

PARCEL 001 063
TIMOTHY S. GARDNER
392 BUCKINGHAM DR
COVINGTON GA 30016
DB.4137 PG.363
ZONED: A-R

PARCEL 001 064
DONNA & GARRY BOPP
386 BUCKINGHAM DR
COVINGTON GA 30016
DB.182 PG.684
ZONED: A-R

PARCEL 001 077
JOYCE PEAK
380 BUCKINGHAM DR
COVINGTON GA 30016
DB.458 PG.369
ZONED: A-R

PARCEL 001 065
NOTCH TWO LLC
3405 PIEDMONT RD
NE STE 220
ATLANTA, GA 30305
DB.4388 PG.297
ZONED: A-R

PARCEL 001 122A
KIMBERLY & HENLEY CURRY
354 WINDING STREAM TRL
CONYERS, GA 30094
DB.3512 PG.177
ZONED: A-R

PARCEL 001 031
CHRISTOPHER BATKINSON
5915 HWY 20
COVINGTON GA 30016
DB.3002 PG.311
ZONED: A-R

PARCEL 0001 033
BENETTA RUSSELL
5919 HWY 20
COVINGTON GA 30016
DB.3363 PG.179
ZONED: A-R

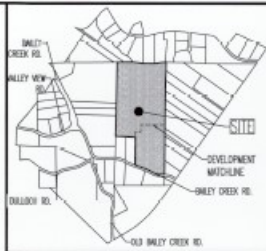
PARCEL 0001 033A
JAMES T. SWAIN
MARSHA D. SWAIN
5941 HWY 20
COVINGTON GA 30016
DB.3195 PG.493
ZONED: A-R

PARCEL 0001 034
GA POWER CO TAX DEPT
BIN 10120
241 RALPH MCGILL BLVD
ATLANTA GA 30308
ZONED: A-R

PARCEL 0001 035
GA POWER CO TAX DEPT
BIN 10120
241 RALPH MCGILL BLVD
ATLANTA GA 30308
ZONED: A-R

PARCEL 0001 036
JOHNNY E. PETERS
EVELYN PETERS
5989 HWY 20
COVINGTON GA 30016
DB.736 PG.353
ZONED: A-R

PARCEL 0001 037
JOHN FRANKLIN PETERS
SARA F. PETERS
6015 HWY 20
COVINGTON GA 30016
DB.202 PG.646
ZONED: A-R



LOCATION MAP
NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB

SETBACKS
FRONT = 22'
SIDE = 7.5' OR AS NOTED
REAR = 20'
MINIMUM HOUSE SIZE = 1,800 SF (CREATED FLOOR AREA)

NOTE: STATE WATERS ARE LOCATED ON THIS PROPERTY. ANY AND ALL STATE WATERS ARE SUBJECT TO STATE AND COUNTY REGULATIONS.

NOTE: 10' PLANTED BUFFERS ALONG REAR OF LOTS THAT ADJOIN EXISTING RESIDENTIAL PARCELS SHALL MEET NEWTON COUNTY SCREENING CODE

Line Table

Line #	Bearing	Length
L1	N77°38'18"W	57.52
L2	N89°08'30"W	185.17
L3	N02°42'17"E	84.13
L4	N02°13'20"E	79.01
L5	S55°11'41"E	0.99
L6	S55°11'41"E	99.96
L7	S55°11'41"E	89.25

Curve Table

Curve #	Length	Radius	Chord	Bearing
C1	144.32	754.35	144.32	N63°42'38"W
C2	247.07	313.24	241.62	S77°27'28"E
C3	300.69	225.00	278.81	S05°35'38"E
C4	118.68	275.00	117.78	S31°10'32"E
C5	93.09	275.00	92.64	S09°27'22"E
C6	21.21	13.50	19.09	S44°45'35"W
C7	52.36	90.00	50.00	N60°14'25"E
C8	80.55	90.00	72.12	S43°30'32"E
C9	102.71	90.00	85.58	S61°23'28"W
C10	26.18	90.00	25.88	S44°45'32"E
C11	35.31	90.00	34.58	S00°28'10"W
C12	147.95	90.00	90.58	N24°31'50"W
C13	29.51	225.00	29.49	S03°31'05"E
C14	80.21	225.00	79.79	S17°29'18"E
C15	63.53	225.00	63.32	S59°47'29"E
C16	3.16	275.00	3.16	S43°13'07"E
C17	149.99	275.00	148.14	S27°39'44"E
C18	212.52	275.00	207.27	S10°10'07"W



APPROVAL OF THESE PLANS DOES NOT PERMIT LAND OUSHERING ACTIVITIES WITHIN A WETLANDS AREA. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER/PERMIT APPLICANT TO OBTAIN THE APPROPRIATE ADEQUATE STUDY FOR APPROVAL OF A WETLANDS Delineation.

PARCEL 0001 049A
ANGELA F. WHITE
SARAH E. TINDLE
7025 MADDOX ROAD
MORROW GA 30260
1904 BAILEY CREEK ROAD
DB. 3875 PG. 369
ZONED: A-R

PARCEL 0001 049
WALTER D. DUREN, JR.
1918 BAILEY CREEK ROAD
COVINGTON GA 30016
DB. 284 PG. 349
ZONED: A-R

PARCEL 0001 048
WALTER F. SCHELLENBERG, JR.
VIRGINIA E. SCHELLENBERG
1938 BAILEY CREEK ROAD
COVINGTON GA 30016
DB. 551 PG. 596
ZONED: A-R



Know what's below
Call before you dig

SURVEY & ENGINEERING
PATRICK & ASSOCIATES, INC.
CONYERS, GEORGIA 30004
PHONE: (770) 49-9745



12/15/25
12/15/25
4/16/24
7/16/24
7/16/24
7/16/24
7/16/24

REVISION
TO ADDRESS COMMENTS
TO ADDRESS COUNTY COMMENTS
TO ADDRESS WATERMAIN LOCATION
PLANNING DEPARTMENT COMMENTS
PUBLIC WORKS COUNTY COMMENTS

DATE
12/15/25
4/16/24
7/16/24
7/16/24
7/16/24
7/16/24
7/16/24

LOT LAYOUT PLAN 1 OF 2
GRAND HORIZON ESTATES
PARCEL 0001 041
LAND LOT 47 - 10B DISTRICT
NEWTON COUNTY, GEORGIA
DRAWING NUMBER
359097
SHEET
3 OF 33

PARCEL 0001 040
MARIANO QUALITY SERVICES INC
1585 ELLIOT ROAD
MCDONALD GA 30252
DB.4381 PG.439
ZONED: A-R



SETBACKS
FRONT = 22'
SIDE = 7.5 OR AS NOTED
REAR = 20'
MINIMUM HOUSE SIZE =
(HEATED FLOOR AREA)

NOTE: STATE WATERS ARE LOCATED ON THIS PROPERTY. ANY AND ALL STATE WATERS ARE SUBJECT TO STATE AND COUNTY BUFFERS.

NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB

Line Table		
Line #	Bearing	Length
L1	N70°38'18"W	57.51
L2	N69°08'30"W	185.1
L3	N02°42'17"E	84.13
L4	N02°13'20"E	79.0
L5	S55°11'41"E	0.99
L6	S55°11'41"E	99.9
L7	S55°11'41"E	89.2

Curve Table				
Curve #	Length	Radius	Chord	Bearing
C1	144.32	754.35	144.10	N63°42'30"E
C2	247.07	321.24	241.02	S79°22'30"E
C3	266.69	225.00	276.81	S89°35'30"E
C4	118.66	275.00	117.76	S31°21'00"E
C5	83.06	275.00	92.64	S89°27'25"E
C6	21.21	13.50	19.60	N44°05'30"E
C7	52.38	85.00	80.82	N68°11'52"E
C8	80.55	50.00	72.12	S43°36'32"E
C9	102.71	50.00	85.58	N61°23'28"E
C10	26.18	50.00	25.88	S44°45'39"E
C11	35.31	50.00	34.58	S59°28'10"E
C12	347.95	50.00	99.58	N24°31'50"E
C13	225.25	225.00	248.39	S23°51'52"E
C14	80.21	225.00	79.79	S12°29'18"E
C15	63.53	225.00	63.32	S35°47'25"E
C16	31.64	225.00	31.36	S47°33'01"E
C17	348.95	225.00	148.74	S27°35'44"E
C18	331.33	775.00	387.17	S109°05'00"E

THAT YOU WERE HAS BEEN REVIEWED
ON 11/17/2014 BY THE OFFICE OF THE
ATTORNEY GENERAL AND
NOTED AND RECOMMENDATIONS OF 2014
DATE 11/17/2014

APPROVAL OF THESE PLANS DOES NOT PERMIT LAND TRANSFERRING ALTHOUGH BORN IN A VETERAN'S AREA, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER/PERMIT APPLICANT TO CONTACT THE APPROPRIATE AGENCY FOR ASSISTANCE AND INFORMATION.

LEGEND:
 SFI-SFI Fence
 Co-Construction Exit
 Disturbed Area Stabilization
 DSI-Walshing
 DSD-Terra Dressing
 DSS-Perm. Grassing
 DSA-Sod
 B1-Natural Buffer
 (Tree Snow Area)
 *—Power pole
 P—Power line
 WW—WATER METER
 CB 4' X 8' METAL CATCH BASIN
 D DRAIN INLET
 RCP REINFORCED CONCRETE PIPE
 —P—PEACE LINE
 BPF IRON PIN FOUND
 GME GONGDET MERMAMENT FOUND
 —S—SANTARY SEWER LINE

PARCELS 0001 121
0001 119
MATTHEW MORRIS
2695 ABBY RIDGE ROAD
CONYERS GA 30094
BAILEY CREEK RD
DB.4326 PG.776
ZONED: A-R



TYPICAL SECTION

GEORGIA811
Utilities Protection Center, Inc.

Know what's below
Call before you dig

SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745

PATRICK & ASSOCIATES, INC.

2

GEORGIA
NOTARY PUBLIC
No. 25000
My Comm. Expires 12/31/2010
My Exp. Date 12/31/2010

Michelle

#2434
EED

1-22-2660	09	GSWACK CERTIFIED DESIGN
UTED No.		
N BY: CTC		
ED BY: MAM		
11-27-2025		

BAILEY CREEK ROAD

LOT LAYOUT PLAN 2 OF 2
GRAND HORIZON ESTATES
PARCEL 0001 041
LAND LOT 47 - 10th DISTRICT
NEWTON COUNTY, GEORGIA

DRAWING NUMBER	
35907	
SHEET:	OF:
4	33