

October 28, 2022

VIA HAND DELIVERY

City of Senoia, Georgia

Attn: Harold Simmons, City Manager

80 Main Street

Senoia, GA 30276

RE: Rezoning Request of Henderson L Pollard, Jr & Rebecca Bell  
Approximately 108.13 +/- Acres located on Old Hwy 85 and  
Rockhouse Road, Senoia, GA 30276  
Land Lots 212 and 213, 1<sup>st</sup> Land District

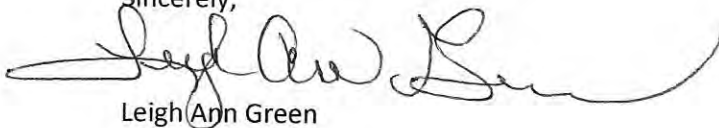
Dear Mr. Simmons:

Please allow this correspondence to serve as an updated and amended letter of intent as required for the Application for Annexation and to amend the Official Zoning Map of the City of Senoia, Georgia filed on behalf of Henderson L Pollard Jr and Rebecca P Bell. We are requesting to annex and rezone the current residential land from RC to R-25C single family residences to allow for development of a single family subdivision.

This package includes all materials required per the Application Form and applicable Ordinance provisions. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me at 770-318-9912 or by email at [Lgreen@developmentsiteservices.com](mailto:Lgreen@developmentsiteservices.com).

We look forward to working with you and your staff as you review and analyze the enclosed Applications.

Sincerely,

A handwritten signature in black ink, appearing to read "Leigh Ann Green", written in a cursive style.

Leigh Ann Green

# **TAB 1**

## **Application to Amend the Zoning Map**

APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SENOIA



City of Senoia P.O. Box 310 Senoia, GA 30276 770.599.3679

Name of Applicant Henderson Pollard & Rebecca Bell C/O Century Communities Phone No. (404) 403-7977

Mailing Address 3091 Governors Lake Drive, Suite 200, Norcross, GA 30071

Name of Property Owner Rebecca P. Bell Phone No. (Attach additional page if there is more than one owner)

Address of Property Old Highway 85 and Rockhouse Road

Zoning Classification: Present RC Requested R-25C Use of Property: Present Requested R-25C Single Family Residence

If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made. X If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining property. (How does it differ from adjoining property, and why should it be subject to different restrictions than those applying to adjoining property?)

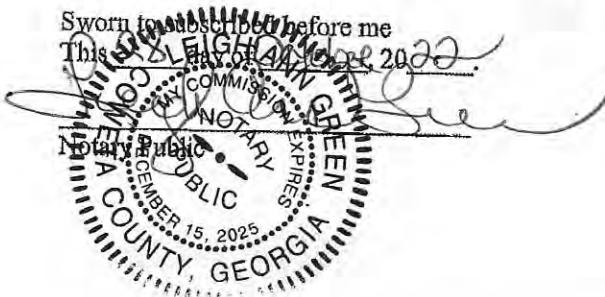
The Subject Property is the perfect location for a single-family residential subdivision in the newly created R-25C zoning district. With approximately 30% open space provided, 9.8 acres of passive/active recreation areas, 2.10 acre pond and an additional 8.5 acres of

Attach the following documents: additional green space, this property will allow for the smart growth and development so highly valued in the City of Senoia.

- 1. Written legal description of the property (copy of deed) - full metes and bounds description rather than plat reference. 2. Plat showing property lines and lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit 3 copies if the plat and a PDF of the plat. 3. List of adjacent property owners 4. Disclosure of Campaign Contributions and Gifts Form. 5. If Property Owner and Applicant are not the same, Authorization by Property Owner Form or Authorization of Attorney Form. 6. Filing fee (\$450) payable to the City of Senoia. 7. Letter of Intent, conceptual plan 8. Letter explaining how the rezoning is reflective of the City of Senoia's Comprehensive Plan

I hereby authorize the staff of City of Senoia to inspect the premises of the above - described property. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me This 15th day of August, 2022.



Signature of Applicant

APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SENOIA



City of Senoia P.O. Box 310 Senoia, GA 30276 770.599.3679

Name of Applicant Henderson Pollard & Rebecca Bell C/O Century Communities Phone No. (404) 403-7977

Mailing Address 3091 Governors Lake Drive, Suite 200, Norcross, GA 30071

Name of Property Owner Henderson Pollard Phone No. (Attach additional page if there is more than one owner)

Address of Property Old Highway 85 and Rockhouse Road

Zoning Classification: Present RC Requested R-25C Use of Property: Present Requested R-25C Single Family Residence

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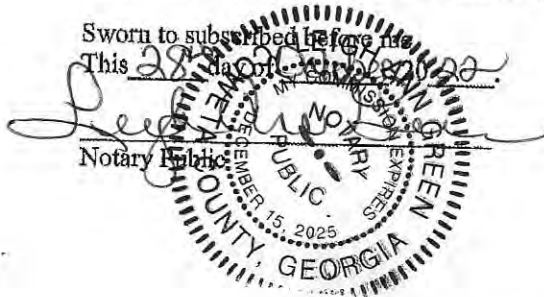
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I hereby authorize the staff of City of Senoia to inspect the premises of the above - described property. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Signature of Applicant (Handwritten signature: Rebecca P. Bell)

Sworn to subscribed before me This 28th day of October 2022



**Planning Commission Action:**

Date of Hearing:

\_\_\_\_\_

Commission's Recommendation:

\_\_\_\_\_

Conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Mayor and Council of the City of Senoia:**

Date of Hearing:

\_\_\_\_\_

Council's Decision

\_\_\_\_\_

Conditions required:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# **TAB 2**

## **Legal Description**

## Senoia Tracts

All that tract or parcel of land lying and being in Land Lot 212 & 213 of the 1st District, Coweta County, Georgia and being more particularly described as follows:

COMMENCING at a scraper blade at the corner of Land Lot 196, 197, 212 & 213; said point being the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING and continuing north along the westerly land lot line of Land Lot 213 and the common property line with William Davis Carswell & Gloria De Lung Carswell Revocable Living Trust on a bearing of North 00 degrees 15 minutes 15 seconds East, for a distance of 438.00 feet to a point;

THENCE, continuing along said property line on a bearing of North 00 degrees 15 minutes 15 seconds East, for a distance of 1129.94 feet to a point on the common property line with Ronald R Morgan Revocable Living Trust & James C Morgan Sr.;

THENCE, leaving the common property line of William Davis Carswell & Gloria De Lung Carswell Revocable Living Trust and continuing along said property line on a bearing of North 00 degrees 15 minutes 15 seconds East, for a distance of 321.83 feet to a point;

THENCE, continuing along said common property line on a bearing of North 03 degrees 07 minutes 36 seconds East, for a distance of 366.92 feet to a point on the common property line with James C Morgan Sr. & James C Morgan Jr.;

THENCE, leaving the common property line with Ronald R Morgan Revocable Living Trust & James C Morgan Sr. and continuing along said common property line on a bearing of North 03 degrees 07 minutes 36 seconds East, for a distance of 65.14 feet to a point on the common property line with Ronald R Morgan Revocable Living Trust & James C Morgan Sr.;

THENCE, leaving the common property line with James C Morgan Sr. & James C Morgan Jr. and continuing along said common property line on a bearing of South 89 degrees 12 minutes 32 seconds East, for a distance of 1370.47 feet to a point on the existing right-of-way of Old Highway 85 (80' R/W);

THENCE, leaving the common property line with Ronald R Morgan Revocable Living Trust & James C Morgan Sr. and continuing said existing right-of-way on a bearing of South 04 degrees 42 minutes 54 seconds East, for a distance of 165.09 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to left having an arc length of 219.52 feet, a radius of 5,228.66 feet and being subtended by a chord with a bearing of South 06 degrees 40 minutes 18 seconds East, for a distance of 219.50 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to left having an arc length of 286.26 feet, a radius of 8,781.57 feet and being subtended by a chord with a bearing of South 08 degrees 48 minutes 29 seconds East, for a distance of 286.24 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to left having an arc length of 286.51 feet, a radius of 1,906.51 feet and being subtended by a chord with a bearing of South 14 degrees 02 minutes 50 seconds East, for a distance of 286.24 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to left having an arc length of 108.59 feet, a radius of 806.89 feet and being subtended by a chord with a bearing of South 20 degrees 45 minutes 55 seconds East, for a distance of 108.50 feet to a point;

THENCE, continuing along said existing right-of-way on a bearing of South 23 degrees 06 minutes 14 seconds East, for a distance of 318.56 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to right having an arc length of 385.13 feet, a radius of 1,333.35 feet and being subtended by a chord with a bearing of South 15 degrees 28 minutes 06 seconds East, for a distance of 383.79 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to right having an arc length of 158.29 feet, a radius of 2,136.68 feet and being subtended by a chord with a bearing of South 04 degrees 19 minutes 57 seconds East, for a distance of 158.26 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to right having an arc length of 39.70 feet, a radius of 2,136.68 feet and being subtended by a chord with a bearing of South 01 degrees 40 minutes 41 seconds East, for a distance of 39.70 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to right having an arc length of 57.44 feet, a radius of 10,187.79 feet and being subtended by a chord with a bearing of South 00 degrees 22 minutes 32 seconds East, for a distance of 57.44 feet to a point;

THENCE, continuing along said existing right-of-way on a bearing of South 00 degrees 32 minutes 13 seconds East, for a distance of 28.85 feet to a point on the common property line with Donna R Addison;

THENCE, leaving the existing right-of-way of Old Highway 85 and continuing along said common property line on a bearing of North 88 degrees 41 minutes 24 seconds West, for a distance of 440.00 feet to a #4 RB;

THENCE, continuing along said common property line on a bearing of South 00 degrees 04 minutes 59 seconds West, for a distance of 130.00 feet to a point on the common property line with Lisa M Green;

THENCE, leaving the common property line with Donna R Addison and continuing along said common property line on a bearing of South 00 degrees 04 minutes 59 seconds West, for a distance of 111.41 feet to a point on the common property line with Paul J Koenig;

THENCE, leaving the common property line with Lisa M Green and continuing along said common property line on a bearing of South 00 degrees 04 minutes 59 seconds West, for a distance of 110.00 feet to a #4 RB on the land lot line between Land lots 212 & 213;

THENCE, continuing along said common property line and along said land lot line on a bearing of South 88 degrees 41 minutes 24 seconds East, for a distance of 440.00 to a point on the existing right-of-way of Old Highway 85;

THENCE, leaving the common property line with Paul J Koenig and continuing along said existing right-of-way on a bearing of South 00 degrees 13 minutes 14 seconds East, for a distance of 1341.11 feet to a point on the existing right-of-way of Rockhouse Road (80' R/W)

THENCE, leaving the existing right-of-way of Old Highway 85 and continuing along said existing right-of-way on a bearing of South 65 degrees 51 minutes 45 seconds West, for a distance of 504.41 feet to a point on the common property line with Chad A Hand;

THENCE, leaving the existing right-of-way of Rockhouse Road and continuing along said common property line on a bearing of North 16 degrees 53 minutes 14 seconds West, for a distance of 22.42 feet to a point on the common property line with Robert Carlson & Lorelei Jones;

THENCE, leaving the common property line with Chad A Hand and continuing along said common property line on a bearing of North 18 degrees 05 minutes 26 seconds West, for a distance 440.27 feet to a #4 RB on the common property line with William & Ivy Wilson;

THENCE, leaving the common property line with Robert Carlson & Lorelei Jones; and continuing along said common property line on a bearing of North 18 degrees 06 minutes 06 seconds West, for a distance of 195.68 to a #4 RB on the common property line with William T JR & Jacqueline A Kelley;

THENCE, leaving the common property line with William & Ivy Wilson and continuing along said common property line on a bearing of North 17 degrees 52 minutes 55 seconds West, for a distance of 247.35 feet to a point on the common property line Brandon & Carrie Gibby;



THENCE, leaving the common property line with William T JR & Jacqueline A Kelley and continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 219.16 feet to a point on the common property line with Ronald & Sarina M Naehring;

THENCE, leaving the common property line with Brandon & Carrie Gibby and continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 123.29 feet to a point on the common property line with Gabriela E Orr Living Trust;

THENCE, leaving the common property line with Ronald & Sarina M Naehring and continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 32.35 feet to a point on the common property line with Robert W & Virginia E Scruton;

THENCE, leaving the common property line with Gabriela E Orr Living Trust and continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 215.02 feet to a point on the common property line with Jennifer L & Richard C Swords;

THENCE, leaving the common property line with Roberth W & Virginia E Scruton and continuing along said common property line on a bearing of North 17 degrees 55 minutes 39 seconds West, for a distance of 155.85 feet to a #4 RB on the land lot line of Land Lots 212 & 213;

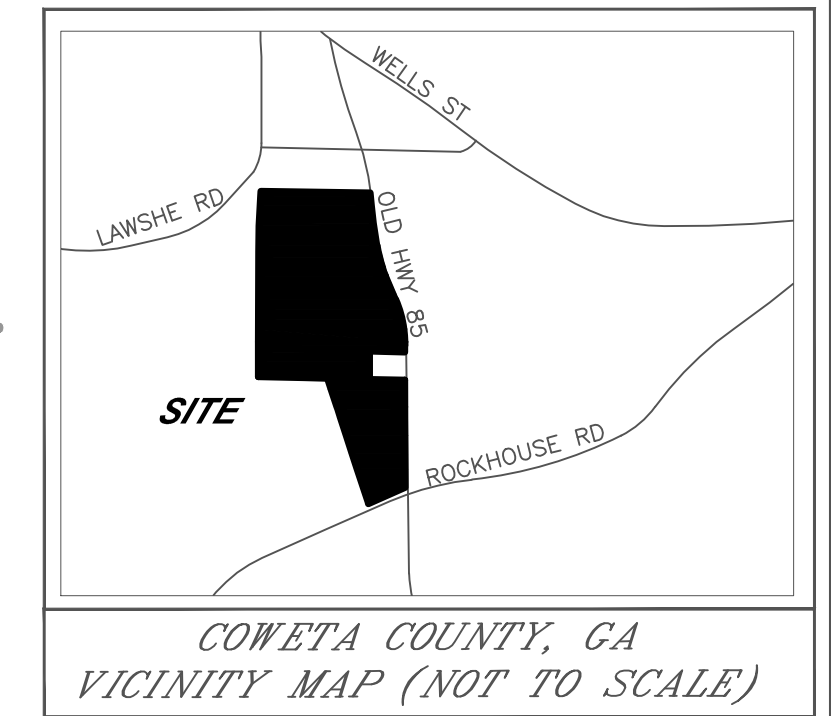
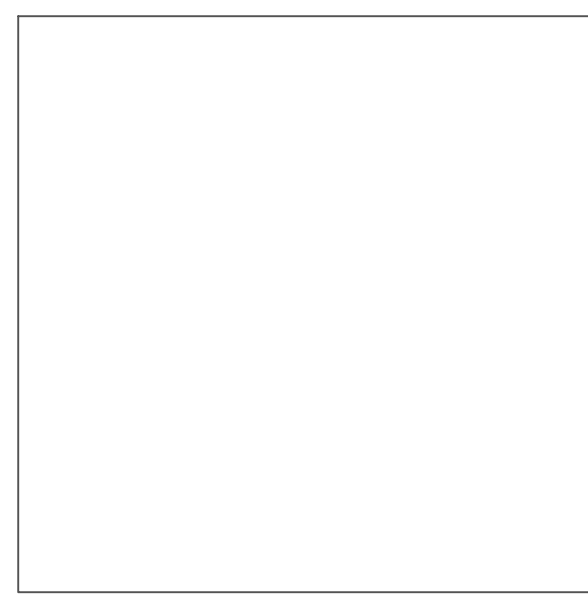
THENCE, continuing along said common property line and land lot line on a bearing of North 88 degrees 49 minutes 45 seconds West, for a distance of 295.51 feet to a #4 RB on the common property line with Paul & Lauren Harp

THENCE, leaving the common property line with Jennifer L & Richard C Swords and continuing along said common property line and common land lot line on a bearing of North 88 degrees 51 minutes 13 seconds West, for a distance of 572.08 feet to the POINT OF BEGINNING.

The herein described property contains 4,710,321 Square Feet or 108.13 Acre of land more or less. The above-described property is subject to any and all Easements, Encumbrances and or Restrictions of record.

**TAB 3**

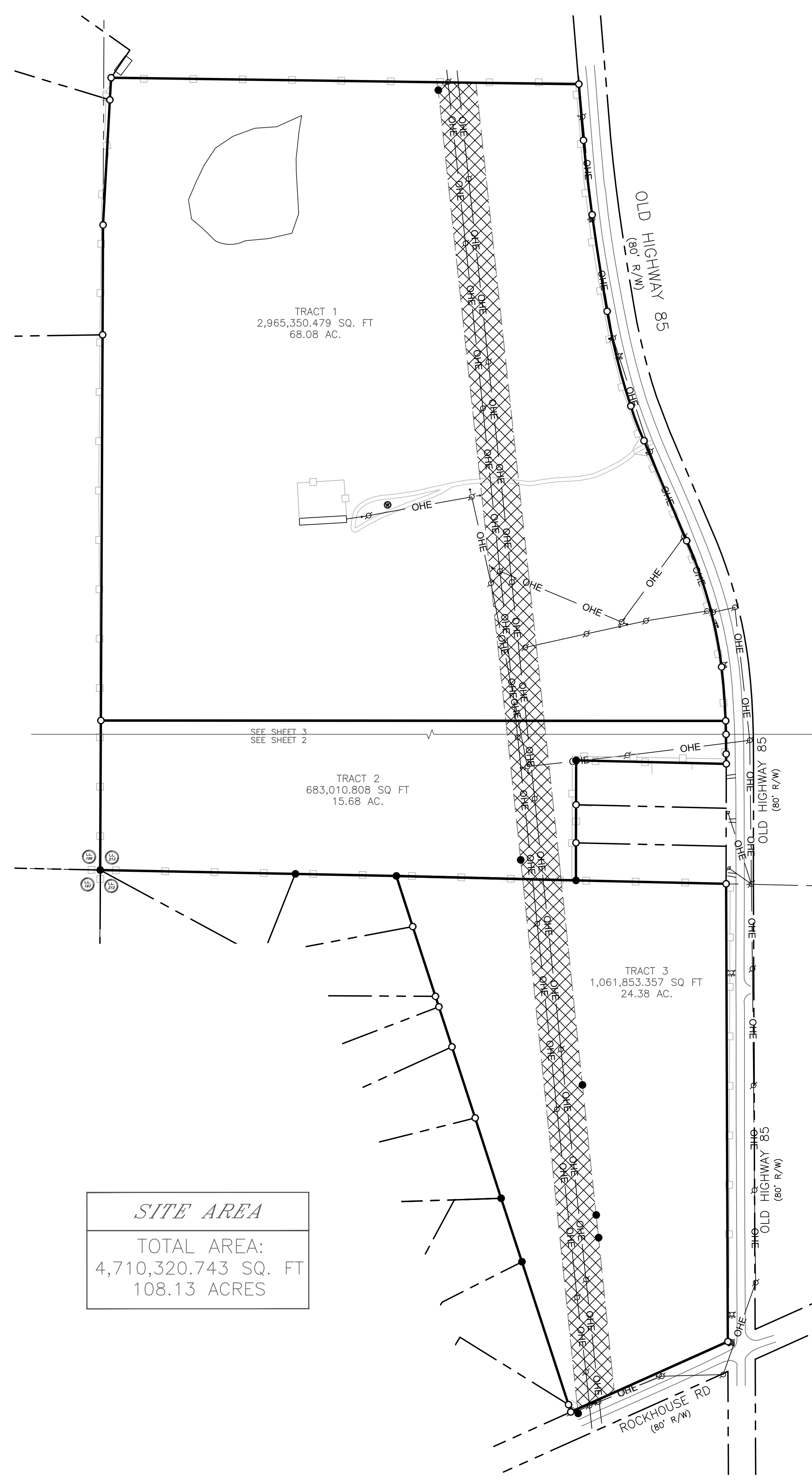
**Plat**



**BASIS OF BEARINGS AND ELEVATIONS**  
 THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM NAD83.

0' 200' 400' 600'

ATLA/NSPS SURVEY  
 FOR CENTURY COMMUNITIES  
 LOCATED IN  
 LAND LOTS 212 & 213 1ST DISTRICT  
 COWETA COUNTY, GEORGIA



**SITE AREA**  
 TOTAL AREA:  
 4,710,320.743 SQ. FT  
 108.13 ACRES

**LEGEND**  
 SYMBOLS THAT MAY APPEAR ON DRAWING

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING 2" CONTOUR
---	EXISTING 10" CONTOUR
---	EXISTING CONCRETE
---	EDGE OF PAVEMENT
---	EXISTING FIELD WIRE FENCE
---	EXISTING OVERHEAD ELECTRIC
---	GAS - GAS
---	EXISTING EASEMENT
---	U&L - U&L
---	EXISTING 2" CONTOUR
---	SB - SB
---	EXISTING 10" CONTOUR
---	UGT - UGT
---	EXISTING CONCRETE
---	EDGE OF PAVEMENT
●	IRON PIN FOUND
○	IRON PIN SET
+	SIGN
+	GAS VALVE
+	GAS METER
+	PULLBOX
+	GUY WIRE
+	LIGHT POLE
+	POWER POLE
+	ELECTRIC BOX
+	ELECTRIC METER
+	CLEANOUT
+	SANITARY SEWER MANHOLE
+	DROP INLET
+	DRAINAGE MANHOLE
+	JUNCTION BOX
+	HEADWALL
+	PEDESTAL INLET
+	FIRE HYDRANT
+	WATER METER
+	WATER VALVE
+	WATER VALVE
+	WELL

**PROPERTY DEEDS**

**Tract One:**  
 All that tract or parcel of land lying being and situate in Land Lot 213 of the 1st Land District of Coweta County, Georgia and being identified as Tract No. 5 and a portion of Tract No. 6 of the Morgan Estate Property according to a Plat of said property made by T.Y. Maddox dated November, 1940, said Plat being recorded in Deed Book 40, Page 383, in the Office of the Clerk of the Superior Court of Coweta County, Georgia. Said property is more particularly described as follows:  
 BEGIN at a point on the westerly side of the county road running from State Highway 16 to Haralson, said point being 450 North of the intersection of the westerly side of said road with the south line of Land Lot 213; from said point of beginning run South 87 degrees 20 minutes west a distance of 1864 feet to the western boundary line of Land Lot 213; thence run North 2 degrees 30 minutes West a distance of 1140 feet; thence run North 0 degrees 40 minutes West a distance of 750 feet more or less; thence run North 86 degrees 0 minutes East a distance of 1464 feet more or less to a point located on the western right of way of the aforementioned road; thence run in a southerly direction along the western right of way of said county road a distance of 1944 feet more or less to the point of beginning. Said property consists of all of the property received by H.L. Pollard from W.F. Harris by deeds recorded in Deed Book 153 Page 69 and Deed Book 128 Page 593, Coweta County Records. Said tract of land contains 71.28 acres more or less.

**Tract Two:**  
 All that tract or parcel of land lying being and situate in Land Lot 213 of the First Land District of Coweta County, Georgia and being identified as the Western portion of Tract 4 of the Morgan Estate according to a Plat of said property made by T.Y. Maddox dated November 1940, said Plat being recorded in Deed Book 40 Page 383 in the Office of the Clerk of the Superior Court of Coweta County, Georgia. Said property consists of 15.66 acres lying on the west side of a county road running from State Highway 16 to Haralson road all as shown by the aforementioned Plat of the Morgan estate.  
 The property lying on the West side of the aforementioned road is more particularly described as follows:  
 BEGIN at a point marking the southwest corner of Land Lot 213 and run thence North 87 degrees 40 minutes East a distance of 1897 feet more or less to a point on the westerly right of way of Old Highway 85; thence run North 450 feet more or less along the right of way of said highway to a point; thence run South 87 degrees 20 minutes West 1864 feet more or less to a point on the West line of said Land Lot; thence run South 2 degrees 30 minutes East along the western boundary of said Land Lot a distance of 438 feet more or less to the point of beginning. Less and except a 3,535 acre tract conveyed to Shenandoah Ltd. by H.L. Pollard by Warranty Deed dated November 7, 1974 and recorded in Deed Book 250 Page 591, Coweta County Records. Said 3,535 acres tract being more particularly described as follows: BEGIN at a point marked by a line on the West side of the right of way of Old Highway 85 said point being the intersection of the South line of Land Lot 213 with the West side of the right of way of Old Highway 85; thence run North 88 degrees 50 minutes 39 seconds West along the South line of said land lot 213 a distance of 440 feet to an iron pin; thence run North 04 degrees 04 minutes 15 seconds West a distance of 350 feet to a point marked by an iron pin; thence run South 88 degrees 50 minutes 39 seconds East 440 feet to an iron pin on the West side of the right of way of Old Highway 85; thence run South 00 degrees 04 minutes 15 seconds East along the West side of the right of way of Old Highway 85 350 feet to the point of beginning. Reference is had to a Plat of this 3,535 parcel recorded in Plat Book 19 Page 77 in the Office of the Clerk of the Superior Court of Coweta County, Georgia.

**Tract Three:**  
 All that tract or parcel of land containing 24,427 acres, situate, lying, and being in Land Lot 212 of the First Land District of Coweta County, Georgia and being designated as Tract 2 according to a plat of survey of the property of Henderson Pollard and Howard Norton made by John R. Christopher, Registered Land Surveyor, on February 1, 1976, and recorded in Plat Book 23, Page 111, Coweta County Records, reference to said plat is hereby had. Said tract is more particularly described as follows:  
 1. BEGIN at a point marked by an iron pin, which point is the intersection of the northerly side of the right of way of Rock House Road with the West side of the right of way of Old Highway 85, and from said point of beginning run southwesterly along the north right of way of Rock House Road 502.91 feet to a point marked by an iron pin and property of Howard F. Norton; run thence North 18 degrees 45 minutes 20 seconds West 1631.37 feet to a point marked by an iron pin; thence run South 89 degrees 30 minutes 00 seconds East 528.01 feet to an iron pin; thence continue on said course 440.00 feet to an iron pin on the westerly side of Old Highway 85; thence run South 0 degrees 50 minutes 00 seconds East 1344.5 feet along the westerly side of the right of way of Old Highway 85 to an iron pin marking the point of beginning.

**EXCEPTIONS**

MATTER OF TITLE ARE LIMITED TO TITLE INFORMATION PROVIDED BY :  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT NO.: LAND-SENOIA-2021

- All matters shown on plat recorded in Plat Book 40, Page 383; Plat Book 19, Page 77; and Plat Book 23, Page 111 Coweta County, Georgia records. (AFFECTS AS SHOWN)
- Right of Way Deed in favor of Plantation Pipe Line Company dated November 18, 1969, and recorded in Deed Book 170, Page 177, Coweta County, Georgia records. (AFFECTS AS SHOWN)
- Easement in favor of Georgia Power Company dated July 31, 1953, and recorded in Deed Book 66, Page 272, Coweta County, Georgia records. (AFFECTS AS SHOWN)
- Easement in favor of Georgia Power Company dated August 20, 1953, and recorded in Deed Book 66, Page 274, Coweta County, Georgia records. (AFFECTS AS SHOWN)
- Right of Way Deed in favor of Coweta County, dated September 11, 1956, and recorded in Deed Book 79, Page 43, Coweta County, Georgia records. (AFFECTS AS SHOWN)
- Right of Way Deed in favor of Coweta County dated April 13, 1965, and recorded in Deed Book 111, Page 589, Coweta County, Georgia records. (AFFECTS AS SHOWN)
- Those rights of way and easements referenced in Deed Book 268, Page 557, Coweta County, Georgia records. (AFFECTS AS SHOWN)

**NOTES**

- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.
- THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY - THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT; I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13077C0287D & 13077C0290D, EFFECTIVE DATE 02/06/2013, FOR COWETA COUNTY, GEORGIA, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A.
- FIELD WORK FOR THIS PROJECT WAS COMPLETED ON APRIL 29, 2022. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE TOTAL STATION, AND TRIMBLE TSC7 DATA COLLECTOR; LINEAR PRECISION OF TRAVERSE: 1/68,241; ANGULAR ERROR: 4" PER POINT. THE COMPASS RULE WAS APPLIED TO THIS PROJECT. LINEAR PRECISION OF THIS PLAT: 1/1,775,715. MATTERS OF TITLE EXCEPTED.
- THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM - WEST ZONE NAD83 AS ESTABLISHED BY AMERICAN ENGINEERING INC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND - SURFACE MEASUREMENTS.
- BOUNDARY AND RIGHT-OF-WAY INFORMATION SHOWN HEREON IS DERIVED FROM EXISTING MONUMENTS AND INFORMATION LOCATED IN THE PROCESS OF CONDUCTING THIS SURVEY. INFORMATION FOUND IN DEEDS AND PLATS AND TAKEN FROM OTHER SOURCES SUCH AS THE ROADS DEPARTMENT AND TAX ASSESSOR'S OFFICE.
- STREAM BUFFERS MAY EXIST WITHIN PROPERTY AND ARE DEPENDENT UPON CLASSIFICATION OF "WATERS OF THE STATE" WHICH IS BASED ON THE EROSION & SEDIMENTATION CONTROL ACT OF 1975 AS AMENDED (PER O.G.C.A. 12-7-1). ADDITIONAL BUFFERS MAY EXIST PER CITY/COUNTY REQUIREMENTS.
- THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A ZOOM 90 DUAL FREQUENCY RECEIVER WITH A CARLSON DATA COLLECTOR RUNNING CARLSON SOFTWARE. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.

**CERTIFICATION**

As required by subsection (d) of O.C.G.A. Section 15-6-87, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidence 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.

Andrew Morgan  
 Georgia Professional Land Surveyor No. 3284  
 For the Firm American Engineers Inc. COA #192660

Date: 10/31/2022

**GEORGIA REGISTERED LAND SURVEYOR No. 3284 ANDREW J. MORGAN**

SCALE: 1"=200'  
 DATE: 10/31/2022  
 DRAWN BY: A. Morgan  
 CHECKED BY: K. HAMMON  
 SHEET: 1 of 3

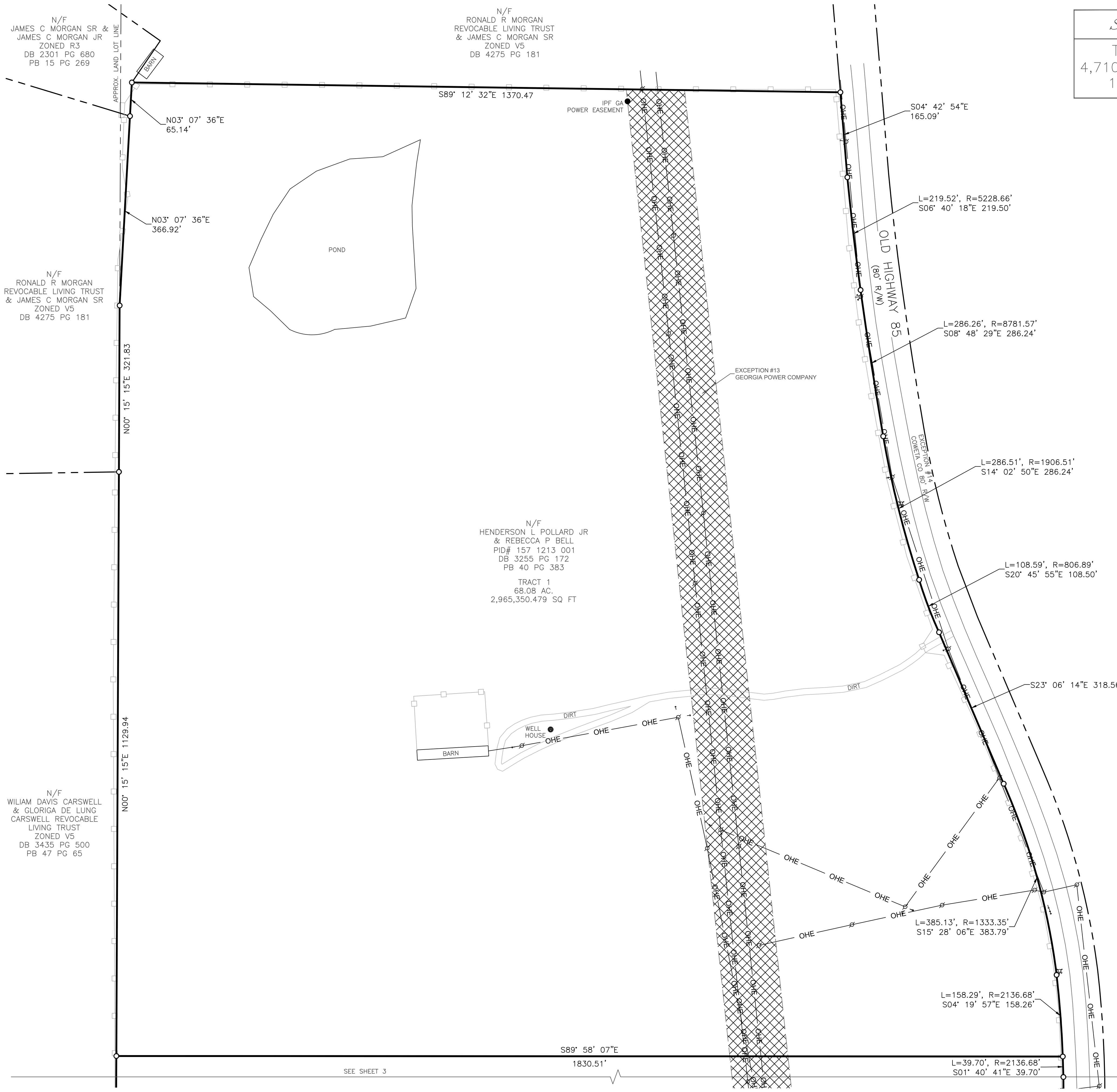
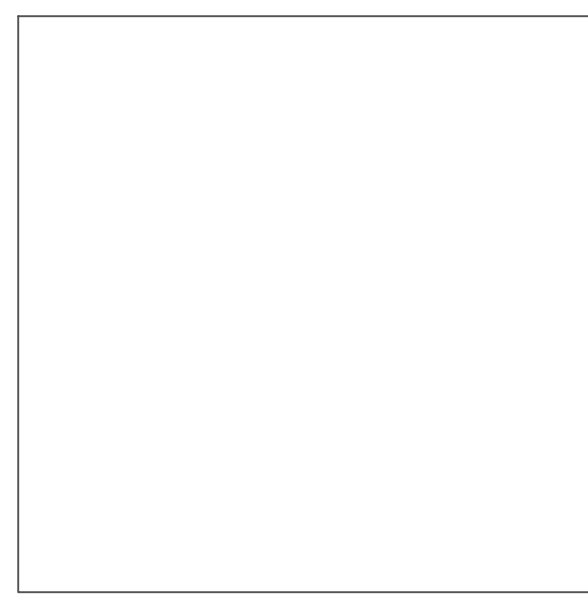
REVISION

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CLIENT: CENTURY COMMUNITIES  
 3091 GOVERNORS LAKE DRIVE  
 SUITE 200  
 NORCROSS, GA 30071

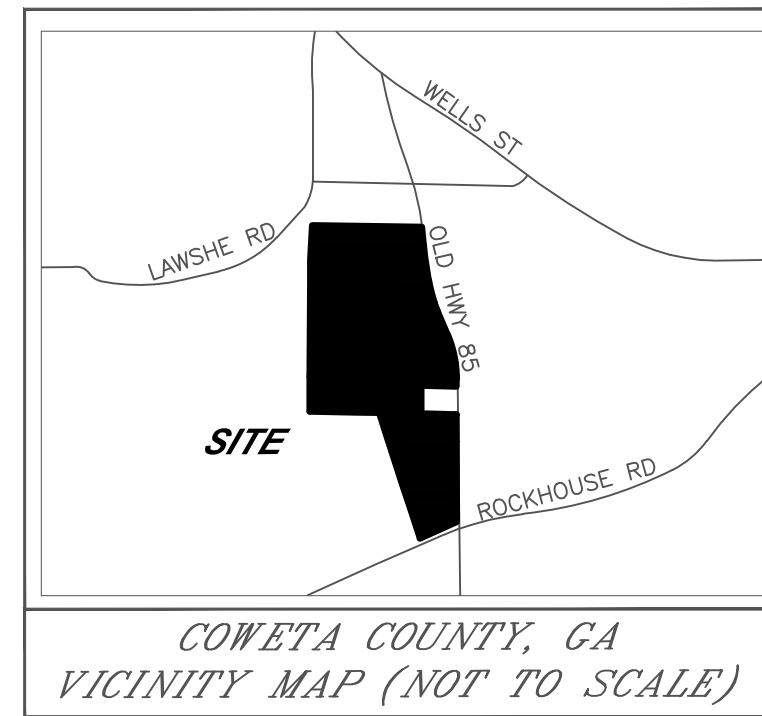
ALTA/NSPS SURVEY FOR: FIRST ATMERICAN TITLE INSURANCE COMPANY & CENTURY COMMUNITIES OF GEORGIA, LLC.  
 LAND LOTS 212 & 213 ~ 1ST DISTRICT  
 COWETA CO, GEORGIA

AMERICAN ENGINEERS, INC.  
 DESIGNING YOUR FUTURE  
 5160 ACWORTH LANDING DRIVE  
 ACWORTH, GA 30101



**SITE AREA**

TOTAL AREA:  
4,710,320.743 SQ. FT  
108.13 ACRES



BASIS OF BEARINGS AND ELEVATIONS  
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM NAD83

0' 100' 200' 300'

- EXCEPTIONS**
- MATTER OF TITLE ARE LIMITED TO TITLE INFORMATION PROVIDED BY :  
FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO.: LAND-SENOIA-2021
- All matters shown on plat recorded in Plat Book 40, Page 383; Plat Book 19, Page 77; and Plat Book 23, Page 111 Coweta County, Georgia records. (AFFECTS AS SHOWN)
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  - Right of Way Deed in favor of Coweta County dated April 13, 1965, and recorded in Deed Book 111, Page 589, Coweta County, Georgia records. (AFFECTS AS SHOWN)
  - Those rights of way and easements referenced in Deed Book 268, Page 557, Coweta County, Georgia records. (AFFECTS AS SHOWN)

- NOTES**
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.
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  - THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
  - ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 13077C0287D & 13077C0290D, EFFECTIVE DATE 02/06/2013, FOR COWETA COUNTY, GEORGIA, THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A.
  - FIELD WORK FOR THIS PROJECT WAS COMPLETED ON APRIL 29, 2022. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE TOTAL STATION, AND TRIMBLE TSC7 DATA COLLECTOR; LINEAR PRECISION OF TRAVERSES: 1/68,241; ANGULAR ERROR: 4" PER POINT. THE COMPASS RULE WAS APPLIED TO THIS PROJECT. LINEAR PRECISION OF THIS PLAT: 1/1,775,715. MATTERS OF TITLE EXCEPTED.
  - THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM - WEST ZONE NAD83 AS ESTABLISHED BY AMERICAN ENGINEERING INC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND - SURFACE MEASUREMENTS.
  - BOUNDARY AND RIGHT-OF-WAY INFORMATION SHOWN HEREON IS DERIVED FROM EXISTING MONUMENTS AND INFORMATION LOCATED IN THE PROCESS OF CONDUCTING THIS SURVEY, INFORMATION FOUND IN DEEDS AND PLATS AND TAKEN FROM OTHER SOURCES SUCH AS THE ROADS DEPARTMENT AND TAX ASSESSOR'S OFFICE.
  - STREAM BUFFERS MAY EXIST WITHIN PROPERTY AND ARE DEPENDENT UPON CLASSIFICATION OF "WATERS OF THE STATE" WHICH IS BASED ON THE EROSION & SEDIMENTATION CONTROL ACT OF 1975 AS AMENDED (PER O.G.C.A. 12-7-1). ADDITIONAL BUFFERS MAY EXIST PER CITY/COUNTY REQUIREMENTS.
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**CERTIFICATION**

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 evidence 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 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.

Andrew Morgan  
Georgia Professional Land Surveyor No. 3284  
For the Firm American Engineers Inc. COA #192660

Date: 10/31/2022

**LEGEND**  
SYMBOLS THAT MAY APPEAR ON DRAWING

---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING 2" CONTOUR
---	EXISTING 10" CONTOUR
---	EXISTING CONCRETE
---	EDGE OF PAVEMENT
---	EXISTING FIELD WIRE FENCE
OHE	EXISTING OVERHEAD ELECTRIC
---	EXISTING EASEMENT
---	EXISTING 2" CONTOUR
---	EXISTING 10" CONTOUR
---	EXISTING CONCRETE
---	EDGE OF PAVEMENT
●	IRON PIN FOUND
○	IRON PIN SET
+	SIGN
+	GAS VALVE
+	GAS METER
+	PULLBOX
+	GUY WIRE
+	LIGHT POLE
+	POWER POLE
+	ELECTRIC BOX
+	ELECTRIC METER
+	CLEANOUT
+	SANITARY SEWER MANHOLE
+	DROP INLET
+	DRAINAGE MANHOLE
+	JUNCTION BOX
+	HEADWALL
+	PEDESTAL INLET
+	FIRE HYDRANT
+	WATER METER
+	WATER VALVE
+	WATER VAULT
+	WELL

NO.	DATE	INITIAL	ISSUE	AM	BY
1	10/31/22				
2					
3					
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5					
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7					
8					

CLIENT:  
CENTURY COMMUNITIES  
3091 GOVERNORS LAKE DRIVE  
SUITE 200  
NORCROSS, GA 30071

ALTA/NSPS SURVEY FOR:  
**FIRST ATMERICAN TITLE INSURANCE COMPANY & CENTURY COMMUNITIES OF GEORGIA, LLC.**  
LAND LOTS 212 & 213 ~ 1ST DISTRICT  
COWETA CO, GEORGIA

**AEI**  
AMERICAN ENGINEERS, INC.  
DESIGNING YOUR FUTURE  
5160 ACWORTH LANDING DRIVE  
ACWORTH, GA 30101

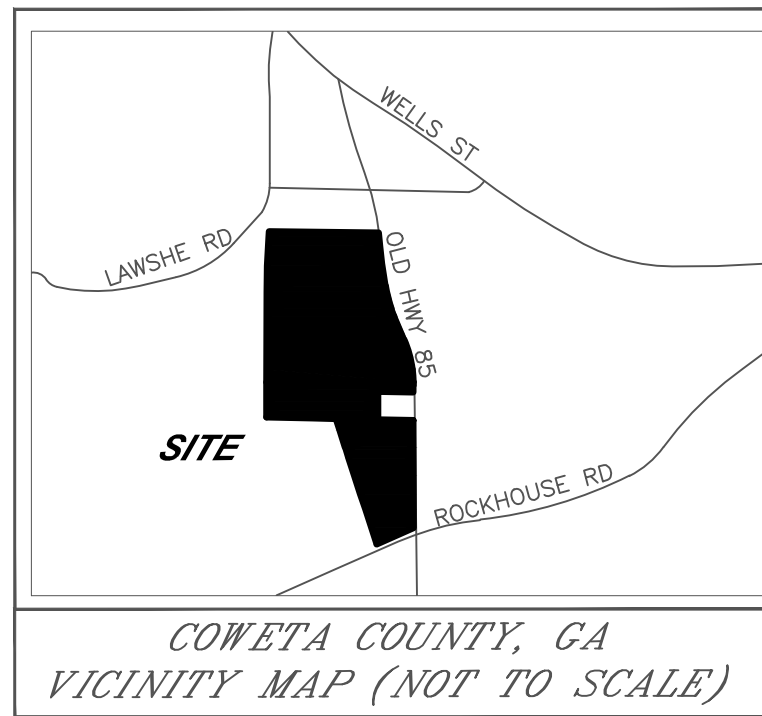
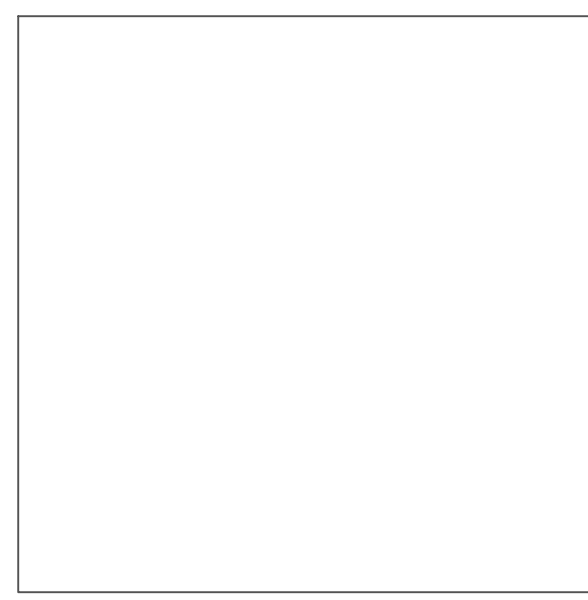
SCALE:  
**1"=100'**

DATE:  
10/31/2022

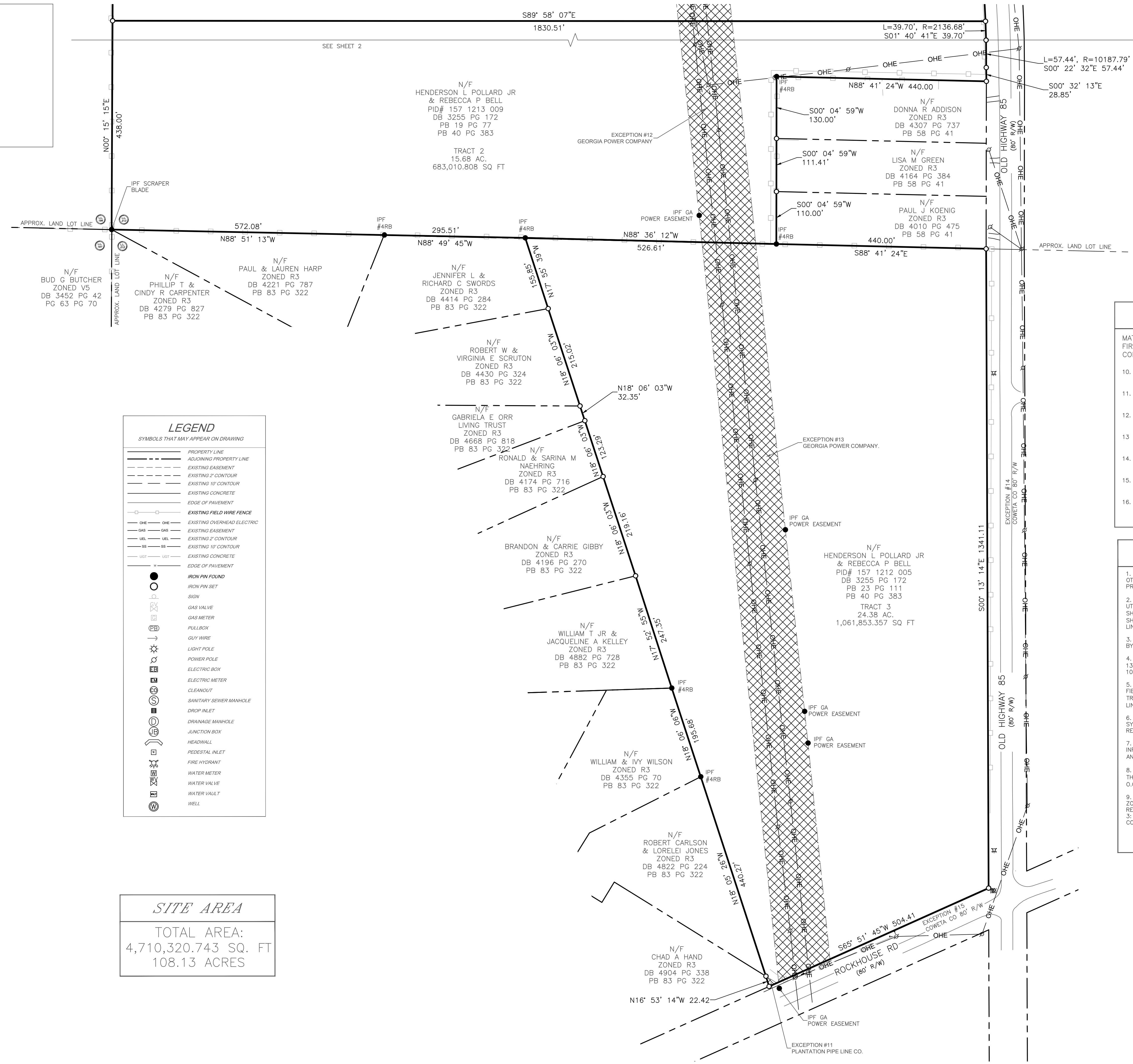
DRAWN BY:  
A. Morgan

CHECKED BY:  
K. HAMMON

SHEET:  
**2 of 3**



**BASIS OF BEARINGS AND ELEVATIONS**  
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**LEGEND**  
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- - - -	ADJOINING PROPERTY LINE
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- - - -	EXISTING 2' CONTOUR
- - - -	EXISTING 10' CONTOUR
- - - -	EXISTING CONCRETE
- - - -	EDGE OF PAVEMENT
- - - -	EXISTING FIELD WIRE FENCE
—○—	EXISTING OVERHEAD ELECTRIC
—○—	EXISTING EASEMENT
—○—	EXISTING 2' CONTOUR
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—○—	EDGE OF PAVEMENT
●	IRON PIN FOUND
○	IRON PIN SET
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○	POWER POLE
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○	ELECTRIC METER
○	CLEANOUT
○	SANITARY SEWER MANHOLE
○	DROP INLET
○	DRAINAGE MANHOLE
○	JUNCTION BOX
○	HEADWALL
○	PEDESTAL INLET
○	FIRE HYDRANT
○	WATER METER
○	WATER VALVE
○	WATER VAULT
○	WELL

**SITE AREA**  
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 108.13 ACRES

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Andrew Morgan  
 Georgia Professional Land Surveyor No. 3284  
 For the Firm American Engineers Inc. COA #192660

DATE: 10/31/2022

DRAWN BY:  
**A. Morgan**

CHECKED BY:  
**K. HAMMON**

SHEET:  
**3 of 3**

NO.	DATE	INITIAL	ISSUE	AM	BY
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2.					
3.					
4.					
5.					
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CLIENT:  
**CENTURY COMMUNITIES**  
 3091 GOVERNORS LAKE DRIVE  
 SUITE 200  
 NORCROSS, GA 30071

ALTA/NSPS SURVEY FOR:  
**FIRST ATMERICAN TITLE INSURANCE COMPANY & CENTURY COMMUNITIES OF GEORGIA, LLC.**  
 LAND LOTS 212 & 213 ~ 1ST DISTRICT  
 COWETA CO, GEORGIA

**AEI**  
 AMERICAN ENGINEERS, INC.  
 DESIGNING YOUR FUTURE  
 5160 ACWORTH LANDING DRIVE  
 ACWORTH, GA 30101

SCALE:  
**1"=100'**

DATE:  
**10/31/2022**

DRAWN BY:  
**A. Morgan**

CHECKED BY:  
**K. HAMMON**

SHEET:  
**3 of 3**

**TAB 4**

**Adjoining Property Owners Within  
250'**

Addison, Donna R.  
1678 Old Hwy 85  
Senoia, GA 30276

Bell, Rebecca P  
258 Brown Rd  
Senoia, GA 30276

Bright, Carol Ann  
123 Fieldstone Farms Dr  
Senoia, GA 30276

Bure, John Henry & Laura  
111 Fieldstone Farms Dr  
Senoia, GA 30276

Butcher, Bud G  
1207 Rock House Rd  
Senoia, GA 30276

Carlson, Robert & Lorelei  
105 Rock House Ridge  
Senoia, GA 30276

Carpenter, Phillip & Cindy  
188 Rock House Ridge  
Senoia, GA 30276

Carswell, William & Gloria  
376 Lawshe Rd  
Senoia, GA 30276

Clayton, Gary Wayne Estate  
20 Wagon Wheel Trail  
Senoia, GA 30276

Clough, Kristi & David  
137 Fieldstone Farms Dr  
Senoia, GA 30276

Aldrich, Christopher & Kristina  
111 Rock House Ridge  
Senoia, GA 30276

Gibby, Brandon & Carrie  
131 Rock House Ridge  
Senoia, GA 30276

Grant, Shawn Cleveland  
800 Rock House Rd  
Senoia, GA 30276

Green, Lisa M  
1664 Old Hwy 85  
Senoia, GA 30276

Hand, Chad  
103 Rock House Ridge  
Senoia, GA 30276

Harp, Paul & Lauren  
192 Rock House Ridge  
Senoia, GA 30276

Holbrook-Corbitt, Sharyn  
1571 Old Hwy 85  
Senoia, GA 30276

Hudson, Jay & Sherrie  
15 Wagon Wheel Trl  
Senoia, GA 30276

Kelley, William & Jacqueline  
117 Rock House Ridge  
Senoia, GA 30276

Kellum, Albert & Jennifer  
15 Fieldstone Farms Dr  
Senoia, GA 30276

Koenig, Paul J  
1650 Old Hwy. 85  
Senoia, GA 30276

McCloud, Paul & Jessica  
25 Wagon Wheel Trl  
Senoia, GA 30276

Morgan Farms HOA  
PO Box 1253  
Senoia, GA 30276

Morgan, James C Sr.  
Morgan, James C. Jr.  
276 Lawshe Rd  
Senoia, GA 30276

Morgan, Ronald R  
310 Lawshe Rd  
Senoia, GA 30276

Murray, Gene  
Murray, Curtis  
12 Fieldstone Farms Dr  
Senoia, GA 30276

Naehring, Ronald & Sarina  
151 Rock House Ridge  
Senoia, GA 30276

Ognio, Melody  
1583 Old Hwy 85  
Senoia, GA 30276

Orr Gabriela E Living Trust  
175 Rock House Ridge  
Senoia, GA 30276

Pickford, Donald Eugene  
1605 Old Hwy 85  
Senoia, GA 30276

Pollard, Andrew Williams  
1216 Standing Rock Rd  
Senoia, GA 30276

Pollard, Henderson & Rebecca  
258 Brown Rd  
Senoia, GA 30276

Pollard, Henderson & Vickie  
1112 Standing Rock Rd  
Senoia, GA 30276

Reed, Kristen John & Teresa  
26 Fieldstone Farms Dr  
Senoia, GA 30276

Rhine, Randy & Gwendolyn  
147 Fieldstone Farms Drive  
Senoia, GA 30276

Scruton, Robert & Virginia  
187 Rock House Ridge  
Senoia, GA 30276

Smith, Kenneth R  
1511 Old Hwy 85  
Senoia, GA 30276

Swords, Jennifer & Richard  
191 Rock House Ridge  
Senoia, GA 30276

Thomason, Sessily & Justin  
1593 Old Hwy 85  
Senoia, GA 30276

Thuman, Anthony & Terrie  
10 Wagon Wheel Trl  
Senoia, GA 30276

Tinsley, Christopher Scott  
PO Box 1116  
Senoia, GA 30276



Tinsley, Kimberly & Christopher  
PO Box 1116  
Senoia, GA 30276

Vaccariello, Eric & Julie  
159 Fieldstone Farms Dr  
Senoia, GA 30276

Vanoosterhout, Noah  
5 Colonial Ct  
Senoia, GA 30276

Wilson, William & Ivy  
107 Rock House Ridge  
Senoia, GA 30276

## **TAB 5**

# **Disclosure of Campaign Contributions**

# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on October 28, 2022, to rezone real property described as follows:

Approximately 108.13+/- acres located on Old Hwy. 85 and Rockhouse Road

Within two years preceding the above filing date, the Applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Senoia who will consider the Application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description, and date of each such campaign contribution.

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

  
Signature of Applicant

Sworn to and subscribed before me

This 27 day of October, 2022.

  
Notary Public



# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on October 28, 2022, to rezone real property described as follows:

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I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

*[Handwritten Signature]*  
Signature of Applicant

Sworn to and subscribed before me

This 28<sup>th</sup> day of October, 2022.

*[Handwritten Signature]*  
Notary Public



# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

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I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Rebecca P Bell  
Signature of Applicant

Sworn to and subscribed before me

This 28<sup>th</sup> day of October 2022.

Leigh Ann Green  
Notary Public



**TAB 6**

**Authorization of Property Owner**

**AUTHORIZATION OF PROPERTY OWNER**  
**Application for Rezoning or Variance**

I swear that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Coweta County, Georgia.

I authorize the person named below to act as Applicant in the pursuit of rezoning or a variance of this property.

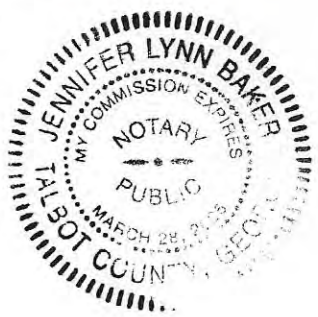
Name of Applicant KEIGH ANN GREEN  
Address 1457 AL ROBERTS RD Senoia, GA 30276  
Telephone No. 770 318 9912

[Signature]  
Signature of Owner

Personally appeared before me

Henderson Pollard Jr  
Who swears that the information  
Contained in this authorization is  
True and correct to the best of  
His or her knowledge and belief.

Jennifer Lynn Baker  
Notary Public  
October 28, 2022  
Date



**AUTHORIZATION OF PROPERTY OWNER**  
**Application for Rezoning or Variance**

I swear that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Coweta County, Georgia.

I authorize the person named below to act as Applicant in the pursuit of rezoning or a variance of this property.

Name of Applicant LEIGH Ann Green  
Address 1457 W Roberts Rd Senoia GA 30256  
Telephone No. 770 318 9922

Rebecca P Bell  
Signature of Owner

Personally appeared before me

Rebecca P Bell

Who swears that the information  
Contained in this authorization is  
True and correct to the best of  
His or her knowledge and belief.

Jennifer Lynn Baker

Notary Public

October 28, 2022

Date





**DISCLOSURE OF FINANCIAL INTERESTS**  
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on October, 28, 2022, to rezone real property described as follows:

Approximately 108.13+/- acres located on Old Hwy. 85 and Rockhouse Road

\_\_\_\_\_ The undersigned official of the City of Senoia has a property interest (Note 1) in said property as follows:

\_\_\_\_\_ The undersigned official of the City of Senoia has a financial interest (Note 2) in a business entity (Note 3) which has a property interest in said property, which financial interest is as follows:

\_\_\_\_\_ The undersigned official of the City of Senoia has a member of the family (Note 4) having a property interest in said property of a financial interest in a business entity in said property, which family member and property interest or financial interest are as follows:

\_\_\_\_\_  
Note 1: Property interests – Direct ownership of real property, including and percentage of ownership less than total ownership.

Note 2: Financial interest – All direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent (10%) or more.

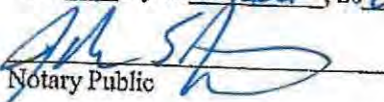
Note 3: Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.

Note 4: Member of family – Spouse, mother, father, brother, sister, son or daughter.

\_\_\_\_\_  
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

  
\_\_\_\_\_  
Signature of Applicant

Sworn to and subscribed before me  
This 27 day of October, 2022

  
\_\_\_\_\_  
Notary Public



**DISCLOSURE OF FINANCIAL INTERESTS**  
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on October, 28, 2022, to rezone real property described as follows:

Approximately 108.13+/- acres located on Old Hwy. 85 and Rockhouse Road

\_\_\_\_\_ The undersigned official of the City of Senoia has a property interest (Note 1) in said property as follows:

\_\_\_\_\_ The undersigned official of the City of Senoia has a financial interest (Note 2) in a business entity (Note 3) which has a property interest in said property, which financial interest is as follows:

\_\_\_\_\_ The undersigned official of the City of Senoia has a member of the family (Note 4) having a property interest in said property of a financial interest in a business entity in said property, which family member and property interest or financial interest are as follows:

\_\_\_\_\_  
Note 1: Property interests – Direct ownership of real property, including and percentage of ownership less than total ownership.

Note 2: Financial interest – All direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent (10%) or more.

Note 3: Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.

Note 4: Member of family – Spouse, mother, father, brother, sister, son or daughter.

\_\_\_\_\_  
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.



\_\_\_\_\_  
Signature of Applicant

Sworn to and subscribed before me

This 28 day of October, 2022



\_\_\_\_\_  
Notary Public



**DISCLOSURE OF FINANCIAL INTERESTS**  
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on October, 28, 2022, to rezone real property described as follows:

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\_\_\_\_\_ The undersigned official of the City of Senoia has a member of the family (Note 4) having a property interest in said property of a financial interest in a business entity in said property, which family member and property interest or financial interest are as follows:

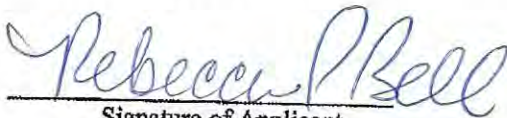
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Note 3: Business entity -- Corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.

Note 4: Member of family -- Spouse, mother, father, brother, sister, son or daughter.

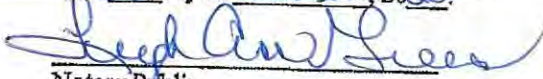
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.



Signature of Applicant

Sworn to and subscribed before me

This 28<sup>th</sup> day of October, 2022.



Notary Public



# **Tab 8**

**Filing Fee**  
**(\$450.00)**

25659



**HORNE & GRIFFIS, P.C.**  
GENERAL ACCOUNT  
32 S. COURT SQ. P.O. BOX 220  
NEWNAN, GA 30264  
(770) 253-3282



64-751/611

4/28/2022

PAY TO THE  
ORDER OF

City of Senoia

Four Hundred Fifty and 00/100\*\*\*\*\*

City of Senoia

\$ \*\*450.00

DOLLARS

HORNE & GRIFFIS, P.C.



*Karen L. Reeves*  
AUTHORIZED SIGNATURE

MEMO

2-121066 001

⑆025659⑆ ⑆06⑆1075⑆5⑆

788 845⑈

Security Features. Details on back.

# **TAB 9**

## **Conceptual Plan**

OWNER / DEVELOPER:



3091 GOVERNORS  
LAKE DR, STE 200  
NORCROSS, GA 30071

Silver  
Springs



AMERICAN ENGINEERS, INC.

DESIGNING YOUR FUTURE  
5180 NORTH LANDING DRIVE  
ATLANTA, GA 30328  
(770) 421-8422

PAUL K. HANCOCK, P.E. (770) 487-7177  
5180 NORTH LANDING DRIVE  
ATLANTA, GA 30328  
(770) 421-8422  
WWW.AEI.CC



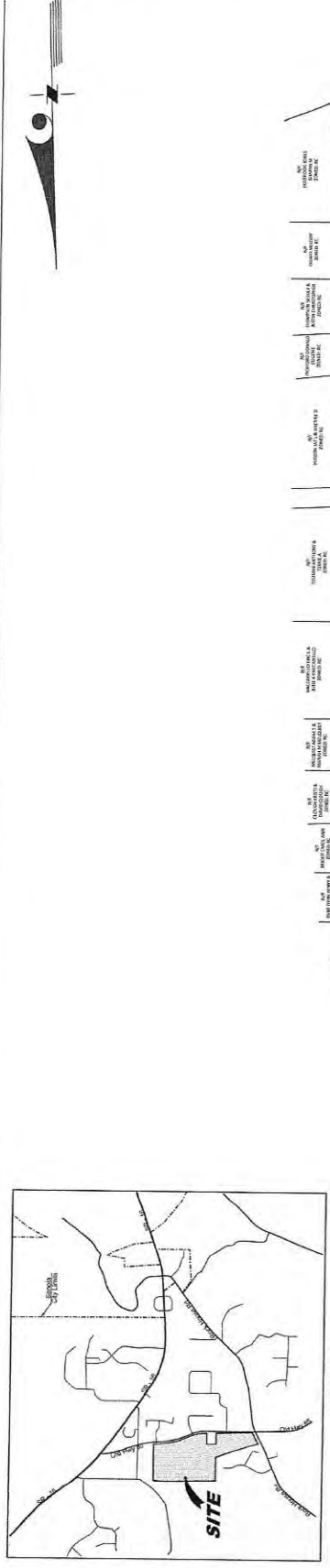
Project Name: SENOIA  
Project Number:  
Drawn By: BVJ/MB CAG By: PRH  
Date: Scale: As shown

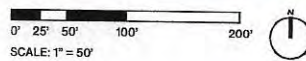
Rev	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		

REZONING  
PLAN

C-01

24 HR CONTACT  
BRANDON RICHARDSON  
470-860-5829





**Silver Springs** ENTRY AND RECREATION PLAN





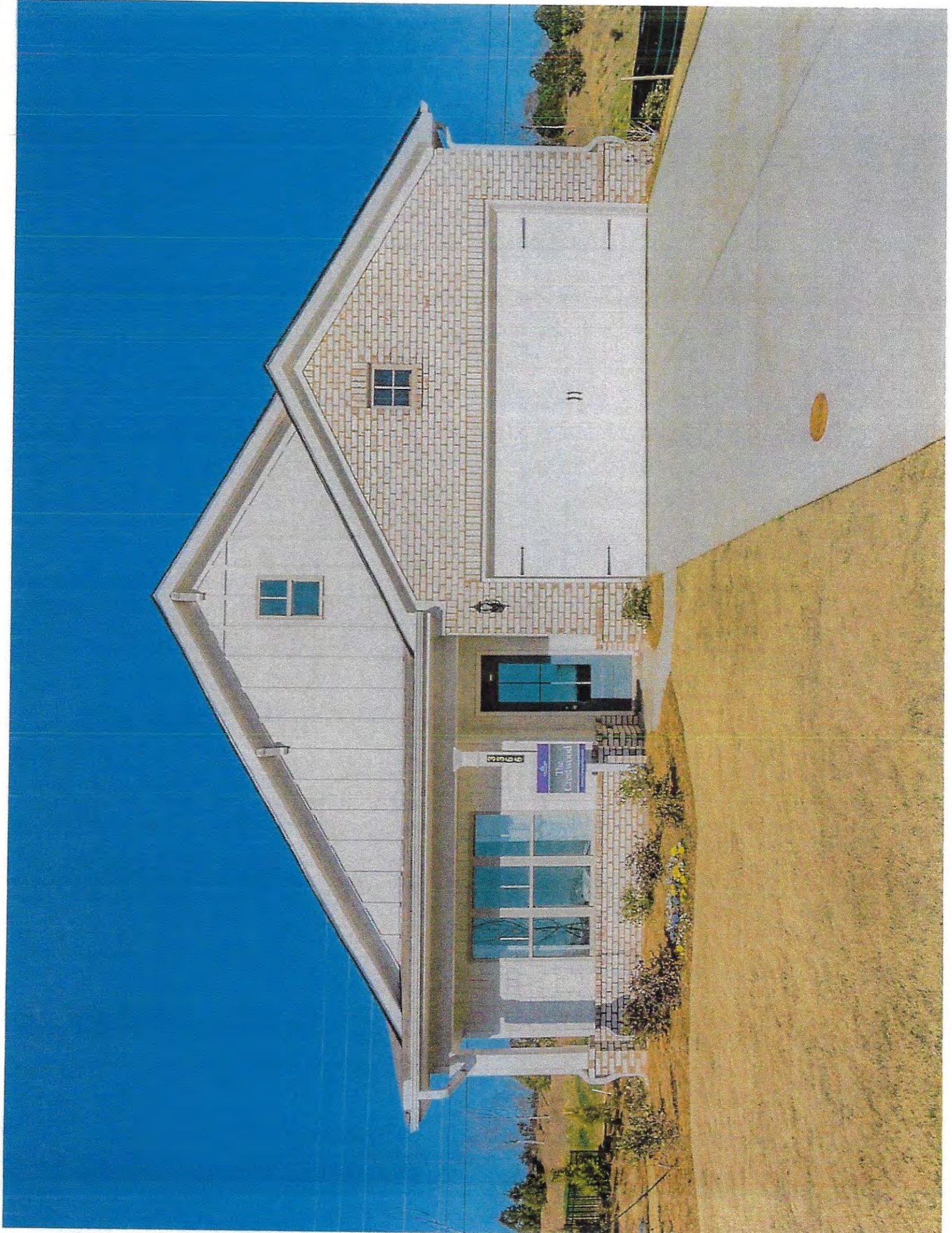
**TAB 10**

**Renderings**































CENTURY COMMUNITIES

1000

CENTURY COMMUNITIES  
The Sycamore

CENTURY COMMUNITIES  
800-761-1888