

VICINITY MAP

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.
MINIMUM LOT WIDTH 100 FEET

BUILDING SETBACKS
FRONT 40 FEET *
SIDE - MAJOR STREET 30 FEET
SIDE 10 FEET
REAR 35 FEET *

ADMINISTRATIVE VARIANCES REQUESTED
FRONT SETBACK = 25 FEET
REAR SETBACK = 30 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 BE 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.

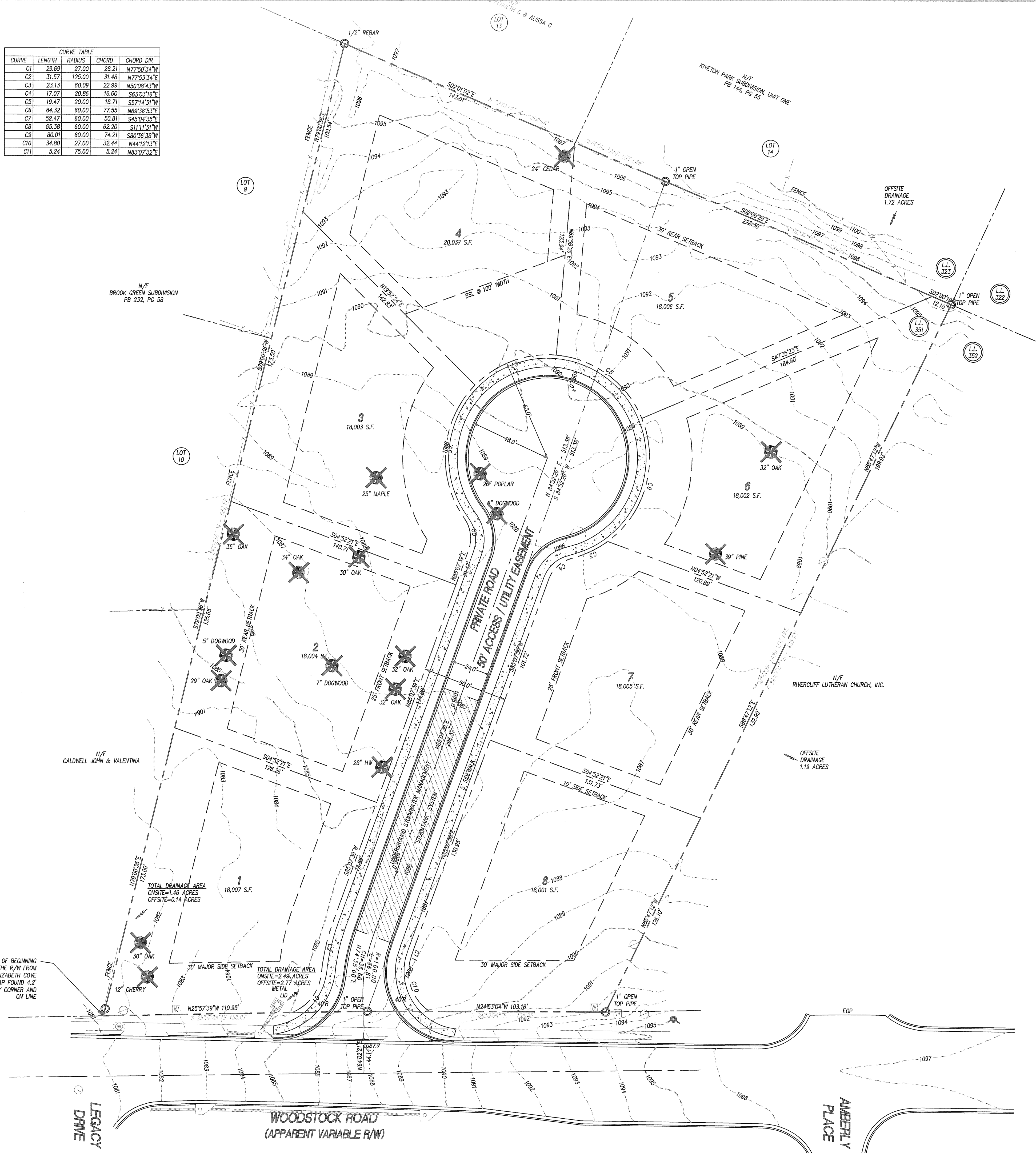
THE OWNER OF RECORD, ON BEHALF OF HIMSELF/HERSELF/ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY
RELEASE THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM
STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES.
DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY
PROTECTION OF FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY A FINAL
PLAN. 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
28" OAK
5" DOGWOOD
28" HW
32" OAK
7" DOGWOOD
34" OAK
30" OAK
25" MAPLE
6" DOGWOOD
26" POPLAR
24" CEDAR
35" OAK
30" OAK
12" CHERRY

POINT OF BEGINNING
376.6' ALONG THE R/W FROM
ELIZABETH COVE
1/2" REBAR & CAP FOUND 4.2'
FROM PROPERTY CORNER AND
ON LINE

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	231.13	60.00	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	84.32	60.00	77.55	N69°36'53"E
C7	52.47	60.00	50.81	S45°04'35"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



THIS PLAN HAS BEEN PREPARED USING A TRIMBLE
5803 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.

PRELIMINARY PLAT

EIGHT WOODSTOCK

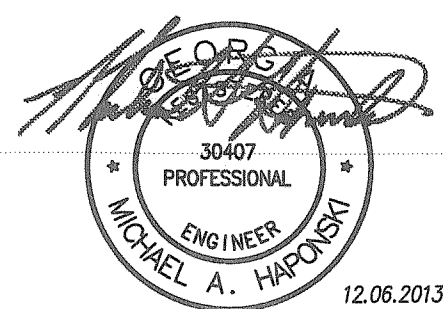
10770 AND 10790 WOODSTOCK ROAD
ROSWELL, GEORGIA 30075
LAND LOT 851, 1st DISTRICT
FULTON COUNTY, GEORGIA

OWNER/DEVELOPER:

brightwaterhomes
design-build

230 HAMMOND DRIVE
CITY WALK SUITE 520
SANDY SPRINGS, GEORGIA 30088
PHONE: (404) 585-5990

GSWCC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 05.19.2016



REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT

C.150

3/08/2013

2/26/2013

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