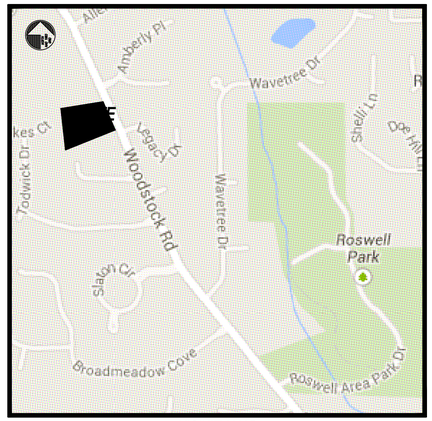


VICINITY MAP

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	29.69	27.00	28.21	N77°50'34"W
C2	31.57	125.00	31.48	N77°53'34"E
C3	23.13	60.09	22.99	N50°08'43"W
C4	17.07	20.86	16.60	S63°03'16"E
C5	19.47	20.00	18.71	S57°14'31"W
C6	73.79	60.00	69.23	N64°35'19"E
C7	62.99	60.00	60.14	S50°06'10"E
C8	65.38	60.00	62.20	S11°11'31"W
C9	80.01	60.00	74.21	S80°36'38"W
C10	34.80	27.00	32.44	N44°12'13"E
C11	5.24	75.00	5.24	N83°07'32"E

DEVELOPMENT SUMMARY:

ZONING	
ZONING	R-1
TOTAL SITE AREA	3.94 ACRES
TAX PARCEL ID	12 178003510020 (10770)
	12 178003510012 (10790)
UNITS	8
DENSITY	2.03 UNITS/ACRE
MINIMUM LOT SIZE	18,000 S.F.
MIMIMUM LOT WIDTH	100 FEET
BUILDING SETBACKS	
FRONT	40 FEET
SIDE - MAJOR STREET	30 FEET
SIDE	10 FEET
REAR	35 FEET

THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGION FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY PANEL #13121C0061F DATED SEPTEMBER 18, 2013.

WATER QUALITY TO BE PROVIDED VIA FLO-WELL DEVICES, AND/OR UNDERGROUND DETENTION POND. UNDERGROUND DETENTION POND TO TIE INTO STORM SYSTEM LOCATED ON WOODSTOCK ROAD.

NO SANITARY SEWER EASEMENTS EXIST ON SITE.

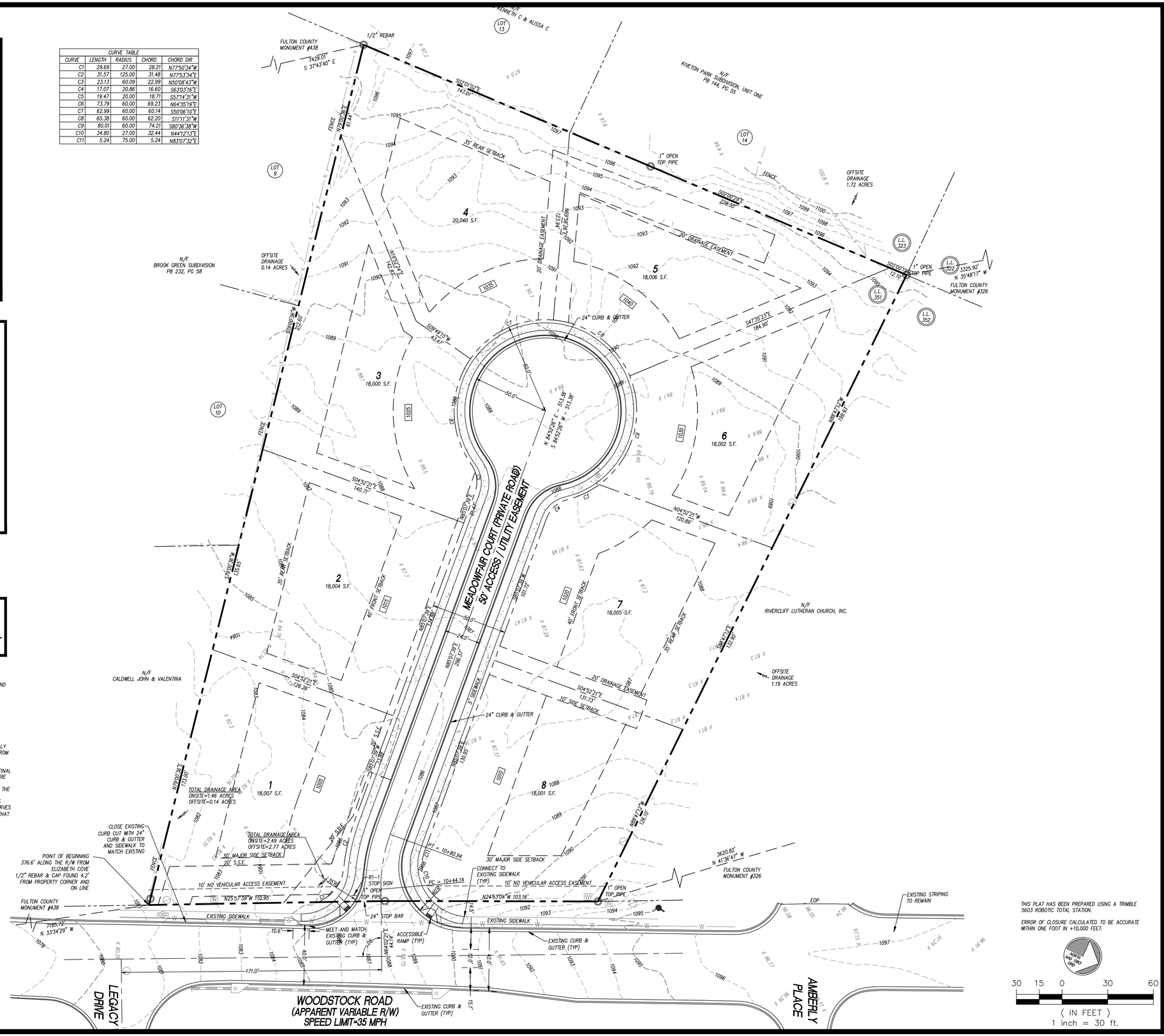
SANITARY SERVICE TO BE PROVIDED BY FULTON COUNTY. GRAVITY SANITARY SEWER LINE TO BE INSTALLED IN PROPOSED ROAD AND CONNECTED TO LINE IN LEGACY DRIVE.

WATER SERVICE TO BE PROVIDED BY FULTON COUNTY. WATER LINE IS LOCATED ON WOODSTOCK ROAD.

THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HERSELF/ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASE THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOL PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY A FINAL PLAT. THE CITY OF ROSWELL MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGEMENT OF THE CITY OF ROSWELL IS POTENTIALLY INJURIOUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS, OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.

SPECIMEN TREES TO BE REMOVED

39" PINE
32" OAK
29" OAK
5" DOGWOOD
28" HW
32" OAK
32" OAK
7" DOGWOOD
34" OAK
30" OAK
25" MAPLE
6" DOGWOOD
26" POPLAR
24" CEDAR
35" OAK
30" OAK
12" CHERRY



THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

ERROR OF CLOSURE CALCULATED TO BE ACCURATE WITHIN ONE FOOT IN +10,000 FEET.

30 15 0 30 60
(IN FEET)
1 inch = 30 ft.

RIDGE PLANNING AND ENGINEERING
1785 WHITE CIRCLE - SUITE 202 - MARIETTA, GA 30066
JEFF SMITH, P.E. DIRECT 404.357.7520
MIKE HAPONSKI, P.E. DIRECT 404.557.2400

PRELIMINARY PLAT

BRIGHTON

10770 AND 10790 WOODSTOCK ROAD
ROSWELL, GEORGIA 30075
LAND LOT 351, 1st DISTRICT
FULTON COUNTY, GEORGIA

OWNER/DEVELOPER:
brightwaterhomes
design · build · live
230 HAMMOND DRIVE
CITY WALK SUITE 520
SANDY SPRINGS, GEORGIA 30068
PHONE: (404) 585-5990

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 07.20.2015

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 37161 JEFFREY M. SMITH
12.06.2013

REVISIONS

1 01.07.2014–PRELIMINARY PLAT REVISIONS

PRELIMINARY PLAT

C.150

13066.dwg 12.18.2013

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