

OXFORD PLANNING COMMISSION
SPECIAL CALLED MEETING AGENDA
JUNE 23, 2020 – 7 PM (Via Teleconference)

Meeting Access Information:

Web-based: [Click Here](#)

Mobile Number: 1-646-876-9923

Meeting ID: 916 6316 9561

Password: 892675

1. **Opening** – Jonathan Eady, Chair
2. * **Minutes** – We have attached the minutes for June 9, 2020.
3. * **Forrest and Laura McCanless Development Permit Application** – Forrest and Laura McCanless have submitted a development permit application to replace the damaged roof, ceiling, and windows at the house located at 1003 Wesley Street. The damage was caused by a storm. We have attached the development permit application.
4. * **Anau, LLC Development Permit Application** – Anau, LLC has submitted a development permit application to repair the damaged roof, water damage to the sheetrock and floor coverings to the house located at 203 Emory Way. The damage was caused by a storm. We have attached the development permit application.
5. * **Brittany Wilson and Ryan Murphy Development Permit Application** – Brittany Wilson and Ryan Murphy have submitted a development permit application to install 40 feet of black chain link fence at 1006 Asbury Street. The fence will attach from the house to existing fences on the sides of the property. We have attached the development permit application.
6. * **Anthony Ellis Development Permit Application** – Anthony Ellis has submitted a development permit application to complete the following work at 808 Emory Street: install a carport, renovate the front porch, replace the roof and windows, and demolish two (2) existing buildings located in the rear yard. We have attached the development permit application.
7. * **Chad Nye Development Permit Application** – Chad Nye has submitted a development permit application to install a 14' x 26' workshop/storage shed in the rear yard of the property located at 202 W. Wade Street. We have attached the development permit application.

MEMBERS OF THE PLANNING COMMISSION: Jonathan Eady, Chair; Zach May, Vice-Chair; Juanita Carson, Secretary; Kibbie Hatfield, Mike McQuaide, and Mike Ready.

8. * **Iron Horse Development Permit Application** – Iron Horse Development has submitted a development permit application to construct an addition to the existing dwelling located at 309 Emory Street. We have attached the development permit application.
9. * **Oxford College Development Permit Application** – Oxford College has submitted development permit application for interior and exterior renovation work on the existing building located at 808 Wesley Street. We have attached the development permit application.
10. **Other Business** – Discussion re: schedule for July meeting.
11. **Adjournment**

* **Attachments**

OXFORD PLANNING COMMISSION

Minutes – June 9, 2020

MEMBERS: Jonathan Eady, Chair; Zach May, Vice Chair; Juanita Carson, Secretary; Mike McQuaide, Mike Ready, and Kibbie Hatfield.

STAFF: Matthew Pepper, city manager and zoning administrator.

GUESTS: Art Vinson; William Bozeman; James Spearman; Randy Simon, Director of Facilities Planning and Operations with Oxford College.

OPENING: At 7:01 PM, Mr. Eady called the meeting to order and welcomed the guests.

MINUTES: Upon motion of Mr. Ready, seconded by Ms. Carson, the minutes for the meeting of April 14, 2020 were adopted. The vote was 6-0.

JAMES SPEARMAN DEVELOPMENT PERMIT APPLICATION (121 North Oxford Road): The Commission reviewed the development permit application to complete the following development projects: construct an 18' x 20' metal carport in the rear yard; construct a 30' x 30' metal building on a slab at the end of the driveway; and install a wooden fence with a metal gate at the entrance of the property. The Commission confirmed the locations of the proposed carport, metal building and fence met the setback and other distance requirements.

Upon motion of Ms. Carson, seconded by Mr. McQuaide, the Planning Commission approved the development permit application to construct a wooden fence with a gate across the property located at 121 North Oxford Road. The vote was 6-0.

Upon motion of Mr. May, seconded by Mr. McQuaide, the Planning Commission approved the development permit application to construct a 30' x 30' metal building on a slab at the end of the driveway of the property located at 121 North Oxford Road. The vote was 6-0.

Upon motion of Mr. McQuaide, seconded by Mr. Ready, the Planning Commission approved the development permit application to construct an 18' x 20' metal carport in the rear yard of the property located at 121 North Oxford Road. The vote was 6-0.

ART AND LAURIE VINSON VARIANCE REQUEST (903 Asbury Street): The Commission reviewed the request for a variance on the 10' minimum side setback requirement to allow for improvements to the existing non-conforming 14' x 18' accessory building located in the rear yard. Currently, the existing accessory building sits 4-5 feet from the side property line. Regarding the development permit application, Mr. Vinson explained that he will first install electrical service to the building. He will submit another development permit application detailing the remaining renovation work after receiving approval of the variance request by the Mayor and City Council.

Upon motion of Ms. Carson, seconded by Ms. Hatfield, the Planning Commission approved the variance on the minimum side setback requirement and also make that same recommendation to City Council for their consideration. The vote was 6-0.

Upon motion of Mr. Ready, seconded by Ms. Carson, the Planning Commission approved the development permit application to install electrical service in the 14' x 18' accessory building. The vote was 6-0.

RESIDENTIAL DEVELOPMENT CONVERSATION WITH WILLIAM BOZEMAN: Mr. Bozeman, a real estate broker representing Smith Douglas Homes, requested an opportunity to discuss with the Commission

the potential construction of an age-targeted (55 years and older) development on a 47-acre lot located on W. Richardson Street. Currently, the property is owned by Mr. Curtis Jackson and is not located within the city. If approved, and prior to construction, the city must annex the property and assign it to the R 7.5 zoning designation. Given the acreage and topography of the property, Mr. Bozeman stated that Smith Douglas Homes is interested in building a development of approximately 160-200 homes. The buildout plan would be one or two phases. As it stands now, Newton County has the property zoned as R-3, which has minimum lot area of 22,000 square feet and minimum house size of 1,800 square feet.

The Commission discussed that the city's R-20 zoning district is comparable to the county's R-3 in the areas of minimum lot area and minimum house size. Mr. Bozeman asked the Commission how many homes the city would support on the property. The Commission did not commit to any specific number of homes. Rather, they stated that the property could potentially accommodate 40-50 homes if zoned compatible with the surrounding area and with accommodations for green space, roads, and other amenities. Further, the Commission recognized that Smith Douglas Homes could possibly build homes on the lot without the city's consent given that the property is located within Newton County.

The Commission related several concerns with the proposal to construct a high-density subdivision on the Jackson property. They cited the following reasons:

- The proposed zoning for the development (R-7.5) is incompatible with the city's land use plan.
- The loss of many aged hardwood oak trees and other vegetation.
- The inability of the city to capture revenue from electric sales (the property is located within Georgia Power's and Snapping Shoals EMC's service territory). The Commission cited the only revenue available is the sale of water and sewer service and property taxes.
- A lack of existing infrastructure to support the development. The 47-acre lot is within the city's water and sewer territory but is not currently served. The city must run both a water and sewer main along W. Richardson Street to serve the property. In addition, the existing road is gravel and would need to be paved.
- The potential for increased vehicular traffic on W. Richardson Street and possibly Wesley Street.

OXFORD COLLEGE DEVELOPMENT PERMIT APPLICATIONS (2): The Commission reviewed the development permit application to complete interior and exterior renovation work on the existing dwelling located at 502 Emory Street. The plan is to prepare the dwelling to serve as faculty housing. The exterior renovation work includes the following items: replace the roof shingle, complete some touch up painting, and repair and paint the shed. The interior work includes the following items: repair the drywall, paint the walls, trim, and ceiling, replace aging appliances, and repair the hardwood floor. The Commission asked what appliances the college will replace. Mr. Simon responded that the stove, refrigerator, and dishwasher will be replaced. The Commission asked Mr. Pepper to confirm with the city's building inspector whether building permits are required when replacing major appliances. If so, Mr. Pepper will share that information with Mr. Simon

In addition, the Commission reviewed the development permit application to complete interior and exterior renovation work on the existing dwelling located at 808 Wesley Street. The plan is to prepare the dwelling to serve as student housing during the Coronavirus (COVID-19) pandemic. Upon the Commission's review of the tax map for the property, it appears as though the dwelling encroaches on the city ROW. Oxford College agreed to provide the Commission with a survey of the property. Given the narrow timeline to complete the renovations before the students return in August, the Commission agreed to reconsider the development permit application at a special called meeting.

Upon motion of Ms. Hatfield, seconded by Mr. May, the Planning Commission approved the development permit application to complete the interior and exterior renovation work on the existing dwelling on 502 Emory Street as listed in the scope of work. The vote was 5-0 with Mr. Eady abstaining.

TEMPORARY HOUSING CONVERSATION WITH OXFORD COLLEGE: Mr. Simon shared with the Commission the college's plans to provide temporary housing for students during the COVID-19 pandemic. The college would plan to install the temporary housing units in the back of the parking lot behind Haygood Hall. Mr. Simon reported that the largest size of the temporary housing unit that the college is considering is 48' x 160' with the capacity to safely house 48 students. In addition, Mr. Simon reported that Oxford College has reserved space at local hotels in Covington to reduce the density in the residence halls. Mr. Simon will provide more information to the Commission

OTHER BUSINESS: The Commission did not discuss any items related other business.

ADJOURNMENT: Mr. Eady adjourned the meeting at 9:00 PM.

Submitted by:

Juanita Carson, Secretary



DEVELOPMENT PERMIT APPLICATION

This is NOT a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.

GENERAL INFORMATION

Name of Applicant: Forrest + Laura McCausless Date of Application: June 17, 20

Address of Applicant: 1003 Wesley St Oxford GA

Telephone # (s) of Applicant: 770-724-7494 678-230-5048

Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): same

Owner of above location(s): same

Name of General Contractor (if different from Applicant): Bragwell Construction

Type of work: New building Addition Alteration Renovation Repair Moving
 Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units:

Briefly describe the proposed work: Replace damaged roof, ceiling, & windows
in sun room. Everything to be EXACTLY as before.
No house systems are affected.

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO

List additions to: Heated Sq.ft. Unheated Sq.ft. Garage Sq.ft. New Sq.ft.

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No

(Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District R-30

Setback Requirements:

Front setback ft. Side setback ft. Rear setback ft.

Minimum required lot width at building line ft.

MECHANICAL INFORMATION

 (if utility work is included in the proposed work)

A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe:

B) Water Supply: Is there a change? Yes No City Water Well If so, describe:

C) Number of Restrooms (Commercial): Is there a change? Yes No Full Half If so, describe:

D) Number of Baths (Residential): Is there a change? Yes No Full Half If so, describe:

E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe:

F) Electrical: number of outlets

STRUCTURAL INFORMATION

Type of Foundation: Moveable Pier & Footer Slab on grade Basement Other

Type of Construction: Frame Masonry Structural Insulated Panel Insulated Concrete Form
 Panelized Industrialized Manufactured

SITE PLAN DRAWINGS (required for changes to the footprint of existing structures)

- A) Attach an accurate scale drawing or copy of official plat showing shape, size, dimensions, and location of the lot. Note the Zoning District on all drawings.
- B) Show the applicable minimum setback lines on all drawings, and the dimensions from the existing and proposed structure(s) to the lot lines.
- C) Attach a dimensioned drawing, showing the location of any proposed work that changes, or adds to the footprint of any structure(s) on the site.
- D) The following dimensions below **MUST** be included on the drawings:
 - Width of lot at proposed work location ___ feet Width of new work ___ feet
 - Depth of lot at proposed work location ___ feet Length of new work ___ feet
 - Height of new work ___ feet (the maximum habitable area is 35' above grade for R districts; 45' in PI districts)

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW IT TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THE TYPE OF WORK WILL BE FOLLOWED. GRANTING OF PLANNING APPROVAL DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL ORDINANCE OR REGULATION REGARDING CONSTRUCTION, OR THE PERFORMANCE OF CONSTRUCTION.



 Signature of Applicant

----- OFFICIAL USE ONLY -----
DEVELOPMENT PERMIT

Date Received by Zoning Administrator: _____

Date Reviewed by the Planning Commission: _____

The proposed work contemplated by this application meets the appropriate development standards for the Zoning District noted above. **This is not a building permit in Oxford.**

Approved by: _____ Date: _____
 Planning Commission

Development approval is hereby issued, and the applicant is authorized to apply for a building permit with the City of Oxford Building Inspector. **This Development Approval expires six months from the date issued.**

Issued by: _____ Date: _____
 Zoning Administrator

NOTE: This document must be accompanied by all supporting documentation, also signed by the Planning Commission, for consideration by the City of Oxford Building Inspector for a building permit.
 (Form October, 2018)

STRUCTURAL INFORMATION

Type of Foundation: Moveable Pier & Footer Slab on grade Basement Other

Type of Construction: Frame Masonry Structural Insulated Panel Insulated Concrete Form
 Panelized Industrialized Manufactured

SITE PLAN DRAWINGS (required for changes to the footprint of existing structures)

- A) Attach an accurate scale drawing or copy of official plat showing shape, size, dimensions, and location of the lot. Note the Zoning District on all drawings.
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 - Width of lot at proposed work location ___ feet Width of new work ___ feet
 - Depth of lot at proposed work location ___ feet Length of new work ___ feet
 - Height of new work ___ feet (the maximum habitable area is 35' above grade for R districts; 45' in PI districts)

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A. Fay White
 Signature of Applicant

----- OFFICIAL USE ONLY -----
DEVELOPMENT PERMIT

Date Received by Zoning Administrator: _____
 Date Reviewed by the Planning Commission: _____

The proposed work contemplated by this application meets the appropriate development standards for the Zoning District noted above. **This is not a building permit in Oxford.**

Approved by: _____ Date: _____
 Planning Commission

Development approval is hereby issued, and the applicant is authorized to apply for a building permit with the City of Oxford Building Inspector. **This Development Approval expires six months from the date issued.**

Issued by: _____ Date: _____
 Zoning Administrator

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 (Form October, 2018)



DEVELOPMENT PERMIT APPLICATION

This is NOT a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.

GENERAL INFORMATION

Name of Applicant: ANAU, LLC Date of Application: 6-22-20
Address of Applicant: P.O. Box 606 COVINGTON GA 30015
Telephone # (s) of Applicant: 770-788-7737
Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 203 EMORY WAY / OXF. SD. / LOT 6, BLKE / X0010.00000.020.000
Owner of above location(s): ANAU, LLC
Name of General Contractor (if different from Applicant): A. FAY WHITE, MGR

Type of work: New building Addition Alteration Renovation Repair (STORM) Moving Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units:

Briefly describe the proposed work: REMOVE DOWNED TREE, REPAIR DAMAGED ROOF, REPAIR WATER DAMAGE TO SHEET-ROCK AND FLOOR COVERINGS

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO

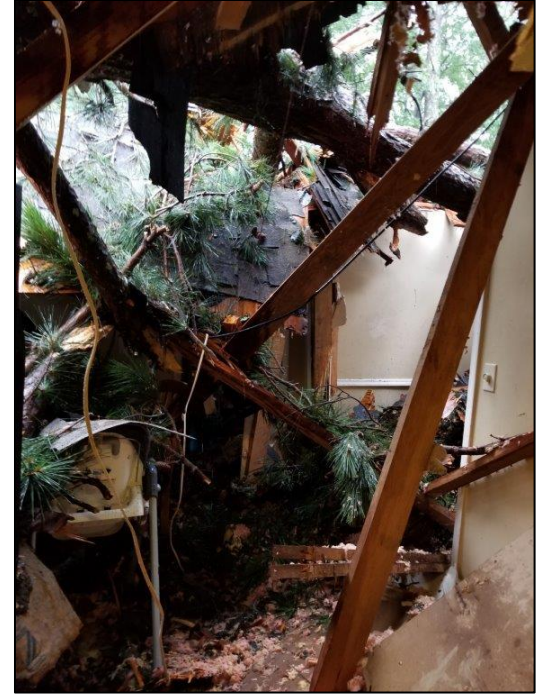
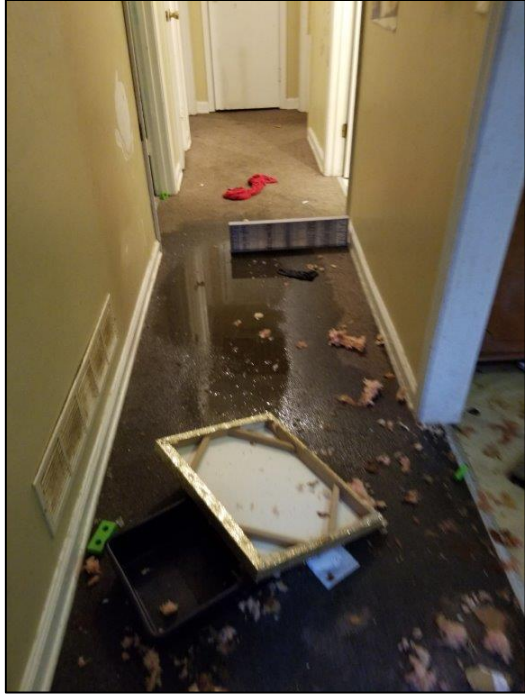
List additions to: Heated Sq.ft. 0 Unheated Sq.ft. 0 Garage Sq.ft. 0 New Sq.ft. 0
Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
(Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District R-15
Setback Requirements:
Front setback 40 ft. Side setback 10 ft. Rear setback 25 ft.
Minimum required lot width at building line 75 ft.

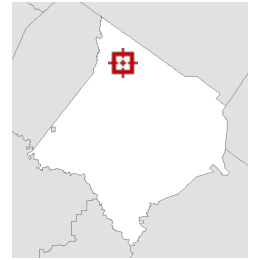
MECHANICAL INFORMATION (if utility work is included in the proposed work)

- A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe:
B) Water Supply: Is there a change? Yes No City Water Well If so, describe:
C) Number of Restrooms (Commercial): Is there a change? Yes No Full Half If so, describe:
D) Number of Baths (Residential): Is there a change? Yes No Full Half If so, describe:
E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe:
F) Electrical: 0 number of outlets





Overview



Legend

-  Parcels
-  Roads

Parcel ID	X001000000020000	Owner	ANAU LLC	Last 2 Sales			
Class Code	Residential		PO BOX 606	Date	Price	Reason	Qual
Taxing District	OXFORD		COVINGTON GA 30015	5/1/2012	\$13300	UI	U
	OXFORD	Physical Address	203 EMORY WAY	1/3/2012	0	UI	U
Acres	0.35	Assessed Value	Value \$62300				

(Note: Not to be used on legal documents)

Date created: 6/22/2020

Last Data Uploaded: 6/22/2020 3:07:50 AM

Developed by  Schneider GEOSPATIAL



DEVELOPMENT PERMIT APPLICATION

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GENERAL INFORMATION

Name of Applicant: Robert + Brittany Wilson Murphy Date of Application: 5/31/20
Address of Applicant: 1006 Ashbury Street, Oxford, GA 30054
Telephone # (s) of Applicant: 770-891-8935 404-772-9746
Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): yard
Owner of above location(s): same
Name of General Contractor (if different from Applicant):

Type of work: New building Addition Alteration Renovation Repair Moving
Land Disturbance Demolition X Other

Type of dwelling: X Single Family Multi-family Included Apartment Number of units:

Briefly describe the proposed work: fence - black chain link - 40 ft in total length. Attaching from house to existing fence of the front/side of the house.

Does the proposed work change the footprint (ground outline) of any existing structures? YES X NO

Does the proposed work add a structure(s)? YES X NO

List additions to: Heated Sq.ft. N/A Unheated Sq.ft. N/A Garage Sq.ft. N/A New Sq.ft. N/A
Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
(Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District R-20
Setback Requirements:
Front setback ft. Side setback 10 ft. Rear setback 10 ft.
Minimum required lot width at building line ft.

MECHANICAL INFORMATION (if utility work is included in the proposed work)

- A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe:
B) Water Supply: Is there a change? Yes No City Water Well If so, describe:
C) Number of Restrooms (Commercial): Is there a change? Yes No Full Half If so, describe:
D) Number of Baths (Residential): Is there a change? Yes No Full Half If so, describe:
E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe:
F) Electrical: number of outlets

STRUCTURAL INFORMATION

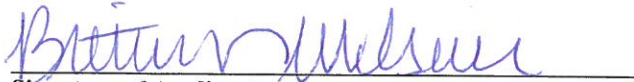
Type of Foundation: Moveable Pier & Footer Slab on grade Basement Other

Type of Construction: Frame Masonry Structural Insulated Panel Insulated Concrete Form
 Panelized Industrialized Manufactured

SITE PLAN DRAWINGS (required for changes to the footprint of existing structures)

- A) Attach an accurate scale drawing or copy of official plat showing shape, size, dimensions, and location of the lot. Note the Zoning District on all drawings.
- B) Show the applicable minimum setback lines on all drawings, and the dimensions from the existing and proposed structure(s) to the lot lines.
- C) Attach a dimensioned drawing, showing the location of any proposed work that changes, or adds to the footprint of any structure(s) on the site.
- D) The following dimensions below **MUST** be included on the drawings:
 - Width of lot at proposed work location ___ feet Width of new work ___ feet
 - Depth of lot at proposed work location ___ feet Length of new work ___ feet
 - Height of new work ___ feet (the maximum habitable area is 35' above grade for R districts; 45' in PI districts)

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW IT TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THE TYPE OF WORK WILL BE FOLLOWED. GRANTING OF PLANNING APPROVAL DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL ORDINANCE OR REGULATION REGARDING CONSTRUCTION, OR THE PERFORMANCE OF CONSTRUCTION.


Signature of Applicant

----- OFFICIAL USE ONLY -----
DEVELOPMENT PERMIT

Date Received by Zoning Administrator: _____
Date Reviewed by the Planning Commission: _____

The proposed work contemplated by this application meets the appropriate development standards for the Zoning District noted above. **This is not a building permit in Oxford.**

Approved by: _____ Date: _____
Planning Commission

Development approval is hereby issued, and the applicant is authorized to apply for a building permit with the City of Oxford Building Inspector. **This Development Approval expires six months from the date issued.**

Issued by: _____ Date: _____
Zoning Administrator

**NOTE: This document must be accompanied by all supporting documentation, also signed by the Planning Commission, for consideration by the City of Oxford Building Inspector for a building permit.
(Form October, 2018)**


CITY OF OXFORD

Checklist Applying for a Development Permit

1. Obtain a Development Permit Application from the City Clerk's office.
2. Complete the Application and attach a site plan (either drawn by a professional or sketched on graph paper) with dimensions showing:
 - Shape, size and location of the lot.
 - Shape, size, height, use and location of the buildings to be erected, constructed, altered or moved, as well as any building(s) already existing on this building lot.
 - Indicate how many dwelling units the building(s) are designed to accommodate.
 - Setback lines from adjoining streets and lots.
3. Submit the completed Application to the City Clerk's office.
4. All corners of the lot and any proposed building must be clearly staked out on the ground.
5. The City Clerk will give the application to the Zoning Administrator to review and to schedule a review by the Planning Commission.
6. The regular meetings of the Planning Commission are on the second Tuesday of each month at 7 PM. The applicant will be notified when the application is scheduled for review. The Planning Commission will not review the application unless the applicant or a representative is present at the meeting. A picture or diagram of what is proposed will help the Planning Commission review the request.
7. If the application is approved, an approved copy will be given to the applicant by the Planning Commission.
8. The City of Oxford is responsible for issuing the Building Permit and collecting any required fees. A copy of the approved Development Permit is required before a Building Permit can be issued. The applicant should contact the city's Zoning Administrator (770-786-7004) to determine if a building permit and inspections are required. If a building permit is required, the applicant should bring the approved Development Permit to City Hall to exchange for the necessary building permit(s), and to schedule the inspection.

The foregoing checklist is a brief summary and does not modify or amend the Oxford Zoning Ordinance. See Section 40-841 of the Oxford Zoning Ordinance for a detailed description of the process for applying for a development permit and building permit.

Existing fence /
New fence



New fence / Existing fence



40 Ft. Total!



DEVELOPMENT PERMIT APPLICATION

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GENERAL INFORMATION

Name of Applicant: Anthony ELLIS Date of Application: 6/19/2020
Address of Applicant: 804 C EMORY ST, OXFORD GA 30054
Telephone # (s) of Applicant: 678 7251405
Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 808 EMORY ST.
Owner of above location(s): _____
Name of General Contractor (if different from Applicant): _____

Type of work: New building Addition Alteration Renovation Repair Moving
 Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units: _____

Briefly describe the proposed work: 2 CAR CARPORT (NOT ENCLOSED)
RENO- ① FRONT PORCH - close OFF LEFT FAR DOOR ② ROOF if
needed ③ WINDOWS if needed
DEMO - 2 bldgs - 1 rock 1 framed

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO
2 CAR CARPORT - NOT ENCLOSED

List additions to: Heated Sq.ft. _____ Unheated Sq.ft. _____ Garage Sq.ft. _____ New Sq.ft. _____

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
(Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District R-7-5

Setback Requirements:

Front setback 50 ft. Side setback 10 ft. Rear setback 25 ft. Accessory Buildings: 5' Side 10' Rear
Minimum required lot width at building line _____ ft.

MECHANICAL INFORMATION (if utility work is included in the proposed work)

- A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe: _____
B) Water Supply: Is there a change? Yes No City Water Well If so, describe: _____
C) Number of Restrooms (Commercial): Is there a change? Yes No 2 Full Half If so, describe: _____
D) Number of Baths (Residential): Is there a change? Yes No 2 Full Half If so, describe: _____
E) Heating: Is there a change? Yes No Electric 2 Gas Oil Propane Other If so, describe: _____
F) Electrical: 50 number of outlets

STRUCTURAL INFORMATION

Type of Foundation: Moveable Pier & Footer Slab on grade Basement Other

Type of Construction: Frame Masonry Structural Insulated Panel Insulated Concrete Form
 Panelized Industrialized Manufactured

SITE PLAN DRAWINGS (required for changes to the footprint of existing structures)

- A) Attach an accurate scale drawing or copy of official plat showing shape, size, dimensions, and location of the lot. Note the Zoning District on all drawings.
- B) Show the applicable minimum setback lines on all drawings, and the dimensions from the existing and proposed structure(s) to the lot lines. *See Drawing*
- C) Attach a dimensioned drawing, showing the location of any proposed work that changes, or adds to the footprint of any structure(s) on the site.
- D) The following dimensions below **MUST** be included on the drawings:

Width of lot at proposed work location <u>130</u> feet	Width of new work <u>N/A</u> feet
Depth of lot at proposed work location <u>200</u> feet	Length of new work <u>N/A</u> feet
Height of new work <u> </u> feet (the maximum habitable area is 35' above grade for R districts; 45' in PI districts)	

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW IT TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THE TYPE OF WORK WILL BE FOLLOWED. GRANTING OF PLANNING APPROVAL DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL ORDINANCE OR REGULATION REGARDING CONSTRUCTION, OR THE PERFORMANCE OF CONSTRUCTION.



Signature of Applicant

----- OFFICIAL USE ONLY -----
DEVELOPMENT PERMIT

Date Received by Zoning Administrator: _____
Date Reviewed by the Planning Commission: _____

The proposed work contemplated by this application meets the appropriate development standards for the Zoning District noted above. **This is not a building permit in Oxford.**

Approved by: _____ Date: _____
 Planning Commission

Development approval is hereby issued, and the applicant is authorized to apply for a building permit with the City of Oxford Building Inspector. **This Development Approval expires six months from the date issued.**

Issued by: _____ Date: _____
 Zoning Administrator

NOTE: This document must be accompanied by all supporting documentation, also signed by the Planning Commission, for consideration by the City of Oxford Building Inspector for a building permit.
(Form October, 2018)

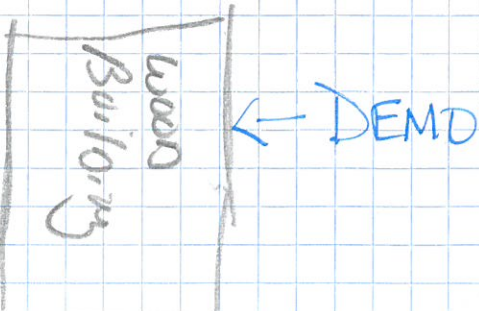
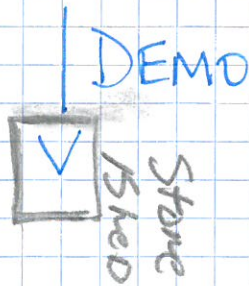
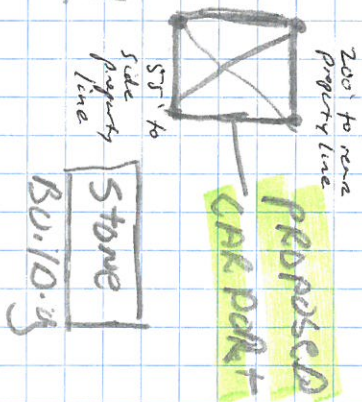
CITY OF OXFORD

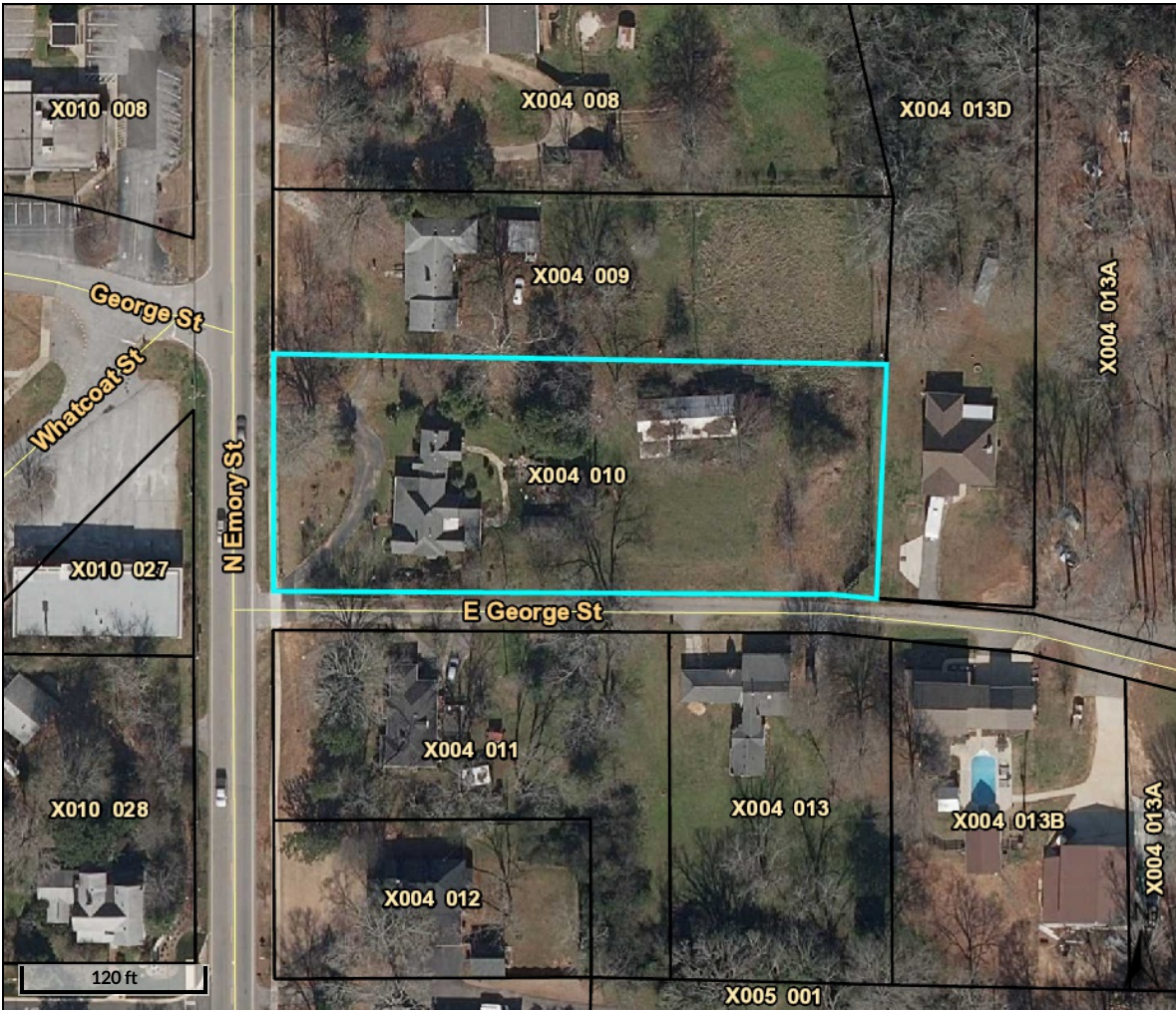
Checklist Applying for a Development Permit

1. Obtain a Development Permit Application from the City Clerk's office.
2. Complete the Application and attach a site plan (either drawn by a professional or sketched on graph paper) with dimensions showing:
 - Shape, size and location of the lot.
 - Shape, size, height, use and location of the buildings to be erected, constructed, altered or moved, as well as any building(s) already existing on this building lot.
 - Indicate how many dwelling units the building(s) are designed to accommodate.
 - Setback lines from adjoining streets and lots.
3. Submit the completed Application to the City Clerk's office.
4. All corners of the lot and any proposed building must be clearly staked out on the ground.
5. The City Clerk will give the application to the Zoning Administrator to review and to schedule a review by the Planning Commission.
6. The regular meetings of the Planning Commission are on the second Tuesday of each month at 7 PM. The applicant will be notified when the application is scheduled for review. The Planning Commission will not review the application unless the applicant or a representative is present at the meeting. A picture or diagram of what is proposed will help the Planning Commission review the request.
7. If the application is approved, an approved copy will be given to the applicant by the Planning Commission.
8. The City of Oxford is responsible for issuing the Building Permit and collecting any required fees. A copy of the approved Development Permit is required before a Building Permit can be issued. The applicant should contact the city's Zoning Administrator (770-786-7004) to determine if a building permit and inspections are required. If a building permit is required, the applicant should bring the approved Development Permit to City Hall to exchange for the necessary building permit(s), and to schedule the inspection.

The foregoing checklist is a brief summary and does not modify or amend the Oxford Zoning Ordinance. See Section 40-841 of the Oxford Zoning Ordinance for a detailed description of the process for applying for a development permit and building permit.

Drive





Overview



Legend

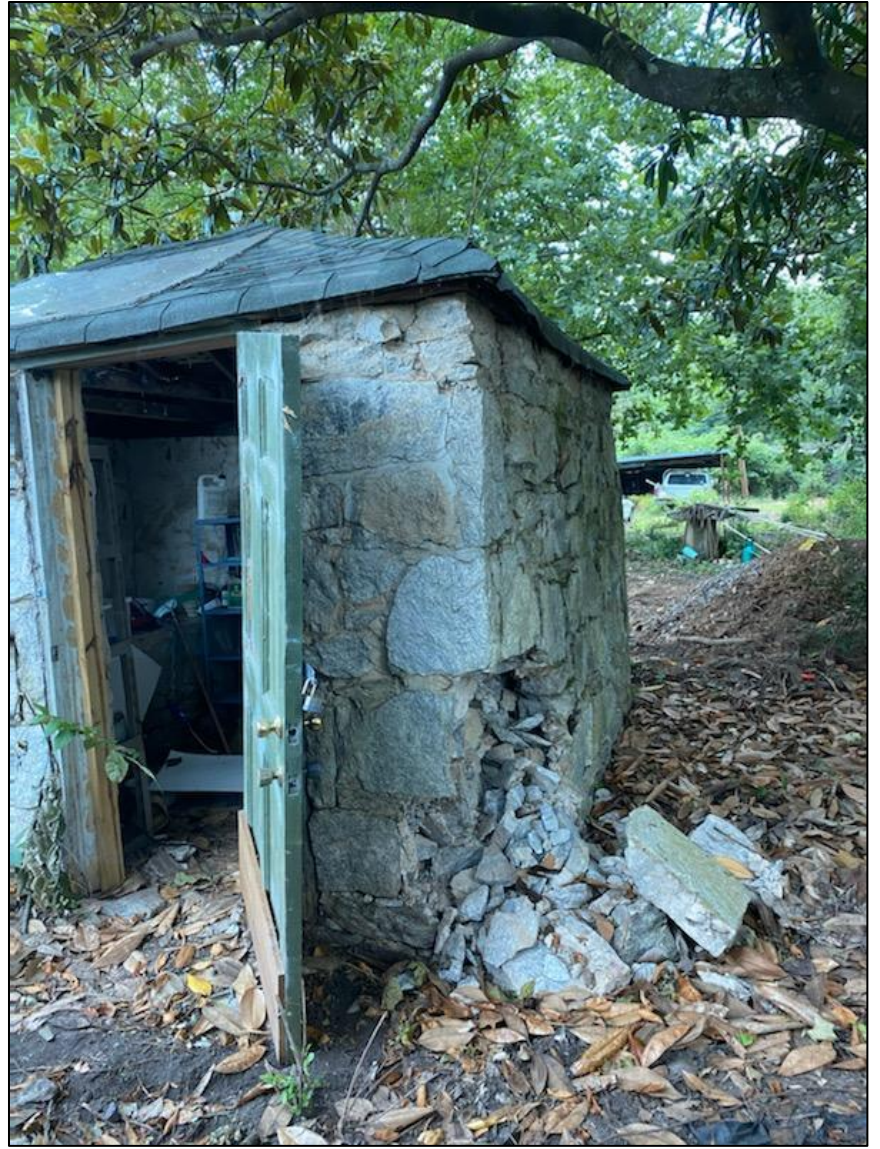
-  Parcels
-  Roads

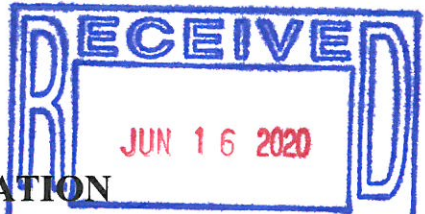
Parcel ID	X00400000010000	Owner	KENNON TERESA	Last 2 Sales			
Class Code	Residential		808 EMORY ST	Date	Price	Reason	Qual
Taxing District	OXFORD		OXFORD GA 30054	10/17/2013	\$68300	UI	U
	OXFORD	Physical Address	808 EMORY ST	n/a	0	n/a	n/a
Acres	1.38	Assessed Value	Value \$72400				

(Note: Not to be used on legal documents)

Date created: 6/22/2020
 Last Data Uploaded: 6/22/2020 3:07:50 AM

Developed by  Schneider
 GEOSPATIAL





DEVELOPMENT PERMIT APPLICATION

This is NOT a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.

GENERAL INFORMATION

Name of Applicant: Chad Nye Date of Application: 6-16-2020
Address of Applicant: 202 W. Wade ST Oxford
Telephone # (s) of Applicant: 770-869-5214
Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 202 W Wade ST
Owner of above location(s): Chad Nye
Name of General Contractor (if different from Applicant): _____

Type of work: New building Addition Alteration Renovation Repair Moving
 Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units:

Briefly describe the proposed work: 14' x 26' work shop / storage on concrete slab

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO

List additions to: Heated Sq.ft. _____ Unheated Sq.ft. _____ Garage Sq.ft. _____ New Sq.ft. 364

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
(Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District R-20

Setback Requirements:

Front setback _____ ft. Side setback 10 ft. Rear setback 10 ft.

Minimum required lot width at building line _____ ft.

MECHANICAL INFORMATION (if utility work is included in the proposed work)

A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe: _____

B) Water Supply: Is there a change? Yes No City Water Well If so, describe: _____

C) Number of Restrooms (Commercial): Is there a change? Yes No Full Half If so, describe: _____

D) Number of Baths (Residential): Is there a change? Yes No Full Half If so, describe: _____

E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe: _____

F) Electrical: 5 number of outlets

STRUCTURAL INFORMATION

Type of Foundation: Moveable Pier & Footer Slab on grade Basement Other

Type of Construction: Frame Masonry Structural Insulated Panel Insulated Concrete Form
 Panelized Industrialized Manufactured

SITE PLAN DRAWINGS (required for changes to the footprint of existing structures)

- A) Attach an accurate scale drawing or copy of official plat showing shape, size, dimensions, and location of the lot. Note the Zoning District on all drawings.
- B) Show the applicable minimum setback lines on all drawings, and the dimensions from the existing and proposed structure(s) to the lot lines.
- C) Attach a dimensioned drawing, showing the location of any proposed work that changes, or adds to the footprint of any structure(s) on the site.
- D) The following dimensions below **MUST** be included on the drawings:
 - Width of lot at proposed work location 100 feet Width of new work 14 feet
 - Depth of lot at proposed work location 324 feet Length of new work 26 feet
 - Height of new work 12 feet (the maximum habitable area is 35' above grade for R districts; 45' in PI districts)

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW IT TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THE TYPE OF WORK WILL BE FOLLOWED. GRANTING OF PLANNING APPROVAL DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL ORDINANCE OR REGULATION REGARDING CONSTRUCTION, OR THE PERFORMANCE OF CONSTRUCTION.


Signature of Applicant

----- OFFICIAL USE ONLY -----
DEVELOPMENT PERMIT

Date Received by Zoning Administrator: _____
Date Reviewed by the Planning Commission: _____

The proposed work contemplated by this application meets the appropriate development standards for the Zoning District noted above. **This is not a building permit in Oxford.**

Approved by: _____ Date: _____
Planning Commission

Development approval is hereby issued, and the applicant is authorized to apply for a building permit with the City of Oxford Building Inspector. **This Development Approval expires six months from the date issued.**

Issued by: _____ Date: _____
Zoning Administrator

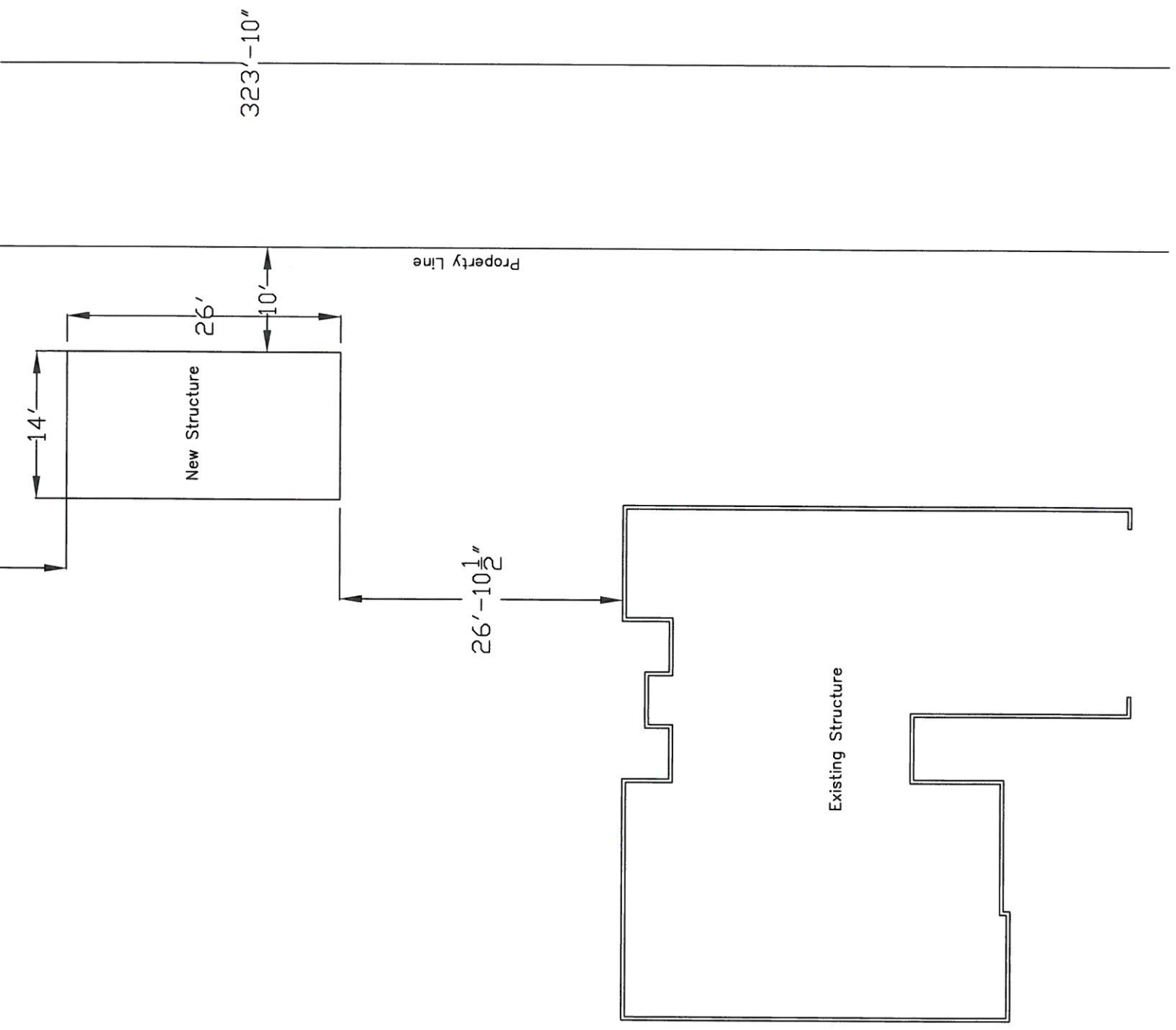
**NOTE: This document must be accompanied by all supporting documentation, also signed by the Planning Commission, for consideration by the City of Oxford Building Inspector for a building permit.
(Form October, 2018)**

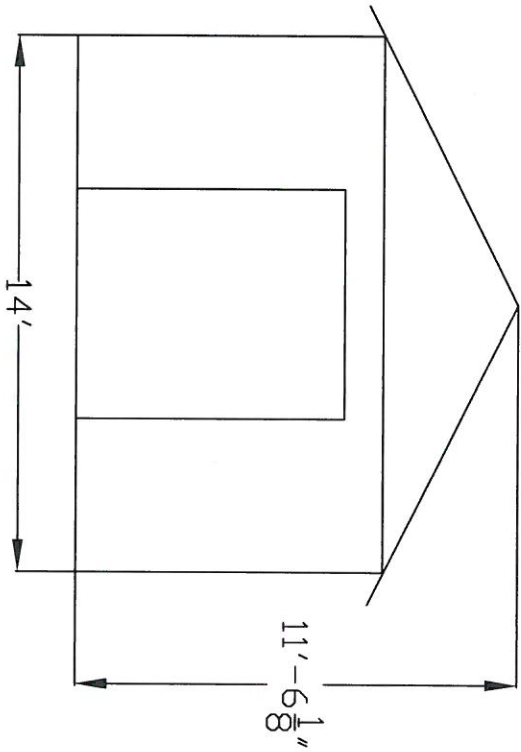
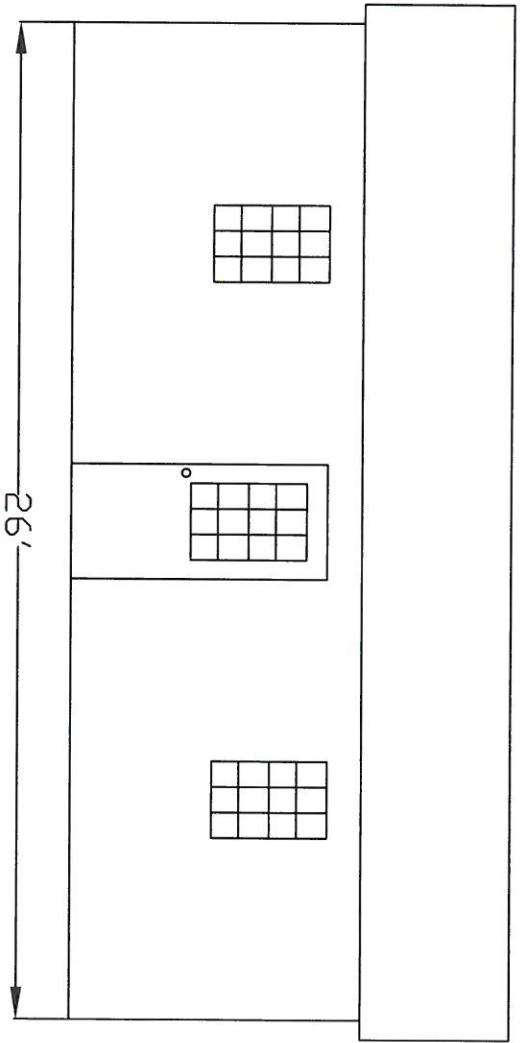
CITY OF OXFORD

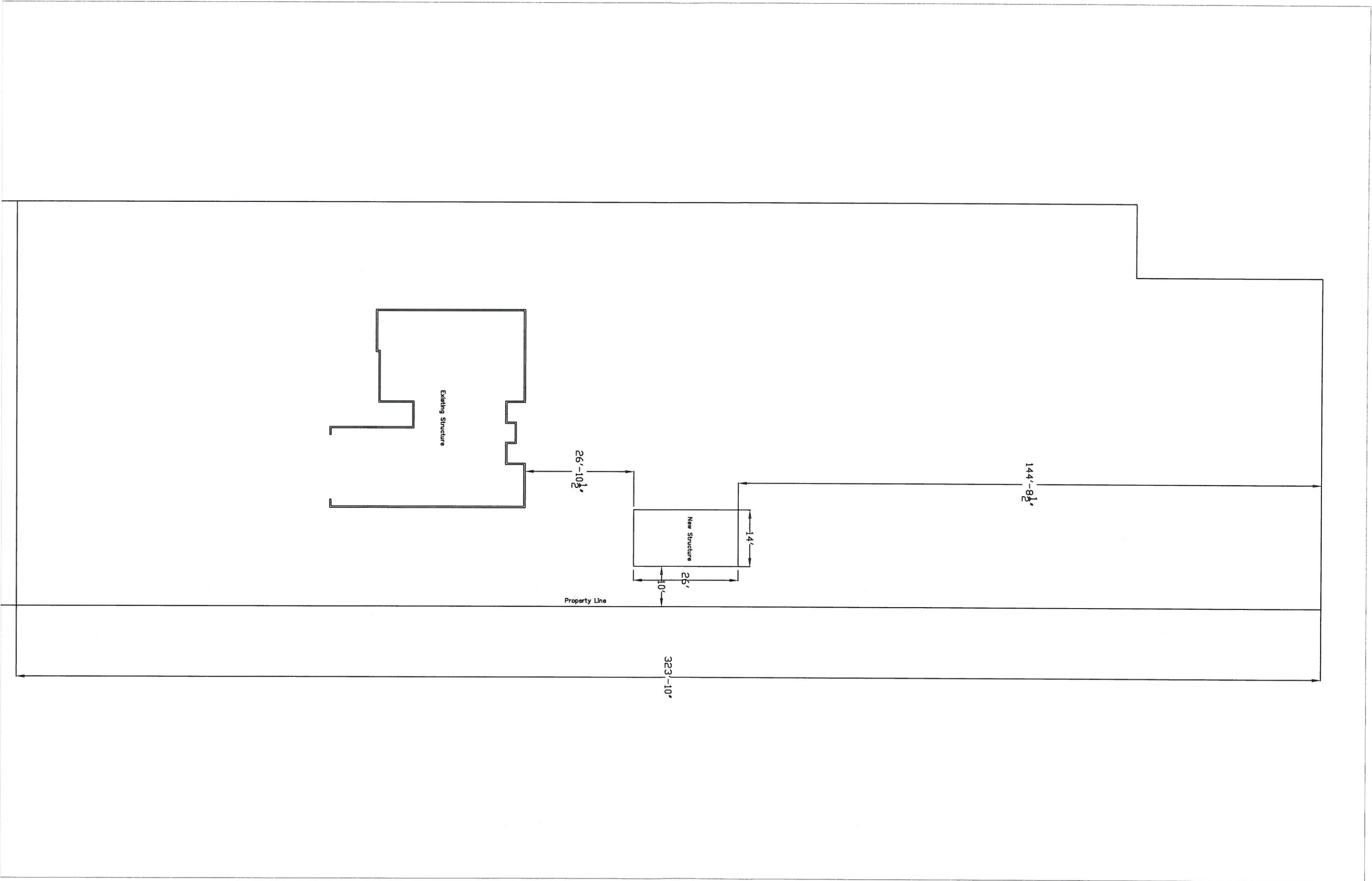
Checklist Applying for a Development Permit

1. Obtain a Development Permit Application from the City Clerk's office.
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The foregoing checklist is a brief summary and does not modify or amend the Oxford Zoning Ordinance. See Section 40-841 of the Oxford Zoning Ordinance for a detailed description of the process for applying for a development permit and building permit.









DEVELOPMENT PERMIT APPLICATION

This is **NOT** a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.

GENERAL INFORMATION

Name of Applicant: Iron Horse Development Date of Application: 6-16-2020
Address of Applicant: 185 High Point Forest Dr Corington GA 30016
Telephone # (s) of Applicant: 404-444-8271
Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 309 Amway St, X00700000000 980 Oxford South

Owner of above location(s): Joshua & Kerstin Jackson
Name of General Contractor (if different from Applicant): Brian Caffes, David Tracker

Type of work: New building Addition Alteration Renovation Repair Moving
 Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units:

Briefly describe the proposed work: add master bed/Change to master bath

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO

List additions to: Heated Sq.ft. 1500 Unheated Sq.ft. Garage Sq.ft. 0 New Sq.ft. 1500

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
(Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District:

Setback Requirements:

Front setback ft. Side setback ft. Rear setback ft.

Minimum required lot width at building line ft.

MECHANICAL INFORMATION (if utility work is included in the proposed work)

A) Sewerage: Is there a change? Yes No City Sewer Septic If so, describe:

B) Water Supply: Is there a change? Yes No City Water Well If so, describe:

C) Number of Restrooms (Commercial): Is there a change? Yes No Full Half If so, describe:

D) Number of Baths (Residential): Is there a change? Yes No Full Half If so, describe:

E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe:

F) Electrical: 12 number of outlets

STRUCTURAL INFORMATION

Type of Foundation: Moveable Pier & Footer Slab on grade Basement Other

Type of Construction: Frame Masonry Structural Insulated Panel Insulated Concrete Form
 Panelized Industrialized Manufactured

SITE PLAN DRAWINGS (required for changes to the footprint of existing structures)

- A) Attach an accurate scale drawing or copy of official plat showing shape, size, dimensions, and location of the lot. Note the Zoning District on all drawings.
- B) Show the applicable minimum setback lines on all drawings, and the dimensions from the existing and proposed structure(s) to the lot lines.
- C) Attach a dimensioned drawing, showing the location of any proposed work that changes, or adds to the footprint of any structure(s) on the site.
- D) The following dimensions below **MUST** be included on the drawings:
 - Width of lot at proposed work location feet Width of new work feet
 - Depth of lot at proposed work location feet Length of new work feet
 - Height of new work feet (the maximum habitable area is 35' above grade for R districts; 45' in PI districts)

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Signature of Applicant

----- OFFICIAL USE ONLY -----
DEVELOPMENT PERMIT

Date Received by Zoning Administrator: _____
Date Reviewed by the Planning Commission: _____

The proposed work contemplated by this application meets the appropriate development standards for the Zoning District noted above. **This is not a building permit in Oxford.**

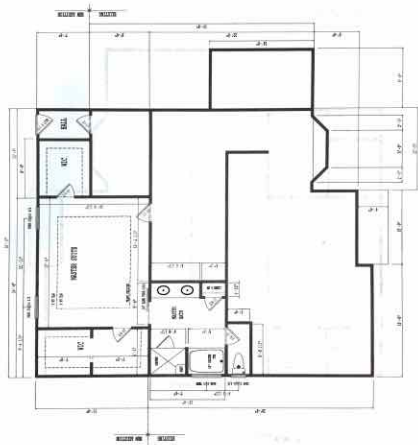
Approved by: _____ Date: _____
Planning Commission

Development approval is hereby issued, and the applicant is authorized to apply for a building permit with the City of Oxford Building Inspector. **This Development Approval expires six months from the date issued.**

Issued by: _____ Date: _____
Zoning Administrator

NOTE: This document must be accompanied by all supporting documentation, also signed by the Planning Commission, for consideration by the City of Oxford Building Inspector for a building permit.
(Form October, 2018)

C SIZE SHEET (24" x 36")

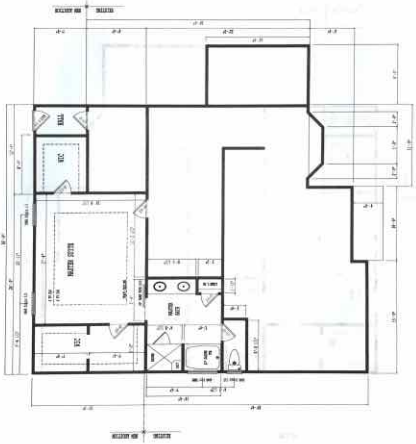


ANGELA KOPPEL, INC.
101 WEST 10TH ST.
DENVER, CO 80202
TEL: 303.733.1111
WWW.AKINC.COM

JACKSON RESIDENCE
FIRST FLOOR DIMENSION

03
13 02 02

C-STEP SHEET (24"x36")



ALPHA HOME, INC.
 100 W. WASHINGTON
 CHICAGO, ILL. 60601
 (312) 467-1111

JACKSON BUILDERS
 FIRST FLOOR DIMENSION

03

11-11-77 11-11-77



1. THIS ADDITION WAS MADE IN ACCORDANCE WITH THE GEORGIA CONSTITUTION.
 2. THE PROPERTY IS NOT SUBJECT TO ANY EASES, RIGHTS OF WAY, OR OTHER RIGHTS.
 3. THE PROPERTY IS NOT SUBJECT TO ANY EASES, RIGHTS OF WAY, OR OTHER RIGHTS.
 4. THE PROPERTY IS NOT SUBJECT TO ANY EASES, RIGHTS OF WAY, OR OTHER RIGHTS.
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 7. THE PROPERTY IS NOT SUBJECT TO ANY EASES, RIGHTS OF WAY, OR OTHER RIGHTS.
 8. THE PROPERTY IS NOT SUBJECT TO ANY EASES, RIGHTS OF WAY, OR OTHER RIGHTS.
 9. THE PROPERTY IS NOT SUBJECT TO ANY EASES, RIGHTS OF WAY, OR OTHER RIGHTS.
 10. THE PROPERTY IS NOT SUBJECT TO ANY EASES, RIGHTS OF WAY, OR OTHER RIGHTS.

LOT 13
 0.32 AC
 14,060 SF
 # 308

EXISTING BUILDING & WALKWAY - 1,450 SF
 EXISTING DRIVEWAY - 1,000 SF
 IMPROVED DRIVEWAY - 1,000 SF
 TOTAL = 4,450 SF
 TOTAL IMPROVEMENTS CHARGES = \$4,450

LENGS AHEAD 500'

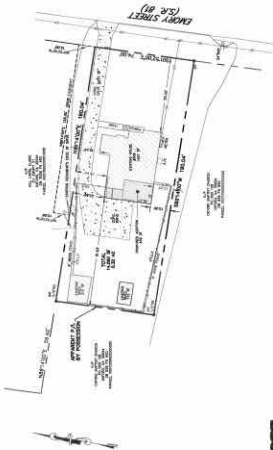
DESIGN:
 ARCHITECT: J. H. HAYES &
 ASSOCIATES, INC.
 1000 W. 10TH ST., SUITE 100
 ATLANTA, GA 30338

RECORD:
 METRO PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT
 1000 W. 10TH ST., SUITE 100
 ATLANTA, GA 30338

30-3000 MARKET CENTER
 1000 W. 10TH ST., SUITE 100
 ATLANTA, GA 30338
 CONTACT: J. H. HAYES
 PH: (404) 525-1000

HOUSE ADDITION PLAN FOR AHYOKA HOMES

LOT 13 OF
 KING ANDERSON SUBDIVISION
 CITY OF OVIATT
 LAND LOT 270 2ND DISTRICT
 NEWTON COUNTY, GEORGIA
 SCALE: 1" = 40' DATE: JUNE 11, 2003



IMPROVEMENTS LOCATED BY
 J. H. HAYES & ASSOCIATES, INC.
 JUNE 9, 2003. A COMPLETE
 BOUNDARY SURVEY WAS NOT
 PERFORMED.



P. ATREUX & ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 828 BLACKBURN ROAD SW
 CONNERS, GEORGIA 30008
 PHONE: 770-483-8746

408 208-459
DWG. 33572



Know what's below
 Call before you dig

JOSHUA AND KERSTIN JACKSON

309 Emory Street, Oxford GA 30054 | 404-379-0171 | joshuajackson1530@gmail.com

May 11, 2020

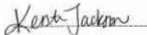
To whom it may concern:

Iron Horse Development is granted permission to complete an addition to our home at 309 Emory Street, Oxford GA 30054. Iron Horse Development is granted permission to pull any permits needed for the addition to our home.

Please feel free to contact us with any questions or concerns.

Sincerely,

Joshua and Kerstin Jackson



05/11/2020

Megan E Walker
notary expires July 29, 2023





DEVELOPMENT PERMIT APPLICATION

*This is **NOT** a Building Permit but, is a requirement for an application to the City of Oxford Building Inspector for the appropriate required Building Permit. All items must be completed, or marked N/A. See the attached Checklist. The completed form must be submitted 10 days before the next meeting of the Planning Commission.*

GENERAL INFORMATION

Name of Applicant: Randy M. Simon

Date of Application: June 4, 2020

Address of Applicant: 801 Emory Street, Oxford, Georgia 30054

Telephone # (s) of Applicant: 404.964.0450

Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): 808 Wesley Street (.22AC WESLEY ST LD 9)

Owner of above location(s): Emory University

Name of General Contractor (if different from Applicant): Longwood Property Management

Type of work: New building Addition Alteration Renovation Repair Moving
 Land Disturbance Demolition Other

Type of dwelling: Single Family Multi-family Included Apartment Number of units:

Briefly describe the proposed work: Working to get this property in position to housing faculty members.

Exterior: · Roof replacement, Soffit, fascia and wood repair, Siding replacement, hardy plank to replace board and (T-1-11 siding), Exterior painting, equivalent of existing yellow siding and trim colors, Shed repair and painting, Window replacement, (Vi Win Tech 2000 double Hung, LO E, thermo-pane), Screen replacement, porch.

Interior: · Drywall repair, Door and woodwork repair, Wall, trim and ceiling painting, Floor repair, Carpet and linoleum replacement, Appliance replacement.

Does the proposed work change the footprint (ground outline) of any existing structures? YES NO

Does the proposed work add a structure(s)? YES NO

List additions to: Heated Sq.ft. N/A Unheated Sq.ft. N/A Garage Sq.ft. N/A New Sq.ft. N/A

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? Yes No
(Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District Single-Family (R-30)

Setback Requirements:

Front setback 40 ft. Side setback 15 ft. Rear setback 15 ft.

Minimum required lot width at building line ft.

MECHANICAL INFORMATION (if utility work is included in the proposed work)

A) Sewerage: Is there a change? Yes No City Sewer Septic B) If so, describe:

Water Supply: Is there a change? Yes No City Water Well If so, describe:

C) Number of Restrooms (Commercial): Is there a change? Yes No 0 Full 0 Half If so, describe:

D) Number of Baths (Residential): Is there a change? Yes No 2 Full Half If so, describe:

E) Heating: Is there a change? Yes No Electric Gas Oil Propane Other If so, describe:

F) Electrical: 20 number of outlets

STRUCTURAL INFORMATION

Type of Foundation: Moveable Pier & Footer Slab on grade Basement Other

Type of Construction: Frame Masonry Structural Insulated Panel Insulated Concrete Form Panelized Industrialized Manufactured

SITE PLAN DRAWINGS (required for changes to the footprint of existing structures)

- A) Attach an accurate scale drawing or copy of official plat showing shape, size, dimensions, and location of the lot. Note the Zoning District on all drawings.
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Randy M. Simon

Signature of Applicant

----- OFFICIAL USE ONLY -----
DEVELOPMENT PERMIT

Date Received by Zoning Administrator: _____

Date Reviewed by the Planning Commission: _____

The proposed work contemplated by this application meets the appropriate development standards for the Zoning District noted above. **This is not a building permit in Oxford.**

Approved by: _____ Date: _____

Planning Commission

Development approval is hereby issued, and the applicant is authorized to apply for a building permit with the City of Oxford Building Inspector. **This Development Approval expires six months from the date issued.**

Issued by: _____ Date: _____

Zoning Administrator

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CITY OF OXFORD

Checklist Applying for a Development Permit

1. Obtain a Development Permit Application from the City Clerk's office.
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 - Setback lines from adjoining streets and lots.
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The foregoing checklist is a brief summary and does not modify or amend the Oxford Zoning Ordinance. See Section 40-841 of the Oxford Zoning Ordinance for a detailed description of the process for applying for a development permit and building permit.

SURVEYOR'S 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 hereon. 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 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.

Robert O. Jordan
 Robert O. Jordan, GA RLS 2902

FOR CLERK'S OFFICE USE

SUBJECT PROPERTY INFORMATION:
 CURRENT OWNER: RONALD W. COBB
 DEED RECORD: D.B. 635, p. 221
 TAX RECORD: PARCEL X010 018

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 73,576 FT.

FIELD DATA WAS COLLECTED USING A LEICA TS12 ROBOTIC TOTAL STATION AND A JAVAD TRIUMPH-LS DUAL-FREQUENCY RTK GLOBAL POSITIONING SYSTEM RECEIVER REFERENCING THE eGPS STATEWIDE NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF LESS THAN 0.04 FEET.

THE FIELD SURVEY WAS COMPLETED IN OCTOBER 2018.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOODPLAIN AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 1327C 0126D FOR NEWTON COUNTY, GEORGIA DATED 03-14-2014.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

THE HORIZONTAL REFERENCE IS GEORGIA STATE PLANE, WEST ZONE, NAD83(2011) IN US SURVEY FEET.

THE VERTICAL DATUM IS NAVD88 IN FEET.

BOUNDARY RETRACEMENT SURVEY FOR
EMORY UNIVERSITY
 LAND LOT 288, DISTRICT 9
 GEORGIA MILITIA DISTRICT 1525
 OXFORD, NEWTON COUNTY, GEORGIA



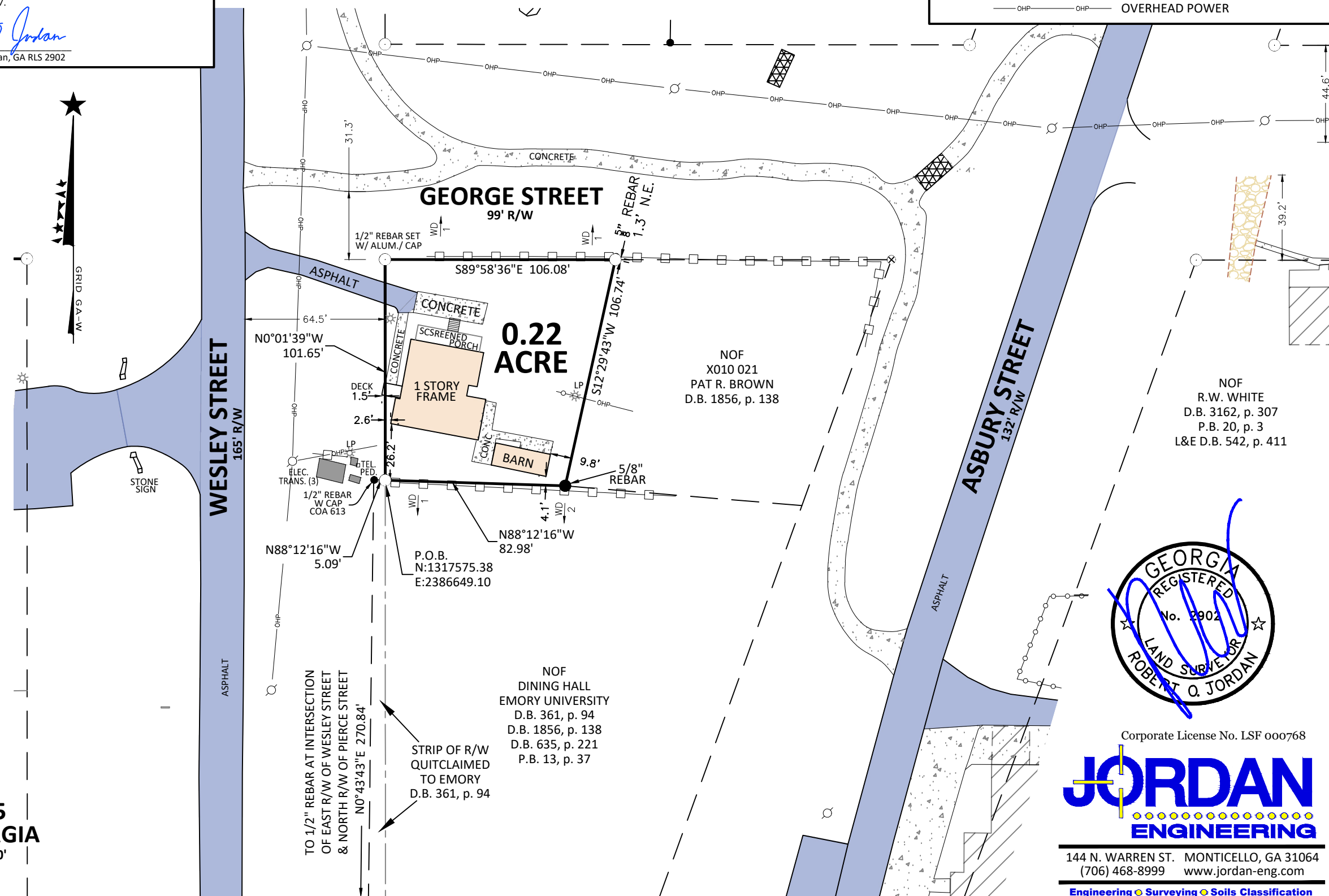
DENOTES PAINTED TREES OR FENCE NEAR PROPERTY LINE. LETTER IS CODE BELOW, NUMBER IS FEET FROM LINE, AND ARROW IS DIRECTION FROM LINE THAT EVIDENCE WAS FOUND.

TP: STEEL TEE POST WD: WOOD FENCE
 B: BLUE PAINT W: WHITE PAINT
 Y: YELLOW PAINT BW: BARBED WIRE
 R: RED PAINT HW: HOG WIRE

LEGEND

○	OPEN-TOP PIPE FOUND	P.O.B.	POINT OF BEGINNING
●	SOLID ROD (REBAR) FOUND	P.O.R.	POINT OF REFERENCE
○	1/2" SOLID ROD (REBAR) SET	NOF	NOW OR FORMERLY
⊗	BEARING CHANGE (NO PIN SET)	D.B.	DEED BOOK
△	SURVEYOR'S TRAVERSE NAIL SET	P.B.	PLAT BOOK
⊙	SURVEYOR'S PK NAIL SET	LL	LAND LOT
○	POWER POLE	OTP	OPEN-TOP PIPE
		CMF	CONCRETE MON. FD

---	ADJOINING PROPERTY LINE
- - -	EASEMENT
—OHP—	OVERHEAD POWER



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