PRELIMINARY PLAT

FOR

THE ESTATES AT GROVE PARK

A SINGLE FAMILY RESIDENTIAL COMMUNITY

LOCATED IN LAND LOT 212 OF THE

1ST DISTRICT OF COWETA COUNTY, GEORGIA

SITE INFORMATION

1. PROPERTY OWNER:
   TIMBERVEST PARTNERS II GEORGIA, LLC
   P.O. BOX 3610
   ALBANY, GA 31706

2. DEVELOPER:
   JEFF LINDSEY COMMUNITIES
   140 VILLAGE CIRCLE
   SENOIA, GA 30276

3. ENGINEER/SURVEYOR:
   MOORE BASS CONSULTING, INC.
   1350 KEYS FERRY CT.
   McDONOUGH, GA 30253
   (770) 914-9394

4. SUBDIVISION CONFIGURATION:
   A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC. DATED:3/27/17
   B. LOCATION: COWETA COUNTY, GA
   C. TAX ID #: PORTION OF 157 1212 009
   D. ZONING: RE 2.5
   E. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL
   F. TOTAL SITE AREA: 15.18 ACRES
   G. TOPOGRAPHIC SOURCE - COWETA COUNTY GIS - 2 FOOT
   H. DATUM: NAVD 88
   I. TYPE OF STREETS: PRIVATE
   J. STREET MAINTENANCE: HOME OWNERS

5. UTILITIES:
   A. WATER: COWETA COUNTY WATER & SEWERAGE AUTHORITY
   B. SANITARY SEWER: INDIVIDUAL SEPTIC SYSTEMS

6. CONCEPTUAL STORMWATER MANAGEMENT PLAN:
   A. TEMPORARY EROSION CONTROL PLAN: SILT FENCE, HAY BALES, SEDIMENT BASINS AND GRASS & MULCH
   B. AREAS TO BE CLEARED: DRIVEWAYS, BUILDING SITES, AND STORMWATER COMPONENTS

DEVELOPMENT DATA - TRACT 1

1. NET DEVELOPMENT AREA:

TOTAL SITE AREA:	15.18 ACRES
LESS FLOODPLAIN:	- 0 ACRES
LESS STATE WATERS :	- 0 ACRES
NET DEVELOPMENT AREA:	15.18 ACRES

2. BASE DENSITY CALCULATION:

NET DEVELOPMENT AREA:	15.18 ACRES
MAXIMUM DENSITY ALLOWED:	x 0.4 U/AC
MAXIMUM LOTS ALLOWED:	6 LOTS

3. TOTAL LOTS PROPOSED: 6 LOTS

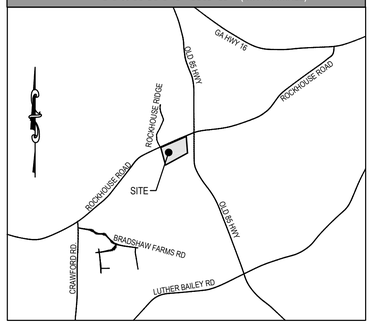
4. ZONING DISTRICT REQUIREMENTS:

   A. MIN. LOT AREA: 2.50 AC.
   B. MIN. BUILDING SITE: 1.3 AC.
   C. MIN. STREET FRONTAGE: 300'
   D. MIN. FLOOR AREA OF HOUSE: 1,725 SF
   E. MAX. HEIGHT OF STRUCTURE = 3 STORIES / 40'
   F. BUILDING SETBACKS: FRONT = 95' (135' FROM CENTERLINE OF ROAD)
      REAR = 50'
      SIDE = 15'

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF COWETA COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13077C0290D EFFECTIVE DATE 2-06-13, THIS PROPERTY IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

VICINITY MAP (NOT TO SCALE)



SHEET INDEX

SURVEYOR / ENGINEER

MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
(770) 914-9394

DEVELOPER

JEFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GA 30276
(770) 599-8700

WETLAND/ SOIL MAPPER

APPLIED ENVIRONMENTAL SCIENCES
90F GLENDA TRACE, SUITE 327
NEWNAN, GA 30265
(678) 262-4020

PRELIMINARY PLAT
NOT FOR RECORDATION

Preliminary Soil Survey Certificate:
Soil Anaylsis Certificate

"I hereby certify that this document is a true representation of the results of an actual comprehensive soil analysis at a minimum DHR level three (3) soil survey by me or under my supervisions and that areas are shown that are not acceptable sites for individual septic system as required by the local and/or State Health Department."

By Georgia Department of Human Resources (DHR) certified soil classifier:

_____

Certification No. _____ Date: _____

Coweta County Environmental Health Department Certificate:

"Pursuant to the State Health requirements, a comprehensive soil analysis at a minimum DHR level three (3) soil survey was given final approval by the Coweta County Environmental Health Department on, _____, all of the conditions of approval having been completed, this document is hereby accepted."

_____ Date: _____

Preliminary Plat Approval Certificate:

"All requirements of the Coweta County Development Regulations relative to the preparation and submission of a preliminary plat have been fulfilled, approval of this preliminary plat is hereby granted, subject to the further requirement of said Regulations."

This certificate shall expire (date): _____

Date of execution: _____

By County Planner: _____

Preliminary Engineering Certificate:

"I hereby certify that the engineering requirements for this preliminary plat as set forth in the Development Regulations of Coweta County, Georgia, has been fulfilled."

By:_____

Registered Professional Engineer No:_____

Date:_____

Preliminary Survey Certificate:

"I hereby certify that this preliminary plat is a true representation of the results of an actual survey by me or under my supervision, conforming to the normal standards of care of professional surveyors practicing in the State of Georgia and that all monuments shown hereon actually exist or is marked "future" and that the surveying requirements for preliminary plats of the "Development Regulations" and "Zoning Regulations" of Coweta County, Georgia, have been fulfilled. According to the State of Georgia Safe Dams Act Map for Coweta County, Georgia, I have determined this development does not lie in a basin below a Category II Dam."

By:_____

Registered Land Surveyor No. _____

Date: _____

Moore Bass CONSULTING
ATLANTA (770) 914-9394 (Office) (770) 914-9396 (Fax)
TALLAHASSEE 135 Keys Ferry Court McDonough, Georgia 30253
www.moorebass.com

25 YEARS 1991-2016

PROJECT NAME
THE ESTATES AT GROVE PARK
COWETA COUNTY, GA

CLIENT NAME
JEFF LINDSEU COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GEORGIA 30276

REVISIONS

MB

031.012 ESTATES @ GROVE PARK-PP-BASE

ARCHIVE

DATE 3/13/18

FILE #

CONTRACT #

DRAWN BY LC/SDM

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE
COVER SHEET

SHEET
1.0

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100' G.A. POWER EASEMENT

N06°12'52"W
333.04'

S06°13'03"E
820.85'

487.82'

339.00'

329.00'

224.57'

S68°15'45"W
705.70'

240.47'

231.06'

436.31'

N27°02'43"W
436.31'

106.15'

S67°48'43"W
106.15'

348.08'

N01°35'02"E
348.08'

N65°57'11"E
934.80'

266.85'

S80°17'56"E
227.36'

N24°08'34"W
336.07'

S21°44'15"E
436.54'

S67°48'43"W
119.72'

S24°08'34"E
327.40'

S67°48'43"W
209.47'

S67°48'43"W
40.01'

S67°48'43"W
212.03'

S21°44'15"E
436.56'

ROCK HOUSE ROAD (80' R/W)

EXISTING R/W

EXISTING EOP

EXISTING EOP

EXISTING EOP

GAS MARKER

GAS MARKER

GAS MARKER

45 MPH SIGN

STOP AHEAD SIGN

AT&T MARK

PROPOSED DRIVE WAY CULVERT (TYP.)

EXISTING FENCE TO BE REMOVED

36" CMP

15" RCP

PROPOSED GRAVEL

PROPOSED PAVEMENT

GLORIA COVE
(PRIVATE DRIVE IN 60' ACCESS/
UTILITY EASEMENT SERVES LOTS
4, 5, AND 6)

95' FRONT S/B (135 FROM CENTERLINE OF ROAD)

WIRE FENCE

50' REAR S/B (TYP)

75' PERIMETER S/B.

15' SIDE S/B (TYP).

100' FRONT S/B

16'

20'

50'

LOT : 1
110634 SQ. FT.
2.54 ACRES

LOT : 2
109470 SQ. FT.
2.51 ACRES

LOT : 3
110289 SQ. FT.
2.53 ACRES

LOT : 4
109700 SQ. FT.
2.52 ACRES

LOT : 5
109160 SQ. FT.
2.51 ACRES

LOT : 6
112008 SQ. FT.
2.57 ACRES

GROVE PARK
(SEPARATE PLAT)

LEGEND

DB	DEED BOOK	EOP	EDGE OF PAVEMENT
PB	PLAT BOOK	FH	FIRE HYDRANT
PG	PAGE	L	LINE LABEL
LL	LAND LOT	N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE	SQ. FT.	SQUARE FOOT
RB	REBAR		IRON PIN FOUND
IPF	IRON PIN FOUND		IRON PIN SET
IPS	1/2" REBAR W/C LSF 001179		CALCULATED POINT
CTP	CRIMP TOP PIPE		POWER POLE (PP)
R/W	RIGHT OF WAY		FIRE HYDRANT (FH)
-E-	OVERHEAD POWER LINE		WATER VALVE (WV)
-X-	FENCE		R/W MONUMENT
CMP	CORRUGATED METAL PIPE		LIGHT POST (LP)
POB	POINT OF BEGINNING	TP	TELEPHONE POLE
POC	POINT OF COMMENCEMENT		UNDERGROUND COMMUNICATIONS MARKER
℄	PROPERTY LINE		GAS MARKER
℄	CENTERLINE		STREET SIGN

(CA WEST ZONE)
GRID NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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Moore Bass CONSULTING
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(770) 814-4994 (Office)
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TALLAHASSEE
135 Keys Ferry Court
McDonough, Georgia 30253
www.moorebass.com

25 YEARS 1993-2018

PROJECT NAME
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SEAL

SHEET TITLE
PRELIMINARY PLAT

SHEET
2.0

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

(CA WEST ZONE)
GRID NORTH

SOIL SUITABILITY LEGEND

A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.

A2 Soils consist of over wash over natural soils. Residual soil is suitable for conventional absorption field installation at recommended trench depth. Storm water runoff should be diverted from this area if it is used for absorption field construction.

C1 Soils are unsuitable for conventional absorption fields due to perched water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.

C2 Soils are unsuitable for conventional absorption fields due to seasonal high water table conditions. Soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.

D5 Soils in natural state are limited by storm water drainage patterns. Installation of storm water management that diverts runoff away from system absorption field should make these soils suitable for conventional absorption fields.

D8 Soils in natural state are limited by storm water drainage patterns and seasonal high water table conditions. Installation of a stormwater management system that diverts runoff away from absorption field may allow these soils to support alternative absorption fields with treatment system producing Class I effluent.

F2 Soils are unsuitable for on-site wastewater disposal due to seasonal high water table.

F3 Soils are unsuitable for on-site wastewater disposal due to shallow perched water table.

F4 Soils are located in a landscape position that renders them unsuitable for on-site wastewater disposal due to flooding and/ or storm water drainage patterns.

I1 Soils are unsuitable for conventional absorption fields due to shallow bedrock. Excavation of observation pits with a backhoe may allow these soils to be reclassified in a different suitability category. These soils are generally suitable for alternative absorption fields with treatment system producing Class I effluent.

J2 Soils exhibit characteristics of slow percolation caused by weak structure in the Bt and B/C horizon. Soils are generally suitable for conventional absorption field lines if installed at recommended depth in upper part of saprolite.

L1 These soils are well drained but are subject to slow permeability due to clay contents of 30% or greater to depths 48 to 72 inches. Drain fields with equal distribution or level field installation should be considered where feasible. Installation should not occur under wet conditions, especially in these soils.

N3 Soils contain somewhat shallow parent material and weathered rock. Hand auger borings have been advanced to a depth of 6 feet and parent material is generally suitable for conventional absorption field installation. Estimated perc rate accounts for presence of seams of weathered rock.

O1 Soils show evidence of a somewhat restrictive layer in the upper part of the profile. Brief perching of water may cause problems for absorption fields installed in the upper part of the soil profile. Soil below somewhat restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate. Conventional absorption field installed below restrictive layer should function effectively. Environmental Health Department may require further inspection utilizing backhoe test pits prior to permitting. Where elevations allow, a curtain drain may be considered to intercept lateral flow of subsurface water toward the drain field.

P1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance. Absorption trenches must be installed at least 24 inches above seasonal high water table to function effectively. Seasonal high water table indicators were observed between 54 and 66 inches. Installations deeper than 24 inches will require a treatment system producing Class 1 effluent.

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Abell	>72	20-36	2-6	----	----	----	F4
Alcovy I	>72	12-20 (PWT)	0-4	----	----	----	F3
Appling	>84	>84	0-6	48-60	70	----	A1
Bethlehem	>72	>72	2-12	30-48	45	----	N3
Cataula I	>72	12-18	0-4	----	----	----	F3
Cataula II	>72	24-36	0-6	8-12	----	0.10	C1
Cataula III	>84	24-48** (PWT)	2-10	54-60	70	----	O1
Cecil	>72	>72	2-12	40-48	60	----	A1
Cecil Wet Variant (C.W.V.)	>72	54-66	2-10	24-30	75	----	P1
Colfax	>72	12-20 (PWT)	2-4	----	----	----	F3
Davidson	>84	>84	2-15	48-72	75	----	L1
Davidson Wet Variant	>72	54-66	0-6	24-30	90	----	D5/L1/P1
Durham Wet Variant	>72	40-50	0-4	18-30	90	0.12	D8
Gwinnett	>72	>72	2-12	30-48	60	----	A1
Hard Labor I	>72	24-36	2-10	8-12	----	0.10	C2
Hard Labor II	>72	36-44	2-10	18-24	75	0.12	C2
Helena	>72	18-30	0-2	----	----	----	F2
Lloyd	>84	>84	2-10	40-60	75	----	L1
Madison	>72	>72	2-12	30-48	45	----	A1
Pacolet	>72	>72	2-12	30-48	45	----	A1
Saw	24-36	>36	2-10	12-18	70	0.15	I1
Starr	>72	50-72+	2-6	----	----	----	F4
Vance	>72	>72	2-6	40-48	75	----	J2
Wash Over Cecil	>72	>72	2-6	40-48	60	----	A2
Wash Over Madison	>72	>72	2-6	40-48	60	----	A2

**Indicates depths to top and base of restrictive horizon that is causing perched water table condition. Soils below the restrictive layer appear to be well drained with texture and structure that should provide a suitable percolation rate.
PWT = Perched Water Table

NOTES:

Areas of this project site contain 0 to 2 percent slopes. It is imperative to insure that ponding will not occur over drain field installations. Grading & landscaping over and around the drain field should be shaped to promote rapid runoff.

System installation should not occur under saturated soil conditions

Absorption fields should not be installed on concave slopes.

Past and current farming activities have impacted surface and subsurface water flow. Terraces in areas of the drain field installation should be graded out.

Surface drainage should be diverted away from absorption field lines.

Gutter downspouts should be discharged away from the vicinity of the on site wastewater system.

Estimated percolation rates are based on full-sized system performance. However, no guarantee is given or implied as to the performance of any particular system installed.

LEGEND

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POB	POINT OF BEGINNING	TP	TELEPHONE POLE
POC	POINT OF COMMENCEMENT		UNDERGROUND COMMUNICATIONS MARKER
℄	PROPERTY LINE		GAS MARKER
℄	CENTERLINE		STREET SIGN
	EXISTING POND / LAKE		
	PROPOSED OPEN SPACE		

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231.012 ESTATES @ GROVE PARK-PP-BASE

ARCHIVE
DATE 3/13/18
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DRAWN BY LC/SDM

SEAL

SHEET TITLE
LEVEL III
SOILS OVERLAY
SHEET

SHEET
3.0

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