

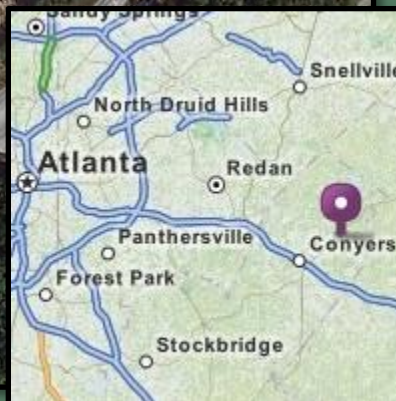


206 SFR Lots
Harvest Mill Subdivision
Rockdale County, GA

153 fully developed, 53 partially developed.

- **Average Lot size: Width 75' x Length 110'**

HOA: Declarant status passes to purchaser. The declarant currently has no financial obligation to the HOA.



Presented By:

The Jordan Company

Brent Kewley

4200 Northside Parkway, Bldg 3, Suite A

Atlanta, Georgia 30327

(404) 237 – 2900 Ext. 109

bkewley@rjordancompany.com



Location: The subject property is located in Rockdale County along Highway 138, North-East of Georgia Highway 20 and South-West of State Route 78. Located just 3.3 miles northeast of Conyers, GA the property has access to I-20 3.3 miles southeast and is approximately 24.75 miles east of Atlanta, GA. Within a three mile radius is a population of 18,484 with a medium income of \$39,513

On-Site: Subject Property consists of 153 fully developed and 53 partially developed un-platted lots within the Harvest Mill subdivision.

Lot Conditions 153 lots are graded and fully developed, 53 partially developed
Water, sewer, power, and telecommunications are on site.

Zoning: R-3 (Conditions Attached)

Relevant Conditions:

- 1,600 SF minimum house size
Minimum two (2) car garage

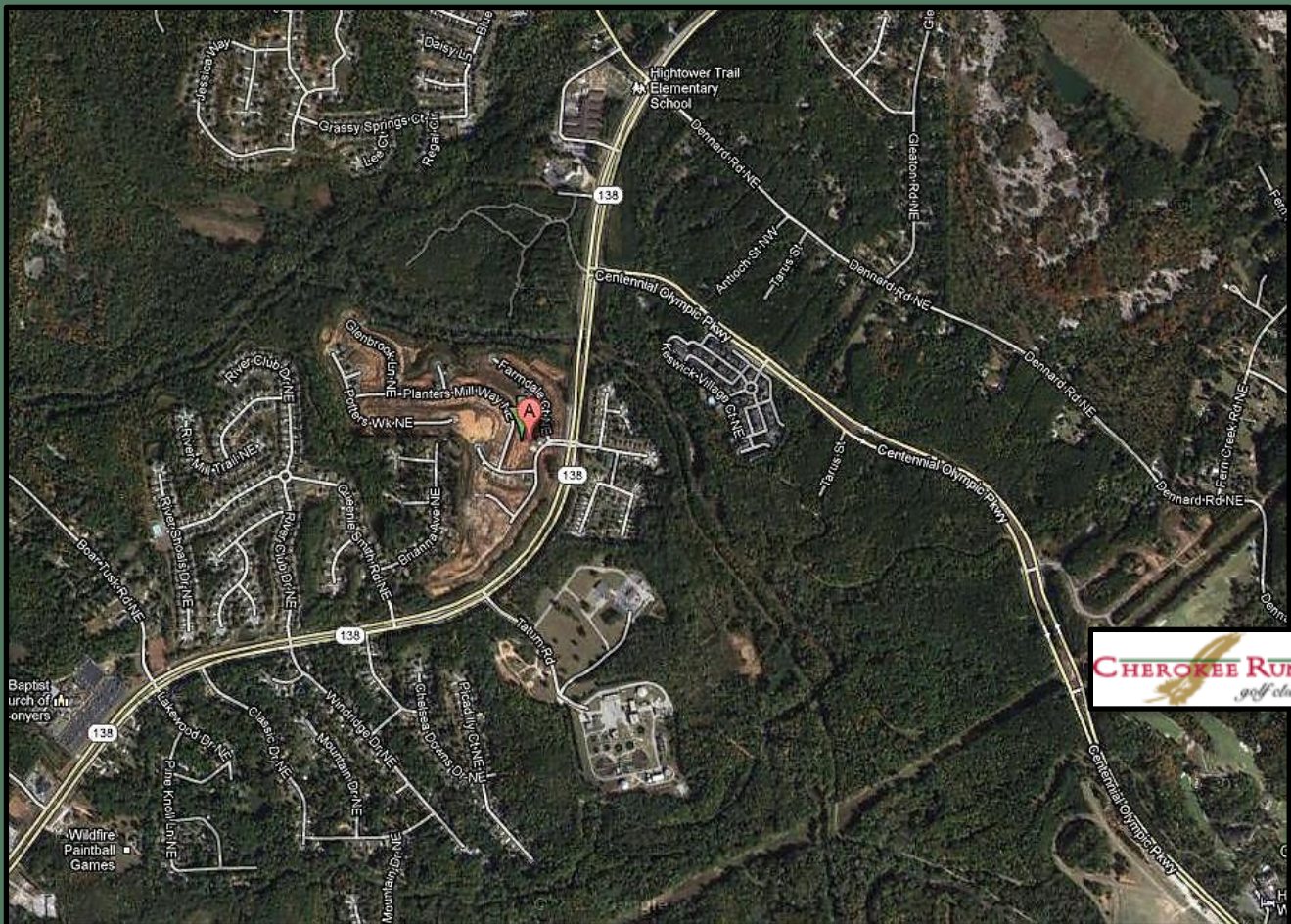
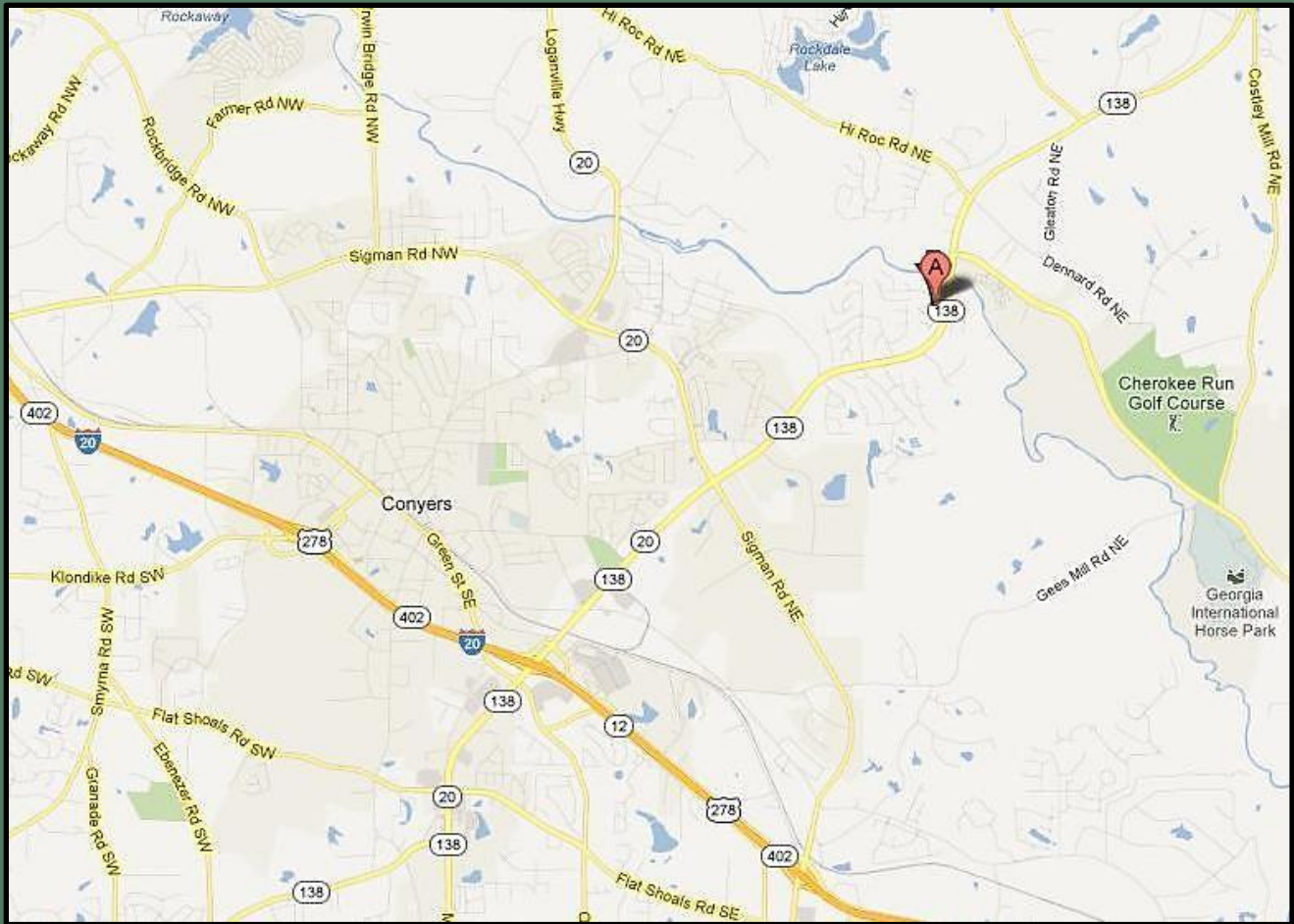
Declarant Status: Declarant status passes to purchaser. The declarant currently has no financial obligation to the HOA.

Amenities: Amenities including tennis courts and a swimming pool were planned but never developed.

Schools: Elementary School: CJ Hicks Elementary
Middle School: Conyers Middle
High School: Rockdale High

Property Taxes 2011: +/- \$77,868 (\$378/lot)

Price: **\$850,000 (\$4,126/lot) All offers strongly encouraged.**



The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.

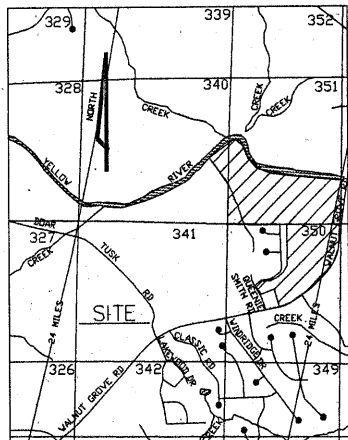


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FINAL PLAT FOR: HARVEST MILL PHASE 1

LOCATED IN LAND LOTS 340, 350 AND 351, 16TH DISTRICT
ROCKDALE COUNTY, GEORGIA
TAX PARCEL 64-1-21A

OWNER/DEVELOPER
HARVEST MILL, LLC
P.O. BOX 40
LOGANVILLE, GA 30052
24 HOUR CONTACT
JOEY WELCH
678-410-7883



NOTES:

- LAND USE: SINGLE FAMILY DETACHED SUBDIVISION.
- MINIMUM LOT REQUIREMENTS:
ZONING: R-3 CONDITIONAL
A. FRONT YARD: STAGGERED AT 25' AND 35'
B. SIDE YARD: 10 YARD FEET.
C. REAR YARD: 35 FEET;
D. HEATED FLOOR AREA: 1,600 S.F.
- PUBLIC WATER SERVICE BY ROCKDALE COUNTY WATER RESOURCES DEPT.
- PUBLIC SEWER SERVICE BY ROCKDALE COUNTY SUBDIVISION TO BE SERVED BY GRAVITY FLOW SEWER.
- LOTS ARE SERVED BY UNDERGROUND ELECTRIC UTILITY.
- BOUNDARY INFORMATION TAKEN FROM A BOUNDARY BY BULLARD LAND PLANNING, DATED JANUARY 27, 2003.
- THE LOT OWNER WILL BE RESPONSIBLE FOR ANY REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE SANITARY SEWER/WATER/DRAINAGE EASEMENT(S) DUE TO MAINTENANCE OF SEWER/WATER/STORM DRAIN BY ROCKDALE COUNTY.
- LOTS PLATTED HEREON ARE SUBJECT TO COVENANTS AND RESTRICTIONS RECORDED SEPARATELY.
- LOT SUMMARY
TOTAL AREA FOR PHASE ONE = 74.709 ACRES
TOTAL NUMBER OF LOTS PHASE ONE = 165
LOT DENSITY - 2.21 LOTS PER ACRE
AREA WITHIN R/W = 9.643 ACRES TOTAL
- EACH SINGLE FAMILY HOUSE BUILDER (SFHB) WILL BE RESPONSIBLE FOR THE PROTECTED AREA AND TREE PROTECTION FENCE MAINTENANCE. IF TREE PROTECTION AREA IS VIOLATED BY THE SFHB, THEN 1:1 RECOMPENSE TREE PLANTING WILL BE REQUIRED OF SFHB PRIOR TO ISSUANCE OF C.O.
- TREE PLANTING REQUIREMENTS ARE AS FOLLOWS: ONE (1) 2 INCH CALIPER SHADE TREE SHALL BE LOCATED IN THE FRONT YARD OF EACH LOT; TYPE TO BE SELECTED FROM THE ROCKDALE COUNTY PLANT PALETTE. TWO (2) 2 INCH CALIPER SHADE TREES SHALL BE LOCATED IN THE REAR YARD OF EACH LOT; TYPE TO BE SELECTED FROM THE ROCKDALE COUNTY PLANT PALETTE. ADDITIONALLY, ONE 2 INCH CALIPER SHADE TREE SHALL BE PLACED ON EACH LOT TO SATISFY THE RECOMPENSE REQUIREMENTS OF THE TREE PLAN FOR A TOTAL OF 4 TREES PER LOT.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE VEGETATION AND NON-VEGETATIVE SCREENING MATERIALS WITHIN TRANSITIONAL BUFFERS AND OUTDOOR SCREENING REQUIRED IN CONFORMITY WITH CHAPTER 328 OF THE UDO AND ALL CONDITIONS OF REZONING APPROVAL APPLICABLE TO THIS PROPERTY.
- PLANTING WILL CONFORM TO COUNTY ARBORIST STANDARDS.
- APPROVED NATIVE SHADE TREES WILL BE PLANTED BY DEVELOPER IN THE 5 TRAFFIC EASE-A-BOUTS AND TRAFFIC CIRCLE, PRIOR TO FINAL PLAT APPROVAL.
- ALL OPEN SPACES AND DETENTION PONDS ARE TO BE OWNED AND MAINTAINED BY A QUALIFIED HOMEOWNERS ASSOCIATION.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER ROCKDALE COUNTY F.I.R.M. PANEL NO. 13247C0111 C AND 13247C0112 C, DATED 01/19/01.
- ORIGINAL TAX PARCEL - 064-01-021A
- 1/2 INCH REBARs SET AT ALL CORNERS, UNLESS NOTED HEREON.
- DETENTION PONDS TO BE MAINTAINED BY MANDATORY HOMEOWNERS ASSOCIATION. ACCESS AND DRAINAGE EASEMENTS AROUND POND TO BE UTILIZED BY H.O.A. FOR THE MAINTENANCE OF SAID PONDS.
- COVENANTS AND RESTRICTIONS RECORDED AT DEED BOOK _____, PAGE _____
- DEVELOPER AND/OR BUILDER IS RESPONSIBLE FOR ENSURING ALL REQUIRED PLANTINGS RECEIVE AT LEAST 5 GALLONS/WEEK/TREE.

**ZONING: R-3 CONDITIONAL (Multi-Family Residential)
REZONING CASE NO. 2007/26**

- SINGLE-FAMILY, DETACHED HOUSING UNITS ONLY WITH A MAXIMUM OF 250 LOTS, WITH NO LOTS RECORDED WITHIN THE RIVER BUFFER OR THE 100 YEAR FLOOD PLAN.
- A MINIMUM OF 1,600 S.F., HEATED LIVING SPACE, HOMES WITH TWO (2) CAR GARAGES. ALL SINGLE FAMILY DETACHED HOMES ON CORNER LOTS SHALL HAVE SIDE OR REAR ENTRY GARAGES. ALL GARAGE DOORS SHALL BE CARRIAGE-STYLE DOORS.
- ALL HOMES ARE TO HAVE BRICK FRONTS, BRICK VENEER, STONE OR STUCCO WITH NO EXPOSED CONCRETE BLOCK FROM GROUND TO CEILING. NO VINYL SIDING OR EXPOSED CONCRETE BLOCK IS PERMITTED ON THE HOUSE. A MINIMUM OF 5' HATCH PLACES/ELEVATIONS SHALL BE PLACED THROUGHOUT THE DEVELOPMENT.
- FRONT YARD SETBACKS ARE TO BE STAGGERED INTERMITTENTLY WHERE TOPOGRAPHICAL CONDITIONS ALLOW FROM 35 FEET TO A MINIMUM OF 25 FEET.
- A MANDATORY HOMEOWNERS ASSOCIATION WITH MANDATORY PARTICIPATION SHALL BE ESTABLISHED. ALL COMMON AREAS AND UNDEVELOPED LAND AREA WITHIN THE BOUNDARIES OF THE DEVELOPMENT, THAT ARE NOT PART OF THE ROCKDALE COUNTY GREENSPACE PROGRAM, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE RIVER BUFFER IS NOT TO BE INCORPORATED INTO LOTS BUT SHALL BE RECORDED AS AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. A COPY OF THE PROPOSED PROTECTIVE COVENANTS FOR THIS DEVELOPMENT SHALL BE PROVIDED TO THE PUBLIC SERVICES AND ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF THE PRELIMINARY PLAT AND SHALL BE RECORDED IN THE OFFICE OF THE CLERK AT THE TIME OF FINAL PLAT RECORDING.
- THERE SHALL BE A MINIMUM OF TWO (2) ENTRANCES TO THIS DEVELOPMENT: ONE (1) ENTRANCE ON GA. HWY 138 AND ONE (1) INTERCONNECTION WITH QUEENIE SMITH ROAD NEAR SR 138 STREET WIDTHS SHALL NOT EXCEED 25 FEET BACK TO BACK OF CURB. A 50' RIGHT-OF-WAY SHALL BE MAINTAINED THROUGHOUT THE DEVELOPMENT. IF THE DEVELOPER IS UNABLE TO ACQUIRE A 50' RIGHT-OF-WAY FOR THE CONNECTION TO QUEENIE SMITH ROAD, THIS CONNECTION MAY BE DEVELOPED WITH A 40' RIGHT-OF-WAY WITHOUT UTILITY PLACEMENT FOR A DISTANCE NOT EXCEED 400 FEET. TRAFFIC CALMING DEVICES, SUCH AS EASE-A-BOUTS, SHALL BE PLACED THROUGHOUT THE DEVELOPMENT AS DETERMINED BY THE PUBLIC SERVICES AND ENGINEERING DEPARTMENT FOR ROCKDALE COUNTY.
- A VEGETATIVE BERM TO PROVIDE VISUAL SCREENING SHALL BE ESTABLISHED ALONG THE PROPERTY FRONTAGE ON GA. HWY 138. HEIGHT OF THE BERM AND PLANT TYPES TO BE DETERMINED AT THE PRELIMINARY PLAT STAGE OF DEVELOPMENT.
- ONE (1) SHADE TREE SHALL BE LOCATED IN THE FRONT YARD OF EACH LOT; TYPE TO BE SELECTED FROM ROCKDALE COUNTY'S "PLANT PALETTE". TWO (2) SHADE TREES SHALL BE LOCATED IN THE REAR YARD OF EACH LOT; TYPE TO BE SELECTED FROM THE ROCKDALE COUNTY PLANT PALETTE.
- ALL STORMWATER RUNOFF SHALL BE MANAGED ON SITE BY THE USE OF CONTROLS SUCH AS INFILTRATION AND FLOOD PLAN MANagements.
- A ROCKDALE COUNTY STREET LIGHT PETITION SHALL BE FILED BY THE DEVELOPER FOR THE PURPOSE OF PROVIDING LIGHTING OF THE STREETS THROUGHOUT THIS DEVELOPMENT.
- ADJACENT PROPERTY OWNERS SHALL RECEIVE WRITTEN NOTICE OF INTENT TO BLAST PRIOR TO ANY BLASTING EVENT.
- SETBACK VARIANCES WHICH REDUCE THE 20 FT. DISTANCE REQUIREMENT BETWEEN RESIDENTIAL STRUCTURES OR THAT WILL REDUCE THE REQUIRED 10 FT. DISTANCE OFF PROPERTY LINES FOR ACCESSORY STRUCTURES MAY ONLY BE APPEALED TO THE BOARD OF COMMISSIONERS.
- NO TIMBER HARVESTING, LAND DISTURBING OR GRADING SHALL BE ALLOWED IN THE RIVER BUFFER OR THE FLOOD PLAN.
- A NATURALLY VEGETATED, PERVIOUS SURFACE RIVER WALK SHALL BE ESTABLISHED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION. THIS PERVIOUS TRAIL SHALL EXTEND THE LENGTH OF THE YELLOW RIVER AND INTERCONNECT IN THE BUFFER AREA ON THE ADJACENT PROPERTY KNOWN AS RIVER CLUB AT BOAR TUSK OWNED BY THE DEVELOPER SO THAT A NATURAL TRAIL EXTENDS FROM GA HWY 138 TO BOAR TUSK ROAD.
- CONTINUOUS, OPAQUE FENCING, OF THE SAME MATERIALS ON ALL LOTS, SHALL BE ESTABLISHED ALONG THE REAR YARDS OF ALL LOTS ALONG GEORGIA HIGHWAY 138.
- BUFFER AREAS NEXT TO THE QUEENIE WOODS SUBDIVISION SHALL BE PLANTED WITH SUPPLEMENTAL PLANTINGS CONSISTING OF EVERGREEN TREES, SHRUBS, OR A COMBINATION THEREOF SO AS TO PROVIDE A YEAR-ROUND EFFECTIVE VISUAL SCREEN. ALL TREES PLANTED SHALL BE A MINIMUM OF 6FT. IN HEIGHT AT THE TIME OF PLANTING AND SHALL BE A SPECIES THAT WILL ACHIEVE A HEIGHT OF AT LEAST 10 FEET AT MATURITY. NON-VEGETATIVE MATERIALS MAY BE USED TO SATISFY THE SCREENING REQUIREMENTS IN ADDITION TO THE USE OF EXISTING VEGETATION AND SUPPLEMENTAL PLANTINGS, AND MAY CONSIST OF WALLS, FENCES, EARTHEN BERMS, OR A COMBINATION THEREOF.

PURSUANT TO THE ROCKDALE COUNTY SUBDIVISION ORDINANCE, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY THE PLANNING COMMISSION ON 2/5/08 2008

Charlotte Hines 2/5/08
CHAIRMAN DATE

Maguid Valentin 02/08/08
DIRECTOR, PUBLIC SERVICES & ENGINEERING DATE

DEDICATION OF CERTIFICATION

STATE OF GEORGIA: COUNTY OF ROCKDALE: IT IS HEREBY CERTIFIED THAT THE LANDS AND IMPROVEMENTS SHOWN ON THIS PLAT AND DESIGNATED AS BEING DEDICATED TO PUBLIC USE ARE HEREBY DEDICATED TO ROCKDALE COUNTY, GEORGIA, FOR PUBLIC USE.

Joey Welch 10-11-07
OWNER DATE

OWNER'S CERTIFICATION

STATE OF GEORGIA: COUNTY OF ROCKDALE: THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

Joey Welch 10-11-07
OWNER DATE

AGENT DATE

SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE ROCKDALE COUNTY SUBDIVISION REGULATIONS ORDINANCE HAVE BEEN FULLY COMPLIED WITH.

Charles D. Norton
CHARLES D. NORTON GEORGIA R.L.S. NO. 2872

FINAL PLAT FOR:
**HARVEST MILL
PHASE ONE**
ROCKDALE COUNTY PROJECT NO. 05--00180



**APALACHEE
LAND SURVEYING, INC.**
PROFESSIONAL LAND SURVEYING SERVICES
3715 HARRISON ROAD-SUITE 300
LOGANVILLE, GEORGIA 30052
OFFICE 770-466-7720 / FAX 770-466-7570

DATE: 07/02/07	LAND LOT: 340, 350, 351 DISTRICT: 16TH	Sheet No.
COUNTY: ROCKDALE	SCALE: 1"=60'	1 OF 12
DRAWN BY: CDN	CHECKED BY: DJN	
JOB NUMBER: 07-010	DATE OF FIELD WORK:	



Doc ID: 002860740032 Type: PLT
Filed: 02/11/2008 at 09:54:26 AM
Fee Amt: \$86.00 Page 1 of 12
Rockdale County Superior Court
Justitie Caldwell Clerk

bk36 pg46-57

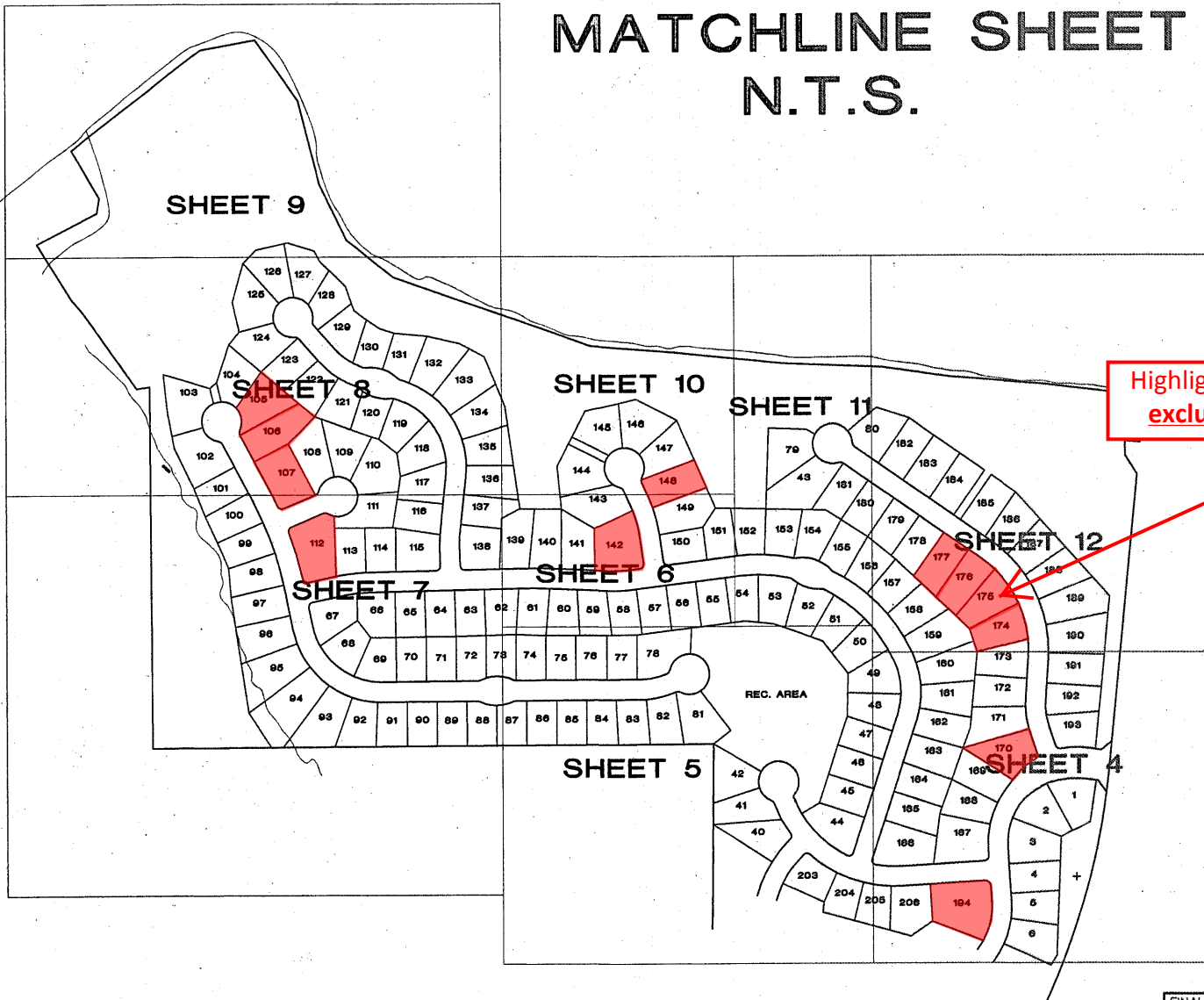
A TOPCON GTS-223 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,546 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

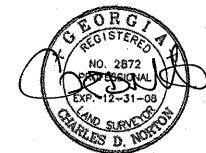
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,971,594 FEET AND CONTAINS 74,709 ACRES.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTIFICATION OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

MATCHLINE SHEET N.T.S.




Highlighted properties are excluded from offering



FINAL PLAT FOR:

HARVEST MILL PHASE ONE

ROCKDALE COUNTY PROJECT NO. 05-00180



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NO.	DATE:	REVISION:	DATE: 07/02/07	LAND LOT: 340, 350, 351 DISTRICT: 16TH	Sheet No.
			COUNTY: ROCKDALE	SCALE: 1"=60'	2 OF 12
			DRAWN BY: CDN	CHECKED BY: D.J.N.	
			JOB NUMBER: 07-010	DATE OF FIELD WORK:	

LOT CURVE CHART

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, TANGENT. Lists curve data for lots C1 through C96.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, TANGENT. Lists curve data for lots C97 through C192.

C/L LINE CHART

Table with columns: LINE, BEARING, DISTANCE. Lists line data for lots C1 through C192.

LOT LINE CHART

Table with columns: LINE, BEARING, DISTANCE. Lists line data for lots L1 through L50.

C/L CURVE CHART

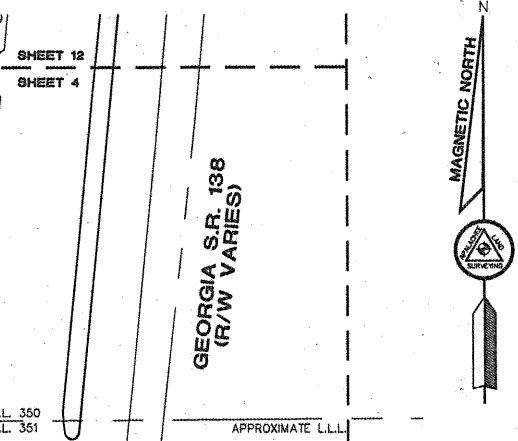
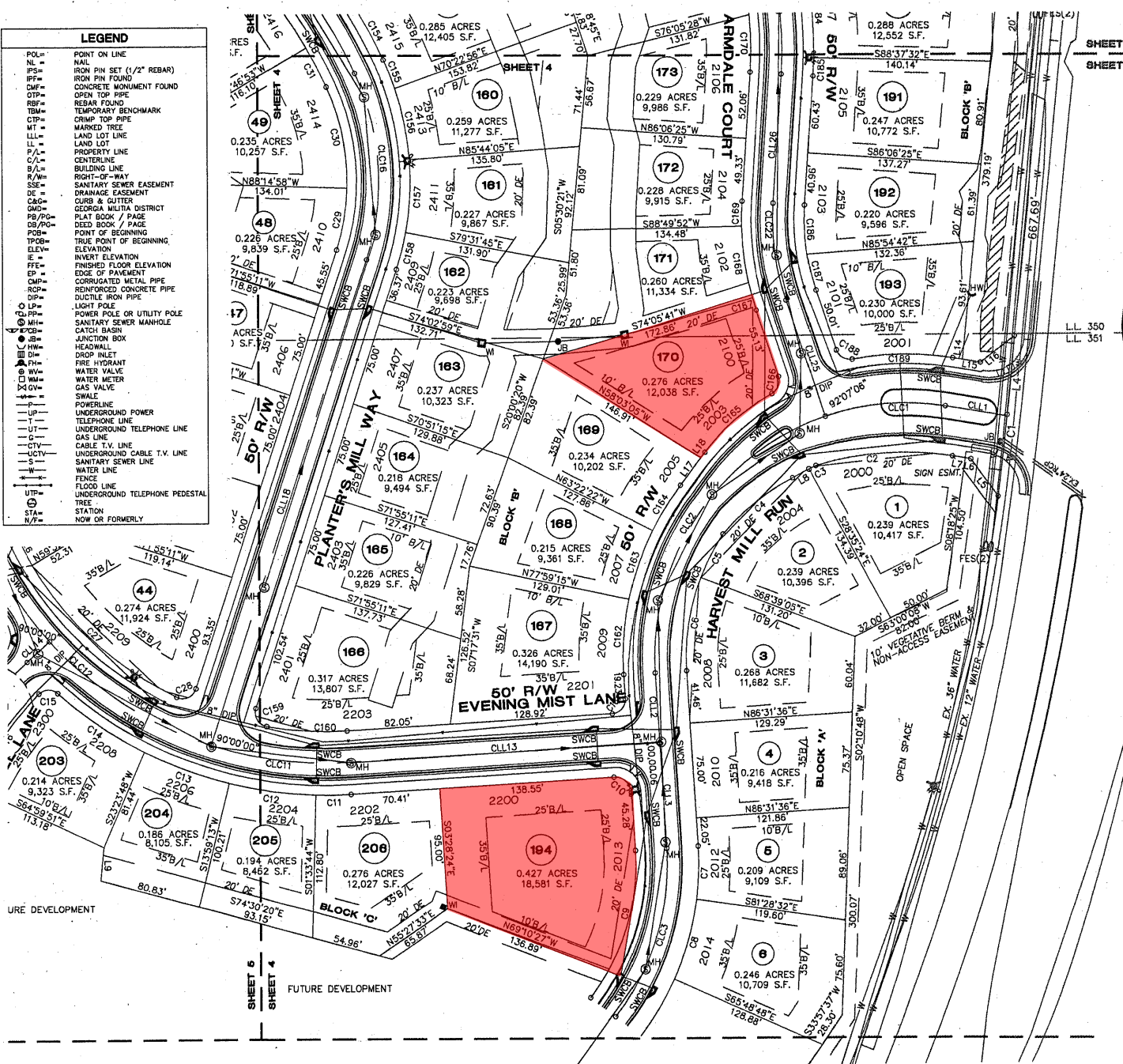
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FINAL PLAT FOR: HARVEST MILL PHASE ONE. ROCKDALE COUNTY PROJECT NO. 05-00180. APALACHEE LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYING SERVICES. 3715 HARRISON ROAD-SUITE 300 LOGANVILLE, GEORGIA 30052 OFFICE 770-466-7720 / FAX 770-466-7570.

Table with columns: NO., DATE, REVISION, DATE: 07/02/07, LAND LOT: 340, 350, 351 DISTRICT: 16TH, COUNTY: ROCKDALE, SCALE: 1"=60', DRAWN BY: CDN, CHECKED BY: DJN, JOB NUMBER: 07-010, DATE OF FIELD WORK: 07/02/07.

LEGEND	
POL	POINT ON LINE
NL	NAIL
IF	IRON PIN SET (1/2" REBAR)
PF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTF	OPEN TOP PIPE
RF	REBAR FOUND
TBM	TEMPORARY BENCHMARK
CTP	CRIMP TOP PIPE
MT	MARKED TREE
LL	LAND LOT LINE
LL	LAND LOT
P/L	PROPERTY LINE
C/L	CENTERLINE
B/L	BUILDING LINE
R/W	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
C&G	CURB & GUTTER
GMD	GEORGIA MILITARY DISTRICT
PB/PD	PLAT BOOK / PAGE
DB/PD	DEED BOOK / PAGE
POB	POINT OF BEGINNING
TPCB	TRUE POINT OF BEGINNING
ELEV	ELEVATION
IE	INVERT ELEVATION
FFE	FINISHED FLOOR ELEVATION
EP	EDGE OF PAVEMENT
CMF	CORRUGATED METAL PIPE
RCF	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
LP	LIGHT POLE
UP	UTILITY POLE OR UTILITY POLE
SMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN
JB	JUNCTION BOX
H	HEADWALL
DI	DROP INLET
WH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
SW	SWALE
UP	POWERLINE
UP	UNDERGROUND POWER
TL	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
GL	GAS LINE
CTV	CABLE T.V. LINE
UCTV	UNDERGROUND CABLE T.V. LINE
SL	SANITARY SEWER LINE
WL	WATER LINE
F	FENCE
FL	FLOOD LINE
UTP	UNDERGROUND TELEPHONE PEDESTAL
ST	STATION
N/F	NOW OR FORMERLY



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HARVEST MILL PHASE ONE

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Sheet No. 4 OF 12

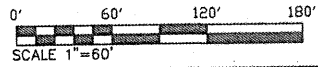
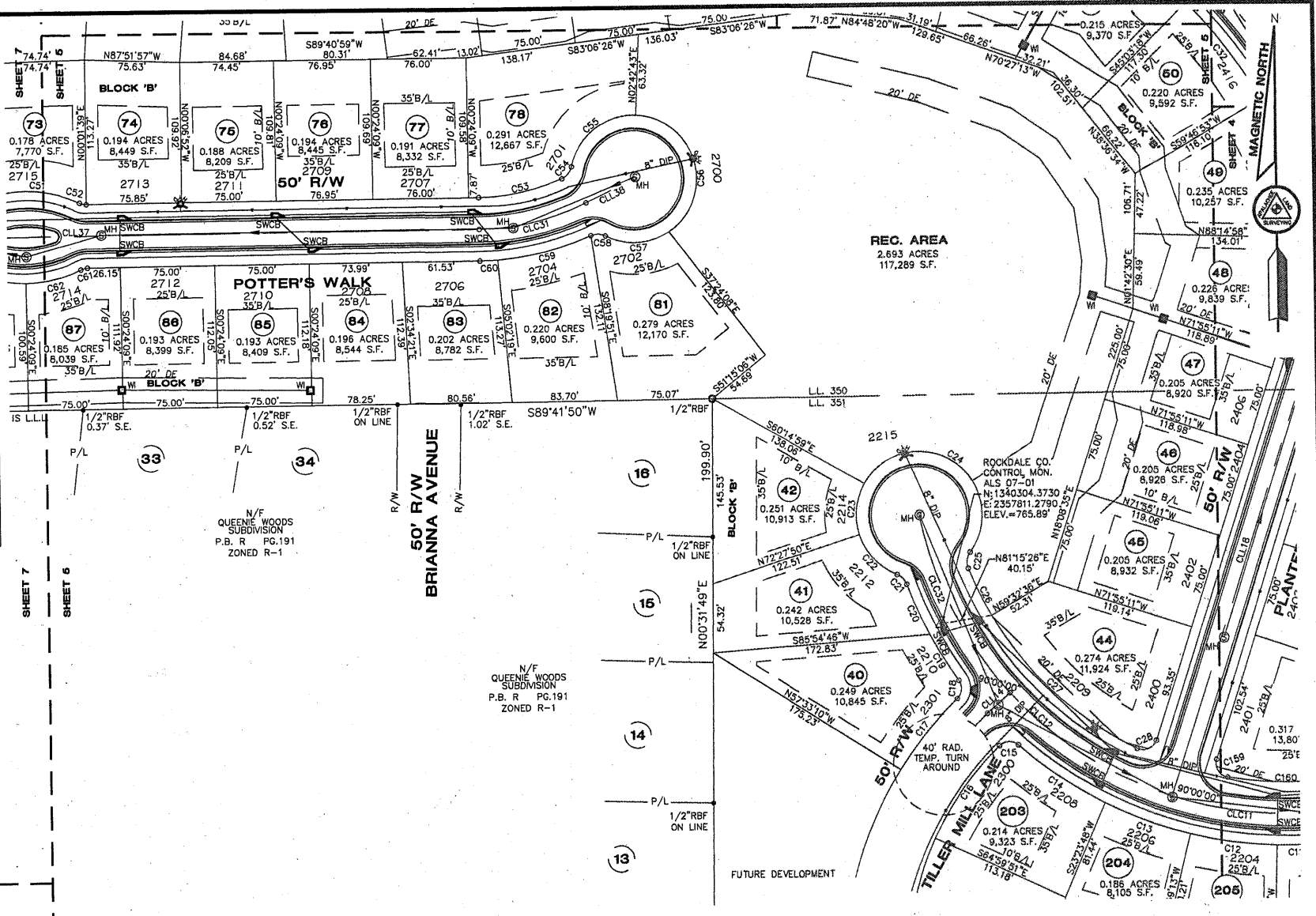
GEORGIA S.R. 138
(R/W VARIES)

APPROXIMATE L.L.L.
60' R/W
RIVERSIDE TRAIL

SHEET 12
SHEET 4

SHEET 5
SHEET 4
FUTURE DEVELOPMENT

LEGEND	
POL	POINT ON LINE
NL	NAIL
IPS	IRON PIN SET (1/2" REBAR)
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
OTF	OPEN TOP PIPE
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LL	LAND LOT LINE
LL	LAND LOT
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C/L	CENTERLINE
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MH	SANITARY SEWER MANHOLE
CB	CATCH BASIN
J	JUNCTION BOX
H	HEADWALL
DI	DROP INLET
PH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
SW	SWALE
PL	POWERLINE
UP	UNDERGROUND POWER
T	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
G	GAS LINE
CTV	CABLE T.V. LINE
UCV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
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F	FENCE
FL	FLOOD LINE
UL	UNDERGROUND TELEPHONE PEDESTAL
STA	STATION
N/F	NOW OR FORMERLY

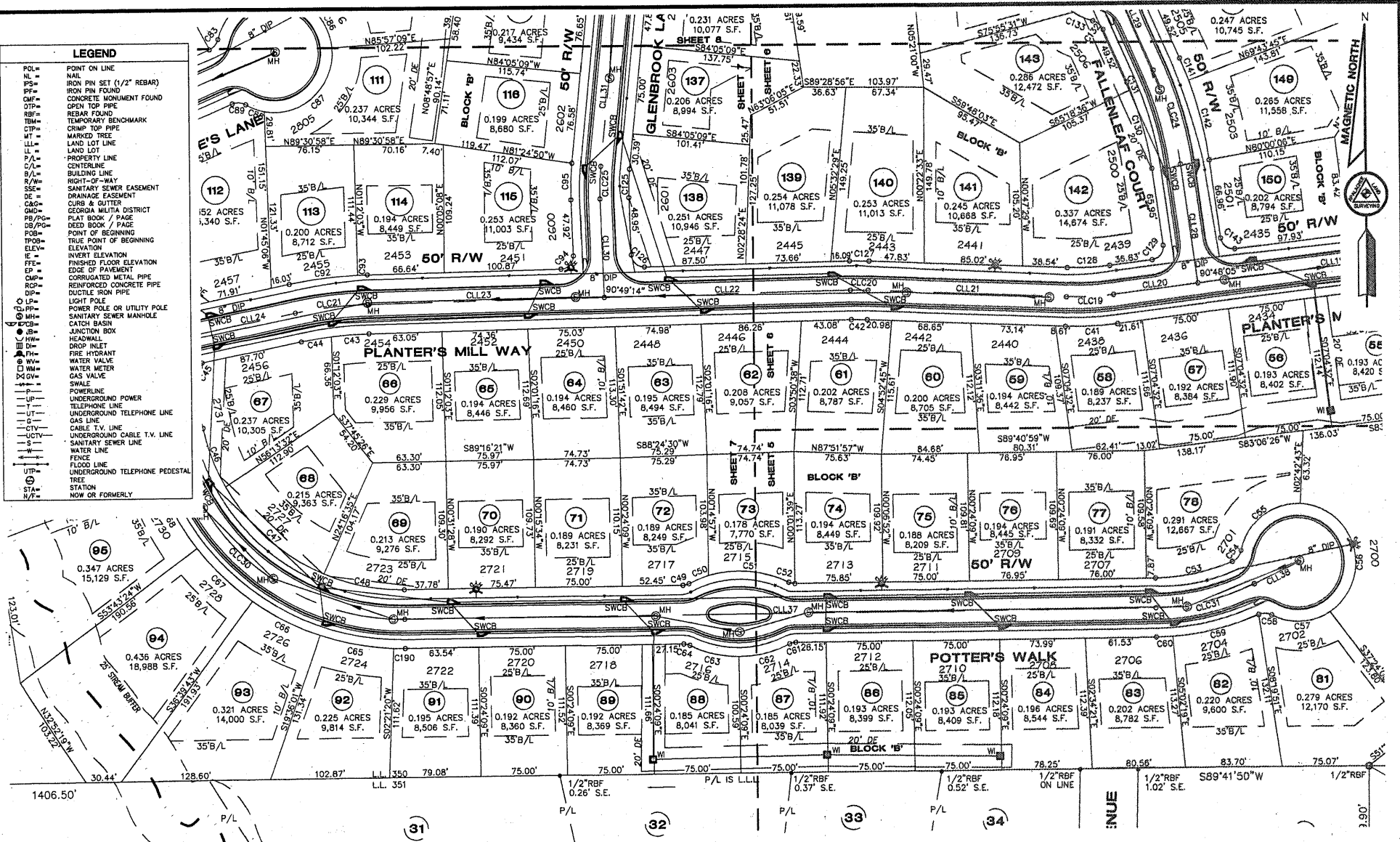


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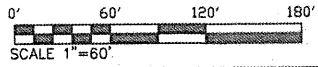
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JB	JUNCTION BOX
HW	HEADWALL
DI	DROP INLET
FI	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
CV	WATER VALVE
SW	SMALL
UP	UNDERGROUND POWER
TL	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
GL	GAS LINE
CTV	CABLE T.V. LINE
UC	UNDERGROUND CABLE T.V. LINE
SL	SANITARY SEWER LINE
WL	WATER LINE
F	FENCE
FL	FLOOD LINE
UTP	UNDERGROUND TELEPHONE PEDESTAL
ST	STATION
N	NOW OR FORMERLY




N/F
QUEENIE WOODS
SUBDIVISION
P.B. R PG.191
ZONED R-1



FINAL PLAT FOR:

HARVEST MILL PHASE ONE

ROCKDALE COUNTY PROJECT NO. 05-00180

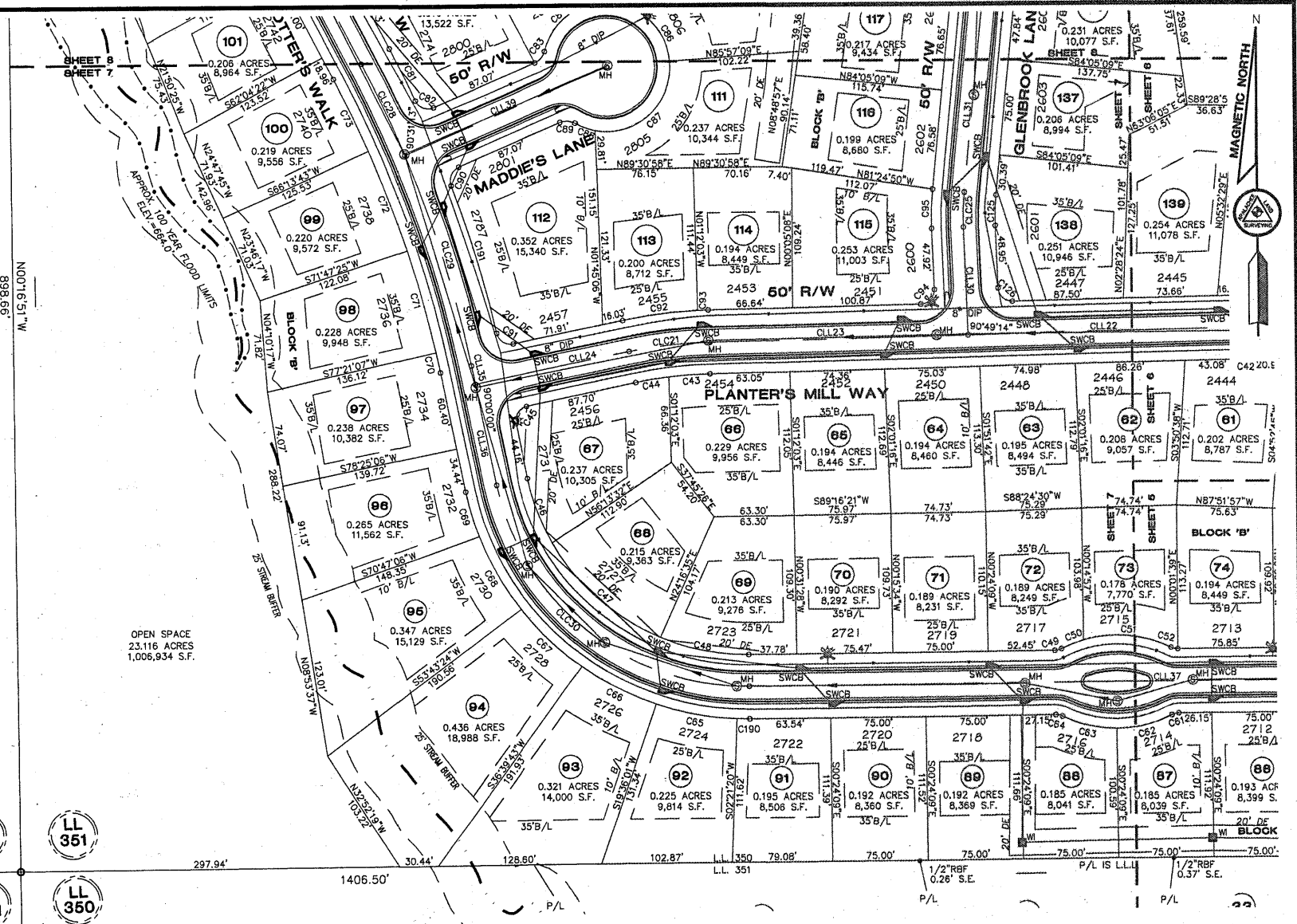


APALACHEE
LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
3715 HARRISON ROAD-SUITE 300
LOGANVILLE, GEORGIA 30052
OFFICE 770-466-7720 / FAX 770-466-7570

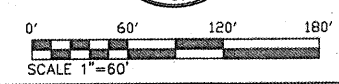
NO.	DATE:	REVISION:	DATE: 07/02/07	LAND LOT: 340, 350, 351 DISTRICT: 161H
			COUNTY: ROCKDALE	SCALE: 1"=60'
			DRAWN BY: CDN	CHECKED BY: DJN
			JOB NUMBER: 07-010	DATE OF FIELD WORK:

Sheet No.
6 OF 12

LEGEND	
POL=	POINT ON LINE
NL=	NAIL
IPB=	IRON PIN SET (1/2" REBAR)
IPF=	IRON PIN FOUND
CMF=	CONCRETE MONUMENT FOUND
OTF=	OPEN TOP PIPE
RSF=	REBAR FOUND
TBM=	TEMPORARY BENCHMARK
CTP=	CRIMP TOP PIPE
MT=	MARKED TREE
LLL=	LAND LOT LINE
B/L=	BUILDING LINE
P/L=	PROPERTY LINE
C/L=	CENTERLINE
R/W=	RIGHT-OF-WAY
SSE=	SANITARY SEWER EASEMENT
DE=	DRAINAGE EASEMENT
C&G=	CURB & GUTTER
GMD=	GEORGIA METRIA DISTRICT
FB/PD=	FLAT BOOK / PAGE
DB/PD=	DEED BOOK / PAGE
PGB=	POINT OF BEGINNING
TPB=	TRUE POINT OF BEGINNING
ELEV=	ELEVATION
IE=	INVERT ELEVATION
FEE=	FINISHED FLOOR ELEVATION
EP=	EDGE OF PAVEMENT
CM=	CORRUGATED METAL PIPE
RCM=	REINFORCED CONCRETE PIPE
DI=	DUCTILE IRON PIPE
LI=	LIGHT POLE
OP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
CB=	CATCH BASIN
HW=	HEADWALL
DI=	DROP INLET
WH=	WATER HYDRANT
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
SW=	SWALE
PL=	POWERLINE
UP=	UNDERGROUND POWER
TL=	TELEPHONE LINE
UT=	UNDERGROUND TELEPHONE LINE
GL=	GAS LINE
CTV=	CABLE T.V. LINE
UCTV=	UNDERGROUND CABLE T.V. LINE
SL=	SANITARY SEWER LINE
WL=	WATER LINE
F=	FENCE
FL=	FLOOD LINE
UTP=	UNDERGROUND TELEPHONE PEDESTAL
ST=	STATION
N/F=	NOW OR FORMERLY



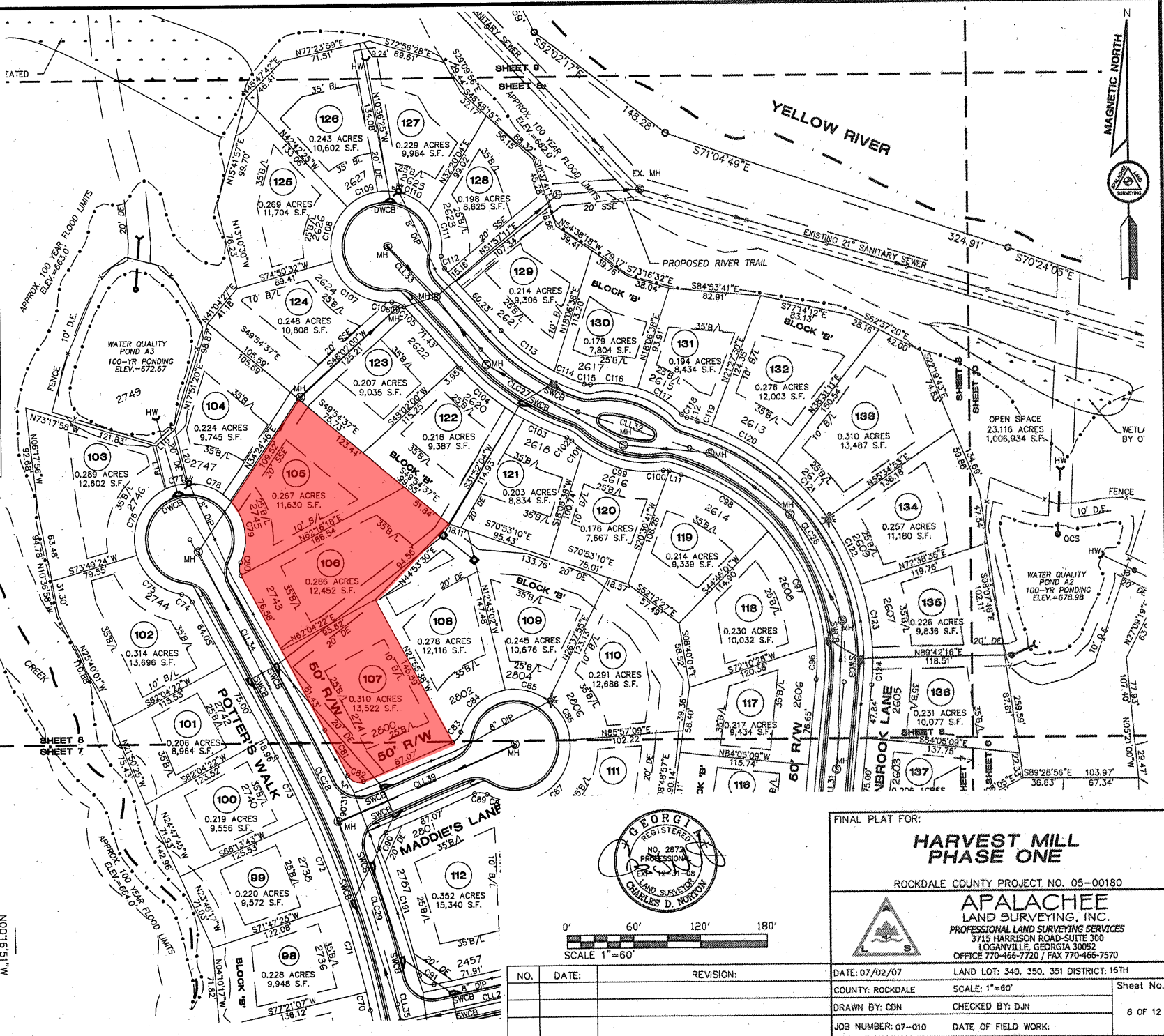
LL 340
LL 351
LL 341
LL 350



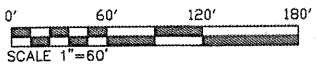
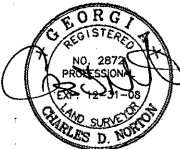
FINAL PLAT FOR:
HARVEST MILL PHASE ONE
ROCKDALE COUNTY PROJECT NO. 05-00180
APALACHEE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
3715 HARRISON ROAD-SUITE 300
LOGANVILLE, GEORGIA 30052
OFFICE 770-466-7720 / FAX 770-466-7570

NO.	DATE:	REVISION:	DATE: 07/02/07	LAND LOT: 340, 350, 351 DISTRICT: 16TH
1	03/06/06	CHANGE D.E. AT LOTS 153 AND 154 TO 20'	COUNTY: ROCKDALE	SCALE: 1"=60'
DRAWN BY: CDN			CHECKED BY: DJN	Sheet No.
JOB NUMBER: 07-010			DATE OF FIELD WORK:	7 OF 12

- LEGEND**
- POL= POINT ON LINE
 - NL= NAIL
 - IP= IRON PIN SET (1/2" REBAR)
 - IPF= IRON PIN FOUND
 - CMF= CONCRETE MONUMENT FOUND
 - OTP= OPEN TOP PIPE
 - RFP= REBAR FOUND
 - TM= TEMPORARY BENCHMARK
 - CIP= CRIMP TOP PIPE
 - MT= MARKED TREE
 - LL= LAND LOT LINE
 - L= LAND LOT
 - P/L= PROPERTY LINE
 - C/L= CENTERLINE
 - B/L= BUILDING LINE
 - R/W= RIGHT-OF-WAY
 - SSE= SANITARY SEWER EASEMENT
 - DE= DRAINAGE EASEMENT
 - CS&C= CURB & CUTTER
 - OMD= GEORGIA MULTIA DISTRICT
 - FB/PD= FENCE BOOK / PAGE
 - SB/PG= SUEDE BOOK / PAGE
 - PDB= POINT OF BEGINNING
 - TPOB= TRUE POINT OF BEGINNING
 - ELEV= ELEVATION
 - E= INVERT ELEVATION
 - FFZ= FINISHED FLOOR ELEVATION
 - EP= EDGE OF PAVEMENT
 - CMF= CORRUGATED METAL PIPE
 - RCF= REINFORCED CONCRETE PIPE
 - DIP= DUCTILE IRON PIPE
 - LP= LIGHT POLE
 - PP= POWER POLE OR UTILITY POLE
 - MH= MANHOLE
 - PCB= CATCH BASIN
 - JB= JUNCTION BOX
 - HW= HEADWALL
 - DI= DROP INLET
 - FH= FIRE HYDRANT
 - WV= WATER VALVE
 - WM= WATER METER
 - GV= GAS VALVE
 - SW= SWALE
 - UP= UNDERGROUND POWER
 - FL= FLOOR LINE
 - UT= UNDERGROUND TELEPHONE LINE
 - GL= GAS LINE
 - CTV= CABLE T.V. LINE
 - UCV= UNDERGROUND CABLE T.V. LINE
 - SSL= SANITARY SEWER LINE
 - WL= WATER LINE
 - F= FENCE
 - FLD= FLOOD LINE
 - UTP= UNDERGROUND TELEPHONE PEDESTAL
 - T= TREE
 - STA= STATION
 - N/F= NOW OR FORMERLY



SPACE
1/4"
AT BOAR TUSK
PG. 58
3D R-1



FINAL PLAT FOR:

**HARVEST MILL
PHASE ONE**

ROCKDALE COUNTY PROJECT NO. 05-00180

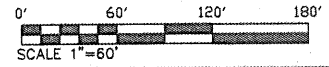
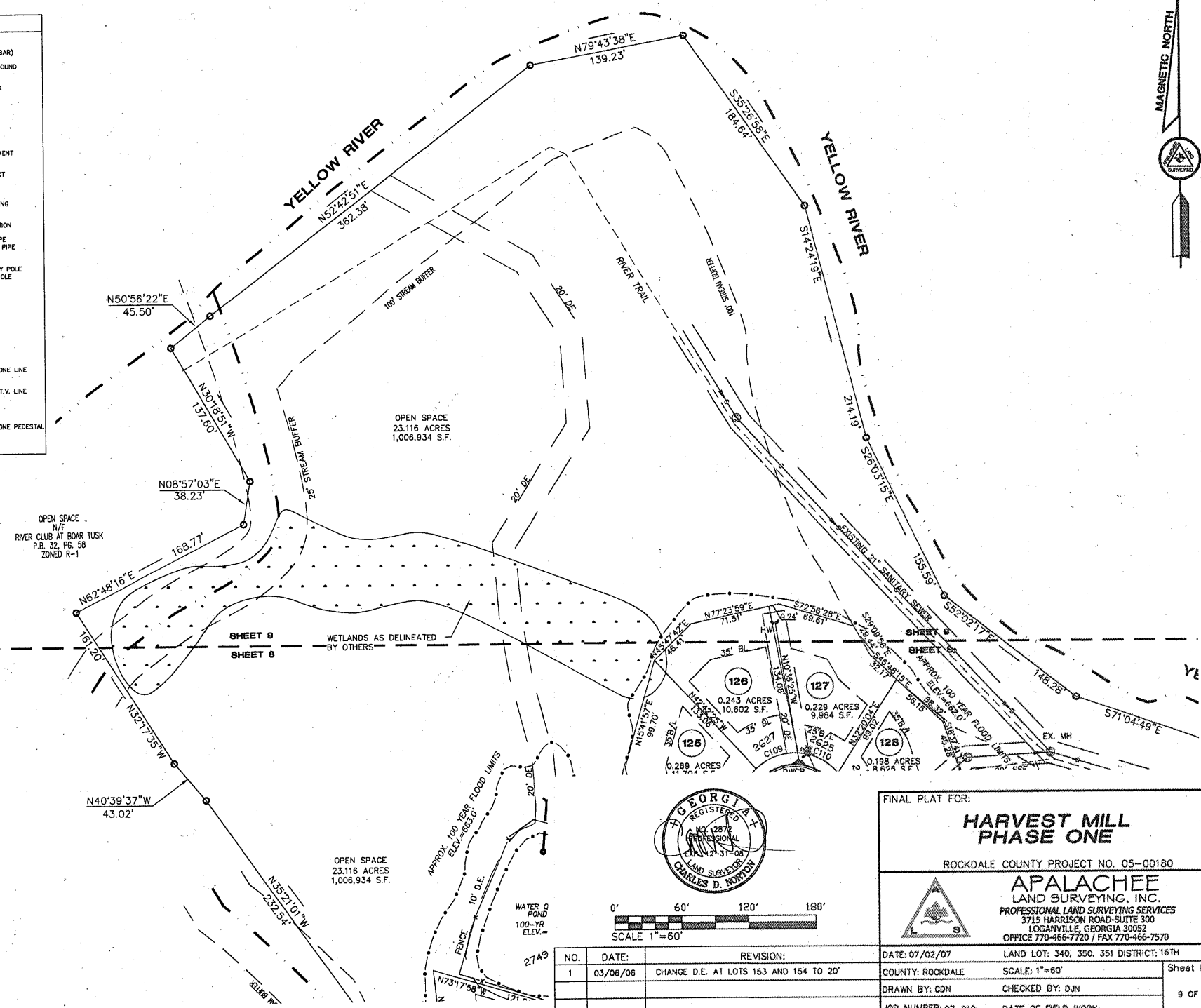
**APALACHEE
LAND SURVEYING, INC.**
PROFESSIONAL LAND SURVEYING SERVICES
3715 HARRISON ROAD-SUITE 300
LOGANVILLE, GEORGIA 30052
OFFICE 770-466-7720 / FAX 770-466-7570

NO.	DATE:	REVISION:	DATE: 07/02/07	LAND LOT: 340, 350, 351 DISTRICT: 16TH
			COUNTY: ROCKDALE	SCALE: 1"=60'
			DRAWN BY: CDN	CHECKED BY: DJN
			JOB NUMBER: 07-010	DATE OF FIELD WORK:

Sheet No. 8 of 12



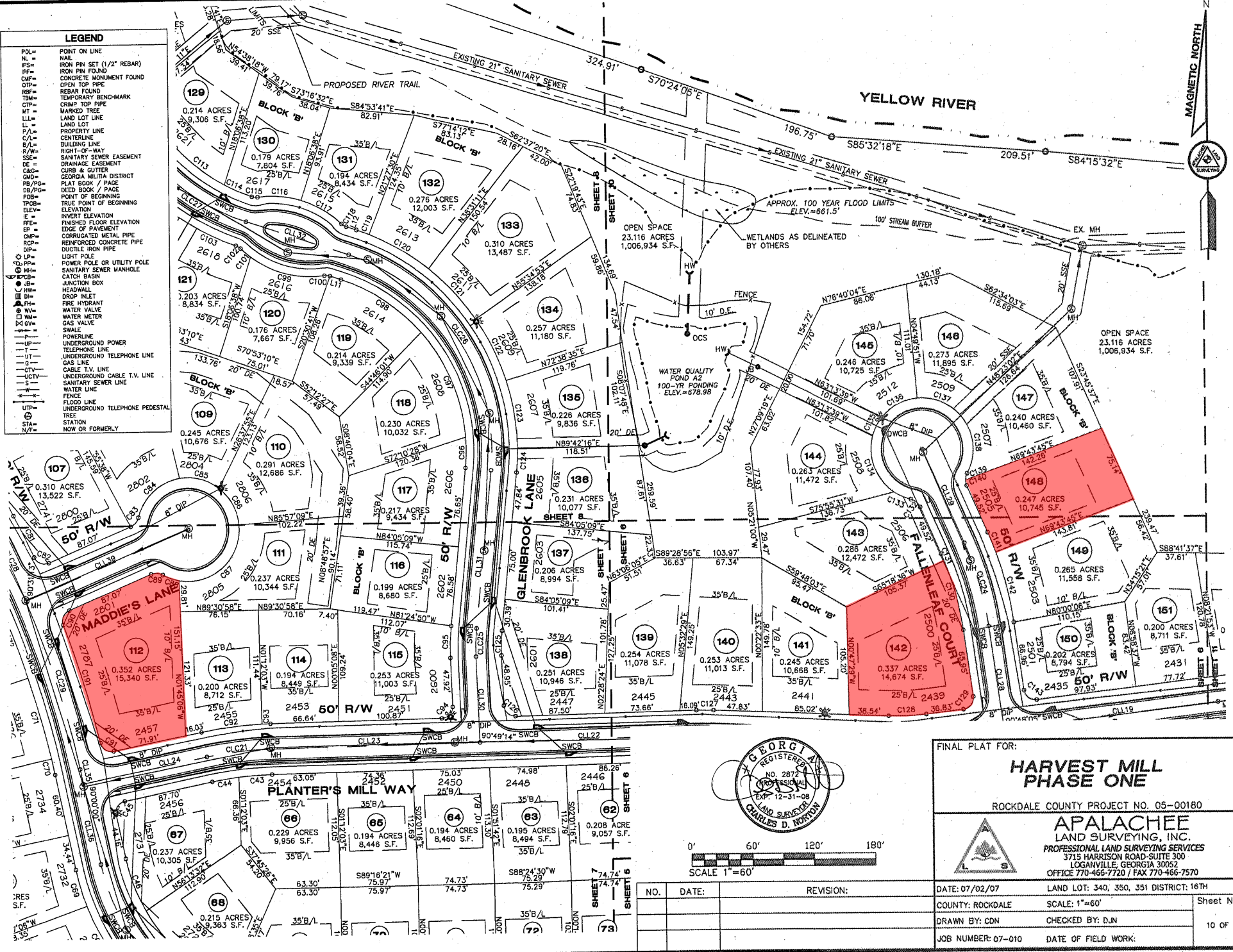
LEGEND	
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NL=	NAIL
IPS=	IRON PIN SET (1/2" REBAR)
IFP=	IRON PIN FOUND
CMP=	CONCRETE MONUMENT FOUND
OTF=	OPEN TOP PIPE
RFB=	REBAR FOUND
TBM=	TEMPORARY BENCHMARK
CIP=	CRIMP TOP PIPE
MT=	MARKED TREE
LL=	LAND LOT LINE
LL=	LAND LOT
P/L=	PROPERTY LINE
C/L=	CENTERLINE
B/L=	BUILDING LINE
R/W=	RIGHT-OF-WAY
SSE=	SANITARY SEWER EASEMENT
DE=	DRAINAGE EASEMENT
C&G=	CURB & GUTTER
GMD=	GEORGIA MILITIA DISTRICT
PB/PQ=	PLAT BOOK / PAGE
DB/PQ=	DEED BOOK / PAGE
POB=	POINT OF BEGINNING
TPOB=	TRUE POINT OF BEGINNING
ELEV=	ELEVATION
IE=	INVERT ELEVATION
FPE=	FINISHED FLOOR ELEVATION
EP=	EDGE OF PAVEMENT
CMP=	CORRUGATED METAL PIPE
ROP=	REINFORCED CONCRETE PIPE
DIP=	DUCTILE IRON PIPE
LP=	LIGHT POLE
CP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
CB=	CATCH BASIN
JB=	JUNCTION BOX
HW=	HEADWALL
DI=	DROP INLET
FI=	FIRE HYDRANT
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WM=	WATER METER
CV=	GAS VALVE
SW=	SWALE
PL=	POWERLINE
UP=	UNDERGROUND POWER
T=	TELEPHONE LINE
UT=	UNDERGROUND TELEPHONE LINE
G=	GAS LINE
CTV=	CABLE T.V. LINE
UCTV=	UNDERGROUND CABLE T.V. LINE
S=	SANITARY SEWER LINE
W=	WATER LINE
FL=	FENCE
FLP=	FLOOD LINE
UTP=	UNDERGROUND TELEPHONE PEDESTAL
TR=	TREE
STA=	STATION
N/F=	NOW OR FORMERLY



FINAL PLAT FOR:					
HARVEST MILL PHASE ONE					
ROCKDALE COUNTY PROJECT NO. 05-00180					
APALACHEE LAND SURVEYING, INC.					
PROFESSIONAL LAND SURVEYING SERVICES 3715 HARRISON ROAD-SUITE 300 LOGANVILLE, GEORGIA 30052 OFFICE 770-466-7720 / FAX 770-466-7570					
NO. 1	DATE: 03/06/06	REVISION: CHANGE D.E. AT LOTS 153 AND 154 TO 20'	DATE: 07/02/07	LAND LOT: 340, 350, 351 DISTRICT: 16TH	Sheet No.
			COUNTY: ROCKDALE	SCALE: 1"=60'	9 OF 12
			DRAWN BY: CDN	CHECKED BY: DJN	
			JOB NUMBER: 07-010	DATE OF FIELD WORK:	

LEGEND

- POL= POINT ON LINE
- NL= NAIL
- RF= IRON PIN SET (1/2" REBAR)
- IF= IRON PIN FOUND
- CM= CONCRETE MONUMENT FOUND
- OT= OPEN TOP PIPE
- RF= REBAR FOUND
- TM= TEMPORARY BENCHMARK
- CT= CRIMP TOP PIPE
- MT= MARKED TREE
- LL= LAND LOT LINE
- PL= PROPERTY LINE
- CL= CENTERLINE
- B/L= BUILDING LINE
- R/W= RIGHT-OF-WAY
- SE= SANITARY SEWER EASEMENT
- DE= DRAINAGE EASEMENT
- C&G= CURB & GUTTER
- GM= GEORGIA MILITIA DISTRICT
- PLB= PLAT BOOK / PAGE
- DB/P= DEED BOOK / PAGE
- POB= POINT OF BEGINNING
- TPOB= TRUE POINT OF BEGINNING
- IE= INVERT ELEVATION
- FE= FINISHED FLOOR ELEVATION
- EP= EDGE OF PAVEMENT
- OMP= CORRUGATED METAL PIPE
- ROP= REINFORCED CONCRETE PIPE
- DRP= DUCTILE IRON PIPE
- LP= LIGHT POLE
- UP= UTILITY POLE OR UTILITY POLE
- SM= SANITARY SEWER MANHOLE
- CB= CATCH BASIN
- DI= DROP INLET
- FI= FIRE HYDRANT
- WV= WATER VALVE
- WM= WATER METER
- CV= CATCH VALVE
- SW= SWALE
- PL= POWERLINE
- UL= UNDERGROUND POWER
- TL= TELEPHONE LINE
- UL= UNDERGROUND TELEPHONE LINE
- GL= GAS LINE
- CL= CABLE T.V. LINE
- UL= UNDERGROUND CABLE T.V. LINE
- SL= SANITARY SEWER LINE
- WL= WATER LINE
- FL= FENCE LINE
- UL= UNDERGROUND TELEPHONE PEDESTAL
- TR= TRAIL
- ST= STATION
- N/F= NOW OR FORMERLY



FINAL PLAT FOR:

HARVEST MILL PHASE ONE

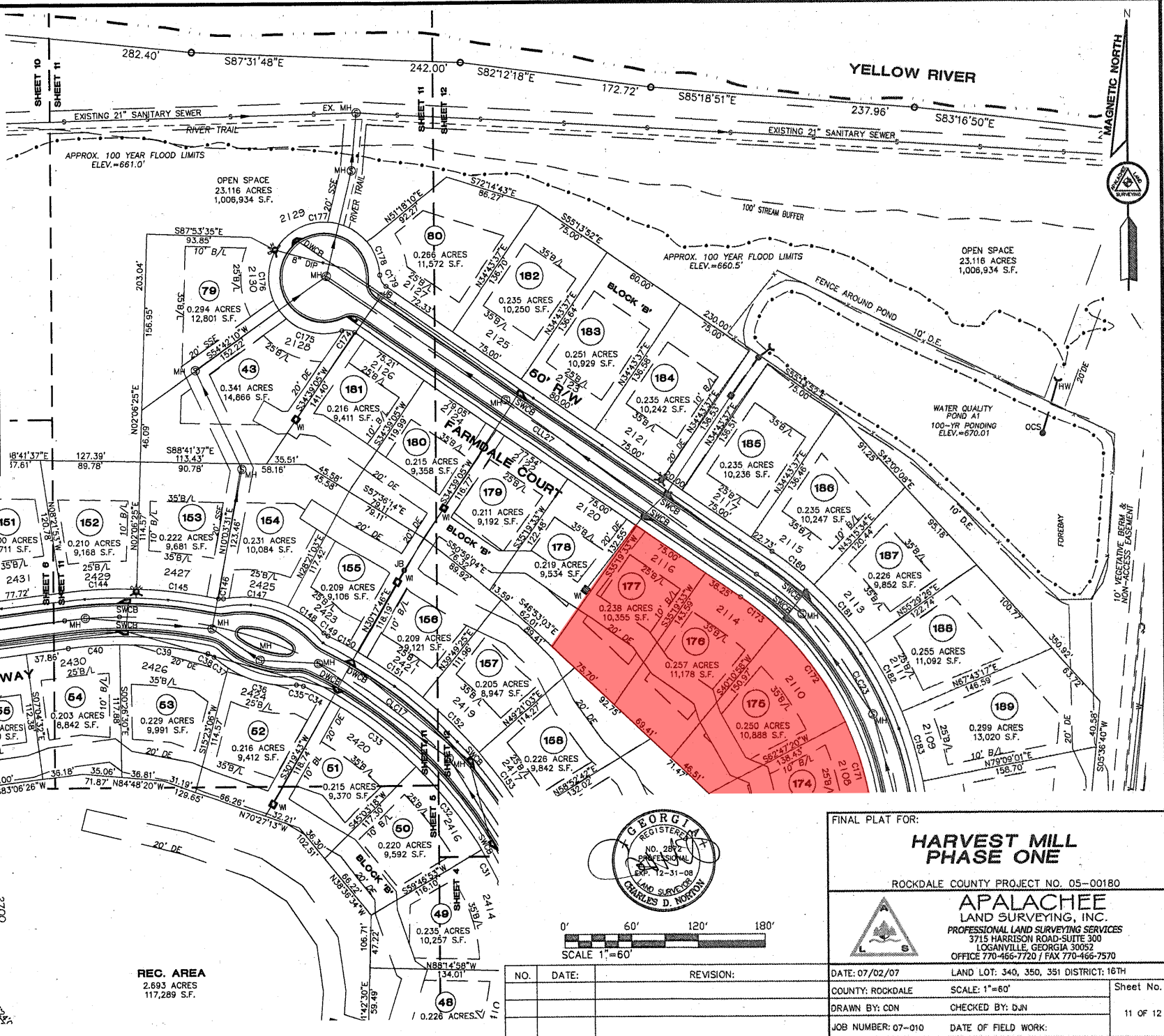
ROCKDALE COUNTY PROJECT NO. 05-00180

APALACHEE
LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
3715 HARRISON ROAD-SUITE 300
LOGANVILLE, GEORGIA 30052
OFFICE 770-466-7720 / FAX 770-466-7570

NO.	DATE:	REVISION:	DATE: 07/02/07	LAND LOT: 340, 350, 351 DISTRICT: 16TH
			COUNTY: ROCKDALE	SCALE: 1"=60'
			DRAWN BY: CDN	CHECKED BY: DJN
			JOB NUMBER: 07-010	DATE OF FIELD WORK:

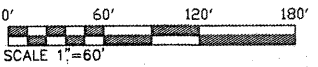
Sheet No. 10 OF 12

LEGEND	
PCL=	POINT ON LINE
NL=	NAIL
IPF=	IRON PIN SET (1/2" REBAR)
IPF=	IRON PIN FOUND
CMF=	CONCRETE MONUMENT FOUND
OTP=	OPEN TOP PIPE
RFB=	REBAR FOUND
TBM=	TEMPORARY BENCHMARK
CTP=	CRIMP TOP PIPE
MT=	MARKEE
LL=	LAND LOT LINE
LL=	LAND LOT LINE
C/L=	CENTERLINE
B/L=	BUILDING LINE
R/W=	RIGHT-OF-WAY
SSE=	SANITARY SEWER EASEMENT
DE=	DE
C&G=	CURB & GUTTER
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ELEV=	ELEVATION
IRK=	IRKENT ELEVATION
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EP=	EDGE OF PAVEMENT
CMF=	CORRUGATED METAL PIPE
RCF=	REINFORCED CONCRETE PIPE
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LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
CB=	CATCH BASIN
JB=	JUNCTION BOX
HW=	HEADWALL
CR=	CROP INLET
PH=	FIRE HYDRANT
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
SW=	SHOULDER
PL=	POWERLINE
UP=	UNDERGROUND POWER
TL=	TELEPHONE LINE
UT=	UNDERGROUND TELEPHONE LINE
CL=	CABLE T.V. LINE
UCTV=	UNDERGROUND CABLE T.V. LINE
S=	SANITARY SEWER LINE
W=	WATER LINE
F=	FENCE
UTP=	UNDERGROUND TELEPHONE PEDESTAL
T=	TREE
STA=	STATION
N/T=	NOW OR FORMERLY



FINAL PLAT FOR:
HARVEST MILL PHASE ONE
 ROCKDALE COUNTY PROJECT NO. 05-00180

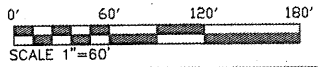
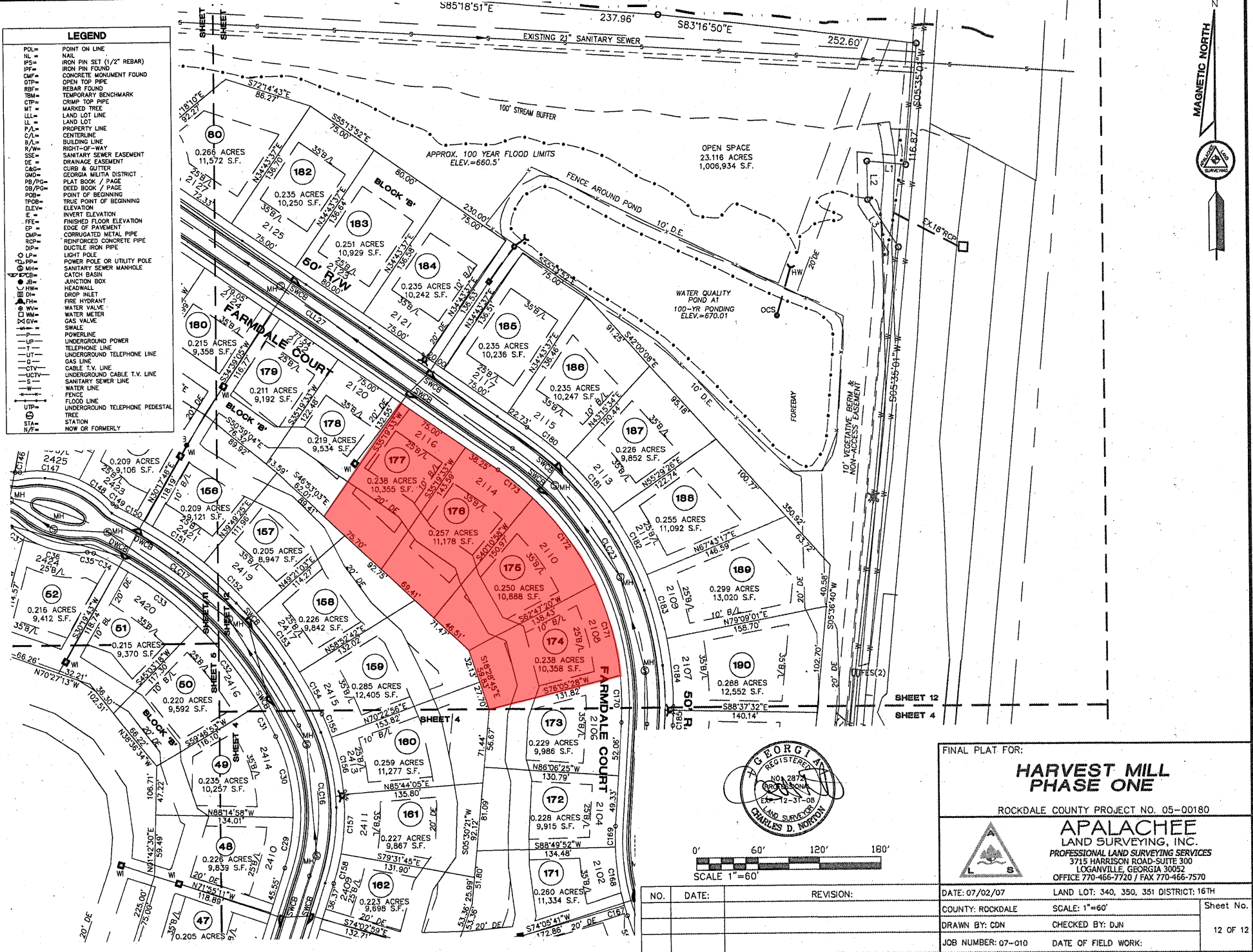
APALACHEE LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 3715 HARRISON ROAD-SUITE 300
 LOGANVILLE, GEORGIA 30052
 OFFICE 770-466-7720 / FAX 770-466-7570



NO.	DATE:	REVISION:	DATE: 07/02/07	LAND LOT: 340, 350, 351 DISTRICT: 16TH
			COUNTY: ROCKDALE	SCALE: 1"=60'
			DRAWN BY: CDN	CHECKED BY: DJN
			JOB NUMBER: 07-010	DATE OF FIELD WORK:



LEGEND	
POL=	POINT ON LINE
NI=	NAIL
IP5=	IRON PIN SET (1/2" REBAR)
IPF=	IRON PIN FOUND
CMF=	CONCRETE MONUMENT FOUND
OTF=	OPEN TOP PIPE
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TBM=	TEMPORARY BENCHMARK
CTP=	CRIMP TOP PIPE
MT=	MARKED TREE
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TR=	TREE
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N/F=	NOW OR FORMERLY



FINAL PLAT FOR:				
HARVEST MILL PHASE ONE				
ROCKDALE COUNTY PROJECT NO. 05-00180				
APALACHEE LAND SURVEYING, INC.				
PROFESSIONAL LAND SURVEYING SERVICES 3715 HARRISON ROAD-SUITE 300 LOGANVILLE, GEORGIA 30057 OFFICE 770-466-7720 / FAX 770-466-7570				
NO.	DATE:	REVISION:	DATE: 07/02/07	LAND LOT: 340, 350, 351 DISTRICT: 16TH
			COUNTY: ROCKDALE	SCALE: 1"=60'
			DRAWN BY: CDN	CHECKED BY: DJN
			JOB NUMBER: 07-010	DATE OF FIELD WORK:
			Sheet No.	12 OF 12

AN ORDINANCE, PURSUANT TO TITLE 2 OF THE ROCKDALE COUNTY UNIFIED DEVELOPMENT ORDINANCE, AS AMENDED, TO AMEND THE ROCKDALE COUNTY ZONING ORDINANCE, AS AMENDED, FOLLOWING APPLICATION TO ALTER CONDITIONS APPLICABLE THERETO; AND FOR OTHER PURPOSES.

CASE NO. 2007/26

CURRENT ZONING: R-3 Conditional (Case # 2002/24)

CURRENT CLUP DESIGNATION: High Density Residential

DESCRIPTION OF REQUEST: To amend existing zoning Condition No. 3 in Rezoning Case No. 2002/24 (Ordinance No. O-2002-38) which requires 100% of the front façade for all homes to be brick, stone or stucco to allow 70% brick, stone, stucco, hardiplank, board & bat, or shake siding. (Amended to alter other conditions as set forth in Section II. Zoning remains R-3 Conditional.)

OWNER & APPLICANT: Harvest Mill, LLC
P.O. Box 2655
Loganville, GA 30052
Phone: (770) 466-4511

AGENT: Joey Welch
Meridian Homes of Georgia
P.O. Box 40
Loganville, GA 30052
Phone: (770) 466-4511

LOCATION: GA Hwy 138 N. between Queenie Woods Subdivision and the Yellow River

ACRES: 93.29

LAND LOT(s) and DISTRICT: 340, 350, 351 – 16th District

PARCEL: 64-1-21A

Be it ordained by the Board of Commissioners of Rockdale County, Georgia, as follows:

Section I.

Pursuant to the provision of Section 238-4 of the Unified Development Ordinance of Rockdale County, Georgia, the zoning of the property identified as Parcel 64-1-21A consisting of 93.29 acres located between Queenie Woods Subdivision and the Yellow River in Land Lots 340, 350 and 351, 16th District, Rockdale County, Georgia, and more particularly described in the legal description attached hereto as Exhibit "A" and incorporated by this reference, is hereby

amended so as to change conditions of zoning previously approved in Rezoning Case No. 2002-24 to those specified in Section II below.

Section II.

The conditions attached to and approved as part of Rezoning Case No. 2002-24 are hereby amended so as to reflect those conditions set forth in "Exhibit "B," attached hereto and incorporated by this reference. All permits issued shall be in strict compliance with these conditions as well as all other applicable provisions of the UDO. The change in zoning conditions hereby approved does not authorize the violation of any zoning district regulations, nor grant any variances from said regulations.

Section III.

The Official Zoning Maps of Rockdale County, established as a part of the Rockdale County Zoning Ordinance, as amended, are hereby amended to reflect this change in zoning conditions of said property.

Section IV.

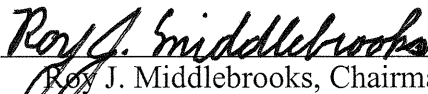
All ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

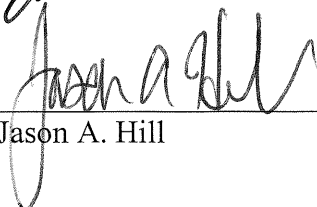
Section V.

This ordinance shall become effective upon adoption.

This 28th day of August, 2007.

ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS

By: 
Roy J. Middlebrooks, Chairman

By: 
Jason A. Hill

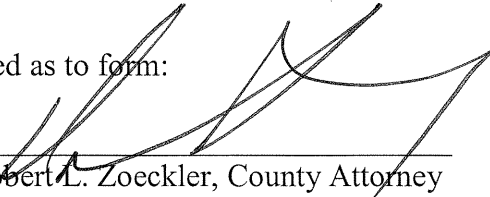
By: _____
JaNice Van Ness

[SIGNATURES CONTINUED ON NEXT PAGE]

Attest:

By: 
Jennifer Rutledge, County Clerk

Approved as to form:

By: 
Robert L. Zoeckler, County Attorney

First reading: 8/28/07

Second reading: Waived

EXHIBIT "A"

(Exhibit "A" is attached on the following page.)

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 350, 351 & 340, of the 16th District, Rockdale County, Georgia, as shown on the Rezoning Plat for River Heights Subdivision prepared by Bullard Land Planning, Inc. dated July 27, 2002 and more particularly described as follows:

Commencing at the 1/2" rebar in a tree stump at the Land Lot Corner dividing Land Lots 340, 341, 350 and 351, said point being the POINT OF BEGINNING; thence North 0 degrees 28 minutes 28 seconds East, a distance of 899.27 feet; thence South 82 degrees 55 minutes 24 seconds West, a distance of 33.01 feet; thence North 34 degrees 30 minutes 09 seconds West, a distance of 232.54 feet; thence North 39 degrees 48 minutes 45 seconds West, a distance of 43.02 feet; thence North 31 degrees 26 minutes 43 seconds West, a distance of 161.20 feet; thence North 63 degrees 39 minutes 08 seconds East, a distance of 168.77 feet; thence North 9 degrees 47 minutes 55 seconds East, a distance of 38.23 feet; thence North 29 degrees 27 minutes 59 seconds West, a distance of 137.60 feet to a point located on the southern bank of the Yellow River; thence along the southern bank of the Yellow River plus or minus 3050.0 feet having a tie calls of North 51 degrees 47 minutes 14 seconds East, a distance of 45.50 feet; thence North 58 degrees 06 minutes 05 seconds East, a distance of 258.34 feet; thence North 42 degrees 31 minutes 40 seconds East, a distance of 106.83 feet; thence North 80 degrees 34 minutes 30 seconds East, a distance of 139.23 feet; thence South 34 degrees 36 minutes 06 seconds East, a distance of 184.64 feet; thence South 13 degrees 33 minutes 27 seconds East, a distance of 214.19 feet; thence South 25 degrees 12 minutes 23 seconds East, a distance of 155.59 feet; thence South 51 degrees 11 minutes 25 seconds East, a distance of 148.28 feet; thence South 70 degrees 13 minutes 57 seconds East, a distance of 324.91 feet; thence South 69 degrees 33 minutes 13 seconds East, a distance of 196.75 feet; thence South 84 degrees 41 minutes 26 seconds East, a distance of 209.51 feet; thence South 83 degrees 24 minutes 40 seconds East, a distance of 282.40 feet; thence South 86 degrees 40 minutes 56 seconds East, a distance of 242.00 feet; thence South 81 degrees 21 minutes 26 seconds East, a distance of 172.72 feet; thence South 84 degrees 27 minutes 59 seconds East, a distance of 237.96 feet; thence South 82 degrees 25 minutes 58 seconds East, a distance of 255.33 feet; to a point on the Western right-of-way of State Route 138 (right-of-way varies); thence along said South 6 degrees 29 minutes 17 seconds West, a distance of 118.89 feet; thence North 83 degrees 30 minutes 43 seconds West, a distance of 38.00 feet; thence South 0 degrees 19 minutes 05 seconds West, a distance of 37.22 feet; thence South 31 degrees 50 minutes 43 seconds East, a distance of 54.82 feet; thence South 6 degrees 29 minutes 17 seconds West, a distance of 729.77 feet to the point of curvature of a non-tangent curve, concave to the Northwest, having a radius of 1833.86 feet, a central angle of 51 degrees 25 minutes 37 seconds, and a chord of 1591.32 feet bearing South 32 degrees 12 minutes 05 seconds West; thence Southwest along said curve, a distance of 1646.02 feet; thence South 71 degrees 16 minutes 40 seconds West, a distance of 472.03 feet; thence North 36 degrees 32 minutes 43 seconds West, a distance of 22.28 feet; thence South 54 degrees 20 minutes 27 seconds West, a distance of 27.44 feet; thence South 31 degrees 03 minutes 55 seconds East, a distance of 14.49 feet; thence South 70 degrees 26 minutes 57 seconds West, a distance of 68.96 feet; thence leaving the right-of-way of State Route 138 North 16 degrees 06 minutes 12 seconds West, a distance of 52.47 feet; thence North 29 degrees 52 minutes 43 seconds West, a distance of 157.65 feet; thence North 57 degrees 13 minutes 14 seconds East, a distance of 542.28 feet; thence North 1 degree 38 minutes 14 seconds East, a distance of 1127.39 feet; thence North 89 degrees 31 minutes 32 seconds West, a distance of 1406.50 feet to the POINT OF BEGINNING; said described tract containing 92.45 acres, more or less.

Exhibit "A"

EXHIBIT "B"

CASE NO. 2007-26

OWNER & APPLICANT: Harvest Mill, LLC
P.O. Box 2655
Loganville, GA 30052
Phone: (770) 466-4511

AGENT: Joey Welch
Meridian Homes of Georgia
P.O. Box 40
Loganville, GA 30052
(770) 466-4511

LOCATION: 93.29 acres located at GA Hwy 138 N. between Queenie Woods Subdivision and the Yellow River

DESCRIPTION: To amend zoning conditions Rezoning Case No. 2002/24 (Ordinance No. O-2002-38) to following conditions.

CONDITIONS OF REZONING

- 1) Single-family detached housing only with a maximum of 250 lots, with no lots recorded within the river buffer or the flood plain.
- 2) A minimum house size of 1,600 SF heated living space with a minimum of two (2) car garages. All single-family detached homes on corner lots shall have side or rear-entry garages. All garage doors shall be Carriage-style doors.
- 3) All homes to have fronts of brick, brick veneer, stone or real stucco with no exposed concrete block from ground to eaves. No vinyl siding or exposed concrete block is permitted on the house. A minimum of five (5) different house plans/elevations will be used & staggered throughout the development.
- 4) Front yard building setbacks are to be staggered intermittently where topographical conditions allow from 35 feet to a minimum of 25 feet.
- 5) A mandatory homeowners association with mandatory participation shall be established. All common areas and undeveloped land area within the boundaries of the development, that are not part of the Rockdale County Greenspace Program, shall be maintained by the homeowners association. The river buffer is not to be incorporated into lots, but shall be recorded as area to be maintained by the homeowners association. A copy of the proposed protective covenants for this development shall be provided to the Department

of Public Services & Engineering for review and approval prior to approval of the preliminary plat and shall be recorded in the office of the clerk at the time of the final plat recording.

- 6) There shall be a minimum of two (2) entrances to this development; one (1) entrance on GA HWY 138 and one (1) interconnection with Queenie Smith Road near GA HWY 138. Street widths shall not exceed 22 feet, back to back of curb. A 50' right-of-way shall be maintained throughout the development. If the developer is unable to acquire a 50' right-of-way for the connection to Queenie Smith Road, this connection may be developed with a 40' right-of-way without utility placement for a distance not to exceed 400 feet. Traffic calming devices, such as ease-a-bouts, shall be placed throughout the development as determined by the Department of Public Services & Engineering.
- 7) A vegetative berm to provide visual screening shall be established along the property frontage on GA HWY 138. Height of the berm and plant types to be determined at the preliminary plat stage of development.
- 8) One (1) shade tree shall be located in the front yard of each lot; type to be selected from the Rockdale County Plant Palette. Two (2) shade trees shall be located in the rear yard of each lot; type to be selected from the Rockdale County Plant Palette.
- 9) All stormwater runoff shall be managed on site by the use of controls such as infiltration and flood plain management.
- 10) A Rockdale County Street Light petition shall be filed by the developer for the purpose of providing lighting of the streets throughout the development.
- 11) Adjacent property owners shall receive written notice of intent to blast prior to any blasting event.
- 12) Setback variances which reduce the 20' distance requirement between residential structures or that will reduce the required 10' distance off property lines for accessory structures may only be appealed to the Board of Commissioners.
- 13) No timber harvesting, land disturbing or grading shall be allowed in the river buffer or the flood plain.
- 14) A naturally vegetated, pervious surface river-walk shall be established and maintained by the mandatory homeowners association. This pervious trail shall extend the length of the Yellow River and interconnect to the buffer area on the adjacent property known as River Club at Boar Tusk, owned by this developer, so that a natural walking trail extends from GA HWY 138 to Boar Tusk Road.
- 15) Continuous, opaque fencing, of the same materials on all lots, shall be established along the rear yards of all lots along GA HWY 138.

- 16) Buffer areas next to the Queenie Woods subdivision shall be planted with supplemental plantings consisting of evergreen trees, shrubs, or a combination thereof so as to provide a year-round effective visual screen. All trees planted shall be a minimum of 6 ft. in height at the time of planting and shall be a species that will achieve a height of at least 20 feet at maturity. All shrubs shall be a minimum of 3 ft. in height at the time of planting and shall be a species that will achieve a height of at least 10 feet at maturity. Non-vegetative materials may be used to satisfy the screening requirements, in addition to the use of existing vegetation and supplemental plantings, and may consist of walls, fences, earthen berms, or a combination thereof.

Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	1,593	8,888	23,861
2011 Female Population	1,720	9,596	24,789
% 2011 Male Population	48.08%	48.08%	49.05%
% 2011 Female Population	51.92%	51.92%	50.95%
2011 Total Adult Population	2,350	13,271	34,994
2011 Total Daytime Population	1,180	24,144	57,706
2011 Total Daytime Work Population	402	12,090	30,328
2011 Median Age Total Population	30	30	31
2011 Median Age Adult Population	39	39	40
2011 Age 0-5	356	1,898	4,974
2011 Age 6-13	420	2,234	5,811
2011 Age 14-17	187	1,081	2,870
2011 Age 18-20	150	836	2,240
2011 Age 21-24	207	1,209	3,187
2011 Age 25-29	272	1,595	4,111
2011 Age 30-34	276	1,476	3,655
2011 Age 35-39	286	1,449	3,540
2011 Age 40-44	248	1,232	3,310
2011 Age 45-49	247	1,267	3,190
2011 Age 50-54	168	997	2,869
2011 Age 55-59	159	854	2,481
2011 Age 60-64	90	603	1,910
2011 Age 65-69	78	514	1,489
2011 Age 70-74	63	398	1,078
2011 Age 75-79	37	288	765
2011 Age 80-84	33	251	584
2011 Age 85+	35	303	585
% 2011 Age 0-5	10.75%	10.27%	10.22%
% 2011 Age 6-13	12.68%	12.09%	11.94%
% 2011 Age 14-17	5.65%	5.85%	5.90%
% 2011 Age 18-20	4.53%	4.52%	4.60%
% 2011 Age 21-24	6.25%	6.54%	6.55%
% 2011 Age 25-29	8.21%	8.63%	8.45%
% 2011 Age 30-34	8.33%	7.98%	7.51%
% 2011 Age 35-39	8.64%	7.84%	7.28%
% 2011 Age 40-44	7.49%	6.66%	6.80%
% 2011 Age 45-49	7.46%	6.85%	6.56%
% 2011 Age 50-54	5.07%	5.39%	5.90%
% 2011 Age 55-59	4.80%	4.62%	5.10%
% 2011 Age 60-64	2.72%	3.26%	3.93%
% 2011 Age 65-69	2.36%	2.78%	3.06%

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% 2011 Age 70-74	1.90%	2.15%	2.22%
% 2011 Age 75-79	1.12%	1.56%	1.57%
% 2011 Age 80-84	1.00%	1.36%	1.20%
% 2011 Age 85+	1.06%	1.64%	1.20%
2011 White Population	1,228	7,252	19,840
2011 Black Population	1,831	9,420	23,587
2011 Asian/Hawaiian/Pacific Islander	43	272	802
2011 American Indian/Alaska Native	8	51	151
2011 Other Population (Incl 2+ Races)	204	1,489	4,269
2011 Hispanic Population	252	1,838	6,290
2011 Non-Hispanic Population	3,060	16,646	42,359
% 2011 White Population	37.05%	39.23%	40.78%
% 2011 Black Population	55.25%	50.96%	48.48%
% 2011 Asian/Hawaiian/Pacific Islander	1.30%	1.47%	1.65%
% 2011 American Indian/Alaska Native	0.24%	0.28%	0.31%
% 2011 Other Population (Incl 2+ Races)	6.16%	8.06%	8.78%
% 2011 Hispanic Population	7.61%	9.94%	12.93%
% 2011 Non-Hispanic Population	92.39%	90.06%	87.07%
2000 Non-Hispanic White	1,536	8,889	23,552
2000 Non-Hispanic Black	269	2,236	8,154
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	9	85
2000 Non-Hispanic Asian	48	200	703
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	4	7
2000 Non-Hispanic Some Other Race	n/a	n/a	33
2000 Non-Hispanic Two or More Races	n/a	80	249
% 2000 Non-Hispanic White	82.89%	77.85%	71.84%
% 2000 Non-Hispanic Black	14.52%	19.58%	24.87%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.08%	0.26%
% 2000 Non-Hispanic Asian	2.59%	1.75%	2.14%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.04%	0.02%
% 2000 Non-Hispanic Some Other Race	0.00%	0.00%	0.10%
% 2000 Non-Hispanic Two or More Races	0.00%	0.70%	0.76%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	3,313	18,484	48,649
2011 Total Households	1,219	6,573	16,919
Population Change 1990-2011	2,078	9,479	20,226
Household Change 1990-2011	785	3,417	6,855
% Population Change 1990-2011	168.26%	105.26%	71.16%
% Household Change 1990-2011	180.88%	108.27%	68.11%
Population Change 2000-2011	1,371	6,040	12,509
Household Change 2000-2011	502	2,178	4,198
% Population Change 2000-2011	70.60%	48.54%	34.61%
% Households Change 2000-2011	70.01%	49.56%	33.00%

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Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	784	4,654	13,419
2000 Occupied Housing Units	742	4,417	12,689
2000 Owner Occupied Housing Units	506	2,748	7,784
2000 Renter Occupied Housing Units	236	1,669	4,905
2000 Vacant Housing Units	42	237	730
% 2000 Occupied Housing Units	94.64%	94.91%	94.56%
% 2000 Owner Occupied Housing Units	64.54%	59.05%	58.01%
% 2000 Renter Occupied Housing Units	30.10%	35.86%	36.55%
% 2000 Vacant Housing Units	5.36%	5.09%	5.44%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$42,162	\$39,513	\$44,679
2011 Per Capita Income	\$15,928	\$16,102	\$18,675
2011 Average Household Income	\$43,289	\$45,280	\$53,697
2011 Household Income < \$10,000	40	249	1,047
2011 Household Income \$10,000-\$14,999	90	422	1,052
2011 Household Income \$15,000-\$19,999	35	259	984
2011 Household Income \$20,000-\$24,999	135	651	1,150
2011 Household Income \$25,000-\$29,999	109	572	1,018
2011 Household Income \$30,000-\$34,999	118	679	1,303
2011 Household Income \$35,000-\$39,999	60	504	998
2011 Household Income \$40,000-\$44,999	52	388	969
2011 Household Income \$45,000-\$49,999	59	262	658
2011 Household Income \$50,000-\$59,999	203	824	1,804
2011 Household Income \$60,000-\$74,999	158	690	1,908
2011 Household Income \$75,000-\$99,999	56	396	1,446
2011 Household Income \$100,000-\$124,999	20	256	1,335
2011 Household Income \$125,000-\$149,999	50	208	540
2011 Household Income \$150,000-\$199,999	21	117	476
2011 Household Income \$200,000-\$249,999	9	39	89
2011 Household Income \$250,000-\$499,999	3	53	128
2011 Household Income \$500,000+	1	5	13
2011 Household Income \$200,000+	14	97	230
% 2011 Household Income < \$10,000	3.28%	3.79%	6.19%
% 2011 Household Income \$10,000-\$14,999	7.38%	6.42%	6.22%
% 2011 Household Income \$15,000-\$19,999	2.87%	3.94%	5.82%
% 2011 Household Income \$20,000-\$24,999	11.07%	9.90%	6.80%
% 2011 Household Income \$25,000-\$29,999	8.94%	8.70%	6.02%
% 2011 Household Income \$30,000-\$34,999	9.68%	10.33%	7.70%
% 2011 Household Income \$35,000-\$39,999	4.92%	7.67%	5.90%
% 2011 Household Income \$40,000-\$44,999	4.27%	5.90%	5.73%
% 2011 Household Income \$45,000-\$49,999	4.84%	3.99%	3.89%
% 2011 Household Income \$50,000-\$59,999	16.65%	12.53%	10.66%
% 2011 Household Income \$60,000-\$74,999	12.96%	10.50%	11.28%
% 2011 Household Income \$75,000-\$99,999	4.59%	6.02%	8.55%

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% 2011 Household Income \$100,000-\$124,999	1.64%	3.89%	7.89%
% 2011 Household Income \$125,000-\$149,999	4.10%	3.16%	3.19%
% 2011 Household Income \$150,000-\$199,999	1.72%	1.78%	2.81%
% 2011 Household Income \$200,000-\$249,999	0.74%	0.59%	0.53%
% 2011 Household Income \$250,000-\$499,999	0.25%	0.81%	0.76%
% 2011 Household Income \$500,000+	0.08%	0.08%	0.08%
% 2011 Household Income \$200,000+	1.15%	1.48%	1.36%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$315,521	\$1,773,503	\$5,107,059
2011 Jewelry Stores	\$237,880	\$1,336,486	\$3,803,334
2011 Mens Clothing Stores	\$479,314	\$2,675,129	\$7,647,709
2011 Shoe Stores	\$438,680	\$2,463,502	\$7,121,587
2011 Womens Clothing Stores	\$860,362	\$4,814,479	\$13,723,870
2011 Automobile Dealers	\$5,609,752	\$32,658,177	\$95,586,555
2011 Automotive Parts/Acc/Repair Stores	\$702,097	\$3,993,900	\$11,546,068
2011 Other Motor Vehicle Dealers	\$214,484	\$1,204,132	\$3,482,781
2011 Tire Dealers	\$189,572	\$1,077,776	\$3,086,332
2011 Hardware Stores	\$82,598	\$478,446	\$1,675,949
2011 Home Centers	\$567,926	\$3,321,724	\$10,152,464
2011 Nursery/Garden Centers	\$196,976	\$1,125,953	\$3,242,119
2011 Outdoor Power Equipment Stores	\$65,588	\$406,930	\$1,240,046
2011 Paint/Wallpaper Stores	\$21,867	\$129,625	\$390,918
2011 Appliance/TV/Other Electronics Stores	\$547,828	\$3,054,516	\$8,681,141
2011 Camera/Photographic Supplies Stores	\$88,742	\$504,936	\$1,473,509
2011 Computer/Software Stores	\$271,988	\$1,553,802	\$4,511,855
2011 Beer/Wine/Liquor Stores	\$341,338	\$1,916,077	\$5,537,496
2011 Convenience/Specialty Food Stores	\$692,897	\$3,650,843	\$11,822,732
2011 Restaurant Expenditures	\$3,983,138	\$19,574,282	\$59,212,422
2011 Supermarkets/Other Grocery excl Conv	\$3,862,271	\$22,032,181	\$64,359,337
2011 Furniture Stores	\$555,751	\$3,156,629	\$9,116,375
2011 Home Furnishings Stores	\$355,493	\$1,974,958	\$5,701,412
2011 Gen Merch/Appliance/Furniture Stores	\$4,957,735	\$28,022,721	\$80,926,790
2011 Gasoline Stations w/ Convenience Stores	\$3,228,665	\$17,658,209	\$52,054,017
2011 Other Gasoline Stations	\$2,535,767	\$14,007,363	\$40,231,282
2011 Department Stores excl Leased Depts	\$5,505,562	\$31,077,238	\$89,607,930
2011 General Merchandise Stores	\$4,401,984	\$24,866,093	\$71,810,414
2011 Other Health/Personal Care Stores	\$362,160	\$2,098,611	\$6,153,691
2011 Pharmacies/Drug Stores	\$1,862,106	\$10,631,578	\$31,029,640
2011 Pet/Pet Supplies Stores	\$269,937	\$1,538,620	\$4,492,603
2011 Book/Periodical/Music Stores	\$108,507	\$555,137	\$1,438,808
2011 Hobby/Toy/Game Stores	\$97,099	\$649,237	\$2,116,662
2011 Musical Instrument/Supplies Stores	\$50,330	\$288,887	\$837,419
2011 Sewing/Needlework/Piece Goods Stores	\$18,194	\$97,910	\$277,040

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