

LOCATION MAP

LEGEND
 R/W ----- RIGHT OF WAY
 I.P.F. ----- IRON PIN FOUND
 I.P.P. ----- IRON PIN PLACED
 C.T. ----- CRIMED TOP PIPE
 R.B. ----- REINFORCING BAR
 O.T. ----- OPEN TOP PIPE
 N/F ----- NOW OR FORMERLY
 B.L. ----- BUILDING LINE

PRELIMINARY ENGINEERING CERTIFICATE

I HEREBY CERTIFY THAT THIS PROPOSED PRELIMINARY PLAT CORRECTLY REPRESENTS DATA COMPILED OR VERIFIED THROUGH A SURVEY MADE UNDER MY SUPERVISION ON 25 MAY 2002 OF PROPERTY SHOWN AND DESCRIBED HEREON.

BY _____ REGISTERED LAND SURVEYOR
 DATE: _____

PRELIMINARY PLAT APPROVAL CERTIFICATE

ALL REQUIREMENTS OF THE CITY OF TEMPLE SUBDIVISION REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT, HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID REGULATIONS.

THIS CERTIFICATE SHALL EXPIRE _____

DATE OF EXECUTION _____ CHAIRMAN, CITY COUNCIL
 TEMPLE

OWNER & SUBDIVIDER
24-HR CONTACT

PROFILE GROUP
 MAX JOHNSON
 2210 SHAWNEE TRAIL
 DOUGLASVILLE, GEORGIA 30135
 PHONE: (404) 401-9680

GENERAL NOTES:

HOMEOWNERS ASSOCIATION IS REQUIRED TO BE FORMED FOR THIS PROPOSED SUBDIVISION.
 UNDERGROUND UTILITIES ARE REQUIRED WITHIN THE SUBDIVISION.
 A DECEL. LANE SHALL BE CONSTRUCTED FOR THE EAST SIDE ENTRANCE.
 OLD BREMEN ROAD SHALL BE IMPROVED TO THE CITY OF TEMPLE STANDARDS.

GENERAL NOTES:

TOTAL AREA = 80.844 Acres
 COMMON AREA = 21.3121 Acres 26% OF TOTAL
 TOTAL LOTS SHOWN = 185
 DENSITY = 2.36 LOTS PER GROSS ACRE
 MINIMUM LOT SIZE = 7,500 S.F.
 MINIMUM WIDTH AT B.L. = 55'
PROPOSED SETBACKS:
 FRONT = 20' MIN. OR AS NOTED
 SIDE = 5'
 REAR = 20'
 ALL LOTS TO BE SERVED BY A PUBLIC SANITARY SEWER SYSTEM.
 LOT DIMENSIONS ARE APPROXIMATE.
LOT AREA SUMMARY
 (C) 7,500 - 9,999 SF 46 LOTS - 25% OF TOTAL LOTS
 (B) 10,000 - 15,999 SF 91 LOTS - 49% OF TOTAL LOTS
 (A) 16,000 + SF 48 LOTS - 26% OF TOTAL LOTS

REQUIRED SIZES OF HOMES
 25% OF HOMES SHALL BE 1250 SF TO 1400 SF
 25% OF HOMES SHALL BE 1401 SF TO 1600 SF
 25% OF HOMES SHALL BE 1601 SF TO 2000 SF
 25% OF HOMES SHALL BE 2001 SF & ABOVE
 LOTS SHALL BE DETERMINED AND LABELED ON FINAL PLAT

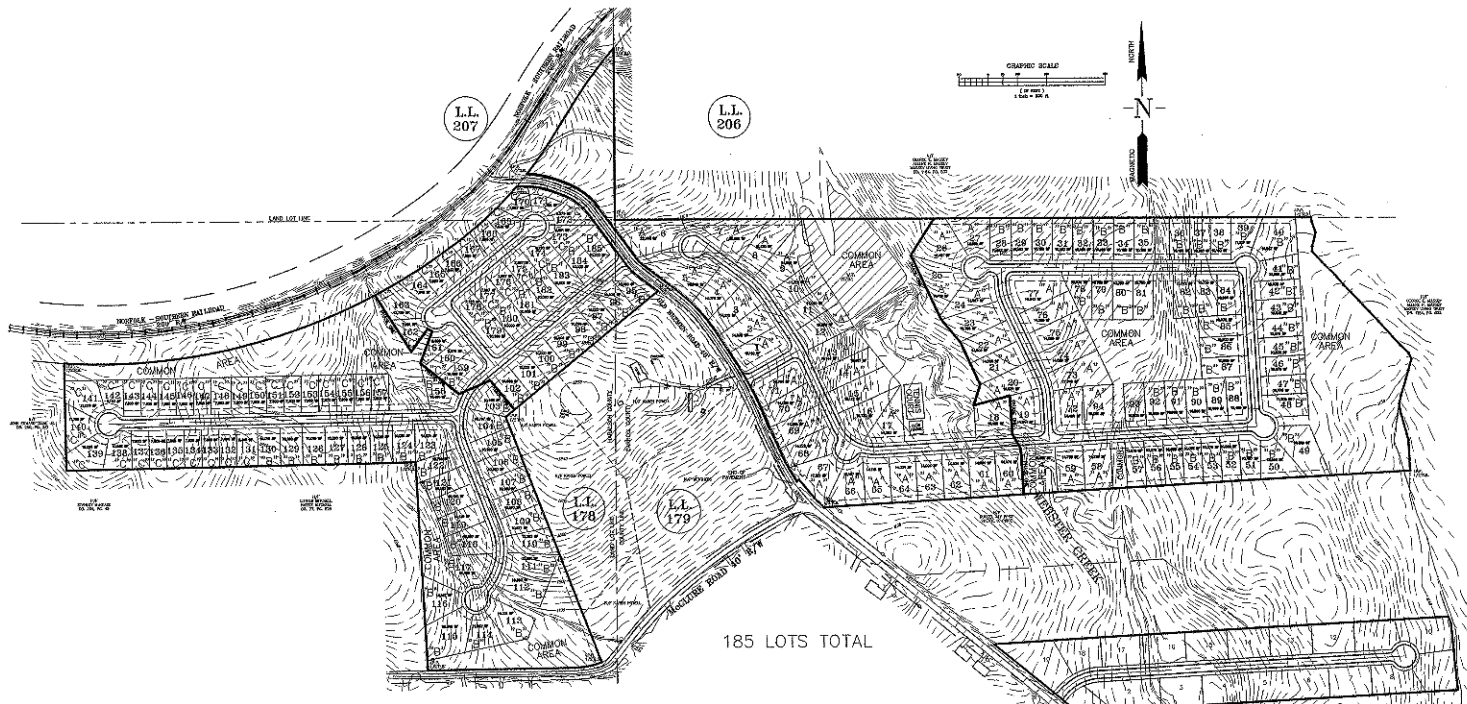
ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO CITY OF TEMPLE CODES & REGULATIONS.
 THE BOUNDARY SHOWN ON THIS DRAWING WAS PREPARED FOR PROFILE GROUP BY HUGHES-RAY CO. DATED 6-24-2004.

CONTOURS SHOWN WERE TAKEN AERIAL TOPOGRAPHY
 CONTOUR INTERVAL IS 2 FT.

ALL ELECTRICAL UTILITIES SHALL BE UNDERGROUND.

A 4' SIDEWALK, WITH ADA RAMPS, WILL BE PROVIDED ON (ONE SIDE) ALL STREETS WITHIN DEVELOPMENT.

STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF TEMPLE SPECIFICATIONS.



DATE: 30 AUGUST 2004
 NO. DATE REVISION DESCRIPTION
 1 30 AUG 2004 PRELIMINARY PLAT OF OLD BREMEN ROAD DCD FOR PROFILE GROUP LAND LOTS 176, 179, 206 & 207, 8th DISTRICT CITY OF TEMPLE CARROLL COUNTY, GEORGIA

PREPARED BY
HRC
 Civil Engineering Storm Water Management
 Land Surveying Land Planning Site Design
 HUGHES-RAY COMPANY, INC.
 4664 E. CHURCH ST. SUITE 100
 PHONE (770) 942-0196

PRE-PLAT