

# EASTGROUP

P R O P E R T I E S



## TOWN OF TYRONE BUSINESS TECH PARK & STUDIO



# BUILDING DESIGN AND USE

- **Technology Park and Studio**
- **Office areas will range from 10% to 80% of the space**
- **The front elevations are single-story, high-quality office buildings with service courts in the rear**
- **These elevations will have glass across the front for the office and showroom areas**
- **Service courts are screened using landscaping**
- **Buildings will be built on a spec basis so the exact use will be known when space is leased**
- **Buildings are designed with multiple entries for flexibility, allowing us to target smaller tenants**
- **The average tenant size in our national portfolio is 30,000 SF**
- **Low traffic generation compared to other uses**





# COMMUNITY IMPACT

- **EastGroup is a long-term owner and will not sell the buildings**
- **Our business parks attract tenants in a variety of industries such as Technology, Studio, Aviation, Bio-Medical, Home Builders and Pharmaceutical fulfillment centers with high paying jobs**
- **The business park will feature quality architectural design with uniform signage and enhanced landscaping**
- **Spaces will include office areas and/or showrooms along the front of the buildings facing Highway 74 and Jenkins Road**
- **Traffic to the park is not all at peak hours which minimizes local congestion**
- **Our business parks support the local economy and labor force by creating and maintaining jobs through construction, operation and maintenance**
- **Leasing our facilities to these types of companies will bring significant economic development, tax revenue, and job creation**
- **EastGroup will work closely with the local Economic Development Authority to bring job opportunities to the local community (projected at 2,000 - 3,000 new jobs)**
- **Annual property taxes would help fund local schools, roadways, emergency services, libraries and other local needs**

# EASTGROUP

P R O P E R T I E S

## TENANT SNAPSHOT

### GEORGIA, FLORIDA AND NORTH CAROLINA

#### Retail

- Tesla
- Best Buy
- Coca-Cola
- Nike
- Wayfair
- Fanatics

#### Pharmaceutical / Medical

- Prime Therapeutics
- Walgreens
- Aetna Specialty Pharmacy
- CarePlus Health Plans



#### Food Service

- Premier Beverage
- The ICEE Company
- Madrona Foods
- Heritage Food
- Propac
- Masipack

#### Technical Services

- Level 3
- Peak 10
- AT&T Services
- Evolve Media Group
- Toshiba
- UDT



#### Tradeshow

- Freeman Expositions
- Artistic Entertainment Services
- Skyline Displays
- Hollywood Rentals
- PSAV
- AVmedia

#### Entertainment

- Universal Studios
- Oceaneering International
- Dynamic Attractions
- Norwegian Cruise Line



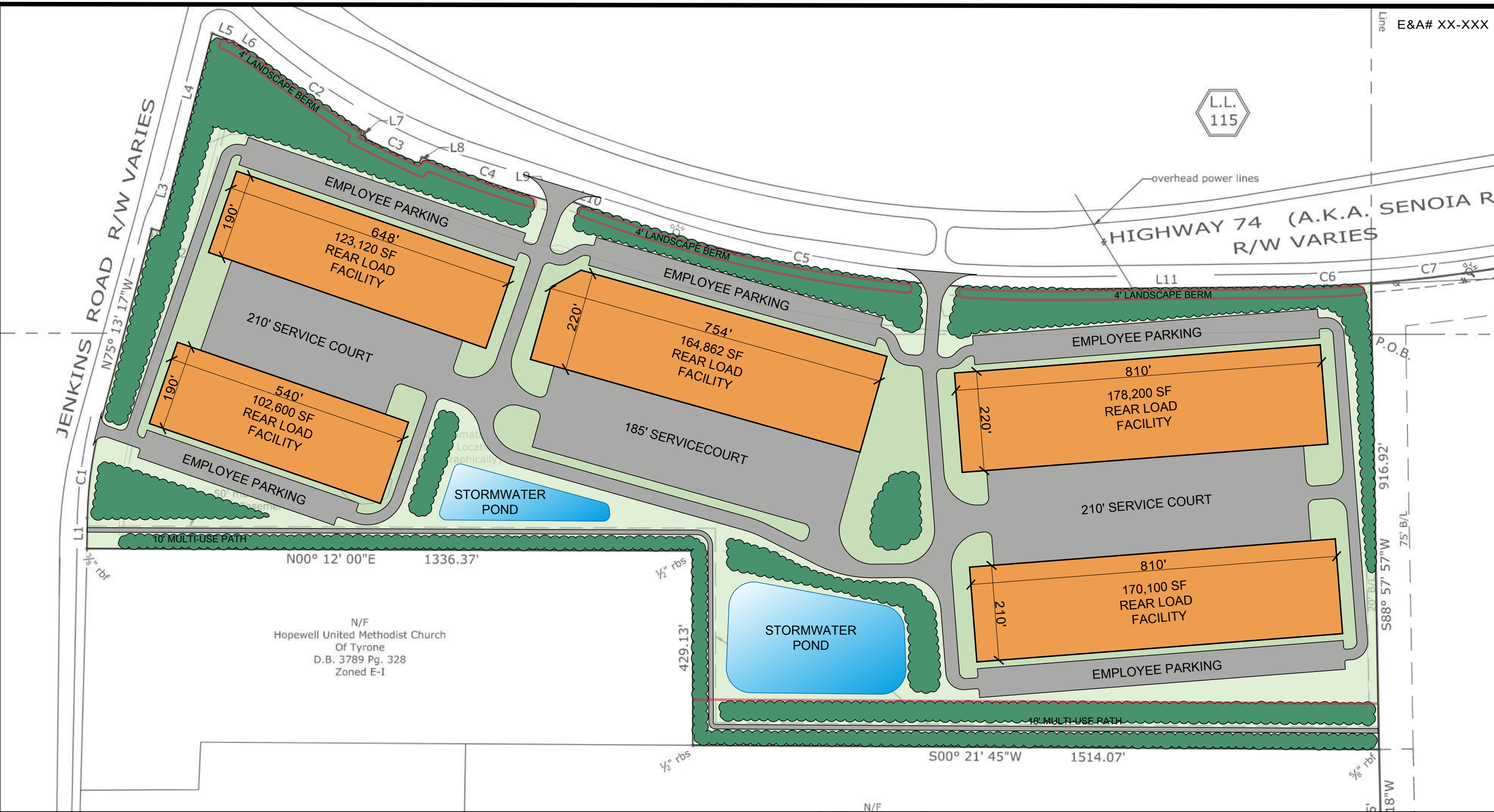
#### Home Builders

- The Home Depot
- Lowe's
- Toll Brothers
- The Ryland Group

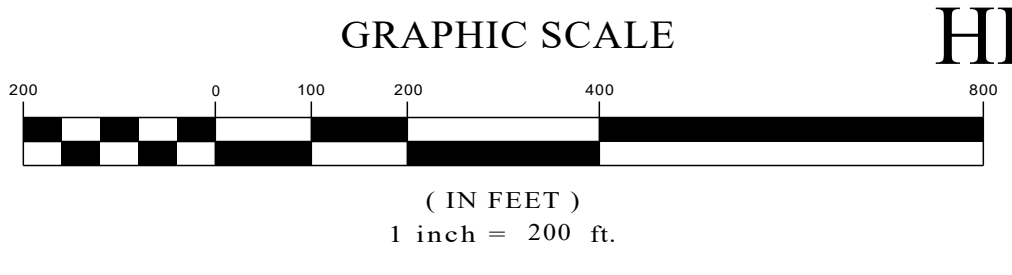
#### Aviation Related

- Lockheed Martin
- Comtech
- USPS
- FedEx
- UPS





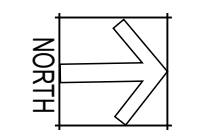
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# HIGHWAY 74 - OPTION 2

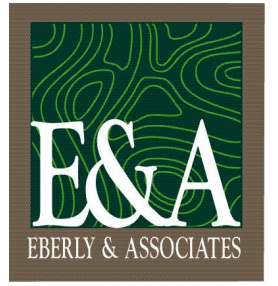
## TYRONE, GA

1/27/2022



TEL 770.452.7849  
2951 FLOWERS ROAD SOUTH, SUITE 119  
ATLANTA, GEORGIA 30341  
WWW.EBERLY.NET

LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE



G:\Proposed Projects\20210221-XXX Eastgroup Tyrone\10.0 Chase Design\Highway 74 Tyrone 3.dwg January 27, 2022 - 10:04pm weed

	Who EastGroup <b><u>IS</u></b> :	Who EastGroup <b><u>IS NOT</u></b> :
<b>Purpose:</b>	Office/studio/showroom/production area in the front with service courts in the back to support business operations	Warehousing and long-term storage with frequent in/out shipments; excessive trailer storage areas
<b>Front Elevation:</b>	High-quality, architecturally-focused buildings with storefront glass along front; multiple entries; above code-minimum landscaping	Very little glass due to low office percentage; predominantly dock doors with outside trailer storage
<b>Building Size:</b>	100,000 SF to 180,000 SF	400,000 square feet to 1,000,000 square feet
<b>Office %:</b>	As high as 80%, as low as 10%	1% to 5%
<b># of Tenants:</b>	3 to 6 tenants per building is typical	1 (single tenant logistics companies are typical)
<b>Typical Tenant Size:</b>	30,000 square feet to 50,000 square feet	+200,000 square feet
<b>Tenants/Users:</b>	Technology, aviation, pharmaceutical companies, home builder showrooms, retail fulfillment, studio space	Large warehousers and distributors focused on storing and moving inventory
<b>Traffic Generation:</b>	Mostly automobiles and panel trucks with occasional tractor trailers; far lower traffic generator compared to Office, Bulk Warehouse, or Retail users	18-wheeler / tractor trailers; frequent deliveries; high-quantities of Sprinter vans for deliveries



## What EastGroup IS:



## What EastGroup IS NOT:





## What EastGroup IS:



## What EastGroup IS NOT:







Gateway Commerce Park

Miami, Florida







Horizon Commerce Park  
Orlando, Florida







Steele Creek Commerce Park  
Charlotte, North Carolina







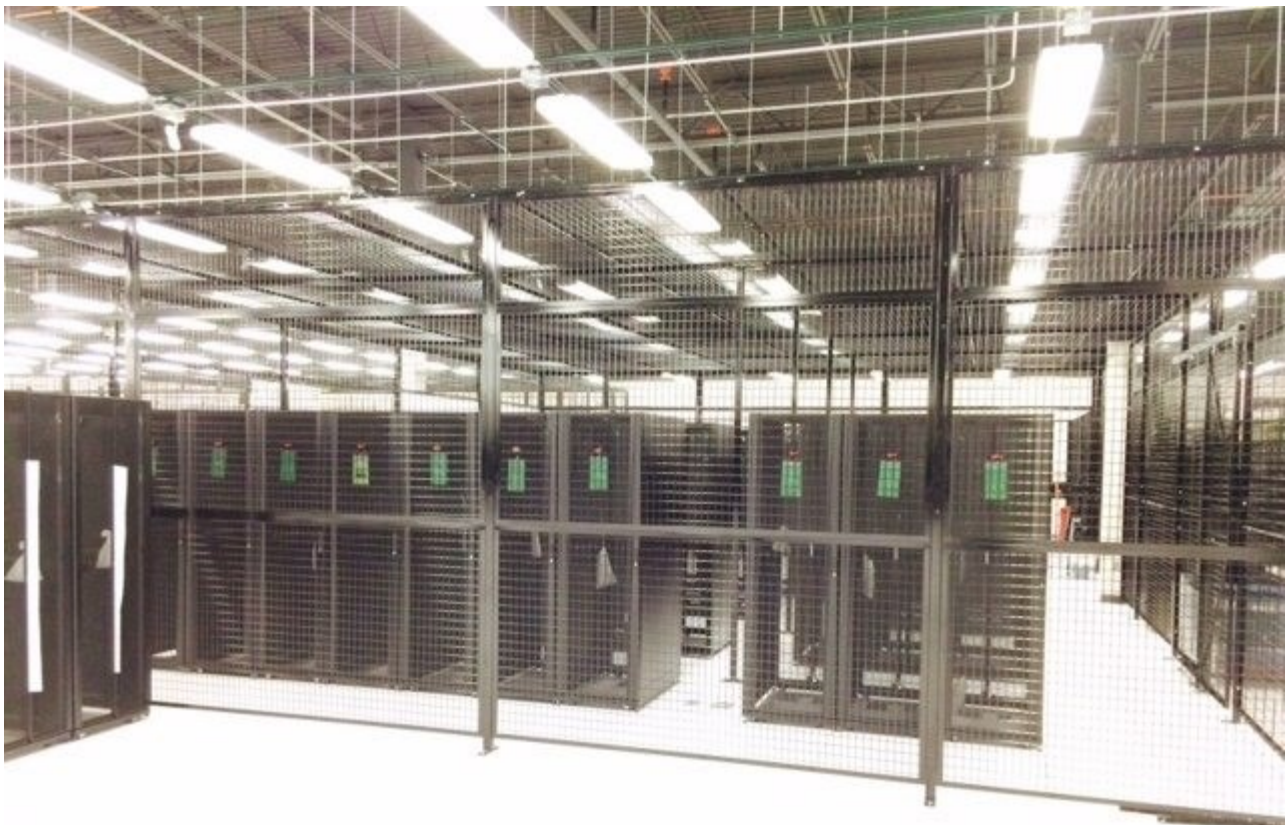
# Home Builders







Data Center







## Pharmaceuticals







## Medical Technology







## Creative Studio Space for Norwegian Cruise Lines







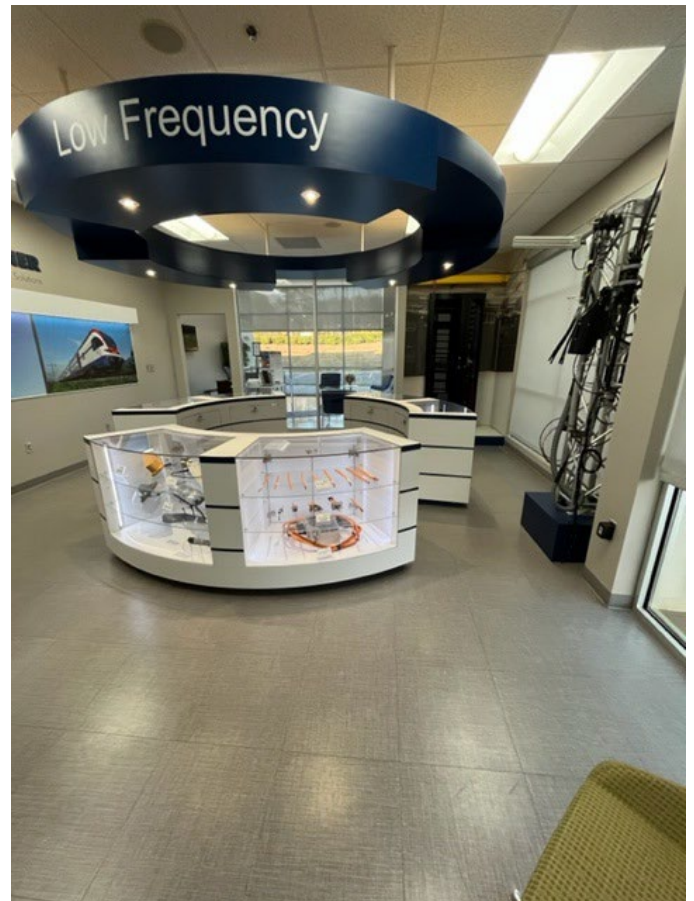
# Universal Studios and Disney World Vendors







## Other Business Users





# **HOBGOOD BUSINESS TECHNOLOGY PARK & STUDIO**

60.9 acres, Light Industrial (M-1)

February 9, 2022

## **Executive Summary:**

EastGroup Properties is under contract on 60.9 acres located along the east side of Highway 74 between Sandy Creek Road and Jenkins Road. The subject property is currently zoned M-1 with a Planned Industrial District (PID) overlay. The existing PID places a limitation whereby tenants and end-users shall be related to the movie production industry. EastGroup is pleased to present the following opportunity to the Town of Tyrone and its local businesses to benefit from a 5-building, 740,000 square foot business technology park and studio. We expect to attract mostly smaller tenants (30,000 to 60,000 square feet) in industries such as technology, health care, aviation, movie production, homebuilder showrooms, and others. With this application, we are requesting a development plan amendment that would allow for a broader range of industries to lease space in the proposed business park. In summary, the proposed development plan (i) maintains the property's current M-1 zoning, (ii) is in line with the Town of Tyrone's Comprehensive Land Use Plan, (iii) produces less traffic than the prior development plan (traffic study comparison included herein), and (iv) benefits the Town of Tyrone and its citizens by providing a much-needed business park that will attract and keep companies and their employees in town limits.

## **Description of Ownership and Zoning:**

The property is currently owned by Hobgood Family, LP and is under contract for acquisition by EastGroup Properties. EastGroup Properties, Inc. is a publicly traded (NYSE: EGP) real estate investment trust (REIT) focused on the development, acquisition, and operation of multi-tenant business parks. EastGroup has a regional office in Atlanta and owns 51 million square feet located across the Sunbelt. As stated above, the subject property is currently zoned M-1 with a Planned Industrial District (PID) overlay district. The development plan proposed herein maintains the current M-1 zoning.



It is also important to point out that EastGroup Properties is a long-term owner. As a REIT we do not sell properties after developing them like most real estate developers. It is expected that we would own this property for decades, and as such, we become true stakeholders within the communities in which we develop. One outcome of this long-term ownership view is that we invest heavily in quality construction materials, superior architectural standards, and well above code-minimum landscaping.

### **Proposed Development:**

EastGroup proposes to develop on a spec basis a business technology park with five (5) buildings totaling approximately 740,000 square feet. The buildings are constructed with tilt-up, cast in place concrete panels that will contain architectural reveals and attractive paint schemes for visual enhancement. The front elevations will show extensive storefront glass and above-code minimum landscaping. The business park will feature a mixture of business types. Across EastGroup's portfolio, the typical tenant is between 30,000 and 60,000 square feet. The front elevations are single-story with glass across the front of the office and showroom areas. The buildings will be designed with multiple entries since we will typically have multiple tenants per building. We expect to serve companies in the following industries: technology, health care, aviation, movie production, homebuilder showrooms, and others. Service courts will be in the rear and will be screened using landscaping.

EastGroup has engaged Eberly & Associates to assist with the design of the park layout. EastGroup Properties is committed to ensuring that the project maintains the aesthetic standard which Tyrone's residents demand and deserve. This project's design is an intentional blending of quality, innovative design concepts with the natural beauty of Tyrone.

### **Environmental Stewardship:**

The overall Project will be developed with substantial green space incorporated into the overall design. The frontage of the property along Jenkins Road and Highway 74 will be meticulously landscaped and bermed to maintain the natural elements and character of the area. Stormwater management ponds and enhanced swales will provide bio- filtration and attenuation of surface runoff. The facilities and surrounding landscape will be designed

to incorporate indigenous materials. Energy efficient construction methods will be implemented.

Ingress and Egress:

The Project will have two points of vehicular access on Highway 74, with one being the main entrance that will front Highway 74. A secondary ingress will be fronting Jenkins Road, a minor arterial road.

Parking:

The vehicle circulation and parking plan/layout is based on the engineer's design experience and comparative analysis of permanent parking constructed for similar projects. The project is expected to include approximately 700 parking spaces, which will allow for automotive parking and an additional parking area that will accommodate service trucks as necessary.

Operations:

The business park will consist of a variety of industries. At no time are the operations associated with the park anticipated to cause unnecessary traffic congestion along Jenkins Road or Highway 74. Furthermore, all operations shall strictly comply with all applicable public safety standards and the life safety code, including, but not limited to, building capacity restrictions. All operations will be designed to, and shall comply with, Fayette County and Tyrone ordinances and all other applicable local, state, or federal regulations, and procedures will be in place to ensure a safe and healthy environment for the people working on site.

**Traffic Study:**

Kimley-Horn and Associates, Inc., a third-party, professional traffic consultant, studied the proposed development and reported that this project "is expected to generate less daily traffic, and significantly less peak hour traffic" than the previously approved plan. The presence of internal traffic circulation, available parking, and staggered arrival and departure times of employees located at the park will act to reduce the traffic impact. Our business parks are one of the lowest traffic generators of any commercial use. The number of cars is typically double the number of service vehicles, and



the service vehicles will typically have a high percentage of panel truck (UPS and FedEx) for local deliveries. The chart below compares the traffic study from the 2018 Approved Movie Studio to EastGroup's proposed development.

## Summary of Kimley-Horn's Traffic Study

### 2018 Approved Movie Studio vs 2022 Proposed Tech Park & Studio

Project Name	Square Feet	Daily Traffic	AM Peak Hour	PM Peak Hour
2018 Approved Movie Studio	462,500	1,240	148	136
2022 EastGroup's Tech Park & Studio	738,882	1,212	114	116
Percent Change in Traffic		-2%	-23%	-15%
Source: Kimley Horn's traffic report and memo dated 1/10/22 for DRI review by Atlanta Regional Commission (ARC)				

#### TAKEAWAYS:

1. EastGroup's proposed site plan generates less traffic than the approved movie studio site plan.
2. EastGroup's proposed site plan creates 23% less AM Peak Hour traffic and 15% less PM Peak Hour traffic than the approved movie studio site plan.
3. Prior to the movie studio, the zoning was Office-Institutional (O-I). An office park of similar size would generate six times the traffic (1,212 daily trips versus 7,394 daily trips).

#### Demand and Market Overview:

There is currently a significant lack of flex space in the Fayette County submarket to support Fayette's rapidly growing industries. As such, Fayette County's current vacancy rate is below 2% of like kind product. The tenant mix that we consistently see in the Atlanta South market looking for space are 1) film production companies and film support 2) technology companies needing both office and warehouse space under one roof, 3) pharmaceutical companies needing lab, pharmacy, and warehouse space under one roof, 4) aviation companies that would typically locate to Hartsfield, but prefer to be closer to their labor and executive base in Fayette county, and 5) local companies that need the ability to grow their businesses. This development would serve as a local "relief valve" for existing industries in Fayette County that desperately need additional space to expand operations. Currently, if an existing industry in Fayette needs 20,000 to 50,000 square feet, they would have no choice but to expand into a neighboring county.

### **Proposed Development Schedule:**

EastGroup's improvements will be constructed through a process that is generally phased as follows:

Approval Phase: Prepare and submit required documents for local Governmental Authority approvals for the Project, including all permitting and zoning requirements.

Site Grading and Infrastructure Phase: This phase will include site grading, the installation of site utilities, sewer system, and stormwater management system, as well as the construction of the access roads.

Construction Phase: This phase will likely take place over two to four years and will consist of constructing on a spec basis the business tech park and studio, together with the parking areas, berm, multi-use path, and landscaping.

### **Community Impact:**

EastGroup's business parks attract tenants in a variety of industries that will create local jobs for the residents of Tyrone in many different industries, including the technology industry, health care industry, aviation industry, movie/production industry, retail and commercial services, and other professional services. EastGroup will also support the local economy by creating and maintaining jobs through the construction, operation, and maintenance of the 740,000 square foot business park. In total this project is expected to create 2,000 – 3,000 jobs (i.e. construction, tenant employees, supporting businesses, etc.).

Additionally, annual property taxes would help fund local schools, roadways, emergency services, libraries, and other local needs. This project is expected to generate \$7 million in property taxes over a 10-year period with \$1.3 million allocated to the Town of Tyrone. Leasing our facilities to top-tier companies will bring significant economic development, tax revenue, and job creation to the Town of Tyrone.

### **Tyrone Comprehensive Plan:**

The Hobgood Family and EastGroup Properties believe that the proposed 740,000 square foot business tech park and studio development is in conformity with the policy and intent of Comprehensive Land Use Plan for the Town of Tyrone. The property is located within the "Hwy 74



Community Gateway”, which states that M-1 zoning is an “appropriate zoning classification” for the area. The Plan states that the Community Gateway “will be planned with the highest-quality architectural and landscape standards”, which we believe is demonstrated in the numerous photos provided as part of this application. The Plan also describes the Community Gateway as an area regarded as a “prime location for future medical, entertainment, and other emerging high-tech industries”, which fits well with EastGroup’s current portfolio of tenants described in the supplemental materials with this application.



# Rezoning Request Application

Petition#:

## Applicant & Property Owner Information

Applicant Name: John Ratliff Email: john.ratliff@eastgroup.net  
Applicant Address: 3495 Piedmont Road NE, Building 11, Suite 350 Phone: (404) 301 2670  
Company Name: EastGroup Properties, L.P.

Property  
Owner Name: Hobgood Family LP Email: edwyatt@greenoilco.com  
Property  
Owner Address: P.O. Box 881, Fairburn, GA 30213 Phone: (770) 964 6125

## Property Details

Property  
Address: Undeveloped land at Hwy 74 and Jenkins Road, Fayette County, GA, Parcel No. 0725 014 Lot# 110 & 115; 7th District  
Reason Requesting Rezoning:  
This is a request for a development plan approval on property that is currently zoned M-1 PIP.  
Current Zoning of Property: M-1 PID Proposed Zoning of Property: M-1 PID revised  
Parcel #: 0725 014 Total Number of Acres to be Rezoned: 60.889  
Present Use of Subject Property: Undeveloped  
Proposed Use of Subject Property: 5 building, 740,000 SF Business Tech Park & Studio  
Land Use Plan Designation: \_\_\_\_\_  
Name & Type of Access Road: Hwy 74 and Jenkins Road  
Location of Nearest Water Line: \_\_\_\_\_

(This Area to be Completed by Staff)

☐ Application Insufficient due to lack of: \_\_\_\_\_  
☐ Application & all required supporting documentation is sufficient and complete.  
By Staff \_\_\_\_\_ Date \_\_\_\_\_  
Received from \_\_\_\_\_ a check in the amount of \$ \_\_\_\_\_  
Date of Planning Commission Hearing: \_\_\_\_\_ Date of Town Council Hearing: \_\_\_\_\_





# Conflict of Interest in Zoning Actions Application Form

(Please Complete for each Property Owner)

Petition#:

The undersigned, making application for rezoning, variance, or special exception, has compiled with the Official Code of Georgia Section 36-64 A01, et seq., Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

*Edward C. Wyatt, Pres. Hobgood Family, LP*  
Signature of Property Owner \_\_\_\_\_ Type or Print Name and Title *Edward C. Wyatt, President*

Signature of Owner's Attorney or Representative

Type or Print Name and Title

*K. P. Smith*  
Signature of Notary Public

*2-9-22*  
Date



## DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Tyrone Planning Commission or member of the Tyrone Town Council?

☐ YES

☒ NO

*Edward C. Wyatt*  
Signature of Applicant

If the answer is yes, please complete the following section:

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250.00 or more)	Date Contribution was made (Within last 2 years)

Attach additional sheets if necessary to disclose or describe all contributions



# Conflict of Interest in Zoning Actions Application Form

(Please Complete for each Property Owner)

Petition#:

The undersigned, making application for rezoning, variance, or special exception, has compiled with the Official Code of Georgia Section 36-64 A01, et seq., Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Property Owner

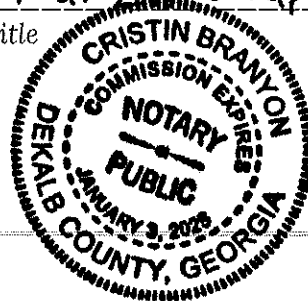
Type or Print Name and Title

Signature of Owner's Attorney or Representative

Type or Print Name and Title

Signature of Notary Public

Date



## DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Tyrone Planning Commission or member of the Tyrone Town Council?

☐ YES

☒ NO

Signature of Applicant

If the answer is yes, please complete the following section:

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250.00 or more)	Date Contribution was made (Within last 2 years)
N/A	—	N/A
N/A	—	N/A
N/A	—	N/A
N/A	—	N/A

Attach additional sheets if necessary to disclose or describe all contributions





# Property Owner Consent & Agent Authorization Form

(Application requires authorization by ALL property owners of a subject property)

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property:

Hobgood Family, L.P.

(Please Print Names)

Property Tax Identification Number(s) of Subject Property: \_\_\_\_\_

(I am) (We are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in the Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ District, and said property consists of a total of acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to \_\_\_\_\_ to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning, which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showing made in an paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Charles C. Wyatt, President Hobgood L.P., Inc  
Signature of Property Owner 1  
P.O. BOX 127 (OR)  
41 DODD STREET, FAIRBURN, GA. 30213  
Address

[Signature]  
Signature of Notary Public  
2-9-22  
Date



\_\_\_\_\_  
Signature of Property Owner 2  
\_\_\_\_\_  
Address

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

\_\_\_\_\_  
Signature of Property Owner 3  
\_\_\_\_\_  
Address

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



# Rezoning Request Checklist

Petition#:

**Map amendment application. A map amendment (rezoning) application shall include the following:**

- ☒ A legal description of the tract to be rezoned.
- ☒ Three (3) copies of a plat, drawn to scale, showing north arrow, land lot and district, dimensions, acreage and location of the tract prepared by an architect, engineer, landscape architect, or land surveyor whose state registration is current and valid. The preparer's seal shall be affixed to the plat.
- ☒ The present and proposed zoning district for the tract. *N/A*
- ☐ Existing and intermediate regional flood plain and structures.
- ☒ The names and addresses of the owners of the land and their agents, if any, and abutting land owners.
- ☒ A written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:
  - ☒ a. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
  - ☒ b. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties;
  - ☒ c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
  - ☒ d. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
  - ☒ e. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan; and
  - ☒ f. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- ☒ Disclosures. The applicant shall file all disclosures required by the Conflict of Interest in Zoning Actions Act, O.C.G.A. Title 36, Chapter 67 A.
- ☒ One (1) original and eight (8) copies of completed application form. *PDF submitted; copies can be delivered if needed*





# Rezoning Request Additional Information

Petitions to the Town of Tyrone Planning Commission and Town Council requesting a revision to the official Zoning Map must be filed by the property owner(s) or by the authorized agent of the property owner(s). Rezoning requests require a total of two (2) public hearings: one by the Planning Commission (4th Thursday of each month) and another public hearing by the Town Council (1st Thursday of the following month). Public Hearings are held at the Tyrone Town Hall Council Chambers at 7:00 p.m.

## Application Fees

Fees	Acreage
0-5 Acres	\$500.00
5-10 Acres	\$1,000.00
10-20 Acres	\$1,500.00
20-100 Acres	\$2,000.00
Over 100 Acres	\$2,500.00

Application filing fees may be refunded ONLY when an application request is withdrawn in writing by the applicant PRIOR to placement of the legal advertisement for said public hearing request (at least 15 days before the scheduled Planning Commission public hearing)

## Quality Growth District Overlay

The Quality Growth Development District requirements are applicable of any structure or portion thereof within 870' feet off the right of way of SR 74. Every application for the construction of a new building or structure and alterations or additions to existing structures shall be accompanied by drawings signed by the engineer, architect, or appropriate professional which clearly shows the following:

- Exterior elevations drawn to scale with color rendering. ✓
- Proposed colors, materials, and textures for structures.
- Location of all exterior utility facilities including any roof units. N/A
- Proposed sign and location including size, color, and material.
- Line of sight study from State Route 74

The Quality Growth and Development District requirements can be found in the Town of Tyrone's Zoning Ordinance Under Section 7-2.

## Links

Town Zoning Ordinance:

[https://www.municode.com/library/ga/tyrone/codes/code\\_of\\_ordinances](https://www.municode.com/library/ga/tyrone/codes/code_of_ordinances)

Town of Tyrone Planning & Zoning:

<http://tyrone.org/departments/planning-and-zoning/>

## Contact

**Phillip Trocquet (Planning & Zoning Coordinator)**

Phone: (770) 487-4038 Extension 108

Fax: (770) 487-4529

Email: [ptrocquet@tyrone.org](mailto:ptrocquet@tyrone.org)

## **Legal Description**

All that tract or parcel of land lying and being in Land Lots 110 and 115 of the 7<sup>th</sup> District of Fayette County, Georgia, and being more particularly described as Tract 8 containing 60.889 acres as shown on that certain plat recorded in Plat Book 100, Page 566, Fayette County records, which plat is incorporated herein by reference.



Legend

OTP=Open Top Pipe  
RBF=Rebar Found  
RBS=Rebar Set  
R/W=Right of Way  
IPF= Iron Pin Found  
P.O.B.=Point of Beginning  
B/L=Building Line  
D.E.=Drainage Easement  
N/F=Now or Formerly  
F.W.P.D.=Field Work Performed Date  
G=Gas Valve  
W=Water Meter  
U=Utility Pole  
D=Drop Inlet  
F=Fire Hydrant  
L=Light Pole  
X=Fence  
M=Drainage Manhole  
OHE=Over Head Electric Line

This Box reserved for the Clerk of the Superior Courts.

Grid North

GENERAL NOTES:

1. Owner/Developer:  
Hobgood Family, LP  
P.O. Box 881  
Fairburn, GA 30213  
Phone (770) 964-6125

2. Closure Data:  
Field closure=N/A  
Angle point error=N/A  
Equipment used=N/A  
Adjustment method=N/A  
Plat closure=1" in 100,000+

3. Tax parcel ID# 0725 014, #0725 040, #0726 068

4. Zoned: M-1 PIP, & CMU

5. Dimensional requirements:  

M-1 PIP  
Front yard = 100' from Major  
= 80' Minor thoroughfare  
Side yard = 20'  
Rear yard = 30'  
Buffer = A minimum 100' buffer shall be present where lot adjoins a residential district or AR district.  
20' landscape buffer within SR-74 setback.

CMU  
Front yard = 100'  
Side yard = 75'  
Rear yard = 75'  
Buffer = A minimum 75' buffer shall be present where lot adjoins a residential district or AR district.  
20' landscape buffer within SR-74 setback.

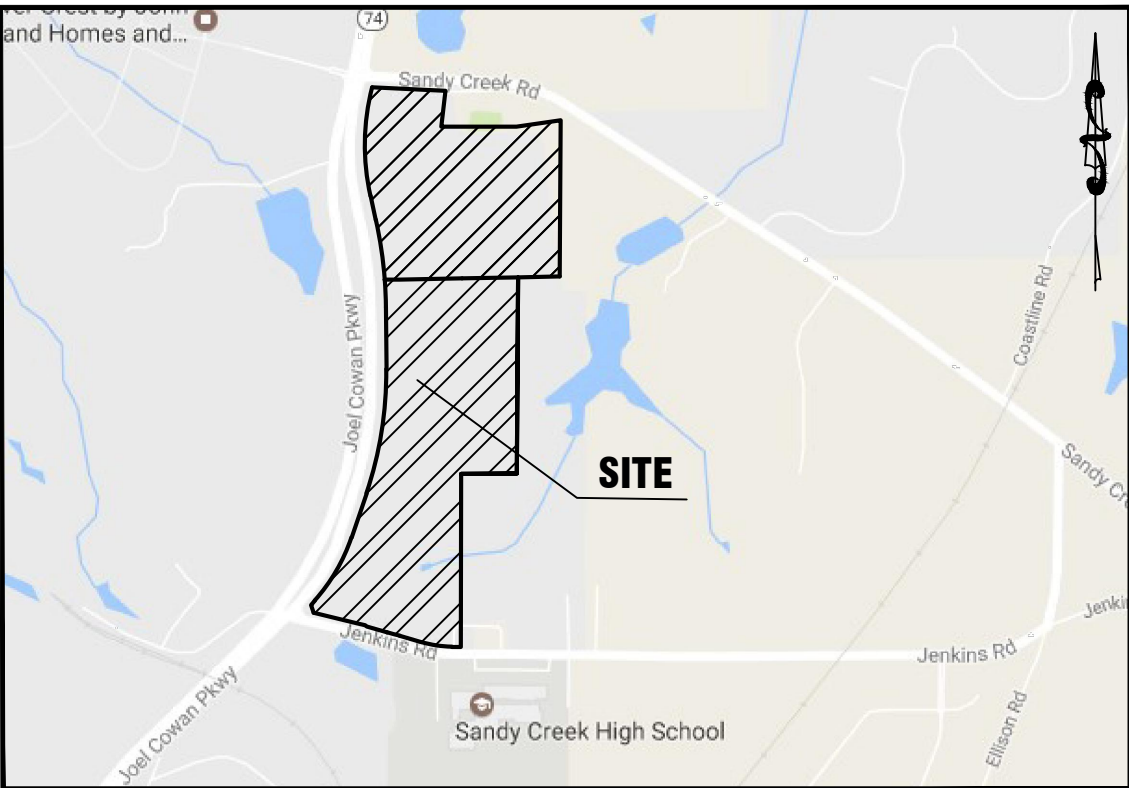
6. Lots sanitary sewer to be provided by Town of Tyrone.

7. Sidewalk construction on each lot will be required to be constructed per County, State and ADA requirements prior to release of the Certificate of Occupancy for each house.

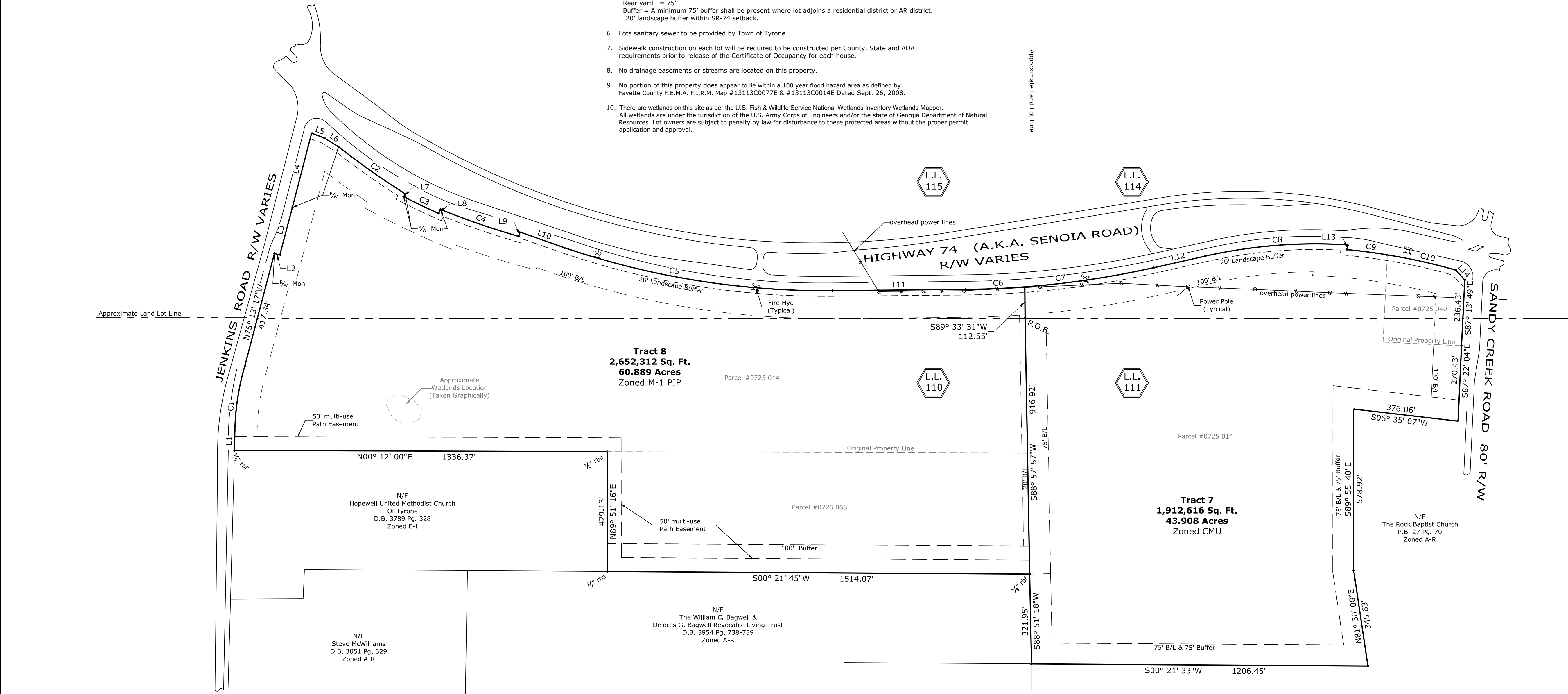
8. No drainage easements or streams are located on this property.

9. No portion of this property does appear to lie within a 100 year flood hazard area as defined by Fayette County F.E.M.A. F.I.R.M. Map #13113C0077E & #13113C0014E Dated Sept. 26, 2008.

10. There are wetlands on this site as per the U.S. Fish & Wildlife Service National Wetlands Inventory Wetlands Mapper. All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the state of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without the proper permit application and approval.
11. Lots water service to be provided by Fayette County Water Department.
12. Horizontal Datum is Georgia State Plane West Zone Coordinate System,North American Datum of 1983 (NAD83)
13. Vertical Datum is North American Vertical Datum of 1988 (NAVD88)
14. Declaration is made to original purchaser of the survey, Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.
15. Property consisting of Parcels #0725 014 and #0725 040 (proposed CMU zoning)shall not be developed prior to recording and submittal of Restrictive Covenants to Town of Tyrone.
16. Reference for the adoption dates of the development plans of each tract:
  - Tract 8 (M-1 PIP): July 20th, 2017
  - Tract 7 (CMU): September 5th, 2019




VICINITY MAP  
NOT TO SCALE



Surveyor's Certificate:

As required by subsection (c) of O.C.G.A. Section 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.

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel. The registered land surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the state board of registration for professional engineers and land surveyors and the Georgia superior court clerks' cooperative authority. The approval signatures above were not in place when this survey was issued, and are to be properly obtained prior to recording.

BY:  2696 05/13/2020  
GA R.L.S. Ronald T. Godwin License NO. Date

Final Plat Approval:

This complies with the Zoning Regulations, the Land Development Ordinance and all other regulations governing the Land Development for the Town of Tyrone.

Town Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

Town Mayor: \_\_\_\_\_ Date: \_\_\_\_\_

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by Department of Public Health, Fayette County, Georgia

Environmental Health Specialist \_\_\_\_\_ Date \_\_\_\_\_

THE TOWN OF TYRONE, GEORGIA


By: \_\_\_\_\_ Mayor

Attest: \_\_\_\_\_ Town Clerk

Line Table		
Line #	Direction	Length
L1	N89° 03' 55"W	67.72'
L2	N14° 41' 24"E	20.00'
L3	N75° 11' 39"W	175.86'
L4	N75° 30' 38"W	275.06'
L5	N20° 44' 00"E	49.62'
L6	N31° 48' 11"E	59.48'
L7	S60° 54' 28"E	12.14'

Line Table		
Line #	Direction	Length
L8	N63° 02' 04"W	15.82'
L9	N69° 20' 06"W	16.42'
L10	N19° 22' 02"E	171.48'
L11	N00° 32' 36"W	477.81'
L12	N12° 37' 28"W	189.63'
L13	S77° 10' 37"E	17.84'
L14	N47° 10' 01"E	47.55'

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	237.71'	882.28'	N81° 20' 49"W	236.99'
C2	292.55'	3010.39'	N35° 10' 32"E	292.43'
C3	138.89'	3029.65'	N25° 22' 47"E	138.88'
C4	295.89'	2999.14'	N19° 03' 37"E	295.77'
C5	974.57'	2904.79'	N09° 04' 06"E	970.01'
C6	212.44'	3225.22'	N02° 25' 49"W	212.40'
C7	467.60'	3225.22'	N08° 28' 15"W	467.19'
C8	514.89'	1791.42'	N04° 30' 39"W	513.12'
C9	146.22'	1951.60'	N07° 21' 54"E	146.19'
C10	251.48'	1951.60'	N12° 30' 53"E	251.31'



Prepared For:

Hobgood Family, LP

Subdivision: L.M. HOBGOOD ESTATE

Tract: 1, 7 & 8

Land Lot: 110, 111, 114 & 115

County: Fayette, GA

Scale: 1"= 200'

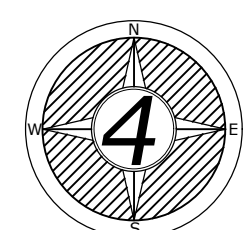
P.B.OO ~ PG.OO

District: 7th

F.W.P.D.: 07/10/18

Date: 05/13/2020

Job No: 17-108FP

FOUR CORNERS SURVEYING

P.O. BOX 15  
Tyrone, GA 30290  
770-560-3910  
770-823-9377  
FOUR\_CORNERS@BELLSOUTH.NET

GRAPHIC SCALE 1"=200'

0 100 200 400

Note:

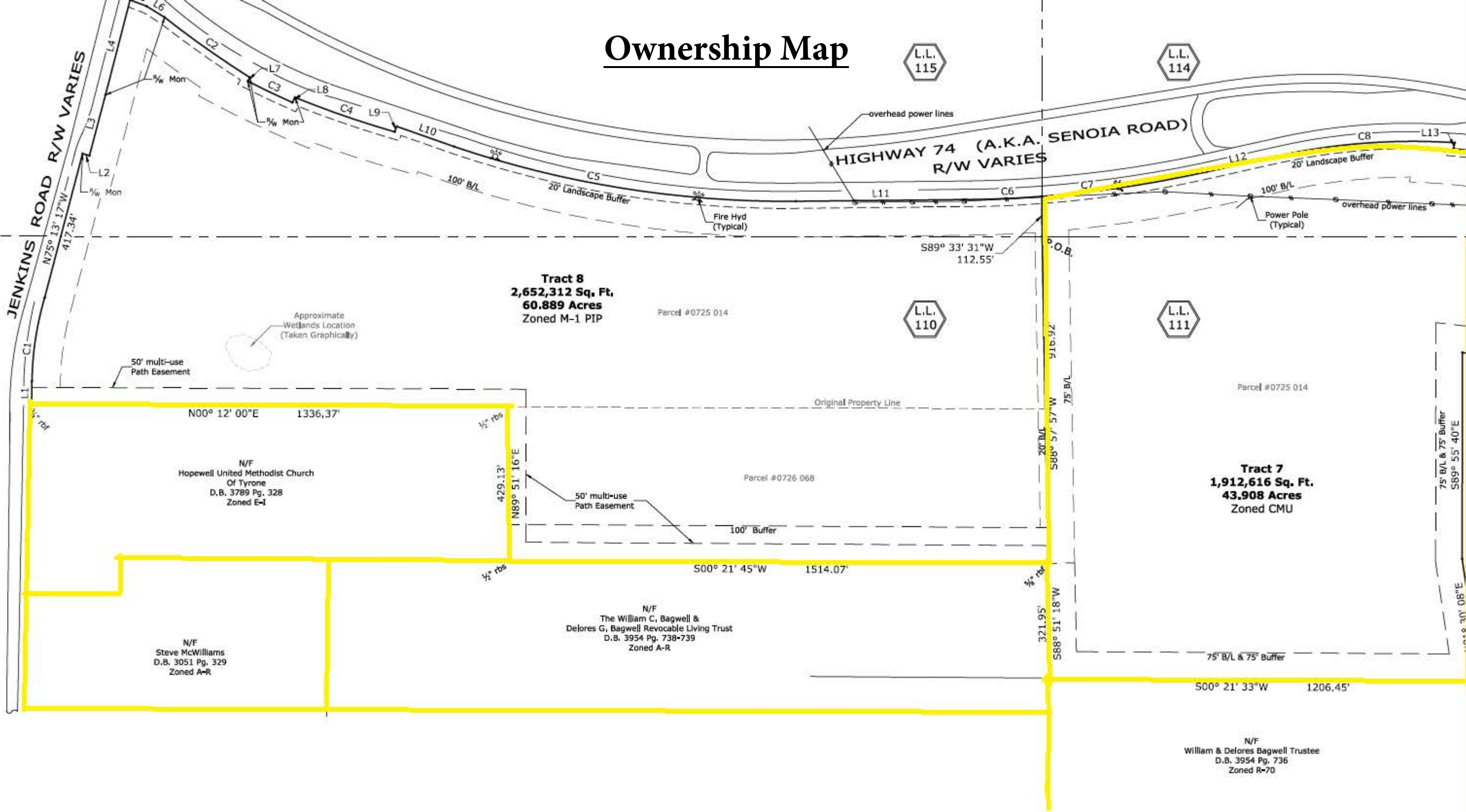
The purpose of this drawing is to divide the property into the original configuration for L.M. Hobgood Estate Tracts 7 & 8 by Koons Wood Moore & Shimshick Dated 2-3-89 & 2-1-89 respectively.

Note:  
No new streets or roads are created or no new utility improvements are required or no new sanitary sewer or approval of a septic tank is required.

This survey does not constitute a title search by surveyor. All information regarding record easements, adjoiners and other documents that might affect the quality of title to tract shown were not supplied to this office.

Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.

## Ownership Map





# Rendering



Tilt-up  
Concrete  
Panels

Intentional, well-  
designed landscaping  
to enhance curb appeal

Office with partial  
storefront glass

Decorative metal  
canopies above  
office entries

# Proposed Signage Examples

