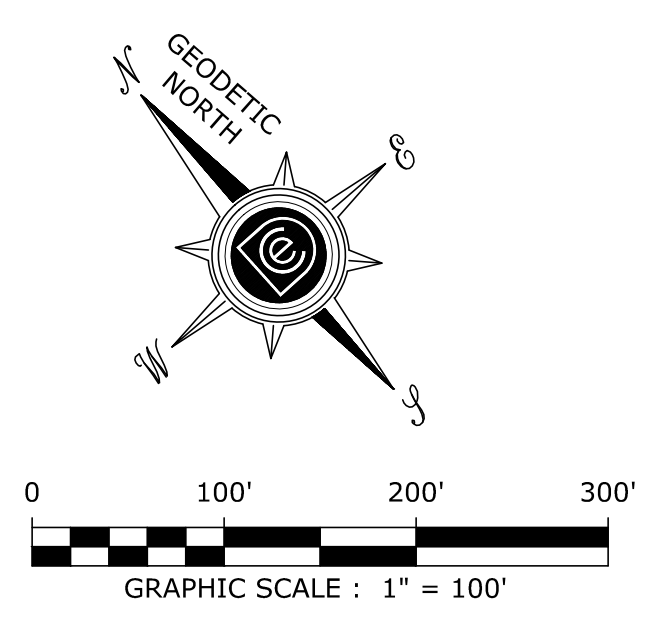
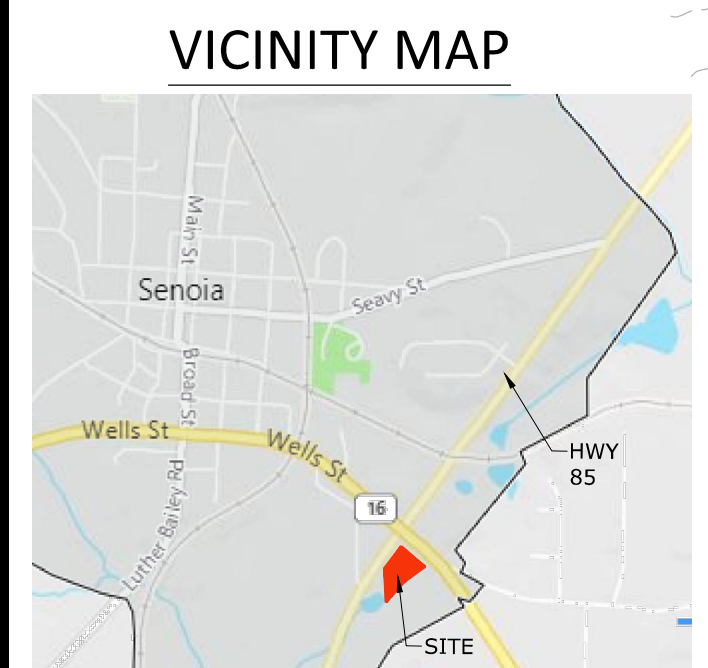
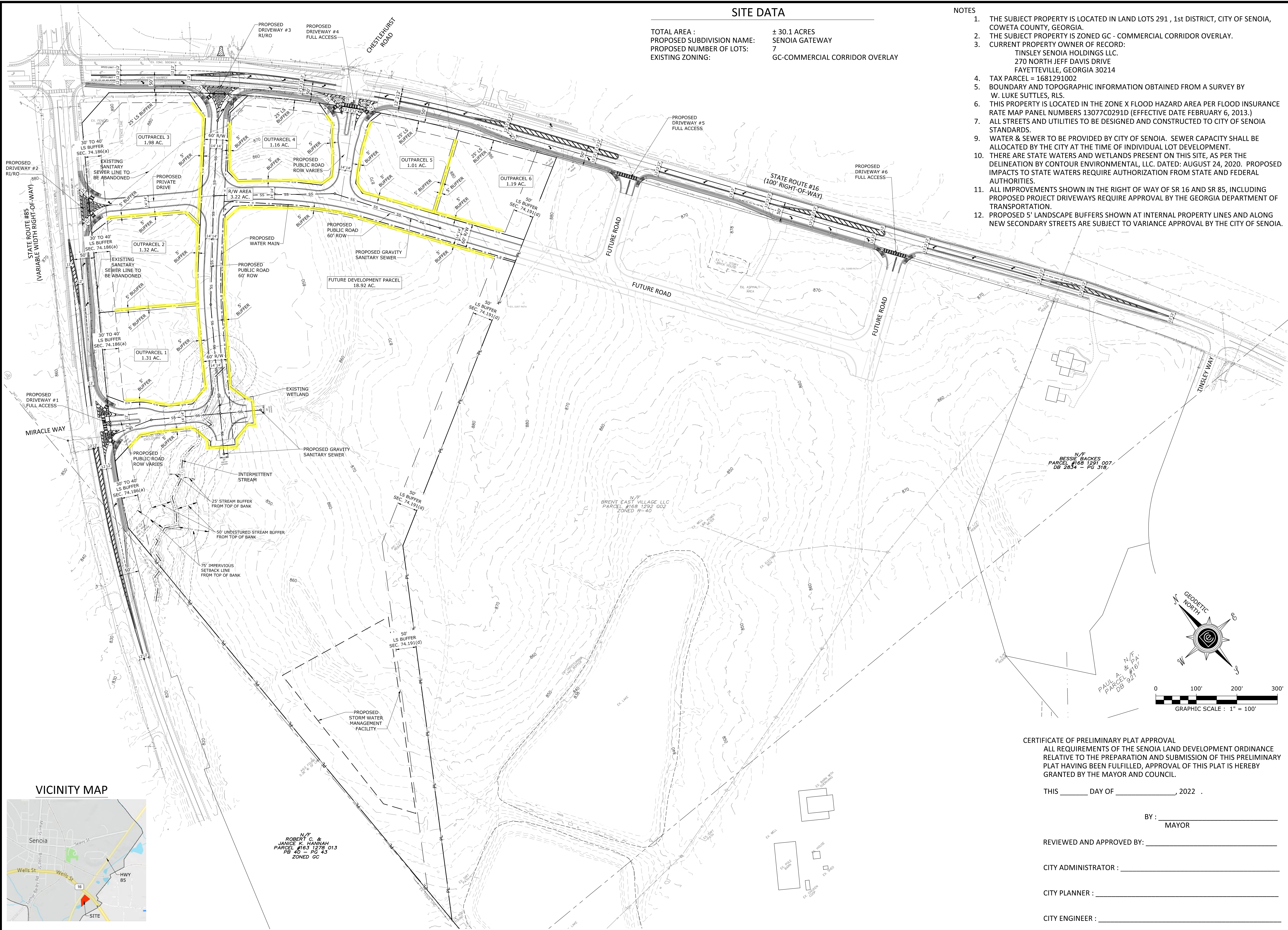


SITE DATA

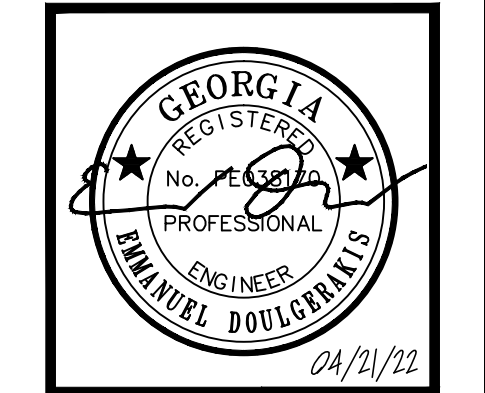
TOTAL AREA : ± 30.1 ACRES
 PROPOSED SUBDIVISION NAME: SENOIA GATEWAY
 PROPOSED NUMBER OF LOTS: 7
 EXISTING ZONING: GC-COMMERCIAL CORRIDOR OVERLAY

NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN LAND LOTS 291, 1st DISTRICT, CITY OF SENOIA, COWETA COUNTY, GEORGIA.
2. THE SUBJECT PROPERTY IS ZONED GC - COMMERCIAL CORRIDOR OVERLAY.
3. CURRENT PROPERTY OWNER OF RECORD:
 TINSLEY SENOIA HOLDINGS LLC.
 270 NORTH JEFF DAVIS DRIVE
 FAYETTEVILLE, GEORGIA 30214
4. TAX PARCEL = 1681291002
5. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY BY W. LUKE SUTTLES, RLS.
6. THIS PROPERTY IS LOCATED IN THE ZONE X FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP PANEL NUMBERS 13077C0291D (EFFECTIVE DATE FEBRUARY 6, 2013.)
7. ALL STREETS AND UTILITIES TO BE DESIGNED AND CONSTRUCTED TO CITY OF SENOIA STANDARDS.
8. WATER & SEWER TO BE PROVIDED BY CITY OF SENOIA. SEWER CAPACITY SHALL BE ALLOCATED BY THE CITY AT THE TIME OF INDIVIDUAL LOT DEVELOPMENT.
9. THERE ARE STATE WATERS AND WETLANDS PRESENT ON THIS SITE, AS PER THE DELINEATION BY CONTOUR ENVIRONMENTAL, LLC. DATED: AUGUST 24, 2020. PROPOSED IMPACTS TO STATE WATERS REQUIRE AUTHORIZATION FROM STATE AND FEDERAL AUTHORITIES.
10. ALL IMPROVEMENTS SHOWN IN THE RIGHT OF WAY OF SR 16 AND SR 85, INCLUDING PROPOSED PROJECT DRIVEWAYS REQUIRE APPROVAL BY THE GEORGIA DEPARTMENT OF TRANSPORTATION.
11. PROPOSED 5' LANDSCAPE BUFFERS SHOWN AT INTERNAL PROPERTY LINES AND ALONG NEW SECONDARY STREETS ARE SUBJECT TO VARIANCE APPROVAL BY THE CITY OF SENOIA.



N/F ROBERT C. & JANICE K. HANNAH
 PARCEL #163 1278 013
 PG 40 - PG 43
 ZONED GC



Preliminary Plat
 DOULGERAKIS CONSULTING ENGINEERS, INC.
 planning • civil engineering • sanitary engineering
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

Senoia Gateway
 LOCATED IN LOT NO. 291, 1st DISTRICT, CITY OF SENOIA, COWETA COUNTY, GEORGIA
 OWNER AND/OR DEVELOPER:
Tinsley Senoia Holdings, LLC
 270 North Jeff Davis Drive, Fayetteville, Georgia 30226, Phone: 770-461-0478

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CERTIFICATE OF PRELIMINARY PLAT APPROVAL
 ALL REQUIREMENTS OF THE SENOIA LAND DEVELOPMENT ORDINANCE RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED BY THE MAYOR AND COUNCIL.

THIS _____ DAY OF _____, 2022 .
 BY: _____
 MAYOR
 REVIEWED AND APPROVED BY: _____
 CITY ADMINISTRATOR : _____
 CITY PLANNER : _____
 CITY ENGINEER : _____

NO.	DATE	REVISION

SCALE: 1" = 100'
 DATE: 4/21/2022
 JOB NO. 1928
 SHEET 1

NOT FOR CONSTRUCTION