

SPRINGDALE - UNIT F

PRELIMINARY PLAT - NOT TO BE RECORDED

GENERAL NOTES:

- 1) TOTAL AREA OF PROJECT = 58.925 ACRES (TAX ID: 162A 058)
- 2) ZONING: R-40C
- 3) ALLOWABLE DENSITY IS TOTAL ACREAGE X 0.9 = 58.925 X 0.9 = 53.032 OR 53 LOTS
- 4) TOTAL NUMBER OF LOTS PROPOSED = 53
- 5) FRONT YARD SETBACKS: 25' MIN. SEPARATION BETWEEN BUILDINGS
- 6) REAR YARD SETBACKS: 25' MIN. SEPARATION BETWEEN BUILDINGS
- 7) MIN. FLOOR AREA OF HOUSE = 2000 SQ FT
- 8) MAX. TRACT COVERAGE BY SIMULTANEOUS = 12% X TOTAL ACREAGE = 7.071 AC.
- 9) PROPOSED HOUSE FOOTPRINT = 2124 SF X 53 LOTS = 2.28 AC.
- 10) TOTAL DEVELOPMENT PROVIDED = 123 HOMES
- 11) OPEN SPACE REQUIRED = 40% X TOTAL ACREAGE = 23.57 ACRES
- 12) TOTAL OPEN SPACE PROVIDED = 23.99 ACRES
- 13) BOUNDARY SURVEY BY: CANNONSON BROTHERS LAND SURVEYING, INC., NEWNAM, GA 30263, DATE: 5/7/07
- 14) SPRINGDALE UNIT 1 P.B. 67/234
- 15) SPRINGDALE PHASE B P.B. 67/73
- 16) A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE "X" AS SHOWN ON THE FLOOD HAZARD MAP. A DETAILED FLOOD STUDY TO DETERMINE EXACT ELEVATIONS WAS PREPARED BY LARRY MESSER (RESOURCE ENGINEER) DATED JULY 5, 2002 AND IS SHOWN ON THIS PLAT.
- 17) THE PLAT SHOWN WERE LOCATED BY CORE PROPERTY SERVICES, AUGUST 31, 2000
- 18) AND ROYAL FOREST MANAGEMENT, MARCH 2002.
- 19) WATER SERVICE TO BE PROVIDED BY CITY OF SENOIA.
- 20) SEWER SERVICE PROVIDED BY CITY OF SENOIA.

58.925 AC. (ZONING R-40C)

TAX ID: 162A 058

LAND LOT 280 & 289, DISTRICT 6

CITY OF SENOIA, COWETA COUNTY

OWNER/DEVELOPER & 24-HR CONTACT:

GUS WOOD
 Martinwood Properties
 PO Box 1608
 Newnan, GA 30264
 (770) 253-9885

DEVELOPMENT SCHEDULE:

APPROX. LAND LOT LINE	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
OBtain DEVELOPMENT PERMITS							
CONSTRUCT ROAD AND UTILITIES							
FINAL PLAT ACCEPTED							
CONSTRUCT HOUSES							
						NOV 2007	JULY 2008

I HEREBY CERTIFY THAT THE DESIGN AND LAYOUT OF THE PROPOSED LOTS, BLOCKS, STREETS AND OTHER PLAT INFORMATION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN COMPLIANCE WITH GEORGIA LAW AND ALL REQUIREMENTS OF THE CITY OF SENOIA, GEORGIA.

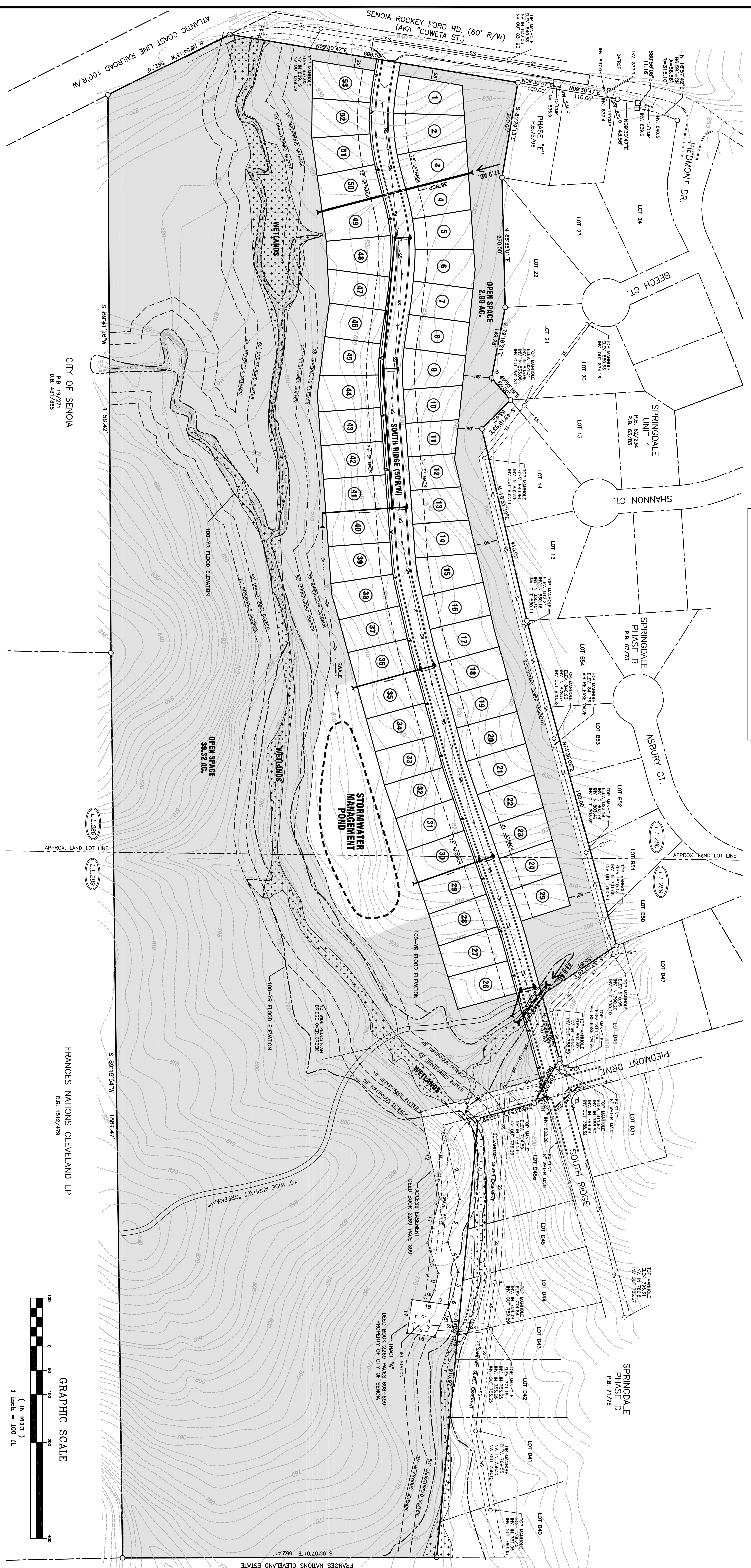
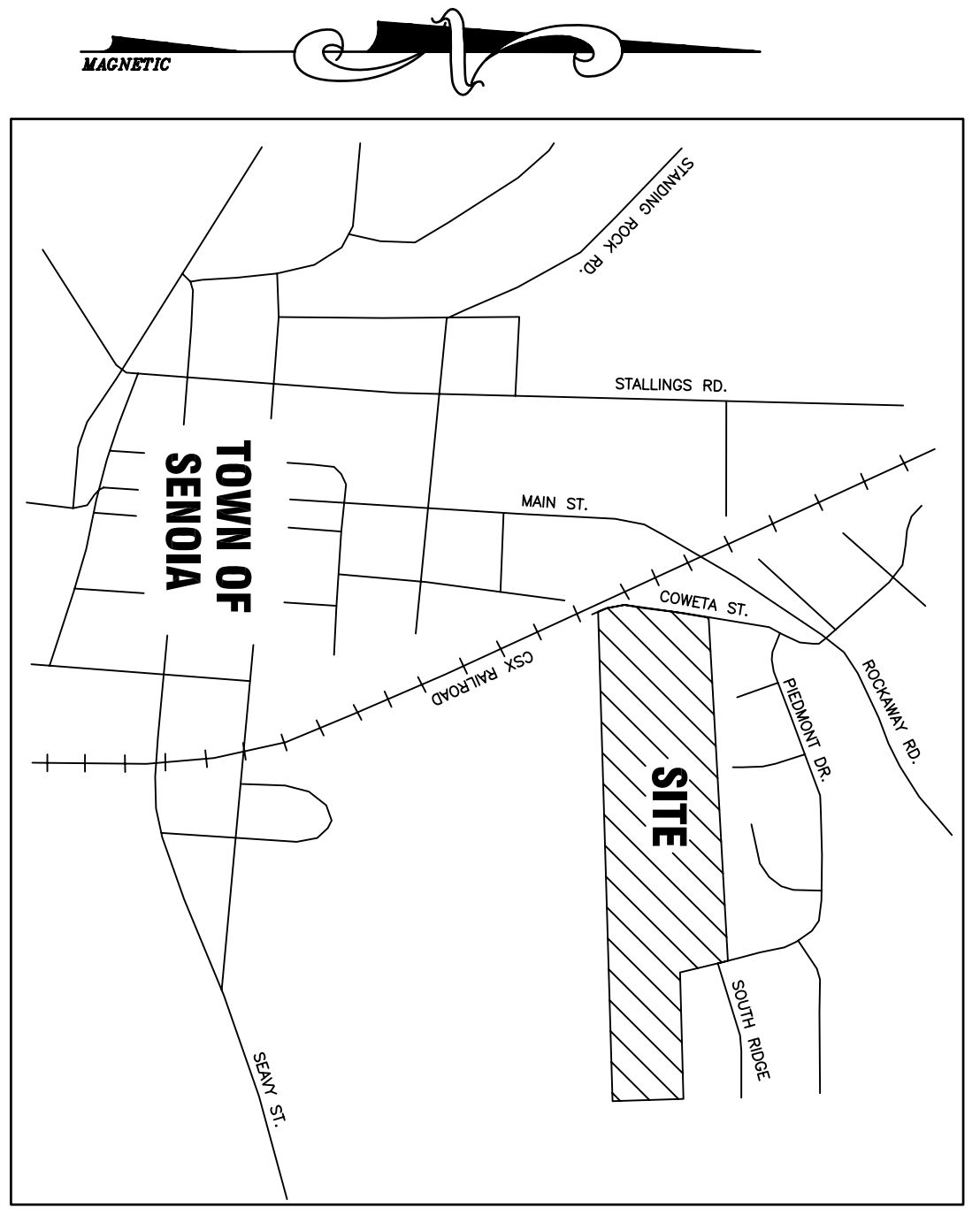
DATE: _____ BY: _____
 NAME: _____
 NO: _____

ALL REQUIREMENTS OF THE SENOIA LAND DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS PRELIMINARY PLAT HAVING BEEN GRANTED BY THE MAYOR AND COUNCIL, I HEREBY CERTIFY THAT THE PLAT IS CORRECT AND TRUE TO THIS DATE OF _____ 2007.

BY: _____ MAYOR

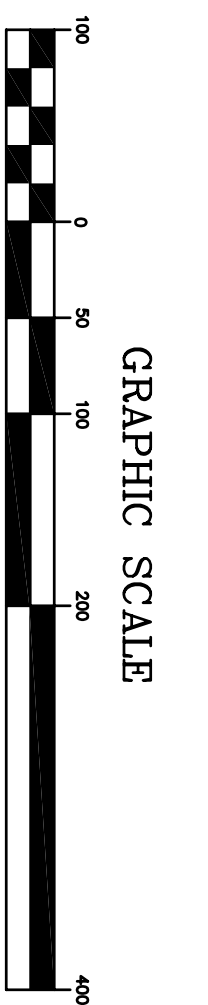
REVIEWED AND APPROVED BY:

CITY ADMINISTRATOR _____
 CITY PLANNER _____
 CITY ENGINEER _____



CITY OF SENOIA
 P.B. 19/271
 D.B. 431/365

FRANCES NATIONS CLEVELAND LP
 D.B. 1912/479



SHEET 1 OF ONE	SPRINGDALE UNIT F PRELIMINARY PLAT	REV. 1 DATE: 7/2/07 DESCRIPTION: REVISED GENERAL NOTES REGARDING SIDE AND REAR SETBACKS/MIN. SEPARATION			Neal Spradlin, P.E. 45 Little Road Sharpsburg, GA. 30277 phone/fax: 770.502.9748 mobile: 678.859.0514 Nextel: 154*101148*1
	DATE: 5/10/07	DRAWN BY: MNS	SCALE: 1"=100'		