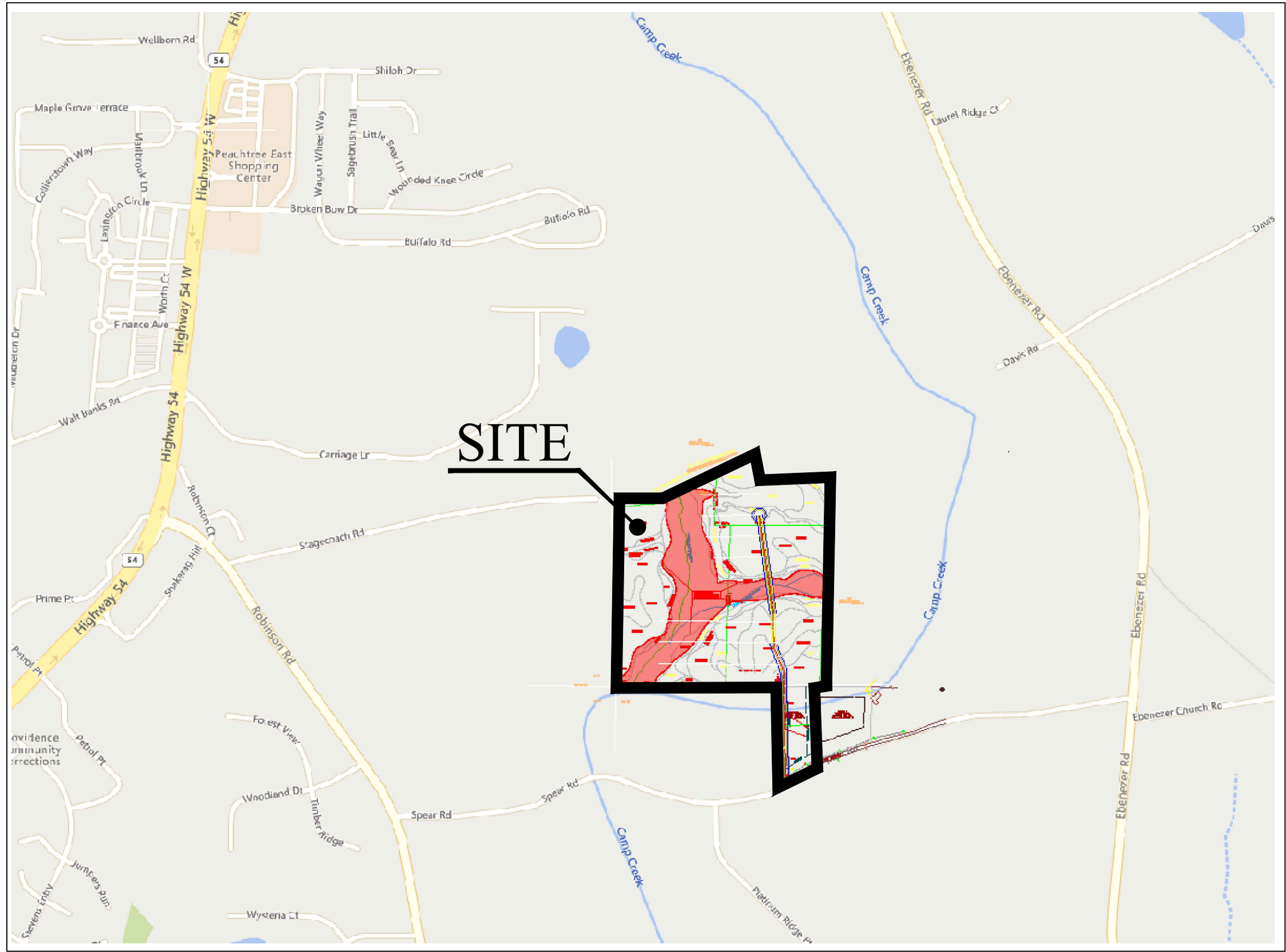


SITE INFORMATION

- OWNER/DEVELOPER/SUBDIVIDER:
THE HYDE GROUP
CONTACT: MR. MICHAEL HYDE
P.O. BOX 2506
PEACHTREE CITY, GEORGIA 30269
PHONE NUMBER - 770-487-9997
EMAIL - MICHAEL@THEHYDEGROUP.COM
- TOTAL SITE AREA: 38.9-ACRES (PROPOSED LAND USE: 21-SINGLE FAMILY RESIDENTIAL LOTS)
FLOOD PLAIN AREA = ± 12.0-ACRES
SINGLE FAMILY RESIDENTIAL = 25.4-ACRES
R/W AREA = 3.0-ACRES
BUFFERS AND UNDEVELOPED AREAS = 9.63-ACRES
- ZONING: LUR 23 WITH REQUIREMENTS OF R-43 SINGLE-FAMILY RESIDENTIAL LOW DENSITY
MINIMUM LOT AREA = 1-ACRES
MINIMUM HEATED FLOOR AREA = 1,500 S.F.
- ZONING INFORMATION:
MINIMUM LOT WIDTH AT BLDG. SETBACK LINE = 150 FT
MINIMUM ROAD FRONTAGE ON CUL-DE-SEC = 35 FT
MINIMUM FRONT SETBACK = 50 FT. FROM R/W
MINIMUM SIDE SETBACK = 15 FT.
MINIMUM REAR SETBACK = 30 FT.
- THIS PROJECT IS SERVED BY THE FOLLOWING UTILITIES:
POTABLE WATER - PEACHTREE CITY WATER AUTHORITY
SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM.
- PORTIONS OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER 13113C0091E FAYETTE CO. AND 13077C0200D, DATED DECEMBER 4, 2024, FAYETTE COUNTY, GEORGIA. ALSO, PROVIDED BY DAVID G. HOVEY P.E., HOVEY ASSOCIATES 10-23-07.
- LIVE STREAMS, WETLANDS, OR OTHER BODIES OF WATER DO EXIST ON THIS SITE.
- ALL ELEVATIONS ARE REFERENCED TO NAVD88.
- ENGINEERS/SURVEYORS DID NOT OBSERVE EVIDENCE OF ON-SITE UNDERGROUND STORAGE TANKS.
- ENGINEERS/SURVEYORS DID NOT OBSERVE EVIDENCE OF ON-SITE DISPOSAL OF HAZARDOUS WASTE.
- SOILS SHOWN ON THIS CONCEPTUAL PLAT ARE DERIVED FROM A LEVEL 3 SOILS MAP, DATED MAY 9, 2024, BY APPLIED ENVIRONMENTAL SCIENCES, INC.
- BOUNDARY LINES SHOWN ON THIS CONCEPTUAL PLAT ARE DERIVED FROM A BOUNDARY SURVEY, DATED FEBURARY 19, 2021, BY W.D. GRAY AND ASSOC. INC.
- TOPOGRAPHIC CONTOURS SHOWN ON THIS CONCEPT PLAT ARE DERIVED FROM 2019-2024 USGS LIDAR: CENTRAL GEORGIA.
- CONCEPT PLAT SHALL EXPIRE 12 MONTHS FROM DATE OF APPROVAL UNLESS PRELIMINARY PLAT IS SUBMITTED TO CITY PLANNER.
- STORMWATER & SEPTIC SYS. WILL BE HANDLED ON SEPARATE PARCELS DEDICATED TO THE CITY, FINAL LOCATIONS TO BE DETERMINED IN FINAL PLAT.
- STREAM BUFFER, BASED ON THE PREVIOUS HOVEY FLOOD SURVEY. CAMP CREEK BUFFER WILL BE FINALIZED WITH REVISED SURVEY BUT ALL OF THAT BUFFER WILL REMAIN INSIDE THE FLOODPLAIN ALREADY BEING DEDICATED.



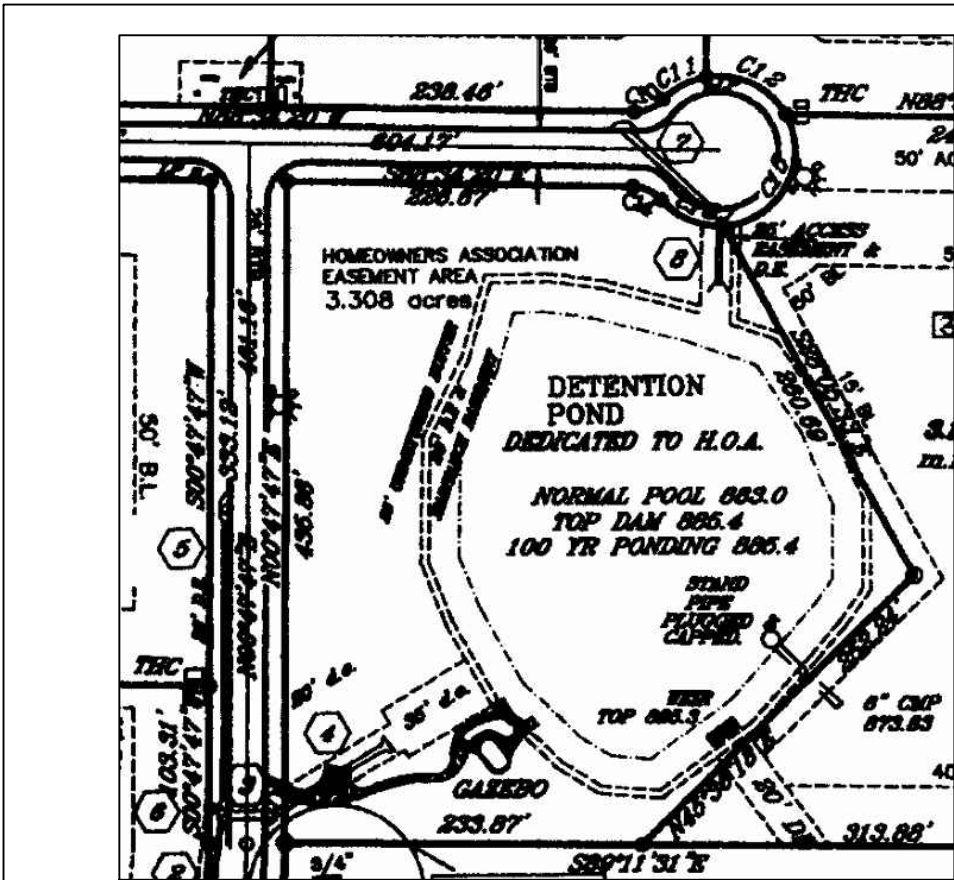
VICINITY MAP (NTS)

CONCEPT PLAT
FOR:

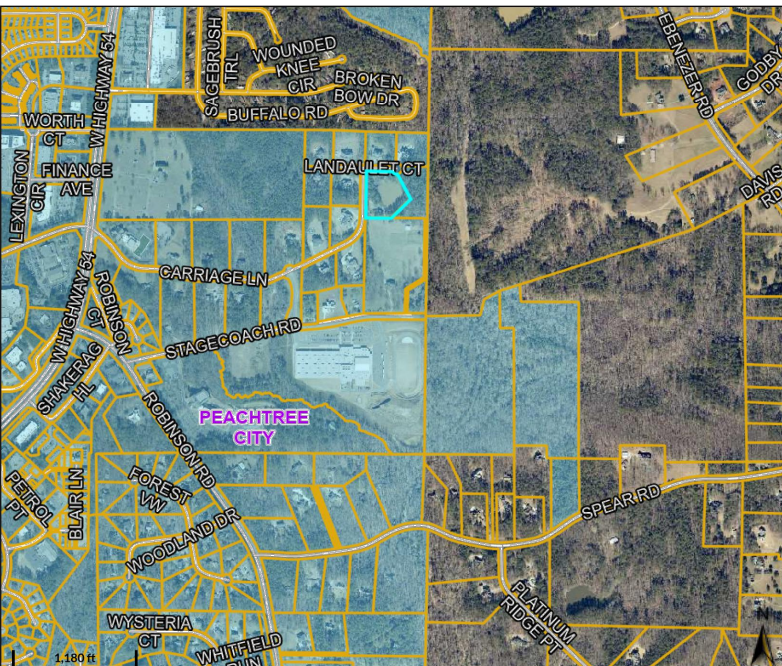
*KENSINGTON GARDENS at
HYDE PARK (PHASE II)*

LOCATED IN LAND LOT 61 OF THE 5th DISTRICT,
PEACHTREE CITY, GEORGIA
PARCEL IDS# 0715-005, 0715-018

PREPARED FOR:
THE HYDE GROUP
JANUARY 2025



Fayette County, GA



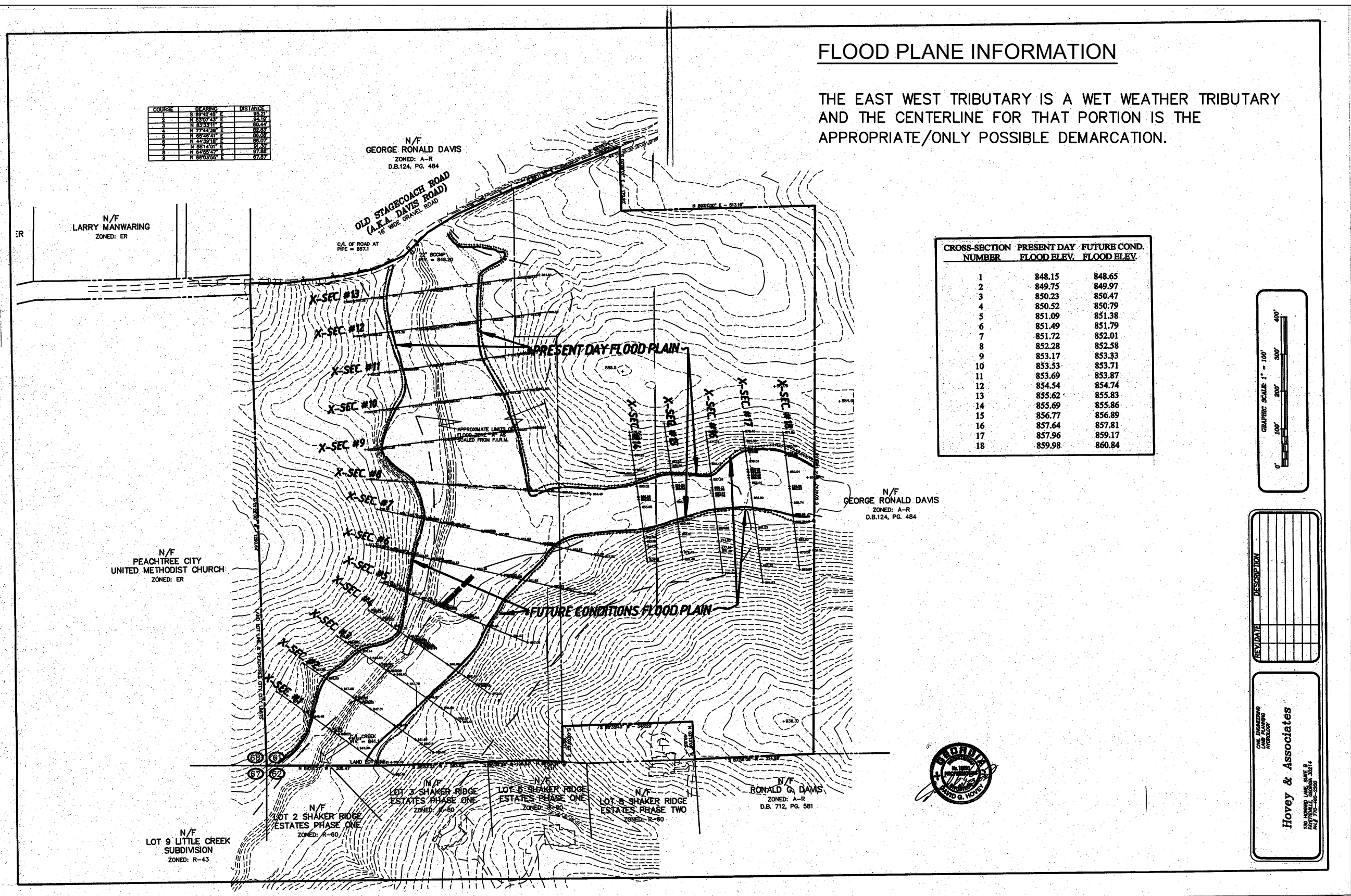
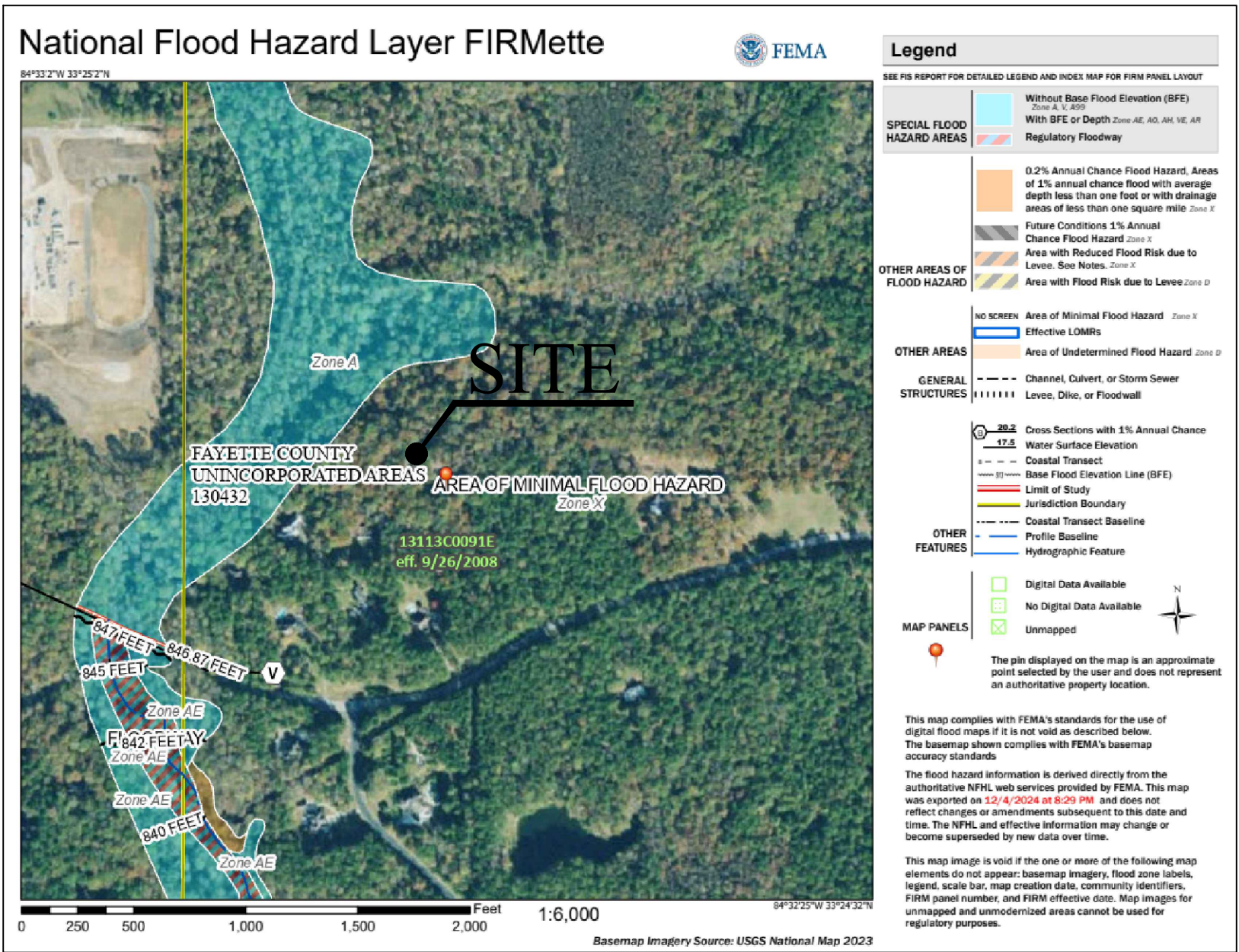
Parcel ID: 071500013
Sec/Twp/Rng: n/a
Property Address: LANDAULEY CT
Owner: David Peachtree City
Brief Tax Description: n/a
Date created: 4/30/2025
Last Date Updated: 4/30/2025 5:02:36 AM
Developer: SCHNEIDER

(HYDE PARK PHASE I SATISFIES THE 3 ACRE
REQUIREMENT FOR DEVELOPMENTS UNDER 100
DWELLING UNITS)

SHEET INDEX

C-01	COVER SHEET
C-02	AMENDED ORDINANCE
C-03	CONCEPT PLAT

CONCEPT PLAT: NOT TO BE RECORDED



EXISTING & FUTURE 100 YR FLOOD STUDY MAP



SCANLON ENGINEERING SERVICES, INC.
216 EAST SOLOMON STREET, SUITE A
GRIFFIN, GEORGIA 30223
PHONE: (770) 967-2051 FAX: (770) 967-2053

CONCEPT PLAT
KENSINGTON GARDENS AT HYDE PARK
(PHASE II)
LOCATED IN LAND LOT 61 OF THE
5th DISTRICT OF PEACHTREE CITY, GEORGIA

Rev.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		



COVER SHEET

Design by: RLL
Project #: R24279001
Date: 01/08/25

SHEET TITLE
C-01
SHEET # 01 OF 03

Ordinance Number 1214

AN ORDINANCE TO AMEND APPENDIX C. ANNEXATIONS,
OF THE PEACHTREE CITY CODE OF ORDINANCES
ADDRESSING THE ANNEXATION OF ABOUT 52 ACRES OF LAND
LOCATED WITHIN UNINCORPORATED FAYETTE COUNTY ON SPEAR ROAD AND
ALONG THE ABANDONED ROADWAY OF OLD STAGECOACH ROAD, AND FOR
OTHER PURPOSES

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and
it is hereby ordained by authority of the same, that Appendix C, Section 118 be added
to the Peachtree City Code of Ordinances to read as follows:

Sec. 118. Annexation of land along Spear Road and at the end of Old Stagecoach Road.

Pursuant to O.C.G.A. § 36-36-21 and a vote of our City Council, all of the following
described property shall be annexed into the city limits of Peachtree City:

All that tract or parcel of land lying and being in land lot 61 of the 7th district,
Fayette county, Georgia and being more particularly described as follows:
Beginning at the southwest corner of said land lot; running thence east
along the south line of said land lot 791.1 feet; thence north 4 minutes west,
1,130.7 feet; thence west 110 feet; thence north 400 feet to the center of
an Old Stagecoach Road; thence southwesterly along the center of said
road and following the curvature thereof 762.4 feet to the west line and
said land lot; thence south along said land lot line 1,290 feet to the
southwest corner of said land lot and the point of beginning. Said
description as per survey by Joseph W. Steed, Jr. recorded at Plat Book 2,
Page 6, Fayette County records

And

All that tract or parcel of land lying and being in land lot 61 of the 7th district,
Fayette county, Georgia and being more particularly described as follows:
Beginning at a point on the south line of said land lot 781.1 feet east of the
southwest corner of said land lot; running thence east along the south line
of said land lot 665 feet to an iron pin; thence north 50 minutes east, 1,470.3
feet to an iron pin; thence south 89 degrees 7 minutes west 515 feet to an
iron pin; thence North 56 minutes west 170 feet to the center of Old
Stagecoach Road; thence southwesterly along the center of said road and
following the curvature thereof 300 feet; thence south 400 feet; thence east
110 feet; thence south 4 minutes east 1,130.7 feet to the south line of said
land lot and the Point of Beginning. Said Description as per plat by J.W.
Steed, Jr., recorded in Plat Book 2, Page 6, Fayette County Records. The
purpose of this deed is to make grantee sole owner of the above described
property. Less and Except: All that tract or parcel of land lying and being in
Land lot 651 of the 7th district, Fayette County, Georgia and being more

particularly described as follows: Beginning at a Point that is 781.02 feet east
of the common corner of land lots 61, 62, 67, and 68 as measured along
the dividing line between land lots 61 and 62; thence north 01 degrees 02
minutes 36 seconds west for a distance of 95.17 feet to a point; thence
north 87 degrees 35 minutes 31 seconds east for a distance of 345.26 feet
to a point; thence south 04 degrees 10 minutes 14 seconds east for a
distance of 100.00 feet to an iron pin found; thence south 87 degrees 20
minutes 47 seconds west a distance of 288.24 feet to a nail in a stump;
thence north 86 degrees 52 minutes 23 seconds west a distance of 62.66
feet to the true point of beginning.


And

All that tract or parcel of land lying and being in land lot 62 of the 7th district,
Fayette county, Georgia and being more particularly described as follows:
To find the true point of beginning, commence at a 1.5 inch open top pipe
found at the corner common to Land Lots 61, 62, 36, and 35; thence run
North 88°18'59" West, 1,129.36 feet to a ½ inch rebar set; thence South
89°54'21" West 416.91 feet to a ½ inch rebar set and the true Point of
Beginning; thence South 01°09'39" East 519.54 feet to a ½ inch rebar set
along the norther right of way of Spear Road having a 60-foot right of way;
thence running along said right of way 138.94 feet along the arc of a curve
to the left having a radius of 729.98 feet and being scribed by a chord
bearing South 59°52'09" West 138.73 feet to a point; thence South 54°25'00"
West 1,652.93 feet to a point; thence 14.16 feet along the arc of a curve to
the right having a radius of 387.04 feet and being scribed by a chord
bearing South 55°27'52" West 14.165 feet to a ½ inch rebar set; thence
leaving said northern right of way of Spear Road and running North
01°09'39" West 691.61 feet to a 5/8 inch rebar found; thence North
89°54'21" East 267.65 feet to a ½ inch rebar set and the true Point of
Beginning. Said tract contains 3.69 acres, more or less, as described in a
survey prepared by Ronal S. Davis, Hyde Park Properties II, LLC & THG
Properties LLP Prepared by Point to Point Land Surveyors dated March 19,
2020.

The effective date of said annexation shall be as set forth in O.C.G.A. §§ 36-36-2 and 36-
36-22.

All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed
in their entirety.

Done, Ratified, and Passed this 7th day of December 2023.


Kim Leonard, Mayor


Phil Prebor, Post 1


Mike King, Post 2


Clint Holland, Post 3


Frank Destadio, Post 4

Attest: 
City Clerk

Ordinance Number 1215

AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING MAP AND ORDINANCE TO REZONE 13.2 ACRES
OF LAND LOCATED WITHIN THE CITY LIMITS OF PEACHTREE CITY ON
OLD STAGECOACH ROAD TO ER ESTATE RESIDENTIAL; TO REZONE ABOUT
38.8 ACRES OF LAND LOCATED WITHIN THE CITY LIMITS OF PEACHTREE CITY
ON SPEAR ROAD TO LUR LIMITED USE RESIDENTIAL No. 23,
AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
PEACHTREE CITY, AND IT IS HEREBY ORDAINED by authority of the same that:

Section 1. The Peachtree City Zoning Map be amended as follows:

- 13.2 acres of land west of Camp Creek and on Stagecoach Road shall be
rezoned to ER, Estate Residential with the Condition that a deed restriction shall
be placed on the land such that a public school or public school facilities shall
not be permitted on the property; and
- 38.8 acres of land west of Camp Creek and on Spear Road shall be zoned to
LUR Limited Use Residential No. 23.

Section 2. The Peachtree City Zoning Ordinance Article X, Requirements by
District, Section 1013A, Specific Limited Use Residential Districts, be amended to add
Section 1013A.23 Limited use residential district no. 23 as follows:

(a) The zoning of the property described below shall be zoned from
unincorporated Fayette County AR, Agricultural Residential, to LUR-23
Limited Use Residential. Said property is more particularly described as
follows:

All that tract or parcel of land lying and being in land lot 61 of
the 7th district, Fayette county, Georgia and being more
particularly described as follows: Beginning at the southwest
corner of said land lot; running thence east along the south line
of said land lot 791.1 feet; thence north 4 minutes west, 1,130.7
feet; thence west 110 feet; thence north 400 feet to the center
of an Old Stagecoach Road; thence southwesterly along the
center of said road and following the curvature thereof 762.4
feet to the west line and said land lot; thence south along said
land lot line 1,290 feet to the southwest corner of said land lot
and the point of beginning. Said description as per survey by
Joseph W. Steed, Jr. recorded at Plat Book 2, Page 6, Fayette
County records

And

All that tract or parcel of land lying and being in land lot 61 of
the 7th district, Fayette county, Georgia and being more

particularly described as follows: Beginning at a point on the
south line of said land lot 781.1 feet east of the southwest corner
of said land lot; running thence east along the south line of said
land lot 665 feet to an iron pin; thence north 50 minutes east,
1,470.3 feet to an iron pin; thence south 89 degrees 7 minutes
west 515 feet to an iron pin; thence North 56 minutes west 170
feet to the center of Old Stagecoach Road; thence
southwesterly along the center of said road and following the
curvature thereof 300 feet; thence south 400 feet; thence east
110 feet; thence south 4 minutes east 1,130.7 feet to the south
line of said land lot and the Point of Beginning. Said Description
as per plat by J.W. Steed, Jr., recorded in Plat Book 2, Page 6,
Fayette County Records. The purpose of this deed is to make
grantee sole owner of the above described property. Less and
Except: All that tract or parcel of land lying and being in Land lot
651 of the 7th district, Fayette County, Georgia and being more
particularly described as follows: Beginning at a Point that is
781.02 feet east of the common corner of land lots 61, 62, 67,
and 68 as measured along the dividing line between land lots 61
and 62; thence north 01 degrees 02 minutes 36 seconds west for
a distance of 95.17 feet to a point; thence north 87 degrees 35
minutes 31 seconds east for a distance of 345.26 feet to a point;
thence south 04 degrees 10 minutes 14 seconds east for a
distance of 100.00 feet to an iron pin found; thence south 87
degrees 20 minutes 47 seconds west a distance of 288.24 feet to
a nail in a stump; thence north 86 degrees 52 minutes 23
seconds west a distance of 62.66 feet to the true point of
beginning.

And

All that tract or parcel of land lying and being in land lot 62 of
the 7th district, Fayette county, Georgia and being more
particularly described as follows: To find the true point of
beginning, commence at a 1.5 inch open top pipe found at the
corner common to Land Lots 61, 62, 36, and 35; thence run North
88°18'59" West, 1,129.36 feet to a ½ inch rebar set; thence South
89°54'21" West 416.91 feet to a ½ inch rebar set and the true
Point of Beginning; thence South 01°09'39" East 519.54 feet to a
½ inch rebar set along the norther right of way of Spear Road
having a 60-foot right of way; thence running along said right of
way 138.94 feet along the arc of a curve to the left having a
radius of 729.98 feet and being scribed by a chord bearing
South 59°52'09" West 138.73 feet to a point; thence South
54°25'00" West 1,652.93 feet to a point; thence 14.16 feet along
the arc of a curve to the right having a radius of 387.04 feet and
being scribed by a chord bearing South 55°27'52" West 14.165
feet to a ½ inch rebar set; thence leaving said northern right of
way of Spear Road and running North 01°09'39" West 691.61 feet
to a 5/8 inch rebar found; thence North 89°54'21" East 267.65

feet to a ½ inch rebar set and the true Point of Beginning. Said
tract contains 3.69 acres, more or less, as described in a survey
prepared by Ronal S. Davis, Hyde Park Properties II, LLC & THG
Properties LLP Prepared by Point to Point Land Surveyors dated
March 19, 2020.

(b) It is intended that the LU-23 zoning district be established specifically for the
development of a single-family residential development to be constructed
substantially in accordance with the following express conditions:

(c) Conformance with Conceptual Site Plan. Development shall take place
substantially in conformance with the Conceptual Site Plan as prepared by
Lorber & Associates, dated July 12, 2023, and incorporated herein by
express reference. Any substantive change to this plan or any of the
conditions and requirements of this section shall require a new rezoning
action.

(d) Permitted Uses

- The maximum number of units shall be 21, consisting of a minimum
of 1-acre.
- All Permitted Uses and Conditional Uses listed in Section 1002 of the
Zoning Ordinance

(e) Residential Lot Requirements: All residential lots shall comply with all
requirements listed in Section 1002.4 of the Zoning Ordinance

(f) Other Requirements:


- Environmentally sensitive lands such as floodplains, wetlands,
streams, and their associated buffers shall be platted separately
from residential lots and dedicated to either a Home Owner's
Association or the City.
- A 50-foot landscape buffer meeting all requirements of Section 723.2
of the Land Development Ordinance shall be located along Spear
Road. A landscape plan for this buffer shall be reviewed and
approved by the Planning Division.
- A 50-foot buffer shall be provided along the western property line
abutting 209 Spear Road.
- 75% of the houses shall have at least one ground-level bedroom and
full bathroom.
- Houses shall be faced with either brick, stone, or cementitious siding.
Building elevations facing public streets or visible from a public street
shall not be blank and shall utilize the same level of architectural
detailing as the front elevations.
- The developer shall establish a Home Owners' Association that will
be responsible for the maintenance of community facilities,
subdivision entrance signs, and sidewalks. A note to this end shall be
placed on the final plat.


Section 3. All ordinances or parts thereof which conflict with the provisions of
this ordinance are, to the extent of such conflict and except as hereinafter provided,
hereby repealed.

Section 4. Should any provision of this ordinance be declared invalid by a
Court of competent jurisdiction, such decision shall not affect the validity of this
ordinance as a whole or any provision thereof other than the provisions specifically
declared to be invalid. The City Council declares that it would have passed this
ordinance and each subsection, sentence, clause and phrase thereof, irrespective
of the fact that any one or more subsections, sentences, clauses or phrases may be
declared invalid.

Section 5. This ordinance shall be in full force and effect upon its official
adoption by the City Council.

Done, Ratified, and Passed this 7th day of December 2023.


Kim Leonard, Mayor


Phil Prebor, Post 1


Mike King, Post 2


Clint Holland, Post 3


Frank Destadio, Post 4

Attest: 
City Clerk

SES

ENGINEERING
PLANNING
SURVEYING

"THIS DRAWING IS THE PROPERTY
OF SCANLON ENGINEERING
SERVICES, INC. IT IS TO BE USED
ONLY FOR THE PROJECT AND SITE
SPECIFICALLY IDENTIFIED HEREIN,
AND IS NOT TO BE USED ON
OTHER PROJECTS OR EXTENSIONS
TO THIS PROJECT, OR REPRODUCED
IN WHOLE OR IN PART, EXCEPT BY
AGREEMENT IN WRITING AND WITH
APPROPRIATE COMPENSATION."

SCANLON ENGINEERING SERVICES, INC.

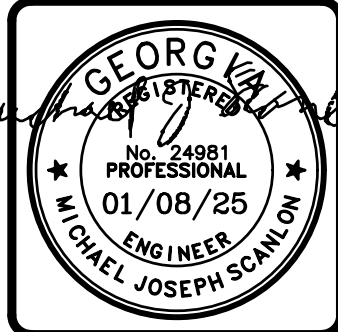
216 EAST SOLOMON STREET, SUITE A
GRIFFIN, GEORGIA 30223

PHONE: (678) 967-2051 FAX: (678) 967-2053

CONCEPT PLAT
KENSINGTON GARDENS AT HYDE PARK
(PHASE II)

LOCATED IN LAND LOT 61 OF THE
5th DISTRICT OF PEACHTREE CITY, GEORGIA

Rev.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

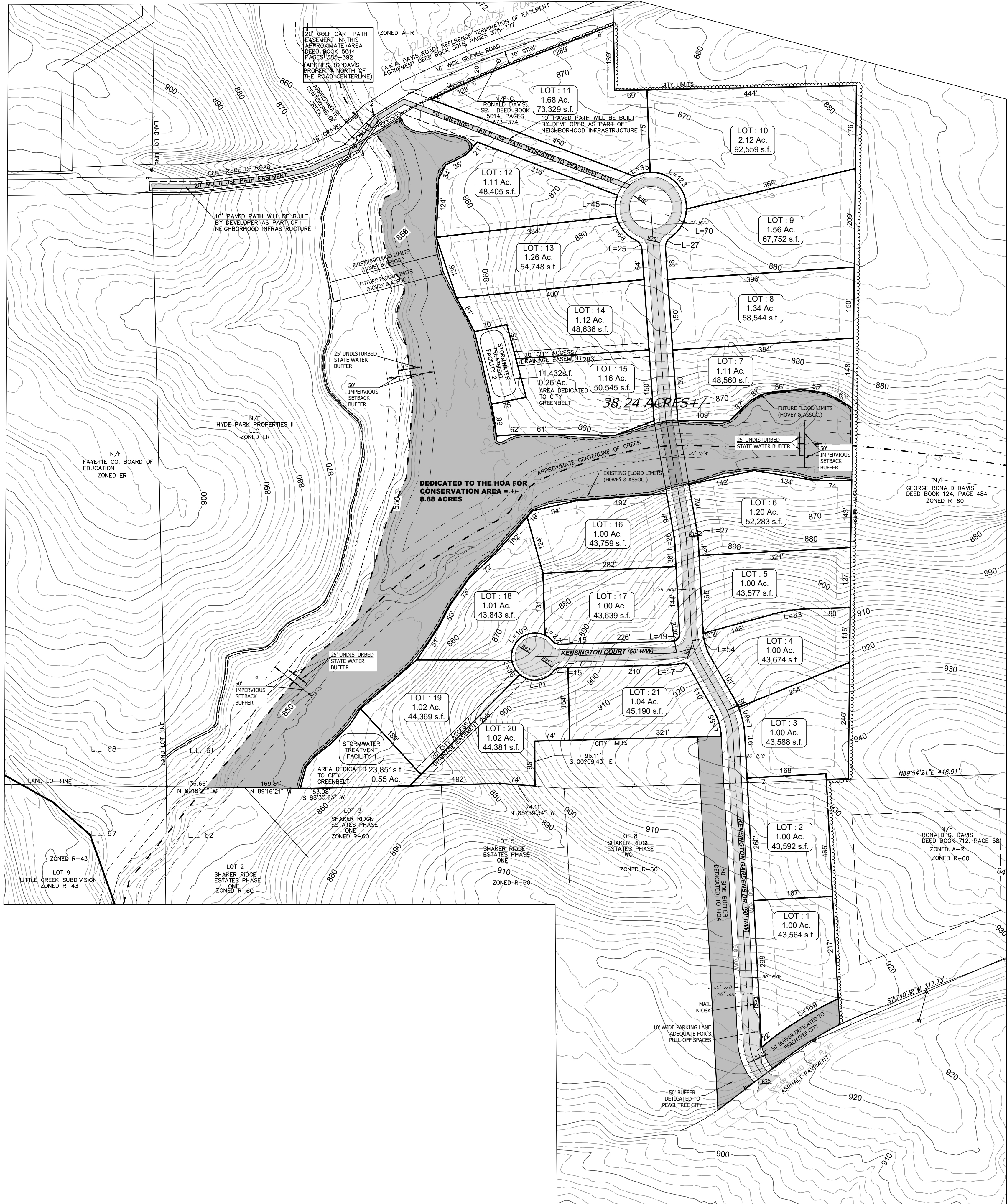


AMENDED
ORDINANCE

Design by:
RLL
Project #:
R24279001

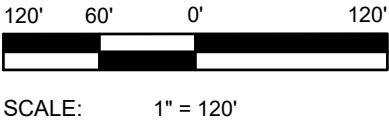
Drawn by:
RLL
Date:
01/08/25

SHEET TITLE
C-02
SHEET # 02 OF 03



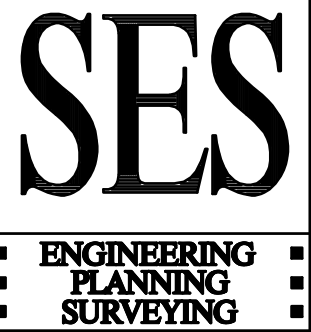
SYMBOL LEGEND

- PROPERTY CORNER
- UTILITY POLE
- FIRE HYDRANT
- WATER METER
- FENCE LINE
- FLOOD LINE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- TREE LINE
- PROPERTY LINE
- ADJACENT LOT LINE
- LAND LOT LINE
- SOIL LINE
- ASPHALT AREA
- CONCRETE AREA
- GRAVEL AREA
- WETLANDS AREA



SITE INFORMATION

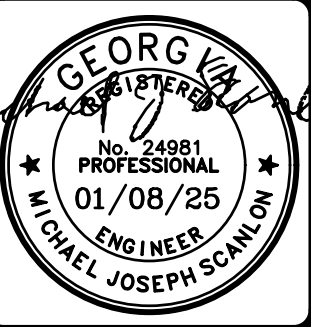
- OWNER/DEVELOPER/SUBDIVIDER:
THE HYDE GROUP
CONTACT: MR. MICHAEL HYDE
P.O BOX 2506
PEACHTREE CITY, GEORGIA 30269
PHONE NUMBER - 770-487-9997
EMAIL - MICHAEL@THEHYDEGROUP.COM
- TOTAL SITE AREA: 38.9-ACRES (PROPOSED LAND USE: 21-SINGLE FAMILY RESIDENTIAL LOTS)
FLOOD PLAIN AREA = ± 12.0-ACRES
SINGLE FAMILY RESIDENTIAL = 25.4-ACRES
R/W AREA = 3.0-ACRES
BUFFERS AND UNDEVELOPED AREAS = 9.63-ACRES
- ZONING: LUR 23 WITH REQUIREMENTS OF R-43 SINGLE-FAMILY RESIDENTIAL LOW DENSITY
MINIMUM LOT AREA = 1-ACRES
MINIMUM HEATED FLOOR AREA = 1,500 S.F.
- ZONING INFORMATION:
MINIMUM LOT WIDTH AT BLDG. SETBACK LINE = 150 FT
MINIMUM ROAD FRONTAGE ON CUL-DE-SEC = 35 FT
MINIMUM FRONT SETBACK = 50 FT. FROM R/W
MINIMUM SIDE SETBACK = 15 FT.
MINIMUM REAR SETBACK = 30 FT.
- THIS PROJECT IS SERVED BY THE FOLLOWING UTILITIES:
POTABLE WATER - PEACHTREE CITY WATER AUTHORITY
SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM.
- PORTIONS OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER 13113C0091E FAYETTE CO. AND 13077C0200D, DATED DECEMBER 4, 2024, FAYETTE COUNTY, GEORGIA. ALSO, PROVIDED BY DAVID G. HOVEY P.E., HOVEY ASSOCIATES 10-23-07.
- LIVE STREAMS, WETLANDS, OR OTHER BODIES OF WATER DO EXIST ON THIS SITE.
- ALL ELEVATIONS ARE REFERENCED TO NAVD88.
- ENGINEERS/SURVEYORS DID NOT OBSERVE EVIDENCE OF ON-SITE UNDERGROUND STORAGE TANKS.
- ENGINEERS/SURVEYORS DID NOT OBSERVE EVIDENCE OF ON-SITE DISPOSAL OF HAZARDOUS WASTE.
- SOILS SHOWN ON THIS CONCEPTUAL PLAT ARE DERIVED FROM A LEVEL 3 SOILS MAP, DATED MAY 9, 2024, BY APPLIED ENVIRONMENTAL SCIENCES, INC.
- BOUNDARY LINES SHOWN ON THIS CONCEPTUAL PLAT ARE DERIVED FROM A BOUNDARY SURVEY, DATED FEBURARY 19, 2021, BY W.D. GRAY AND ASSOC. INC.
- TOPOGRAPHIC CONTOURS SHOWN ON THIS CONCEPT PLAT ARE DERIVED FROM 2019-2024 USGS LIDAR: CENTRAL GEORGIA.
- CONCEPT PLAT SHALL EXPIRE 12 MONTHS FROM DATE OF APPROVAL UNLESS PRELIMINARY PLAT IS SUBMITTED TO CITY PLANNER.



SCANLON ENGINEERING SERVICES, INC.
216 EAST SOLOMON STREET, SUITE A
GRIFFIN, GEORGIA 30223
PHONE: (678) 967-2051 FAX: (678) 967-2053

CONCEPT PLAT
**KENSINGTON GARDENS AT HYDE PARK
(PHASE II)**
LOCATED IN LAND LOT 61 OF THE
5th DISTRICT OF PEACHTREE CITY, GEORGIA

Rev.	Description	Date
1		
2		
3	CITY COMMENTS	2-8-25
4	CITY COMMENTS	4-21-25
5	CITY COMMENTS	5-1-25
6	CITY COMMENTS	5-14-25



CONCEPT PLAT PHASE II	
Design by: RLL	Drawn by: RLL
Project #: R24279001	Date: 01/08/25

SHEET TITLE
C-03
SHEET # 03 OF 03