

PRELIMINARY PLAT

for

TINSLEY ESTATES SUBDIVISION & COMMERCIAL PROPERTY

Located in L.L. 230 ~ 1ST District

PROPERTY CURRENT ZONING R-40

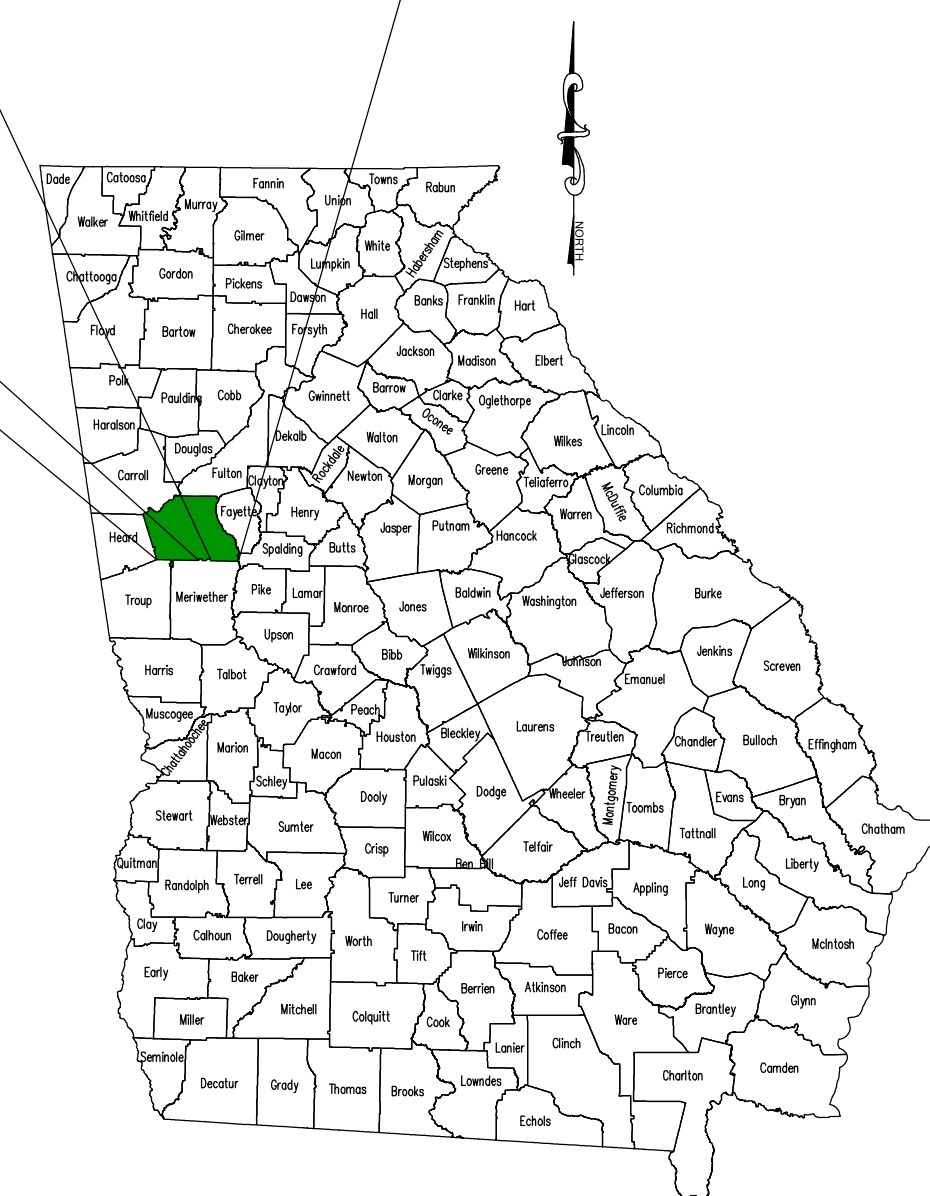
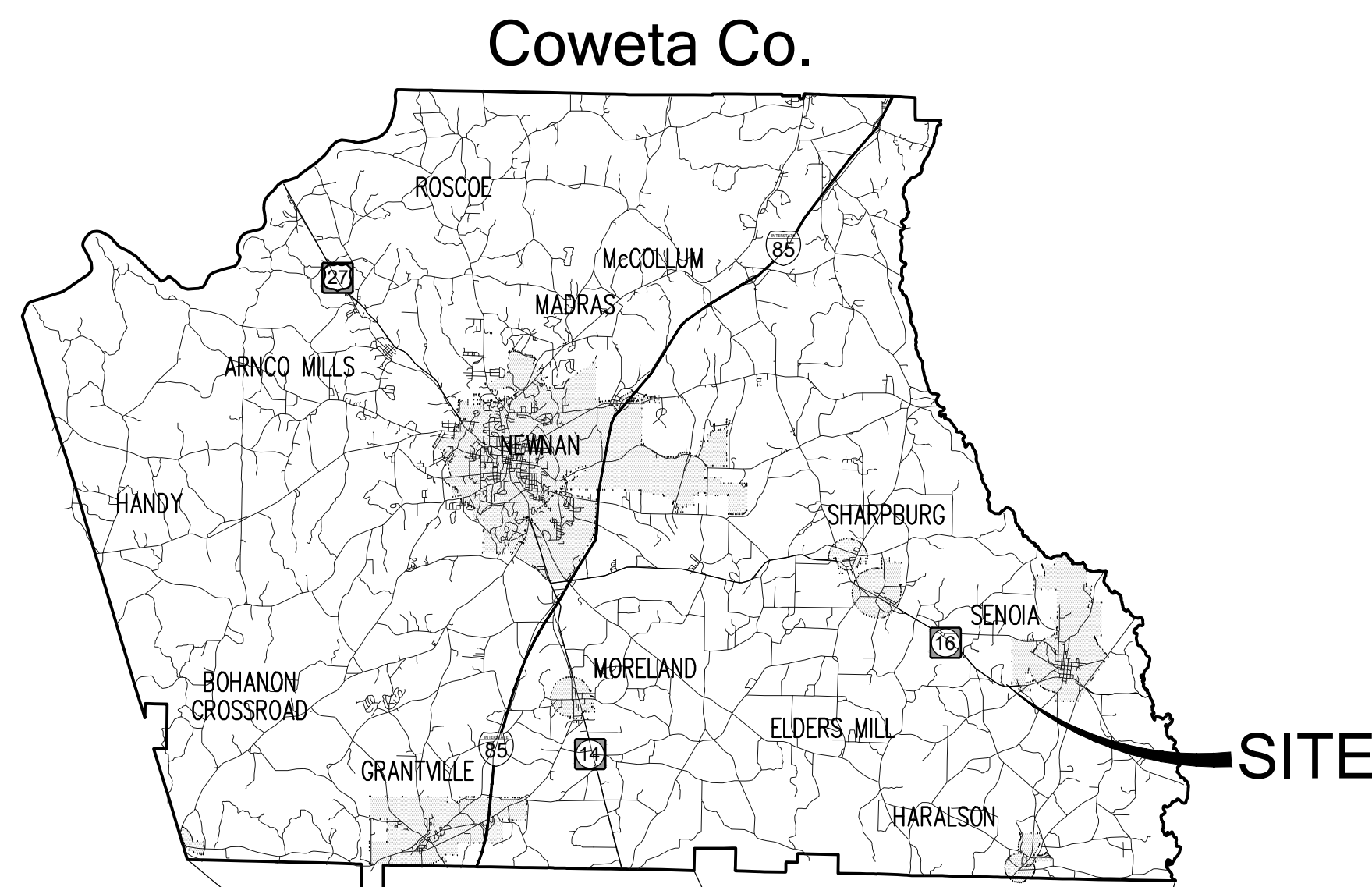
COMMERCIAL TRACT PROPOSED ZONING GC GENERAL COMMERCIAL

7069 E HIGHWAY 16

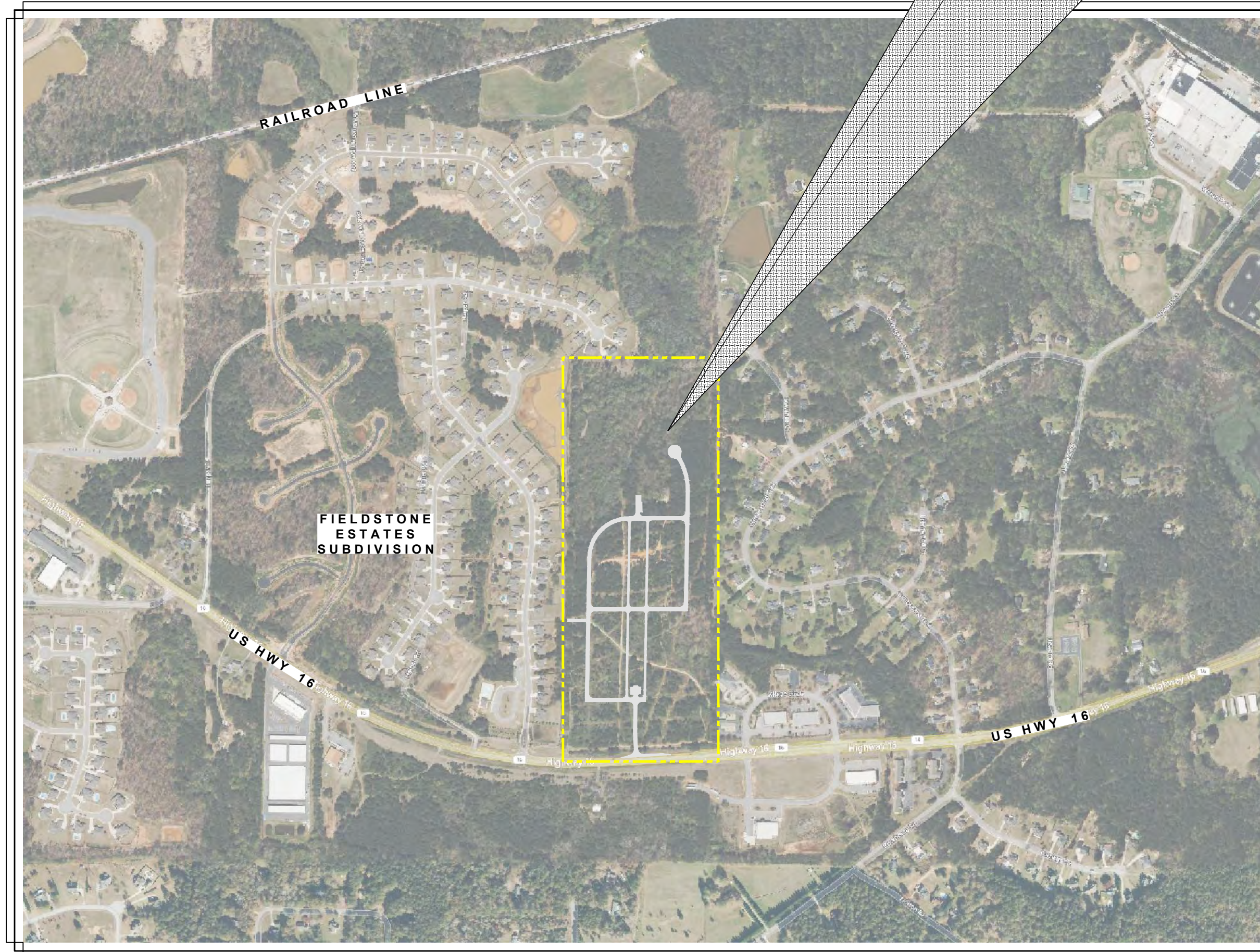
Coweta, County Georgia 30276

OCTOBER 17, 2023

PRELIMINARY PLAT, NOT TO BE RECORDED



GEORGIA



VICINITY MAP
N.T.S.

OWNER / DEVELOPER

DAVID LINDSEY HOMES
140 VILLAGE CIRCLE
SENOIA, GA 30276

24 HOUR CONTACT: DAVID LINDSEY
PHONE: 770-301-4647
EMAIL: dlindsey@davidlindseyhomes.com



INDEX OF DRAWINGS

CIVIL

- C1.1 COVER SHEET
- C1.2 GENERAL NOTES / LEGEND / ABBREVIATIONS
- C1.3 OVERALL SITE PLAN
- C1.4 SITE PLAN
- C1.5 SITE PLAN
- C1.6 STANDARD CONSTRUCTION DETAILS
- C1.7 STANDARD CONSTRUCTION DETAILS

SITE DATA:

PARCEL NUMBER(S): 157 1230 002

ADDRESS: 7069 E HIGHWAY 16
COWETA COUNTY, GA 30276

TOTAL AREA (SITE): ±44.48 ACRES
(RESIDENTIAL TRACT 39.16 AC)
(COMMERCIAL TRACT 5.32 AC.)

STATE WATERS LOCATED WITHIN 200 FEET: YES
(UN-NAMED TRIBUTARY OF KEG CREEK)

TOTAL NUMBER OF PROPOSED LOTS = 107

SURVEY PREPARED BY:

PREPARED BY
McLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT
6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmcLain339@nmail.org

DATED: JANUARY 7, 2022

FEMA NOTE:

ACCORDING TO F.I.R.M. 13077C0287D DATED FEBRUARY 6, 2013, THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

(1) *Certificate of design.*
I hereby certify that the design and layout of the proposed lots, blocks, streets and other planned features shown on this Preliminary Plat have 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.:

This certificate must be signed and sealed by a professional engineer, architect, or landscape architect licensed in the State of Georgia.

(2) *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 ___, 20__.

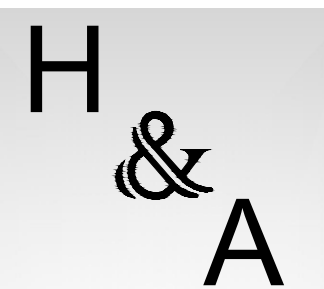
By: _____
Mayor

Reviewed and Approved by:

City Administrator

City Planner

City Engineer



HOVEY & ASSOCIATES INC.
ENGINEERING CONSULTANTS
130 HOWARD LANE SUITE B
FAYETTEVILLE, GA 30214
PHONE: 770-460-2200

OWNER / DEVELOPER
24 HOUR CONTACT
DAVID LINDSEY HOMES

140 VILLAGE CIRCLE
SENOIA, GA 30276
24 HOUR CONTACT
DAVID LINDSEY
PHONE: 770-301-4647
dlindsey@davidlindseyhomes.com

NO	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
1	10/17/2023		
2	10/27/2023		

NO	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
1	10/17/2023		
2	10/27/2023		

NO	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
1	10/17/2023		
2	10/27/2023		

NO	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
1	10/17/2023		
2	10/27/2023		

NO	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
1	10/17/2023		
2	10/27/2023		

NO	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
1	10/17/2023		
2	10/27/2023		

NO	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
1	10/17/2023		
2	10/27/2023		

NO	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
1	10/17/2023		
2	10/27/2023		

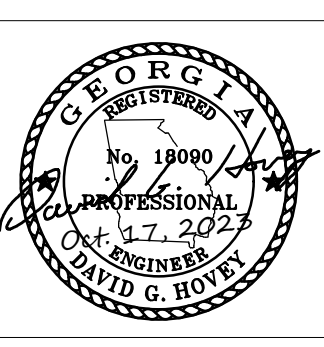
NO	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
1	10/17/2023		
2	10/27/2023		

NO	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
1	10/17/2023		
2	10/27/2023		

NO	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
1	10/17/2023		
2	10/27/2023		

NO	DATE	DESCRIPTION	REVISED PER CITY OF SENOIA REVIEW COMMENTS
1	10/17/2023		
2	10/27/2023		

Feb 06, 2024 - 12:37pm - D:\BACKUP\Projects\Jobs\GA HWY 16\DWG_30_X_42 - PRELIMINARY PLAT 101023-2\SHEET_FILES\000-101 COVER SHEET.dwg



NO.	DATE	DESCRIPTION
1	02/06/24	REVISED PER CITY OF SENOIA REVIEW COMMENTS
2		
3		
4		
5		
6		
7		

DRAWN BY:
J. FINNEY
DESIGNED BY:
D. HOVEY
CHECKED BY:
D. HOVEY
ISSUE DATE:
10/17/2023
PROJECT NUMBER:
2023001



PRELIMINARY PLAT
FOR
TINSLEY ESTATES SUBDIVISION & COMMERCIAL PROPERTY
LINDSEY HOMES DEVELOPMENT
COWETA COUNTY, GEORGIA

GENERAL NOTES / LEGEND / ABBREVIATIONS

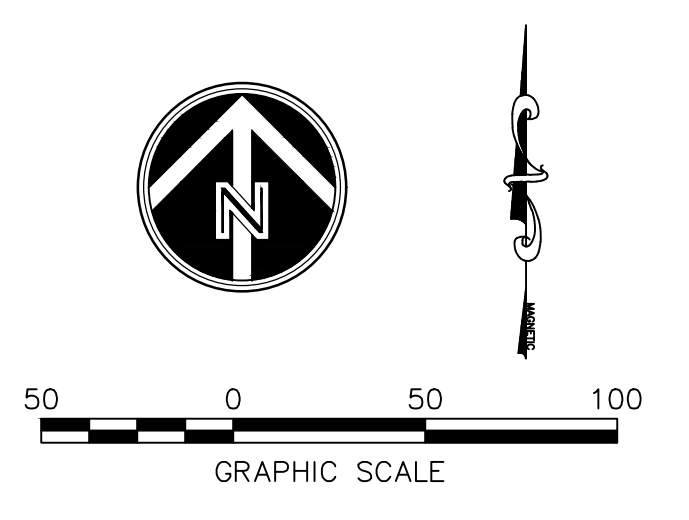
LEGEND / SYMBOLOGY

DESCRIPTION	SYMBOL
EXISTING POWER POLE	⊙ PP
EXISTING SAN. SEWER MANHOLE	⊙ S
EXISTING SAN. SEWER LINE	SS SS
EXISTING WATERLINE	— W —
EXISTING GATE VALVE	⊗
EXISTING FIRE HYDRANT	⊙ FH
EXISTING STORM DRAIN LINE	— SD —
⊙ OF CREEK	— C —
SPOT ELEV. WITH NORTHING & EASTING	+ 932.85 N 1355476.90 E 2242064.06
SOILS TYPE WITH SOILS BOUNDARY LINE (TYP.)	CUC PuE PFD
SOIL DELINEATION LINE TYPE	--- S ---
ROADWAY CENTERLINE	— R —
PROPOSED PROPERTY LINE	— P —
UTILITY EASEMENT	— U —
LIMITS OF CONSTRUCTION	— L —
ROW	— R —
EXISTING CONTOUR (MINOR)	--- 858 ---
EXISTING CONTOUR (MAJOR)	--- 860 ---
FLOOD PLAIN	— FZ — FZ — FZ —
SPECIMEN TREES	44" OAK 44" MAPLE
25% SLOPES OR GREATER	[Hatched Pattern]
EXISTING GAS LINE	— G —
EXISTING UNDER GROUND CABLE	— UC —
EXISTING FIBER OPTIC CABLE	— FO —
WETLANDS BOUNDARY	— W —
EXISTING OVERHEAD POWER	— OP —

KEY NOTE DESIGNATION

KEY NOTE NUMBER
4

GEOMETRICAL NORTH



GENERAL NOTES

- TOTAL SITE AREA: 44.48 AC.
NO. OF LOTS: 107
TOTAL COMMERCIAL AREA = 5.32 ACRES
TOTAL RESIDENTIAL AREA = 39.16 ACRES
- ZONING IS: R-40 RESIDENTIAL & GC COMMERCIAL
PROPOSED SETBACKS ARE:
COTTAGE LOTS:
FRONT - 10' FROM RIGHT-OF-WAY
SIDE - 5'
REAR - 20'
ALL COTTAGE LOTS ARE DENOTED WITH THE LETTER C ON THE LOT AND THEY AREA ALL 5,000 SQ. FT. AS SHOWN ON SHEET C1.4 & C1.5.
TOTAL COUNT = 26
HOUSE LOTS:
FRONT - 15' FROM RIGHT-OF-WAY
SIDE - 5'
REAR - 10'
HOUSE LOTS WITH 10' TREE BUFFER:
FRONT - 15' FROM RIGHT-OF-WAY
SIDE - 5'
REAR - 20'
ESTATE LOTS:
FRONT - 20' FROM RIGHT-OF-WAY
SIDE - 5'
REAR - 20'
MINIMUM LOT WIDTH @ FRONT SETBACK = 50'
MAXIMUM BUILDING HEIGHT = 35'
- TOPOGRAPHIC INFORMATION SUPPLIED BY COWETA COUNTY G.I.S. DEPARTMENT. BASED ON MEAN SEA LEVEL.
- ALL STREETS ARE TO BE 26' BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
LENGTH OF PROPOSED STREET: 6,023.17 L.F.
AREA OF PROPOSED RIGHT-OF-WAY: 625,647.60 SQ. FT. (14.36 AC.)
TOTAL ROADWAY & PARKING LOT AREA = 125,436.61 SQ. FT. (2.88 AC.)
ROADWAY ENTRANCE AREA = 4,482.55 SQ. FT. (0.10 ACRES)
TOTAL LOT AREA = 758,643.61 SQ. FT. (17.42 AC.)
- TOTAL OPEN SPACE PROVIDED = 16.44 ACRES
- ALL LOTS RESIDENTIAL AND COMMERCIAL TO BE SERVED BY THE CITY OF SENOIA WATER & SEWER AUTHORITY.

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (25 year flood) also shown on the map. The flood has a 1% chance of being equaled or exceeded in any given year. The 1% annual flood is shown in blue. The 1% annual flood is shown in blue. The 1% annual flood is shown in blue.

ZONE A - No flood insurance discounts.

ZONE AE - Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual flood.

ZONE AH - High water table.

ZONE AO - Areas of shallow water.

ZONE A1 - Areas of high water table.

ZONE A2 - Areas of high water table.

ZONE A3 - Areas of high water table.

ZONE A4 - Areas of high water table.

ZONE A5 - Areas of high water table.

ZONE A6 - Areas of high water table.

ZONE A7 - Areas of high water table.

ZONE A8 - Areas of high water table.

ZONE A9 - Areas of high water table.

ZONE A10 - Areas of high water table.

ZONE A11 - Areas of high water table.

ZONE A12 - Areas of high water table.

ZONE A13 - Areas of high water table.

ZONE A14 - Areas of high water table.

ZONE A15 - Areas of high water table.

ZONE A16 - Areas of high water table.

ZONE A17 - Areas of high water table.

ZONE A18 - Areas of high water table.

ZONE A19 - Areas of high water table.

ZONE A20 - Areas of high water table.

ZONE A21 - Areas of high water table.

ZONE A22 - Areas of high water table.

ZONE A23 - Areas of high water table.

ZONE A24 - Areas of high water table.

ZONE A25 - Areas of high water table.

ZONE A26 - Areas of high water table.

ZONE A27 - Areas of high water table.

ZONE A28 - Areas of high water table.

ZONE A29 - Areas of high water table.

ZONE A30 - Areas of high water table.

ZONE A31 - Areas of high water table.

ZONE A32 - Areas of high water table.

ZONE A33 - Areas of high water table.

ZONE A34 - Areas of high water table.

ZONE A35 - Areas of high water table.

ZONE A36 - Areas of high water table.

ZONE A37 - Areas of high water table.

ZONE A38 - Areas of high water table.

ZONE A39 - Areas of high water table.

ZONE A40 - Areas of high water table.

ZONE A41 - Areas of high water table.

ZONE A42 - Areas of high water table.

ZONE A43 - Areas of high water table.

ZONE A44 - Areas of high water table.

ZONE A45 - Areas of high water table.

ZONE A46 - Areas of high water table.

ZONE A47 - Areas of high water table.

ZONE A48 - Areas of high water table.

ZONE A49 - Areas of high water table.

ZONE A50 - Areas of high water table.

ZONE A51 - Areas of high water table.

ZONE A52 - Areas of high water table.

ZONE A53 - Areas of high water table.

ZONE A54 - Areas of high water table.

ZONE A55 - Areas of high water table.

ZONE A56 - Areas of high water table.

ZONE A57 - Areas of high water table.

ZONE A58 - Areas of high water table.

ZONE A59 - Areas of high water table.

ZONE A60 - Areas of high water table.

ZONE A61 - Areas of high water table.

ZONE A62 - Areas of high water table.

ZONE A63 - Areas of high water table.

ZONE A64 - Areas of high water table.

ZONE A65 - Areas of high water table.

ZONE A66 - Areas of high water table.

ZONE A67 - Areas of high water table.

ZONE A68 - Areas of high water table.

ZONE A69 - Areas of high water table.

ZONE A70 - Areas of high water table.

ZONE A71 - Areas of high water table.

ZONE A72 - Areas of high water table.

ZONE A73 - Areas of high water table.

ZONE A74 - Areas of high water table.

ZONE A75 - Areas of high water table.

ZONE A76 - Areas of high water table.

ZONE A77 - Areas of high water table.

ZONE A78 - Areas of high water table.

ZONE A79 - Areas of high water table.

ZONE A80 - Areas of high water table.

ZONE A81 - Areas of high water table.

ZONE A82 - Areas of high water table.

ZONE A83 - Areas of high water table.

ZONE A84 - Areas of high water table.

ZONE A85 - Areas of high water table.

ZONE A86 - Areas of high water table.

ZONE A87 - Areas of high water table.

ZONE A88 - Areas of high water table.

ZONE A89 - Areas of high water table.

ZONE A90 - Areas of high water table.

ZONE A91 - Areas of high water table.

ZONE A92 - Areas of high water table.

ZONE A93 - Areas of high water table.

ZONE A94 - Areas of high water table.

ZONE A95 - Areas of high water table.

ZONE A96 - Areas of high water table.

ZONE A97 - Areas of high water table.

ZONE A98 - Areas of high water table.

ZONE A99 - Areas of high water table.

ZONE A100 - Areas of high water table.

FIRM FLOOD INSURANCE RATE MAP

COWETA COUNTY, GEORGIA AND INCORPORATED AREAS

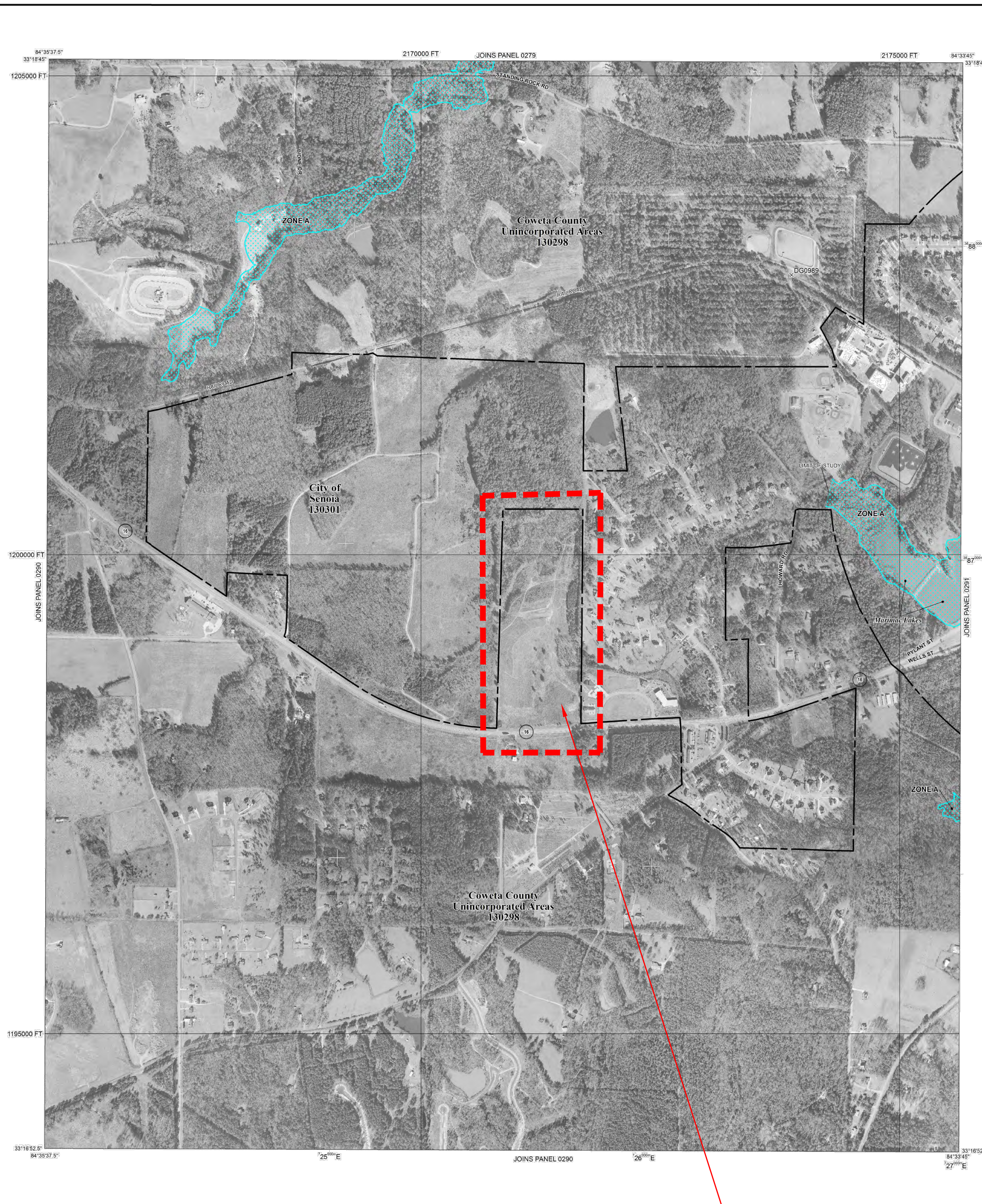
PANEL 287 OF 430

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

MAP NUMBER 13077C0287D

MAP REVISED FEBRUARY 6, 2013

Federal Emergency Management Agency



FEMA MAP
N.T.S.

ACCORDING TO F.I.R.M. 13077C0287D DATED FEBRUARY 6, 2013, THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

SITE LOCATION

NOTE:

ALL LOTS RESIDENTIAL AND COMMERCIAL TO BE SERVED BY THE CITY OF SENOIA WATER AND SEWER.

563329 SQ. FT. (±13 ACRES) TO BE DEDICATED TO THE CITY OF SENOIA FOR A PUBLIC PARK.

SCREEN NOTE:

PROVIDE A SCREEN OF EVERGREEN PLANTINGS TO PROVIDE VISUAL SCREENING BETWEEN THIS DEVELOPMENT AND ADJ. LOTS IN THE ADJ. DEVELOPMENTS BOTH SIDES WHERE LOTS ABUT LOTS. THESE PLANTINGS SHALL CONSIST OF EVERGREEN TREES AND SHRUBS NOT LESS THAN SIX FEET IN HEIGHT AT TIME OF PLANTINGS. THE FOLLOWING PLANTS SHALL BE APPROVED FOR THIS PURPOSE BUT SHALL NOT BE EXCLUSIVE OF OTHER PLANTS WHICH MAY BE SUITABLE, PROVIDED THAT THEY CAN FORM A HARDY SCREEN, DENSE ENOUGH AND HIGH ENOUGH BOTH TO INTERRUPT VISION AND TO DIFFUSE THE TRANSMISSION OF SOUND AND REDUCE VISIBILITY BETWEEN LOTS. ALSO REFERENCE THE TREE SPECIES LIST ATTACHED.

NOTES TO USERS

This map is for use in determining the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage or from sea level rise. The necessary map reproducers should be consulted for possible updates or additional flood hazard information.

1. To obtain more detailed information in areas where Flood Elevation (FE) and/or Flood Hazard (FH) data are shown, users are encouraged to consult the FEMA Flood Insurance Study (FIS) report that accompanies this FIS. Users should consult the FIS report for information on the location and extent of flood hazards. These areas are intended for flood insurance purposes only and should not be used as the sole source of flood elevation information. Flood elevation data presented in the FIS report should be used in conjunction with the FIS report for purposes of flood insurance.

2. Coastal Wave Flood Elevations shown on this map apply only to the 1% Annual Chance Flood (ACF) of the National Vertical Datum of 1988 (NVD 88). Users of the FIS report should be aware that coastal wave elevations are also provided in the Summary of Flood Elevation Data in the Summary of Flood Elevation Data. Users should be aware that coastal wave elevations are also provided in the Summary of Flood Elevation Data. Users should be aware that coastal wave elevations are also provided in the Summary of Flood Elevation Data.

3. Boundaries of the Flood Hazard Areas are provided in the Flood Insurance Study report for information on flood control structures for the jurisdiction.

4. The projection used in the preparation of this map was Georgia State Plane West Zone, NAD 83 (FE02). The horizontal datum was NAD 83. Differences in datum, vertical datum, or datum projection may affect the accuracy of this map. Users should be aware that differences in datum, vertical datum, or datum projection may affect the accuracy of this map.

5. Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations may not correspond to structure and ground elevations referenced to the same vertical datum. For information regarding datum differences, users should consult the National Flood Insurance Program website at <http://www.fema.gov>.

6. To obtain current elevation, description, and/or location information for bench marks shown on this map, users should contact the information services branch of the National Geographic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

7. Base map information shown on this FIS was derived from Atlanta Regional Commission aerial photography produced at a scale of 1:12,000 from photography dated 2010 or later.

8. Based on updated topographic information, this map reflects more detailed and accurate terrain, elevation, configuration, and floodplain information than that shown on the previous FIS for this jurisdiction. As a result, the Flood Profile and Floodway Data shown in the Flood Insurance Study Report, which contain information regarding the location and extent of flood hazards that differ from what is shown on this map. Also, the road to location information for proposed structures may differ from what is shown on previous maps.

9. Corporate limits shown on the map are based on the best data available at the time of publication. Boundaries for all jurisdictions or administrative maps have occurred after the map was published, map users should contact appropriate community officials to verify correct corporate limits locations.

10. Please refer to the available printed Map Index for an overview map of the county showing the layout of map panels, community map reproducers address, and a listing of Communities with National Flood Insurance Program coverage for each community as well as a listing of the panels on which each community is located.

11. For information on available products associated with the FIS, visit the Map Service Center (MSC) website at www.fema.gov. Available products may include previously issued letters of Map Change, a Flood Insurance Study Report, and/or Special Studies of this map. Many of these products can be ordered or obtained directly from the website.

12. If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information Service Center (MSC) at (877) 336-6849 or visit the FEMA website at <http://www.fema.gov>.

13. The profile location map and/or other maps presented in the FIS are intended to illustrate the match between the flood profile in the FIS report. As a result of approved topographic data, the profile location in some areas may deviate significantly from the channel centerline or appear outside the SFHA.

NO.	DATE	DESCRIPTION
1	02/09/24	REVISED PER CITY OF SENOIA REVIEW COMMENTS
2		
3		
4		
5		
6		
7		

DRAWN BY:
J. FINNEY
 DESIGNED BY:
D. HOVEY
 CHECKED BY:
D. HOVEY
 ISSUE DATE:
10/17/2023
 PROJECT NUMBER:
2023001



PRELIMINARY PLAT
 FOR
 TINSLEY ESTATES SUBDIVISION & COMMERCIAL PROPERTY
 LOTS 1-107 & ZONING C1
 COWETA COUNTY, GEORGIA
OVERALL SITE PLAN

LEGEND / SYMBOLOGY

- OPEN SPACE HATCHED AREA
- 25' IMPERVIOUS STREAM SETBACK HATCH
- EXIST. WETLANDS AND WETLANDS BOUNDARY LINE
- FLOOD ZONE

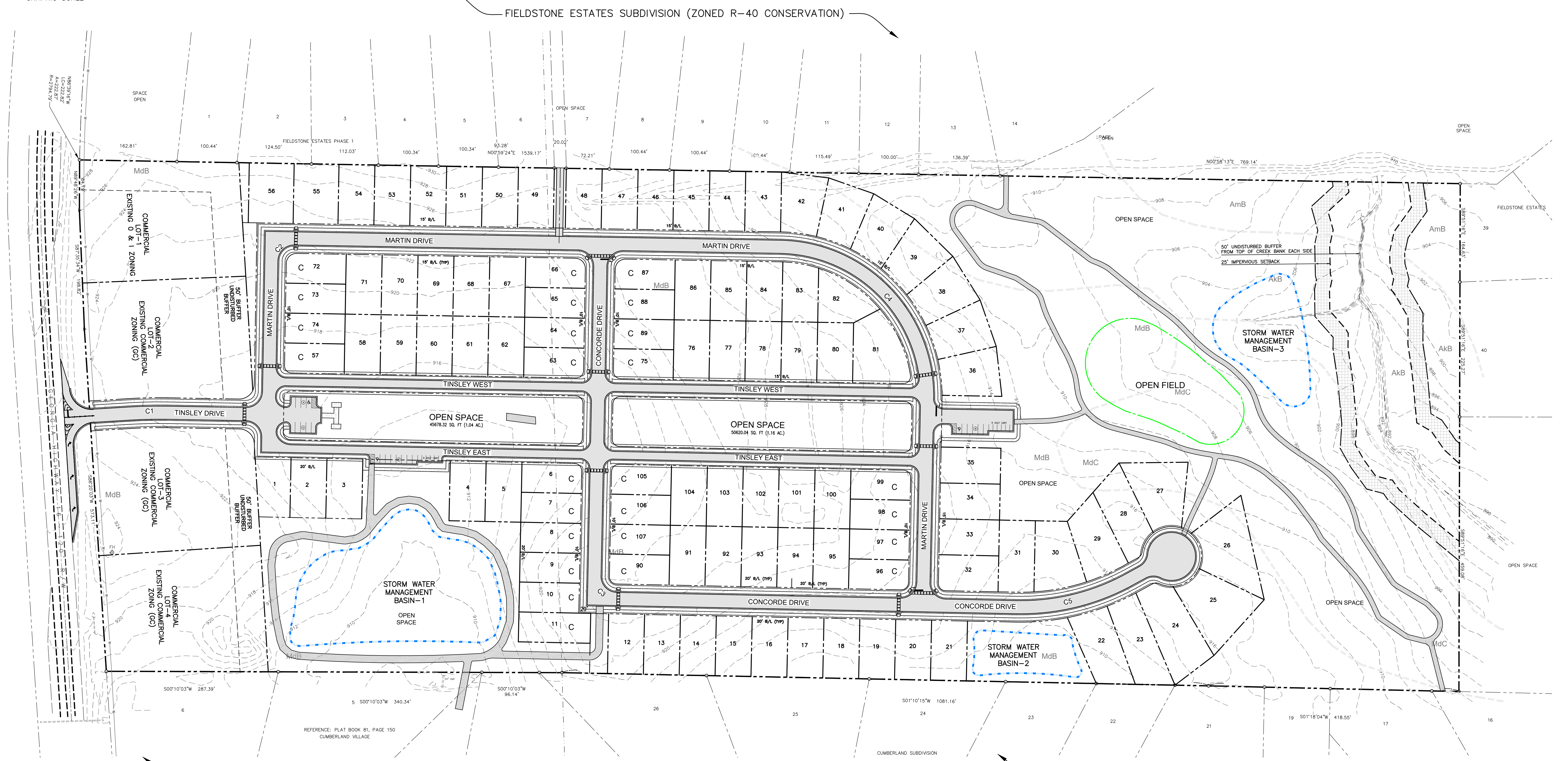
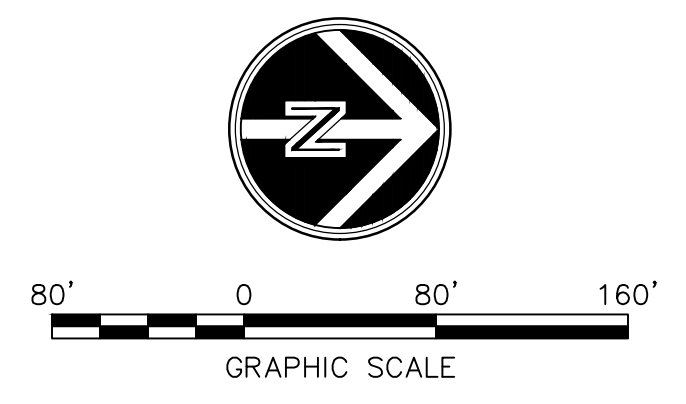
FEMA MAP INFORMATION
 ACCORDING TO F.I.R.M. 13077C0287D DATED FEBRUARY 6, 2013, THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

* PRELIMINARY PLAT ~ NOT TO BE RECORDED *

GENERAL NOTES

- TOTAL SITE AREA: 44.48 AC.
 NO OF LOTS: 107
 TOTAL COMMERCIAL AREA = 5.32 ACRES
 TOTAL RESIDENTIAL AREA = 39.16 ACRES
- ZONING IS: R-40 RESIDENTIAL & GC COMMERCIAL
 PROPOSED SETBACKS ARE:
COTTAGE LOTS:
 FRONT - 10' FROM RIGHT-OF-WAY
 SIDE - 5'
 REAR - 20'
 ALL COTTAGE LOTS ARE DENOTED WITH THE LETTER C ON THE LOT AND THEY AREA ALL 5,000 SQ. FT. AS SHOWN ON SHEET C1.4 & C1.5.
 TOTAL COUNT = 26
HOUSE LOTS:
 FRONT - 15' FROM RIGHT-OF-WAY
 SIDE - 5'
 REAR - 10'
HOUSE LOTS WITH 10' TREE BUFFER:
 FRONT - 15' FROM RIGHT-OF-WAY
 SIDE - 5'
 REAR - 20'
ESTATE LOTS:
 FRONT - 20' FROM RIGHT-OF-WAY
 SIDE - 5'
 REAR - 20'
 MINIMUM LOT WIDTH @ FRONT SETBACK = 50'
 MAXIMUM BUILDING HEIGHT = 35'
- TOPOGRAPHIC INFORMATION SUPPLIED BY COWETA COUNTY G.I.S. DEPARTMENT. BASED ON MEAN SEA LEVEL.
- ALL STREETS ARE TO BE 26' BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.
 LENGTH OF PROPOSED STREET: 6,023.17 L.F.
 AREA OF PROPOSED RIGHT-OF-WAY: 625,647.60 SQ. FT. (14.36 AC.)
 TOTAL ROADWAY & PARKING LOT AREA = 125,436.81 SQ. FT. (2.88 AC.)
 ROADWAY ENTRANCE AREA = 4,482.55 SQ. FT (0.10 ACRES)
 TOTAL LOT AREA = 758,643.61 SQ. FT. (17.42 AC.)
- TOTAL OPEN SPACE PROVIDED = 16.44 ACRES
- ALL LOTS RESIDENTIAL AND COMMERCIAL TO BE SERVED BY THE CITY OF SENOIA WATER & SEWER AUTHORITY.

CURVE NO.	PI STATION	Δ	RADIUS	TANGENT LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1+40.22	175°28'36"	800.00'	31.60'	N1°16'18.03"W	63.14'
C3	5+93.10	90°00'02"	40.00'	40.00'	N46°10'13.94"E	56.57'
C5	13+82.61	150°12'41"	375.00'	99.74'	N13°43'24.79"W	192.78'
C2	3+51.37	90°00'00"	40.00'	40.00'	N44°00'36.00"W	56.57'
C4	14+34.20	90°00'00"	250.00'	250.00'	N45°59'24.00"E	353.55'



OVERALL SITE PLAN
 HORZ: SCALE: 1" = 80'

Feb 06, 2024 - 1:59pm - R:\BACK-UP\Projects\p00\CA HWY 16\DWG_30_X 42 - PRELIMINARY PLAT 101023-2\SHEET_FILES\00C-301-SITE PLAN.dwg



LEGEND / SYMBOLOLOGY

- OPEN SPACE HATCHED AREA
- 25' IMPERVIOUS STREAM SETBACK HATCH
- EXIST. WETLANDS AND WETLANDS BOUNDARY LINE
- FLOOD ZONE
- PR SANITARY SEWER LINE
- 10' TREE BUFFER LINE
- SAN. SEWER EASEMENT
- 12' MULTI-USE PATH & WALKING TRAIL

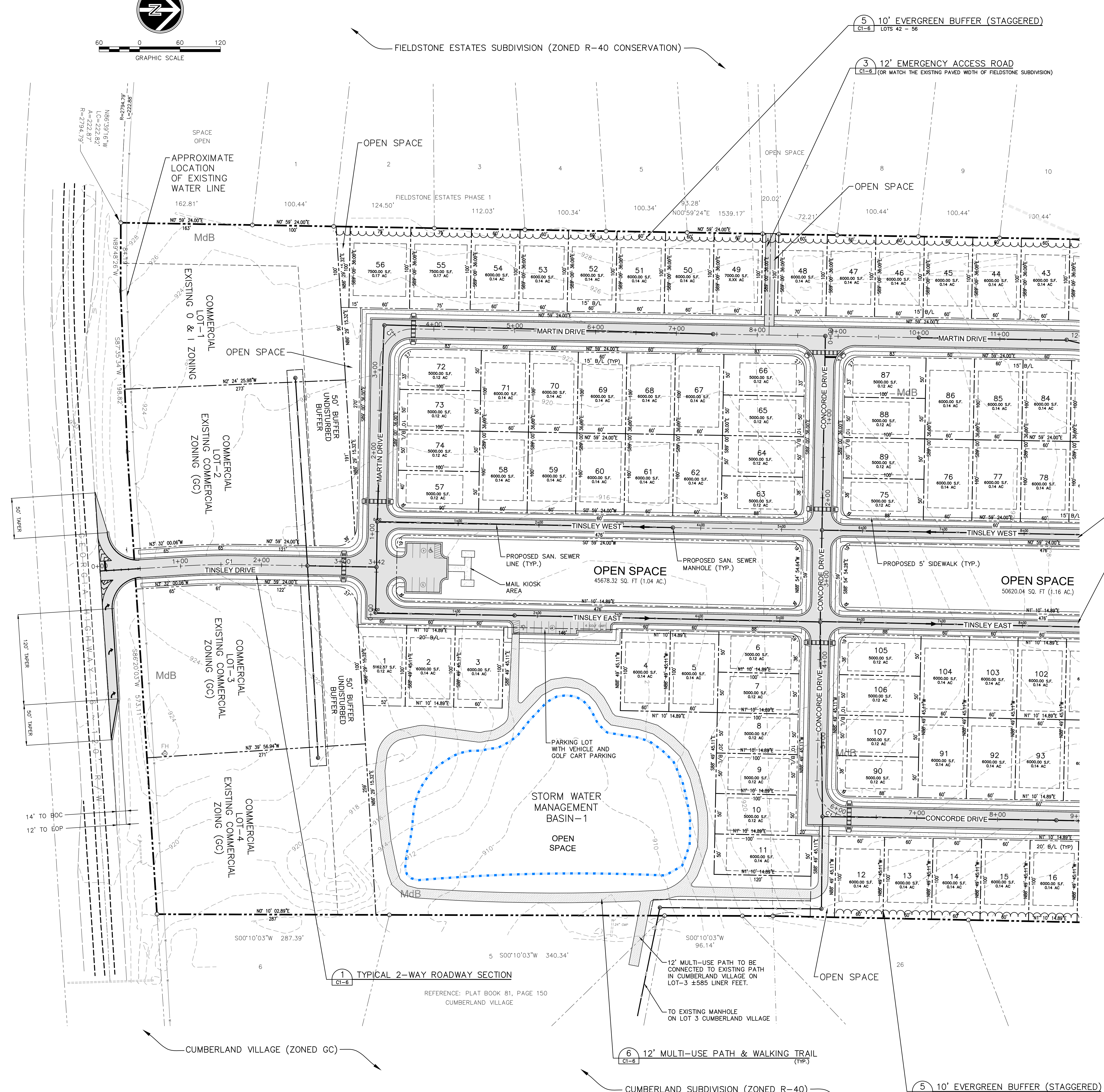
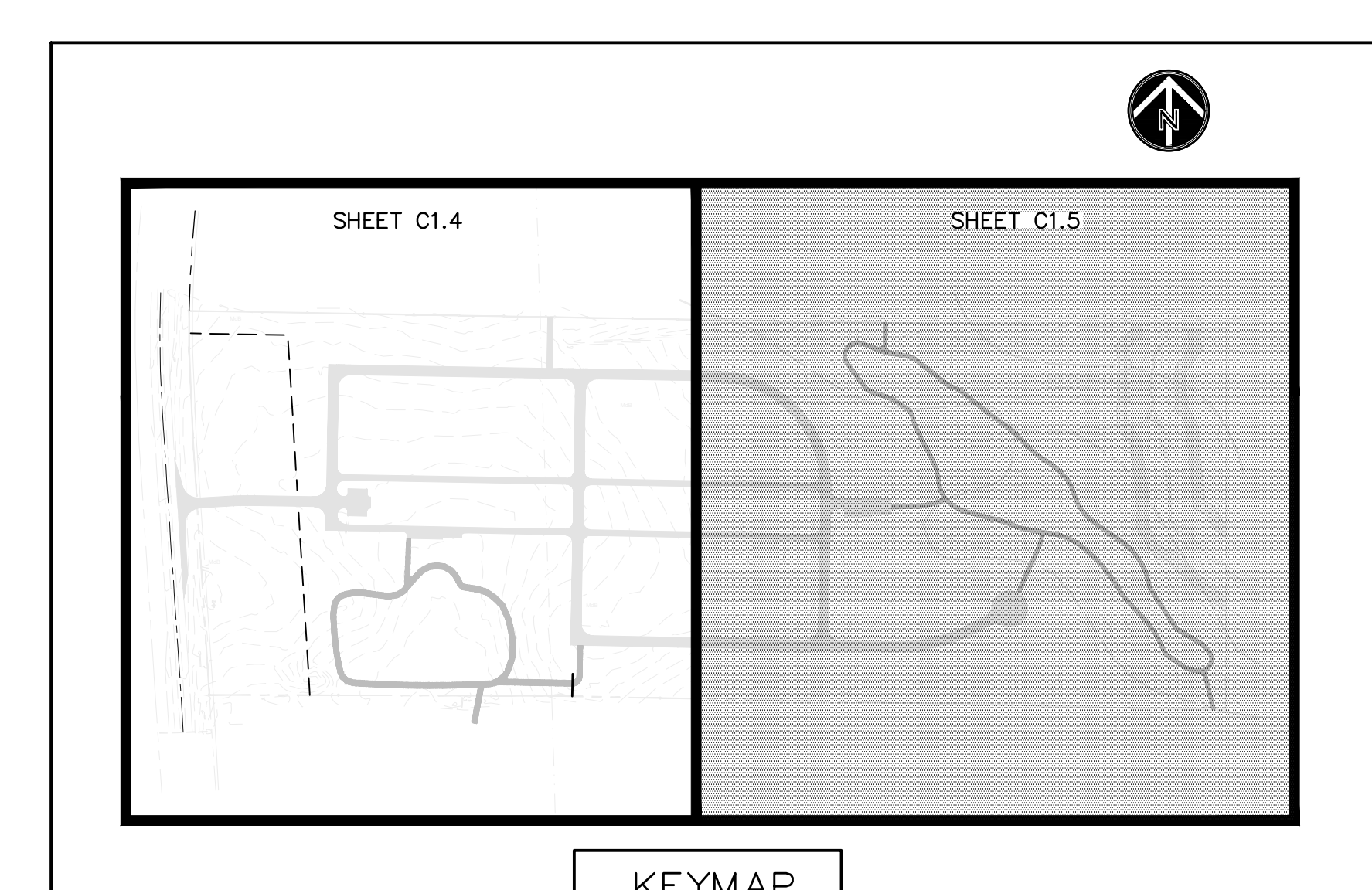
FEMA MAP INFORMATION
 ACCORDING TO F.I.R.M. 13077C0287D DATED FEBRUARY 6, 2013,
 THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

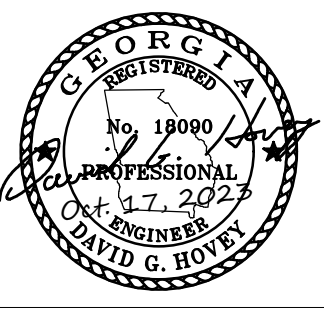
* PRELIMINARY PLAT - NOT TO BE RECORDED *

NOTES
 1. ALL EASEMENTS IS A MINIMUM 20' WIDE UNLESS OTHERWISE SPECIFIED.

2 TYPICAL ONE-WAY ROADWAY SECTION (TYP.)

CURVE TABLE							
CURVE NO.	PI STATION	Δ	RADIUS	TANGENT	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1+40.22	175°28'36"	800.00'	31.60'	63.16	N1°16'18.03"W	63.14'
C3	5+93.10	90°00'02"	40.00'	40.00'	62.83	N46°10'13.94"E	56.57'
C5	13+82.61	150°12'41"	375.00'	99.74'	194.97	N13°43'24.79"W	192.78'
C2	3+51.37	90°00'00"	40.00'	40.00'	62.83	N44°00'36.00"W	56.57'
C4	14+34.20	90°00'00"	250.00'	250.00'	392.70	N45°59'24.00"E	353.55'





NO.	DATE	DESCRIPTION
7		
6		
5		
4		
3		
2	10/20/24	REVISED PER CITY OF SENOGA REVIEW COMMENTS
1		

DRAWN BY:
J. FINNEY
DESIGNED BY:
D. HOVEY
CHECKED BY:
D. HOVEY
ISSUE DATE:
10/17/2023
PROJECT NUMBER:
2023001



PRELIMINARY PLAT
FOR
TINSLEY ESTATES SUBDIVISION & COMMERCIAL PROPERTY
LOTS 12-21
COWETA COUNTY, GEORGIA
SITE PLAN

LEGEND / SYMBOLOGY

- OPEN SPACE HATCHED AREA
- 25' IMPERVIOUS STREAM SETBACK HATCH
- EXIST. WETLANDS AND WETLANDS BOUNDARY LINE
- FLOOD ZONE
- PR SANITARY SEWER LINE
- 10' TREE BUFFER LINE
- SAN. SEWER EASEMENT
- 8' MULTI-USE PATH & WALKING TRAIL

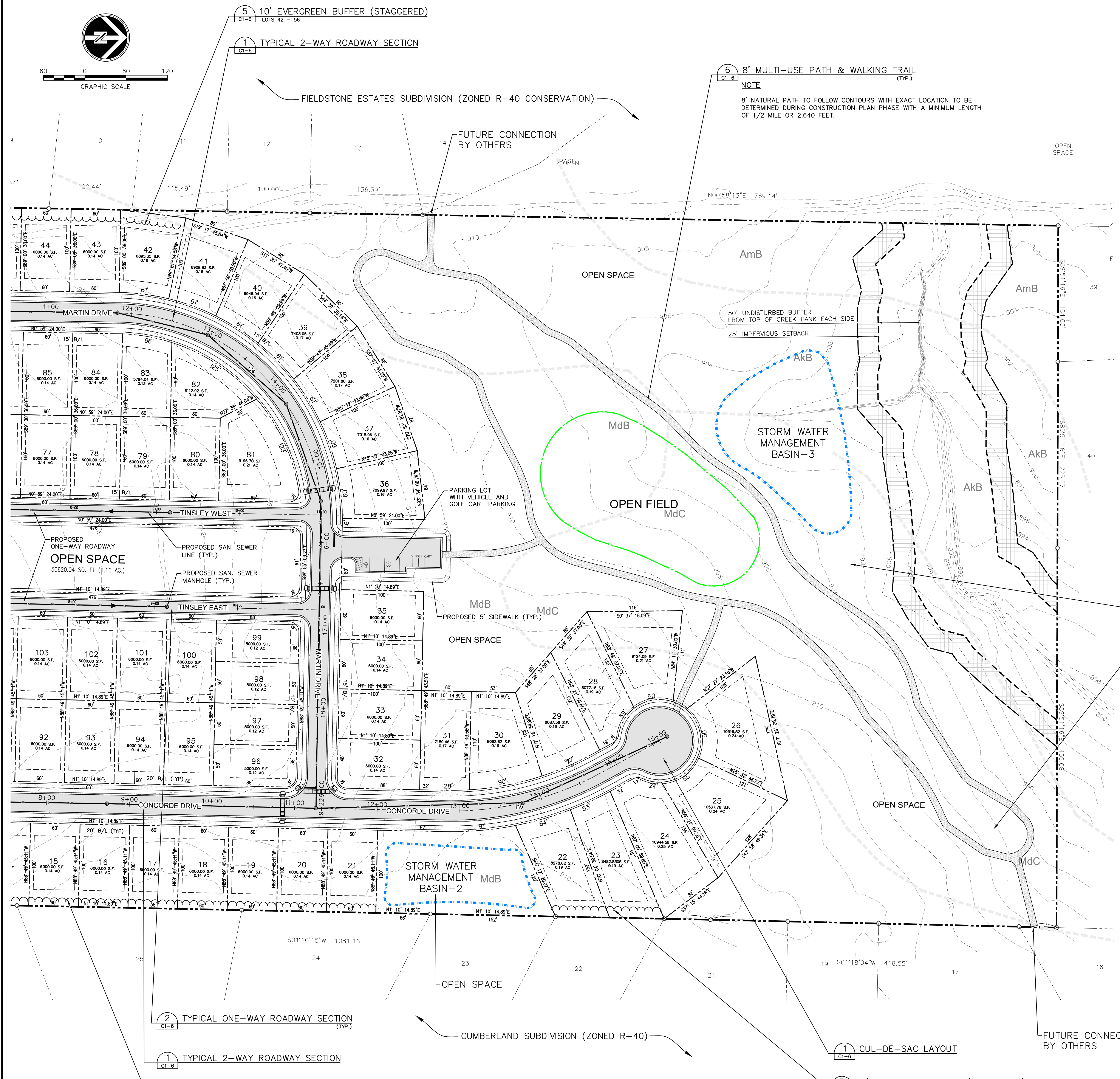
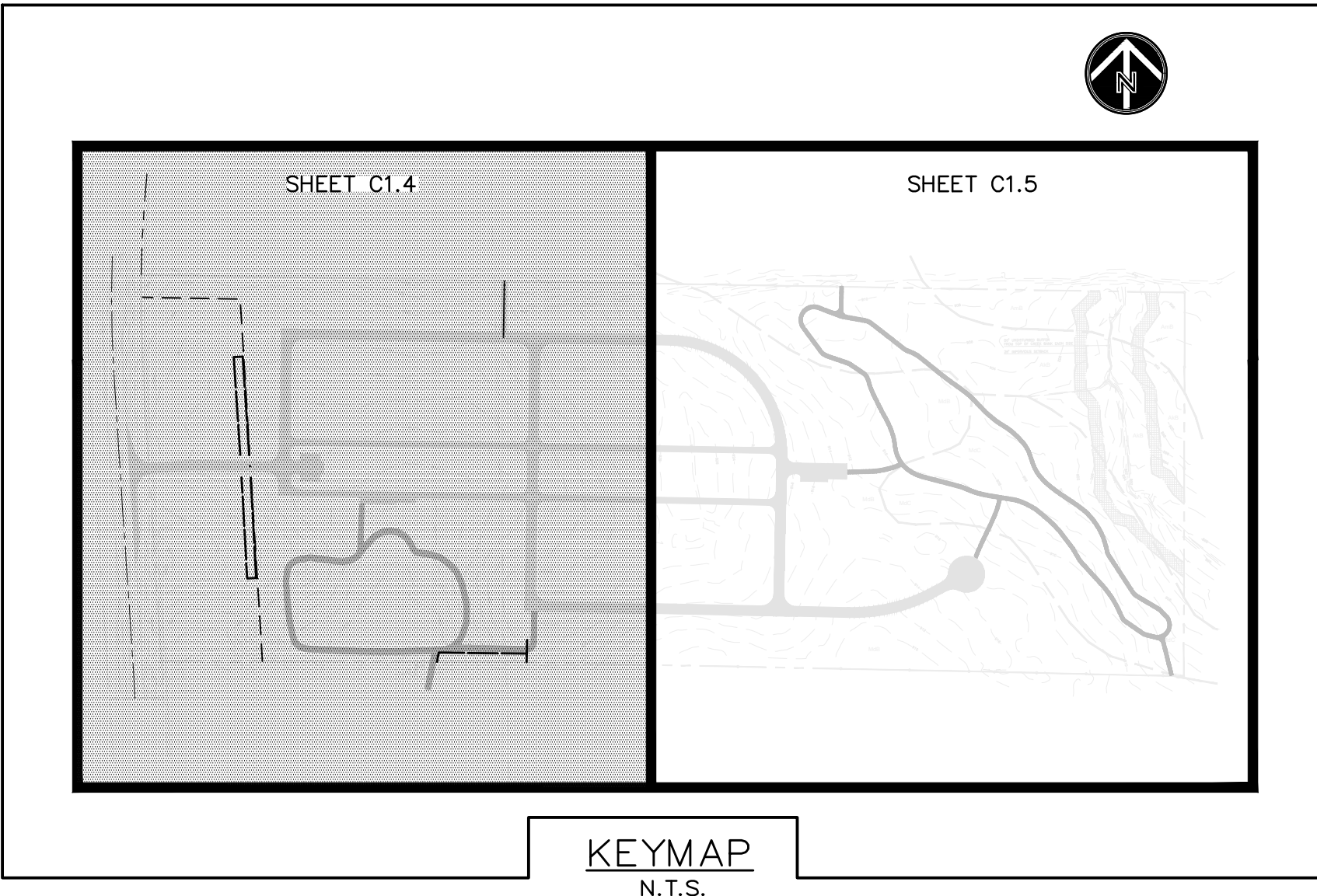
FEMA MAP INFORMATION
ACCORDING TO F.I.R.M. 13077C0287D DATED FEBRUARY 6, 2013,
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

*** PRELIMINARY PLAT - NOT TO BE RECORDED ***

NOTES
1. ALL EASEMENTS IS A MINIMUM 20' WIDE UNLESS OTHERWISE SPECIFIED.

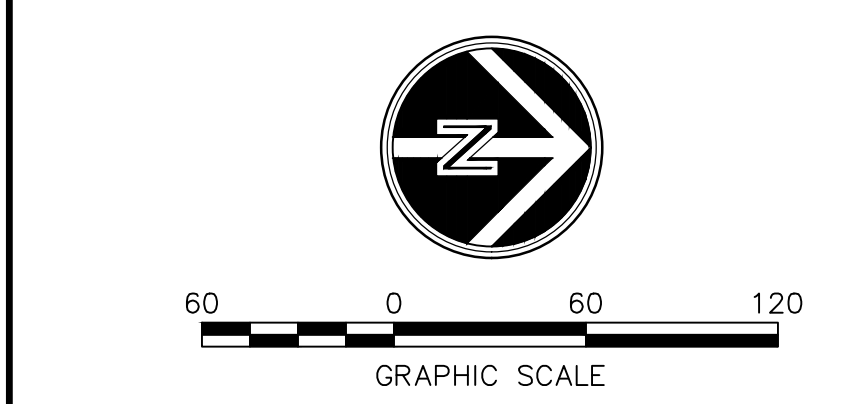
FUTURE PUBLIC PARK ±13 ACRES WITH
NATURAL WALKING TRAIL & PUBLIC AMENITIES
AMENITIES INCLUDES COVERED PICNIC TABLES,
PARK STYLE GRILLS, TRASH RECEPTACLES, DOG
WATERING STATION AND PARK BENCHES (EVERY
1000 LF OF TRAIL).

CURVE TABLE							
CURVE NO.	PI STATION	Δ	RADIUS	TANGENT	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1+40.22	175°28'36"	800.00'	31.60'	63.16	N11°16'18.03"W	63.14'
C3	5+93.10	90°00'02"	40.00'	40.00'	62.83	N46°10'13.94"E	56.57'
C5	13+82.61	150°12'41"	375.00'	99.74'	194.97	N13°43'24.79"W	192.78'
C2	3+51.37	90°00'00"	40.00'	40.00'	62.83	N44°00'36.00"W	56.57'
C4	14+34.20	90°00'00"	250.00'	250.00'	392.70	N45°59'24.00"E	353.55'



NOTE
8' NATURAL PATH TO FOLLOW CONTOURS WITH EXACT LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN PHASE WITH A MINIMUM LENGTH OF 1/2 MILE OR 2,640 FEET.

50' UNDISTURBED BUFFER FROM TOP OF CREEK BANK EACH SIDE
25' IMPERVIOUS SETBACK



5 10' EVERGREEN BUFFER (STAGGERED)
C1-6 LOTS 42 - 56
1 TYPICAL 2-WAY ROADWAY SECTION
C1-6

2 TYPICAL ONE-WAY ROADWAY SECTION
C1-6
1 TYPICAL 2-WAY ROADWAY SECTION
C1-6

5 10' EVERGREEN BUFFER (STAGGERED)
C1-6 LOTS 12 - 21

SITE PLAN
HORZ: SCALE: 1" = 50'

Feb 06, 2024 - 1:53 pm - I:\BACK-UP\Projects\Jobs\CA HWY 16\DWG-30-X-42 - PRELIMINARY PLAT 101023-2\SHEET_FILES\00C-303-SITE PLAN.dwg

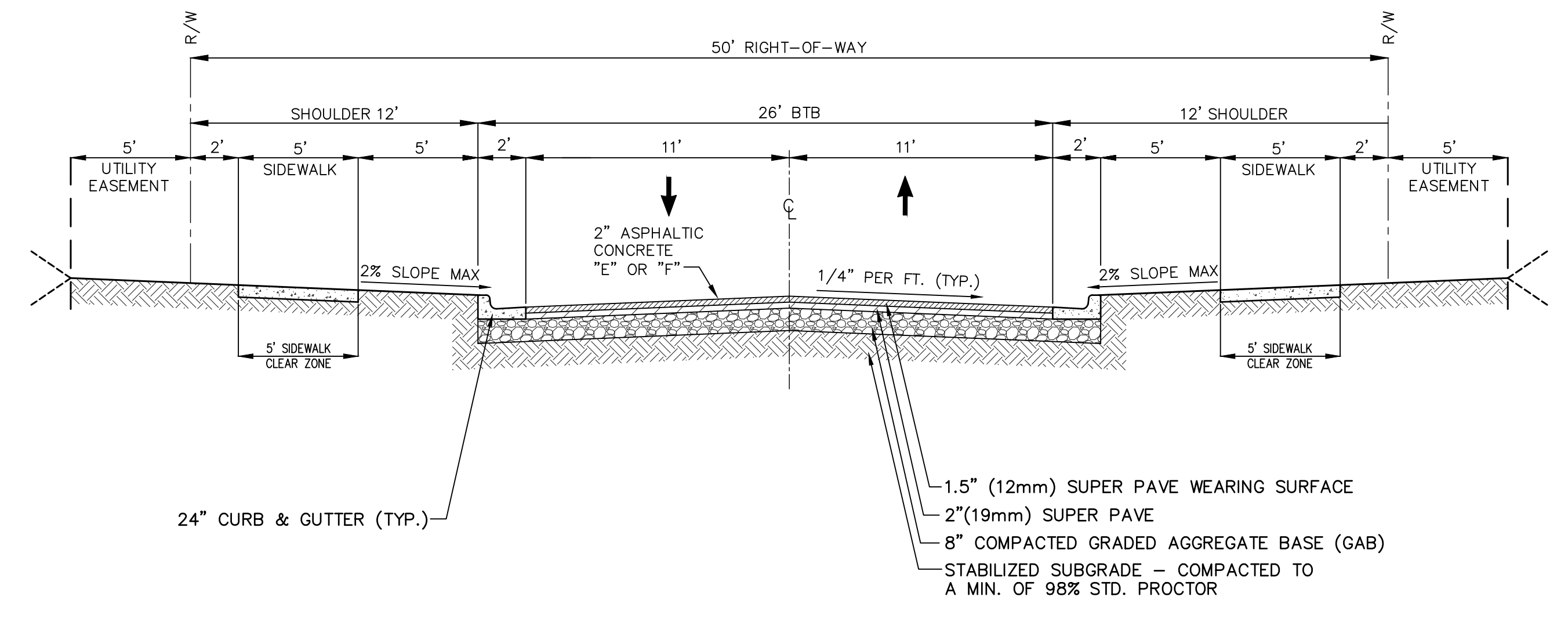
NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

DRAWN BY:
J. FINNEY
 DESIGNED BY:
D. HOVEY
 CHECKED BY:
D. HOVEY
 ISSUE DATE:
 10/17/2023
 PROJECT NUMBER:
 2023001

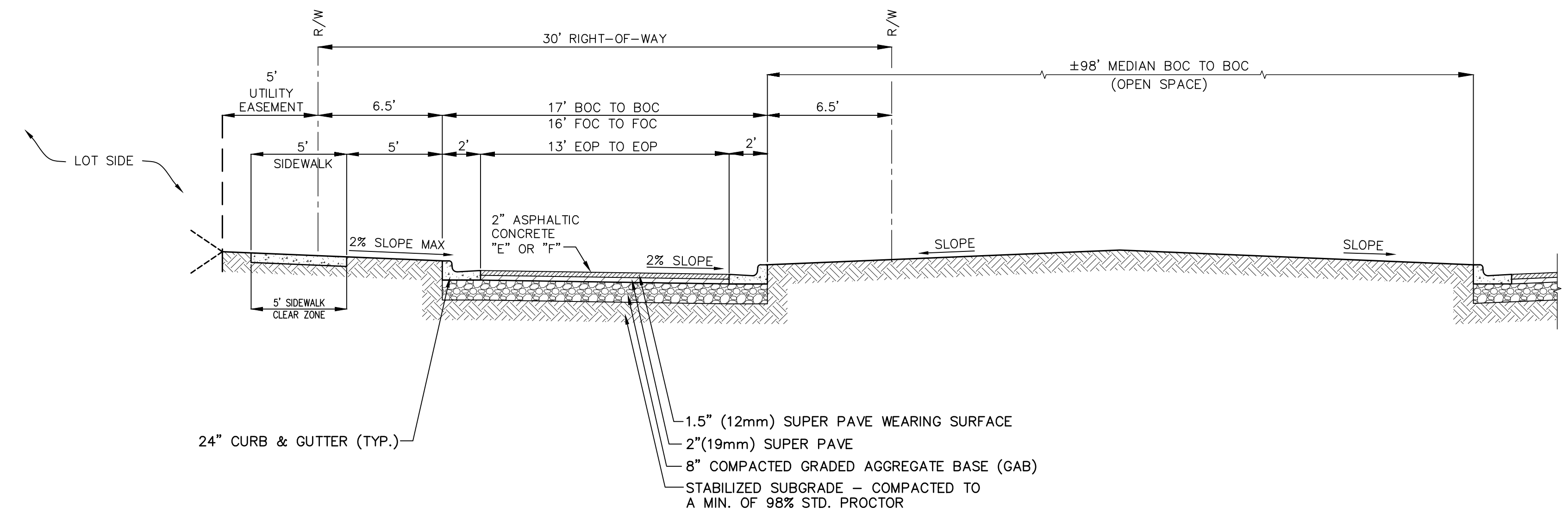


PRELIMINARY PLAT
 FOR
 TINSLEY ESTATES SUBDIVISION & COMMERCIAL PROPERTY
 LOTS 15 & 20
 DISTRICT 10
 COWETA COUNTY, GEORGIA

STANDARD CONSTRUCTION DETAILS
 SHEET
C1.6
 © H&A 2016

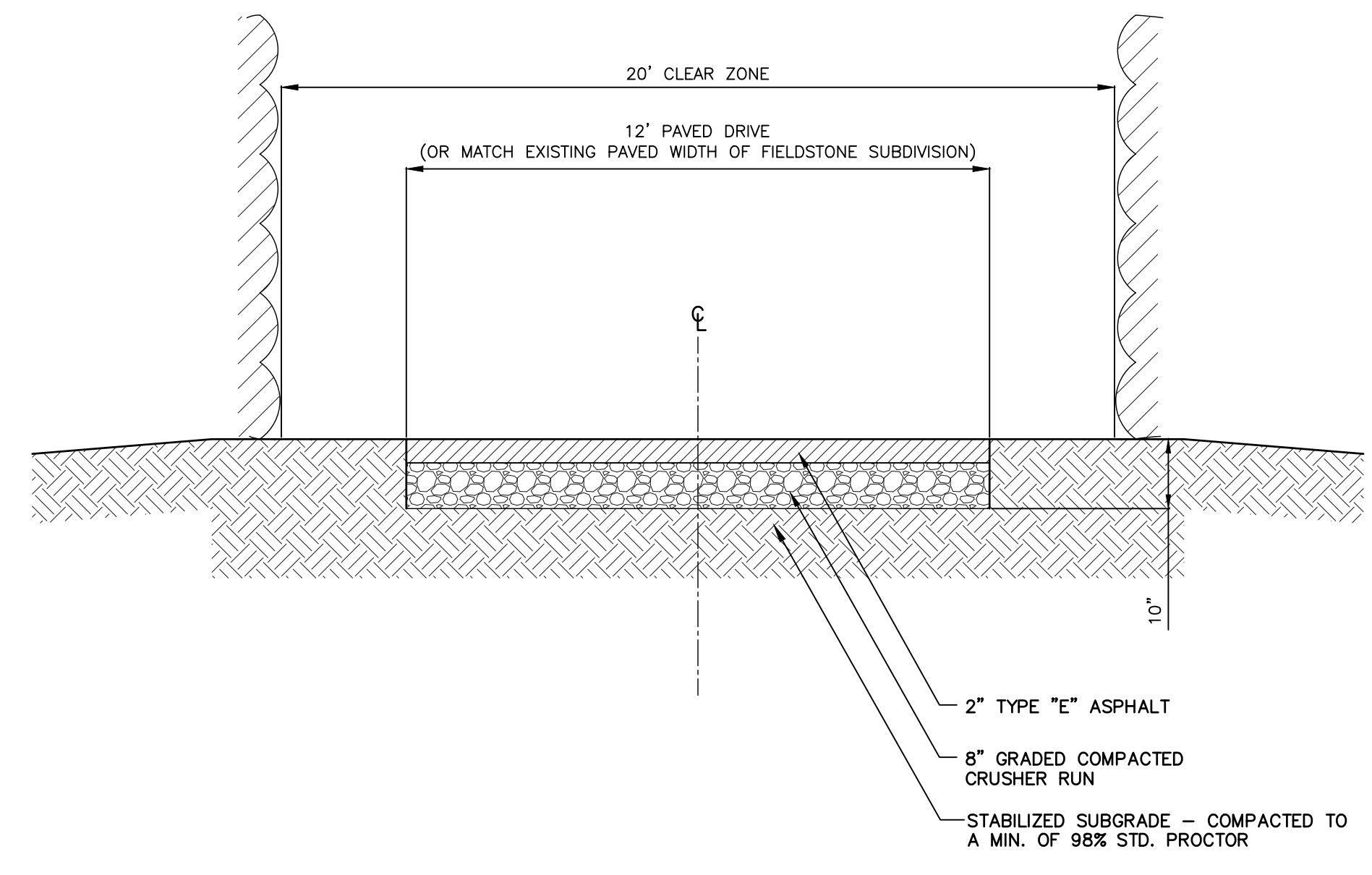


1 TYPICAL 2-WAY ROADWAY SECTION SCALE: = N.T.S.

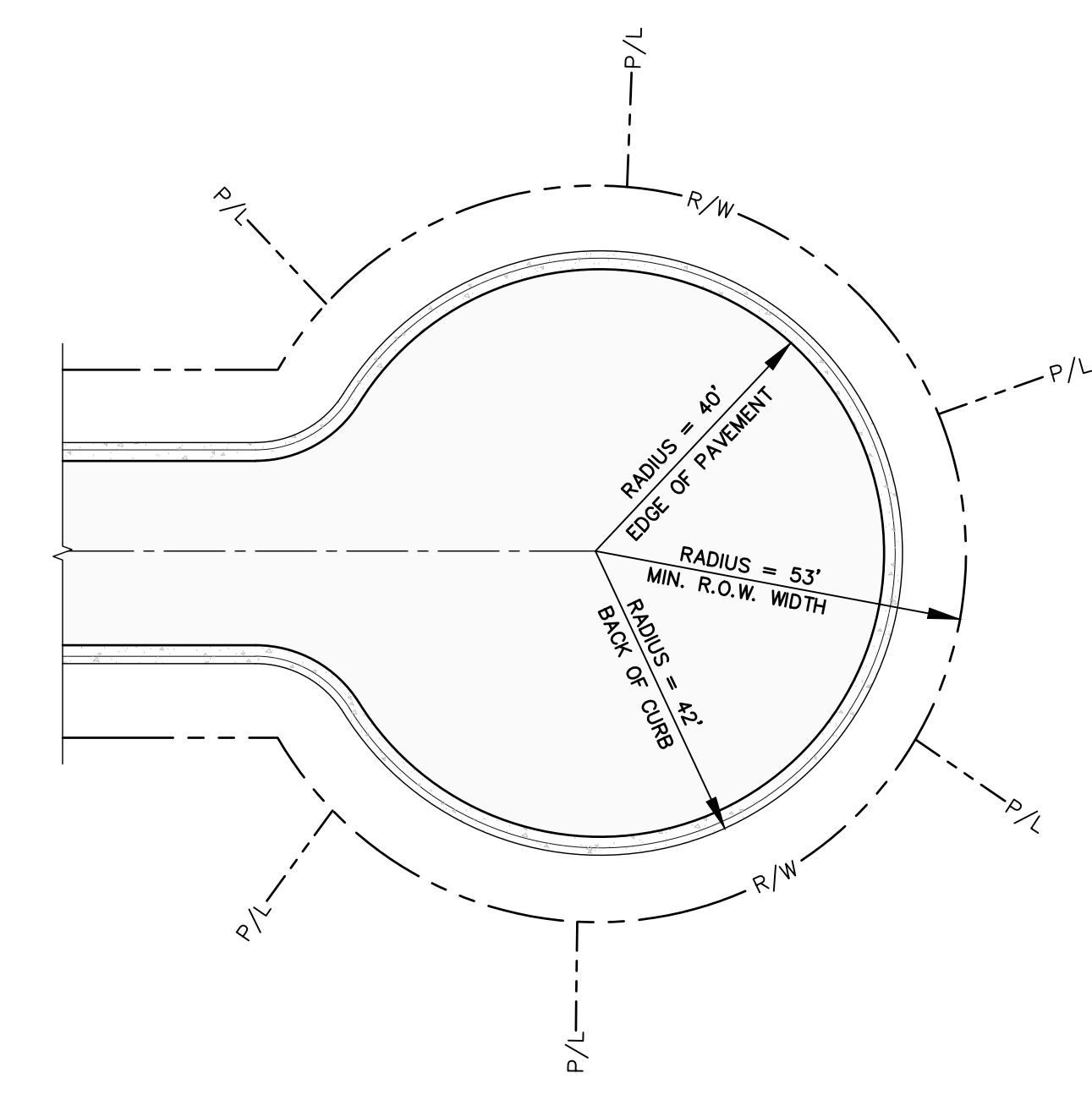


2 TYPICAL ONE-WAY ROADWAY SECTION SCALE: = N.T.S.

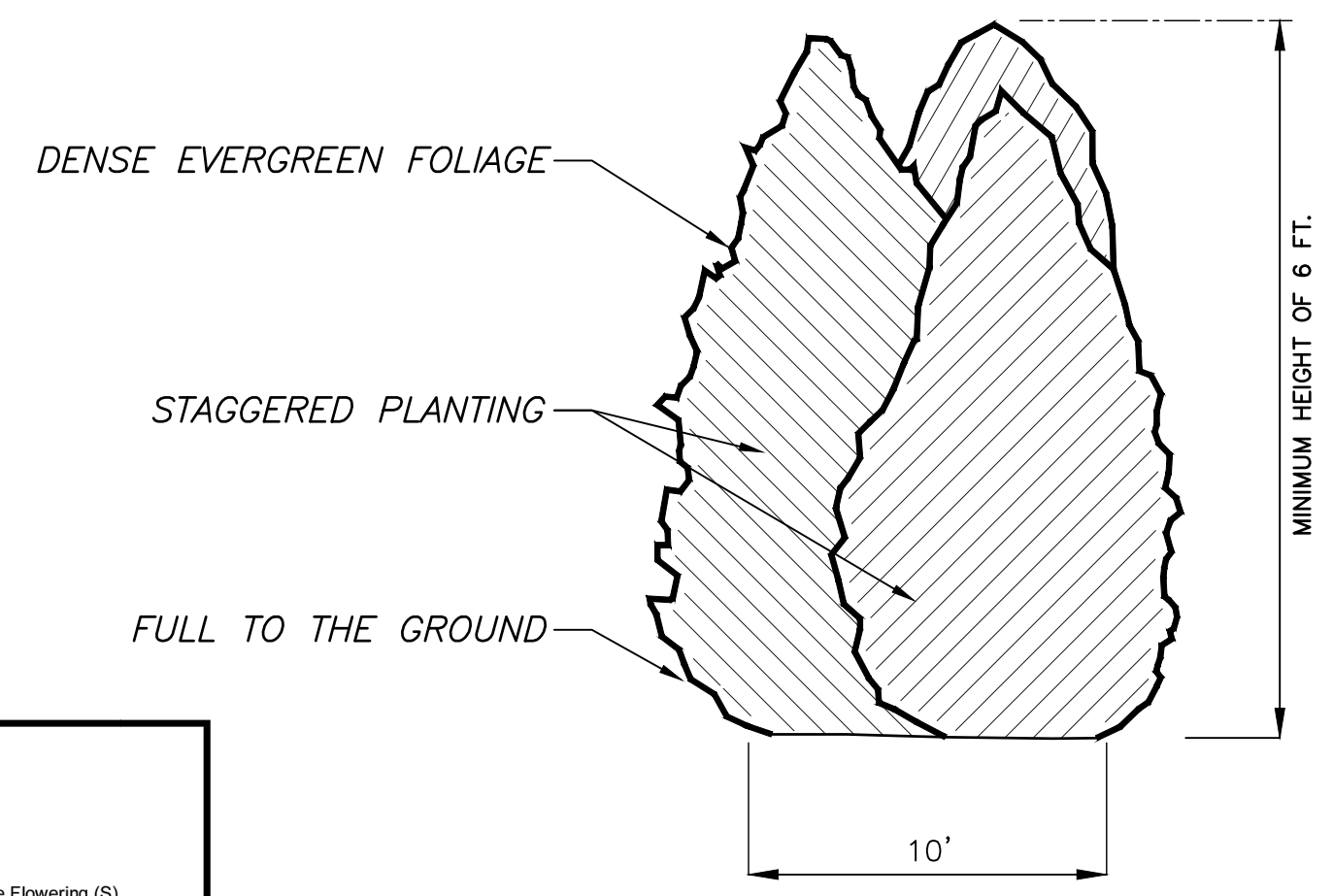
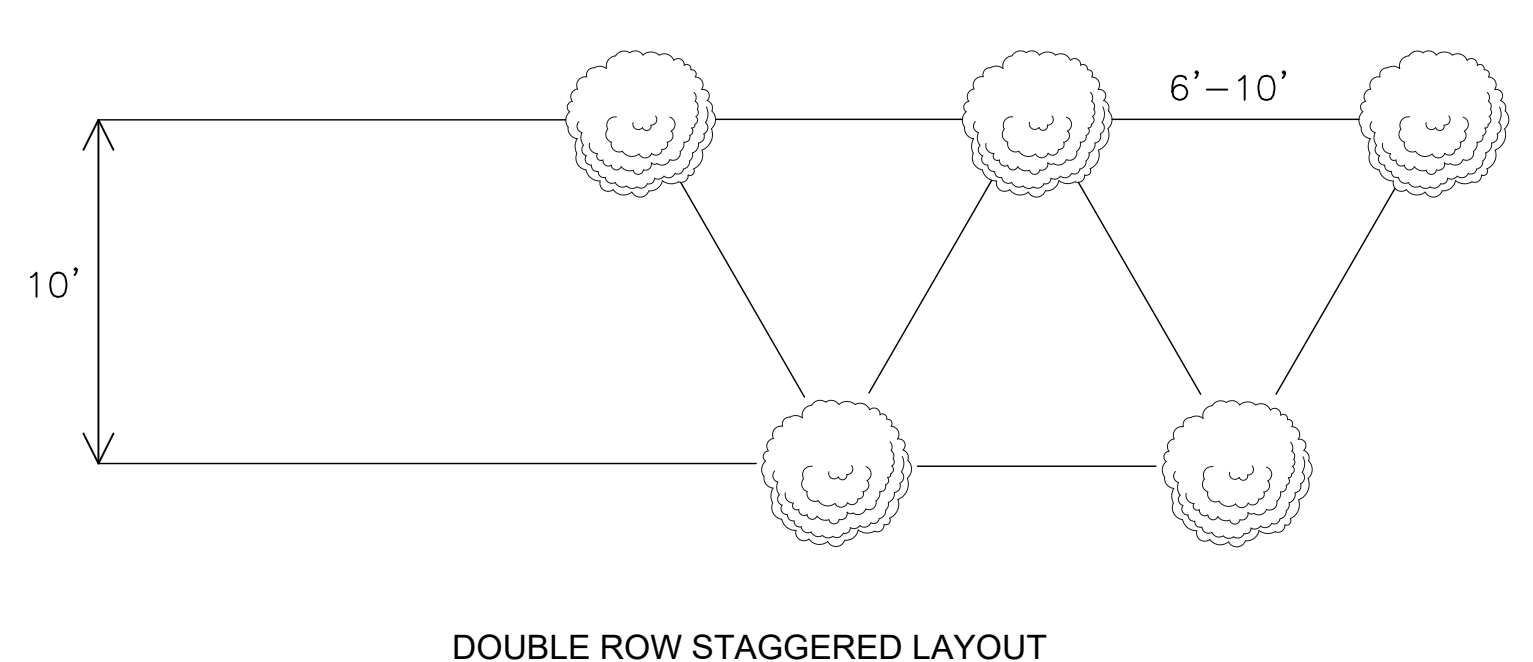
NOTE:
 EMERGENCY ACCESS SHALL BE
 DESIGNED TO SUPPORT TYPICAL
 WEIGHT OF THE FIRE TRUCK PER
 THE INTERNATIONAL FIRE CODE.



3 16' EMERGENCY ACCESS ROAD SCALE: = N.T.S.



4 CUL-DE-SAC LAYOUT SCALE: = N.T.S.

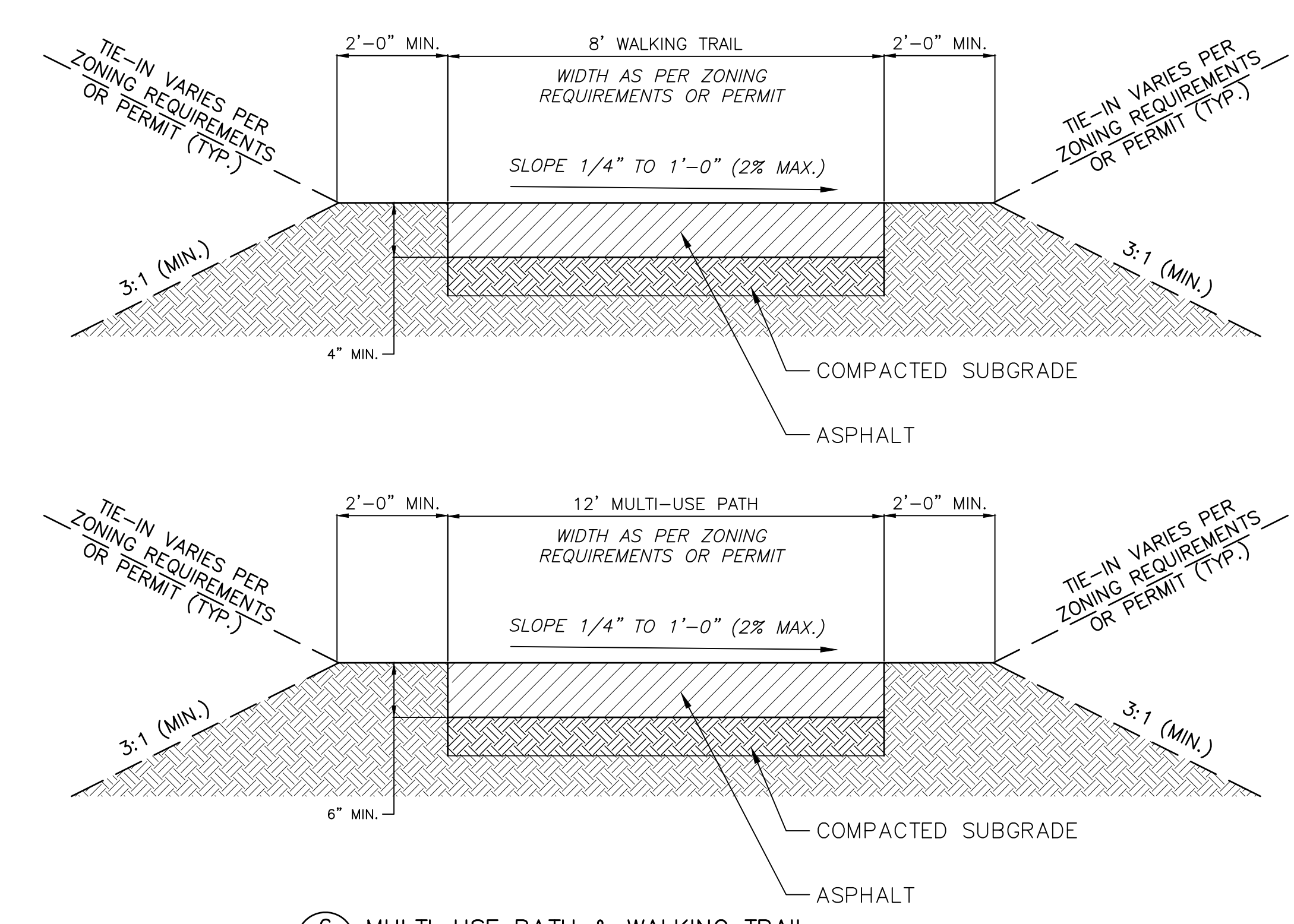


- The Best Trees for Buffers**
- | | |
|--|---|
| Evergreen | Deciduous |
| <ul style="list-style-type: none"> Cherryburr, Carolina (M) Holly, American (M) Magnolia, Southern (L) Magnolia, Sweetbay (M) Pine, Loblolly (L) Pine, Virginia (M) Redcedar, Eastern (M) | <ul style="list-style-type: none"> Baldcypress (M) Birch, River (M) Birch, American Cherry, Japanese Flowering (S) Cherry, Yoshino (S) Cornus, Japanese Flowering (S) Crapeyrtle (S) Dogwood, Flowering (S) Hambrook, American (S) Maple, Red (M) Maple, So. Sugar (M) Maple, Trident (S) Palm, Propagated (S) Redbud, Eastern (S) Redwood, Dawn (L) Serviceberry (S) |

- Trees to Avoid**
- x Tall, upright, deciduous trees
 - x Sycamore
 - x Birch, American
 - x Elm, Winged
 - x Oak, Willow
 - x Cottonwood, Eastern
 - x Ginkgo (male and female)
 - x Pecan
 - x Elm, Limbsart

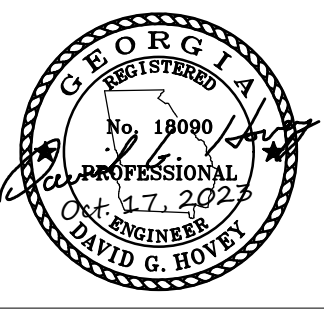
NOTE:
 PROVIDE A SCREEN OF EVERGREEN PLANTINGS TO PROVIDE VISUAL SCREENING BETWEEN THIS DEVELOPMENT AND ADJ. LOTS IN THE ADJ. DEVELOPMENTS BOTH SIDES WHERE LOTS ABUT LOTS. THESE PLANTINGS SHALL CONSIST OF EVERGREEN TREES AND SHRUBS NOT LESS THAN SIX FEET IN HEIGHT AT TIME OF PLANTINGS. THE FOLLOWING PLANTS SHALL BE APPROVED FOR THIS PURPOSE BUT SHALL NOT BE EXCLUSIVE OF OTHER PLANTS WHICH MAY BE SUITABLE, PROVIDED THAT THEY CAN FORM A HARDY SCREEN, DENSE ENOUGH AND HIGH ENOUGH BOTH TO INTERRUPT VISION AND TO DIFFUSE THE TRANSMISSION OF SOUND AND REDUCE VISIBILITY BETWEEN LOTS. ALSO REFERENCE THE TREE SPECIES LIST ATTACHED.

5 10' EVERGREEN BUFFER (STAGGERED) SCALE: = N.T.S.



6 MULTI-USE PATH & WALKING TRAIL SCALE: = N.T.S.

Feb 07, 2024 - 11:17am - D:\BACK-UP\Projects\Jobs\CA HWY 16\DWG_30_X_42 - PRELIMINARY PLAT 101023-2\SHEET_FILES\DOC-401_CON_DETAILS.dwg

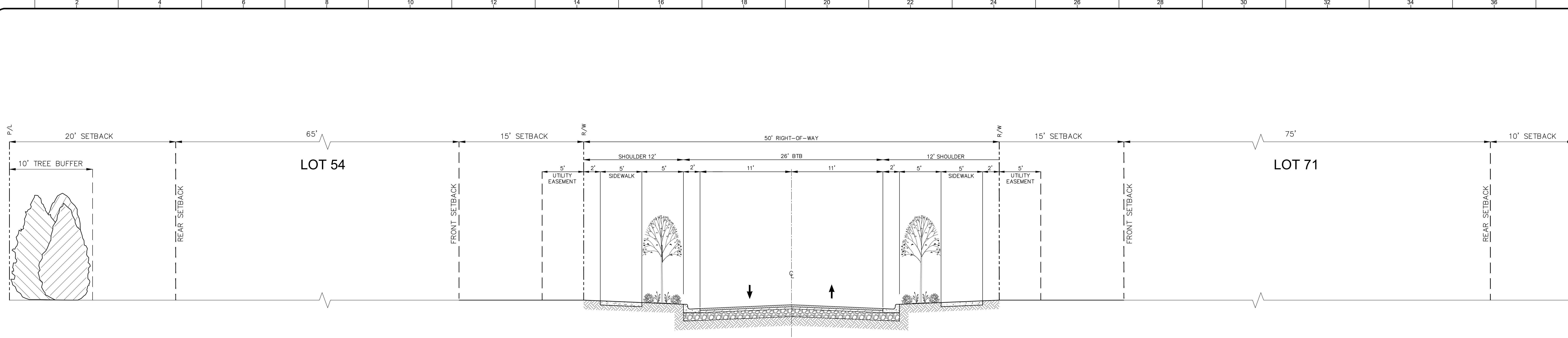


NO.	DATE	DESCRIPTION
1	02/09/24	REVISED PER CITY OF SENOGA REVIEW COMMENTS
2		
3		
4		
5		
6		
7		

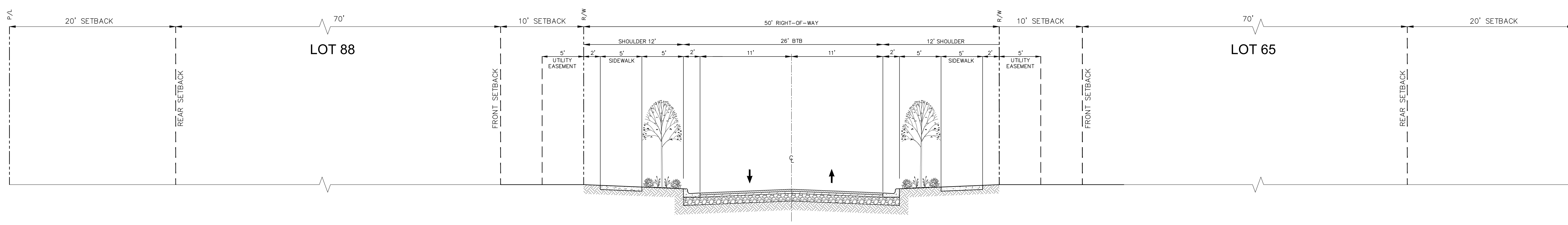
DRAWN BY:
J. FINNEY
DESIGNED BY:
D. HOVEY
CHECKED BY:
D. HOVEY
ISSUE DATE:
10/17/2023
PROJECT NUMBER:
2023001



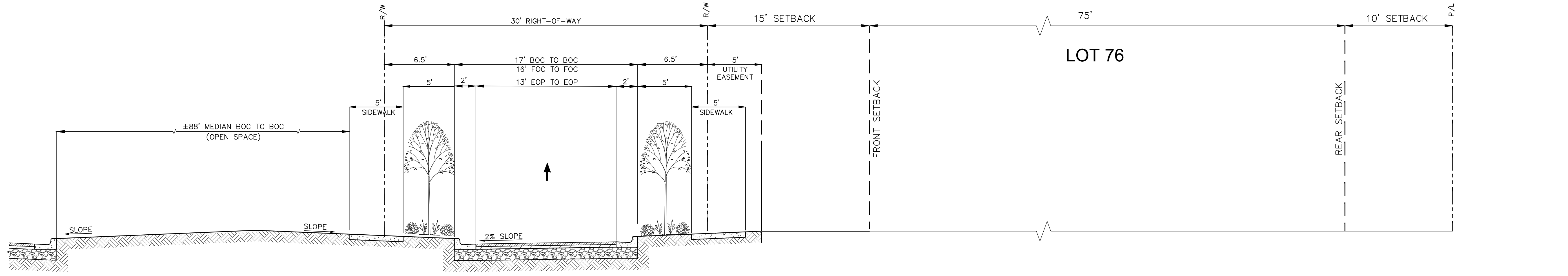
PRELIMINARY PLAT
FOR
TINSLEY ESTATES SUBDIVISION & COMMERCIAL PROPERTY
LINDSEY 201 LINDSEY CT
COWETA COUNTY, GEORGIA



1 TYPICAL 2-WAY ROADWAY SECTION BETWEEN LOTS 54 & 71
SCALE: = N.T.S.



2 TYPICAL 2-WAY ROADWAY SECTION BETWEEN LOTS 88 & 65
SCALE: = N.T.S.



3 TYPICAL ONE-WAY ROADWAY SECTION
SCALE: = N.T.S.

Feb 06, 2024 - 12:46pm - D:\BACK-UP\Projects\John\CA HWY 16\DWG_30_X_42 - PRELIMINARY PLAT 101023-2\SHEET_FILES\DOC-402_CON_DETAILS.dwg