



## Community Development Department

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

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# Item Coversheet

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**Item:**        **An Ordinance to approve the final plat for Bunn Farms Phase 3, a single-family residential subdivision – located off Peeksville Road in Parcels # 145-01047011, 145-01047002, 145-01047000, and 146-010-49000.**

**Action Item:**                        Yes                        No

**Public Hearing Item:**               Yes                        No

**Executive Session Item:**          Yes                        No

**Advertised Date:**                N/A

**Budget Item:**                      No

**Date Received:**                    **June 1, 2023**

**Workshop Date:**                    N/A

**Regular Meeting Date:**          **August 7, 2023**

### **Discussion:**

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LGI Homes, LLC of Atlanta, GA submitted the final plat for Bunn Farms Phase 3 subdivision to be located off of Peeksville Road (Parcel ID 145-01047011, 145-01047002, 145-01047000, and 146-010-49000). The general concept is 111 single-family residential lots.

**Applicant/Developer:**

**LGI Homes, LLC  
2700 Cumberland Parkway, SE  
Atlanta, GA 30339**

**Project Data:**

- Location = Peeksville Road
- Gross Acreage = 64.18 acres
- Property zoning = R-2 (Single Family Residential)
- Lot Count = 111
- Open Space = 8.85 Acres
- Minimum Lot Size = 18,000 sq. ft.
- Minimum Lot Width = 100'
- Minimum House Size = 2,000 sq. ft. heated minimum for single story  
2,200 heated minimum for multi-story
- Setbacks:
  - Front = 40'
  - Side = 15'
  - Rear = 40'

**Existing Applicable Zoning Conditions:**

**Zoning Conditions from Rezoning Ordinance 06-09-076**

1. That an additional 20 feet of right-of-way be donated along Peeksville Road for future transportation improvements.
2. That stub roads be extended to a point throughout the property to provide future connectivity for development of adjacent tracts.
3. That a left turning lane be placed at the entrance on Peeksville Road to allow separation of turning traffic at that street cut.
4. That the acceleration/deceleration lane be constructed at the Peeksville Road entrance due to the street classification of Peeksville as a major arterial.
5. That a left turning lane analysis is conducted taking into effect the current and turning lane. Analysis shall also consider traffic generated by adjoining tracts in accordance with recommended land use in the future. Methodology shall be submitted to the Director of Community Development and the city's engineer for review prior to beginning said analysis to determine the projected volumes both internally and accepted volumes for Peeksville Road, to determine the proper assignment method for such volumes, and the accepted thresholds for the need of the left-turning lane.
6. That the minimum house size shall be no less than 2,000 square feet in heated floor area.
7. That all structures are to be constructed of brick, stucco, stone, or fiber-cement siding (in any combination), with allowance for vinyl siding used only in soffits.

**Recommendation:**

**Staff recommends approval of the Bunn Farms Phase 3 subdivision final plat.**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AUTHORIZE THE APPROVAL OF A FINAL SUBDIVISION PLAT OF BUNN FARMS PHASE 3 LOCATED ON PEEKSVILLE ROAD; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

***W I T N E S S E T H :***

**WHEREAS**, the Locust Grove Community Development Department received a final subdivision plat prepared for LGI Homes, LLC on June 1, 2023, for property located on Peeksville Road in Land Lots 190 and 195 of the 2<sup>nd</sup> District, Locust Grove, Georgia (the “Property”); and,

**WHEREAS**, the current owner of the property is identified as LGI Homes, LLC, 2700 Cumberland Parkway SE, Atlanta, GA 30012 (the “Owner”); and,

**WHEREAS**, the Property was rezoned to R-2 (Single Family Residential) by the Locust Grove City Council on September 5, 2006; and,

**WHEREAS**, the final plat illustrates the Owner’s plan to develop the 64.18 +/--acre tract into a 111-lot single-family residential subdivision pod as described and attached hereto as part of **Exhibit A**; and,

**WHEREAS**, the Locust Grove City Council reviewed the final subdivision plat, and the layout, lots and amenities contained therein, and found it to be in accordance with the City’s R-2 zoning ordinance; and,

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

**SECTION 1** – The City of Locust Grove hereby accepts the final plat known as “BUNN FARMS PHASE 3” dated June 1, 2023 attached as Exhibit “A”.

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

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

**SO ORDAINED** this 7<sup>th</sup> day of August 2023.

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ROBERT S. PRICE, Mayor

ATTEST:

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MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

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City Attorney

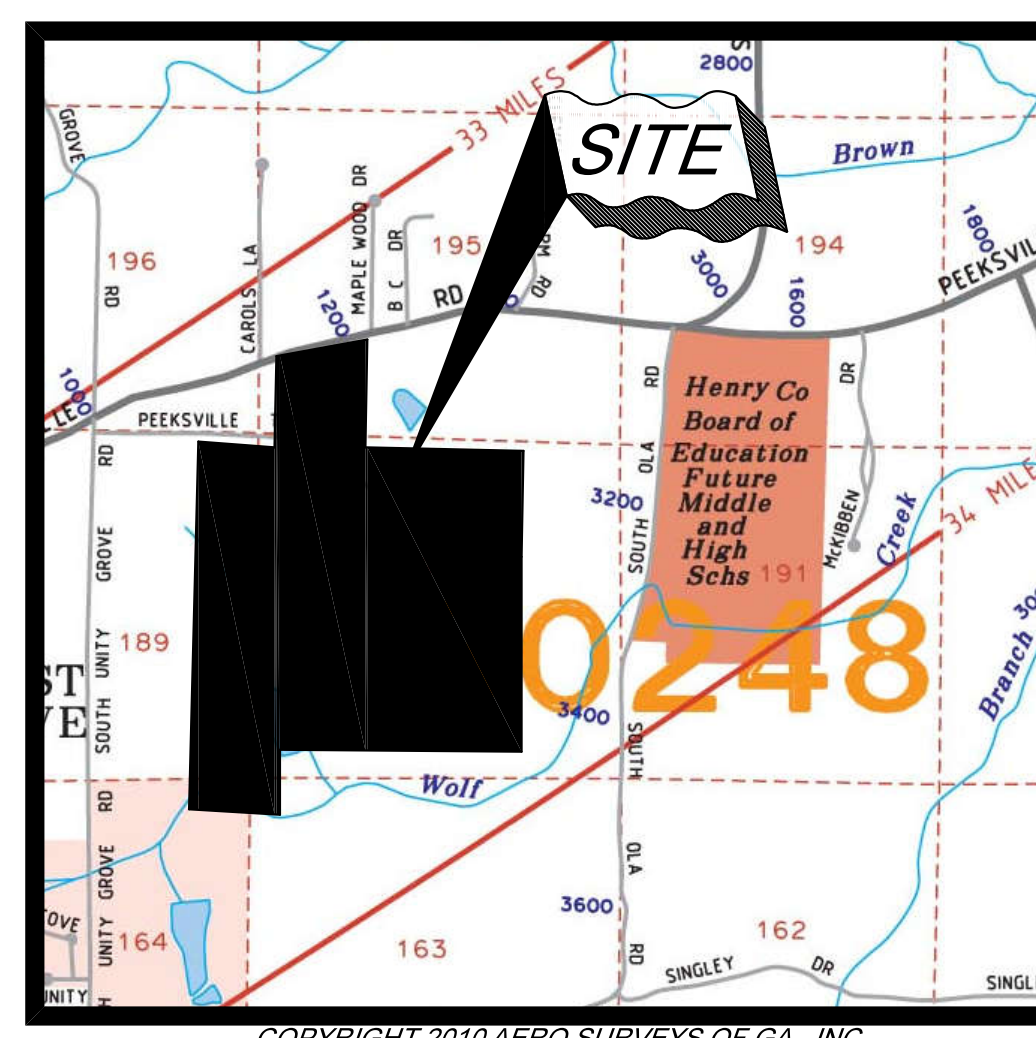
**EXHIBIT “A”**

FINAL SUBDIVISION PLAT OF BUNN FARMS PHASE THREE LAND LOTS 190 & 195 OF THE 2ND DISTRICT HENRY COUNTY, CITY OF LOCUST GROVE, GEORGIA

FOR USE BY CLERK OF SUPERIOR COURT ONLY

CLOSURE STATEMENT THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 29,829 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARE METHOD...

VICINITY MAP



COPYRIGHT 2010 AERO SURVEYS OF GA., INC. (NOT TO SCALE) CONSTRUCTION EXIT COORDINATES NORTH 33°21'14" LATITUDE WEST 84°04'12" LONGITUDE

CITY OF LOCUST GROVE APPROVAL THE CITY OF LOCUST GROVE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHTS OF WAY...

OWNER'S ACKNOWLEDGEMENT STATE OF GEORGIA, CITY OF LOCUST GROVE THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT...

DENSITY GROSS DENSITY = 127 LOTS / 46.78 ACRES = 2.7 UNITS/AC NET DENSITY = 127 LOTS / 39.24 ACRES = 3.2 UNITS/AC

HENRY COUNTY TAX PARCEL INFORMATION HENRY COUNTY TAX MAP 145G ALL BLOCK 1 TAX LOTS SAME AS LOT NUMBERS OUT OF 145-01047011 ALL OPEN SPACES T-500

CITY OF LOCUST GROVE NOTES A 20' SANITARY SEWER EASEMENT EXISTS ALONG EACH REAR PROPERTY LINE AND A 10' SANITARY SEWER EASEMENT EXISTS ALONG ALL SIDE LINES. GRANTOR FURTHER GRANTS TO AUTHORITY, ITS AGENTS AND EMPLOYEES THE RIGHT OF EGRESS AND INGRESS OVER AN ACROSS SAID EASEMENT TO INSTALL, REPAIR, MAINTAIN AND OPERATE SAID WATER OR SEWER LINES...

OWNER/DEVELOPER

LGI HOMES, LLC 2700 CUMBERLAND PARKWAY, SE ATLANTA, GA 30339 678-906-4500 24 HOUR CONTACT KEVIN TATE kevin.tate@lghomes.com 470-707-5310

ENGINEER OF RECORD:

MICHAEL H. ELLIOTT, JR. PROFESSIONAL ENGINEER-28679 (GA) METRO ENGINEERING & SURVEYING CO., INC. 770-707-0777

SURVEYOR OF RECORD:

JAMES R. GREEN REGISTERED LAND SURVEYOR: 2543 (GA) METRO ENGINEERING & SURVEYING CO., INC. 770-707-0777

OVERALL PROJECT DATA:

GROSS AREA: 254.09 ± AC FLOODPLAIN AREA: 12.45 ± AC NET AREA: 241.74 ± AC OPEN SPACE: 101.6 ± AC (47% OF NET) LOT YIELD: 376 LOTS 250 R-2 (100 X 180) 126 R-2 CRS (67 X 110) 18,000 SF MIN. LOT SIZE (R-2): 40' FRONT SBL: 40' REAR SBL: 40' SIDE SBL: 15' MIN. LOT SIZE (CRS): 6,600 ACT. LOT SIZE (CRS): 7,370 (12% ABOVE MIN) FRONT SBL: 30' REAR SBL: 30' SIDE SBL: 5' OVERALL GROSS DENSITY: 1.5 UNITS/AC OVERALL NET DENSITY: 1.8 UNITS/AC R/W AREA IN R-2: 19.43 AC R/W AREA IN CRS R-2: 7.46 AC FLOODPLAIN: 12.45 AC NET DENSITY FOR R-2: 1.5 UNITS/AC NET DENSITY FOR CRS: 2.5 UNITS/AC INFORMATION SHOWN ABOVE IS TAKEN FROM THE APPROVED CONSTRUCTION PLANS FOR BUNN FARMS DATED 02-05-2020.

ARCHAEOLOGICAL & HISTORIC UNLESS SHOWN HEREON, NO CEMETERIES, ARCHAEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE. HOWEVER, SURVEYOR HAS NOT EXCAVATED THE SITE OR CONSULTED WITH A QUALIFIED PROFESSIONAL IN THIS FIELD FOR ABSOLUTE CONFORMANCE. CERTIFICATION THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.

AS-BUILTS STORM AND SANITARY SEWER AS-BUILTS HAVE BEEN PREVIOUSLY SUBMITTED AND APPROVED. REFERENCES ALTA NSPS LAND TITLE SURVEY PREPARED BY METRO ENGINEERING & SURVEYING CO., INC. DATED 2-24-2019.

GENERAL NOTES: ALL LOT CORNERS WILL BE MARKED WITH CAPPED 1/2" REBAR UNLESS OTHERWISE NOTED. BASIS OF BEARINGS IS GRID NORTH, GEORGIA WEST ZONE. PROPERTY IS ZONED R-2 SETBACKS ARE AS FOLLOWS: FRONT = 40 FEET SIDE = 15 FEET REAR = 40 FEET. MINIMUM LOT SIZE: 18,000 SF MINIMUM LOT WIDTH: 100 FEET MINIMUM HOUSE SIZE: 2,000 SF (SINGLE STORY); 2,200 (MULTI-STORY) TOTAL NUMBER OF LOTS IN THIS PHASE = 111 LOTS GROSS AREA = 64.183 ACRES GROSS DENSITY: 1.7 UNITS/AC RIGHT-OF-WAY AREA TO BE DEDICATED TO CITY OF LOCUST GROVE = 8.426 ACRES FLOODPLAIN AREA: NONE NET AREA = 55.757 ACRES NET DENSITY = 2.0 UNITS/AC OPEN SPACE AREA = 8.853 ACRES (14% OF GROSS AREA OF PHASE III) STREET LENGTHS MINNEAPOLIS LANE = 283 L.F. SODBUSTER DRIVE = 1,616 L.F. BIG BUD LANE = 374 L.F. OLIVER LANE = 2,301 L.F. CLAAS WAY = 1,203 L.F. HESSITON DRIVE = 1,174 L.F. TOTAL = 6,923 L.F.

THIS PLAT SUBJECT TO ALL EASEMENTS PUBLIC AND PRIVATE, WRITTEN AND UNWRITTEN, AND ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. ALL MONUMENTS SHOWN HEREON EXIST AND THEIR SIZES, LOCATIONS, AND MATERIALS ARE CORRECTLY SHOWN. NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF ANY POINT ON THIS PROPERTY. METRO ENGINEERING & SURVEYING CO., INC. DOES NOT CERTIFY TO THE CORRECTNESS OR ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER (800) 282-7411 PRIOR TO ANY DIGGING. A 20 FOOT STORM SEWER AND SANITARY SEWER EASEMENT EXISTS ALONG EACH PROPERTY LINE AND ALONG EACH LOT LINE, CENTERED ON LOT LINES, FOR FUTURE DRAINAGE AND SANITARY SEWER LINES. ALL STORM DRAINS SHALL BE EXTENDED TO THE REAR SETBACK LINE. THIS PROPERTY IS LOCATED IN THE LIMITED DEVELOPMENT AREA AND THE WATER QUALITY CRITICAL AREA OF THE TUSSAHAW WATERSHED PROTECTION DISTRICT. A 5 FOOT UTILITY EASEMENT EXISTS AT THE FRONT OF ALL LOTS AND AT ALL ROAD FRONTS. ELECTRIC SERVICE PROVIDED BY CENTRAL GEORGIA EMC. WATER AND SEWER SERVICE PROVIDED BY CITY OF LOCUST GROVE. 4 FOOT WIDE SIDEWALKS ARE TO BE INSTALLED 2 FEET FROM THE CURB ON BOTH SIDES OF ALL STREETS, WITH A STANDARD HANDICAP RAMPS INSTALLED AT ALL INTERSECTIONS. STATE WATERS EXIST ON THIS SITE AS SHOWN. WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. ALL STREET RIGHTS OF WAY, SIDEWALKS AND DESIGNATED EASEMENTS AND PROPERTIES SHOWN ARE SPECIFICALLY DEDICATED FOR PUBLIC USE AND UPON RECORDING ARE ACCEPTED BY CITY OF LOCUST GROVE.

FINAL SUBDIVISION PLAT OF BUNN FARMS - PHASE THREE PREPARED FOR: LGI HOMES, LLC 2700 CUMBERLAND PARKWAY, SE ATLANTA, GA 30339

PROPERTY INFORMATION table with fields: LAND LOTS: 190 & 195, DISTRICT: 2nd, SECTION: NA, COUNTY: HENRY, STATE: GEORGIA, CITY: LOCUST GROVE

DRAWING INFORMATION table with fields: DATE: 06-01-2023, SCALE: 1"=100', DWN: JRG, CHK: JCS, JOB No.: 14632-3, FILE: 14632-BNF PHASE III FP

SURVEYOR'S CERTIFICATION As required by subsection (6) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat...



FOR USE BY CLERK OF SUPERIOR COURT ONLY

**CITY OF LOCUST GROVE NOTES**

A 20' SANITARY SEWER EASEMENT EXISTS ALONG EACH REAR PROPERTY LINE AND A 10' SANITARY SEWER EASEMENT EXISTS ALONG ALL SIDE LINES.  
 GRANTOR FURTHER GRANTS TO AUTHORITY, ITS AGENTS AND EMPLOYEES, THE RIGHT OF EGRESS AND INGRESS OVER AN ACROSS SAID EASEMENT TO INSTALL, REPAIR, MAINTAIN AND OPERATE SAID WATER OR SEWER LINES. EACH CONVEYED HEREBY SHALL BE FREE, PERMANENT AND UNINTERRUPTED USE, LIBERTY AND PRIVILEGE IN, ON, UNDER AND THROUGH THE PROPERTY UPON WHICH SAID EASEMENTS ARE LOCATED.  
 ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF THIRTY FEET BEHIND ANY FUTURE RESIDENCE OF BUILDING.

**MINIMUM FOOTING ELEVATION**

MFE = MINIMUM FOOTING ELEVATION MFE'S ARE BASED ON 100 YEAR FLOOD ELEVATIONS TAKEN FROM THE HENRY PRESENT AND FUTURE CONDITIONS FLOOD MAP NO. 0135 DATED MAY 2010.

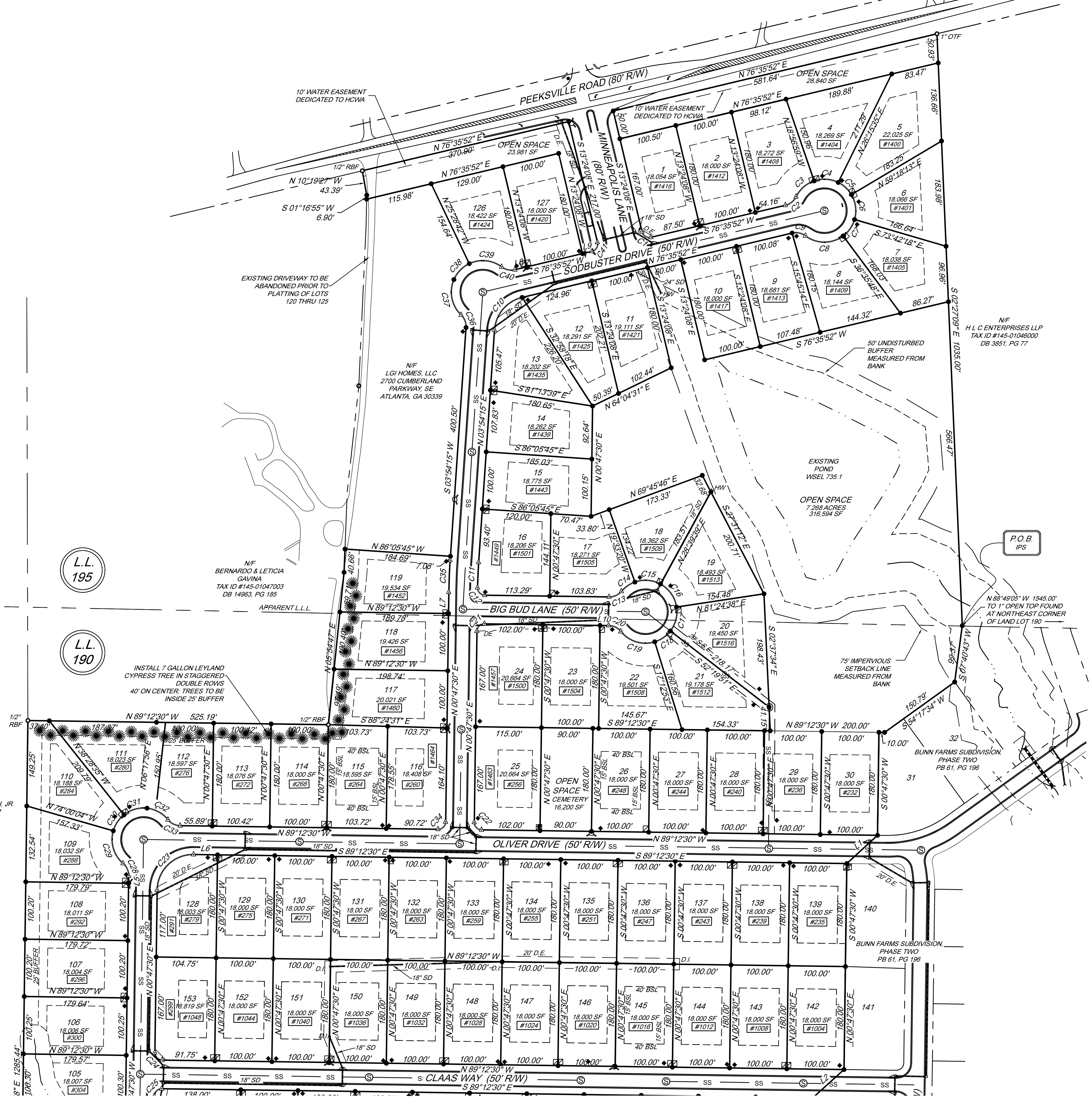
4 FOOT WIDE SIDEWALKS ARE TO BE INSTALLED 2 FEET FROM THE CURB ON BOTH SIDES OF ALL STREETS, WITH ADA STANDARD HANDICAP RAMPS INSTALLED AT ALL INTERSECTIONS.

L.L. 196

L.L. 195

L.L. 189

L.L. 190



**LEGEND**

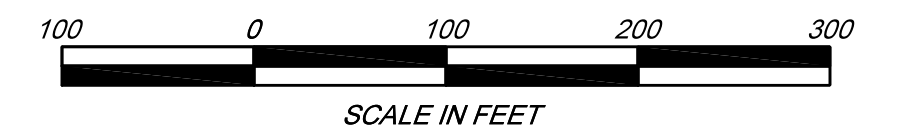
P.O.B.	POINT OF BEGINNING	☒	WATER METER
P.O.C.	POINT OF COMMENCEMENT	☒	FIRE HYDRANT
●	1/2" IRON PIN AND PLASTIC CAP PLACED	SS	SANITARY SEWER LINE
○	OPEN TOP PIPE FOUND	SS	REINFORCED CONCRETE PIPE
RBF	REBAR FOUND	RCP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FOUND	CMP	BUILDING SETBACK LINE
⊕	LIGHT POLE	W	WATER MAIN
⊕	SANITARY SEWER LATERAL	⊕	DOUBLE WING CATCH BASIN
⊕	SANITARY SEWER MANHOLE	⊕	SINGLE WING CATCH BASIN
⊕	CALCULATED POINT	⊕	ADDRESS
⊕	WATER VALVE	⊕	TAX PARCEL
SD	STORM DRAIN		

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 47°23'41" W	72.78'
L2	S 47°51'42" W	73.41'
L3	S 05°21'56" W	50.16'
L4	N 84°00'03" W	50.21'
L5	N 00°47'30" E	12.92'
L6	S 89°12'30" E	41.75'
L7	S 00°47'30" W	37.32'
L8	S 76°35'52" W	21.27'
L9	S 76°35'52" W	17.00'
L10	S 89°12'30" E	15.16'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	20.42'	13.00'	18.38'	S 58°24'02" E
C2	24.59'	28.00'	23.81'	N 51°26'24" E
C3	42.97'	55.00'	41.89'	N 48°39'58" E
C4	43.40'	55.00'	42.28'	S 86°20'42" E
C5	31.72'	55.00'	31.28'	S 47°13'06" E
C6	45.11'	55.00'	43.85'	S 07°12'03" E
C7	35.62'	55.00'	35.00'	S 34°50'57" W
C8	70.57'	55.00'	65.82'	N 89°50'29" W
C9	24.59'	28.00'	23.81'	N 78°14'39" W
C10	79.93'	63.00'	74.68'	S 40°15'04" W
C11	44.27'	97.50'	44.27'	S 02°36'12" W
C12	20.54'	13.00'	18.47'	S 43°57'11" E
C13	24.59'	28.00'	23.81'	N 65°38'01" E
C14	28.77'	55.00'	28.44'	N 55°27'37" E
C15	46.28'	55.00'	44.93'	S 85°26'50" E
C16	50.64'	55.00'	48.87'	S 34°57'51" E
C17	44.41'	55.00'	43.21'	S 14°32'23" W
C18	33.71'	55.00'	33.18'	S 55°13'38" W
C19	65.58'	55.00'	61.77'	N 73°03'13" W
C20	24.59'	28.00'	23.81'	N 64°03'01" W
C21	20.42'	13.00'	18.38'	N 45°47'30" E
C22	20.42'	13.00'	18.38'	S 44°12'30" E
C23	98.96'	63.00'	89.10'	S 45°47'30" W
C24	20.42'	13.00'	18.38'	N 44°12'30" W
C25	20.42'	13.00'	18.38'	S 45°47'30" W
C26	20.42'	13.00'	18.38'	S 44°12'30" E
C27	20.42'	13.00'	18.38'	S 45°47'30" W
C28	24.59'	28.00'	23.81'	N 24°21'59" W
C29	62.90'	55.00'	59.53'	N 16°45'46" W
C30	34.10'	55.00'	33.56'	N 33°45'40" E
C31	42.98'	55.00'	41.90'	N 73°54'41" E
C32	43.01'	55.00'	41.93'	S 61°17'48" E
C33	24.59'	28.00'	23.81'	S 64°03'01" E
C34	20.42'	13.00'	18.38'	N 45°47'30" E
C35	55.68'	102.50'	55.67'	N 02°20'52" E
C36	24.59'	28.00'	23.81'	N 21°15'14" W
C37	67.08'	55.00'	63.00'	N 11°28'25" W
C38	39.41'	55.00'	38.57'	N 43°58'35" E
C39	59.89'	55.00'	56.98'	S 84°16'56" E
C40	24.59'	28.00'	23.81'	S 78°14'39" E
C41	20.42'	13.00'	18.38'	N 31°35'52" E



SEE SHEET 3 OF 4

**FINAL SUBDIVISION PLAT**

**BUNN FARMS - PHASE THREE**

PREPARED FOR:  
 LGI HOMES, LLC  
 2700 CUMBERLAND PARKWAY, SE  
 ATLANTA, GA 30339

**PROPERTY INFORMATION**

LAND LOTS:	190 & 195
DISTRICT:	2nd
SECTION:	NA
COUNTY:	HENRY
STATE:	GEORGIA
CITY:	LOCUST GROVE

**DRAWING INFORMATION**

DATE:	06-01-2023	REVISIONS:	
SCALE:	1" = 100'		
DWN:	JRG		
CHK:	JCS		
JOB No.:	14632-3		
FILE:	14632-BNF PHASE III FP		

**SURVEYOR'S CERTIFICATION**  
 As required by subsection (6) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by a 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.

James R. Green P.L.S. #2543



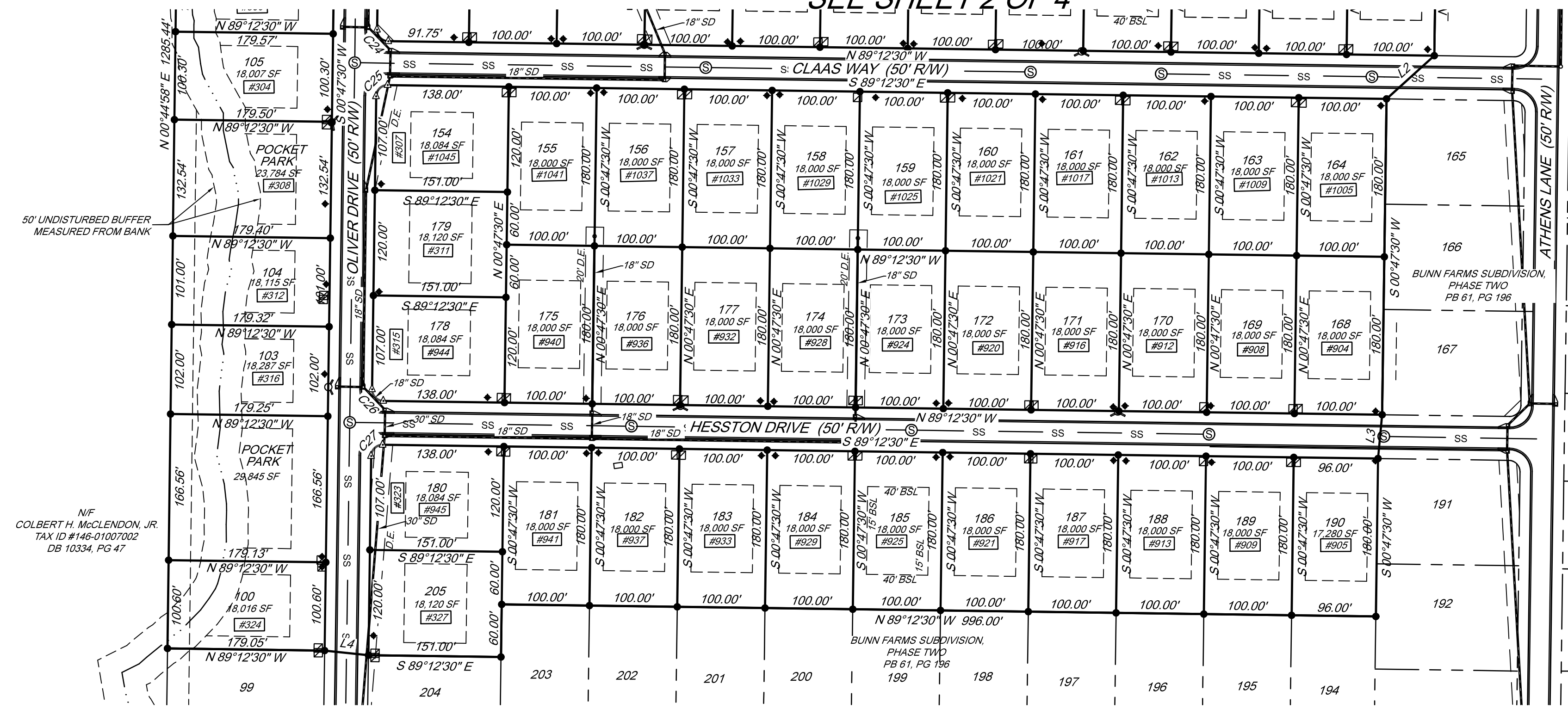
**METRO ENGINEERING & SURVEYING CO., INC.**  
 SURVEYORS - ENGINEERS - PHOTOGRAMMETRISTS  
 PROVIDING PROFESSIONAL SERVICE SINCE 1967  
 1489 Highway 20 West - McDonough, Georgia 30253  
 Phone: 770-707-0777 - Fax: 770-707-0755  
 www.metro-engineering.com

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- OTF OPEN TOP PIPE FOUND
- RBF REBAR FOUND
- CMF CONCRETE MONUMENT FOUND
- ☀ LIGHT POLE
- ☉ SANITARY SEWER LATERAL
- ☼ SANITARY SEWER MANHOLE
- ⊙ CALCULATED POINT
- ⊗ WATER VALVE
- SD STORM DRAIN
- ⊗ WATER METER
- ⊙ FIRE HYDRANT
- SS SANITARY SEWER LINE
- SS REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- W BUILDING SETBACK LINE
- W WATER MAIN
- ⊗ DOUBLE WING CATCH BASIN
- ⊗ SINGLE WING CATCH BASIN
- ⊗ ADDRESS
- ⊗ TAX PARCEL

FOR USE BY CLERK OF SUPERIOR COURT ONLY

SEE SHEET 2 OF 4



**CITY OF LOCUST GROVE NOTES**

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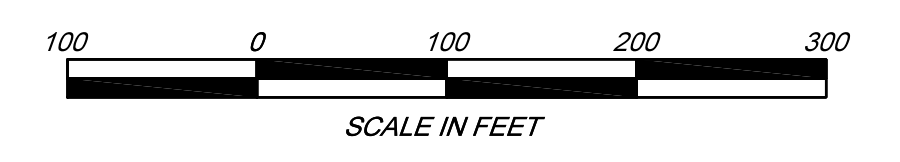
NIF COLBERT H. McCLENDON, JR.  
 TAX ID #146-01007002  
 DB 10334, PG 47

**LINE TABLE**

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C5	31.72'	55.00'	31.28'	S 47° 13' 06" E
C6	45.11'	55.00'	43.85'	S 07° 12' 03" E
C7	35.82'	55.00'	35.00'	S 34° 50' 57" W
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C9	24.59'	28.00'	23.81'	N 78° 14' 39" W
C10	79.93'	63.00'	74.68'	S 40° 15' 04" E
C11	44.27'	97.00'	44.27'	S 02° 36' 12" W
C12	20.54'	13.00'	18.47'	S 43° 57' 11" E
C13	24.59'	28.00'	23.81'	N 65° 38' 01" E
C14	28.77'	55.00'	28.44'	N 55° 27' 37" E
C15	46.28'	55.00'	44.93'	S 85° 26' 50" E
C16	50.64'	55.00'	48.87'	S 34° 57' 51" E
C17	44.41'	55.00'	43.21'	S 14° 32' 23" W
C18	33.71'	55.00'	33.18'	S 55° 13' 38" W
C19	65.58'	55.00'	61.77'	N 73° 03' 13" W
C20	24.59'	28.00'	23.81'	N 64° 03' 01" W
C21	20.42'	13.00'	18.38'	N 45° 47' 30" E
C22	20.42'	13.00'	18.38'	S 44° 12' 30" E
C23	98.96'	63.00'	89.10'	S 45° 47' 30" W
C24	20.42'	13.00'	18.38'	N 44° 12' 30" W
C25	20.42'	13.00'	18.38'	S 45° 47' 30" W
C26	20.42'	13.00'	18.38'	S 44° 12' 30" E
C27	20.42'	13.00'	18.38'	S 45° 47' 30" W
C28	24.59'	28.00'	23.81'	N 24° 21' 59" W
C29	62.90'	55.00'	59.53'	N 16° 45' 46" W
C30	34.10'	55.00'	33.56'	N 33° 45' 40" E
C31	42.98'	55.00'	41.90'	N 73° 54' 41" E
C32	43.01'	55.00'	41.93'	S 61° 17' 48" E
C33	24.59'	28.00'	23.81'	S 64° 03' 01" E
C34	20.42'	13.00'	18.38'	N 45° 47' 30" E
C35	55.68'	1025.00'	55.67'	N 02° 20' 52" E
C36	24.59'	28.00'	23.81'	N 21° 15' 14" W
C37	67.08'	55.00'	63.00'	N 11° 28' 25" W
C38	39.41'	55.00'	36.57'	N 43° 59' 35" E
C39	69.89'	55.00'	66.18'	S 84° 16' 56" E
C40	24.59'	28.00'	23.81'	S 78° 14' 39" E
C41	20.42'	13.00'	18.38'	N 31° 35' 52" E



**FINAL SUBDIVISION PLAT**

**BUNN FARMS - PHASE TWO**

PREPARED FOR:  
 LGI HOMES, LLC  
 2700 CUMBERLAND PARKWAY, SE  
 ATLANTA, GA 30339

PROPERTY INFORMATION	
LAND LOTS:	190 & 195
DISTRICT:	2nd
SECTION:	NA
COUNTY:	HENRY
STATE:	GEORGIA
CITY:	LOCUST GROVE

DRAWING INFORMATION	
DATE:	06-01-2023
SCALE:	1"=100'
DWN:	JRG
CHK:	JCS
JOB No.:	14632-1
FILE:	14632-FP-2

**SURVEYOR'S CERTIFICATION**  
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as 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.

*James R. Green*  
 James R. Green P.L.S. #2543



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FOR USE BY CLERK OF SUPERIOR COURT ONLY



MAYOR  
Robert Price  
COUNCIL  
Merron Asha  
Keith Soone  
Samuel Brown  
Otis Hammock  
Carlos Greer  
Willie J. Taylor  
CITY MANAGER  
Tim Young  
CITY CLERK  
Tracey Sullivan

**CITY OF LOCUST GROVE**

P. O. Box 900 • Locust Grove, Georgia 30248-0900  
Telephone (770) 957-5043 Fax (770) 954-1223

August 30, 2016

METRO ENGINEERING & SURVEYING CO., INC.  
Attn: Mr. Michael H. Elliott, Jr., PE - President  
1469 Highway 20 West  
McDonough, GA 30253

RE: Zoning confirmation for properties rezoned by  
(1) HLC Enterprises, LLC (32.79 acres)  
(2) Carey and Paulette Bunn (77.5 acres)  
(3) Carey and Paulette Bunn (71.6 acres)

Dear Mr. Elliott:

Please be advised the properties referenced above are zoned in the following manner within the incorporated limits of the City of Locust Grove:

1. HLC Enterprises (parcel ID - 145-01046000) approximately 32.79 acres is zoned R-2 (single-family residence) with a Conditional Use for Conservation Residential Subdivision (CRS). Both designations were approved by the Locust Grove City Council on October 2, 2006.
2. Carey and Paulette Bunn (parcel ID - 145-01047000, 145-01047002 and a portion of 145-01047001) approximately 77.5 acres is zoned R-2 (single-family residence). This designation was approved by the Locust Grove City Council on September 5, 2006.
3. Carey and Paulette Bunn (parcel ID - 145-01047000 and a portion of 145-01047001) approximately 71.6 acres is zoned R-2 (single-family residence) with a Conditional Use for Conservation Residential Subdivision (CRS). Both designations were approved by the Locust Grove City Council on October 2, 2006.

These zonings were determined after review of the Official Zoning Map City of Locust Grove, GA, adopted August 1, 2016. A copy of the official zoning map may be located on the City's website ([www.locustgrove-ga.gov](http://www.locustgrove-ga.gov)).

*in The Grove*

None of the above-mentioned properties are zoned R-3; therefore, they are not subject to the provisions contained in the R-3 Ordinance adopted by the City Council on August 1, 2016.

Should you need further information, please feel free to contact me.

Respectfully,

Bert Foster, AICP  
Director, Community Development Department

- Attachments:
- Rezoning Ordinance #06-10-090 -- HLC Enterprises, LLC (32.79 acres)
  - Conditional Use Ordinance #06-10-091 -- HLC Enterprises, LLC (32.79 acres)
  - Rezoning Ordinance #06-09-076 -- Carey and Paulette Bunn (77.5 acres)
  - Rezoning Ordinance #06-10-088 -- Carey and Paulette Bunn (71.6 acres)
  - Conditional Use Ordinance #06-10-089 -- Carey and Paulette Bunn (71.6 acres)

CC: Tim Young, AICP, City Manager



MAYOR  
Jene M. Lindsey  
COUNCIL  
Jith D. Boone  
L. (Billy) Carter  
Ann Doerr  
Iison Henley  
Ilie M. Roberts  
ances Ward  
JERK  
Ieresa Breedlove  
TY MANAGER  
ck Jeffares

**CITY OF LOCUST GROVE**

P. O. Box 900 • Locust Grove, Georgia 30248-0900  
Telephone (770) 957-5043 Fax (770) 954-1223

October 17, 2006

Carey and Paulette Bunn  
1204 Peckville Road  
Locust Grove, Georgia 30248

RE: RZ-06-08-02  
Carey and Paulette Bunn seeks rezoning of 77.5 acres of property located in Land Lots 190 and 195 of the 2<sup>nd</sup> District from RA (residential-agricultural) to R-2 (single-family residential). The property is located on the south side of Peckville Road, west of South Ola Road, and the request is for a residential subdivision. This property is also requesting conditional use for conservation residential subdivision (CRS).  
City of Locust Grove.

To Whom It May Concern:

This letter is to advise you that on Tuesday, September 5, 2006, Locust Grove City Council approved the above request. As noted in Exhibit "D" of Rezoning Ordinance 06-09-076, the request is approved subject to the following conditions:

1. That an additional 20 feet of ROW be donated along Peckville Road for future transportation improvements. [Comment: This is what has been the practice in the past along LG-Griffin Road and along Bill Gardner Parkway.]
2. That stub roads be extended to a points throughout the property to provide future connectivity for development of adjacent tracts.
3. That a left-turning lane be placed at the entrance on Peckville Road to allow separation of turning traffic at that street cut.
4. That an acceleration/deceleration lane be constructed at the Peckville Road entrance due to the street classification of Peckville as Major Arterial.
5. That a left-turning lane analysis is conducted taking into effect the current and future traffic volumes along both Peckville Road and along South Ola Road for construction of a left-turning lane on both streets. Analysis shall also consider traffic generated by adjoining tracts in accordance with recommended land use in the future. Methodology shall be submitted to the Director of Community Development and the city's engineer for review prior to beginning said analysis to determine the projected volumes both internally and accepted volumes for Peckville Road, to determine the proper

6. That the minimum house size shall be no less than 2,000 square feet in heated floor area. [Comment: From Public Hearing]
7. That all structures are to be constructed of brick, stucco, stone, or fiber-cement siding (in any combination), with allowance for vinyl siding used only for soffits. [Comment: From Public Hearing]

Should you have any further questions, please feel free to contact our office at (770) 692-2321.

Sincerely,

Tim Young, AICP  
Community Development Director

Cc: File



MAYOR  
Jene M. Lindsey  
COUNCIL  
Jith D. Boone  
L. (Billy) Carter  
Ann Doerr  
Iison Henley  
Ilie M. Roberts  
ances Ward  
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Ieresa Breedlove  
TY MANAGER  
ck Jeffares

**CITY OF LOCUST GROVE**

P. O. Box 900 • Locust Grove, Georgia 30248-0900  
Telephone (770) 957-5043 Fax (770) 954-1223

October 19, 2006

Carey and Paulette Bunn  
1204 Peckville Road  
Locust Grove, Georgia 30248

RE: RZ-06-08-01  
Carey and Paulette Bunn seeks rezoning of 71.6 acres of property located in Land Lots 190, 191 and 195 of the 2<sup>nd</sup> District from RA (residential-agricultural) to R-2 (single-family residential). The property is located on the south side of Peckville Road, west of South Ola Road, and the request is for a residential subdivision. This property is also requesting conditional use for conservation residential subdivision (CRS).  
City of Locust Grove.

To Whom It May Concern:

This letter is to advise you that on Monday, October 2, 2006, Locust Grove City Council approved the above request. As noted in Exhibit "C" of Rezoning Ordinance 06-10-088, the request is approved subject to the following conditions:

1. That an additional 10 feet of ROW be donated along South Ola Road for future transportation improvements.
2. That stub roads be extended to a points throughout the property to provide future connectivity for development of adjacent tracts.
3. That a left-turning lane be placed at the entrance on Peckville Road to allow separation of turning traffic at that street cut.
4. That an acceleration/deceleration lane be constructed at the Peckville Road entrance due to the street classification of Peckville as Major Arterial.
5. That a left-turning lane analysis is conducted taking into effect the current and future projected traffic volumes along both Peckville Road and along South Ola Road for construction of a left-turning lane on both streets. Analysis shall also consider traffic generated by adjoining tracts in accordance with recommended land use in the future. Additional through traffic can incorporate the latest volumes from the Joint City-County Comprehensive Transportation Plan (CTP). Methodology shall be submitted to the Director of Community Development and the city's engineer for review prior to beginning said

analysis to determine the projected volumes both internally and accepted volumes for both Peckville and South Ola Roads, to determine the proper assignments method for such volumes, and the accepted thresholds for the need of left-turning lane(s).

6. That the development be constructed with Conservation Residential Subdivision Conditional Use.

Should you have any further questions, please feel free to contact our office at (770) 692-2321.

Sincerely,

Tim Young, AICP  
Community Development Director

Cc: File



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**CITY OF LOCUST GROVE**

P. O. Box 900 • Locust Grove, Georgia 30248-0900  
Telephone (770) 957-5043 Fax (770) 954-1223

October 19, 2006

Carey and Paulette Bunn  
1204 Peckville Road  
Locust Grove, Georgia 30248

RE: CU-06-08-01  
Carey and Paulette Bunn seek a conditional use of 71.6 acres of property located in Land Lots 190, 191 and 195 of the 2<sup>nd</sup> District. The property is located on the south side of Peckville Road, west of South Ola Road, and the request is for a conditional use for conservation residential subdivision (CRS).  
City of Locust Grove.

To Whom It May Concern:

This letter is to advise you that on Monday, October 2, 2006, Locust Grove City Council approved the above request. As noted in Exhibit "C" of Rezoning Ordinance 06-10-089, the request is approved subject to the following conditions:

- A. That all aspects of the Tussahaw Watershed Protection District be met, including the Impervious Surface Buffers along Wolf Creek where recreation area is proposed.
- B. That multiuse trails be constructed and connect the development along South Ola Road towards Peckville Road.

Should you have any further questions, please feel free to contact our office at (770) 692-2321.

Sincerely,

Tim Young, AICP  
Community Development Director

Cc: File

Enclosure

**FINAL SUBDIVISION PLAT**

**BUNN FARMS - PHASE THREE**

PREPARED FOR:  
LGI HOMES, LLC  
2700 CUMBERLAND PARKWAY, SE  
ATLANTA, GA 30339

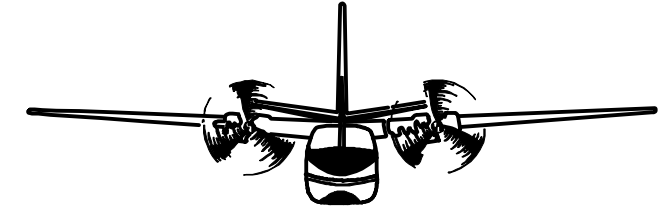
PROPERTY INFORMATION	
LAND LOTS:	190 & 195
DISTRICT:	2nd
SECTION:	NA
COUNTY:	HENRY
STATE:	GEORGIA
CITY:	LOCUST GROVE

DRAWING INFORMATION	
DATE:	01-03-2023
SCALE:	1"= 100'
DWN:	JRG
CHK:	JCS
JOB No.:	14632-1
FILE:	14632-FP-2

**SURVEYOR'S CERTIFICATION**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers 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.

James R. Green P.L.S., #2543



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