

THE COURTYARD

PRELIMINARY PLAT - NOT TO BE RECORDED



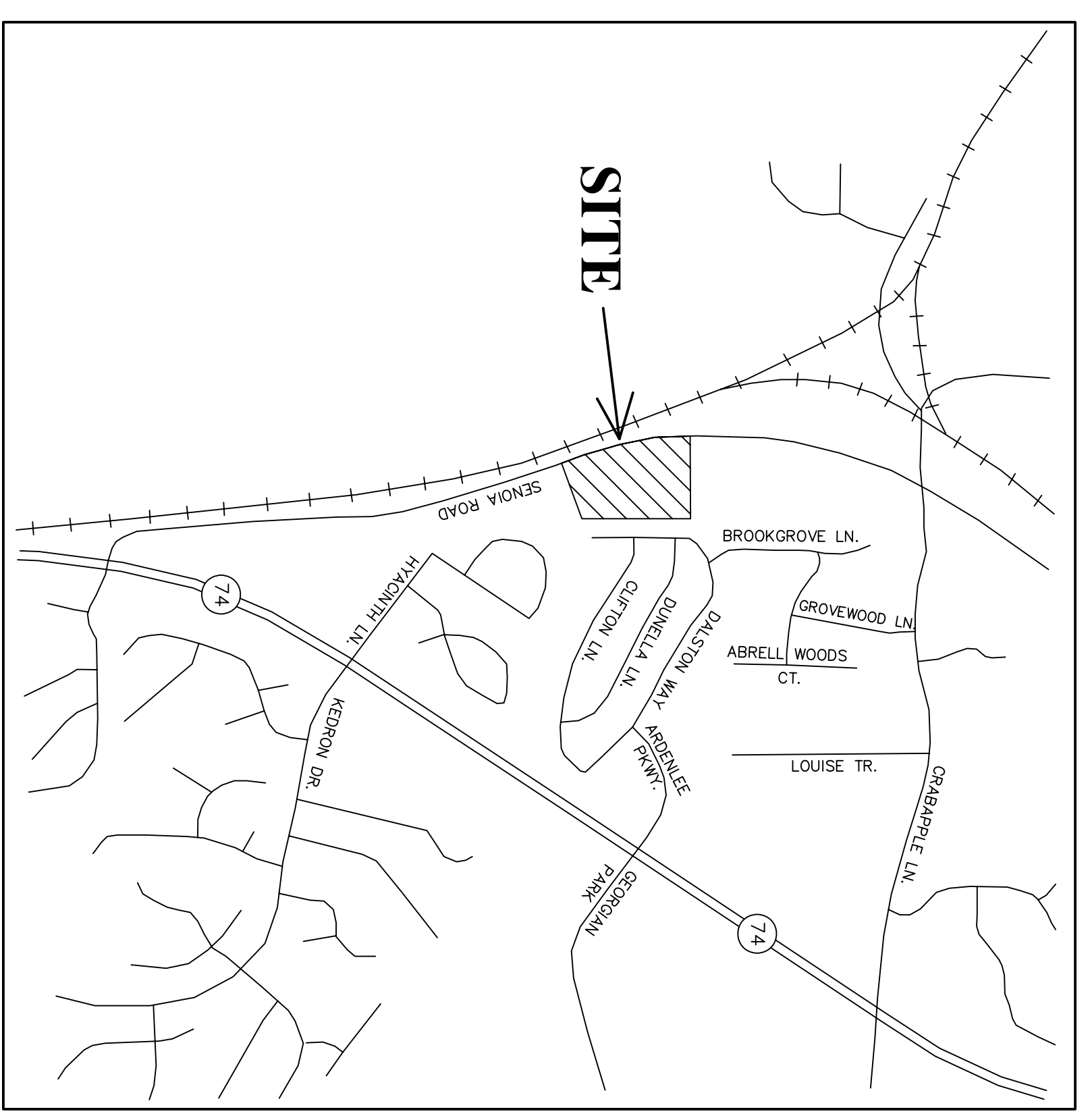
- MISCELLANEOUS NOTES:**
- 1) THE EXISTING STRUCTURE WILL BE REMOVED AS A PART OF THIS DEVELOPMENT AND A DEMOLITION PERMIT MUST BE OBTAINED FROM THE BUILDING DEPT. FOR THIS WORK.
 - 2) ALL BUFFERS ALONG THE PERIMETER OF THE SITE, INCLUDING THE AREA WHERE THE STORMWATER DETENTION POND WILL BE LOCATED, MUST BE DESIGNATED AS GREENBELTS AND DEDED TO THE CITY.
 - 3) BMP'S MUST BE DESIGNED AND INSTALLED PER THE GSWM AND MAY TAKE UP MORE AREA THAN SHOWN ON THE PRELIMINARY PLAT.
 - 4) CONTRACTOR MUST COORDINATE WITH THE PEACHTREE CITY PLANNING DEPARTMENT TO OBTAIN THE NECESSARY PERMITS AND CONNECTION TO THE SANITARY SEWER.
 - 5) CONTRACTOR MUST COORDINATE WITH THE PEACHTREE CITY PLANNING DEPARTMENT TO OBTAIN THE NECESSARY PERMITS AND CONNECTION TO THE SANITARY SEWER SYSTEM.
 - 6) PEACHTREE CITY MUST REVIEW THE COVENANTS AND RESTRICTIONS PREPARED FOR THIS SUBDIVISION PRIOR TO RECORDING THE FINAL UNDEVELOPED PLAT. PEACHTREE CITY STAFF FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

OWNER/DEVELOPER:
CHADWICK HOMES, INC.
 Chad Floyd
 PO Box 3590
 Peachtree City, GA
 (770) 487-2432

INSTALL/MAINTAIN EROSION CONTROL MEASURES
 SITE GRADING/ROAD CONSTRUCTION/UTILITIES
 CURB AND OUTER/PAVING
 HOME CONSTRUCTION

ANTICIPATED START DATE IS JULY 1, 2006

MONTH	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
EROSION CONTROL									
ROAD CONSTRUCTION									
UTILITIES									
CURB AND PAVING									
HOME CONSTRUCTION									



8.451 ACRES - LAND LOT 155, DISTRICT 7
 ZONING: LUR-12

GENERAL NOTES:

- 1) TOTAL AREA OF PROJECT = 8.451 ACRES
- 2) ZONING: LUR-12
- 3) BOUNDARY SURVEY AND TOPO BY: W.D. GRAY AND ASSOCIATES, DATE OF SURVEY: 2/1/06, VERT. DATUM: NAVD 1929, HORIZ. DATUM: ASSUMED (TO BE CONVERTED TO STATE PLANE COORDINATES PRIOR TO FINAL PLAT)
- 4) DIMENSIONAL REQUIREMENTS FOR LUR-12 - SINGLE FAMILY NEIGHBORHOOD:
 AVG. LOT SIZE = 7,500 SF
 SIDE YARD = 5'
 REAR YARD = 20'
- 5) TOTAL NUMBER OF LOTS = 23
- 6) TOTAL GREEN SPACE AREA = 2.62 ACRES
- 7) THIS PROPERTY IS NOT LOCATED IN A TCOOD HAZARDOUS ZONE
- 8) PANEL 1500/78 0060 D DATED: MAR. 18, 1998
- 9) WATER AND SEWER SERVICE PROVIDED BY PEACHTREE CITY WATER/SEWER AUTHORITY.

DESIGN CERTIFICATE:

I HEREBY CERTIFY THAT THE DESIGN AND LAYOUT OF THE PROPOSED LOTS, BLOCKS, STREETS, AND OTHER PLANNED FEATURES INCLUDED IN THIS PROPOSED PRELIMINARY PLAT HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

BY: _____ REGISTERED PROFESSIONAL ENGINEER No. 23386
 (NEAL SPRADLIN)

CERTIFICATE OF CONFORMANCE WITH CONCEPTUAL PLAT:

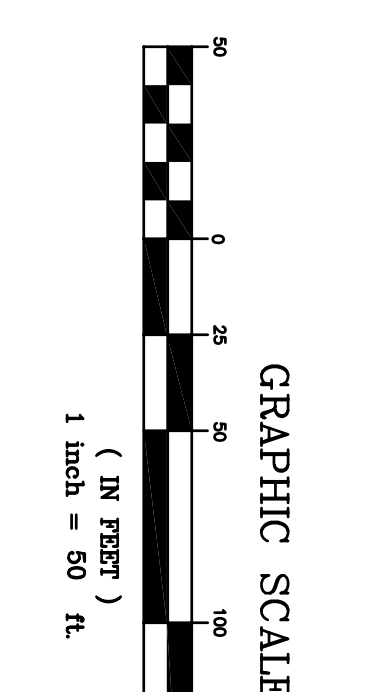
I HEREBY CERTIFY THAT THIS PROPOSED PRELIMINARY PLAT CONFORMS TO THE CONCEPTUAL PLAT AS APPROVED BY THE PLANNING COMMISSION.

BY: _____ DATE: _____
 (PLANNING COMMISSION MEMBER)

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

ALL REQUIREMENTS OF THE PEACHTREE CITY LAND DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED.

BY: _____ (CITY PLANNER) DATE: _____
 THIS CERTIFICATE EXPIRES: _____ (DATE)



SHEET 1 OF ONE	THE COURTYARD		REV. 1	DATE: 4/21/06	DESCRIPTION: PER COMMENTS FROM PEACHTREE CITY
	PRELIMINARY PLAT				
DATE: 3/3/06	DRAWN BY: MNS	SCALE: 1"=50'			
				Neal Spradlin, P.E. 45 Little Road Sharpsburg, GA, 30277 phone/fax: 770.502.9748 mobile: 678.859.0514 Nextel: 154*101148*1	