

PREPARED BY:

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

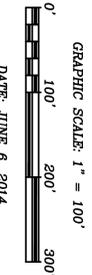
PREPARED FOR:

**J.P. ALLEN HOMES, LLC.**  
308 LONE OAK RD.  
GRANTVILLE, GA. 30220  
CONTACT: CLAUDE RAPTIST  
PHONE 770-231-6704

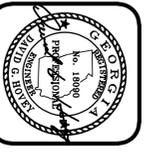
CONCEPT PLAN FOR:

**MORGAN FARM**

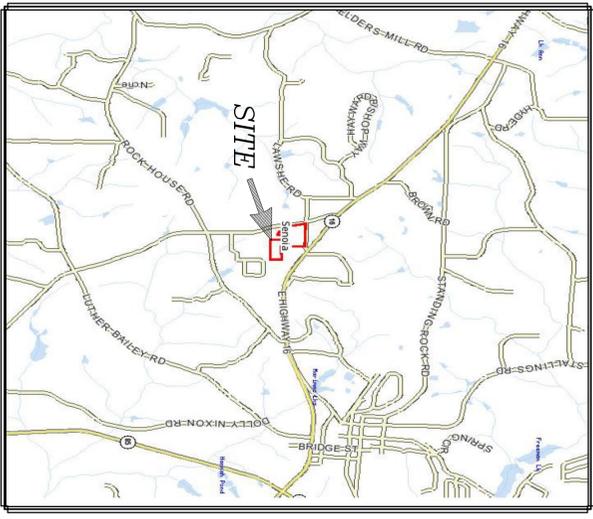
LOCATED IN: L.L. 213 ~ 1st  
DISTRICT ~ COWETA CO.,  
GEORGIA



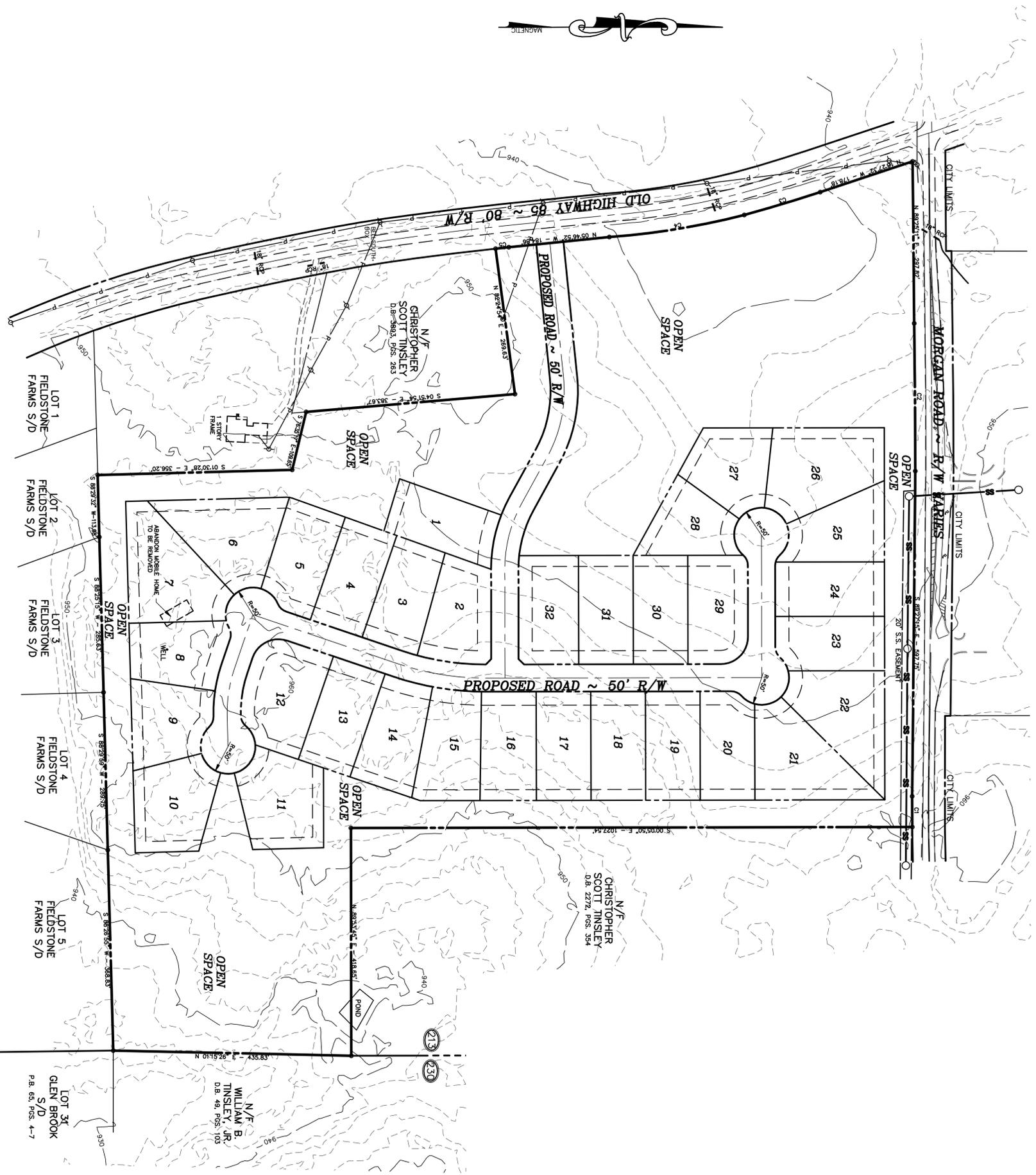
REV	DATE	DESCRIPTION



SHEET 1  
OF 1  
SHEETS



- GENERAL NOTES**
- TOTAL SITE AREA: 35.66 AC.  
NO OF LOTS: 32
  - ZONING IS R-40 CONSERVATION  
PROPOSED SETBACKS ARE:  
FRONT - 25' FROM RIGHT-OF-WAY  
SIDE - 20' SEPARATION BETWEEN DWELLINGS  
MINIMUM 5' FROM PROPERTY LINE  
REAR - 50' SEPARATION BETWEEN DWELLINGS  
MINIMUM 20' FROM PROPERTY LINE  
MAXIMUM DENSITY ALLOWED = 35.65 AC. X 0.90 = 32.066 LOTS  
TOTAL AREA OF OPEN SPACE REQUIRED: 14.26 AC.  
40% OF TOTAL SITE AREA = 35.65 X 40% = 14.26 AC.  
TOTAL OPEN SPACE PROVIDED: 16.66 AC.
  - WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY THE CITY OF SENOLA.
  - BOUNDARY INFORMATION WAS TAKEN FROM A DRAWING PREPARED BY W.D. GRAY AND ASSOC., INC. DATED 6/28/14.
  - TOPOGRAPHIC INFORMATION SUPPLIED BY COWETA COUNTY G.I.S. ACCORDING TO FILE # 13077002897D, DATED FEBRUARY 6, 2013. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
  - ALL STREETS ARE TO BE 26' BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - AVERAGE LOT SIZE IS 100' X 200'.
  - COMMON AREAS AND OPEN SPACE ARE TO BE OWNED BY HOME OWNERS ASSOCIATION.
  - TAX PARCEL ID NUMBERS ARE: 157-1213-001A AND A PORTION OF 157-1213-003.



**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DIST.	BEARING
C1	0°54'17"	3573.63'	56.43'	56.43'	N89°55'18"E
C2	0°30'13"	30887.00'	271.42'	271.42'	S89°35'08"W
C3	3°15'53"	2251.06'	145.36'	145.34'	N16°48'19"W
C4	0°15'05"	1410.18'	250.67'	250.34'	N09°20'39"W
C5	0°15'28"	5109.31'	24.46'	24.46'	S06°40'39"E