS CREEK PHASE 1
a.k.a. WILLIAMS STREET TOWNHOMES
LOCATED IN:
LAND LOT 125, 11th DISTRICT
CITY OF HOGANSVILLE, GEORGIA

1.	REVISIO, S
2.	
3.	
4.	

THIS PLAY WAS PERFORMED FOR THE EXCLUSIVE USE OF THE PERIOD, HEREON, AND IS NOT TO BE REPRODUCED OR PERFORMED IN ANY MANNER THAT EXTENDS TO ANY UNPAID PERSON OR ENTITY. THIS AGREEMENT IS A COPYRIGHT CERTIFICATION BY THE BUREAU OF TRAINING AND PERSONNEL.

DATE:	9-02-25
SCALE:	1" = 40'
FILE NUMBER:	C31.016
DRAWN BY:	KXELAS
REVIEWED BY:	KBROWN



3 of 6

Parcel #	Sq. Ft.	Acres
1	2645.50	0.03
2	2709.51	0.03
3	2655.78	0.03
4	2664.83	0.03
5	2533.51	0.03
6	2565.60	0.03
7	2535.68	0.03
8	2504.73	0.03
9	2473.79	0.03
12	2442.65	0.03
11	2441.92	0.03
12	2383.98	0.03
13	2350.04	0.03
14	2592.72	0.03
15	2591.87	0.03
16	2599.42	0.03
17	2599.16	0.03
18	2511.77	0.03
19	2304.54	0.03
20	2238.52	0.03

Parcel Area Table		
Parcel #	Sq. Ft.	Acres
21	2159.70	0.05
22	2221.05	0.05
23	2305.83	0.05
24	2457.12	0.05
61	2159.58	0.05
82	2159.58	0.05
83	2169.59	0.05
84	2169.59	0.05
85	2159.58	0.05
89	2169.59	0.05
87	2159.58	0.05
88	2159.58	0.05
94	2200.00	0.05
95	2200.00	0.05
96	2200.00	0.05
97	2200.00	0.05
98	2200.00	0.05
99	2200.00	0.05
100	2243.21	0.05
101	2243.21	0.05

Parcel Area Table		
Parcel#	Sq. Ft.	Acres
102	2243.21	0.51
103	2243.21	0.51
104	2243.31	0.51
105	2228.81	0.51
106	2201.78	0.50
107	2201.78	0.50
108	2201.78	0.50
109	2201.78	0.50
110	2201.78	0.50
111	2201.78	0.50
112	2217.65	0.50
113	2233.96	0.50
114	2228.55	0.50
115	2206.92	0.50
116	2192.24	0.50
117	2175.57	0.50
118	2164.64	0.50
119	2312.24	0.52
120	2228.62	0.51
121	2200.95	0.50

Parcel Area Table		
Parcel#	Sq. Ft.	A.Cres
122	2209.41	0.65
123	2209.41	0.65
124	2203.21	0.65
125	2209.22	0.65
126	2203.22	0.65
127	2203.23	0.65
128	2200.23	0.65
129	2200.24	0.66
130	2200.24	0.65
131	2310.60	0.68
132	2310.60	0.68
133	2310.61	0.68
134	2310.61	0.65
135	2295.68	0.65
136	2206.34	0.66
137	2200.69	0.66
138	2199.80	0.66
139	2200.00	0.65
140	2200.00	0.66
141	2200.00	0.66

Parcel #	Sq. Ft.	Acres
142	2202.55	0.05
143	2200.00	0.05
144	2200.05	0.05
145	2199.99	0.05
146	2199.99	0.05
147	2205.57	0.05
148	2209.65	0.05

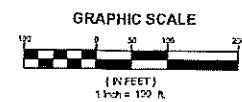
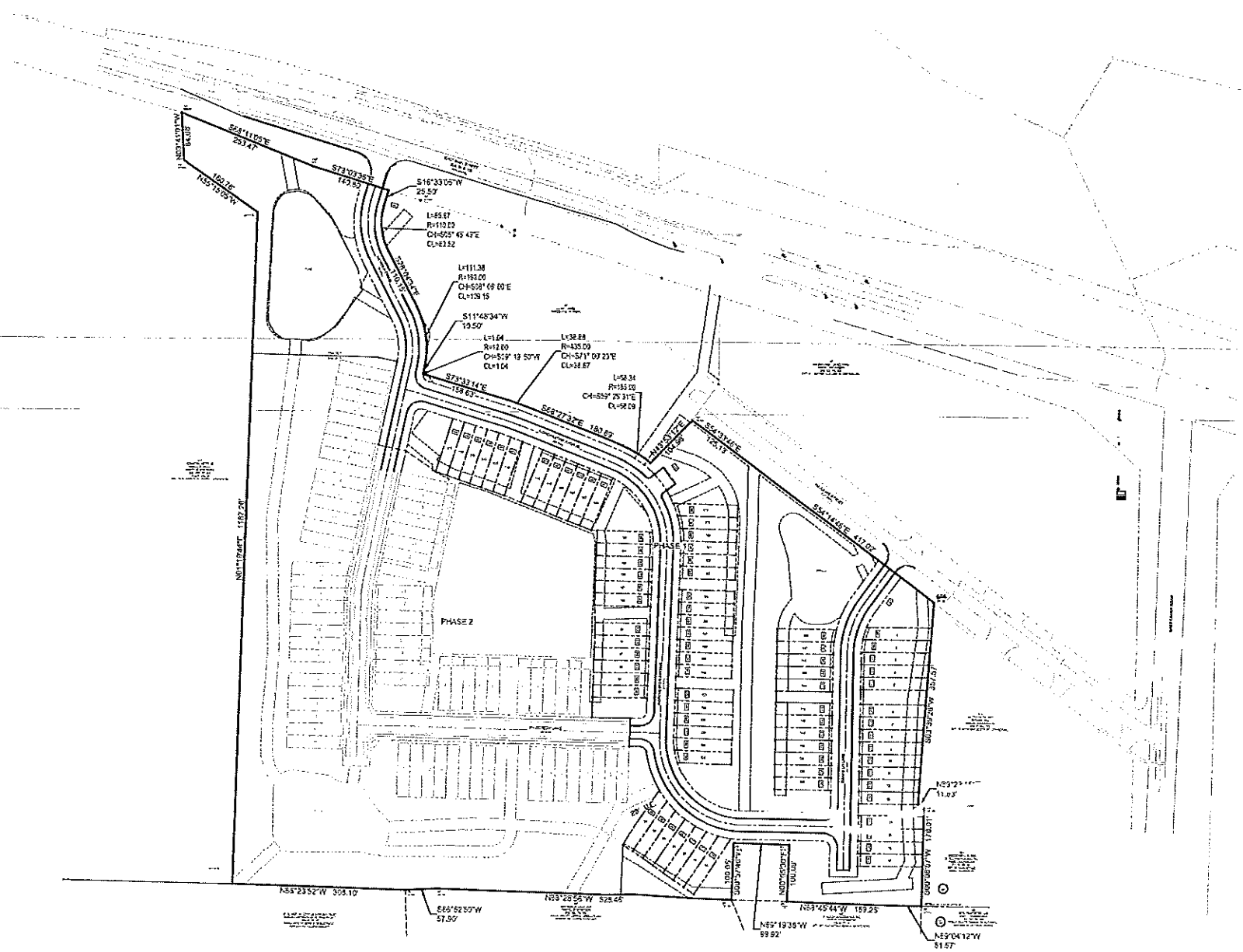
Line #	Length	Bearing
L1	75.78	S55°48'49.33"W
L2	96.07	S9°00'00.00"E
L3	75.05	S90°00'00.00"E
L4	163.32	N89°00'00.00"E
L5	5.97	S1°01'53.09"W
L6	333.31	S1°01'53.09"W
L7	163.89	S88°27'31.69"E
L8	163.92	S72°35'14.87"E
L9	147.81	S11°48'33.52"W
L10	44.63	S11°48'33.52"W
L11	110.15	S28°04'34.93"E
L12	25.67	S16°33'00.07"W
L13	52.69	S39°54'24.82"E

Curve #	Arc Length	Radius	Chord	Length
C1	53.58'	150.00'	S17° 52' 22"W	92.07'
C2	239.32'	150.00'	S44° 23' 05"E	214.63'
C3	181.92'	150.00'	S33° 42' 51"E	170.59'
C4	35.57'	400.00'	S71° 00' 23"E	35.55'
C5	90.56'	138.00'	S8° 03' 00"E	92.02'
C6	105.15'	138.00'	S5° 45' 45"E	102.51'

Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C7	22.33'	125.00'	S16° 09' 59" W	22.30'
C8	22.14'	125.00'	S5° 47' 03" W	22.09'
C9	1.55'	125.00'	N0° 21' 19" E	1.55'
C10	23.97'	175.00'	N79° 04' 35" W	23.89'
C11	22.65'	175.00'	N02° 15' 00" W	22.64'
C12	22.25'	175.00'	N62° 51' 07" W	22.23'
C13	22.02'	175.00'	S° 07' 30" W	22.01'
C14	22.14'	175.00'	N50° 23' 16" W	22.13'
C15	22.65'	175.00'	N43° 02' 20" W	22.63'
C16	23.61'	175.00'	N35° 29' 05" W	23.59'
C17	0.60'	125.00'	N1° 00' 55" E	0.59'
C18	22.12'	125.00'	N4° 04' 17" W	22.09'
C19	4.57'	125.00'	S41° 25' 43" E	4.55'
C20	6.75'	375.00'	N69° 59' 30" W	6.73'
C21	22.51'	375.00'	N10° 10' 20" W	22.09'
C22	4.57'	375.00'	S73° 12' 13" E	4.59'
C23	23.63'	175.00'	S20° 14' 53" E	23.61'
C24	22.56'	175.00'	S12° 07' 13" E	22.64'
C25	22.15'	175.00'	S5° 20' 04" E	22.14'
C26	0.37'	175.00'	S0° 23' 20" E	0.35'

Curve #	Arc Length	Radius	Chord	Length
C27	0.35'	125.00'	N0° 57' 00"E	0.35'
...	22.12'	125.00'	S4° 12' 01"E	22.09'
C29	22.87'	125.00'	S14° 30' 38"E	22.63'
C30	19.05'	175.00'	N0° 07' 09"E	19.04'
C31	22.35'	175.00'	N9° 53' 48"E	22.33'

Curve #	Arc Length	Radius	Chord	Length
C27	0.35'	125.00'	N0° 57' 00"E	0.35'
...	22.12'	125.00'	S4° 12' 01"E	22.09'
C29	22.87'	125.00'	S14° 30' 38"E	22.63'
C30	19.05'	175.00'	N0° 07' 09"E	19.04'
C31	22.35'	175.00'	N9° 53' 48"E	22.33'



FINAL PLAT - OVERALL SITE
FOR
MOSS CREEK PHASE 1
a.k.a. WILLIAMS STREET TOWNHOMES
LOCATED IN:
LAND LOT 125, 11TH DISTRICT
CITY OF HOGANSVILLE, GEORGIA

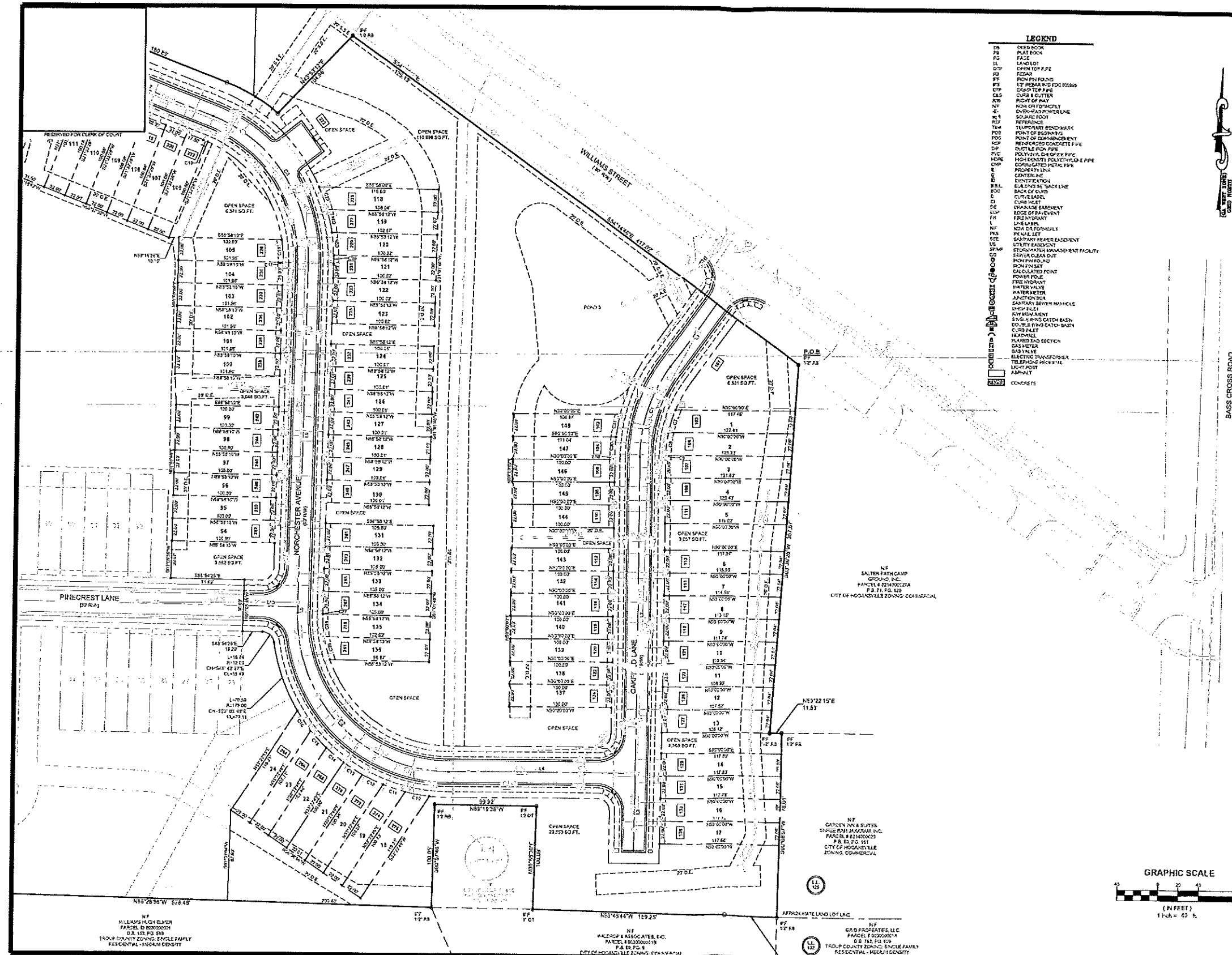
1	1	<p>THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, FIRM, OR FIRMS, INDIVIDUALLY OR JOINTLY, WHOSE NAME IS APPEARED IN THE CERTIFICATE HEREON, AND THE SAME IS NOT TO BE EXTENDED TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMED SAID PERSON.</p>
2	2	
3	3	
4	4	
5	5	

REVISIONS

DATE:	9-00-25
SCALE:	1" = 40'
FILE NUMBER:	031.016
DRAWN BY:	KNEUMS
REVIEWED BY:	KBROWN



SHEET NUMBER
4 of 6



LEGEND	
12	DEED BOOK
13	PLAT BOOK
14	FACE
15	LAND LOT
16	OPEN SPACE
17	FEAS
18	FEAS
19	FEAS
20	FEAS
21	FEAS
22	FEAS
23	FEAS
24	FEAS
25	FEAS
26	FEAS
27	FEAS
28	FEAS
29	FEAS
30	FEAS
31	FEAS
32	FEAS
33	FEAS
34	FEAS
35	FEAS
36	FEAS
37	FEAS
38	FEAS
39	FEAS
40	FEAS
41	FEAS
42	FEAS
43	FEAS
44	FEAS
45	FEAS
46	FEAS
47	FEAS
48	FEAS
49	FEAS
50	FEAS
51	FEAS
52	FEAS
53	FEAS
54	FEAS
55	FEAS
56	FEAS
57	FEAS
58	FEAS
59	FEAS
60	FEAS
61	FEAS
62	FEAS
63	FEAS
64	FEAS
65	FEAS
66	FEAS
67	FEAS
68	FEAS
69	FEAS
70	FEAS
71	FEAS
72	FEAS
73	FEAS
74	FEAS
75	FEAS
76	FEAS
77	FEAS
78	FEAS
79	FEAS
80	FEAS
81	FEAS
82	FEAS
83	FEAS
84	FEAS
85	FEAS
86	FEAS
87	FEAS
88	FEAS
89	FEAS
90	FEAS
91	FEAS
92	FEAS
93	FEAS
94	FEAS
95	FEAS
96	FEAS
97	FEAS
98	FEAS
99	FEAS
100	FEAS
101	FEAS
102	FEAS
103	FEAS
104	FEAS
105	FEAS
106	FEAS
107	FEAS
108	FEAS
109	FEAS
110	FEAS
111	FEAS
112	FEAS
113	FEAS
114	FEAS
115	FEAS
116	FEAS
117	FEAS
118	FEAS
119	FEAS
120	FEAS
121	FEAS
122	FEAS

CIVIL
ENGINEERING
CONSTRUCTION
MANAGEMENT

LAND
SCAPE
ARCHITECT

FALCON DESIGN
CONSULTANTS

10000 BASS CROSS ROAD
SUITE 100
HOGANSVILLE, GA 31033
TEL: 706.336.1234
FAX: 706.336.1235
WWW.FALCONDC.COM

FINAL PLAT - SITE PLAN
FOR
MOSS CREEK PHASE 1
a.k.a. WILLIAMS STREET TOWNHOMES
LOCATED IN:
LAND LOT 125, 11th DISTRICT
CITY OF HOGANSVILLE, GEORGIA

REVISIONS	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100
101	101
102	102
103	103
104	104
105	105
106	106
107	107
108	108
109	109
110	110
111	111
112	112
113	113
114	114
115	115
116	116
117	117
118	118
119	119
120	120
121	121
122	122

DATE:	9-08-25
SCALE:	1" = 40'
FILE NUMBER:	031.016
DRAWN BY:	KRUMHOLTZ
REVIEWED BY:	KRUMHOLTZ

8/25/2025

SHEET NUMBER
5 of 6

