



CITY OF LOGANVILLE  
 Department of Planning & Development  
 P.O. Box 39 • 4303 Lawrenceville Road  
 Loganville, GA 30052  
 770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date: 9-5-24

Application # V 24-033

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
<b>NAME:</b> <u>BAMM Real Estate, LLC c/o Mahaffey Pickens Tucker, LLP</u> <b>ADDRESS:</b> <u>1550 North Brown Road, STE 125</u> <b>CITY:</b> <u>Lawrenceville</u> <b>STATE:</b> <u>GA</u> <b>Zip:</b> <u>30043</u> <b>PHONE:</b> <u>(770) 232-0000</u>	<b>NAME:</b> <u>Ann R. Jones</u> <b>ADDRESS:</b> <u>P.O. Box 408</u> <b>CITY:</b> <u>Loganville</u> <b>STATE:</b> <u>GA</u> <b>Zip:</b> <u>30052</u> <b>PHONE:</b> _____ (*attach additional pages if necessary to list all owners)
<b>Applicant is:</b> <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Agent <input type="checkbox"/> Attorney	
<b>CONTACT PERSON:</b> <u>Shane M. Lanham, Attorney for Applicant</u> <b>PHONE:</b> <u>(770) 232-0000</u> <b>EMAIL:</b> <u>sianham@mptlawfirm.com</u> <b>FAX:</b> <u>(678) 518-6880</u>	
PROPERTY INFORMATION	
<b>MAP &amp; PARCEL #</b> <u>LG060129, LG110009, &amp; a portion of LG110007</u> <b>PRESENT ZONING:</b> <u>R-44</u> <b>ACREAGE:</b> <u>CH</u> <b>ADDRESS:</b> <u>Atlanta Highway</u> <b>COUNTY:</b> <u>Walton</u> <b>Ordinance and Section from Which Relief is Sought:</b> <u>Sec. 119-432</u> <b>Description of Request:</b> <u>Relief from the buffer requirements</u>	

You must attach:  Application Fee  Legal Description  Plat of Property  Letter of Intent  
 Site Plan  Names/Addresses of Abutting Property Owners  Justification Analysis

Pre-Application Conference Date: 9-3-24

Accepted by Planning & Development: [Signature] DATE: 9-5-24 FEE PAID: \$500.00

CHECK # 1722 RECEIPT # 10097125 TAKEN BY: [Signature] DATE OF LEGAL NOTICE: 10-4-24 NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION:  Approve  Approve w/conditions  Deny  No Recommendation

Commission Chairman: [Signature] DATE: 10/24/24

CITY COUNCIL ACTION:  Approved  Approved w/conditions  Denied  Tabled to \_\_\_\_\_  
 Referred Back to Planning Commission  Withdrawn

Mayor \_\_\_\_\_

City Clerk \_\_\_\_\_

Date \_\_\_\_\_

**Applicant's Certification**

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

\_\_\_\_\_  
Applicant's Signature Date

\_\_\_\_\_  
Print Name and Title

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal)

\_\_\_\_\_  
Signature of Notary Public

**Property Owner's Certification**  
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a)  the owner of record of property contained in this application, and/or
- b) \_\_\_\_\_ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

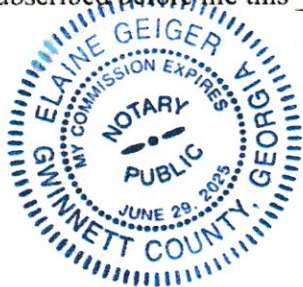
that all information contained in this application is complete and accurate to the best of their knowledge.

Donald R. Camp 8/21/2024  
Owner's Signature Date

Donald R. Camp  
Print Name and Title

Sworn to and subscribed before me this 21 day of August, 2024.

(Seal)



Elaine Geiger  
Signature of Notary Public



**Applicant's Certification**

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

*[Handwritten Signature]*

8/21/24

Applicant's Signature

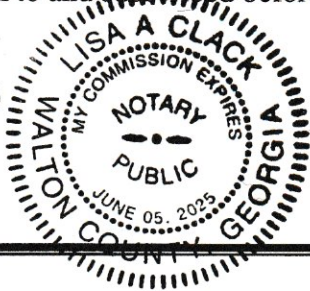
Date

Zac Kistler Owner Kistler Homes

Print Name and Title

Sworn to and subscribed before me this 21 day of August, 2024.

(Seal)



*[Handwritten Signature]*  
Signature of Notary Public

**Property Owner's Certification**  
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) \_\_\_\_\_ the owner of record of property contained in this application, and/or
- b) \_\_\_\_\_ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

Owner's Signature

Date

Print Name and Title


Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

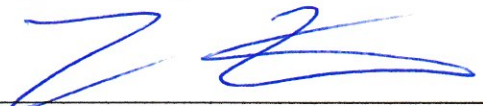
(Seal)

Signature of Notary Public

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

The undersigned, making application for rezoning with the City of Loganville, Georgia, have complied with the Official Code of Georgia, Section 36-67A-1, et. seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information as requested below.

      8/21/24      Zac Kisse  
Applicant's Signature      Date      Print Name

      8/21/24      Zac Kisse  
Signature of Applicant's Attorney or Agent      Date      Print Name

**Has the Applicant, attorney for applicant, or other agent, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor, Member of the City Council or member of the Planning Commission of the City of Loganville, Georgia?**

\_\_\_\_\_ YES       NO

**If YES, complete the following:**

NAME OF INDIVIDUAL MAKING CONTRIBUTION \_\_\_\_\_

NAME & OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all aggregating to \$250 or more)	DATE OF CONTRIBUTION
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Attach additional sheets as necessary to disclose and describe all contributions.**

Names and Adress of Adjoining property members Loganville

Otto Tract NO 2 LLC

4601 Atlanta HWY

Laurie A Barezykowski

111 Baltic CT

Loganville GA

Westervelt Tara Christine & Ledesma Chamir

1109 Baltic CT

Loganville GA

Vernon and Veronica Merrick

1107 Baltic CT

Loganville GA

Trinda L Moore

243 Cown Dr

Loganville GA

Juan A Choy

241 Cown Dr

Loganville Ga



American Legion Post #233

4635 Atlanta HWY

Dick and Maryke Tromp

0 Cown Dr

“Growers Outlet”



### SITE INFORMATION

PROPERTY ADDRESS:  
4615 ATLANTA HIGHWAY  
LOGANVILLE, GEORGIA 30052

TOTAL SITE AREA:  
TRACT 1 24.14 ACRES  
TRACT 2 0.86 ACRES  
TRACT 3 1.07 ACRES  
TOTAL 26.07 ACRES

EXISTING ZONING: CH - HIGHWAY COMMERCIAL  
PROPOSED ZONING: RM-6 - MULTI-FAMILY (TOWNHOMES)  
20.92 (ACRES)

LAND USE:  
CH (RETAIL TO REMAIN) 2.08 AC  
RESIDENTIAL TOWNHOMES 23.99 AC  
OPEN SPACE 7.72 AC (32.1%)

PROPOSED RESIDENTIAL DENSITY:  
125 UNITS / 23.99 AC. = 5.20 UNITS / AC

MINIMUM FLOOR AREA: 1,400 S.F.  
MAXIMUM BUILDING HEIGHT: 3 STORIES

THIS PROPERTY IS NOT LOCATED WITH A DESIGNATED FLOOD HAZARD AREA PER FEMA F.I.R.M PANEL NO. 13297C0085E DATED 12/08/16 FOR WALTON COUNTY, GEORGIA AND INCORPORATED AREAS.

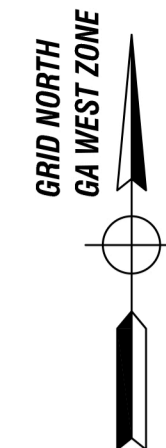
### GENERAL NOTES

BOUNDARY INFORMATION IS APPROXIMATE. INFORMATION SHOWN HEREON IS BASED ON COMPILED PLAT, DEED, ADJACENT SURVEYS AND GA. DOT INFORMATION.

THIS PLAN IS CONCEPTUAL IN NATURE BASED ON PRELIMINARY COUNTY AND DEVELOPMENT INFORMATION AND RESEARCH. PLAN MAY CHANGE DURING PERMITTING AND GOVERNMENT APPROVAL PROCESS.



LOCATION MAP



PO Box 1074  
Grayson, Georgia 30017  
770.527.3450  
www.acuminisconsulting.com



LEVEL II CERTIFIED DESIGN  
PROFESSIONAL NO. 000026918

No.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

PREPARED FOR:  
KITTLE HOMES, LLC  
412 SEAGRAVES DRIVE  
ATHENS, GEORGIA 30605  
24-HOUR CONTACT  
ZAC KITTLE  
(706) 340-9186

PROJECT NAME:  
LOGANVILLE  
MIXED USE  
4615 ATLANTA HIGHWAY SW ( US78 )  
CITY OF LOGANVILLE  
WALTON COUNTY, GEORGIA

TASK:

## COLOR RENDERING PLAN

CAN DESIGN	AS SHOWN SCALE
CAN DRAWN	1 of 1
CAN CHECKED	SHEET
7/7/24 DATE	23-137 PROJECT No.

### GRAVITY SEWER FLOW CALCULATIONS

Loganville Mixed Use  
2669 Duluth Highway  
City of Loganville - Walton County - Georgia

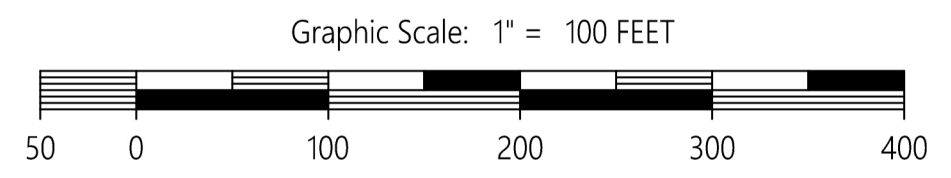
#### SEWAGE FLOW CALCULATIONS

Commercial Sewage Flow Schedule (Table B Gwinnett County Gravity Sewer Design)				
Proposed Use	Facility Type	GPD	QUANTITY	GPD
Tract 1 Retail	Food Service : Restaurant	50/Seat	120	6,000
Tract 2 Retail	Food Service : Restaurant	50/Seat	120	6,000
<b>TOTAL GPD (Commercial)</b>				<b>12,000</b>

Residential Sewage Flow Schedule (Table B Gwinnett County Gravity Sewer Design)				
Proposed Use	Facility Type	GPD	QUANTITY	GPD
Townhomes	Residence Single Family, Condo, Townhome	400/Unit	125	50,000
<b>TOTAL GPD (Residential)</b>				<b>68,000</b>
<b>TOTAL GPD (Mixed - Use)</b>				<b>80,000</b>
Peaking Factor				2.5
<b>TOTAL GPD (DESIGN)</b>				<b>200,000</b>

**OWNER / DEVELOPER:**  
KITTLE HOMES  
412 SEAGRAVES DRIVE  
ATHENS, GA 30605  
  
24 HR. CONTACT:  
ZAC KITTLE  
(706) 340-9186  
ZKITTLE18@GMAIL.COM

**DESIGNER / ENGINEER:**  
ACUMINIS CONSULTING GROUP, LLC.  
  
CONTACT:  
ALEX NASH, P.E.  
(770) 527-3450  
ANASH@ACUMINISCONSULTING.COM





Application # R \_\_\_\_\_

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#### APPLICANT'S RESPONSES TO EVALUATION CRITERIA

In the space provided or in a separate attachment, provide responses to the following questions:

1. How does the proposed use impact the overall appearance of the City and aesthetic conditions of adjacent parcels? Only the two commercial tracts will be seen from Atlanta Highway. These tracts will mimic the existing Atlanta Highway commercial properties with restaurants.
2. How does the proposed use impact thoroughfare congestion and traffic safety? We plan on using right-in/right-out at the main entrance. Our side entrance uses the existing red light, which should be minor impact to traffic flow.
3. How does the proposed use impact population density and the potential for overcrowding and urban sprawl? We are only adding 125 new homes mainly catering towards starter families or downsizing families.
4. How does the proposed use impact the provision of water, sewerage, transportation and other urban infrastructure services; We are upgrading the city's pump station. We have been quoted around \$360,000 to upgrade the sewer pump station. Once upgraded, our project will be using only 50% of the designed capacity.
5. How does the proposed zoning provide protection of property against blight and depreciation? New homes or homes in general typically have a trend in upward value.
6. How is the proposed use and zoning consistent with the adopted Comprehensive Plan? We are asking for a downzoning from CH to RM6.
7. In what way does the proposed zoning affect adjacent property owners if the request is approved? The project should have little to no effect on neighbors. Landscaping buffers will provide screening from adjacent neighbors.
8. What is the impact upon adjacent property owners if the request zoning is not approved? CH zoning will stay in place, which would allow for a recycling center to be approved causing neighbors to consistently hear the shredding of cans, glass, and plastics.
9. Describe any other factors affecting the health, safety, morals, aesthetics, convenience, order, prosperity, or the general welfare of the present and future inhabitants of the City of Loganville. The new housing will allow for new families to move to the City of Loganville and thrive.



## Letter of intent for 4615 Atlanta HWY

Kittle Homes is requesting a down rezoning from CH to RM-6 for the property located at 4615 Atlanta HWY in Loganville. The parcels involved are LG110187, LG110187A00, LG110185C00, and LG110185B00. The plan is to leave the front as CH commercial for two commercial tracts for restaurants. The remaining back of the property will be rezoned RM-6 for single family attached townhomes. All the homes will be back entry with private drives. The homes will feature front porches or stoops depending on elevation. The homes will have 3 bedrooms and 2.5 baths, two-car garage, and over 1,600 heated square feet. A small park in the center of the project will welcome neighbors to connect. There will be a dog park for owners with pets on the outskirts of the project. Kittle Homes is excited to bring their award-winning style homes to the Loganville Area.

**GENERAL/SITE NOTES:**

- OWNER OF RECORD: CAMP FAMILY PARTNERSHIP, LLLP  
P.O. BOX 550  
SNELLVILLE, GA 30078
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.
- SITE ELEVATIONS BASED ON NAVD 88 BY OBTAINED BY MEANS OF LOCAL GPS NETWORK.
- LAND DEVELOPMENT SURVEYORS, INC., IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- ALL INTERIOR IMPROVEMENTS NOT SHOWN.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**REFERENCES**

- DEED BOOK 3473, PAGE 234.
- PLAT BOOK 21, PAGE 120.
- PLAT BOOK 25, PAGE 20.
- PLAT BOOK 33, PAGE 69.
- PLAT BOOK 108, PAGE 157.
- UNRECORDED BOUNDARY SURVEY FOR DONALD CAMP, PREPARED BY HANNON, MEERS & BAGWELL, SURVEYORS & ENGINEERS, INC., DATED 2/22/2005.
- UNRECORDED ALTA/ACSM BOUNDARY SURVEY FOR CAR ATLANTA USA, INC., PREPARED BY ARMSTRONG LAND SURVEYING, INC., DATED 11/8/01, LAST REVISED 12/12/01.

OTHER'S AS DENOTED ON PLAT.

**FLOOD HAZARD NOTE**

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA, PER FIRM PANEL 13297C0085E DATED DECEMBER 8, 2016. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

**TRACT 1: 2.381 ACRES**  
**TRACT 2: 21.863 ACRES**  
**TRACT 3: 0.869 ACRES**  
**TRACT 4: 0.997 ACRES**  
**TOTAL: 26.110 ACRES**  
(INCLUDES EASEMENTS WITHIN)

**CH (COMMERCIAL HIGHWAY)**  
MINIMUM LOT AREA: 30,000 S.F.  
MINIMUM LOT FRONTAGE: 100 FEET  
MINIMUM REAR SETBACK: 30 FEET  
MINIMUM FRONT SETBACK: 50 FEET  
MINIMUM SIDE SETBACK: 20 FEET  
MAXIMUM BUILDING HEIGHT: 6 STORIES

**LAND DESCRIPTION OVERALL**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 155, OF THE 4TH LAND DISTRICT, WALTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

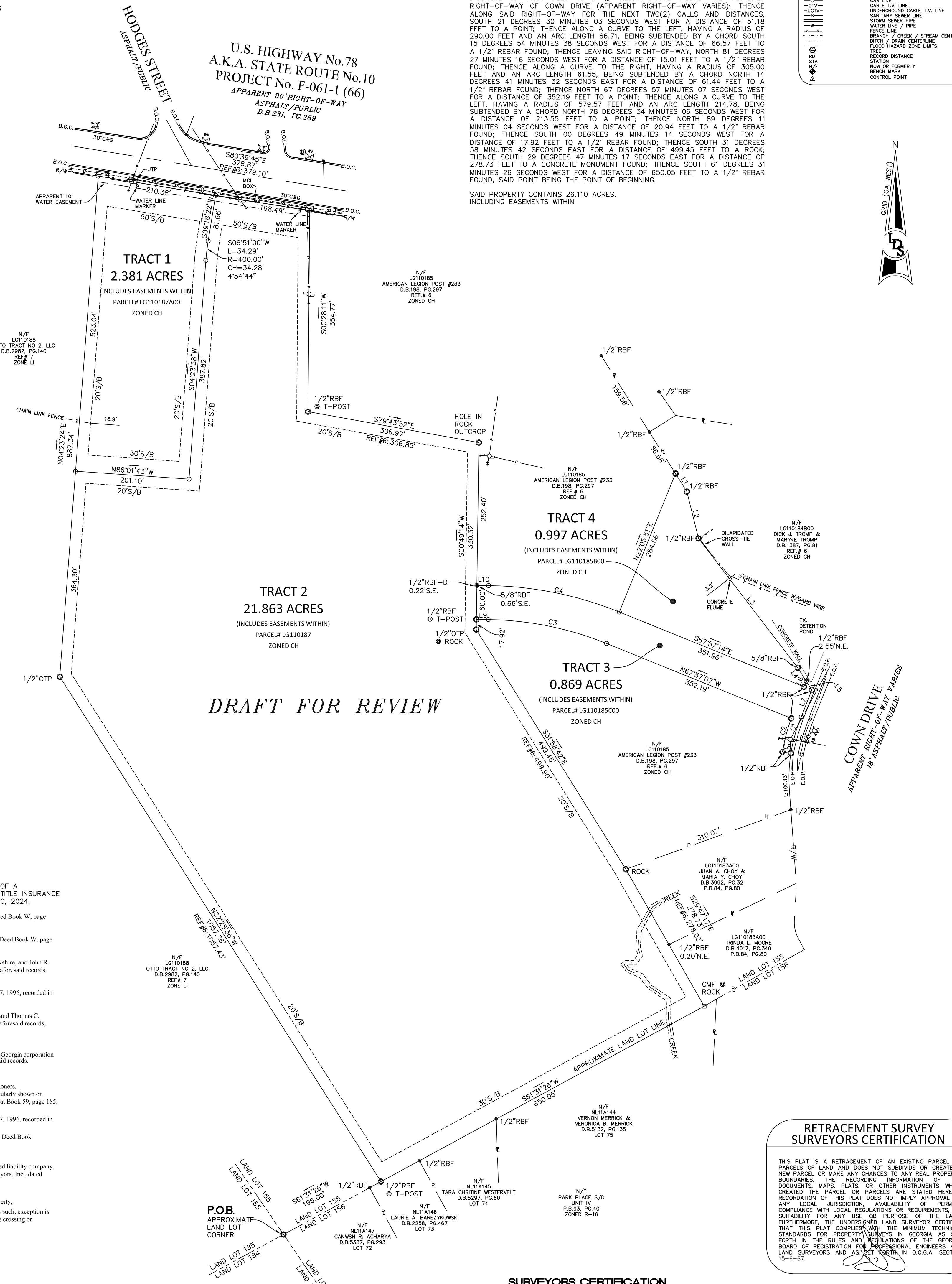
TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE COMMON LAND LOT LINES OF LAND LOTS 155, 156, 184, & 185; THENCE FROM SAID POINT, NORTH 61 DEGREES 31 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 186.00 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE FROM SAID POINT AS THUS ESTABLISHED NORTH 32 DEGREES 28 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 1057.36 FEET TO A 1/2" OPEN TOP PIPE; THENCE NORTH 04 DEGREES 23 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 1057.3688734 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO.78 (APPARENT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 80 DEGREES 39 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 378.87 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 00 DEGREES 28 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 252.40 FEET TO A POINT; THENCE SOUTH 89 DEGREES 16 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 20.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 639.57 FEET AND AN ARC LENGTH 237.01, BEING SUBTENDED BY A CHORD SOUTH 78 DEGREES 34 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 235.66 FEET TO A POINT; THENCE NORTH 22 DEGREES 05 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 264.06 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 32 DEGREES 00 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 37.63 FEET TO A 3/4" REBAR FOUND; THENCE SOUTH 14 DEGREES 01 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 85.35 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 37 DEGREES 31 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 288.05 FEET TO A 5/8" REBAR FOUND; THENCE SOUTH 32 DEGREES 12 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 28.05 FEET TO A POINT; THENCE SOUTH 32 DEGREES 12 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 18.50 FEET TO A 1/2" REBAR FOUND ALONG THE WESTERLY RIGHT-OF-WAY OF COWN DRIVE (APPARENT RIGHT-OF-WAY VARIES); THENCE ALONG SAID RIGHT-OF-WAY FOR THE NEXT TWO(2) CALLS AND DISTANCES, SOUTH 21 DEGREES 30 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 51.18 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 290.00 FEET AND AN ARC LENGTH 66.71, BEING SUBTENDED BY A CHORD SOUTH 15 DEGREES 54 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 66.57 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 81 DEGREES 27 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 15.01 FEET TO A 1/2" REBAR FOUND; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET AND AN ARC LENGTH 61.55, BEING SUBTENDED BY A CHORD NORTH 14 DEGREES 41 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 61.44 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 67 DEGREES 57 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 352.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 579.57 FEET AND AN ARC LENGTH 214.78, BEING SUBTENDED BY A CHORD NORTH 78 DEGREES 34 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 213.55 FEET TO A POINT; THENCE NORTH 89 DEGREES 11 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 20.94 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 49 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 17.92 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 31 DEGREES 58 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 489.4 FEET TO A ROCK; THENCE SOUTH 29 DEGREES 47 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 278.73 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 61 DEGREES 31 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 650.05 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 26.110 ACRES, INCLUDING EASEMENTS WITHIN

**LEGEND**

- ON LINE
- NAL FOUND
- IRON PIN SET (1/2" REBAR)
- CONCRETE MONUMENT FOUND
- TEMPORARY BENCHMARK
- BENCHMARK
- CRAMP FOR PIPE
- DRILL HOLE
- DRILL HOLE
- LAND LOT
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY
- SANITARY SEWER EASEMENT
- SEWER EASEMENT
- CURB & GUTTER
- BACK OF CURB
- TOP OF CURB
- PLAT BOOK / PAGE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- ELEVATION
- INVERT ELEVATION
- FINISHED FLOOR ELEVATION
- EXISTING CONTOUR ELEVATION
- PROPOSED CONTOUR ELEVATION
- POWERLINE
- UNDERGROUND POWER
- TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- CABLE T.V. LINE
- SANITARY SEWER LINE
- UNDERGROUND CABLE T.V. LINE
- BRANCH / CREEK / STREAM CENTERLINE
- DITCH / DRAIN CENTERLINE
- FLOOD HAZARD ZONE LIMITS
- RECORD DISTANCE
- STATION
- BEACH MARK
- BEACH MARK
- CONTROL POINT



**DRAFT FOR REVIEW**

**TITLE EXCEPTION**

THE FOLLOWING EXCEPTIONS ARE LISTED UNDER SCHEDULE B, PART II, OF A COMMITMENT FOR TITLE INSURANCE AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 33504.11, EFFECTIVE DATE JANUARY 20, 2024.

- Easement from N.H. Autry to Georgia Power Company, dated July 9, 1948, recorded in Deed Book W, page 263(b), Barrow County, Georgia Records. (BOUNDS DESCRIPTION-NOT LOCATABLE)
- Easement from N.H. Autry to Georgia Power Company, dated March 24, 1949, recorded in Deed Book W, page 509(b), aforesaid records. (BOUNDS DESCRIPTION-NOT LOCATABLE)
- Easement for Right of Way from Mrs. Irene C. Autry, Mildred A. Cooper, Shirley A. Brookshire, and John R. Autry to Georgia Power Company, dated May 27, 1966, recorded in Deed Book QQ, page 577, aforesaid records. (NOT AFFECTING)
- Facts and matters shown on that certain Survey for Hu-Ka, Inc., filed for record December 17, 1996, recorded in Plat Book 46, page 115, aforesaid records. (AFFECTS-AS PLOTTED)
- Rights and easements conveyed in that certain Right of Way Deed from J. Harold Shepherd and Thomas C. Shepherd to City of Auburn, dated September 20, 1997, recorded in Deed Book 401, page 122, aforesaid records, said right-of-way as more particularly shown on Plat Book 49, page 212, aforesaid records. (AFFECTS-AS PLOTTED)
- Easement from Sweet Apple Development, LLC to BellSouth Telecommunications, Inc., a Georgia corporation d/b/a AT&T Georgia, dated February 23, 2009, recorded in Deed Book 1450, page 132, aforesaid records. (NOT AFFECTING)
- Easement between Sweet Apple Development, LLC and Barrow County Board of Commissioners, dated March 12, 2009, recorded in Deed Book 1452, page 414, aforesaid records, as more particularly shown on Access Easement, Acquisition Plan for Barrow County Board of Commissioners, recorded in Plat Book 59, page 185, aforesaid records. (AFFECTS-AS PLOTTED)
- Facts and matters shown on that certain Survey for Hu-Ka, Inc., filed for record December 17, 1996, recorded in Plat Book 46, page 115, aforesaid records. (AFFECTS-AS PLOTTED)
- Utility Easement from ECP, Autry, LLC to Barrow County, dated April 18, 2023, recorded in Deed Book 2747, page 92, aforesaid records. (AFFECTS-AS PLOTTED)
- ALTA/NSPS Retracement Survey for Starlight Homes Georgia L.L.C., a Delaware limited liability company, and First American Title Insurance Company, prepared by LDS Land Development Surveyors, Inc., dated March 11, 2022, last revised March 29, 2023 (the Survey), reveals the following:
  - Overhead power line traversing the eastern boundary of subject property;
  - Fence of unknown origin/ownership traversing the southeastern boundary of subject property;
  - Apalachicola River Tributary and related creeks entering and traversing subject property; as such, exception is taken as to rights of upper and lower riparian owners in and to the waters of creeks and branches crossing or adjoining subject property and the natural flow thereof, free from diminution or pollution.

**RETRACEMENT SURVEY SURVEYORS CERTIFICATION**

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 REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HERON. 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 USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES 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 SET FORTH IN O.C.G.A. SECTION 16-6-67.

**SURVEYORS CERTIFICATION**

TO: STARLIGHT HOMES GEORGIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD TECHNICAL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, AND INCLUDES ITEMS: 1,3,4,8,11(b),13,14.  
OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/20/24.  
DATE: MARCH 23, 2022.

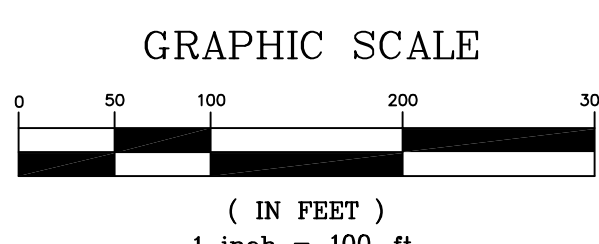
**NOTE:**  
BEARINGS AND ELEVATIONS SHOWN HERON ARE BASED ON GPS OBSERVATIONS USING CARLSON/CHAMPION GNSS ROVER EQUIPMENT AND TRIMBLE, INC., REAL TIME NETWORK ADJUSTMENT AT DATE OF FIELD WORK.

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

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT A 95% CONFIDENCE LEVEL.

THE FIELD SURVEY WAS COMPLETED ON 8/20/24.

**PLAT CLOSURE STATEMENT:**  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 672,833 FEET, AND CONTAINS A TOTAL OF 26.110 ACRES.



INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HERON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED AT THAT RISK BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HERON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL VERIFY THE PRESENCE AND SUFFICIENCY OF THIS INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE REASON SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON.

THE TERM "CERTIFICATION" OR TO "CERTIFY" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SOUND STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRAR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DATE	8/20/24
JOB NUMBER	24184

DATE	NO	DESCRIPTION

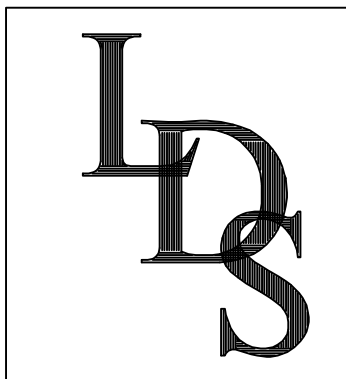
**ALTA/NSPS RETRACEMENT SURVEY FOR:**

**SHEET TITLE**

FIELD	DRAWN	CHECKED
K,J	MSF	LJJ

**KITTLE CONSTRUCTION**

PARENT PARCEL LG110185B00, LG110185C00, LG110187 & LG110187A00  
LOCATED IN LAND LOT 155, OF THE 4TH LAND DISTRICT, CITY OF LOGANVILLE, WALTON COUNTY, GEORGIA SCALE: 1"=100'



**Land Development Surveyors, Inc.**

P.O. BOX 2050  
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(770) 682-8206  
LDSURVEYORS2003@GMAIL.COM  
COA LSF#000832

