



Planning & Zoning Commission

August 5, 2014

7:00 PM

- I. Call to Order
- II. Roll Call – Determination of Quorum
- III. Pledge of Allegiance
- IV. Public Comments

Comments to the Planning & Zoning Commission should be limited to no more than two minutes. Groups wishing to address an issue should select one or two spokesperson(s). The time allowed for all issues shall not exceed a total of fifteen minutes. Issues raised at this time are generally referred to the City Administrator for review. Responses will be provided at a later date.
- V. Agenda for Meeting: (Additions, Deletions, Adoption)
- VI. Approval of Minutes: July 1, 2014
- VII. Public Hearings:
 - **2014-TA-13.** Consideration of an amendment to Chapter 80. Zoning, Article XIV. Fences, Section 80-477. Amendment to add, replace or modify the Fence ordinance.
- VIII. New Business:
 - Coventry Replat: Outparcel #1
- IX. Unfinished Business: None
- X. Staff Report
- XI. Commission Members Comments
- XII. Adjourn to workshop
 - Rezoning Procedures

**City of Fairburn
Planning and Zoning Commission Minutes
July 1, 2014**

Attendance

Present were Chairman Elise Stoney, Commission Members- Jerry Williams. Also present were City Planner - Toussaint Kirk, Planning Consultant – Jahnee Prince; City Attorney - Valerie Ross and Recording Secretary Njeri Gillard.

Call to Order

Chairman Elise Stoney called the meeting to order at 7:10 pm in the City Hall Council Chambers.

Roll Call – Determination of Quorum

A quorum was not confirmed for meeting, therefore the meeting was cancelled.

Pledge of Allegiance

The meeting was not opened with the reciting of the Pledge of Allegiance, since the meeting was cancelled due to lack of a quorum.

Public Comments

None

Adoption of Agenda

None

Adoption of Minutes

None

Unfinished Business:

None

Staff Report

None

Commissioner Comments

None

Adjourn

Being that there was not a quorum, the meeting was adjourned at 7:11 pm.

Chairman
Elise Stoney

City Planner
Toussaint Kirk

Recording Secretary
Njeri Gillard



**CITY OF FAIRBURN
PLANNING & ZONING COMMISSION
AGENDA ITEM**

SUBJECT: Zoning Text Amendment: Article XIV Sec. 80-477. – Section 80-477, Fences (2014TA-13)

DATE SUBMITTED: July 29, 2014

DATE OF PLANNING & ZONING COMMISSION MEETING: August 5, 2014

DEPARTMENT: Planning & Zoning Services
Toussaint Kirk, City Planner

Purpose:

The purpose of this agenda item is to amend, by resolution, the zoning ordinance of the City of Fairburn - Fences, to add, replace or modify Article XIV; Sections 80-477, so as to insert a fence ordinance that governs the standard of fencing permitted within the city limits.

Discussion:

In June 2012, the City of Fairburn updated its zoning ordinance. The zoning ordinance intent is to offer standards and direction to what is or is not permitted within the Fairburn city limits. With any working document, text amendments are necessary to cultivate the wording that offers the best description and viable opportunities that help guide the city's development. As staff researched answers to inquiries for fencing, we realized that the ordinance was omitted in the 2012 update. As of now, residents have the ability to erect fences without any zoning standards or direction from the city.

Recommendation:

Staff is recommending approval of the ordinance adopting the text amendment for Chapter 80. Zoning, Article XIV. Fences, Section 80-477).

Sec. 80-148. - Fencing.

(a) *Intent.* This section is intended to promote the general health, safety and welfare of the residents of the city by regulating the height, location, design, construction and maintenance of fences within the city limits.

(b) *Definitions.* For purposes of administering this section, the following interpretations and definitions shall apply; words and terms not explicitly defined in this section shall have the meanings given in Section 80-4, and words and terms not explicitly defined in this section or in Section 80-4 shall have the meanings given by common use and as defined in the latest edition of Webster's New Collegiate Dictionary:

Fence. A structure serving as an enclosure, a barrier, or a boundary, usually made of posts or stakes joined together by boards, wire or rails.

Fence height - The vertical dimension from the natural ground level to the top of the fence measured at any point along the length of the fence.

Natural ground level - The level of the ground prior to any recent manmade changes in the elevation of the ground. For purposes of administering this section, "natural ground level" shall also include the level of the ground established on any site plan or landscape plan approved in accordance with the city's review process for site plans and subdivision plats.

Yard, front. An unoccupied area extending the full width of the lot located between the front line and the front yard setback line. On corner lots, the front yard shall be considered as parallel to the street upon which the lot has its least dimension.

(c) Administration.

(1) *Primary responsibility.* The building official shall have the primary responsibility for administering this section.

(2) *Permits.* A building permit shall be required for the construction or alteration of any fence. As a part of the permitting process, the building official shall review plans, issue permits, inspect installations, and in general secure compliance with the requirements of this section. All fences in the city must comply with the provisions of this section.

(3) *Hazardous conditions.* If the building official determines that a hazardous condition exists in the city, he may require the installation of a fence adequate to protect the safety of the general public. If such a fence is required, it must also comply with the appropriate standards for the area in which it is located.

(4) *Temporary fence.* The building official may permit the installation of a temporary fence at a construction site, if it is felt that the fence would be necessary to protect the public safety or would be necessary to provide proper security for the site. A

temporary fence shall remain in place for no more than one year and must comply with the following conditions:

- a. In residential zoning districts, a temporary fence shall not exceed six feet in height if located within any setback area.
- b. In any commercial or industrial zoning district, a temporary fence shall not exceed eight feet in height if located within any setback area.
- c. No signs shall be attached to any temporary fence.

(5) *Enforcement.* The building official is responsible for the enforcement of this section.

- a. If a suspected violation is reported, it will be investigated by the code enforcement officer.
- b. If it is determined that a violation has occurred, the city shall notify the property owner of the violation as well as the steps that should be taken to correct the violation.
- c. If the property owner does not agree to take immediate action to correct the violation, the city shall take any action as provided by law, including the issuance of a citation, to promptly and properly correct the violation.
- d. A property owner may request a variance as provided in article VI of this chapter.
- e. If a fence legally exists at the time of the enactment of this section, it shall continue to be allowed to exist as a nonconforming use, but must still be properly maintained.
- f. If a nonconforming fence is substantially damaged or is allowed to fall into a state of disrepair, it shall be required to either be removed or brought into conformance with this section.
- g. No nonconforming fence shall be extended in any way except as permitted by this section.

(d) *General standards.*

- (1) All fences built or erected within the city shall conform to the standards specified in this section.
- (2) No fence in excess of four feet in height shall be installed within 40 feet of the right-of-way of a major thoroughfare.
- (3) For any zoning lot adjacent to a greenbelt or buffer that is required along a major thoroughfare, no fence in excess of four feet in height shall be installed within 35 feet of the right-of-way of that thoroughfare.
- (4) No privately owned fence shall be installed within any public street right-of-way or within any city-owned property.
- (5) No fence shall be installed so that, in the opinion of the city engineer, it obstructs vision at any street intersection, or in any way creates a hazard to traffic.

- (6) No fence shall be installed so that, in the opinion of the fire chief, it prevents or unduly restricts access to property for emergency purposes.
- (7) If a fence is designed so that its structural supports are primarily on one side, that side must always be toward the interior of the property.
- (8) Wire fencing may be attached to the interior of or made a part of any wooden, stone, brick, wrought iron, or other such non-wire-type fencing, where the other type fencing would not provide an adequate barrier to certain pets or animals. When so applied, the wire shall be vinyl coated or painted in a standard dark brown, dark green or black color. When used under these conditions, it shall not be considered a wire fence.
- (9) If a fence is required by any governmental authority to provide for the safety and security of the residents of the city, that fence shall not be removed or otherwise left in an unsafe condition for any reason without the approval of the building official, and without proper precautions being taken to provide for continuous protection.
- (10) It shall be the responsibility of the owner of the property on which a fence is located to maintain that fence in good and proper repair so that at all times it presents a neat and orderly appearance to surrounding property owners and to the general public.
- (11) Any fence damaged by accident or an act of God shall be properly repaired within 90 days of the occurrence. Fencing required for public safety purposes shall be repaired immediately.
- (12) Swimming pool fences shall be constructed in accordance with the specific requirements for pools.
- (13) In those instances where fence height is limited to four feet, fences with intermittent decorative feature such as newels or finials may exceed four feet in height for those features, but in no case shall these features exceed more than four feet-six inches in height.

(e) Residential standards.

- (1) The standards in this section shall apply to all fences in the following zoning districts: AG-1, R-1, R-2, R-3, R-4, DP-6, RM-4, RM-8, R-CT, and PD.
- (2) No fence or portion of a fence shall exceed eight feet in height; however, if a property owner wishes to install a tennis court or some other similar special-purpose facility, a fence not to exceed ten feet in height may be erected on the condition that the site plan for the special purpose facility is first approved in accordance with the city's site plan review process.
- (3) Unless further restricted by this section, no fence within a required side or rear setback area shall exceed six feet in height; however, if due to variations in topography or if the fence contains decorative features such as newels or finials, it may exceed six feet in height, but in no case shall it exceed seven feet in height.

- (4) No fence comprised of metal parts shall be installed in a residential area unless all exposed metal parts are vinyl-coated or painted a standard dark brown, dark green or black color to blend into the natural surroundings.
- (5) No fence in excess of four feet in height shall be installed within the required setback area that adjoins a street right-of-way. In addition, no fence in excess of four feet in height shall be installed within a residential front yard.
- (6) No fence installed in a residential front yard shall be constructed of any material that restricts the view through such fence by more than 50 percent of the total barrier as viewed from the street.
- (7) Except as provided in subsection (e)(8) of this section, no fence, which is constructed of wire, including chain link fencing, shall be installed between the principal structure on a residential zoning lot and any adjoining street right-of-way.
- (8) In AG-1 and AG-2 zoning districts, fences constructed of wire may be constructed in the front yard, outside the required front setback area, except on those lots of three acres or less that are developed or intended to be developed for single-family residential use.

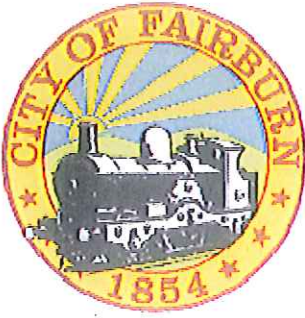
(f) Commercial standards.

- (1) The standards in this section shall apply to all fences in the following: O&I, DC-1, DC-2, C-1 and C-2.
- (2) No fence or portion of a fence shall exceed eight feet in height, unless specifically approved in accordance with the city's site plan review process; however, in no instance shall any fence exceed ten feet in height.
- (3) No fence comprised of metal parts shall be installed in a commercial area unless all exposed metal parts are vinyl-coated or painted a standard dark brown, dark green or black color to blend into the natural surroundings.
- (4) No fence which is constructed of wire, including chain link fencing, and no fence in excess of four feet in height shall be installed between the principal structure on a zoning lot and any adjoining street right-of-way line. On a zoning lot with multiple street frontages, this restriction shall apply on all street frontages. On a zoning lot with no principal building erected on the lot, this restriction shall apply to required setback areas that adjoin a street right-of-way.

(g) Industrial standards.

- (1) The standards in this section shall apply to all fences in the following zoning districts: M-1 and M-2.
- (2) No fence or portion of a fence shall exceed ten feet in height.
- (3) No fence comprised of metal parts shall be installed in a front yard setback area unless all exposed metal parts are vinyl-coated or painted a standard dark brown, dark green or black color to blend into the natural landscape.

(4) No fence which is constructed of wire, including chain link fencing, and no fence in excess of six feet in height shall be installed between the principal structure on a zoning lot and any adjoining street right-of-way line. On a zoning lot with multiple street frontages, this restriction shall apply on all street frontages. On a zoning lot with no principal building erected on the lot, this restriction shall apply to all required setback areas that adjoin a street right-of-way.



CITY OF FAIRBURN
PLANNING & ZONING COMMISSION
AGENDA ITEM

SUBJECT: Replat Coventry Phase IA - Outparcel 1

DATE SUBMITTED: June 25, 2014

DATE OF PLANNING & ZONING COMMISSION MEETING: July 1, 2014

DEPARTMENT: Planning & Zoning Services
Toussaint Kirk, City Planner

Purpose:

The purpose of this agenda item is to review a proposed replatting of two parcels.

Discussion:

The proposed replat is an effort to provide symmetry to the two parcels located in the Coventry development. As you review the plat, the red line indicates the existing property line. The existing property line starts to pinch towards the rear corner of Tract 4. To add symmetry and provide approximately a 1-acre lot, the replat proposes to change the property line to match the area highlighted in green. The adjustment offers more options when developing the corner lot and adds symmetry to Outparcel #1.

The proposed plat has been reviewed and no further revisions are needed.

Recommendation.

Staff is recommending approval of the proposed replatting of Coventry Phase IA - Outparcel #1.

Certificate of dedication.

State of Georgia

County of Fulton

The owner of the land shown on this plat acknowledges that this plat was made from an actual survey, and for value received, the sufficiency of which is hereby acknowledged, does hereby convey in fee simple to the City of Fairburn, Georgia, and further dedicates to the use of the public forever all pedestrian walks, watercourses, drains, easements, greenbelts and public places shown hereon, except those easements designated on this plat as other utility company easements, and except those streets specifically designated on this plat as private streets, sidewalks, easements or parcels of land.

In consideration of the approval of this final plat and other valuable considerations, the owners do hereby agree to hold the City of Fairburn, Georgia, harmless for the period specified in section 77-158(1) from any and all monetary liabilities which may arise from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein, to include but not limited to, the roads, streets, fills, embankments, ditches, cross drains, culverts and bridges within the proposed right-of-way shown, resulting from any and all causes other than by an act of the City of Fairburn, Georgia.

And further, the owner warrants that he owns fee simple title to the property shown hereon and agrees that the City of Fairburn shall not be liable to the undersigned or subsequent owners in title for the period specified in section 77-158(1) for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains extension, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the owner. I further warrant that I have the right to convey said land according to this plat and do hereby bind myself and the owners subsequent in title to defend the covenants and agreements set out.

IN WITNESS WHEREOF, I have hereunto set by hand and affixed my seal this day of _____

Owner/
Developer _____ Title _____ Date _____
(Seal)

Owner/
Developer _____ Title _____ Date _____
(Seal)

Notary Public _____ (Seal)
State of Georgia

Owner's certification.

I hereby submit this plat as the owner, or his authorized agent, of all property shown thereon.

Signature of Owner or Authorized Agent _____ Date _____

Name _____ Title _____
Notary Public _____ (Seal) State of Georgia

Owner's certification.

I hereby submit this plat as the owner, or his authorized agent, of all property shown thereon.

Signature of Owner or Authorized Agent _____ Date _____

Name _____ Title _____
Notary Public _____ (Seal) State of Georgia

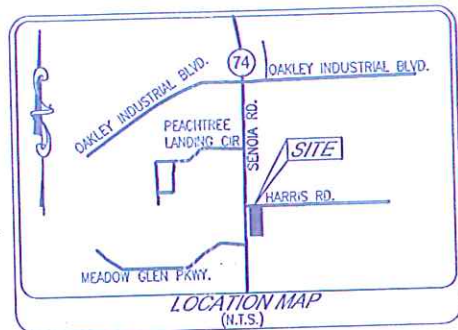
Approval:
This final plat has been prepared in accordance with the approved concept plat, the approved preliminary plat, the approved construction plans, and the other development codes and ordinances of the city, and has been approved by the city for recording in the Office of the Clerk of the Superior Court of Fulton County.

City Engineer Date _____

City Clerk Date _____

Mayor/ City Administrator Date _____

FINAL PLAT COVENTRY ~ PHASE 1A OUTPARCEL #1



LAND LOT 27, DISTRICT 9F, FULTON
COUNTY, GEORGIA
CITY OF FAIRBURN, GEORGIA

COVENTRY, PHASE 1A AREA SUMMARY:

PARCEL #1	0.87 ACRES
ADDITION TO TRACT 4 (MERIDIAN)	0.10 ACRES
PORTION OF TRACT 4 (HUGHES)	0.81 ACRES
ACCESS EASEMENT #1 (MERIDIAN)	0.56 ACRES
ACCESS EASEMENT #1 (HUGHES)	0.11 ACRES
ACCESS EASEMENT #2 (MERIDIAN)	0.21 ACRES
TOTAL AREA (THIS PHASE)	2.66 ACRES

ZONING: C-2
GA HIGHWAY 74 OVERLAY DISTRICT
BUILDING SETBACKS:
FRONT: 35'
SIDE: 20'
REAR: 15'

Maintenance guarantee.

The undersigned, its successors and assigns, hereby warrants and guarantees to the City of Fairburn the full and complete maintenance of a certain improvement known as _____ and more particularly shown in plat book _____, page(s) _____, of the Fulton County Records.

This warranty and guarantee is made in accordance with the City of Fairburn Land Subdivision Regulations and Development Standard Specifications. This guarantee includes not only paying but also all other appurtenant structures and amenities lying within the right-of-way of said road and in the buffer areas, including but not limited to all curbing, drainage pipes, culverts, catchbasins, drainage ditches, and pedestrian walks. Utilities owned and operated by a governmental body or public utility company shall be the responsibility of said governmental body or public utility company and not the developer.

The developer shall correct and repair or cause to be corrected and repaired all damages to said improvements resulting from any cause whatsoever. In the event the developer fails to correct any damages within 30 calendar days after written notice thereof, then said damages may be corrected by the city and all costs and charges billed to and paid by the developer; but this remedy shall not limit the city, and it shall also have any remedies available to it as approved by law.

The terms of this agreement shall be as specified in section 77-158(1). After the termination of the agreement, the city shall be responsible to the citizens of the city for the maintenance of said improvements as provided by law. No roadway and associated right-of-way shall be accepted by the city for maintenance unless it scores 90 or above on the city's asphalt pavement rating form; provided, however, that any damages that occurred prior to the end of the agreement as specified in section 77-158(1) that still are unrepaired at the termination of the stated period shall remain the responsibility of the developer. Written notice of damages must be given prior to the time of the termination of the agreement.

IN WITNESS WHEREOF, the developer has caused this Agreement to be executed by its duly authorized officers this _____ day of _____, _____

Owner/
Developer _____ Title _____ Date _____
(Seal)

Owner/
Developer _____ Title _____ Date _____
(Seal)

Notary Public _____ (Seal)
State of Georgia

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Surveyor's Certification:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future" and their location, size, type, and material are correctly shown; This plat conforms to all requirements of the Georgia Plat Act. By:

Registered Georgia Land Surveyor

James R. Green _____ 6-2-14
Name (Printed) _____ Date
No. 2543 _____ (Seal Below)

FOR
COVENTRY
PHASE 1A

SHEET 1 OF 2

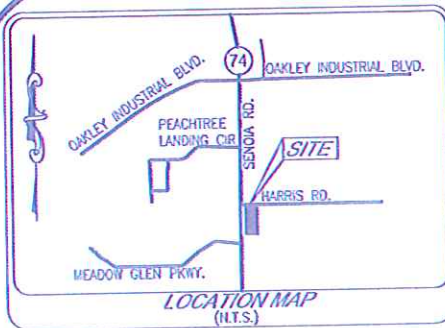
PROPERTY INFORMATION	
LAND LOTS: 27	
DISTRICT: 9F	
SECTION:	
COUNTY: FULTON	
STATE: GA	
CITY: FAIRBURN	

DRAWING INFORMATION	
DATE: 6/2/14	REVISIONS
SCALE: AS SHOWN	6/16/14
DWN: JRG	6/26/14
CHK: JRG	
JOB No.: 13408	
FILE: 13408 SUR	

FOR THE FIRM
METRO ENGINEERING & SURVEYING CO., INC.



METRO ENGINEERING & SURVEYING CO., INC.
SURVEYORS - ENGINEERS - PHOTOGRAMMETRISTS
PROVIDING PROFESSIONAL SERVICE SINCE 1967
1469 Highway 20 West - McDonough, Georgia 30253
Phone: 770-707-0777 - Fax: 770-707-0155
www.metro-engineering.com



ZONING: C-2
GA HIGHWAY 74 OVERLAY DISTRICT
BUILDING SETBACKS:
FRONT: 35'
SIDE: 20'
REAR: 15'

LEGEND:
FH = FIRE HYDRANT
B.S.L. = BUILDING SETBACK LINE
DB = DEED BOOK
PG = PAGE
R/W = RIGHT-OF-WAY
CL = CENTERLINE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
OTF FND = OPEN TOP PIPE FOUND
I.P.S. 1/2" CAPPED REBAR SET
D.E. = DRAINAGE EASEMENT
L.B. = LANDSCAPE BUFFER

NOTES:

1. INITIAL FIELD WORK CONTROL WAS COMPLETED ON MAY 24, 2013.
2. NOT ALL IMPROVEMENTS OR UTILITIES ARE SHOWN HEREON.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, BOTH WRITTEN AND UNWRITTEN, AND ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THE PURPOSE OF THIS PLAT IS TO DEFINE THE BOUNDARIES OF OUT PARCEL #1 AND TRACT 4 FOR TRANSFER OF TITLE AND TO DEDICATE THE RIGHT-OF-WAY OF COVENTRY PARKWAY FOR PUBLIC USE.
5. HORIZONTAL AND VERTICAL OBSERVATIONS WERE MADE WITH A TOPCON GTS 303 TOTAL STATION.
6. HORIZONTAL DATUM IS STATE PLANE COORDINATES (NAD 83(94)) WITH A LOCALIZED CONTROL NETWORK.
7. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Owner's certification.

I hereby submit this plat as the owner, or his authorized agent, of all property shown thereon.
(Tract 4, Portion of Right-Of-Way)

Signature of Owner or Authorized Agent _____ Date _____

Name _____ Title _____
Notary Public _____ (Seal) State of Georgia

Owner's certification.

I hereby submit this plat as the owner, or his authorized agent, of all property shown thereon.
(Out Parcel #1, Portion of Right-Of-Way)

Signature of Owner or Authorized Agent _____ Date _____

Name _____ Title _____
Notary Public _____ (Seal) State of Georgia

Approval:

This final plat has been prepared in accordance with the approved concept plat, the approved preliminary plat, the approved construction plans, and the other development codes and ordinances of the city, and has been approved by the city for recording in the Office of the Clerk of the Superior Court of Fulton County.

City Engineer Date _____

City Clerk Date _____

Mayor/ City Administrator Date _____

SURVEY REFERENCES:

1. FINAL SUBDIVISION PLAT OF HARRIS ROAD COMMERCIAL TRACTS PREPARED BY METRO ENGINEERING AND SURVEYING CO., INC. DATED 8-29-12, LAST REVISED 9-24-12 AND RECORDED IN P.B. 362, PG 97, FULTON COUNTY SUPERIOR COURT RECORDS.
2. SITE DEVELOPMENT PLANS FOR GATEWAY VILLAGE PREPARED BY METRO ENGINEERING AND SURVEYING CO., INC. DATED 12-13-12, LAST REVISED 02-04-13.
3. CONCEPT PLAT OF FAIRBURN RENAISSANCE, PHASE 1A, PREPARED BY A&R ENGINEERING, INC., DATED 3-1-10.
4. OTHER REFERENCES SHOWN HEREON.

FLOOD NOTE

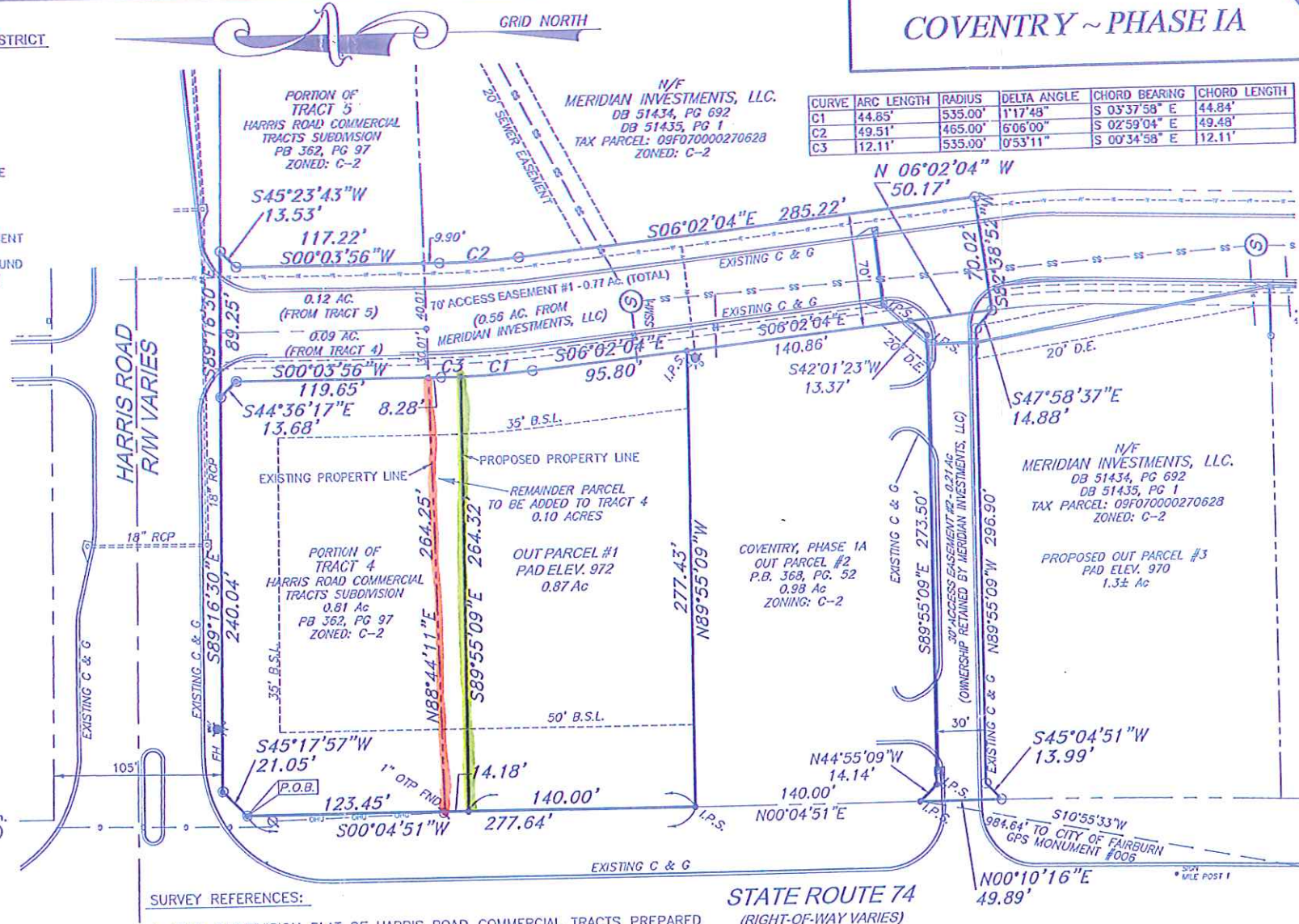
THIS SITE DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS PER FULTON COUNTY COMMUNITY PANEL #1312100462 EFFECTIVE DATE: JUNE 22, 1998

CLOSURE DATA:

Field Closure: 1" in 63,836"
Angle Point Error: 0.0"
Equipment Used: Topcon GTS 303
Adjustment Method: None
Plot Closure: 1" in 100,000"

COVENTRY ~ PHASE 1A

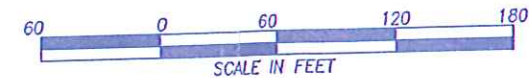
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.85'	535.00'	1°17'48"	S 03°37'58" E	44.84'
C2	49.51'	465.00'	6°06'00"	S 02°59'04" E	49.48'
C3	12.11'	535.00'	0°53'11"	S 00°34'58" E	12.11'



STATE ROUTE 74
(RIGHT-OF-WAY VARIES)

COVENTRY, PHASE 1A AREA SUMMARY:

PARCEL #1	0.87 ACRES
ADDITION TO TRACT 4 (MERIDIAN)	0.10 ACRES
PORTION OF TRACT 4 (HUGHES)	0.81 ACRES
ACCESS EASEMENT #1 (MERIDIAN)	0.56 ACRES
ACCESS EASEMENT #1 (HUGHES)	0.11 ACRES
ACCESS EASEMENT #2 (MERIDIAN)	0.21 ACRES
TOTAL AREA (THIS PHASE)	2.66 ACRES



FOR
COVENTRY
PHASE 1A

SHEET 2 OF 2

PROPERTY INFORMATION	
LAND LOTS: 27	
DISTRICT: 9F	
SECTION:	
COUNTY: FULTON	
STATE: GA	
CITY: FAIRBURN	

DRAWING INFORMATION	
DATE: 1/16/14	REVISIONS
SCALE: 1"=60'	4/30/14
DWN: JRG	5/12/14
CHK: JRG	6/2/14
JOB No: 13108	6/16/14
FILE: 13108 SUR	6/26/14

FOR THE FIRM
METRO ENGINEERING & SURVEYING CO., INC.



THIS PLAT IS NOT VALID UNLESS SURVEYOR'S
SIGNATURE APPEARS IN BLACK INK.



METRO ENGINEERING & SURVEYING CO., INC.
SURVEYORS -- ENGINEERS -- PHOTOGRAMMETRISTS
PROVIDING PROFESSIONAL SERVICE SINCE 1967
1469 Highway 20 West - McDonough, Georgia 30253
Phone: 770-707-0777 - Fax: 770-707-0755
www.metro-engineering.com