

HIGHWAY 34 (200' R/W)

8.88 ACRES
N/F
ZONING: R-1 (RURAL CONSERVATION)
PHASE 1 TO PHASE 2

10.00 AC.
DECENTRALIZED SEWER SYSTEM
AREA

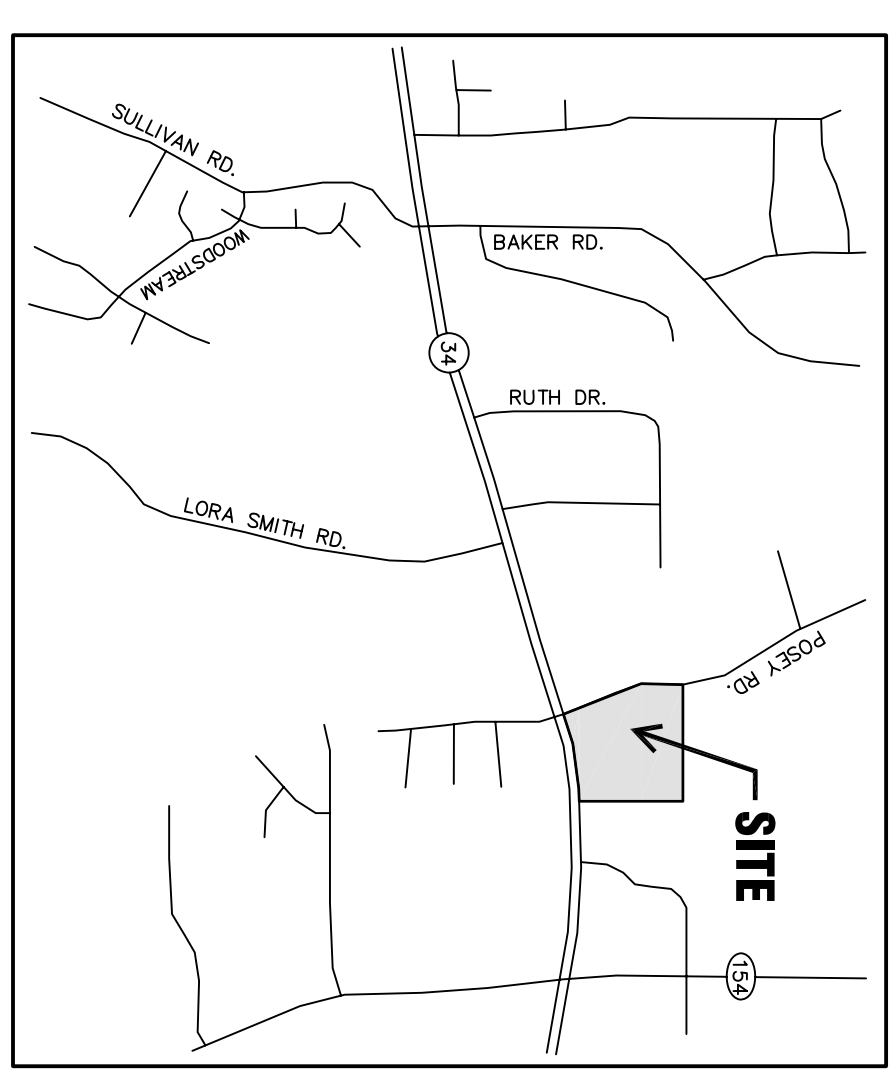
ABOVE GROUND SEDIMENT POND TO BE INSTALLED IN PERMANENT UNDERGROUND POND TO BE INSTALLED WHEN LOTS 1 & 2 ARE DEVELOPED.

MARKET PLACE AT POSEY ROAD

PRELIMINARY PLAT (NOT TO BE RECORDED)
PORTION OF TAX PARCEL NO. 121 6038 007A
20.77 ACRES - LAND LOT 38 - DISTRICT 6

GENERAL NOTES:

- TOTAL AREA OF PROJECT - 20.77 ACRES
- TOTAL AREA OF DEVELOPMENT - 13.67 ACRES
- DIMENSIONAL REQUIREMENTS FOR OLD COMMERCIAL: MIN. LOT SIZE = 10 ACRES; SIDE YARD = 10'; FRONT SETBACK = 50'; MIN. LOT WIDTH AT FRONT SETBACK LINE = 50'; MAX. HEIGHT OF STRUCTURE = 35'
- TOTAL NUMBER OF LOTS = 7
- RECORD # 171: 11/11/2007; 04/20/11
- RECORD # 172: 04/20/11
- PANEL 10072; 04/20/11
- SOURCE OF TOPOGRAPHY: FIELD DATA SURVEY, L&L DEVELOPMENT, INC.
- WATER SERVICE BY COWETA COUNTY WATER DEPT.
- SEWER SERVICE BY NEWMAN UTILITIES WITH DECENTRALIZED SEWER SYSTEM
- THIS PROJECT LIES WITHIN THE SOIL CREEK WATERBODIED PROTECTION DISTRICT
- THIS PROJECT LIES WITHIN A QUALITY DEVELOPMENT CORRIDOR OVERLAY DISTRICT
- PROJECT MUST COMPLY WITH ARTICLE 28 SECTION 281 'QUALITY DEVELOPMENT CORRIDOR DISTRICT'



LOCATION MAP

PRELIMINARY PLAT, PERSONAL CERTIFICATE
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE REVIEWED THE PLAT AND I AM SURE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE REVIEWED THE PLAT AND I AM SURE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

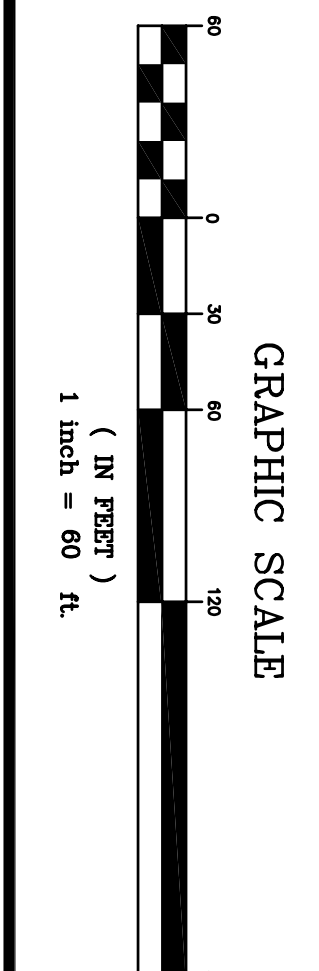
PRELIMINARY ENGINEERING CERTIFICATE
I HEREBY CERTIFY THAT THE ENGINEERING REQUIREMENTS FOR THIS PRELIMINARY PLAT AS SET FORTH IN THE LAND SUBDIVISION REGULATIONS OF COWETA COUNTY, GEORGIA, HAS BEEN FILLED.

WETLANDS AND JURISDICTIONAL WATERS CERTIFICATION
I HEREBY CERTIFY THAT THIS SITE DOES NOT CONTAIN ANY AREAS OF WETLANDS, HOWEVER, THE SITE DOES CONTAIN A SMALL WETLAND AREA. THE WETLANDS ARE LOCATED IN THE SOUTHWEST CORNER OF THE SITE. THE WETLANDS ARE NOT SUBJECT TO THE RULES AND REGULATIONS OF THE UNITED STATES ARMY CORPS OF ENGINEERS WETLAND DETERMINATION MANUAL.

REPLACEMENT TREE LIST

DESCRIPTION	REMOVED	REPLACEMENT
22' OAK	X	X
22' OAK	X	X
22' OAK	X	X
22' OAK	X	X
22' OAK	X	X
22' OAK	X	X
22' OAK	X	X
22' OAK	X	X

OWNER/DEVELOPER:
VIJAY TUMMALA
2227 Lake Point Drive
Gadsden, AL 35901
(205) 966-2046



Neal Spradlin, P.E.
45 Little Road
Sharpsburg, GA. 30277
phone/fax: 770.502.9748
mobile: 678.859.0514
Nextel: 154*101148*1

THE MARKETPLACE AT POSEY ROAD		REV. 1	DATE: 7/3/08	DESCRIPTION: PER COMMENTS FROM COWETA CO.
PRELIMINARY PLAT				
DATE: 5/19/08	DRAWN BY: MNS	SCALE: 1" = 60'		