

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

By: _____ Date: _____
 Owner/Agent: CAPSHAW DEVELOPMENT COMPANY, LLC.

FINAL PLAT FOR: PEEKSVILLE LANDING SUBDIVISION

LAND LOT 186 OF THE 2ND DISTRICT
 CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA

SURVEYOR'S CERTIFICATE:
 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.
 By: STEVE J. REEVES, RLS #2765 DATE: _____

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

FLOOD NOTE:
 NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0276D, EFFECTIVE DATE: OCTOBER 6, 2016.

STATE WATER NOTE:
 THERE ARE NO STATE WATERS LOCATED WITHIN THE PARENT TRACT.

WETLANDS NOTE:
 BASED UPON FIELD INSPECTION AND OBSERVATIONS OF THE PROPERTY, AND SUPPORTED BY THE NATIONAL WETLANDS INVENTORY MAPPING, PRODUCED BY THE U.S. DEPARTMENT OF THE INTERIOR/ FISH AND WILDLIFE SERVICE, THERE ARE NOT WETLANDS CONTAINED WITHIN THE PROJECT LIMITS OF THIS SITE.

- AREA NOTES:**
- ZONING: R-3 ON SANITARY SEWER
 - TOTAL PARENT TRACT AREA: 975,959 SQ.FT. OR 22.405 ACRES
 - TOTAL AREA IN R/W: 126,895 S.F. OR 2.913 AC.
 - NET USABLE ACREAGE: 849,064 S.F. OR 19.492
 - MINIMUM OPEN SPACE REQUIRED: 84,906 S.F. OR 1.9492 AC. (10% OF NET USABLE ACREAGE)
 - OPEN SPACE/Common AREA PROVIDED: 201,966 S.F. OR 4.637 ACRE
 - EMERGENCY ACCESS: 3175 S.F. OR 0.0867 AC.
 - OPEN SPACE: 6606 S.F. OR 0.1517 AC.
 - STORMWATER MANAGEMENT: 46552 S.F. OR 2.2172 AC.
 - AMENITY AREA: 95003 S.F. OR 2.1810 AC.
 - TOTAL NUMBER OF LOTS: 49
 - GROSS DENSITY: 2.19 LOTS PER AC.
 - NET DENSITY: 2.51 LOTS PER AC.

- BUILDING REQUIREMENTS**
- MINIMUM HOUSE SIZE: 1,750 HEATED SQ.FT. (SINGLE STORY) 2,200 HEATED SQ.FT. (MULTI-STORY)
 - MINIMUM LOT SIZE: 12,000 S.F.
 - MINIMUM LOT WIDTH: 80 FT.

- SETBACK VARIANCES**
- SETBACKS: FRONT - 40' CORNERS = 40' REAR - 30' SIDE - 10' (30' BETWEEN BUILDINGS REQUIRED)
 - VARIANCES FOR SETBACKS ON LOTS 1, 8 THRU 12, 20, 21, 27 THRU 33, 34, 41 AND 42 SHOWN IN ASTERISK ON SHEETS 2 & 3 ARE PER ADMINISTRATIVE WAIVER PETITION DATED JUNE 12, 2023

--GARAGES MAY BE NO GREATER THAN 40% OF THE DWELLINGS FRONT FACADE

--FACADES:

--ANY COMBINATION OF STONE, BRICK, CEMENT BOARD ON ALL EXTERIOR FACADES. REAR ELEVATIONS OF STRUCTURES ARE TO BE COMPRISED OF BRICK OR STONE TO THE GABLES OR EAVES WHERE FACADE FRONTS ALONG A PUBLIC ROAD UNLESS AN EARTHEN BERM OR FENCE IS PROVIDED AT REAR OF LOTS.

--FRONT ELEVATIONS SHALL BE AT LEAST 50% BRICK OR STONE, WITH REMAINING ELEMENTS CONSISTING OF CEMENT FIBERBOARD SIDING (I.E., HARDIEPLANK AND EQUIVALENT BRANDS). ALL SIDE ELEVATIONS SHALL CONSIST OF BRICK, STONE OR CEMENT FIBERBOARD SIDING WITH A MINIMUM WATER TABLE OF BRICK OR STONE AT A HEIGHT OF THIRTY INCHES (30') OR GREATER.

--CONCRETE PAVED DRIVENWAYS ARE REQUIRED FOR ALL STREET ACCESS.

--SOD: ALL FRONT AND SIDE YARDS TO BE SODDED COMPLETELY; MINIMUM OF 25' IN REAR YARD

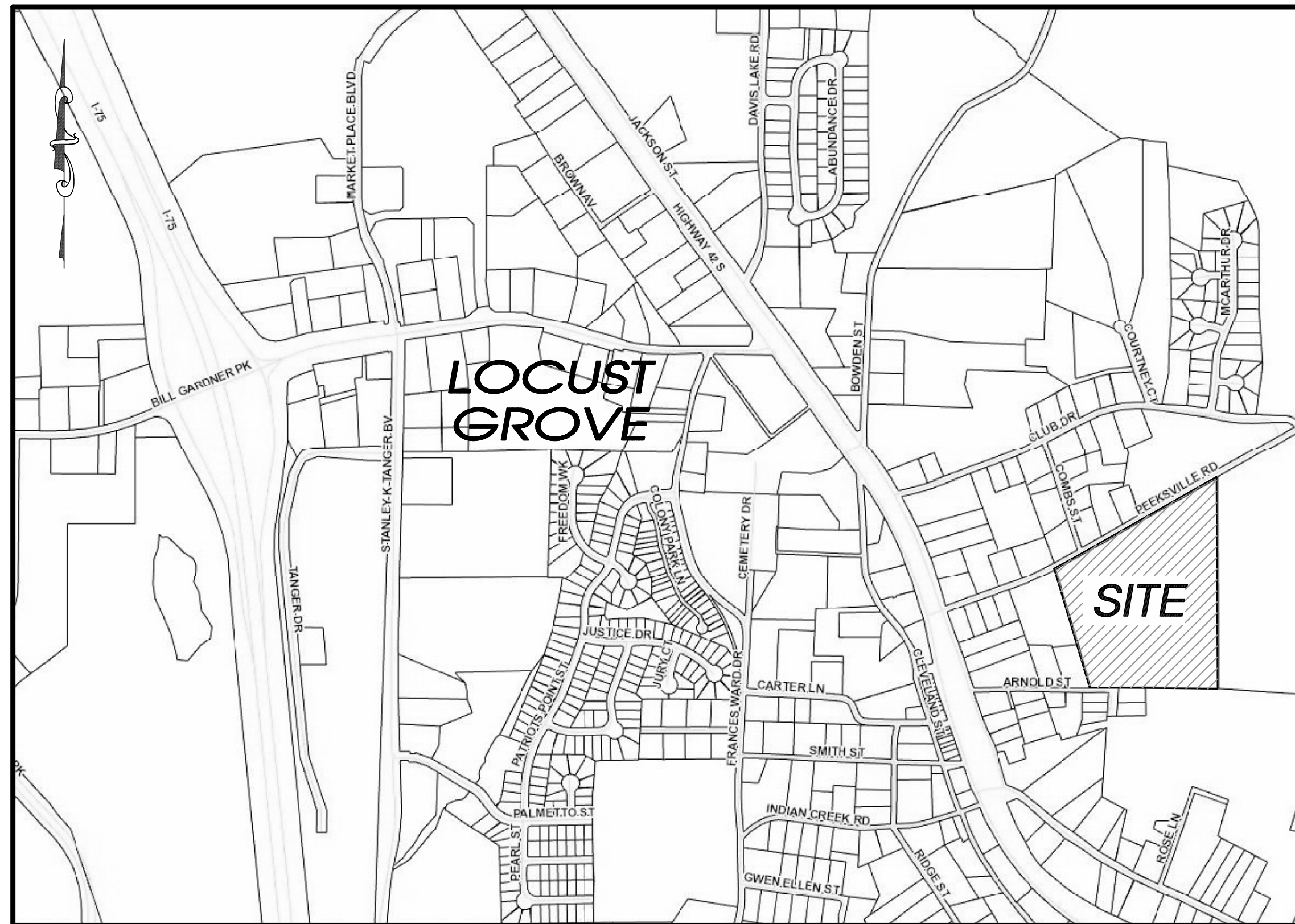
--PUBLIC WATER & SEWER IS PROVIDED BY THE CITY OF LOCUST GROVE.

--CURB AND GUTTER IS REQUIRED ALONG ALL STREETS. FIELD SURVEYED AS-BUILT LOCATION SHOWN HEREON.

--STREET LIGHTS ARE REQUIRED TO BE INSTALLED AND AS SUCH ARE TO MEET OR EXCEED REQUIREMENTS SET FORTH BY THE CITY OF LOCUST GROVE.

--UTILITIES ARE REQUIRED TO BE CONSTRUCTED UNDERGROUND.

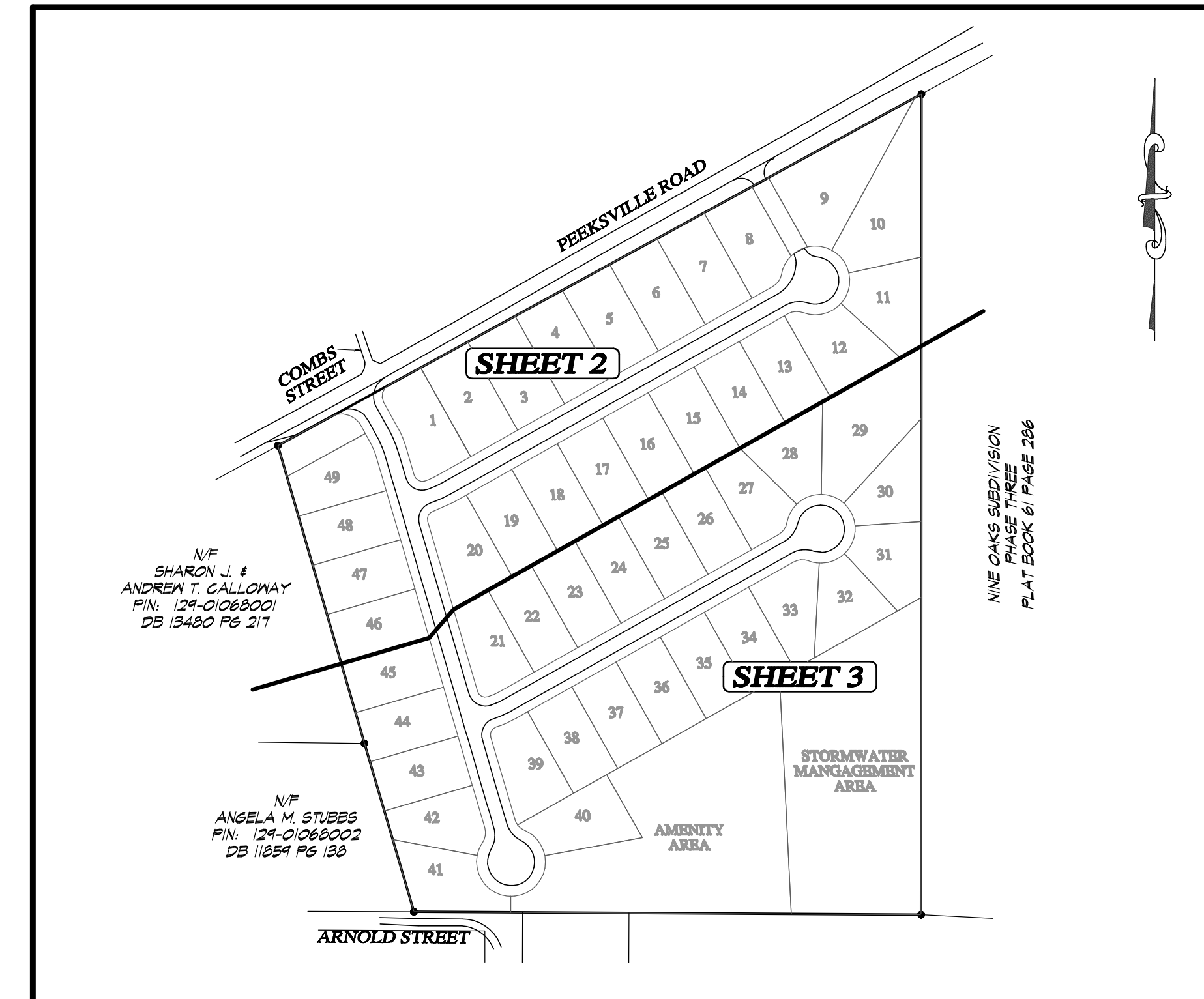
--STORM DRAIN EASEMENTS FOR PIPES DIRECTLY CONNECTED TO THE RIGHT-OF-WAY DRAINAGE SYSTEM SHALL BE DEDICATED TO THE CITY OF LOCUST GROVE. ALL OTHER EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



VICINITY MAP
 NOT TO SCALE

INDEX OF SHEETS	
SHEET #	SHEET TITLE
1	COVER SHEET
2	FINAL PLAT LOTS 1-20 & 46-49
3	FINAL PLAT LOTS 21-45

TAX PARCEL NUMBERS
 OUT OF PARCEL 1291-68, MAP NUMBER 1291 IS TO BE CREATED WITH ALL OF BLOCK 1 PARCEL NUMBERS BEING THE SAME AS LOT NUMBERS.



SHEET NUMBER MAP
 1" = 200'

OWNER / SURVEYOR INFORMATION

1. SUBDIVIDER / PROPERTY OWNER: CAPSHAW DEVELOPMENT COMPANY, LLC.
 450 RACETRACK ROAD
 MCDONOUGH, GA 30252
 678-698-6971
 EMAIL: KEITH@CAPSHAWHOMES.COM
 CONTACT: KEITH RUSSELL

3. SURVEYOR: S.J. REEVES & ASSOCIATES, INC.
 P.O. BOX 653
 516 GRIFFIN STREET
 ZEBULON, GA, 30295
 TEL. 770.584.5203

CITY OF LOCUST GROVE APPROVAL

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

By: _____ DATE _____
 (MAYOR OF THE CITY OF LOCUST GROVE)

By: _____ DATE _____
 (CITY OF LOCUST GROVE DIRECTOR OF COMMUNITY DEVELOPMENT)

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

ALL STORM DRAINS SHALL BE EXTENDED A MINIMUM OF THIRTY FEET BEHIND ANY FUTURE RESIDENCE OR BUILDING.

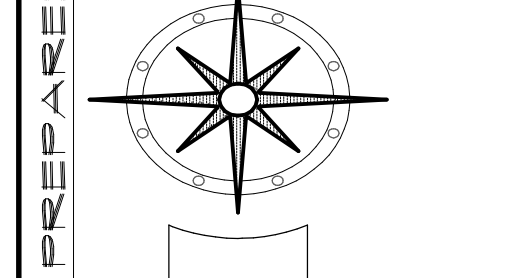
ALL STREET RIGHTS-OF-WAY, SIDEWALKS, AS WELL AS DESIGNATED EASEMENTS AND PROPERTIES SHOWN HEREON ARE SPECIFICALLY DEDICATED FOR PUBLIC USE AND UPON RECORDING, ARE ACCEPTED BY THE CITY OF LOCUST GROVE.

FOR AREAS OF FILL, RESULTS OF ANY DENSITY/COMPACTION TESTS ARE TO BE INDICATED ON THE RLDP PERMIT FOR EACH INDIVIDUAL LOT.



FINAL SUBDIVISION PLAT PREPARED FOR:
PEEKSVILLE LANDING
 SUBDIVISION
 LAND LOT 186 OF THE 2ND DISTRICT
 CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA
COVER SHEET

S.J. Reeves Land Surveying
 P.O. BOX 653 * 516 GRIFFIN ST. * ZEBULON, GA, 30295
 T70-584-5203 * sjreevesurveying@gmail.com (EMAIL)
 LAND SURVEYING, PLANNING & SUBDIVISION DESIGN



JOB NO. 2021.005	REV 000
LANDLOT 186	DISTRICT 2ND
SCALE AS SHOWN	COUNTY HENRY
DATE OF FIELD WORK 06/09/2023	
DATE OF DRAWING 06/23/2023	
SHEET 1 OF 3	

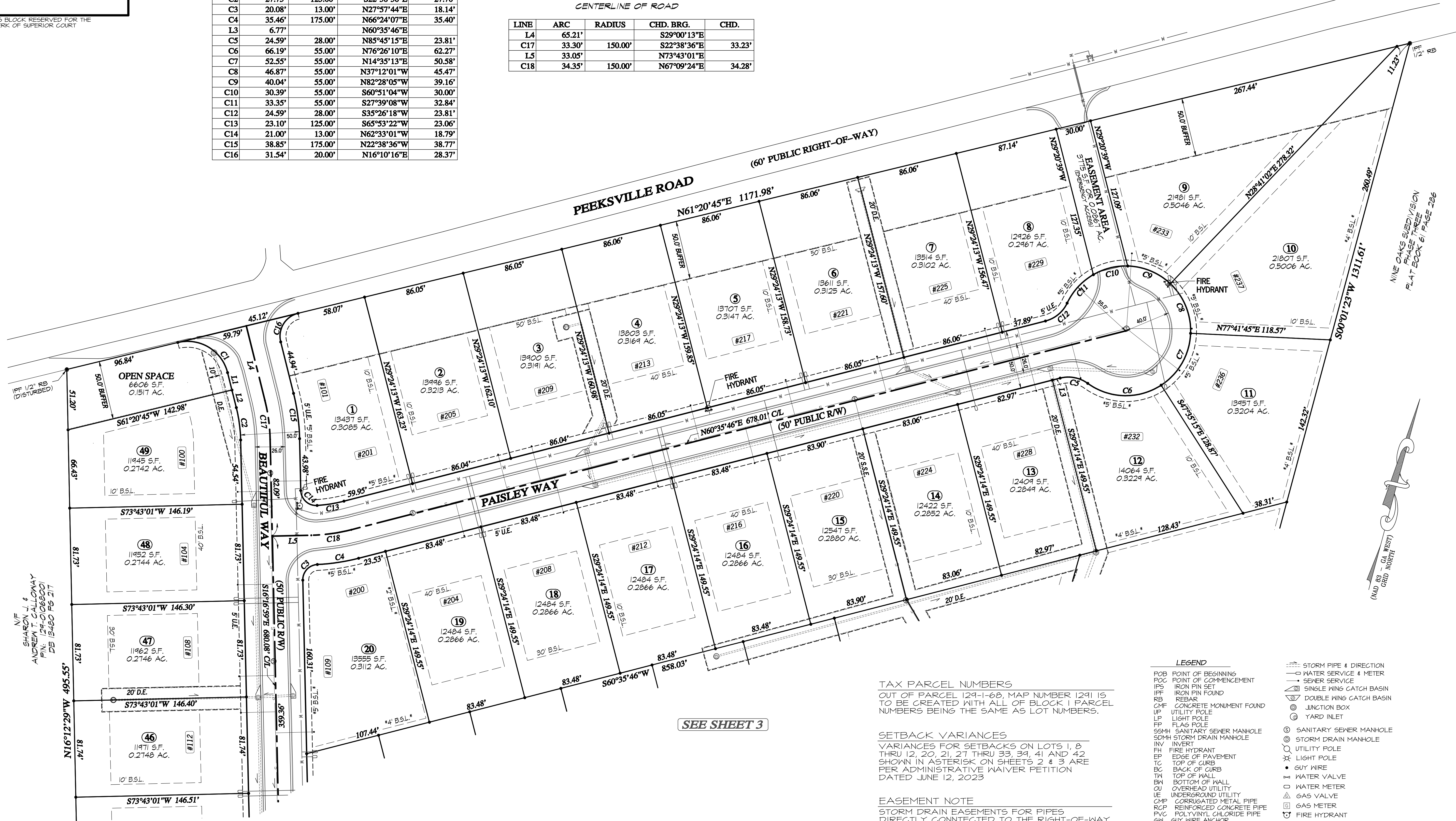
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LINE / CURVE TABLE
RIGHT-OF-WAY

LINE	ARC	RADIUS	CHD. BRG.	CHD.
C1	54.76'	35.00'	S73°49'44"E	49.35'
L1	15.21'		S29°01'32"E	
L2	15.36'		S28°58'55"E	
C2	27.75'	125.00'	S22°38'36"E	27.70'
C3	20.08'	13.00'	N27°57'44"E	18.14'
C4	35.46'	175.00'	N66°24'07"E	35.40'
L3	6.77'		N60°35'46"E	
C5	24.59'	28.00'	N85°45'15"E	23.81'
C6	66.19'	55.00'	N76°26'10"E	62.27'
C7	52.55'	55.00'	N14°35'13"E	50.58'
C8	46.87'	55.00'	N37°12'01"W	45.47'
C9	40.04'	55.00'	N82°28'05"W	39.16'
C10	30.39'	55.00'	S60°51'04"W	30.00'
C11	33.35'	55.00'	S27°39'08"W	32.84'
C12	24.59'	28.00'	S35°26'18"W	23.81'
C13	23.10'	125.00'	S65°53'22"W	23.06'
C14	21.00'	13.00'	N62°33'01"W	18.79'
C15	38.85'	175.00'	N22°38'36"W	38.77'
C16	31.54'	20.00'	N16°10'16"E	28.37'

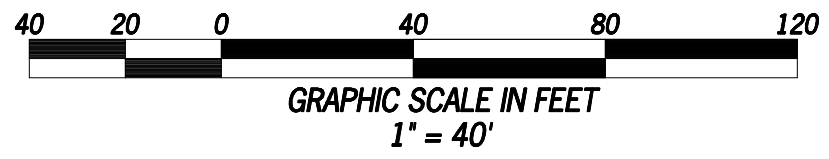
LINE / CURVE TABLE
CENTERLINE OF ROAD

LINE	ARC	RADIUS	CHD. BRG.	CHD.
L4	65.21'		S29°00'13"E	
C17	33.30'	150.00'	S22°38'36"E	33.23'
L5	33.05'		N73°43'01"E	
C18	34.35'	150.00'	N67°09'24"E	34.28'



N/F SHARON J. & ANDREW T. CALLOWAY
P/N: 124-01066001
DB 13480 PG 217

SEE SHEET 3



TAX PARCEL NUMBERS
OUT OF PARCEL 1291-1-68, MAP NUMBER 1291 IS TO BE CREATED WITH ALL OF BLOCK 1 PARCEL NUMBERS BEING THE SAME AS LOT NUMBERS.

SETBACK VARIANCES
VARIANCES FOR SETBACKS ON LOTS 1, 8 THRU 12, 20, 21, 27 THRU 33, 39, 41 AND 42 SHOWN IN ASTERISK ON SHEETS 2 & 3 ARE PER ADMINISTRATIVE WAIVER PETITION DATED JUNE 12, 2023

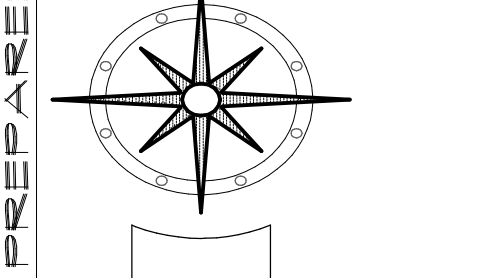
EASEMENT NOTE
STORM DRAIN EASEMENTS FOR PIPES DIRECTLY CONNECTED TO THE RIGHT-OF-WAY DRAINAGE SYSTEM SHALL BE DEDICATED TO THE CITY OF LOCUST GROVE. ALL OTHER EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IPB IRON PIN SET
 - IPF IRON PIN FOUND
 - RB REBAR
 - CMF CONCRETE MONUMENT FOUND
 - UP UTILITY POLE
 - LP LIGHT POLE
 - FP FLAG POLE
 - SSM SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - INV INVERT
 - FH FIRE HYDRANT
 - EP EDGE OF PAVEMENT
 - TC TOP OF CURB
 - BC BACK OF CURB
 - TH TOP OF WALL
 - BM BOTTOM OF WALL
 - OU OVERHEAD UTILITY
 - UE UNDERGROUND UTILITY
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - GWA GUY WIRE ANCHOR
 - TR TRANSFORMER
 - JB JUNCTION BOX
 - SNCB SINGLE WING CATCH BASIN
 - DNCB DOUBLE WING CATCH BASIN
 - DI DROP INLET
 - CI CURB INLET
 - CLF CHAIN LINK FENCE
 - NV WATER VALVE
 - WM WATER METER
 - CO SEWER CLEAN-OUT
 - GV GAS VALVE
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - STORM PIPE & DIRECTION
 - WATER SERVICE & METER
 - SEWER SERVICE
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - JUNCTION BOX
 - YARD INLET
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - UTILITY POLE
 - LIGHT POLE
 - GUY WIRE
 - WATER VALVE
 - WATER METER
 - GAS VALVE
 - GAS METER
 - FIRE HYDRANT
 - SANITARY SEWER CLEANOUT
 - GREASE TRAP MANHOLE
 - APPROX. UNDERGROUND WATER LINE
 - SEWER LINE
 - OVERHEAD UTILITIES
 - APPROX. UNDERGROUND ELECTRIC LINE
 - APPROX. UNDERGROUND GAS LINE
 - APPROX. UNDERGROUND TELEPHONE LINE
 - FENCE LINE



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LAND LOT 186 OF THE 2ND DISTRICT
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FINAL PLAT 1 OF 2

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TTO-1564-5208 * sjreevesurveying@gmail.com (EMAIL)

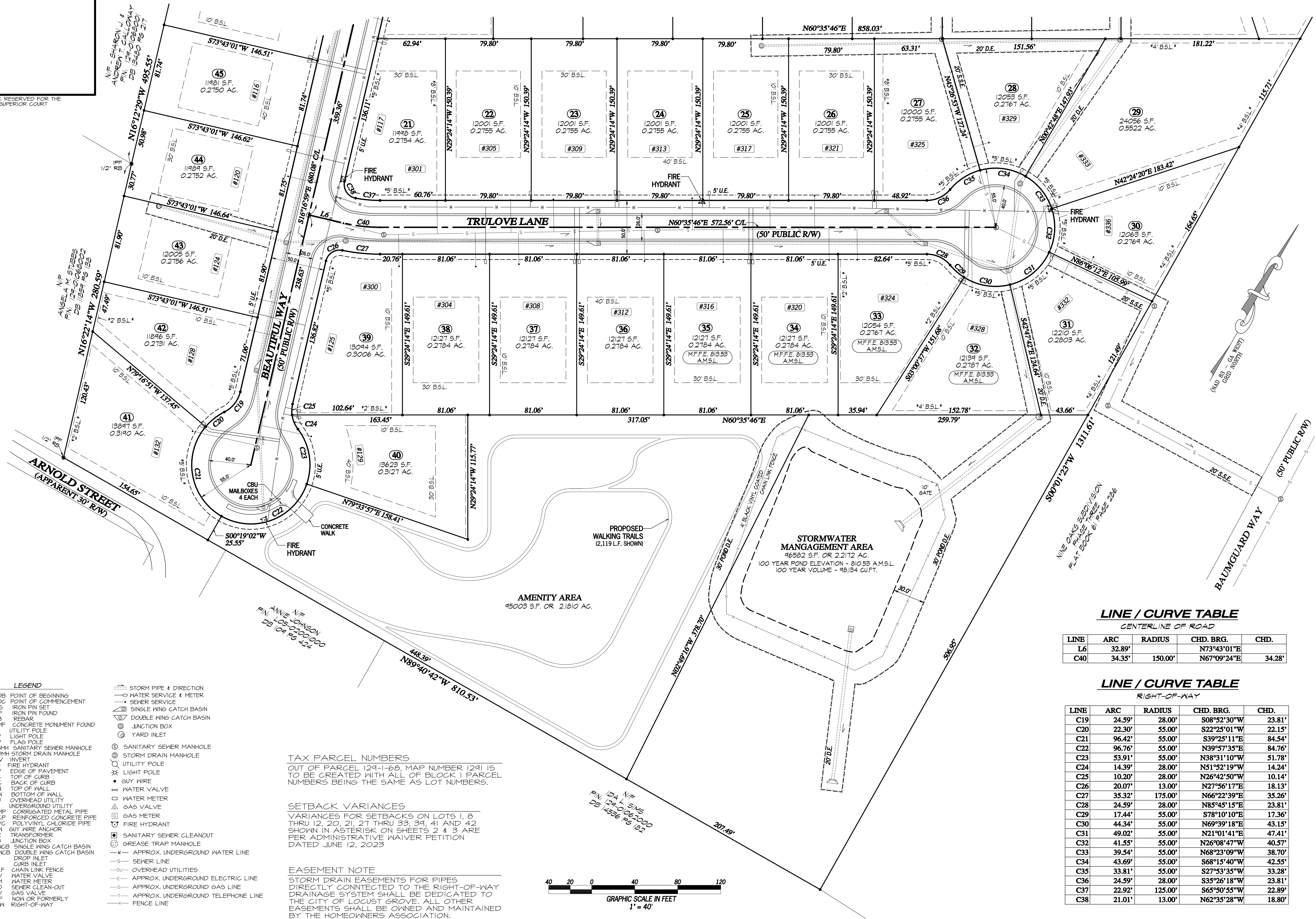


PREPARED BY:

JOB NO.	REV
2021005	000
LANDLOT	DISTRICT
186	2ND
SCALE	COUNTY
1" = 40'	HENRY
DATE OF FIELD WORK	DATE OF DRAWING
06/09/2023	06/23/2023
SHEET 2 OF 3	

SEE SHEET 2

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PEEKSVILLE LANDING SUBDIVISION
LAND LOT 186 OF THE 2ND DISTRICT
CITY OF LOCUST GROVE, HENRY COUNTY, GEORGIA
FINAL PLAT 2 OF 2

S.J. Reeves Land Surveying
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TTO-1564-5208 * sjreevesurveying@gmail.com (EMAIL)
LAND SURVEYING, PLANNING & SUBDIVISION DESIGN

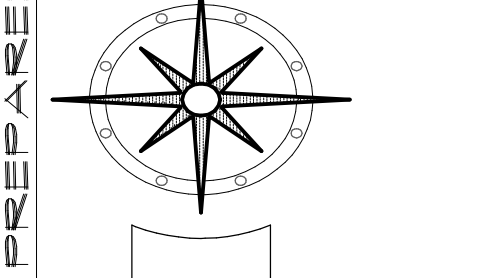


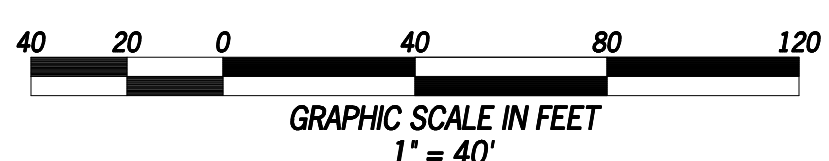
Table with 2 columns: JOB NO., REV, LANDLOT, DISTRICT, SCALE, COUNTY, DATE OF FIELD WORK, DATE OF DRAWING, SHEET 3 OF 3.

- LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
IPF IRON PIN FOUND
RB REBAR
CMF CONCRETE MONUMENT FOUND
UP UTILITY POLE
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LINE / CURVE TABLE
RIGHT-OF-WAY
LINE ARC RADIUS CHD. BRG. CHD.
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