

**CERTIFICATE OF DESIGN**

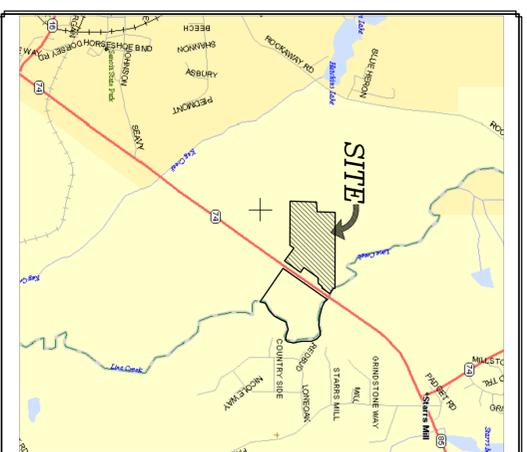
I hereby certify that the design and layout of the proposed lots, blocks, streets, and other plan features included in this proposed Preliminary Plat have been prepared by me or under my direct supervision

By \_\_\_\_\_ Ga. Registered Landscape Architect No. \_\_\_\_\_  
 Or \_\_\_\_\_ Ga. Registered Land Surveyor No. \_\_\_\_\_  
 Or \_\_\_\_\_ Ga. Registered Civil Engineer no. \_\_\_\_\_

**CERTIFICATE OF PRELIMINARY PLAT APPROVAL**

All requirements of the Senoia Land Development Ordinance relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted by the Mayor and City Council.

Date \_\_\_\_\_ City Engineer \_\_\_\_\_



Vicinity Map  
(Not to Scale)

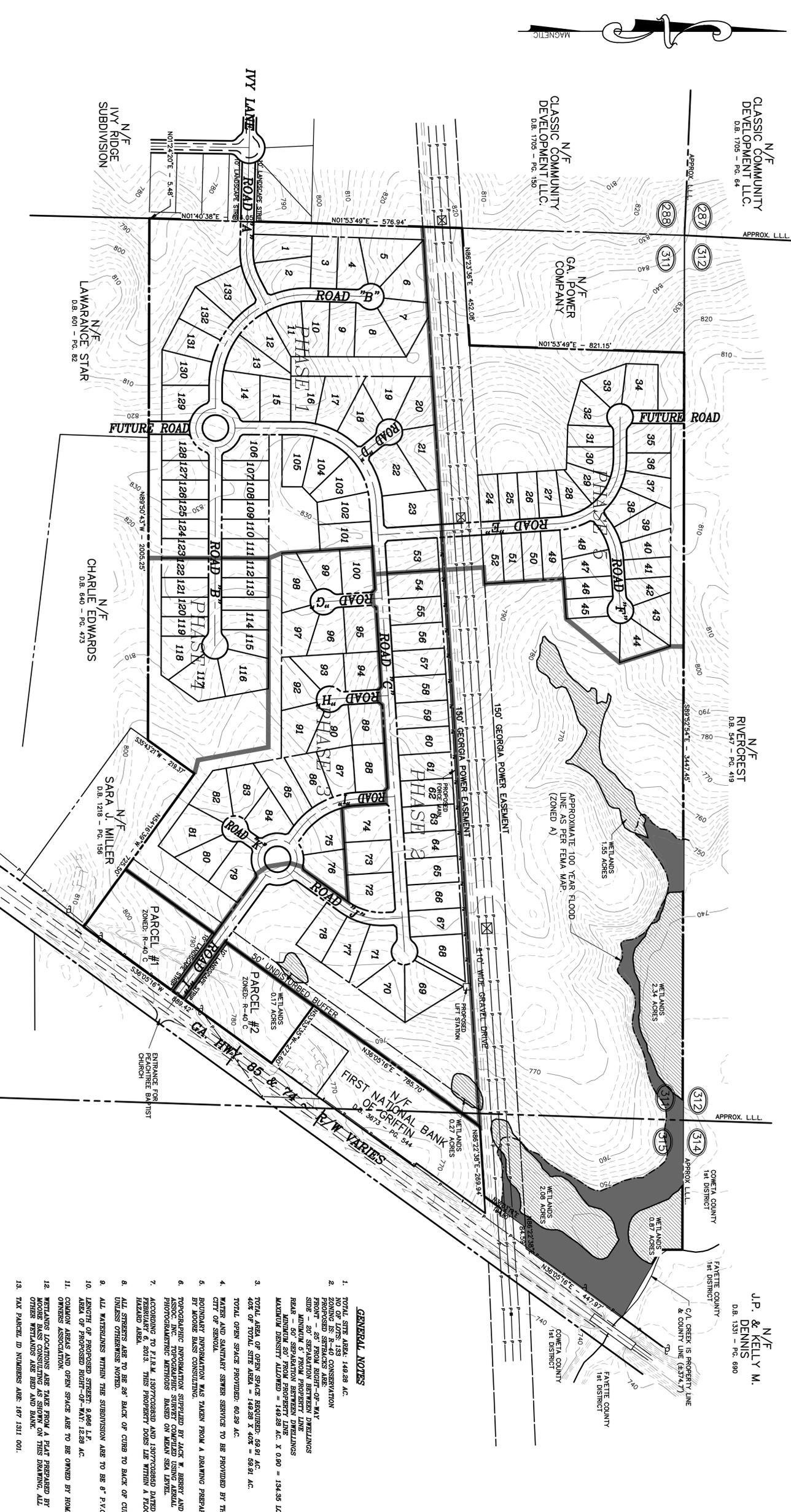
**ROAD NAMES LEGEND**

ROAD "A"	IVY LANE
ROAD "B"	SASSER WAY
ROAD "C"	YOUNG DRIVE
ROAD "D"	SIBLEY COURT
ROAD "E"	BRANTLEY DRIVE
ROAD "F"	ATKINSON COURT
ROAD "G"	HUTCHINSON COURT
ROAD "H"	BARNEYS POINT
ROAD "I"	NEWBERRY DRIVE
ROAD "J"	WOODBURY PASS
ROAD "K"	RENAE COURT

ALL RIGHT OF WAY WIDTHS ARE 50'

**Index**

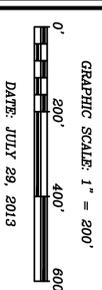
Sheet No.	Description
1.	Cover Sheet and Overall Preliminary Plat
2.	Preliminary Plat for Phase 1, 4 & 5
3.	Preliminary Plat for Phase 2 & 3



N/E  
**J.P. & KELLY M. DENNIS**  
 D.B. 1331 - PG. 690

**NEWBERRY**

LOCATED IN: L.L. 311 & 315  
 ~ 1st DISTRICT ~ CITY OF  
 SENOIA ~ COWETA CO.,  
 GEORGIA



REV. DATE	DESCRIPTION

**COVER SHEET AND OVERALL PRELIMINARY PLAT FOR:**

**BEER STORE, LLC**  
 270 NORTH JEFF DAVIS DRIVE  
 FAYETTEVILLE, GA. 30214  
 CONTACT: DONNA BLACK  
 PHONE 770-461-0478

**OWNER/DEVELOPER & 24 HR. CONTACT**

**PREPARED FOR:**

**HOVEY & ASSOC., INC.**  
 130 HOWARD LANE, SUITE B  
 FAYETTEVILLE, GEORGIA 30214  
 PHONE: 770-460-2200

**PREPARED BY:**

**CIVIL ENGINEERING  
 LAND PLANNING  
 HYDROLOGY**

**SHEET 1 OF 3 SHEETS**

- GENERAL NOTES**
- TOTAL SITE AREA: 148.28 AC.
  - NO. OF LOTS: 133 CONSERVATION
  - FRONT - 25' FROM RIGHT-OF-WAY
  - SIDE - 20' SEPARATION BETWEEN DWELLINGS
  - REAR MINIMUM 5' FROM PROPERTY LINE
  - MAXIMUM 50' FROM PROPERTY LINE
  - MAXIMUM DENSITY ALLOWED = 148.28 AC. X 0.90 = 134.35 LOTS
  - TOTAL AREA OF OPEN SPACE REQUIRED: 59.91 AC.
  - 40% OF TOTAL SITE AREA = 148.28 X 40% = 59.91 AC.
  - TOTAL OPEN SPACE PROVIDED: 60.29 AC.
  - WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CITY OF SENOIA.
  - BOUNDARY INFORMATION WAS TAKEN FROM A DRAWING PREPARED BY MOORE BASS CONSULTING.
  - TOPOGRAPHIC INFORMATION SUPPLIED BY JACK W. BERRY AND ASSOC. INC. TOPOGRAPHIC SURVEY COMPILED USING AERIAL PHOTOGRAPHIC METHODS BASED ON MEAN SEA LEVEL.
  - ACCORDING TO F.I.E.M. 13077028SD AND 13077028SD DATED HAZARD AREA, 2013. THIS PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA.
  - ALL STREETS ARE TO BE 26' BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL WATERWAYS WITHIN THE SUBDIVISION ARE TO BE 8' P.V.C.
  - LENGTH OF PROPOSED STREET: 9.966 L.F.
  - AREA OF PROPOSED RIGHT-OF-WAY: 12.29 AC.
  - CORNER AREAS AND OPEN SPACE ARE TO BE OWNED BY HOME OWNERS ASSOCIATION.
  - WETLANDS LOCATIONS ARE TAKE FROM A PLAT PREPARED BY MOORE BASS CONSULTING, INC. AND THE BARRING, ALL OTHER WETLANDS ARE 300' AND BANK.
  - TAX PARCEL ID NUMBERS ARE: 197 1311 001.