

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kelly
Assistant City Manager – Niles Ford
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: July 1, 2024

SUBMITTED BY: Dhayna Portillo *DPW*

AGENDA TITLE: Variance for 89 Margaret Way.

CLASSIFICATION (City Attorney must approve all ordinances, resolutions, and contracts as to form)

- Ordinance (No. ____)
- Contract
- Information Only
- Public Hearing
- Resolution (No. ____)
- Ceremonial
- Discussion/Action
- Other

BACKGROUND (Includes description, background, and justification)

Property owner and applicant G. Arundra Nagabhairu Gadde Trust is proposing a variance of their .26 +/- acre site at 89 Margaret Way Tax Map No. 0200 000 127 to reduce required new house size from 1,500 sf to 1,467 sf instead.

Nearby properties range from 1246 sq ft to 1276 sqft. Entrance would be from Margaret Way.

At its June 20, 2024 regular meeting, the Hogansville Planning Commission voted to recommend that the City Council approve the proposed variance.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

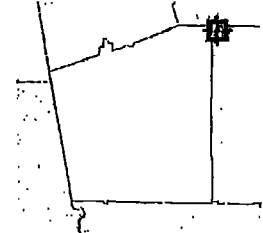
No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

N/A



Overview



Legend

- Address Numbers
- Parcels
- == Roads

Parcel ID	0200 000127	Owner	GADDE ARUDRA NAGABHAIRU AS TRUSTEE	Last 2 Sales			
Class Code	Residential		OF TH	Date	Price	Reason	Qual
Taxing	18 -		ARUDRA NAGABHAIRU GADDE	9/23/2011	\$49500	M	U
District	HOGANSVILLE		MANAGEMENT TRUST	4/1/2008		B	U
City	HOGANSVILLE		1250 DEBORAH ST				
Acres	0.26		HUNTSVILLE, AL 35801				
		Physical Address	MARGARET WAY				
		Assessed Value	Value \$7500				
		Land Value	Value \$7500				
		Improvement Value					
		Accessory Value					

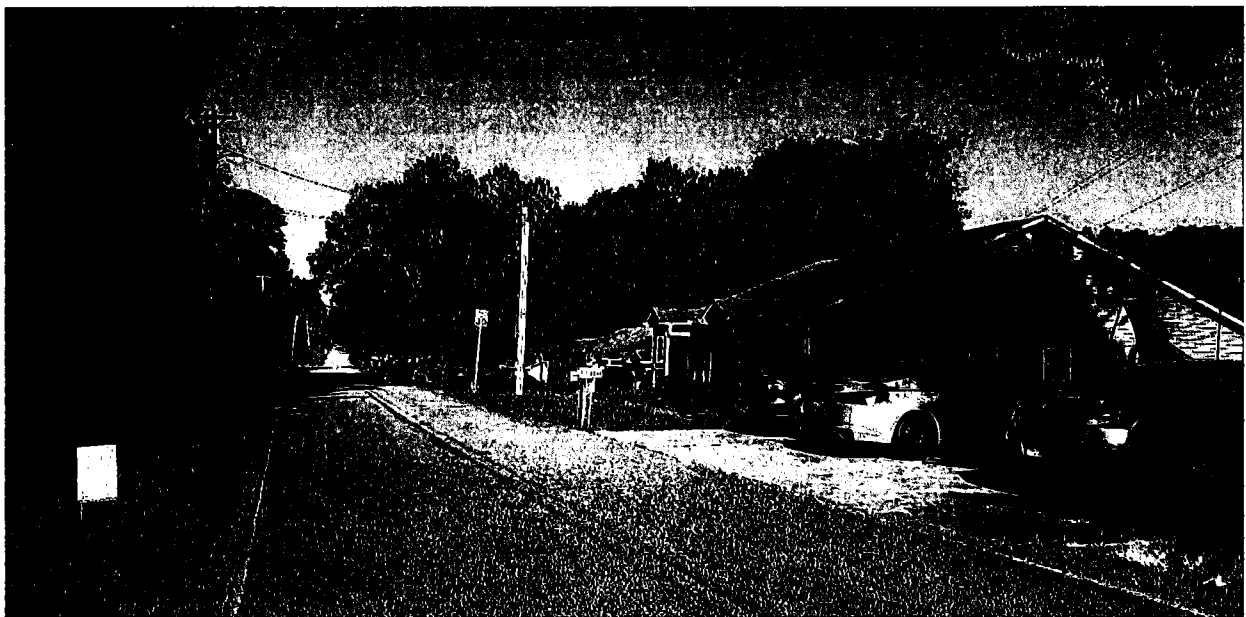
(Note: Not to be used on legal documents)

Date created: 6/12/2024
Last Data Uploaded: 6/12/2024 5:49:25 AM

Photographs, June 14, 2024



89 Margaret Way, looking southwest



Jerry Drive, looking south

Sec. 102-B-5-3. Building architecture.

(1) For all uses:

- (a) Exterior building materials, excluding architectural accents or metal split seam roofing, shall be primarily brick, glass, wood, hardy plank, stucco, textured concrete masonry, cementitious fiberboard, or stone for all building facades, the sides of buildings perpendicular to the building façade, and for all portions of buildings viewable from a public right-of-way.
- (b) Vinyl may be incorporated around the soffit, gables, eaves and window area for trim.
- (c) Cementitious fiberboard lap siding shall only be permitted on buildings less than four (4) stories.
- (d) HVAC units shall be either physically located or screened with vegetative or fence buffer so as not to be visible from the right-of-way.

(2) Additional standards for ES-R, SU-R, and TN-R zoning districts:

- (a) Streetlights shall be required in type and number as determined by City.
- (e) No duplicate exterior elevations (front facade designs) including similar massing shall be constructed on the same street within 125 linear feet in either direction, measured from the center of the front property line. The developer/builder will be responsible for providing documentation certifying compliance with this requirement prior to issuance of any building permit.
- (f) Residential dwellings with front doors set back and recessed from all or a portion of the primary building façade shall provide a horizontal structural awning a minimum depth of two (2) feet and a minimum length of 10 feet that connects the front door façade and area to the further extended primary building façade. Such structural awnings shall incorporate the roofing materiality of the principle structure, or a roofing material of similar or greater quality.

(3) Additional standards for CR-MR, and CR-MX zoning districts.

- (a) Structural steel or structural aluminum. Corrugated metal panels shall be permitted on a maximum of 25 percent of front building facades and side exterior building facades. Aluminum composite material (ACM) panels are permitted without limitation.
 - (b) All elevations of the building should be designed in a consistent and coherent architectural manner. Where a change in material, color, or texture along the exterior side of a building is proposed, the demarcation of the change shall occur a minimum of 20 feet on both adjacent sides of the building or to the natural dividing point established by the physical plane of the building.
 - (c) Roofs: Exposed roof materials for pitched roofs shall consist of asphalt shingles, standing seam metal roof or lap seam metal roofing panel, tile or similar roof materials.
 - (d) Pre-engineered color coated wall panels. Pre-engineered color coated wall panels with a 20-year color warranty shall be permitted on a maximum of 35 percent of exterior building facades.
 - (e) Multi-family dwelling units shall be independently served by interior stairways.
- (4) Additional standards for G-I zoning districts. No building shall be constructed with a wooden frame. The exterior finish of all buildings shall be common brick, concrete blocks, tile bricks, enamel metal siding, their equivalent or better, but no building thereon shall be covered with asbestos siding or galvanized sheet metal. If the exterior walls are constructed of concrete or concrete blocks, unless the exterior finish is stucco, gunite or their equivalent, the joints shall be rubbed down and the walls covered sufficiently with standard waterproofing paint.

(5) Industrialized buildings

- (a) All such structures shall be built in accordance with the building typology regulations provided in this article.
- (b) All structures erected or located within the City shall be constructed, erected or installed on a permanent foundation and meet the physical

requirements of the zoning district in which it is constructed including, but not limited to, setbacks, minimum square footage, etc.

Where an industrialized building (residential, commercial or industrial) is to be installed, the unit must bear the insignia of the State department of community affairs (DCA) or the Southern Building Code Congress International (ICC). All such structures shall be affixed to the foundation in accordance with minimum standards of the certifying agency. All manufactured housing shall be considered for ad valorem tax purposes as real property. All such modular and industrialized buildings shall meet the following standards:

- (i) The pitch of the roof shall have a minimum vertical rise of six (6) feet for each 12 feet of horizontal run; and shall be finished with a type of shingle commonly used in conventional residential construction;
- (ii) The exterior siding of the home shall consist of wood, hardboard, vinyl, brick, masonry or aluminum (vinyl covered or painted) comparable in composition, appearance and durability to the exterior siding commonly used in conventional residential construction;
- (iii) A curtain wall, not pierced except for required ventilation and access and constructed of masonry, shall be installed so it encloses the area under the manufactured home to the ground level;
- (iv) The tongue, axles, transporting lights and towing apparatus are removed after placement on the lot and before a certificate of occupancy is issued;

All modular homes shall be installed in accordance with O.C.G.A. §§ 8-2-110—8-2-121 et seq.

Sec. 102-B-5-4. Transitional heights.

(1) Transitional Heights.



**CITY OF HOGANSVILLE
VARIANCE REQUEST
STAFF ANALYSIS AND REPORT**

DATE: 6/20/2024
TO: Hogansville Planning Commission
FROM: Lynne Miller, Planning and Development Director
RE: House Size Variance Request -- from 1,500 sf to 1,467 sf
89 Margaret Way, Hummingbird Estates
Tax Map No. 0200 000127
Applicant: G. Arunda Nagabhairu Gadde Trust

REQUEST:

Applicant and owner G. Arunda Nagabhairu is seeking a house size variance for a proposed new house in the Hummingbird Estates subdivision. The request is to reduce the size of the house from the required 1,500 square feet to 1,467 square feet.

LOCATION:

The property is in the Hummingbird Estates subdivision, at the southwest corner of Margaret Way and Jerry Drive.

SITE:

The 0.26-acre site is vacant, grassed, and level with one small tree.

ZONING:

The property is zoned ES-R – Estate Single-Family Residential.

COMPREHENSIVE PLAN:

The City of Hogansville’s adopted 2021-2041 Comprehensive Plan and the Plan’s Character Area (Future Land Use) map place this site within the City’s Residential Area, characterized by 20th and 21st-century housing – including the City’s older subdivision developments: Hummingbird Estates, Huntcliff, Mallard Creek and Shallow Creek.

EXISTING LAND USES:

Adjacent uses consist of the following:

- WEST: 87 Margaret Way – Tax Map No. 0200 000126 – ES-R – Estate Single-Family Residential, small lot with 1,246 square foot home on it.
- NORTH: 104 Margaret Way – Tax Map No. 0200 000 072 – ES-R – Estate Single-Family Residential, small lot with 1,930 square foot home on it.
- EAST: 200 Jerry Drive – Tax Map No. 0200 000144 – ES-R – Estate Single-Family Residential, small lot with 1,279 square foot home on it.
- SE: 203 Jerry Drive – Tax Map No. 0200 000128 – ES-R – Estate Single-Family Residential, small lot with 1420 square foot home on it.
- SW: Tax Map No. 0200 000024 -- ES-R – Estate Single-Family Residential, 48.7 acres of wooded, undeveloped land owned by applicant G. Arunda Nagabhairu Gadde Trust.

UNIQUE CHARACTERISTICS:

None.

PREVIOUS RELATED ACTIONS:

None.

REQUIREMENTS FOR VARIANCES:

- 1) There are extraordinary and exceptional conditions to the particular piece of property in question because of its size, shape or topography. *None.*
- 2) Such conditions are peculiar to the particular piece of property involved. *N/A*
- 3) Such conditions are not a result of any action of the property owner. *N/A*
- 4) Denial of this variance would create unnecessary hardship. *No.*
- 5) Relief, if granted, would not cause a substantial detriment to the public good or impair the purposes and intent of the City of Hogansville Unified Development Ordinance. *It would not.*

The variance request meets 1 of the 5 variance standards. The requested 33-sf foot variance would not harm the public.

The recommendations made herein are the opinions of the City of Hogansville staff and do not constitute a final decision. The Hogansville City Council makes the final decision on all Variance Applications at their regularly scheduled meetings.

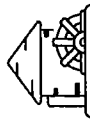
ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED

APPROVALS
Checked by _____
DATE _____

J.K. _____ DATE _____
J.K. _____ DATE _____
Drawn By: LM
Date: 6/14/2024

HUNTINGBIRD ESTATES
THE HOWINGTON
CRITICAL SHEET

LOT # _____
DRAWING # 57



CHISEL MILL HOMES

CONSTRUCTION NOTES

1. SEE CRITICAL SHEET

BUYER SIGNATURE _____
DATE _____

CRITICAL SHEET	
DESCRIPTION OF AREA	HEATED SQ. FT.
FIRST FLOOR	619.5
SECOND FLOOR	847.4
TOTAL	1466.9
UNFINISHED AREA -	
DESCRIPTION OF AREA	GARAGE
MAIN	248.5
THIRD CAR	
TOTAL	248.5
DESCRIPTION OF AREA	DECK
SQUARE FEET	
STAIRS (YES OR NO)	
DESCRIPTION OF AREA	COVERED PORCHES
FRONT PORCH	
REAR PORCH	112.0
DESCRIPTION OF AREA	FLOOR AREA SQ. FT.
FIRST FLOOR	
SECOND FLOOR	
TOTAL	

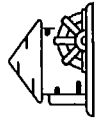
RELEASED FOR CONSTRUCTION

ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED.

APPROVALS
 Checked by _____
 JK: _____ Date: _____
 JK: _____ Date: _____
 Designer: _____
 Date: 6/14/2024
 User: _____

LOT # _____
 HUMMINGBIRD ESTATES
 THE HOUGHTON
 ELEVATIONS - FRONT & REAR

DRAWING # 51

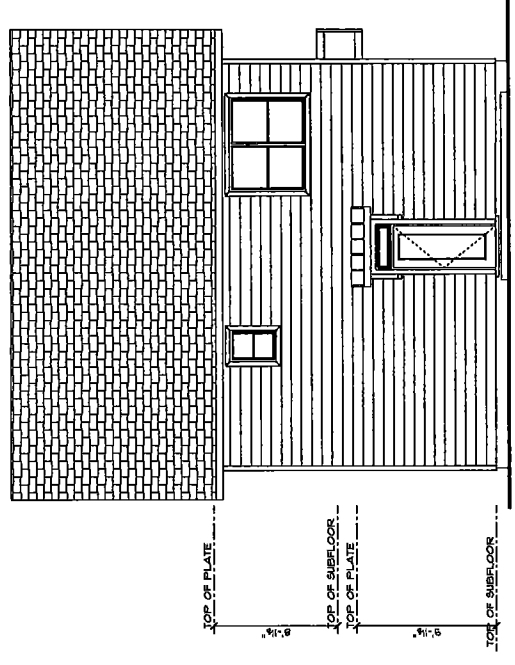


CHISEL MILL HOMES

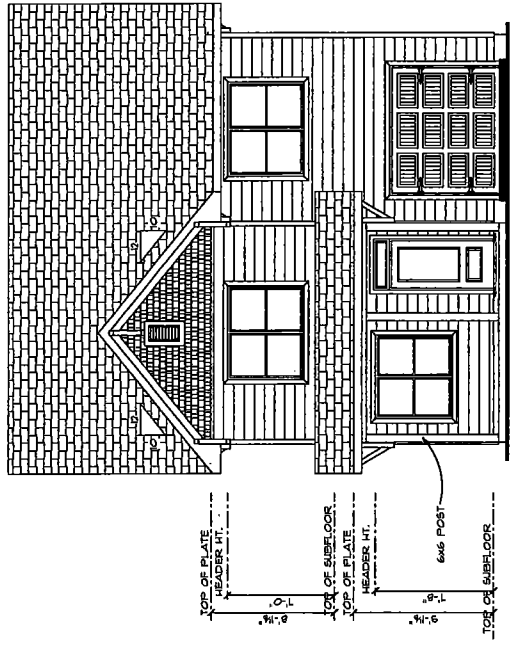
CONSTRUCTION NOTES

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BUILDER SIGNATURE _____
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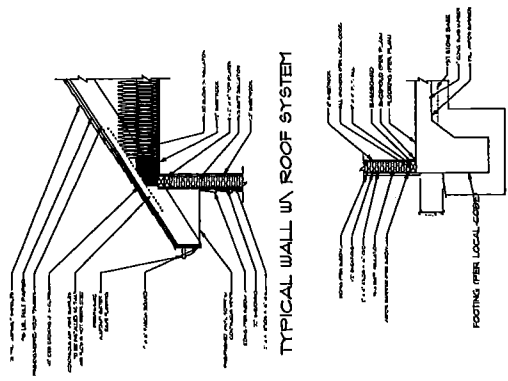
REAR ELEVATION
 SCALE: 1/8" = 1'-0"



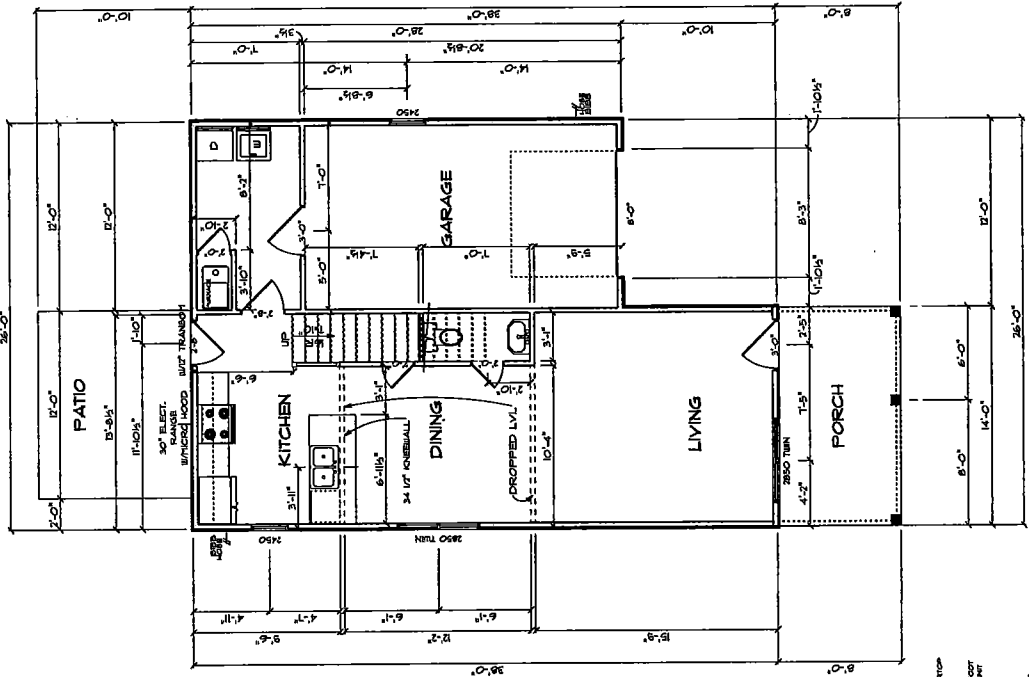
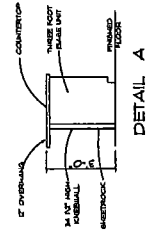
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

RELEASED FOR CONSTRUCTION

FRAMER-
INSTALL BACKER BOARD TO WALLS
THAT SEPERATE CONDITION AREAS
FROM UNCONDITION AREAS.



SLAB & FOOTING W/ TYPICAL WALL



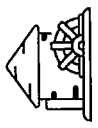
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

APPROVALS

Checked by	Date
J.K.	
J.K.	
Drawn by	Date
L.M.	6/14/2024

HUMMINGBIRD ESTATES
THE HOWINGTON
FIRST FLOOR PLAN

LOT #
51
DRAWING #
3



CHISEL MILL HOMES

CONSTRUCTION NOTES

1. LOT #	2. SEE CRITICAL SHEET
3. FOUNDATION	
4. EXTERIOR WALLS	
5. INTERIOR WALLS	
6. FLOOR	
7. ROOF	
8. PORCH	
9. GARAGE	
10. DRIVEWAY	

BUILDER SIGNATURE
DATE

ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED

RELEASED FOR CONSTRUCTION

ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED.

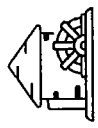
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DRAWING # _____

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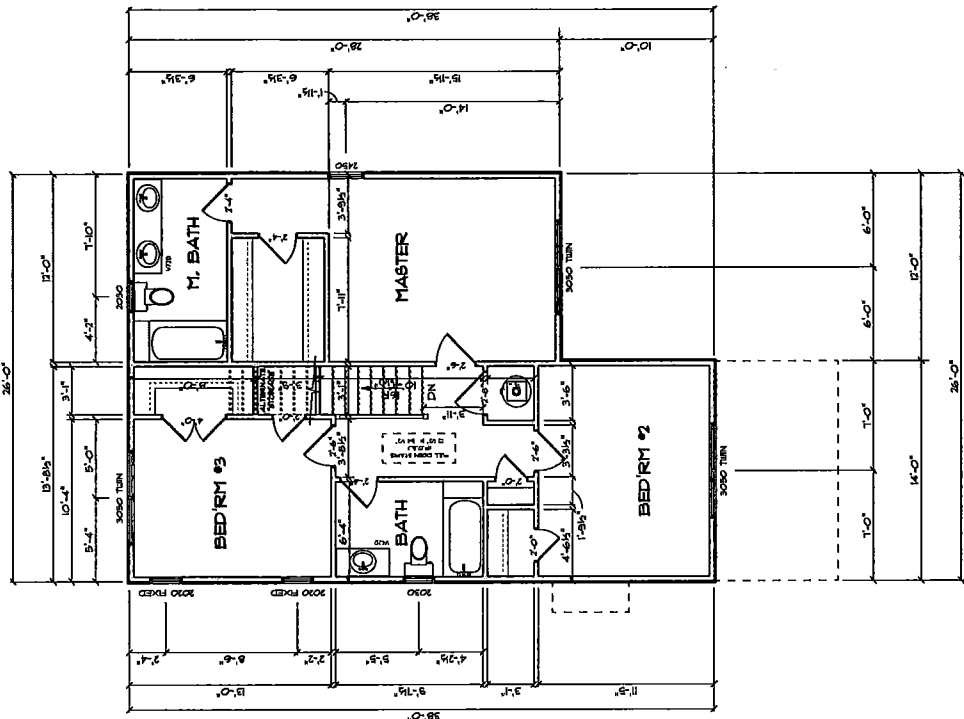
CHISEL MILL HOMES

CONSTRUCTION NOTES

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BUYER SIGNATURE _____

DATE _____



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

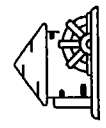
RELEASED FOR CONSTRUCTION

ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED

APPROVALS
 Checked By: _____
 JK: _____
 JK: _____
 Drawn By: LM
 Date: 6/14/2024

HUMMINGBIRD ESTATES
 THE HOWINGTON
 ELECTRICAL PLANS

LOT # _____
 DRAWING # 51
 S

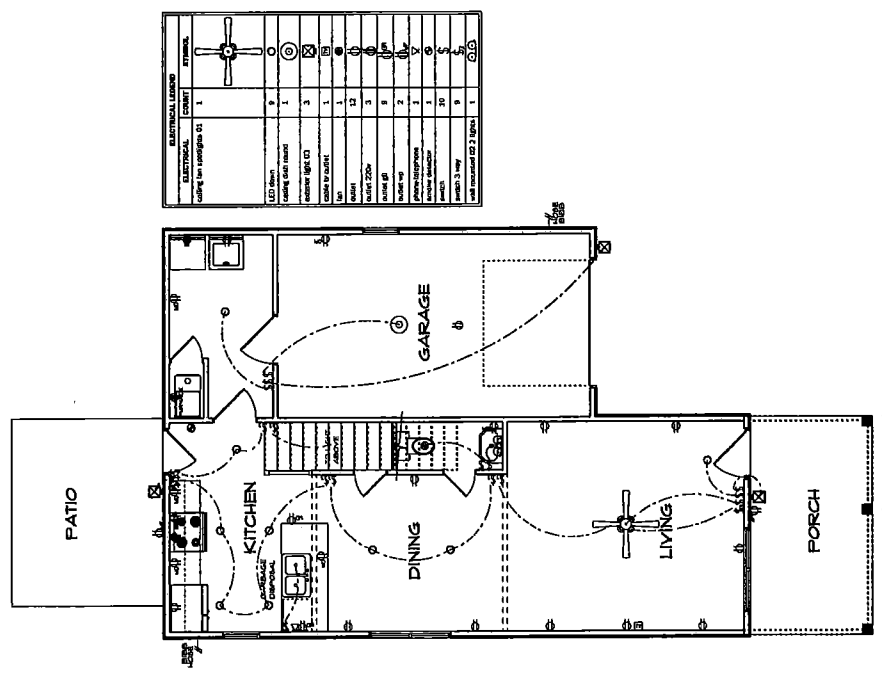


CHISEL MILL HOMES

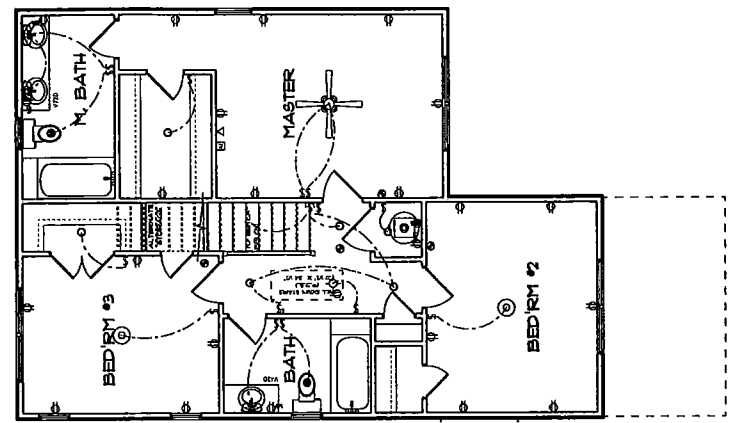
CONSTRUCTION NOTES

- SEE CRITICAL SHEET

BUYER SIGNATURE _____
 DATE _____



ELECTRICAL	COMMENT	SYMBOL
LED DOWN	1	⊙
LED DOWN	9	⊙
LED DOWN	1	⊙
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LED DOWN	1	⊙
LED DOWN	10	⊙
LED DOWN	9	⊙
LED DOWN	1	⊙
LED DOWN	1	⊙



ELECTRICAL	COMMENT	SYMBOL
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LED DOWN	9	⊙
LED DOWN	7	⊙
LED DOWN	3	⊙
LED DOWN	2	⊙
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LED DOWN	12	⊙
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LED DOWN	3	⊙
LED DOWN	3	⊙

FIRST FLOOR PLAN - ELECTRICAL
 SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN - ELECTRICAL
 SCALE: 1/8" = 1'-0"

RELEASED FOR CONSTRUCTION

ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED

APPROVALS
Checked by _____
Date: _____

JK: _____
Date: _____

DATE: 6/14/2024

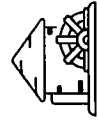
HUMMINGBIRD ESTATES

THE HOWINGTON

ROOF

LOT # _____

DRAWING # 7



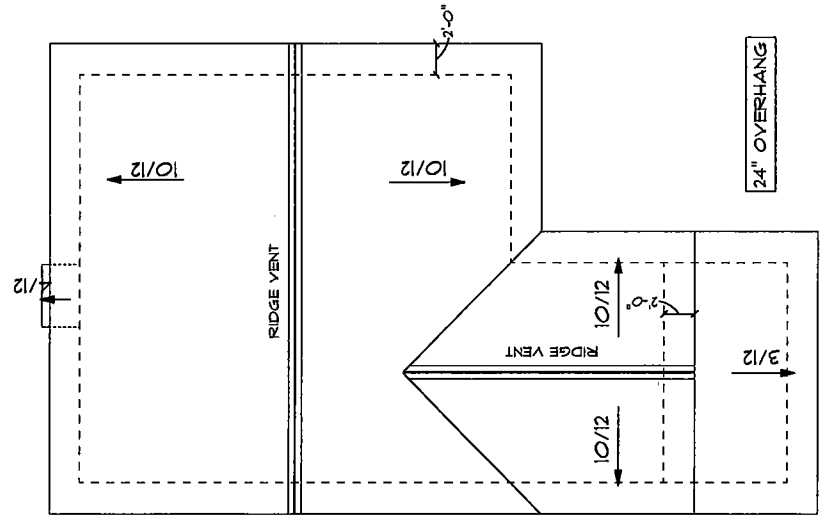
CHISEL MILL HOMES

CONSTRUCTION NOTES

1. SEE CRITICAL SHEET
2. SQUARE FOOTAGE
3. EX. GARAGE
4. EX. PORCH
5. EX. DECK
6. EX. PATIO
7. EX. DRIVE
8. EX. DRIVE
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17. EX. DRIVE
18. EX. DRIVE
19. EX. DRIVE
20. EX. DRIVE

BUYER SIGNATURE _____

DATE _____



ROOF
SCALE: 1/8" = 1'-0"

RELEASED FOR CONSTRUCTION

ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED

APPROVALS
Checked By _____

JK: _____ Date: _____

JK: _____ Date: _____

Drawn By: LM Date: 6/14/2024

HUMMINGBIRD ESTATES

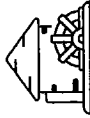
THE HOWINGTON

PLUMBING

LOT # _____

B1

DRAWING # 8



CHISEL MILL HOMES

CONSTRUCTION NOTES

1. SEE CRITICAL SHEET
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CONSTRUCTION NOTES

1. SEE CRITICAL SHEET

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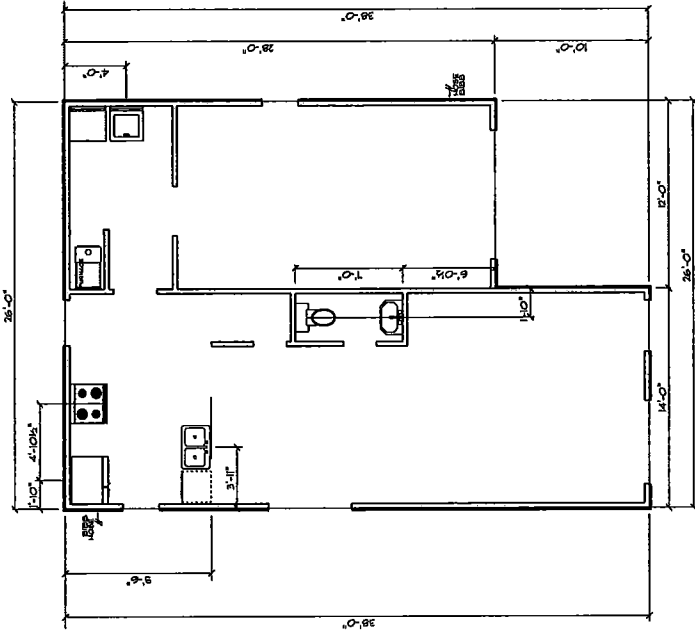
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BUYER SIGNATURE _____

DATE _____



SCALE: 1/8" = 1'-0"

RELEASED FOR CONSTRUCTION



City of Hogansville, GA

Application for Zoning Variance

Property Owner Name ARUDRA NAGABHAIKU GADDE MANASWALI TRUST

Current Address: 1250 DEBORAH AV

HUNTSVILLE, AL zip 35801

Phone 256 684 6565 Email Gaddemk23@hotmail.com

Troup Tax Map No: 0200 000127

Address for which variance is requested: Lot 57 MARGARET WAY HOGANSVILLE, GA

Zip: 30230

Nature of Variance Requested – Please be as specific as possible.

We intend to build a very nice home on this lot which is zoned (ES-R) and requires a 1,500 heated sqft min. Our proposed house size is 1467 ft.² slightly smaller than 1,500 sf, the vast majority of the neighbors have house sizes in the range of 1,090–1,312sf. We are requesting a variance to build our attached plan on this lot.

On a separate sheet, please explain why this variance is necessary.
Attach a simple sketch of the property showing the following:

- General location of the existing structures and property lines.
- Present zoning of adjacent property.
- Existing use of adjacent property.
- Locations of proposed buildings and land use.
- A legal description of the property.
- Setback distances.
- Parking spaces, if applicable.

Owner Signature Amda Gode

Date: 6/7/24



City of Hogansville, GA
Zoning Variance Checklist

Property Owner Name ARU dra Nagabhairu Gode management

Address for which variance is requested: Lot 57 MARGARET WAY HOGANSVILLE, GA 30230

	By	Date
Application received	_____	_____
Application fee received	_____	_____
Conditions described (See Instructions)	_____	_____
Complete property sketch attached	_____	_____
Statement(s) from adjacent property owners	_____	_____
Scheduled for Planning & Zoning action	_____	_____
Planning & Zoning action taken	_____	_____
City Council action taken	_____	_____

CRITICAL SHEET

DESCRIPTION OF AREA	HEATED SQ. FT.
FIRST FLOOR	619.5
SECOND FLOOR	841.4
TOTAL	1460.9
UNFINISHED AREA	
DESCRIPTION OF AREA	
GARAGE	
MAIN	248.5
THIRD CAR	
TOTAL	248.5
DESCRIPTION OF AREA	
DECK	
SQUARE FEET	
STAIRS (YES OR NO)	
DESCRIPTION OF AREA	
COVERED PORCHES	
FRONT PORCH	
REAR PORCH	112.0
DESCRIPTION OF AREA	
FLOOR AREA SQ. FT.	
FIRST FLOOR	
SECOND FLOOR	
TOTAL	

APPROVALS
Checked by _____
Date: _____

JK: _____ Date: _____
JK: _____ Date: _____
Drawn By: LM
Date: 6/11/2024

HUMMINGBIRD ESTATES

THE HOUNGTON

CRITICAL SHEET

LOT # _____

B1

DRAWING # _____



CHISEL MILL HOMES

CONSTRUCTION NOTES

1. SEE CRITICAL SHEET

BUYER SIGNATURE _____

DATE _____

ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED.

RELEASED FOR CONSTRUCTION

ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED.

APPROVALS
Checked By _____
JK: _____ Date: _____
JK: _____ Date: _____
Drawn By: _____
Date: 6/14/2024

HUMMINGBIRD ESTATES
THE HOWINGTON
ELEVATIONS - FRONT & REAR

LOT # _____
DRAWING # B1
1



CHISEL MILL HOMES

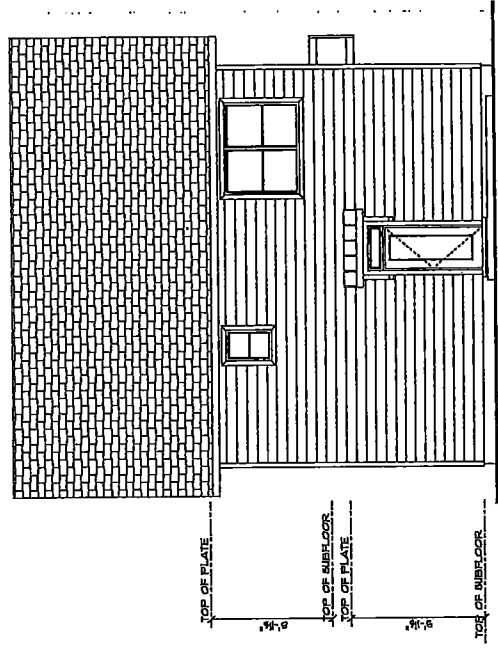
CONSTRUCTION NOTES

1. SEE CRITICAL SHEET
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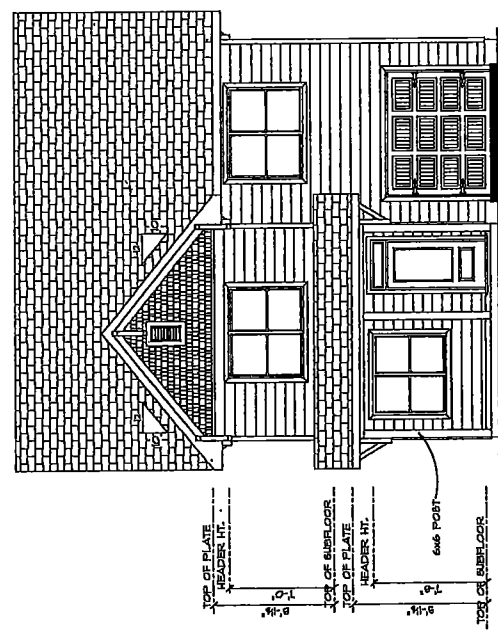
REVISIONS

NO.	DATE	DESCRIPTION

BUILDER SIGNATURE _____
DATE _____



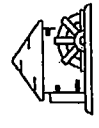
REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

RELEASED FOR CONSTRUCTION

ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED.



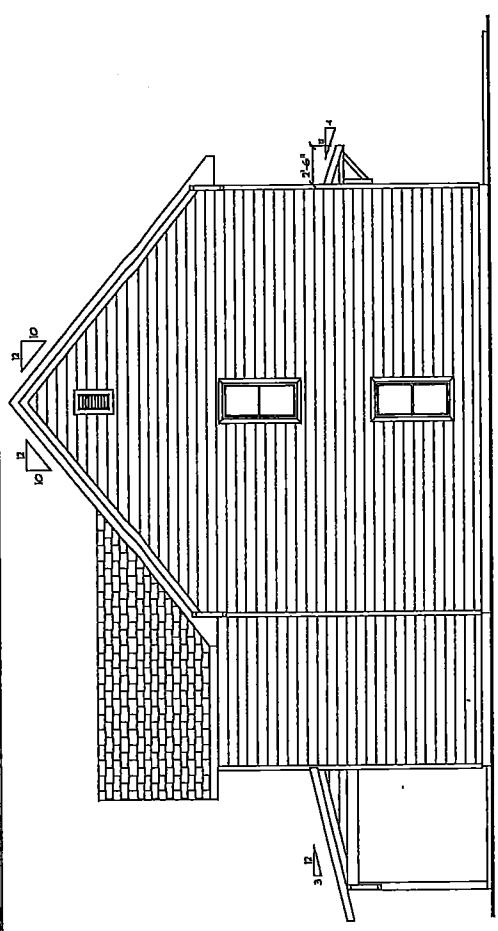
CHISEL MILL HOMES

CONSTRUCTION NOTES	
1.	SEE CRITICAL SHEET
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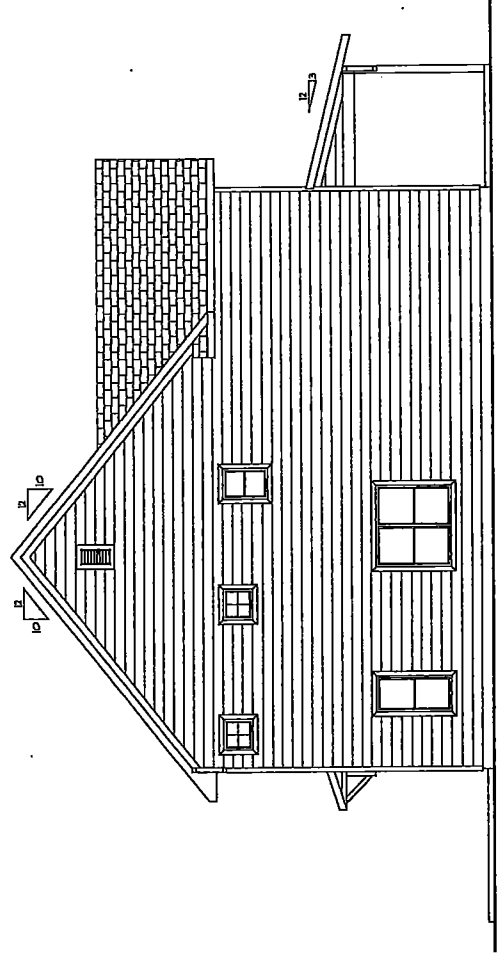
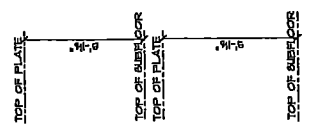
DATE: _____
 BUTLER SIGNATURE: _____

APPROVALS
 Checked By: _____
 Date: _____
 JK: _____
 JK: _____
 Date: 6/14/2024
 Drawn By: _____

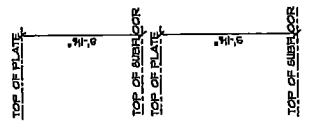
LOT # _____
 BT _____
 DRAWING # 2
 ELEVATIONS - LEFT & RIGHT
 THE HOUNGTON
 HUMMINGBIRD ESTATES



LEFT ELEVATION
 SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"



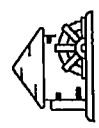
RELEASED FOR CONSTRUCTION

ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED

APPROVALS	DATE
Checked by	
JK:	DM:
JK:	DM:
Drawn by	6/14/2024
Date:	

HUMMINGBIRD ESTATES
 THE HOWINGTON
 SECOND FLOOR PLAN

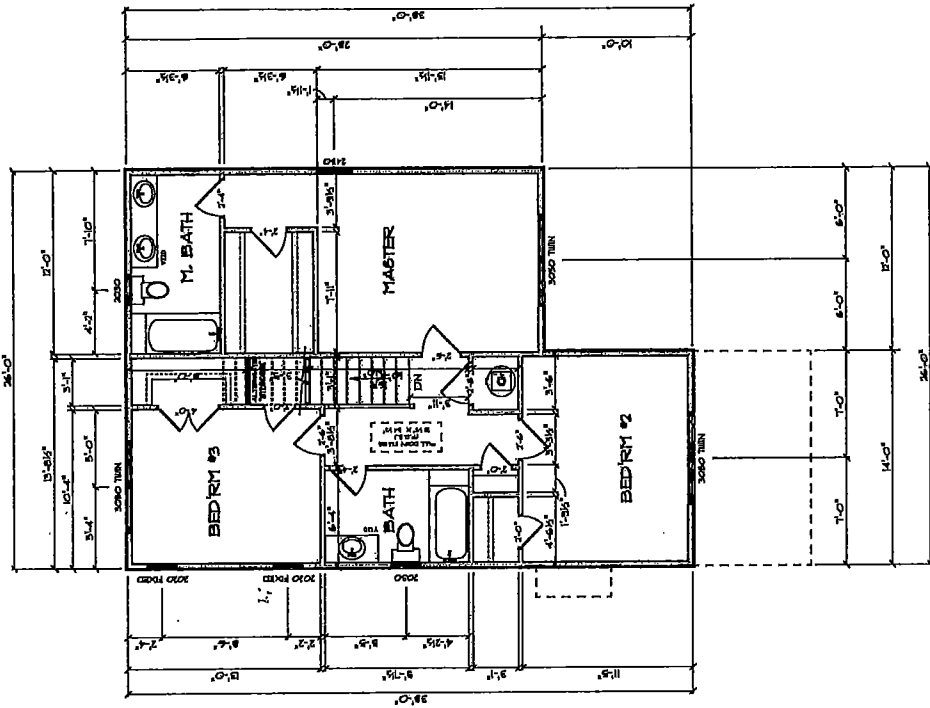
LOT #
 51
 DRAWING #
 4



CHISEL MILL HOMES

CONSTRUCTION NOTED	
1	SEE CRITICAL SHEET
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BUILDER SIGNATURE
 DATE



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

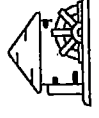
RELEASED FOR CONSTRUCTION

ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED.

APPROVALS
 Checked by: _____
 Date: _____
 Checked by: _____
 Date: _____
 Drawn by: LM
 Date: 6/14/2024

HUMMINGBIRD ESTATES
 THE HOWINGTON
 ELECTRICAL PLANS

Lot # _____
 51
 DRAWING # 5

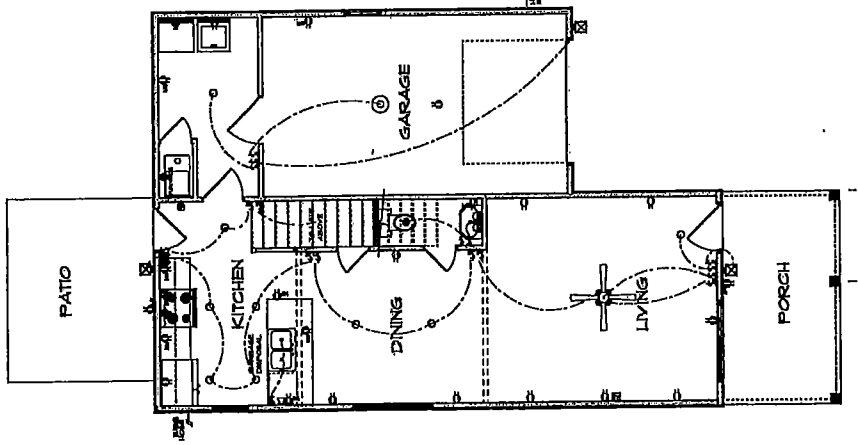


CHISEL MILL HOMES

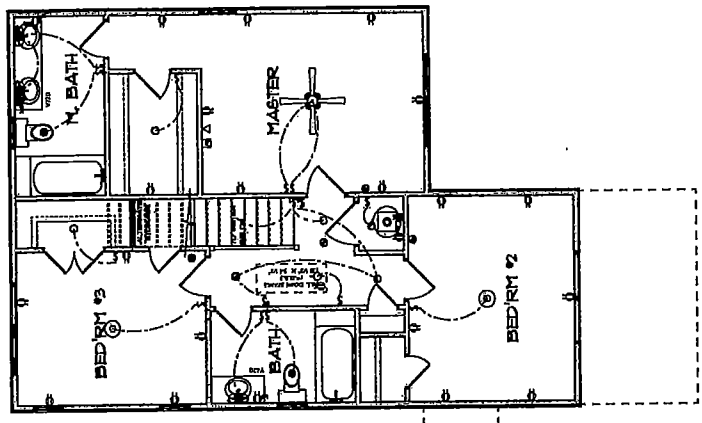
CONSTRUCTION NOTES

1. SEE CRITICAL SHEET
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- 20.

BUYER SIGNATURE _____
 DATE _____



SYMBOL	DESCRIPTION	QUANTITY	NOTES
1	120V RECESSED	1	
2	120V RECESSED	1	
3	120V RECESSED	1	
4	120V RECESSED	1	
5	120V RECESSED	1	
6	120V RECESSED	1	
7	120V RECESSED	1	
8	120V RECESSED	1	
9	120V RECESSED	1	
10	120V RECESSED	1	
11	120V RECESSED	1	
12	120V RECESSED	1	
13	120V RECESSED	1	
14	120V RECESSED	1	
15	120V RECESSED	1	
16	120V RECESSED	1	
17	120V RECESSED	1	
18	120V RECESSED	1	
19	120V RECESSED	1	
20	120V RECESSED	1	



SYMBOL	DESCRIPTION	QUANTITY	NOTES
1	120V RECESSED	1	
2	120V RECESSED	1	
3	120V RECESSED	1	
4	120V RECESSED	1	
5	120V RECESSED	1	
6	120V RECESSED	1	
7	120V RECESSED	1	
8	120V RECESSED	1	
9	120V RECESSED	1	
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12	120V RECESSED	1	
13	120V RECESSED	1	
14	120V RECESSED	1	
15	120V RECESSED	1	
16	120V RECESSED	1	
17	120V RECESSED	1	
18	120V RECESSED	1	
19	120V RECESSED	1	
20	120V RECESSED	1	

SECOND FLOOR PLAN - ELECTRICAL

SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN - ELECTRICAL

SCALE: 1/8" = 1'-0"

RELEASED FOR CONSTRUCTION

ALL DIMENSIONS ARE TO BE READ OR CALCULATED NEVER SCALED.

APPROVALS
Checked by

JK: _____ Date: _____
JK: _____ Date: _____
Drawn by: LM Date: 6/14/2024

HUMMINGBIRD ESTATES

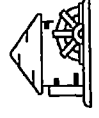
THE HOWINGTON

ROOF

Lot # _____

B1

DRAWING # 7



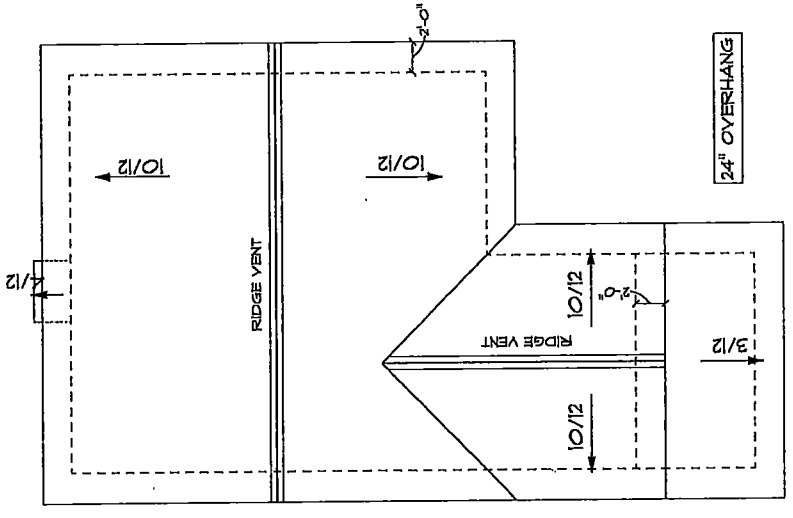
CHISEL MILL HOMES

CONSTRUCTION NOTES

1. SEE CRITICAL SHEET
2. SEE CRITICAL SHEET
3. SEE CRITICAL SHEET
4. SEE CRITICAL SHEET
5. SEE CRITICAL SHEET
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18. SEE CRITICAL SHEET
19. SEE CRITICAL SHEET
20. SEE CRITICAL SHEET

BUILDER SIGNATURE _____

DATE _____

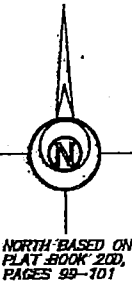


ROOF
SCALE: 1/8" = 1'-0"

RELEASED FOR CONSTRUCTION

**LOT 57
HUMMINGBIRD ESTATES
PHASE 1**
PLAT BOOK 200, PAGES 99-101

- LEGEND**
- B/L = BUILDING LINE
 - C.B. = CATCH BASIN
 - C.O. = CLEAN OUT
 - COMM. = COMMUNICATION
 - CMP = CORRUGATED METAL PIPE
 - HW = HEADWALL
 - ICV = IRRIGATION CONTROL VALVE
 - J.B. = JUNCTION BOX
 - OH-U = OVERHEAD UTILITIES
 - P/L = PROPERTY LINE
 - R/W = RIGHT-OF-WAY
 - UP = UTILITY POLE
 - W.M. = WATER METER



RESERVED FOR CLERK OF SUPERIOR COURT

NOTE: ALL 1/2" REBARS SET ARE 18" IN LENGTH WITH YELLOW PLASTIC CAP STAMPED LSF 000701

- NOTES:**
1. THIS IS A RETRACEMENT SURVEY OF AN EXISTING TRACT AS RECORDED IN DEED BOOK 1624, PAGES 279-282, AND PLAT BOOK 200, PAGE 144, TROUP COUNTY, GEORGIA RECORDS.
 2. CURRENT OWNER: ARUDRA NAGABHARU GADDE, PER DEED BOOK 1624, PAGES 279-282, TROUP COUNTY, GEORGIA RECORDS AS OF 09-30-2011.
 3. THIS SURVEY WAS AUTHORIZED BY CHISEL MILL HOMES.
 4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 5. RECORD BEARING APPLIED TO EAST PROPERTY LINE.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-9-303, THE TERMS CERTIFICATION AS USED IN BOARD RULES 180-9-08(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS. UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

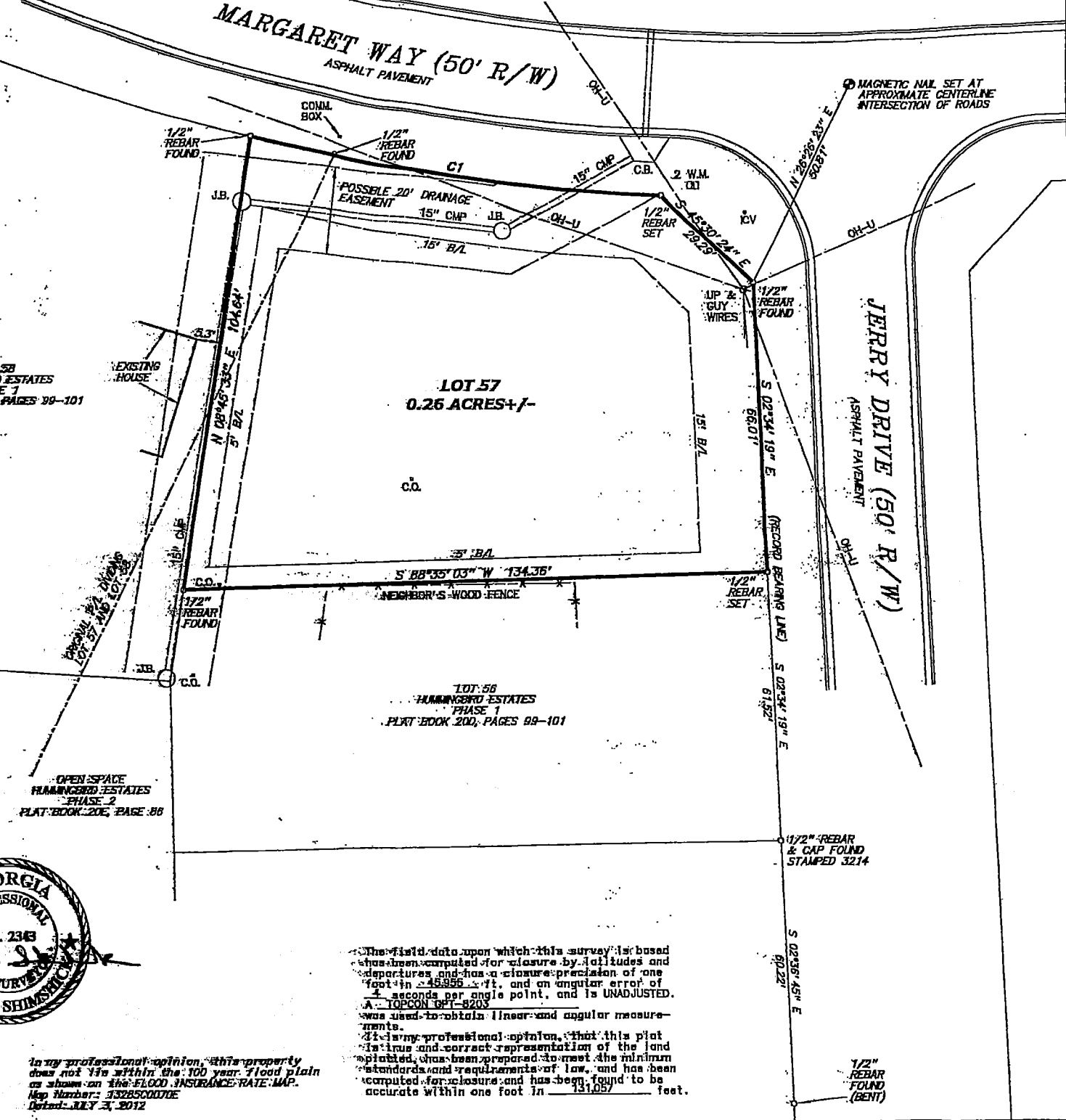
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any existing boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY PURPOSE OR USE OF THE LAND. 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.

Larry C. Shimmick
Larry C. Shimmick, Ga. PLS No. 2343
05-10-2024
Date



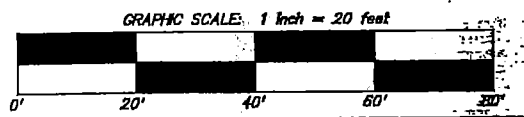
CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	483.67'	11°17'07"	95.66'	95.50'	47.98'	S 81°47'33" E



The field data upon which this survey is based has been computed for closure by latitudes and departures and has a closure precision of one foot in 245,852 ± ft. and an angular error of 4 seconds per angle point, and is UNADJUSTED. A TOPCON BPT-8203 was used to obtain linear and angular measurements. It is my professional opinion that this plat is a true and correct representation of the land depicted, has been prepared to meet the minimum standards and requirements of law, and has been accurately measured and has been found to be accurate within one foot in 131,087 feet.

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP. Map Number: 332830007E Dated: JULY 3, 2012



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO REPRESENTATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

W.D. Gray and Associates, Inc.
LSF000701

land surveyors - planners
1800 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH 770-486-7552 FAX 770-486-0496

CHISEL MILL HOMES

LAND LOT: 129	DATE OF SURVEY: 05-08-24
11th DISTRICT	DATE OF DRAWING: 05-10-24
CITY OF HOGANSVILLE TROUP COUNTY, GA.	REVISED:
SCALE: 1" = 20'	JOB NO. 2405003

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kelly
Assistant City Manager – Niles Ford
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: July 1, 2024

SUBMITTED BY: Lynne Miller *LSM*

AGENDA TITLE: Huntcliff Phase 2 Final Plat

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

On June 20, 2024 the Hogansville Planning Commission reviewed the Huntcliff Subdivision Phase 2 Final Plat. The owner is Huntcliff Hogansville LLC. This phase will have 80 lots. Underground power installation is approximately 80% complete. Work on a City-required, developer-paid sewer interceptor to connect Ware Street to the City's main trunkline is nearly complete. The Planning Commission voted unanimously to approve the Final Plat with the stipulation that the plat cannot be recorded until the sewer interceptor work is complete.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

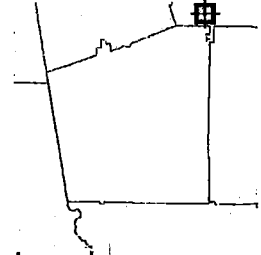
No budget impact to City. Interceptor paid by Huntcliff through developer agreement with City.

STAFF RECOMMENDATION (Include possible options for consideration)

Follow the Planning Commission's recommendation to approve the Huntcliff Phase 2 Final Plat with the stipulation that the plat cannot be recorded until the required sewer interceptor is complete.



Overview



Legend

- Parcels
- Roads

Parcel ID	0241C001014	Owner	HUNTCLIFF HOGANSVILLE LLC	Last 2 Sales			
Class Code	Agricultural	Physical Address	1226 HWY 16 E NEWNAN, GA 30263	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE	Assessed Value	Value \$763000	7/20/2023	\$880000	LM	Q
City	HOGANSVILLE	Land Value	Value \$763000	5/31/2022	\$880000	N	U
Acres	21.8	Improvement Value					
		Accessory Value					

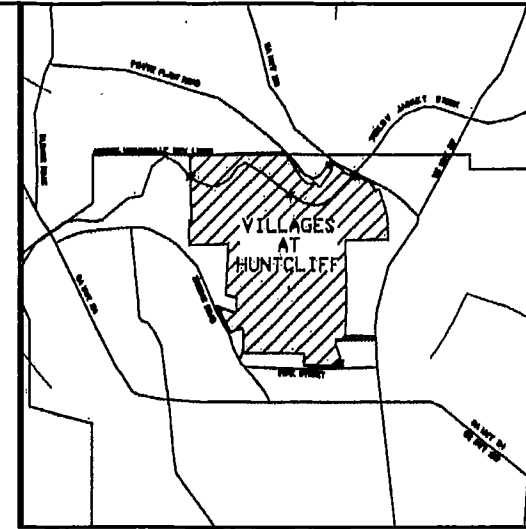
(Note: Not to be used on legal documents)

Date created: 6/12/2024
Last Data Uploaded: 6/12/2024 5:49:25 AM

Developed by Schneider
GEOSPATIAL

FINAL PLAT FOR: VILLAGES AT HUNTCLIFF, PHASE 2

LAND LOTS 11 & 22, 12th DISTRICT,
CITY OF HOGANSVILLE, TROUP COUNTY, GA
TAX PARCEL 0241C001014



VICINITY MAP
N. T. S.

PREPARED BY:
 Anthony Stanley, R.L.S.
 1434 MOORE ROAD
 NEWNAN, GA 30263
 404-867-4403

OWNER / DEVELOPER
 HUNTCLIFF HOGANSVILLE LLC
 1226 HWY 15 E
 NEWNAN, GA 30263

24 HOUR CONTACT

CHAD CALDWELL
 678-423-0586

ENGINEER

STOTHARD ENGINEERING, INC.
 1008 COLQUITT ST.
 LAGRANGE, GA 30241
 706-864-5279

SURVEYOR

ANTHONY STANLEY, R.L.S.
 1434 MOORE ROAD
 NEWNAN, GA 30263
 404-867-4403

SURVEY REFERENCES:

PLAT BOOK 20C, PAGE 173
 PLAT BOOK 20D, PAGE 96
 PLAT BOOK 83, PAGE 83
 DEED BOOK 1892, PAGE 735

NOTES:

1. THERE ARE WETLANDS OR LIVE STREAMS WITHIN 200' OF THE SITE.
2. THE BUILDER IS RESPONSIBLE FOR THE SIDEWALKS ON LOTS.

LEGEND

R/W	RIGHT OF WAY
N/F	NOT FORMERLY
SQ. FT.	SQUARE FEET
CB	CATCH BASIN
HW	HEADWALL
JB	JUNCTION BOX
CMP	CORRUGATED METAL PIPE
ACMP	ASPHALT-COATED CORRUGATED METAL PIPE
D.E.	DRAINAGE EASEMENT
C/L	CENTERLINE
B/L	BUILDING LINE
P/P	POWER POLE
F/H	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE
S	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT
L.L.L.	LAND LOT LINE
IPF	IRON PIN FOUND
RE-BAR	IRON PIN TO BE SET
IPS	(1/2" RE-BAR)
NGS	NO CORNER SET
OTP	OPEN TOP PIPE
CIP	CRIMPED TOP PIPE
CNF	CONCRETE MONUMENT FOUND
W/D	WOOD DECK

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 _____

CITY CERTIFICATE

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 _____

CERTIFICATE OF APPROVAL FOR RECORDING:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE CITY OF HOGANSVILLE, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE CITY OF HOGANSVILLE PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF TROUP COUNTY, GEORGIA.

CHAIR, CITY OF HOGANSVILLE _____ DATE _____
 PLANNING COMMISSION

MAYOR, CITY OF HOGANSVILLE _____ DATE _____

SURVEY NOTES:

1. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED MARCH 5, 2024 AND GATHERED USING A NETWORK LEICA CG70 ROVER ON THE HEXAGON NETWORK WITH MULTIPLE SETUPS AND DUPLICATE OBSERVATIONS ON CONTROL AND CORNERS. THE DATA HAS A PRECISION OF LESS THAN 0.8 FEET.
 2. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 576,663 FEET
 3. NO NGS MONUMENT LOCATED WITHIN 500' OF SITE.
 4. ALL PROPERTY CORNERS ARE A 1/2" REBAR SET UNLESS OTHERWISE NOTED.
 5. ANTHONY STANLEY, RLS DOES NOT GUARENTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
 6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS OF TITLE ARE EXCEPTED.
 7. THE BASIS FOR DIRECTIONS ON THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983, GEORGIA WEST ZONE.
- B. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

STATE WATERS BUFFER NOTE

THERE IS ESTABLISHED A 25 FOOT BUFFER 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, 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 TRIM 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.

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 _____ NO. _____
 REG. GEORGIA LAND SURVEYOR

SITE DATA:

LOCATED EAST OF BROOKS ROAD AND NORTH OF HUNTCLIFF PHASE 1

SITE AREA = 21.80 ACRES
 NUMBER OF LOTS = 80

MIN. LOT SIZE = 5,000 SQ. FT.
 ZONING = R-2

MINIMUM SETBACKS:
 FRONT = 30' FROM R/W
 SIDE = 5'
 REAR = 20'
 SIDE CORNER = 20' FROM R/W

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.

ANTHONY STANLEY, GA. R.L.S. #2875

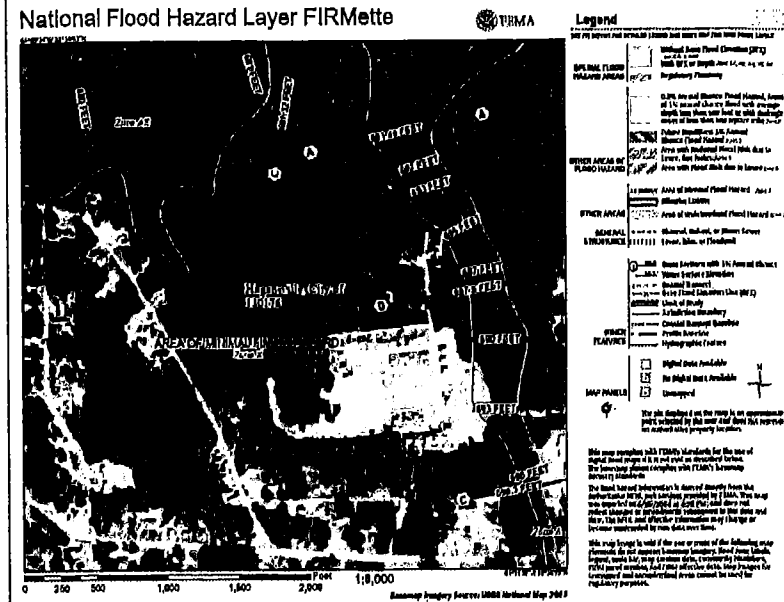
FINAL PLAT FOR:
VILLAGES AT HUNTCLIFF,
PHASE 2

LAND LOTS 11 & 22, 12th DISTRICT, CITY OF HOGANSVILLE, TROUP COUNTY, GA

NO	REVISION	CKD	DATE

PROJECT NUMBER 1211	
DRAWN BY APS	CHECKED BY APS
ISSUE DATE 5/1/2024	
FILE NAME	
DRAWING NUMBER 1 of 6	

CURVE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N13°03'02"W	38.30'	38.32'	375.00'
C2	N37°14'10"E	36.78'	41.33'	25.00'
C3	N68°09'50"E	28.29'	28.68'	50.00'
C4	N23°24'13"E	47.45'	49.44'	50.00'
C5	N27°30'56"W	38.41'	39.43'	50.00'
C6	N72°45'19"W	38.51'	39.53'	50.00'
C7	S49°51'33"W	55.98'	60.63'	50.00'
C8	S36°32'04"W	19.71'	20.18'	27.00'
C9	S71°16'13"W	12.45'	12.56'	27.00'
C10	N74°06'02"W	18.18'	18.61'	25.00'
C11	N31°26'37"W	18.18'	18.61'	25.00'
C12	N12°34'13"W	19.21'	19.22'	225.00'
C13	N18°06'59"W	24.33'	24.34'	225.00'
C14	N02°00'02"W	35.45'	35.48'	275.00'
C15	N47°30'46"E	35.86'	39.98'	25.00'
C16	S53°58'34"E	27.03'	28.56'	25.00'
C17	S02°52'44"W	20.41'	21.03'	25.00'
C18	S04°09'09"E	51.59'	54.33'	50.00'
C19	S65°43'48"E	50.68'	53.15'	50.00'
C20	N60°36'07"E	39.42'	40.52'	50.00'
C21	N13°07'07"E	41.10'	42.35'	50.00'
C22	N40°16'37"W	48.58'	50.84'	50.00'
C23	N45°18'39"W	20.41'	21.03'	25.00'
C24	N61°27'59"E	47.73'	53.43'	25.00'
C25	N86°01'57"E	61.73'	66.53'	50.00'
C26	N14°25'03"E	55.19'	58.47'	50.00'
C27	N45°42'18"W	46.37'	48.21'	50.00'
C28	S75°24'31"W	60.40'	62.82'	50.00'
C29	S69°14'19"W	20.41'	21.03'	25.00'
C30	S42°29'14"E	34.85'	38.55'	25.00'
C31	S00°07'08"E	20.57'	20.57'	325.00'
C32	S34°52'36"W	35.36'	39.27'	25.00'
C33	N55°07'24"W	35.36'	39.27'	25.00'
C34	S55°07'24"E	35.36'	39.27'	25.00'
C35	S10°42'15"E	8.52'	8.62'	425.00'
C36	S13°37'52"E	34.80'	34.81'	425.00'
C37	S19°59'58"E	16.99'	17.01'	125.01'
C38	N06°43'34"W	49.51'	49.74'	200.00'
C39	N15°42'20"W	12.95'	12.95'	200.00'
C40	N15°51'32"W	22.27'	22.27'	375.00'
C41	N12°08'25"W	25.40'	25.40'	375.00'
C42	N34°52'36"E	35.36'	39.27'	25.00'
C43	S08°37'56"E	46.56'	46.75'	150.00'
C44	N69°51'15"E	33.51'	33.53'	275.00'
C45	S62°06'24"E	35.07'	38.87'	25.00'
C46	N19°50'56"E	36.28'	40.59'	25.00'
C47	N70°41'26"W	34.07'	37.48'	25.00'
C48	S68°15'08"W	21.45'	21.45'	325.00'
C49	S71°44'43"W	18.17'	18.17'	325.00'
C50	S31°36'43"W	33.28'	36.42'	25.00'



FLOOD NOTE:
 AS SHOWN ON FLOOD INSURANCE RATE MAPS OF TROUP COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 1928500066E, EFFECTIVE DATE JULY 3, 2012, NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

LOT #	SQUARE FEET	ACRES
82	8,323.08	0.19
83	6,028.88	0.14
84	6,572.65	0.15
85	7,372.56	0.17
86	9,891.06	0.23
87	6,018.18	0.14
88	5,733.17	0.13
89	5,733.22	0.13
90	5,817.51	0.13
91	5,717.57	0.13
92	5,720.61	0.13
93	9,502.20	0.22
94	14,322.07	0.33
95	11,145.91	0.26
96	11,255.96	0.26
97	6,424.12	0.15
98	6,608.67	0.15
99	5,700.00	0.13
100	5,700.00	0.13
101	5,700.00	0.13
102	5,700.00	0.13
103	8,261.83	0.19
104	8,388.41	0.19
105	6,229.98	0.14
106	6,292.05	0.14
107	6,354.91	0.15
108	6,353.25	0.15
109	6,353.25	0.15
110	7,154.73	0.16
111	6,806.65	0.16
112	6,767.31	0.16
113	6,353.16	0.15
114	6,353.16	0.15
115	6,353.24	0.15
116	7,045.52	0.16
117	13,793.10	0.32
118	14,351.27	0.33
119	17,825.49	0.41
120	9,494.50	0.22
121	17,425.95	0.40

LOT #	SQUARE FEET	ACRES
122	12,951.51	0.30
123	13,1487.05	0.30
124	10,059.24	0.23
125	6,000.01	0.14
126	6,000.03	0.14
127	6,000.05	0.14
128	6,000.07	0.14
129	6,000.08	0.14
130	6,000.10	0.14
131	7,568.44	0.17
132	21,553.54	0.49
133	6,000.00	0.14
134	6,000.00	0.14
135	6,000.00	0.14
136	6,000.00	0.14
137	7,431.78	0.17
138	7,300.52	0.17
139	7,838.30	0.18
140	6,149.60	0.14
141	5,954.19	0.14
142	6,072.39	0.14
143	5,430.04	0.12
144	5,459.97	0.13
145	11,390.35	0.26
146	12,293.16	0.28
147	6,957.00	0.16
148	5,491.35	0.13
149	5,640.61	0.13
150	5,786.76	0.13
151	6,085.56	0.14
152	6,755.38	0.16
153	12,761.45	0.29
154	12,481.02	0.29
155	15,189.79	0.35
156	13,293.75	0.31
157	15,236.17	0.35
158	6,668.12	0.15
159	8,719.73	0.20
160	10,048.75	0.23
161	9,672.16	0.22

LINE	BEARING	DISTANCE
L1	S00°48'56"E	28.32'
L2	S01°06'14"E	27.57'
L3	S84°40'33"W	12.52'
L4	N15°58'39"W	4.95'
L5	N10°07'24"W	16.82'
L6	S84°34'32"W	23.43'
L7	S00°45'31"E	6.51'
L8	S84°36'08"W	21.56'
L9	S84°34'32"W	38.45'
L10	S84°21'42"W	51.20'
L11	S84°36'08"W	8.80'
L12	S84°34'52"W	51.02'
L13	S84°21'42"W	8.98'
L14	S84°45'48"W	50.91'
L15	S84°34'52"W	9.09'
L16	N84°35'44"E	35.31'
L17	S84°43'04"W	60.44'
L18	S84°38'02"W	60.06'
L19	S84°45'48"W	9.03'
L20	S84°35'45"W	47.89'
L21	N21°42'52"W	35.71'
L22	N21°43'07"W	4.26'
L23	N01°41'41"E	21.44'
L24	S21°12'58"E	31.39'
L25	N21°42'56"W	14.42'
L26	N85°40'06"W	15.59'
L27	S01°41'41"W	24.30'
L28	S10°07'24"E	8.36'
L29	N10°07'24"W	15.71'
L30	N10°07'24"W	47.31'

LINE	BEARING	DISTANCE
L31	N15°09'23"W	15.51'
L32	N07°34'16"W	44.59'
L33	S10°07'24"E	51.38'
L34	S15°58'38"E	25.23'
L35	S15°58'39"E	43.05'
L36	N00°40'31"E	11.85'
L37	N17°33'37"W	47.07'
L38	N17°33'36"W	37.75'
L39	N10°07'21"W	37.69'
L40	N10°07'24"W	46.39'
L41	S17°33'36"E	50.77'
L42	S00°17'45"W	13.28'
L43	S60°36'14"W	28.63'
L44	N33°23'29"W	60.01'
L45	N36°29'46"E	44.76'
L46	N66°21'37"E	11.90'
L47	S17°33'36"E	50.42'
L48	N26°06'59"W	38.81'
L49	N26°39'48"W	23.13'
L50	N19°42'13"E	44.20'
L51	S73°20'49"W	42.22'
L52	N19°42'13"E	5.86'
L53	N00°50'42"E	11.58'
L54	N27°44'31"W	25.57'

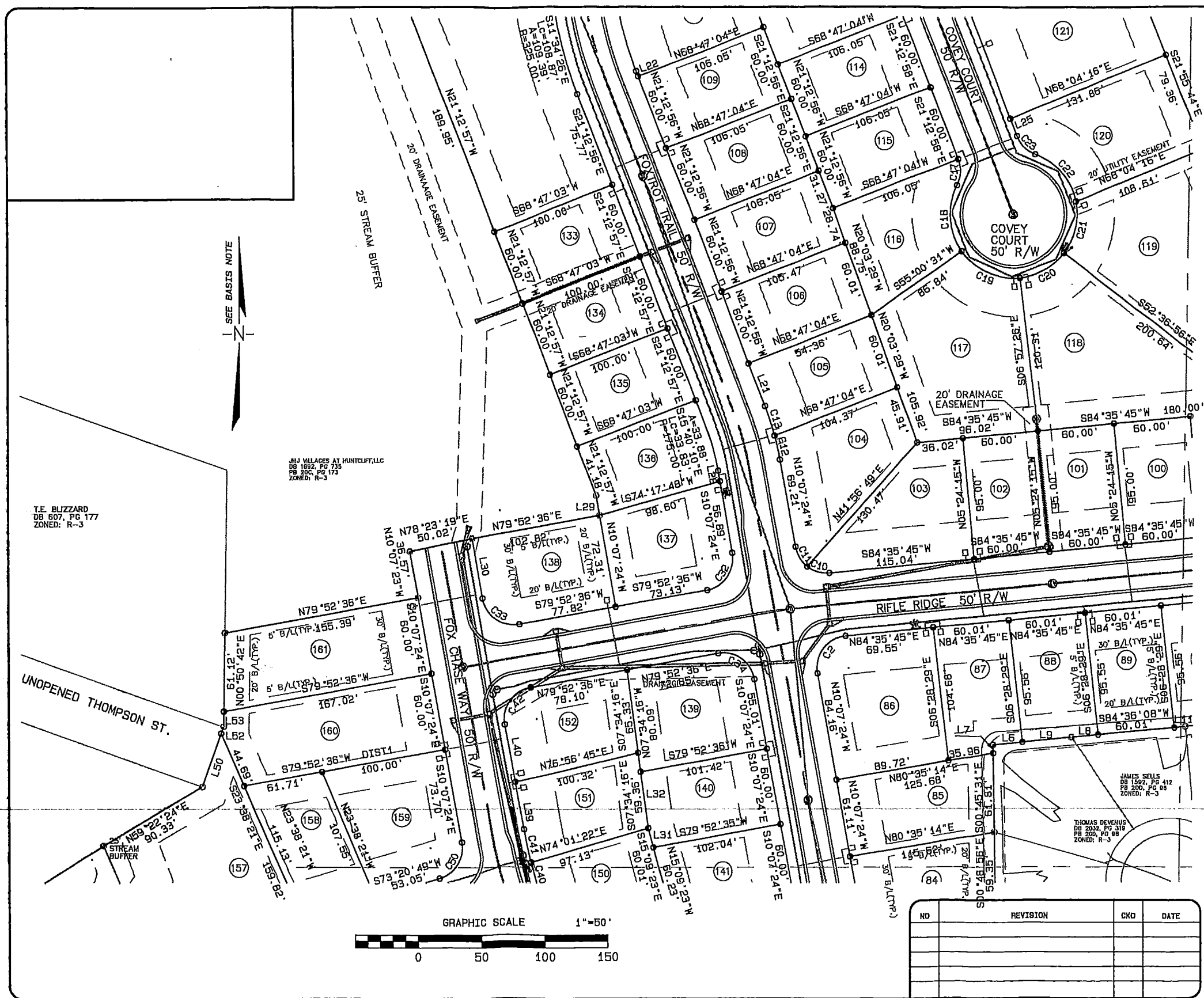
NO	REVISION	CKD	DATE

PREPARED BY:
Anthony Stanley, RLS
 1434 MOORE ROAD
 NEWNAN, GA 30263
 404-867-4403

FINAL PLAT FOR:
**VILLAGES AT HUNTCLIFF,
 PHASE 2**

LAND LOTS 11 & 22, 12th DISTRICT, CITY OF HOGANSVILLE, TROUP COUNTY, GA

PROJECT NUMBER 1211	
DRAWN BY APS	CHECKED BY APS
ISSUE DATE 5/23/2024	
FILE NAME	
DRAWING NUMBER 2 OF 6	

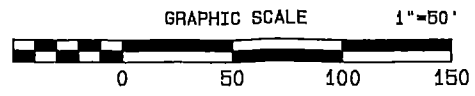


T.E. BLIZZARD
DB 607, PG 177
ZONED: R-3

MI VILLAGES AT HUNTCLIFF, LLC
DB 1884, PG 216
PB 200, PG 173
ZONED: R-3

JAMES SELLS
DB 1592, PG 412
PB 200, PG 98
ZONED: R-3

THOMAS DEVENUS
DB 2032, PG 319
PB 200, PG 98
ZONED: R-3



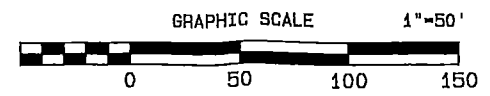
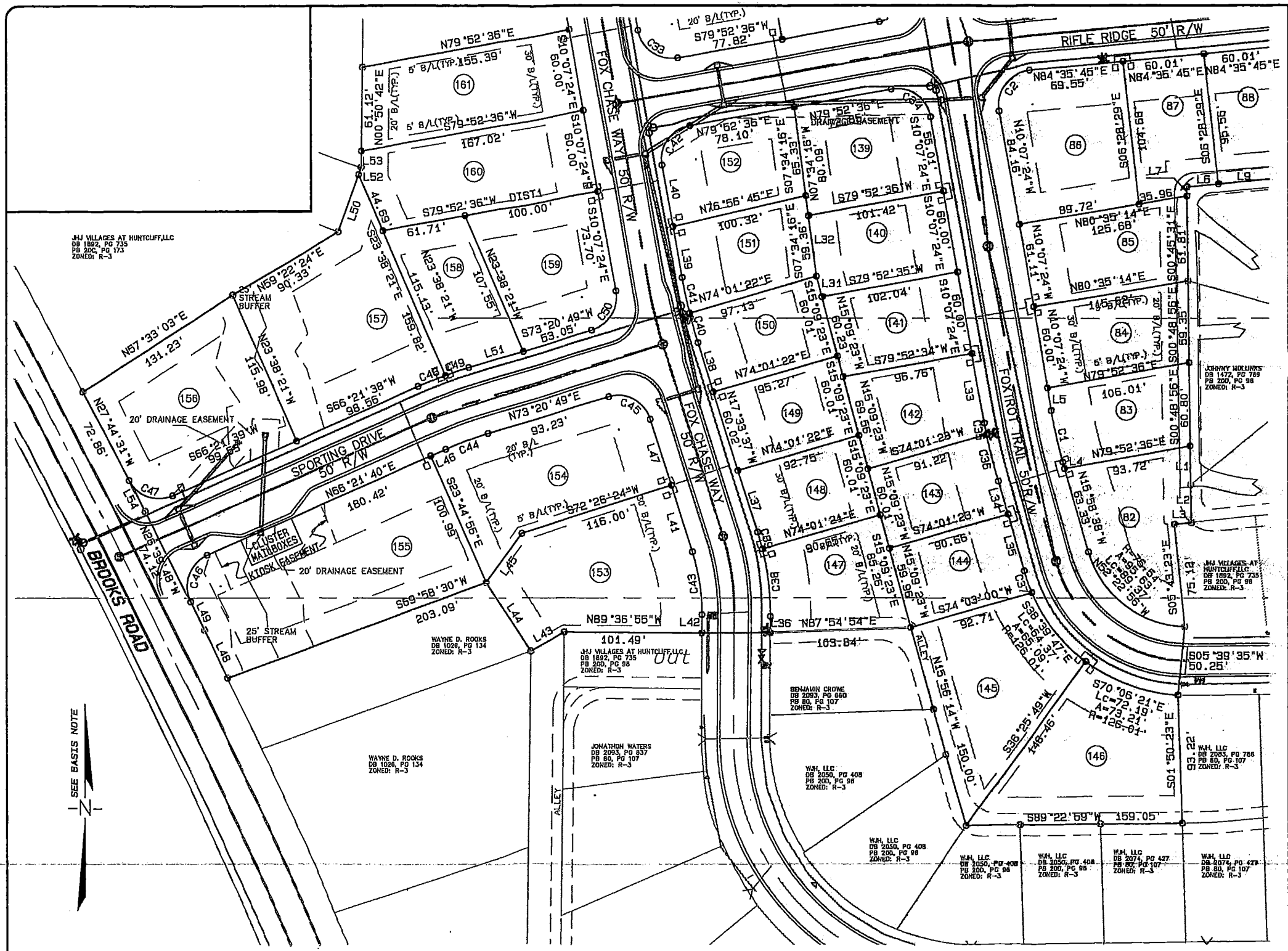
PREPARED BY:
Anthony Stamley, RLS
1434 MOORE ROAD
NEWNAN, GA 30263
404-867-4403

FINAL PLAT FOR:
**VILLAGES AT HUNTCLIFF,
PHASE 2**

LAND LOTS 11 & 22, 12th DISTRICT, CITY OF HOGANSVILLE, TROUP COUNTY, GA

NO	REVISION	CKD	DATE

PROJECT NUMBER	1211
DRAWN BY	APS
CHECKED BY	APS
ISSUE DATE	5/1/2024
FILE NAME	
DRAWING NUMBER	4 of 5



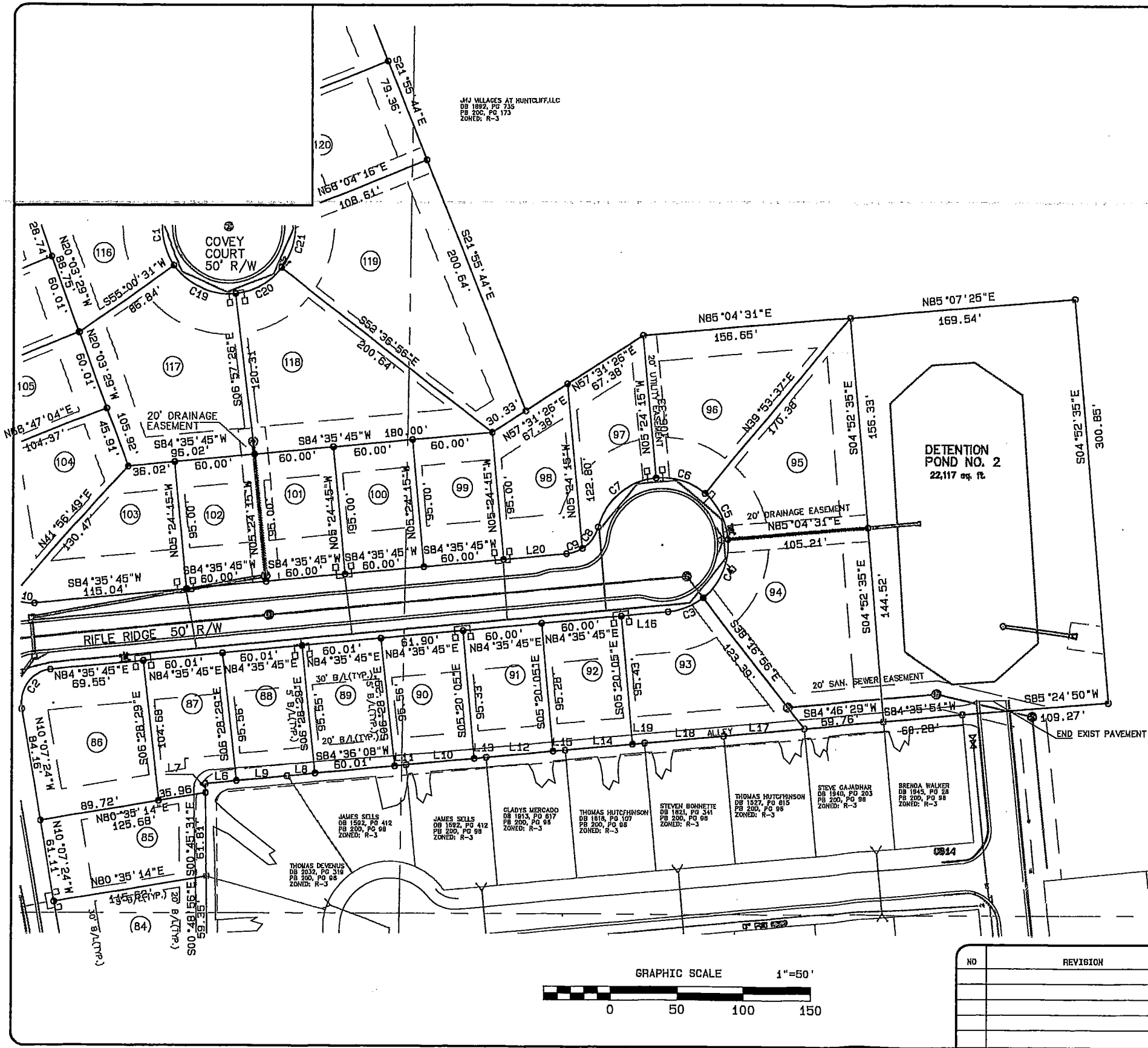
PREPARED BY:
 Anthony Stanley, RLS
 1434 MOORE ROAD
 NEWNAN, GA 30263
 404-867-4403

FINAL PLAT FOR:
VILLAGES AT HUNTCLIFF,
PHASE 2

LAND LOTS 11 & 22, 12th DISTRICT, CITY OF HOGANSVILLE, TROUP COUNTY, GA

NO	REVISION	CKD	DATE

PROJECT NUMBER 1211	
DRAWN BY APS	CHECKED BY APS
ISSUE DATE 5/1/2024	
FILE NAME	
DRAWING NUMBER 3 OF 6	

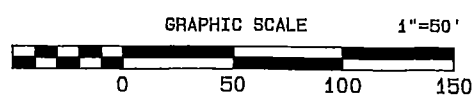


SEE BASIS NOTE

PREPARED BY:
Anthony Stanley, IRI S
 1434 MOORE ROAD
 NEWNAN, GA 30263
 404-867-4403

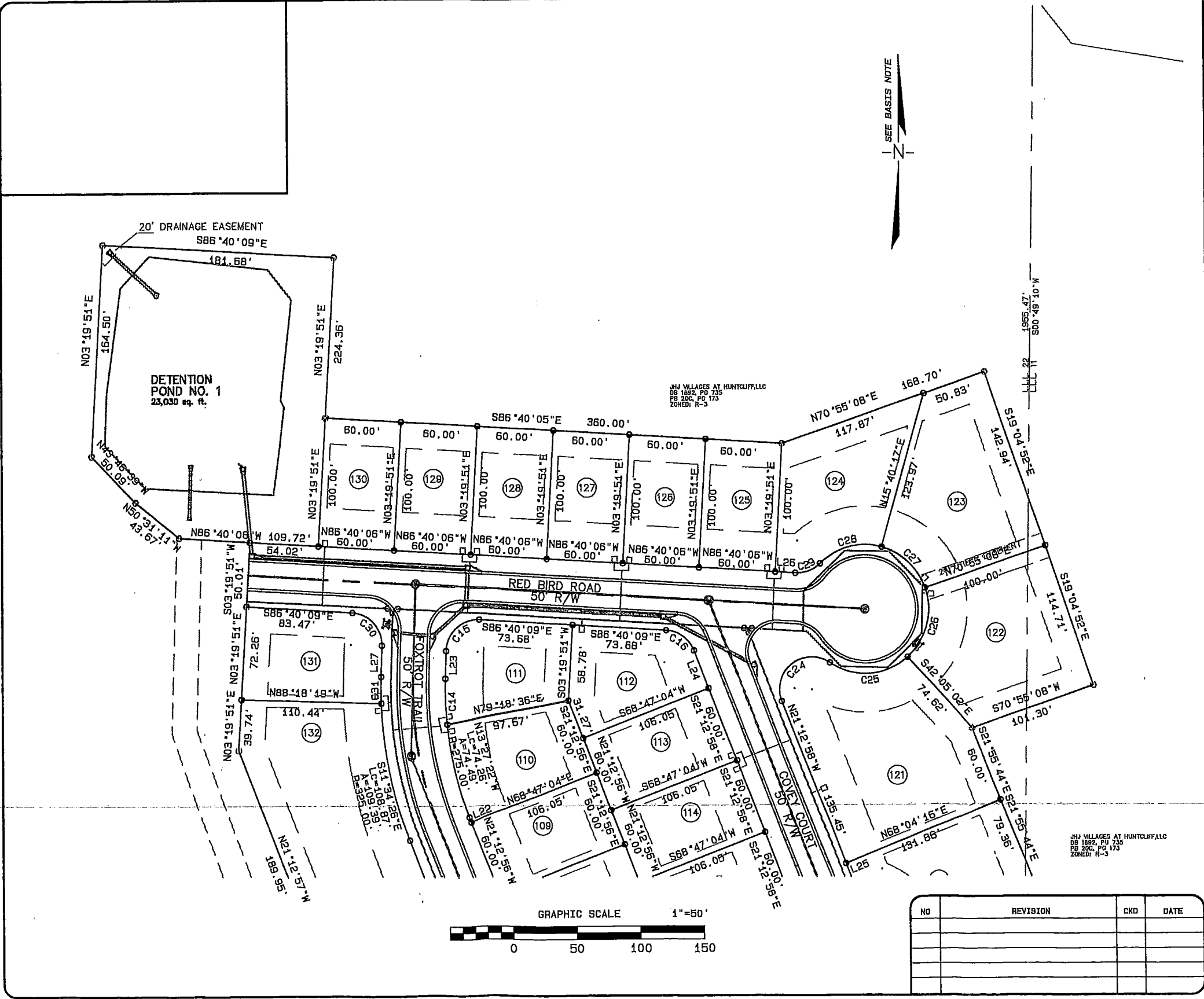
FINAL PLAT FOR:
**VILLAGES AT HUNTCLIFF,
 PHASE 2**

LAND LOTS 11 & 22, 12th DISTRICT, CITY OF HOGANSVILLE, TROUP COUNTY, GA



NO	REVISION	CKD	DATE

PROJECT NUMBER 1211	
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ISSUE DATE 5/1/2024	
FILE NAME	
DRAWING NUMBER 5 OF 6	



PREPARED BY:
 Anthony Stanley, RLS
 1434 MOORE ROAD
 NEWNAN, GA 30263
 404-867-4403

FINAL PLAT FOR:
VILLAGES AT HUNTCLIFF,
PHASE 2

PROJECT NUMBER 1211	
DRAWN BY APS	CHECKED BY APS
ISSUE DATE 5/1/2024	
FILE NAME	
DRAWING NUMBER 6 OF 6	

NO	REVISION	CKD	DATE

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kelly
Assistant City Manager – Niles Ford
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: July 1, 2024

SUBMITTED BY: Lynne Miller

LSM
[Signature]

AGENDA TITLE: Bass Crossroad (Treeswift) Phases I and II Preliminary Plat Amendments

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

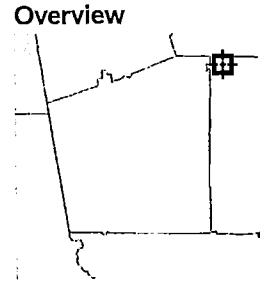
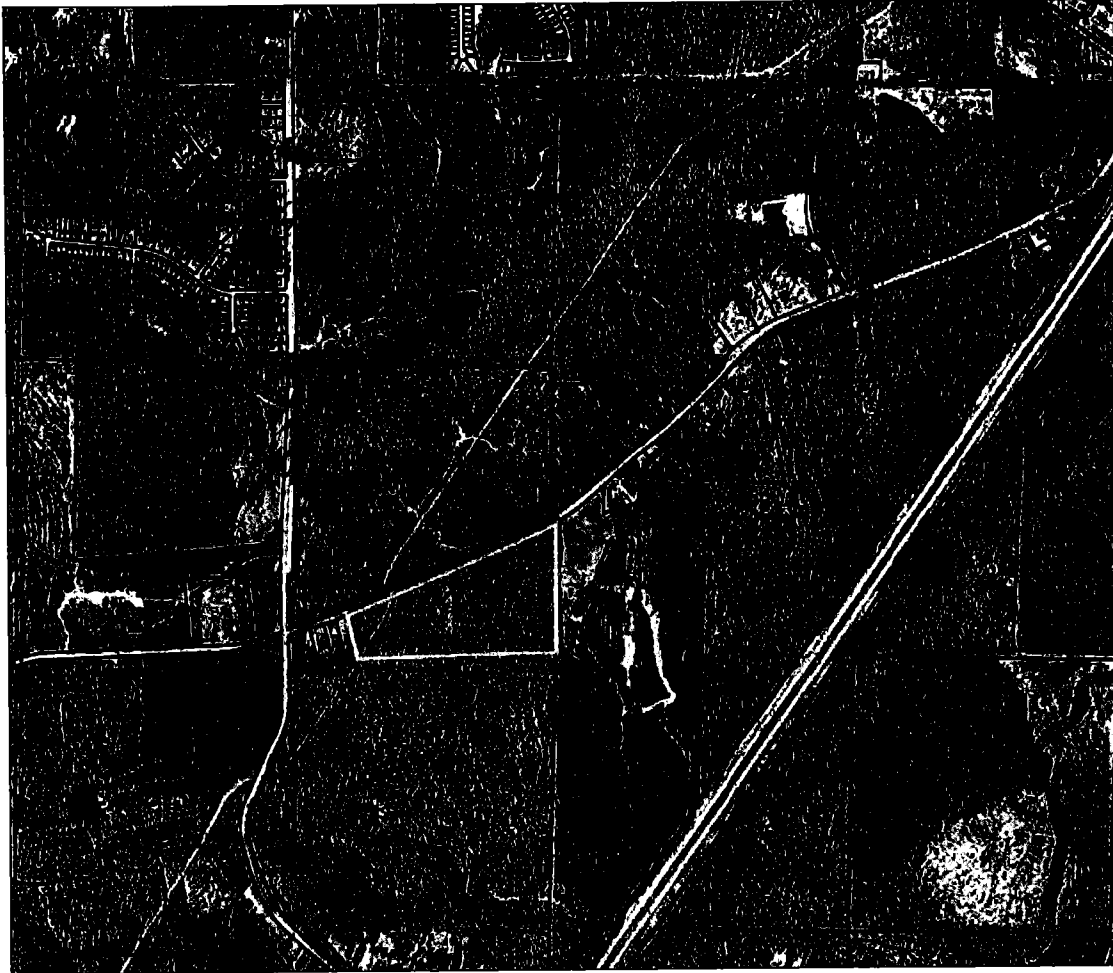
On June 20, 2024 the Hogansville Planning Commission reviewed proposed amendments to the Bass Crossroads (Treeswift) Preliminary Plat, which was originally approved by City Council in December 2021. Project location is Mountville Hogansville Road. For Phase I (Pod A), the applicant proposes to keep the 189 single family detached lots as is but allow up to 25% of these homes to be 1,260 sf or larger. For Phase II (Pod B) the applicant proposes to replace the 209 townhouse units originally proposed with 150 single-family detached homes that are 1,260 square feet in size. The Planning Commission voted unanimously to approve these proposed amendments to Phases I and II of the Bass Crossroads (Treeswift) preliminary plat.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

No budget impact to City.

STAFF RECOMMENDATION (Include possible options for consideration)

Follow the Planning Commission's recommendation to approve the Bass Crossroads (Treeswift) preliminary plat as amended, to allow 25% of the 189 single family detached homes in Phase I to be 1,260 sf or larger, and to replace the 209 proposed townhouse units with 150 single family attached lots with home sizes of 1,260 sf.



Legend
 □ Parcels
 = Roads

Parcel ID	0200 000040	Owner	BASS CROSS ROAD LLC	Last 2 Sales			
Class Code	Consv Use		P O BOX 100	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		HOGANSVILLE, GA 30230	3/30/2020		N	U
City	HOGANSVILLE	Physical Address	MOUNTVILLE-HOGANSVILLE RD	4/21/2015	\$485532	M	U
Acres	131.78	Assessed Value	Value \$1126700				
		Land Value	Value \$1126700				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 6/24/2024
 Last Data Uploaded: 6/23/2024 8:02:22 PM

BASS CROSS ROAD, LLC

June 11, 2024

City of Hogansville
111 High Street
Hogansville, GA 30230

Re: Reduction of the Minimum allowable square footage for – Bass Cross Road PUD
(Treeswift Phase II – Single Family Detached Section), Hogansville, Georgia. Troup
County Tax Parcel Number 0200 000040.

Please accept this correspondence as our official request to reduce the minimum square footage requirements for the above referenced property.

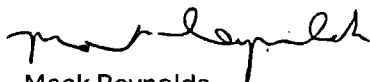
The Preliminary Plat for Bass Cross Road PUD was approved by the City Council on December 6, 2021. Bass Cross Road PUD Single Family Section aka (Treeswift Phase II) has a current minimum square footage of 1,500 heated square feet.

We are requesting that the City of Hogansville reduce the minimum square footage from 1,500 to 1,260 square feet for a maximum of 25% of the homes. The remaining 75% of the homes in the community will exceed the minimum requirement of 1,500 heated square feet.

Thank you in advance for your assistance and consideration in this matter.

If you have any questions or concerns, you may contact myself or Leigh Ann Green at 770-318-9912 or Lgreen@developmentsiteservices.com.

Sincerely,



Mack Reynolds
Member
Bass Cross Road, LLC

P.O. BOX 100, HOGANSVILLE, GA 30230

Leigh Ann Green

From: Leigh Ann Green
Sent: Thursday, May 23, 2024 10:47 AM
To: Lisa Kelly
Subject: FW: Bass Cross Plans
Attachments: Bass Cross Pod A Product for Submittal_Approval 05.23.2024.pdf

Please ignore the plan that I sent earlier from Lennar for Pod A (Phase 2 of Treeswift)

They are wanting to do the attached plans. Only 1 is under the 1500 sf and it would not be more than 25% of the homes.

They are as follows.

Fairfield 1736 sf
Beckman 1260 sf
Plan 1508 1508 sf
Broadmoore 1995 sf

The plan is to do 25% of each product so the Avg sf would be higher than the 1500 sf min.
They understand that vinyl is not allowed.
I will bring copies of these elevations with me this afternoon.

Thank You,

Leigh Ann Green

President
Development Site Services , Inc.
8080 Wells Street Suite C-365
Senoia, GA 30276
770-318-9912
Lgreen@developmentsiteservices.com

From: Frank Potts <frank.potts@lennar.com>
Sent: Thursday, May 23, 2024 9:40 AM
To: Leigh Ann Green <lgreen@developmentsiteservices.com>
Subject: Bass Cross Plans

See attached in case you need to forward to Lisa at the City.



Frank Potts
SR LAND ACQUISITION MANAGER

DEVELOPMENT SUMMARY	
ZONING	PLANNED UNIT DEVELOPMENT (PUD)
EXISTING ZONING	
TOTAL SITE AREA	161.78 ACRES
PHASE I	42.88 ACRES
PHASE II	118.89 ACRES
FUTURE COMMERCIAL (FUTURE PUMP STATION)	2.12 ACRES
	1.80 ACRES
SINGLE-FAMILY DETACHED (PHASE I)	150
SINGLE-FAMILY DETACHED (PHASE II)	180
TOTAL NUMBER OF UNITS	330
PROPOSED DENSITY	2.00 UNITS/ACRE
SINGLE-FAMILY DETACHED (PHASE I)	
SETBACKS	
FRONT YARD	13.5 FEET
REAR YARD	15 FEET
SIDE YARD	5 FEET
SINGLE-FAMILY DETACHED (PHASE II)	
FRONT YARD	20 FEET
REAR YARD	20 FEET
SIDE YARD	5 FEET
MINIMUM LOT SIZE	6,000 SF
MINIMUM LOT WIDTH	60 FEET
OPEN SPACE	78.50 ACRES (48.10%)

RIDGE PLANNING AND ENGINEERING
 6234 Old Highway 7 S
 Suite D9250 - Woodstock, GA 30188
 OFFICE 770.956.9000

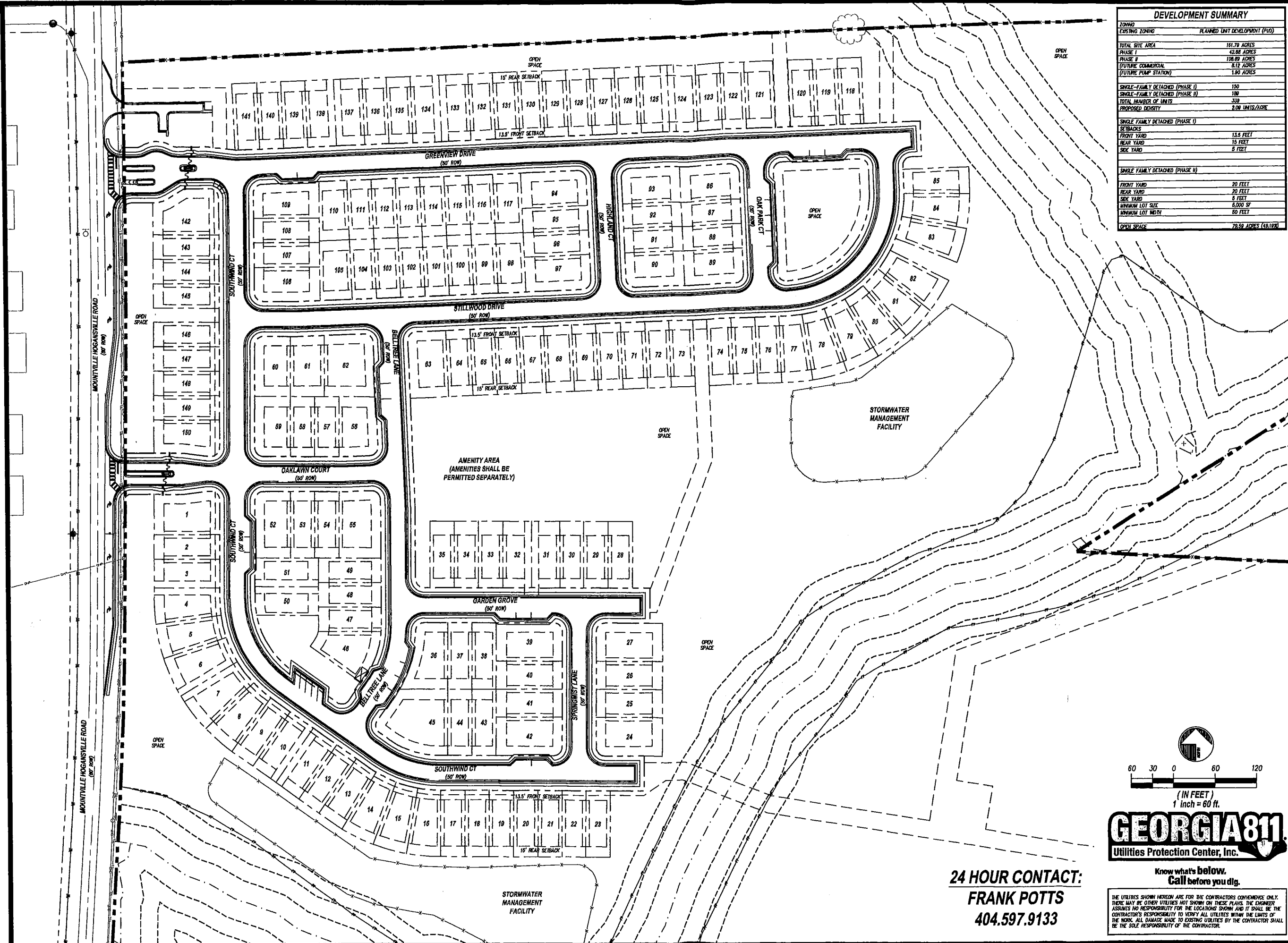
PRELIMINARY PLAT
 BASS CROSS ROAD
 PRELIMINARY PLAT
 LAND LOTS 130 & 159
 11TH DISTRICT
 TROUP COUNTY, GEORGIA

OWNER/DEVELOPER
 LENMAR
 1000 HOLCOMB PARKWAY
 ROSWELL, GEORGIA, 30076
 PHONE: 404.856.6148

GSWCC CERTIFICATION NUMBER: 9881
 EXPIRATION DATE: 09.01.2023

REVISIONS

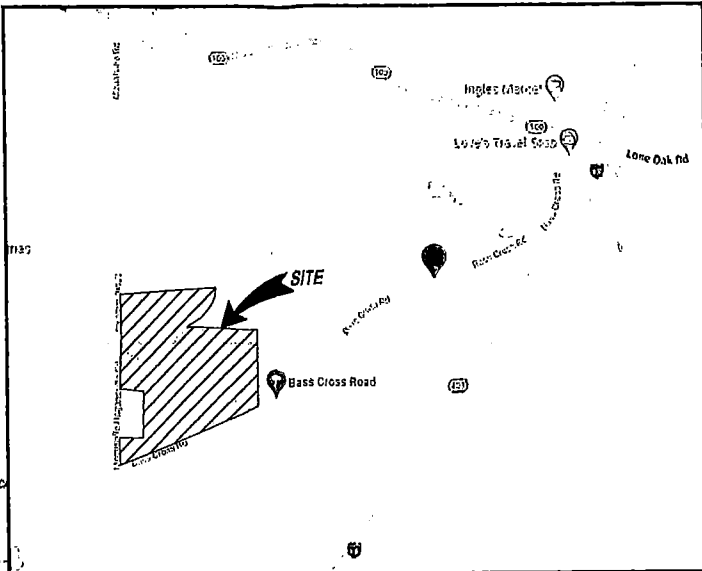
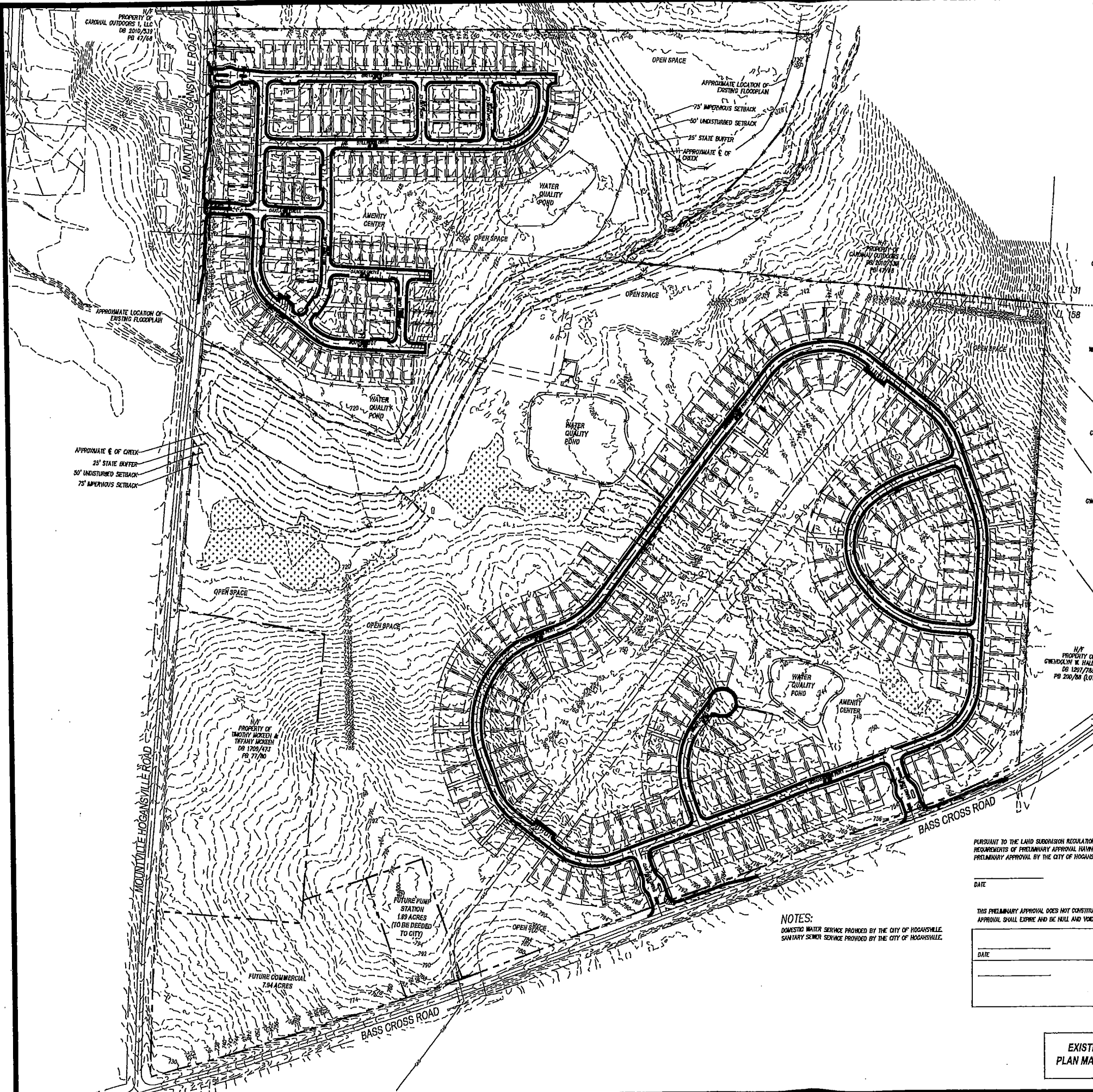
LAND PLAN
LP4



60 30 0 60 120
 (IN FEET)
 1 inch = 60 ft.
GEORGIA811
 Utilities Protection Center, Inc.

24 HOUR CONTACT:
FRANK POTTS
 404.597.9133

Know what's below.
 Call before you dig.
 THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



LOCATION MAP
SCALE: 1" = 160'

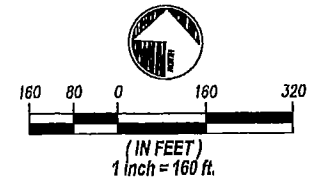
INDEX OF SHEETS

- PP 100 OVERALL PRELIMINARY PLAT
- PP 101 PRELIMINARY PLAT
- PP 102 PRELIMINARY PLAT
- C100 SURVEY

DEVELOPMENT SUMMARY

ZONING	PLANNED UNIT DEVELOPMENT (PUD)
EXISTING ZONING	
TOTAL SITE AREA	161.78 ACRES
PHASE I	42.88 ACRES
PHASE II	108.89 ACRES
(FUTURE COMMERCIAL)	8.12 ACRES
(FUTURE PUMP STATION)	1.80 ACRES
SINGLE-FAMILY DETACHED (PHASE I)	150
SINGLE-FAMILY DETACHED (PHASE II)	187
TOTAL NUMBER OF UNITS	337
PROPOSED DENSITY	2.08 UNITS/ACRE
SINGLE-FAMILY DETACHED (PHASE I)	
SETTLEMENTS	
FRONT YARD	13.5 FEET
REAR YARD	15 FEET
SIDE YARD	5 FEET
SINGLE-FAMILY DETACHED (PHASE II)	
FRONT YARD	20 FEET
REAR YARD	20 FEET
SIDE YARD	5 FEET
MINIMUM LOT SIZE	6,000 SF
MINIMUM LOT WIDTH	30 FEET
OPEN SPACE	79.99 ACRES (49.18%)

24 HOUR CONTACT:
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404.597.9133



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Utilities Protection Center, Inc.

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EXISTING INFORMATION IS BASED ON GIS.
PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF HOGANSVILLE, GEORGIA, ALL THE REQUIREMENTS OF PRELIMINARY APPROVAL HAVING BEEN FULFILLED, THIS PRELIMINARY PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY OF HOGANSVILLE PLANNING COMMISSION ON:

DATE _____

THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF PRELIMINARY APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON (ONE YEAR FROM PRELIMINARY APPROVAL):

DATE _____

DATE _____

CHAIR, CITY OF HOGANSVILLE PLANNING COMMISSION

NOTES:
DOMESTIC WATER SERVICE PROVIDED BY THE CITY OF HOGANSVILLE.
SANITARY SEWER SERVICE PROVIDED BY THE CITY OF HOGANSVILLE.

RIDGE PLANNING AND ENGINEERING®
6234 OLD HIGHWAY 5
SUITE D5-250 - WOODSTOCK, GA 30188
OFFICE 770.938.9000

PRELIMINARY PLAT
BASS CROSS ROAD
LAND LOTS 130 & 159
11TH DISTRICT
CITY OF HOGANSVILLE
TROUP COUNTY, GEORGIA

OWNER/DEVELOPER
LENNAR
1000 HOLCOMB PARKWAY
ROSWELL, GEORGIA, 30076
PHONE: 404.856.6148

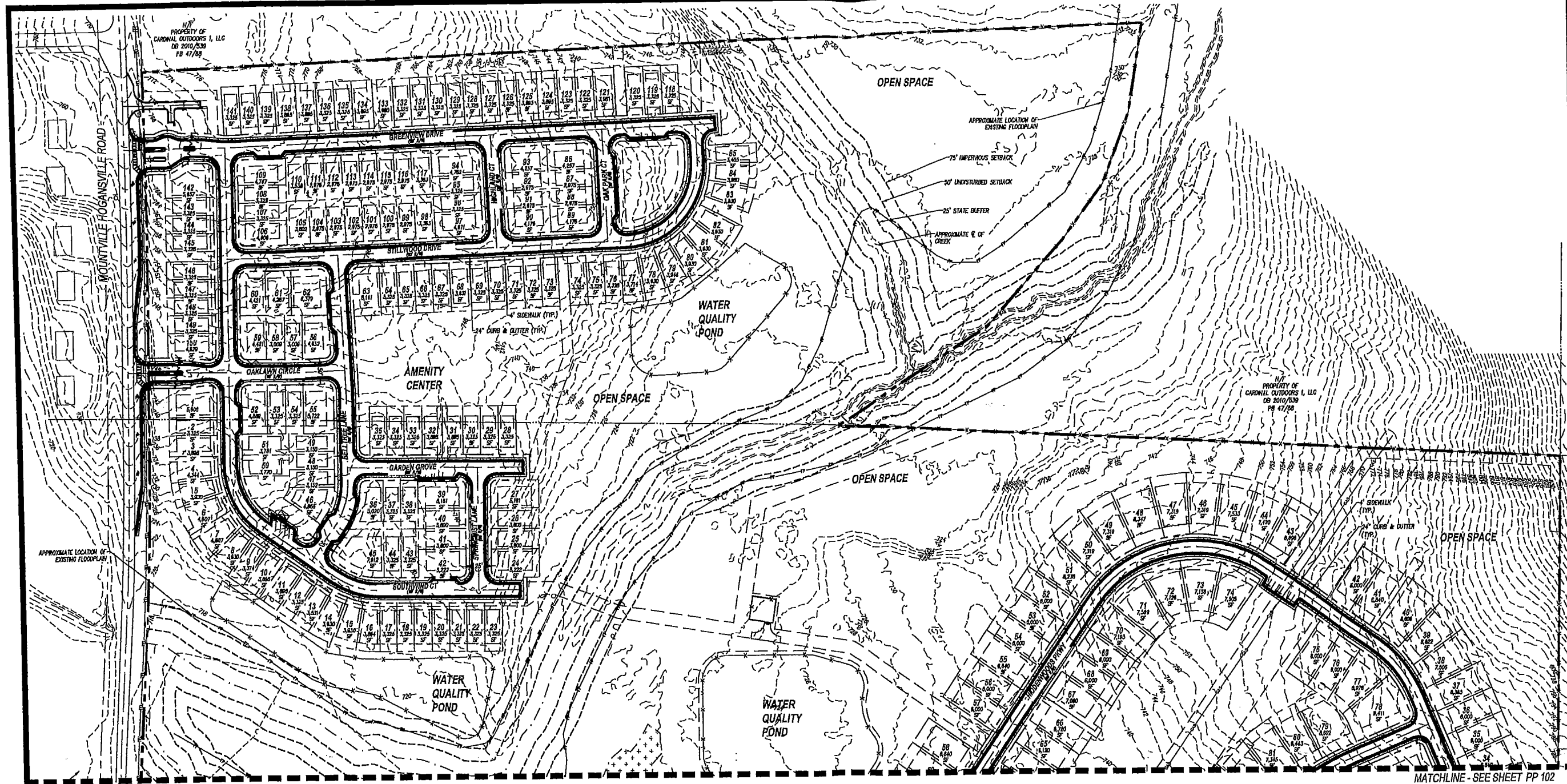
GSWCC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 09.01.2023



REVISIONS

NO.	DATE	DESCRIPTION
1	05.24.2024	SITE REVISION

OVERALL PRELIMINARY PLAT
PP 100



MATCHLINE - SEE SHEET PP 102

MATCHLINE - SEE SHEET PP 102

RIDGE PLANNING AND ENGINEERS®
 6224 OLD HIGHWAY 5
 SUITE D9-250 - WOODSTOCK, GA 30188
 OFFICE: 770.938.9000

PRELIMINARY PLAT

BASS CROSS ROAD
 LAND LOTS 130 & 159
 11TH DISTRICT
 CITY OF HOGANSVILLE
 TROUP COUNTY, GEORGIA

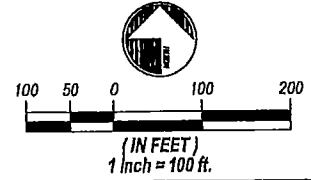
OWNER/DEVELOPER

LENNAR
 1000 HOLCOMB PARKWAY
 ROSWELL, GEORGIA, 30076
 PHONE: 404.855.6148

OSWCC CERTIFICATION NUMBER: 9881
 EXPIRATION DATE: 09.01.2023



24 HOUR CONTACT:
FRANK POTTS
404.597.9133



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 SANITARY SEWER SERVICE PROVIDED BY THE CITY OF HOGANSVILLE.

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DATE _____

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DATE _____	_____
_____	CHAIR, CITY OF HOGANSVILLE PLANNING COMMISSION

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EXISTING INFORMATION IS BASED ON GIS.
 PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

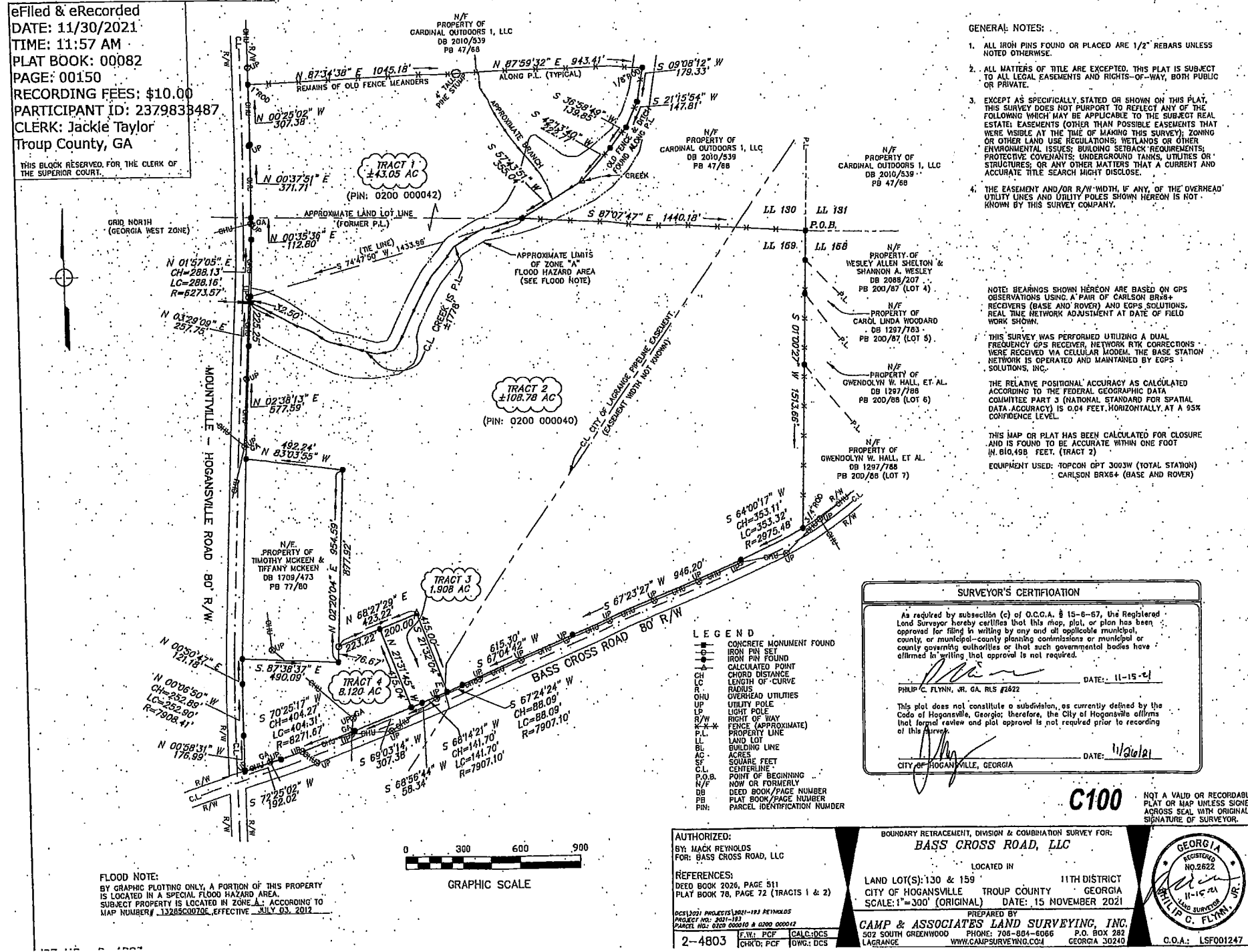
REVISIONS

▲	03.24.2024 - SITE REVISION

PRELIMINARY PLAT
PP 101

eFiled & eRecorded
 DATE: 11/30/2021
 TIME: 11:57 AM
 PLAT BOOK: 00082
 PAGE: 00150
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 2379838487
 CLERK: Jackie Taylor
 Troup County, GA

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



- GENERAL NOTES:
- ALL IRON PINS FOUND OR PLACED ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
 - ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, BOTH PUBLIC OR PRIVATE.
 - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY); ZONING OR OTHER LAND USE REGULATIONS; WETLANDS OR OTHER ENVIRONMENTAL ISSUES; BUILDING SETBACK REQUIREMENTS; PROTECTIVE COVENANTS; UNDERGROUND TANKS, UTILITIES OR STRUCTURES; OR ANY OTHER MATTERS THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
 - THE EASEMENT AND/OR R/W WIDTH, IF ANY, OF THE OVERHEAD UTILITY LINES AND UTILITY POLES SHOWN HEREON IS NOT KNOWN BY THIS SURVEY COMPANY.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING A PAIR OF CARLSON BRX6+ RECEIVERS (BASE AND ROVER) AND EOPS SOLUTIONS. REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK SHOWN.

THIS SURVEY WAS PERFORMED UTILIZING A DUAL FREQUENCY GPS RECEIVER, NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY EOPS SOLUTIONS, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMISSION PART 3 (NATIONAL STANDARD FOR SPATIAL DATA ACCURACY) IS 0.04 FEET HORIZONTALLY AT A 95% CONFIDENCE LEVEL.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT (N. 610.498 FEET, TRACT 2)

EQUIPMENT USED: TOPCON OPT 3003W (TOTAL STATION)
 CARLSON BRX6+ (BASE AND ROVER)

- LEGEND
- CONCRETE MONUMENT FOUND
 - IRON PIN FOUND
 - CALCULATED POINT
 - CHORD DISTANCE
 - LENGTH OF CURVE
 - RADIUS
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - RIGHT OF WAY
 - FENCE (APPROXIMATE)
 - PROPERTY LINE
 - LAND LOT
 - BUILDING LINE
 - ACRES
 - SQUARE FEET
 - CENTERLINE
 - POINT OF BEGINNING
 - NEW OR FORMERLY
 - DEED BOOK/PAGE NUMBER
 - PLAT BOOK/PAGE NUMBER
 - PARCEL IDENTIFICATION NUMBER

SURVEYOR'S CERTIFICATION

As required by subsection (c) of O.C.G.A. § 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or municipal-county planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required.

DATE: 11-15-21

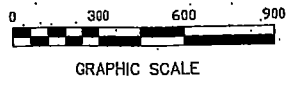
PHILIP C. FLYNN, JR., GA. RLS #2422

This plat does not constitute a subdivision, as currently defined by the Code of Georgia, therefore, the City of Hogansville affirms that formal review and plat approval is not required prior to recording of this survey.

DATE: 11/20/21

CITY OF HOGANSVILLE, GEORGIA

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. SUBJECT PROPERTY IS LOCATED IN ZONE A. ACCORDING TO MAP NUMBER 13285C0070E, EFFECTIVE JULY 03, 2012



AUTHORIZED:
 BY: MACK REYNOLDS
 FOR: BASS CROSS ROAD, LLC

REFERENCES:
 DEED BOOK 2026, PAGE 511
 PLAT BOOK 78, PAGE 72 (TRACTS 1 & 2)

PROJECT NO: 201-181
 PARCEL NO: 0200 000010 & 0200 000012

2-4803 F.W.: PCF C.A.L.C.: DCS C.H.R.D.: PCF I.O.W.G.: DCS

BOUNDARY RETRACEMENT, DIVISION & COMBINATION SURVEY FOR:
BASS CROSS ROAD, LLC

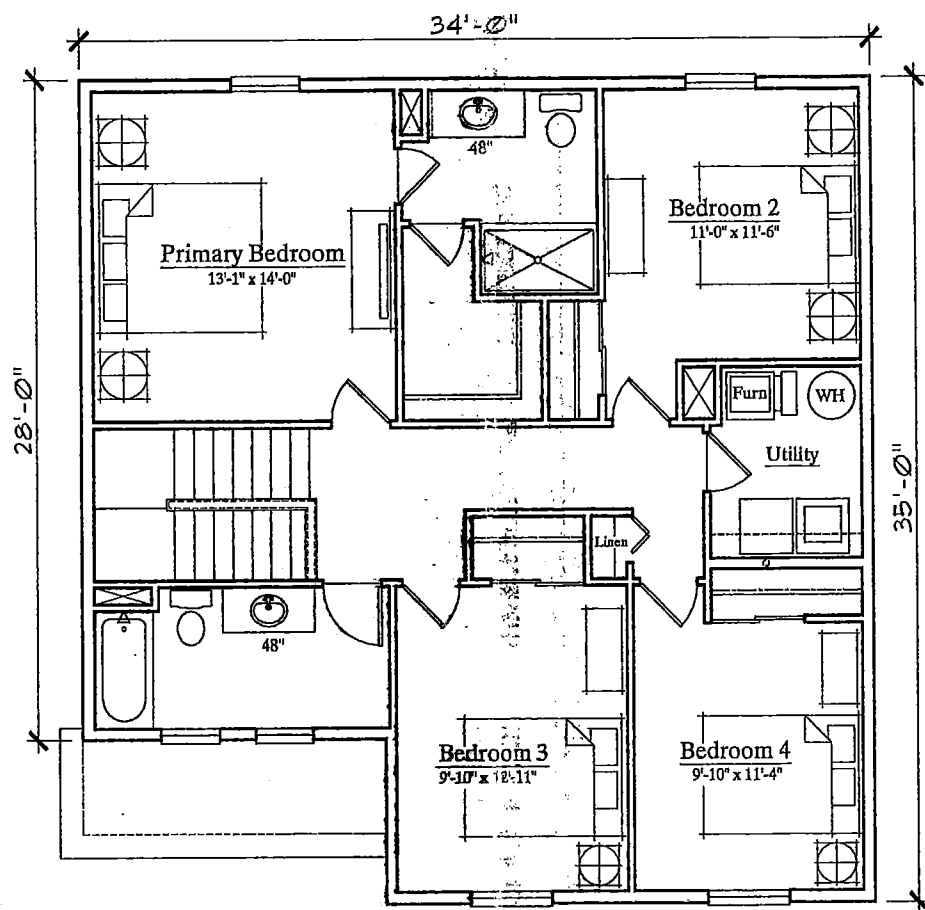
LOCATED IN
 LAND LOT(S): 130 & 159 11TH DISTRICT
 CITY OF HOGANSVILLE TROUP COUNTY GEORGIA
 SCALE: 1"=300' (ORIGINAL) DATE: 15 NOVEMBER 2021

PREPARED BY
CAMP & ASSOCIATES LAND SURVEYING, INC.
 502 SOUTH GREENWOOD PHONE: 706-804-6066 P.O. BOX 282
 LAGRANGE WWW.CAMPANDASSOCIATES.COM GEORGIA 30240

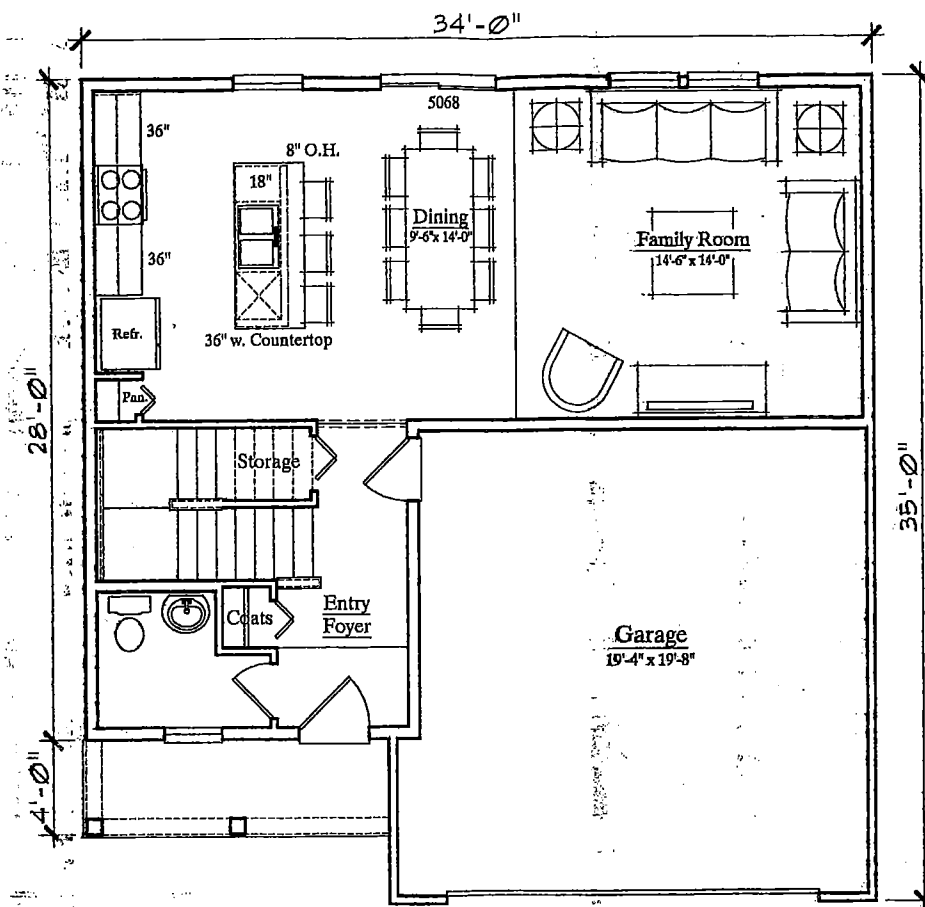


C100

NOT A VALID OR RECORDABLE PLAT OR MAP UNLESS SIGNED ACROSS SEAL WITH ORIGINAL SIGNATURE OF SURVEYOR.



2nd Floor Plan

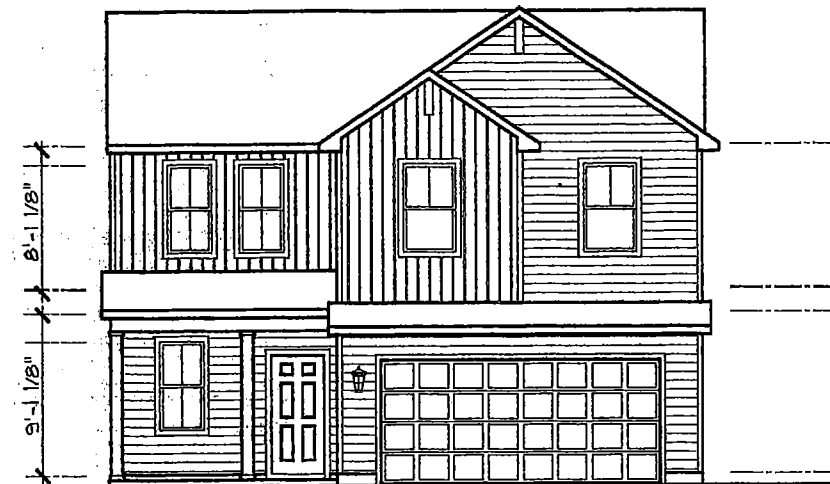


1st Floor Plan

Fairfield 1736sf



Elevation C

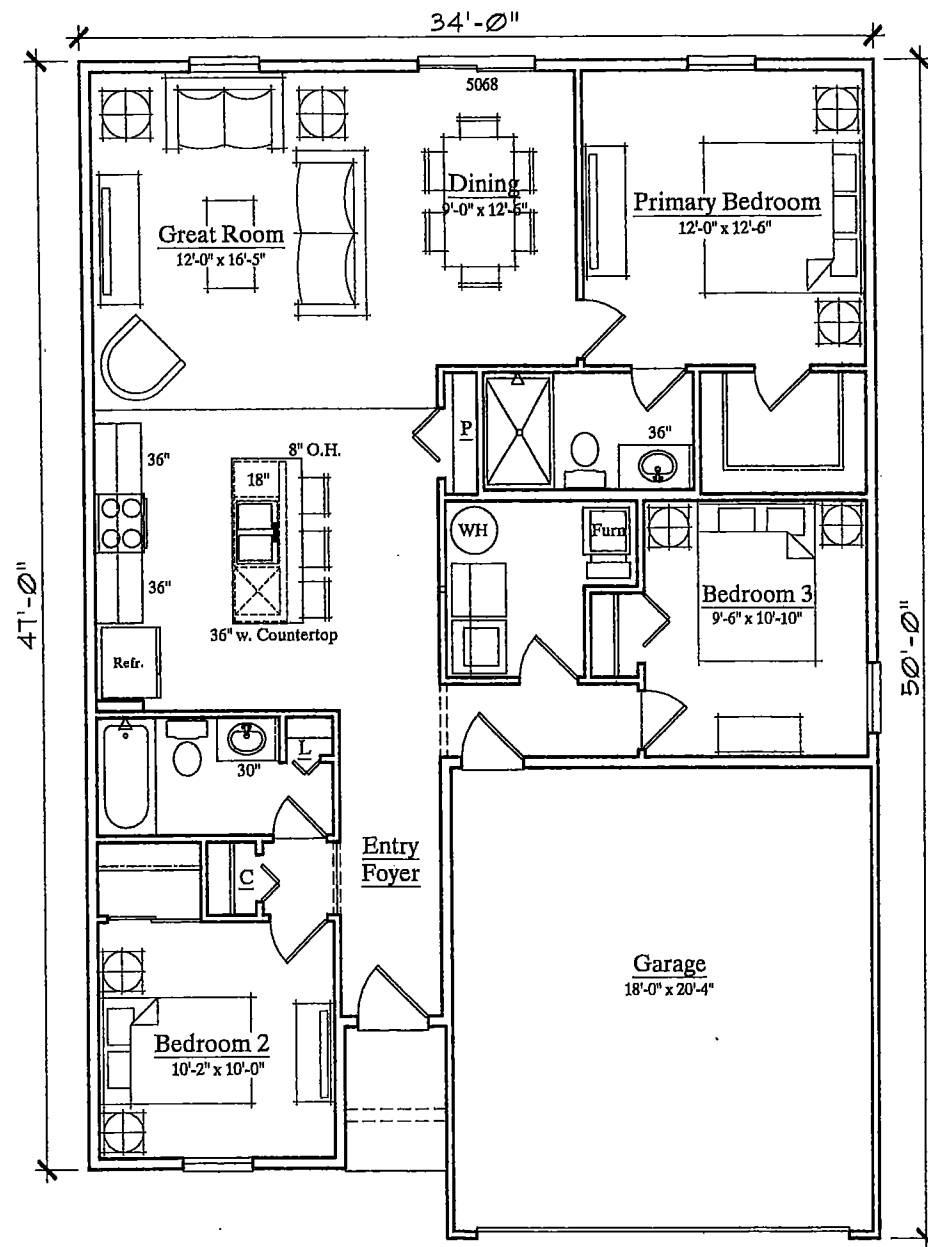


Elevation B



Elevation A

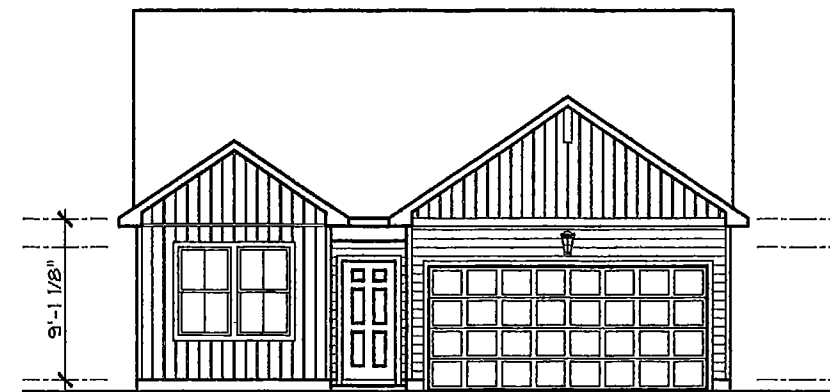
LENNAR®



1st Floor Plan



Elevation C



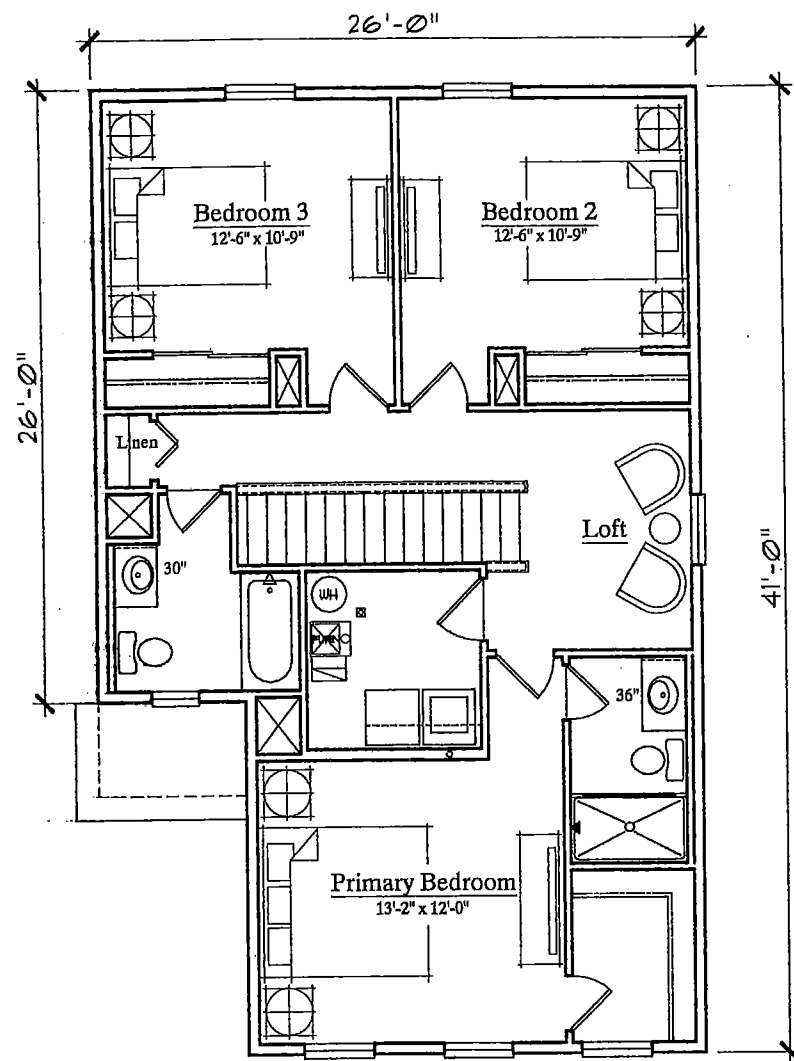
Elevation B



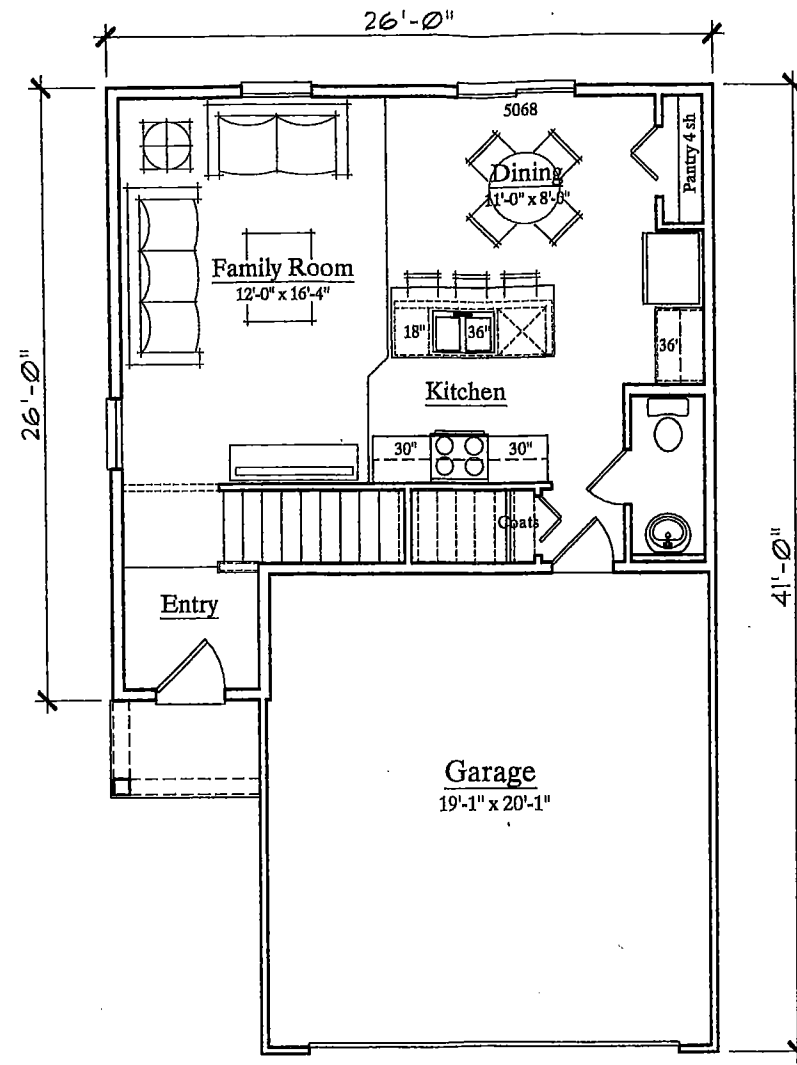
Elevation A

Beckman 1260sf

LENNAR®



2nd Floor Plan



1st Floor Plan

1508 sf Plan



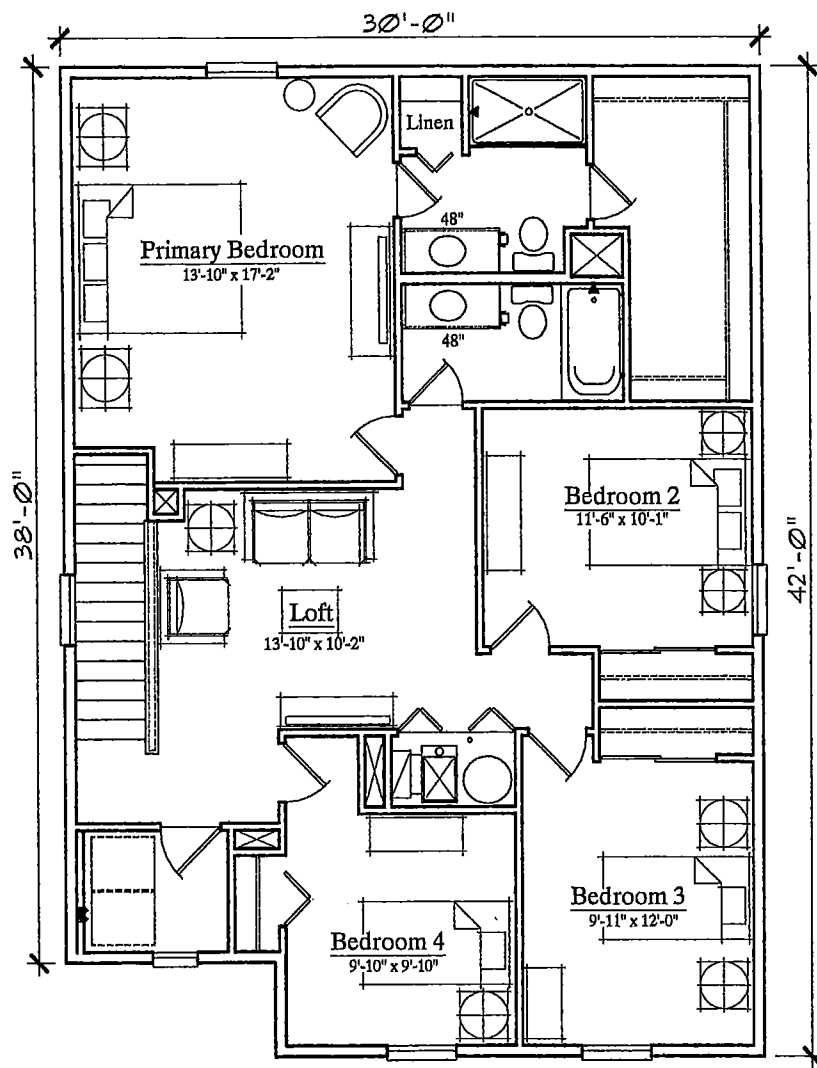
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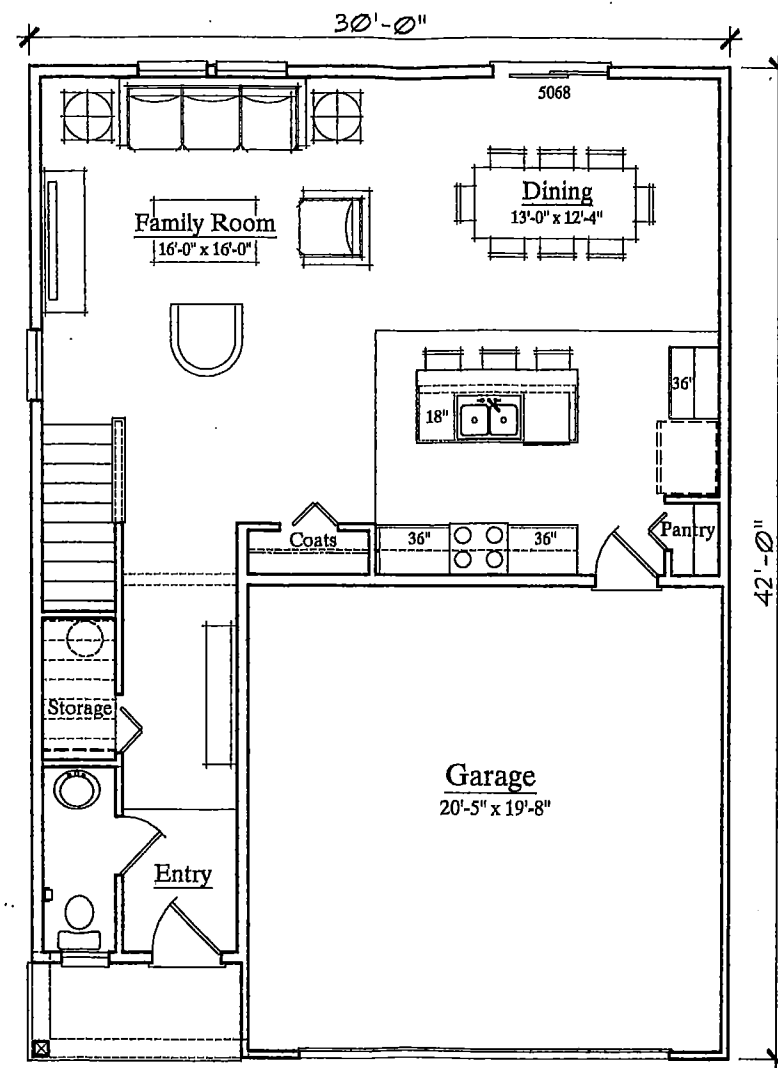
Elevation B



Elevation A



2nd Floor Plan



1st Floor Plan



Elevation C



Elevation B

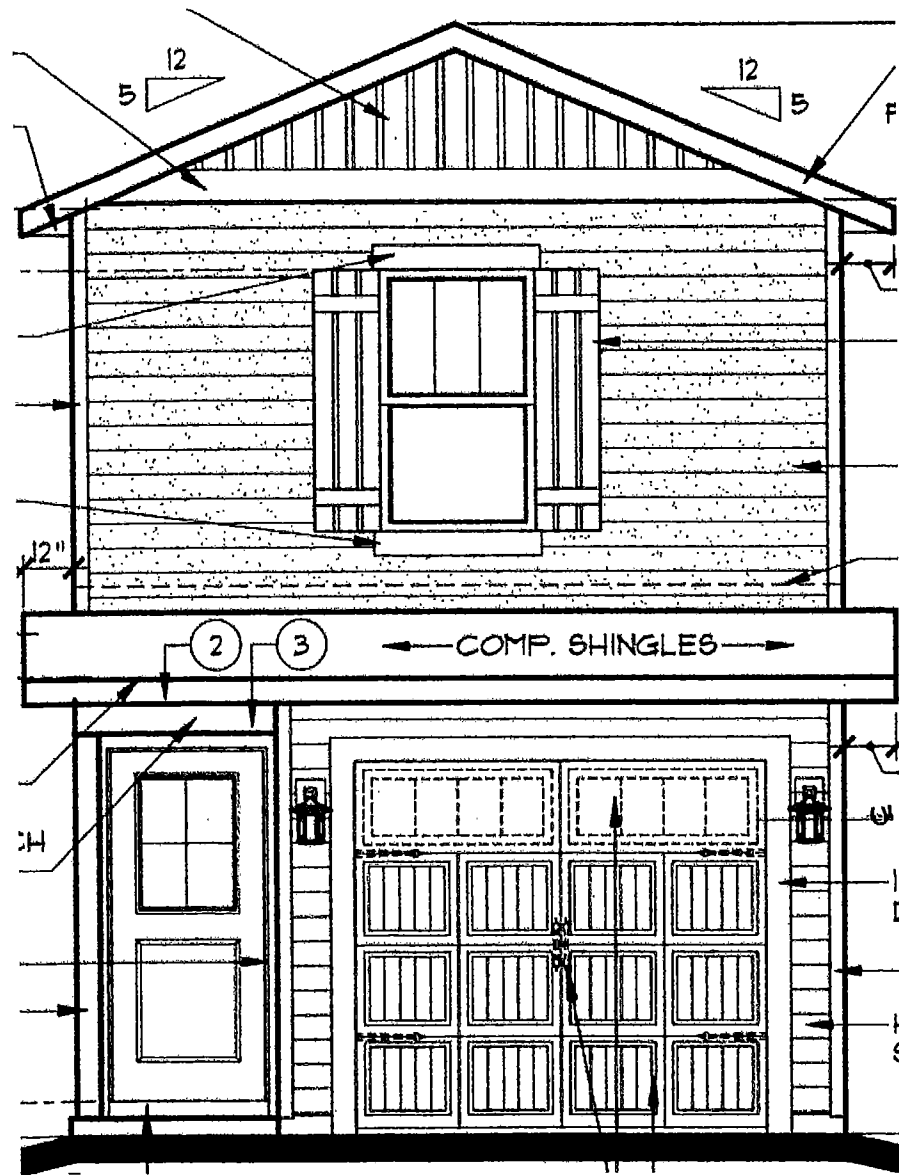


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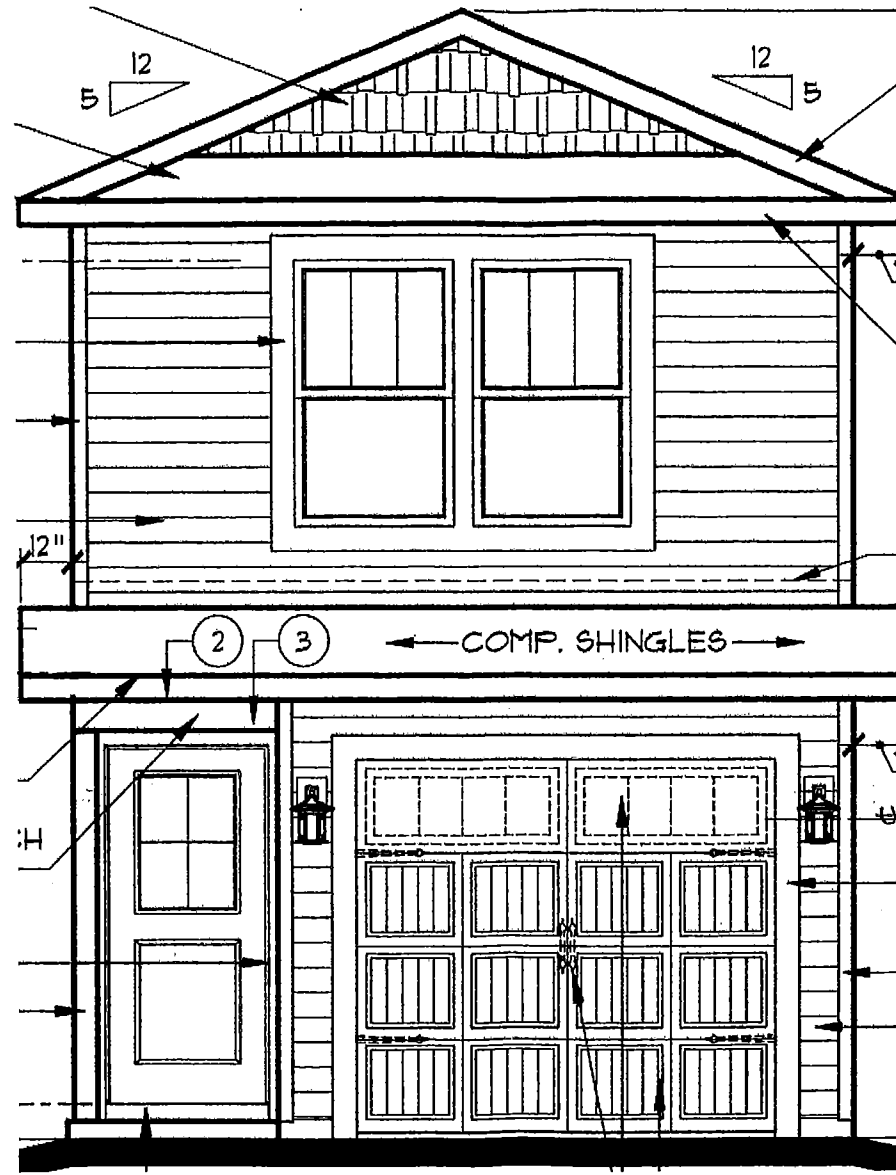
Broadmoor 1995sf

LENNAR®

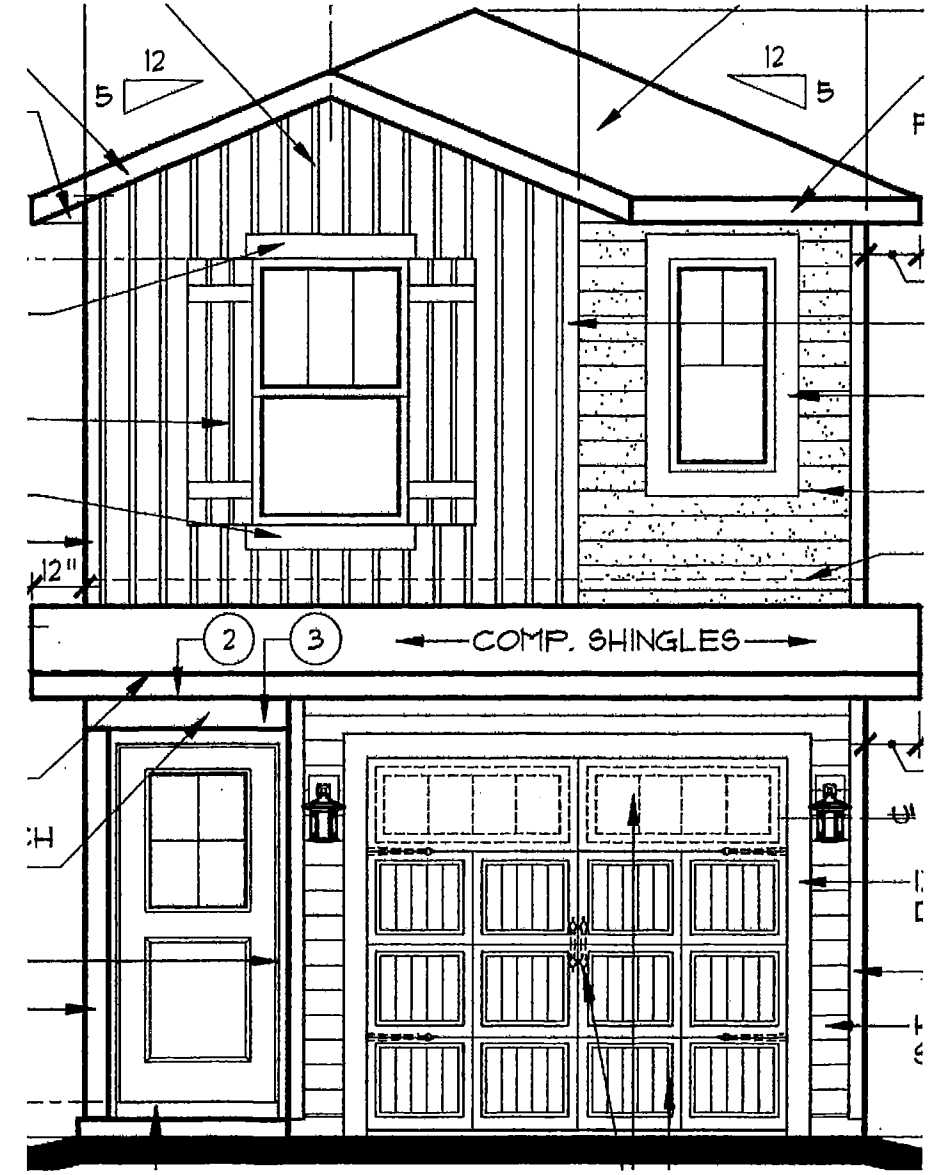
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Elevation "A"

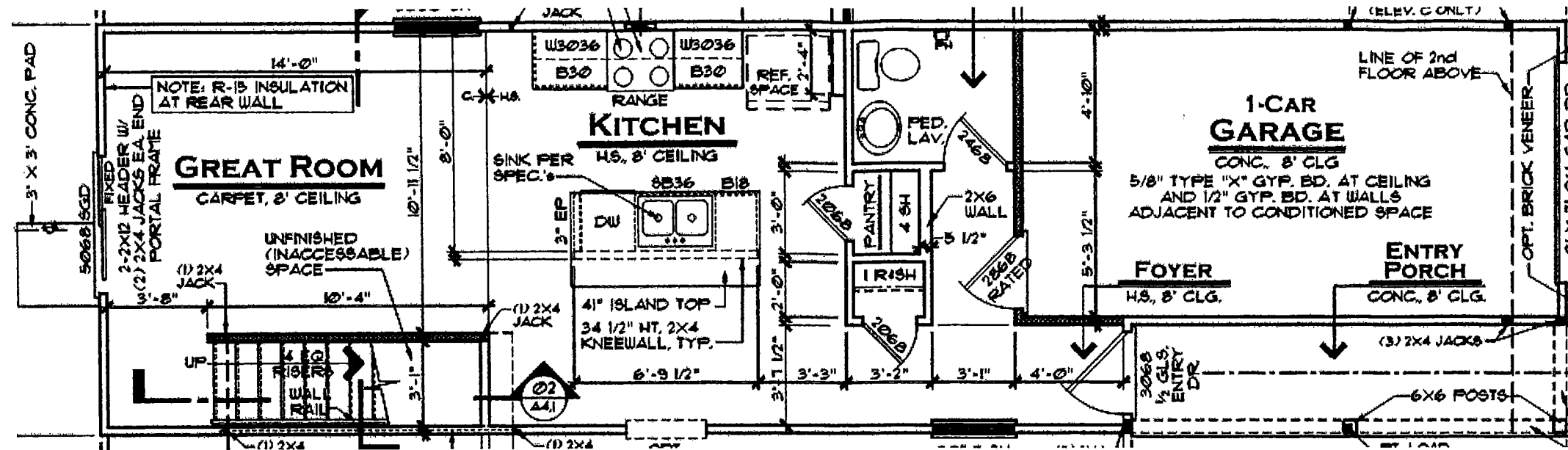


Elevation "B"



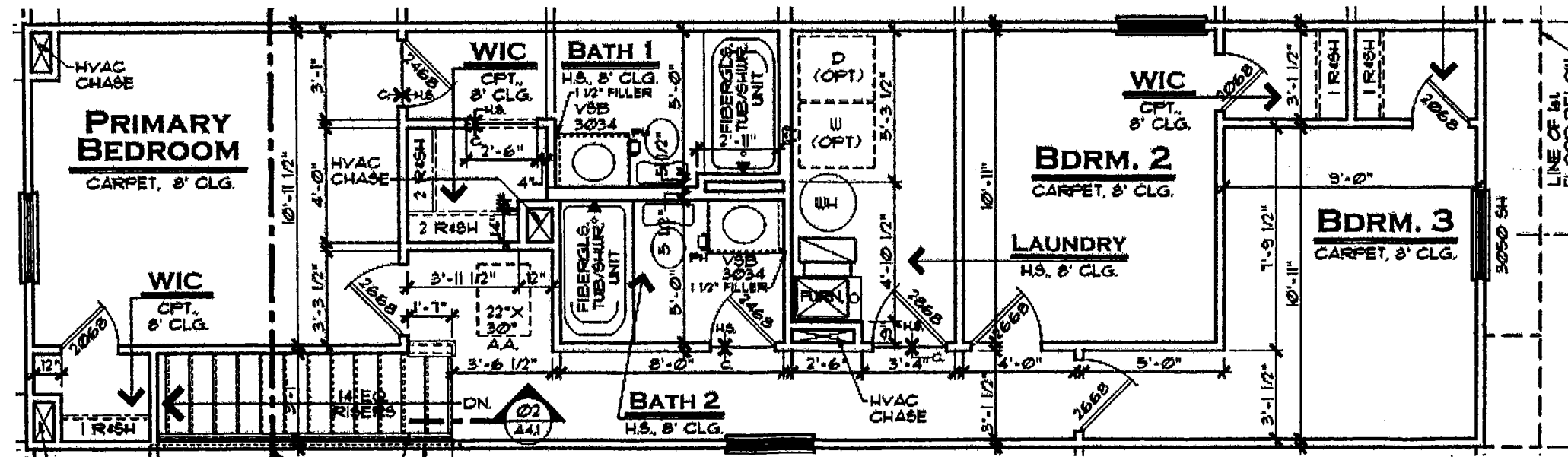
Elevation "C"

LENNAR



First Floor

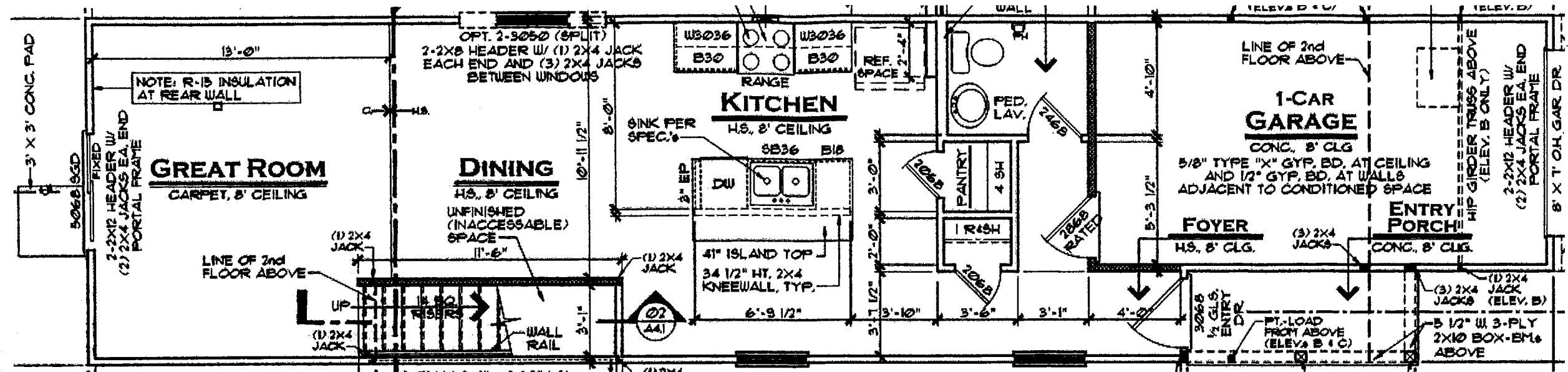
← Front



Second Floor

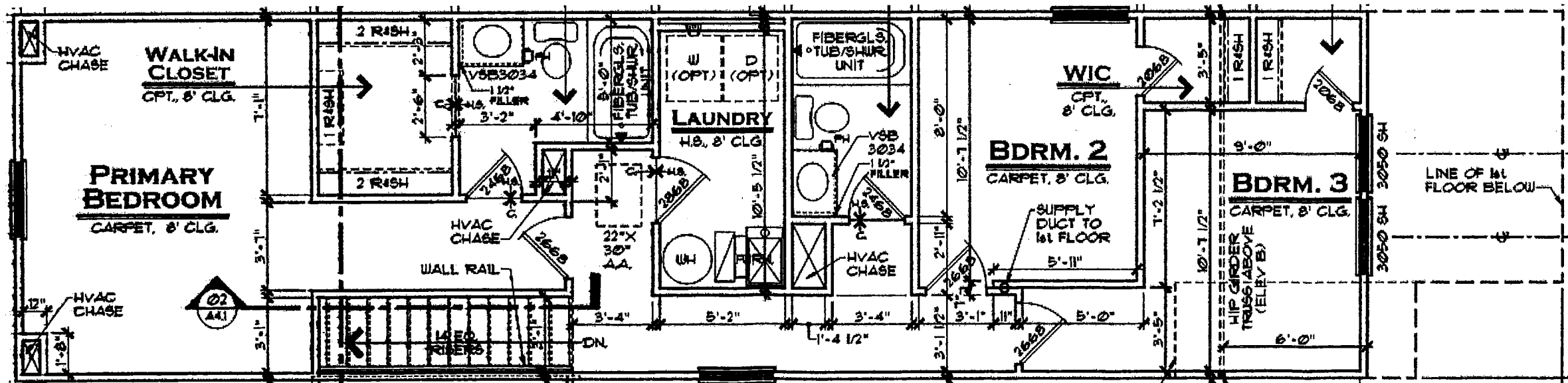
← Front

LENNAR



First Floor

← Front



Second Floor

← Front