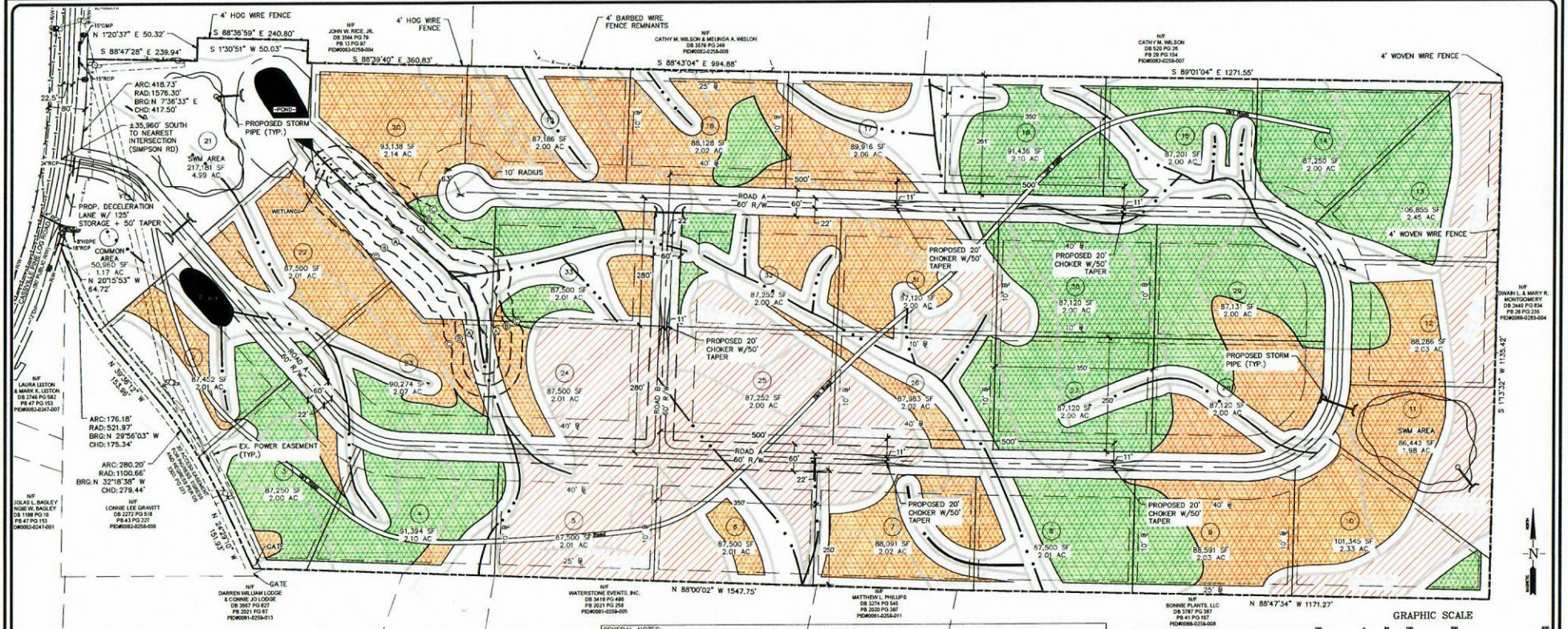


LEGEND

- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- R/W MONUMENT
- PROPERTY LINE
- RIGHT OF WAY
- N/F NOW OR FORMERLY
- B/L BUILDING LINE
- OTP OPEN TOP PIPE
- DOUBLE YARD CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)
- BOUNDARY LINE
- FENCE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- C.O. CLEANOUT
- GREASE TRAP
- GAS METER
- POWER METER
- POWER BOX
- GAS VALVE
- POWER POLE
- GUY ANCHOR
- BOLLARD
- I.C.V. IRRIGATION CONTROL VALVE
- FIBER OPTIC MARKER
- FDC FIRE DEPT. CONNECTION
- CONCRETE

SITE ANALYSIS

TOTAL SITE AREA	= ±74.54 AC
CURRENT USE	= PARTIALLY CLEARED/VACANT
CURRENT ZONING	= A-1 (AGRICULTURE)
MINIMUM LOT SIZE	= 2.00 AC.
MINIMUM LOT WIDTH/FRONTAGE	= 200' (ON EXISTING ROAD) = 100', 50' ON CUL-DE-SAC (IN NEW DEVELOPMENT)
BUILDING SETBACK	
FRONT	= 40'
SIDE	= 10'
REAR	= 25'
MAXIMUM BUILDING HEIGHT	= 50'
PROPOSED LOTS	= 30 LOTS
PROPOSED DENSITY	= ± 0.40 LOTS/ACRE

GENERAL NOTES:

1. **PRELIMINARY PLAT NOT TO BE RECORDED**
2. DATE OF BOUNDARY SURVEY: 11/21/2024
3. DATUM IS BASED ON NAD88 GEORGIA WEST ZONE.
4. ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH BARTOW COUNTY DEVELOPMENT CODE.
5. FLOOD STATEMENT: AS PER OFFICIAL F.I.R.M. 13015C0170H DATED OCTOBER 5, 2018, NO PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
6. TOTAL LENGTH OF ROAD A IS 5,371 FEET.
7. TOTAL LENGTH OF PAVEMENT OF ROAD A IS 5,371 FEET.
8. TOTAL LENGTH OF ROAD B IS 560 FEET.
9. TOTAL LENGTH OF PAVEMENT OF ROAD B IS 560 FEET.
10. UNDISTURBED 50 FOOT BUFFER FOR STATE WATERS UNDER THE JURISDICTION OF THE EPD EXISTS WITHIN THE LIMITS OF THE AREAS SHOWN HEREON AS "EASEMENT FOR STATE WATERS AND DRAINAGE." UNDER PENALTY OF LAW, THESE AREAS MAY NOT BE DISTURBED WITHOUT PROPER AUTHORIZATION FROM THE EPD.
11. WETLANDS UNDER THE JURISDICTION OF THE UNITED STATES ARMY CORPS OF ENGINEERS EXISTS WITHIN THE LIMITS OF THE SITE AREAS SHOWN HEREON AS "EASEMENT FOR WETLANDS AND DRAINAGE" UNDER PENALTY OF LAW, THESE AREAS MAY NOT BE DISTURBED WITHOUT PROPER AUTHORIZATION FROM THE UNITED STATES ARMY CORPS OF ENGINEERS.

APPROVAL CERTIFICATION

ALL REQUIREMENTS OF THE BARTOW 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 APPROVAL DOES NOT CONSTITUTE REVIEW AND APPROVAL REQUIRED FOR LAND DISTURBANCE PERMIT AND ANY PROJECT RELATED IMPROVEMENTS REQUIRED BY THE BARTOW COUNTY ZONING ORDINANCE OR BARTOW COUNTY DEVELOPMENT REGULATIONS AS PART OF THE LAND DISTURBANCE PERMIT.

ENGINEERING DIVISION:

ZONING DIVISION:

PLAT CERTIFICATION

I HEREBY CERTIFY THAT THIS PROPOSED PRELIMINARY PLAT REPRESENTS DATA FROM AL ALTA SURVEY PREPARED BY HRC ENGINEERS, SURVEYORS, AND LANDSCAPE ARCHITECTS, AND DATED 11-21-24, OF PROPERTY SHOWN AND DESCRIBED HEREIN. ACCORDING TO THE STATE OF GEORGIA SAFE DAMS ACT MAPS FOR BARTOW COUNTY, GEORGIA, I HAVE DETERMINED THIS DEVELOPMENT DOES NOT LIE IN A BASIN BELOW A CATEGORY II DAM.

BY: JONATHAN J. TILENIS, P.E.
REGISTERED GEORGIA PROFESSIONAL ENGINEER NO:PE050382

The undersigned professional engineer certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

JONATHAN J. TILENIS, P.E. — 9/9/25 DATE

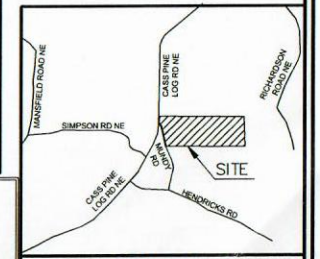
GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

- (A) 25' UNDISTURBED STATE WATER BUFFER (AS MEASURED FROM CENTER LINE OF CREEK)
- (B) 50' UNDISTURBED COUNTY BUFFER (AS MEASURED FROM CENTER LINE OF CREEK)
- (C) 75' IMPERVIOUS SURFACE SETBACK (AS MEASURED FROM CENTER LINE OF CREEK)

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



LOCATION MAP - N.T.S.