

ALL INTERNAL SIDEWALKS SHALL BE MIN 4' WIDE WITH A 2' BEAUTY STRIP.

ALL SIDEWALK IN THE OLD BURNT HICKORY RIGHT OF WAY SHALL BE MIN 5' WIDE WITH A 2' BEAUTY STRIP.

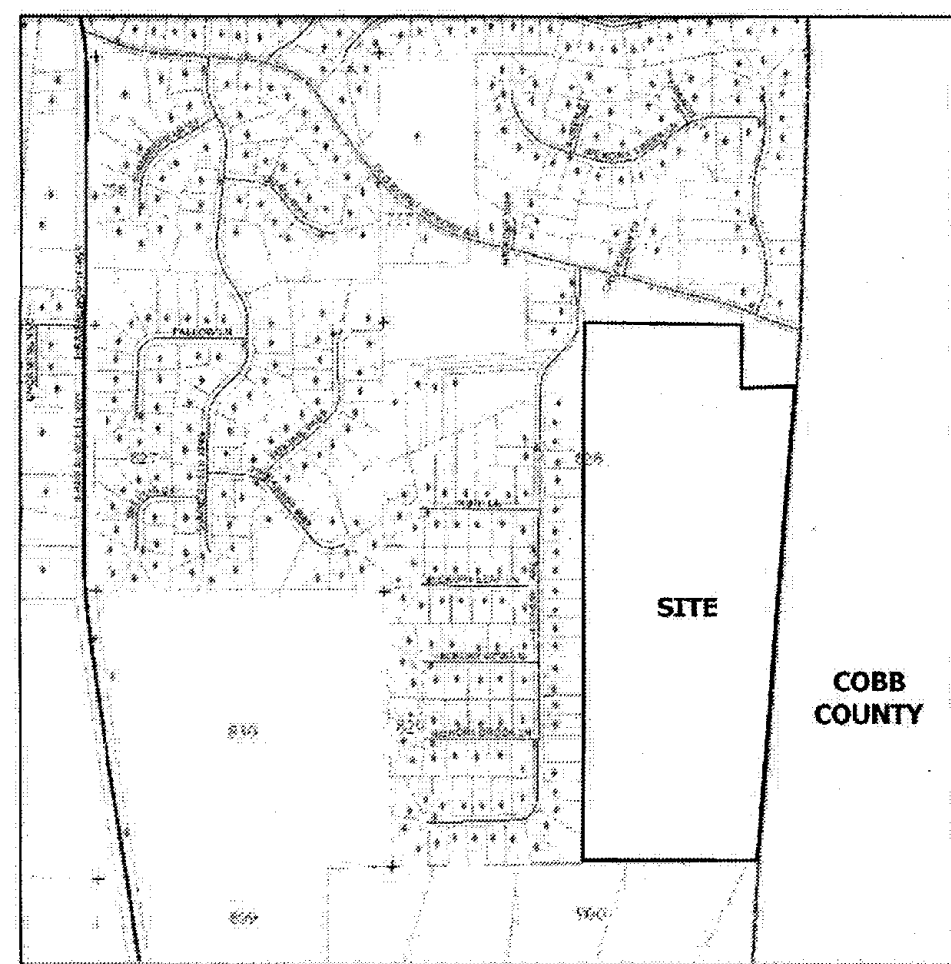
HANDICAPPED RAMPS SHALL BE REQUIRED AT ALL INTERSECTIONS. SEE PLANS FOR TYPICAL CALL OUT AND LOCATIONS.

ALL ROADS ARE 24' BOC-BOC. SEE PLAN SHEETS FOR TYPICAL CALL OUT.

ALL STORMWATER PONDS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE BROOKSTONE WEST HOA. ALL PONDS ARE ACCESSIBLE THE RIGHT OF WAY.

**DRAINAGE NOTE:**  
PROPOSED SUBDIVISION SITS WITHIN A 914.5 ACRE BASIN THAT DRAINS TO LITTLE ALLATOONA CREEK. THE BASIN HAS NOT BEEN DELINEATED ON THE PRELIMINARY PLAT FOR SCALE PURPOSES. THE HYDROLOGY STUDY SHOWS DETAILED PRE AND POST BASIN DELINEATIONS.

PAULDING COUNTY DOES NOT GUARANTEE WATER SERVICE ABOVE AN ELEVATION OF 1130 MSL.



VICINITY MAP  
1"=1000'

- GENERAL NOTES:
1. ZONING CONDITIONS ARE SHOWN ON SHEET C106. ALL ARCHITECTURAL AND LANDSCAPE REQUIREMENTS SHALL BE MET.
  2. THE SPEED LIMIT ON ALL PROPOSED STREETS IS 25 MPH
  3. ALL STREETS ARE DESIGNATED "LOCAL."
  4. ACTIVE RECREATIONAL FACILITIES MUST BE PERMITTED AS A SEPARATE SITE DEVELOPMENT PERMIT (LDP).
  5. A GOOT PERMIT IS NOT REQUIRED FOR THIS PROJECT.
  6. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.

- STREET LIGHT REQUIREMENTS FOR NEW SUBDIVISIONS, THE FOLLOWING NOTES MUST BE SHOWN ON THE CONSTRUCTION PLANS:
1. IN ACCORDANCE WITH THE PAULDING COUNTY STREET LIGHT DISTRICT ORDINANCE (AMENDMENT 8/26/97), THE DEVELOPER OF THIS SUBDIVISION MUST PROVIDE STREET LIGHTS.
  2. THE DEVELOPER SHALL SUBMIT TO THE UTILITY COORDINATOR THE STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY THAT WILL PROVIDE THE LIGHTING SERVICE SHOWING EXACT LOCATION OF STREET LIGHTS WITHIN THIS SUBDIVISION.
  3. THE DEVELOPER SHALL SUBMIT TO THE UTILITY COORDINATOR PROOF OF PAYMENT TO THE UTILITY COMPANY FOR INSTALLATION OF THE STREET LIGHTS, INCLUDING POLES, FIXTURES AND ANY OTHER RELATED ITEMS OR MATERIALS NECESSARY FOR INSTALLATION.
  4. THE FINAL PLAT SHALL ANNOTATE THAT STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE STREET LIGHT ORDINANCE.
  5. THE STREET LIGHT REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THIS SUBDIVISION.

- PAULDING COUNTY NOTES:
1. DEVELOPER SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE WITH REPRESENTATIVES OF THE PAULDING COUNTY DEPARTMENTS OF COMMUNITY DEVELOPMENT, TRANSPORTATION AND WATER (AND SEWER) SYSTEM DEPARTMENTS.
  2. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
  3. OWNER/DEVELOPER: GDCI GA 5 LP / 5755 DUPREE DR., NW #130 / ATLANTA, GA 30327 / (678) 409-8557
  4. ALL IMPROVEMENTS TO CONFORM WITH PAULDING COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
  5. IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED COUNTY RIGHT-OF-WAY.
  6. FULL SERVICE DRIVES WILL REVERT TO RIGHT IN/RIGHT OUT DRIVES IF PAULDING COUNTY DETERMINES THEY ARE CREATING TRAFFIC PROBLEMS AND/OR ACCIDENTS OF IF ROAD IS WIDENED TO A MULTI-LAND HIGHWAY WITH MEDIAN.
  7. NO STRUCTURES, FENCES, OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE PAULDING COUNTY.
  8. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY PAULDING COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
  9. 24-HOUR EROSION & SEDIMENT CONTROL CONTACT: KEVIN SEIFERT (678) 409-8557
  10. ENGINEER: GREYDEN ENGINEERING - 2106 MACY DRIVE, ROSWELL, GA 30076
  11. LAND LOTS 757, 828, AND 829, 3RD DISTRICT, 3RD SECT.
  12. PARCEL: 056.2 3.002.0000 / ZONING R-2 / ZA# 2008-01-2
  13. SITE DATA

A. GROSS SITE AREA	70.58 ACRES
B. NET AREA (LESS BUFFERS)	60.26 ACRES
C. DISTURBED AREA	47.2 ACRES
D. EXISTING ZONING	R-2 WITH SEWER
E. TOTAL NO. LOTS SHOWN	120 SF LOTS + 3 PONDS LOTS
F. PROPOSED GROSS DENSITY	1.70 UNITS PER ACRE
G. PROPOSED NET DENSITY	1.99 UNITS PER ACRE
H. TOTAL OPEN SPACE	8.69 ACRES (12.3%, MIN 10% REQUIRED)
I. MINIMUM LOT SIZE	15,000 SF
J. MIN HOUSE SIZE	2,400 SF (2,000 SF HEATED) REQUIRED BY ZONING STIPULATION #1
K. MINIMUM LOT WIDTH	85' (AT BUILDING LINE, 75' CURVE OR CUL-DE-SAC)
L. MINIMUM LOT FRONTAGE	30'
M. MAXIMUM BUILDING HEIGHT	45'
N. BUILDING SETBACKS	
FRONT	30'
REAR	25'
M/R SIDE	25'
SIDE	10'
O. SEWER BASIN:	COBB COUNTY

12. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO LAND DISTURBING ACTIVITIES.
13. NO MATERIAL TO BE BURIED ON-SITE. ALL CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
14. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODE'S HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
15. MAXIMUM CUT SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL. CONTINUOUS FILL SLOPES TEN (10) FEET IN HEIGHT OR LESS MAY BE 2 HORIZONTAL TO 1 VERTICAL.
16. APPROVAL OF THESE PLANS BY PAULDING COUNTY IS SUBJECT TO, AND CONTINGENT UPON THE APPLICANT OBTAINING ANY AND ALL NECESSARY APPROVALS FROM ANY AND ALL APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO THE UNITED STATES ARMY CORPS OF ENGINEERS, THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, THE USDA-NRCS, GEORGIA DEPARTMENT OF NATURAL RESOURCES, GEORGIA ENVIRONMENTAL PROTECTION DIVISION, AND THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION.
17. ALL STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF THE GEORGIA STATE MINIMUM STANDARD CODES, AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN THE FIRE SEPARATION DISTANCE REQUIREMENTS OF THE GEORGIA STATE MINIMUM STANDARDS.
18. ALL UNDISTURBED BUFFERS SHALL BE IDENTIFIED WITH ORANGE, FOUR-FOOT TREE-SAVE FENCING PRIOR TO ANY LAND DISTURBANCE.
19. MODULAR RETAINING WALL DESIGN MUST BE SUBMITTED TO PAULDING COUNTY FOR APPROVAL PRIOR TO CONSTRUCTION PLAN APPROVAL. WALL DESIGN MUST INCLUDE DETAILS AND SPECIFICATIONS THAT ARE SITE SPECIFIC AND MUST BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA. ALL WALLS GREATER THAN FOUR (4) FEET IN HEIGHT SHALL INCLUDE A FENCE OR HANDRAIL ALONG THE TOP.
20. WATER SHALL BE PROVIDED BY PAULDING COUNTY AND SANITARY SEWER SHALL BE PROVIDED BY COBB COUNTY.
21. DEVELOPER TO BUILD SIDEWALK ON GREENSPACE, OPEN SPACE, AND HOA PROPERTY.
22. 10' NO ACCESS EASEMENT ON DOUBLE FRONTAGE LOTS.

HATCH LEGEND	
	UNDISTURBED STREAM BUFFER
	LANDSCAPE BUFFER
	WETLANDS
	ROW DONATION
	EASEMENTS (SANITARY, DRAINAGE, AND SIGN)
	AREA FOR BUFFER AVERAGING 22,779 SF
	AREA TO BE BUFFER AVERAGED 19,713 SF

THESE PRELIMINARY DRAWINGS  
ARE APPROVED BY THE  
FOLLOWING PAULDING  
COUNTY DEPARTMENTS

WATER & SEWER DEPT. W. Thomas DATE 12-15-16  
DEVELOPMENT DIV. W. Thomas DATE 12-15-16  
PLANNING & ZONING DIV. W. Thomas DATE 12-15-16  
TRANSPORTATION DEPT. W. Thomas DATE 12-15-16  
FIRE DEPARTMENT W. Thomas DATE 12-15-16  
ENVIRONMENTAL HEALTH W. Thomas DATE 12-15-16

REVISIONS

DATE	DESCRIPTION
4/14/16	INITIAL SUBMITTAL
12/14/16	SECOND PLAT SUBMITTAL

CLIENT

**GDCI GA 5, LP**

24 HOUR EMERGENCY CONTACT: KEVIN SEIFERT 678.409.8557

5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.409.8557

PRELIMINARY PLAT FOR

**BROOKSTONE WEST**

LOCATED IN LAND LOTS 757, 828, AND 829, 3RD DISTRICT, 3RD SECTION, PAULDING COUNTY, GEORGIA

**OVERALL SITE LAYOUT**

DATE 4/4/16

JOB NO. 15-047

DRAWN RAD

CHECKED RAD

SCALE AS NOTED

SHEET: C101