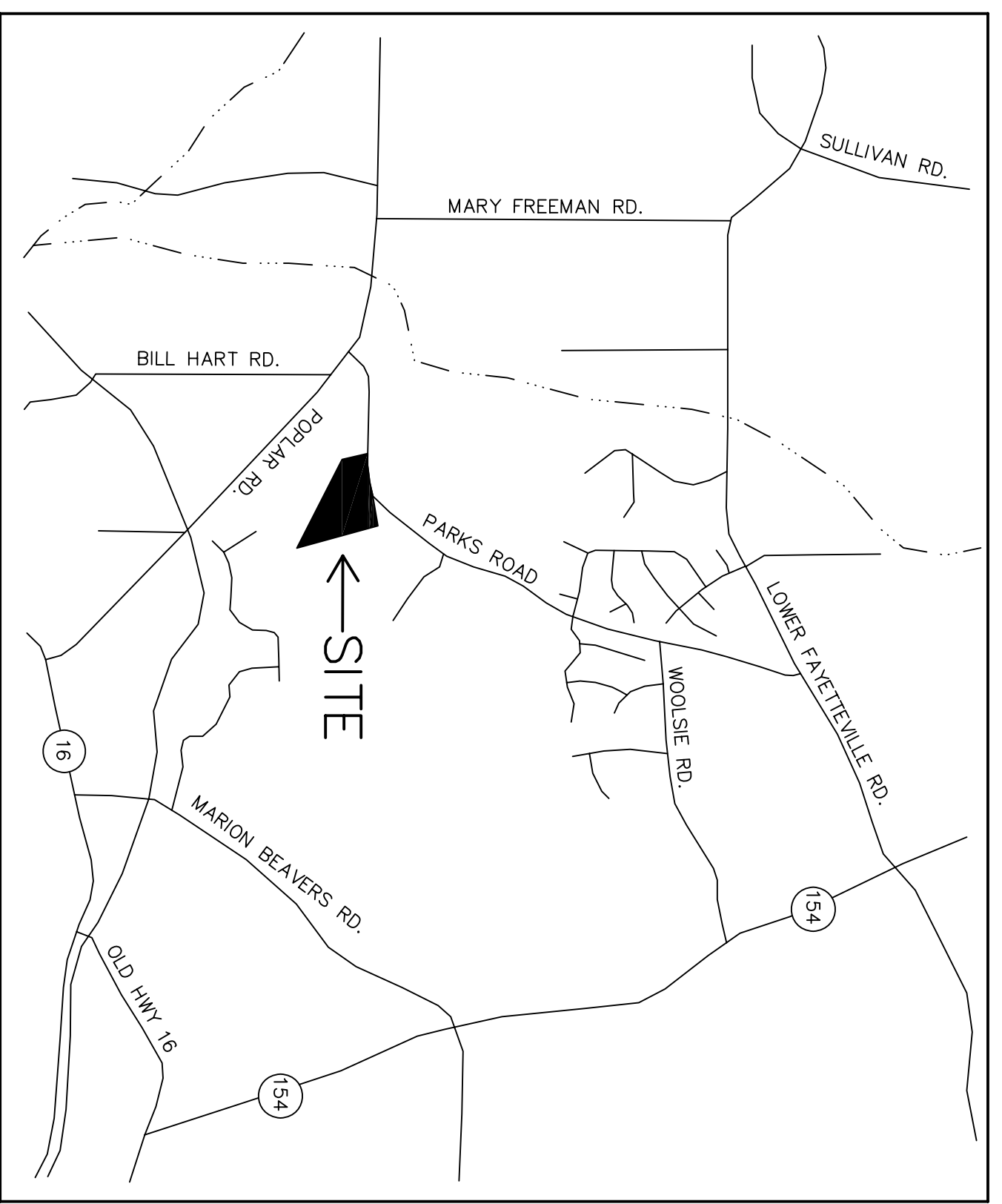


# SHADY OAK ESTATES

PRELIMINARY PLAT - NOT TO BE RECORDED  
 38.12 ACRES - LAND LOT 19, DISTRICT 1  
 TAX ID # 111 1019 001



LOCATION MAP

**PRELIMINARY SURVEYING CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING PRACTICE ACT OF THE STATE OF GEORGIA AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THAT THE SURVEYING REQUIREMENTS FOR PRELIMINARY PLATS OF THE "LAND SUBDIVISION REGULATIONS" AND "ZONING REGULATIONS" OF COWETA COUNTY, GEORGIA, HAVE BEEN FULFILLED. I HAVE ALSO DETERMINED THAT THIS PROJECT IS NOT WITHIN A DAM BREACH ZONE OF AN EXISTING CATEGORY II DAM AS DEFINED UNDER THE GEORGIA SAFE DAMS ACT.

REGISTERED LAND SURVEYOR # \_\_\_\_\_  
 RANDY MCLEAN  
**WETLANDS AND JURISDICTIONAL WATERS CERTIFICATION:**  
 I HEREBY CERTIFY THAT THIS SITE CONTAINS AREAS OF WETLANDS AS SHOWN, WHICH MAY BE SUBJECT TO UNITED STATES ARMY CORPS OF ENGINEERS REGULATIONS. THESE AREAS HAVE BEEN EVALUATED AND DELETED IN ACCORDANCE WITH THE PROCEDURES AND CRITERIA OUTLINED IN THE 1987 UNITED STATES ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL.

REGISTERED PROFESSIONAL ENGINEER NO. \_\_\_\_\_  
 NEAL SPRADLIN, PE

**PRELIMINARY ENGINEERING CERTIFICATE:**

I HEREBY CERTIFY THAT THE ENGINEERING REQUIREMENTS FOR THIS PRELIMINARY PLAT AS SET FORTH IN THE LAND SUBDIVISION REGULATIONS OF COWETA COUNTY, GEORGIA, HAS BEEN FULFILLED.

REGISTERED PROFESSIONAL ENGINEER NO. \_\_\_\_\_  
 LARRY McEVER, PE

**SOIL ANALYSIS CERTIFICATE:**

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE REPRESENTATION OF THE RESULTS OF AN ACTUAL SOIL ANALYSIS BY ME OR UNDER MY SUPERVISION AND THAT AREAS ARE SHOWN THAT ARE NOT ACCEPTABLE SITES FOR INDIVIDUAL SEPTIC SYSTEMS AS REQUIRED BY THE LOCAL AND/OR STATE HEALTH DEPT.

REGISTERED PROFESSIONAL ENGINEER NO. \_\_\_\_\_  
 LARRY McEVER, PE

SOIL TYPE	Slope %	Water Inches	Resistance Inches	Code	Trench Depth	Perk Rate	Infil. Rate
Altiviera	2 - 6	240	nsd	F	See Code	See Code	gdl/1.6/dbs
Altoona	3 - 8	300	nsd	C	See Code	See Code	See Code
Bethlehem	3 - 12	372	48	B	24 - 36	25824*	0.10
Cartersville	2 - 6	66	nsd	F	See Code	See Code	See Code
Carroll	3 - 12	300	nsd	D	See Code	See Code	See Code
Cecil Wet Var.	2 - 8	480	nsd	C	18 - 36*	52824*	0.15
Durham	2 - 8	360	nsd	A	24 - 36	82824*	0.15
Durham	3 - 12	372	34	B	24 - 36	82824*	0.15
Hampton	4 - 10	372	34	A	30 - 48	45824*	0.15
Palmetto	2 - 8	372	28	I	8 - 20**	35824*	0.08
Rowlings	2 - 12	372	28	A	36 - 48	45824*	0.15
Rion	2 - 8	372	nsd	C	8 - 16**	60824*	0.10
Spartan	2 - 12	372	48	I	8 - 16**	60824*	0.15
Saw	2 - 9	480	nsd	C	24 - 36*	60824*	0.15

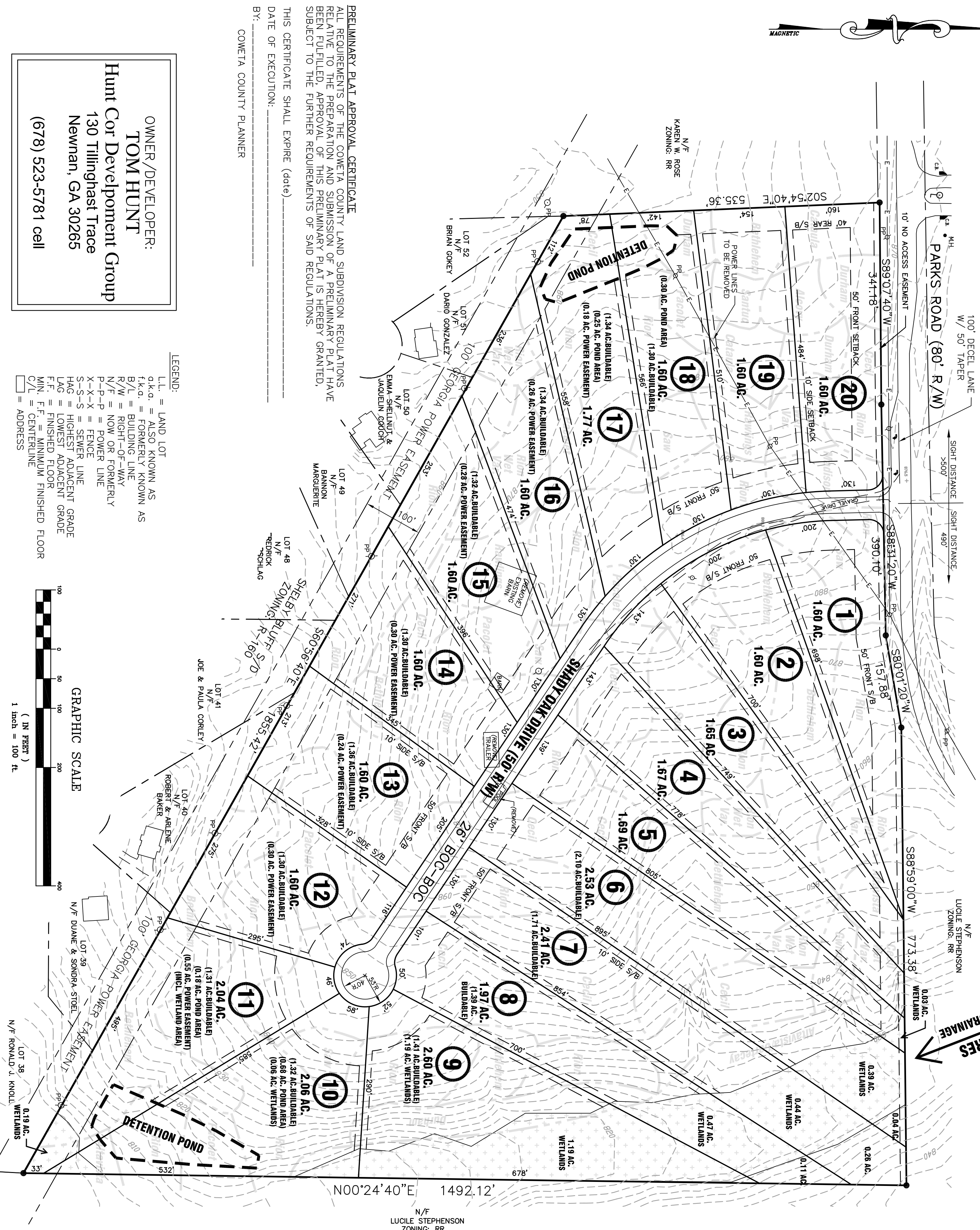
p = perched water table, a = apparent water table nsd = Not Sufficient Data  
 \*\* Applies only for Class I effluent.  
 \*\*\* Applies only for Drip Emitter systems.  
 (soil test pits), conventional lines may be installed in Bethlem or Gwinnett Soil. Backhoe pits have been placed in Saw and Rowlings and conditions are as shown.

CODE LETTER	SUITABILITY CODE DESCRIPTION
A	Soil series should have ability to function as suitable absorption field with proper
B	Some root and/or stony conditions were found. This soil should function as a
C	This soil with a special septic and/or drainage system, filter to a 2000
F	Normally considered unsatisfactory for use for conventional absorption fields.
I	Depth to bedrock is generally not sufficient to accommodate a septic system.
O	Due to variations in depth and thickness of restrictive layers, recommended

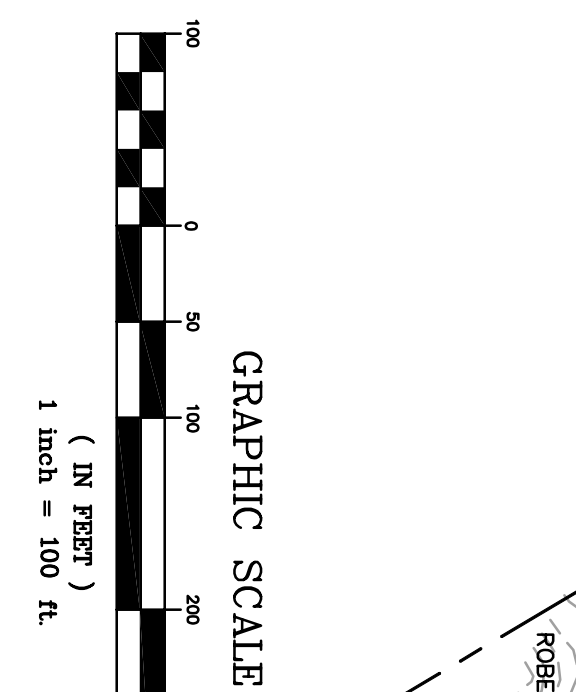
LEVEL 3 SOIL STUDY BY:

RESOURCE ENGINEERS  
 1492 Hwy 92 North, Suite C  
 Fayetteville, GA 30124  
 tel: (404) 969-8973  
 fax: (404) 969-2039

- GENERAL NOTES:**
- TOTAL AREA OF PROJECT = 38.12 ACRES  
 TOTAL AREA OF R/W TO BE DEDICATED TO COUNTY = 1.59 ACRES  
 TAX ID # 111 1019 001
  - ZONING: R-160 - SINGLE FAMILY
  - DIMENSIONAL REQUIREMENTS FOR R-160 - SINGLE FAMILY:  
 MIN. LOT SIZE = 1.6 ACRES  
 FRONT YARD = 50'  
 REAR YARD = 40'  
 MIN. LOT WIDTH AT FRONT SETBACK LINE = 130'  
 MAX. HEIGHT OF STRUCTURE = 40'
  - TOTAL NUMBER OF LOTS = 20
  - BOUNDARY SURVEY BY: MCLEAN SURVEYING  
 DATE: 8/15/05  
 NEWMAN, GA 30263
  - THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE  
 PANEL: 130298 0100 A DATED: AUG. 2, 1982
  - SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAPHY  
 DATUM: MEAN SEA LEVEL  
 PROJECTION: UTM  
 PLANNED BY: NEAL SPRADLIN, PE
  - WATER SERVICE TO BE PROVIDED BY COWETA COUNTY WATER DEPT.
  - SEWER SERVICE PROVIDED BY ON-SITE SEPTIC SYSTEMS ON EACH INDIVIDUAL LOT  
 SEWER EASEMENTS TO BE INCLUDED IN THE DESIGN OF THIS DEVELOPMENT FOR FUTURE USE.

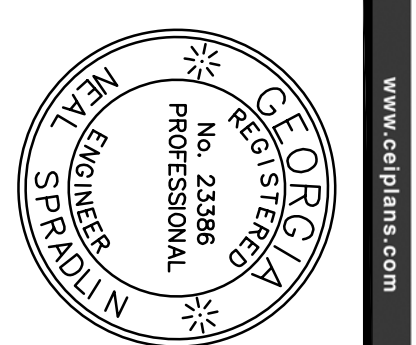


- LEGEND:**
- L.L. = LAND LOT
  - G.K.O. = ALSO KNOWN AS
  - B.K.O. = BOUNDARY KNOWN AS
  - R/L = RIGHT-OF-WAY
  - N/F = NOW OR FORMERLY
  - P-P-P = POWER LINE
  - X-X-X = FENCE
  - HAG = HIGHEST ADJACENT GRADE
  - F.F. = FINISHED FLOOR
  - N/M = FINISHED FLOOR
  - C/L = CENTERLINE
  - = ADDRESS



SHADY OAK ESTATES  
 PRELIMINARY PLAT  
 DATE: 9/22/05 DRAWN BY: MNS SCALE: 1"=100'

REV.	DATE:	DESCRIPTION:
1	10/28/05	PER COMMENTS FROM COWETA CO.



Neal Spradlin, PE  
 Capstone Engineering, Inc.  
 45 Little Road  
 Sharpsburg, GA 30277  
 neal@capstone.com  
 office/tel: 770.502.9788  
 mobile: 678.859.0514  
 nxsell: 154.10148-1