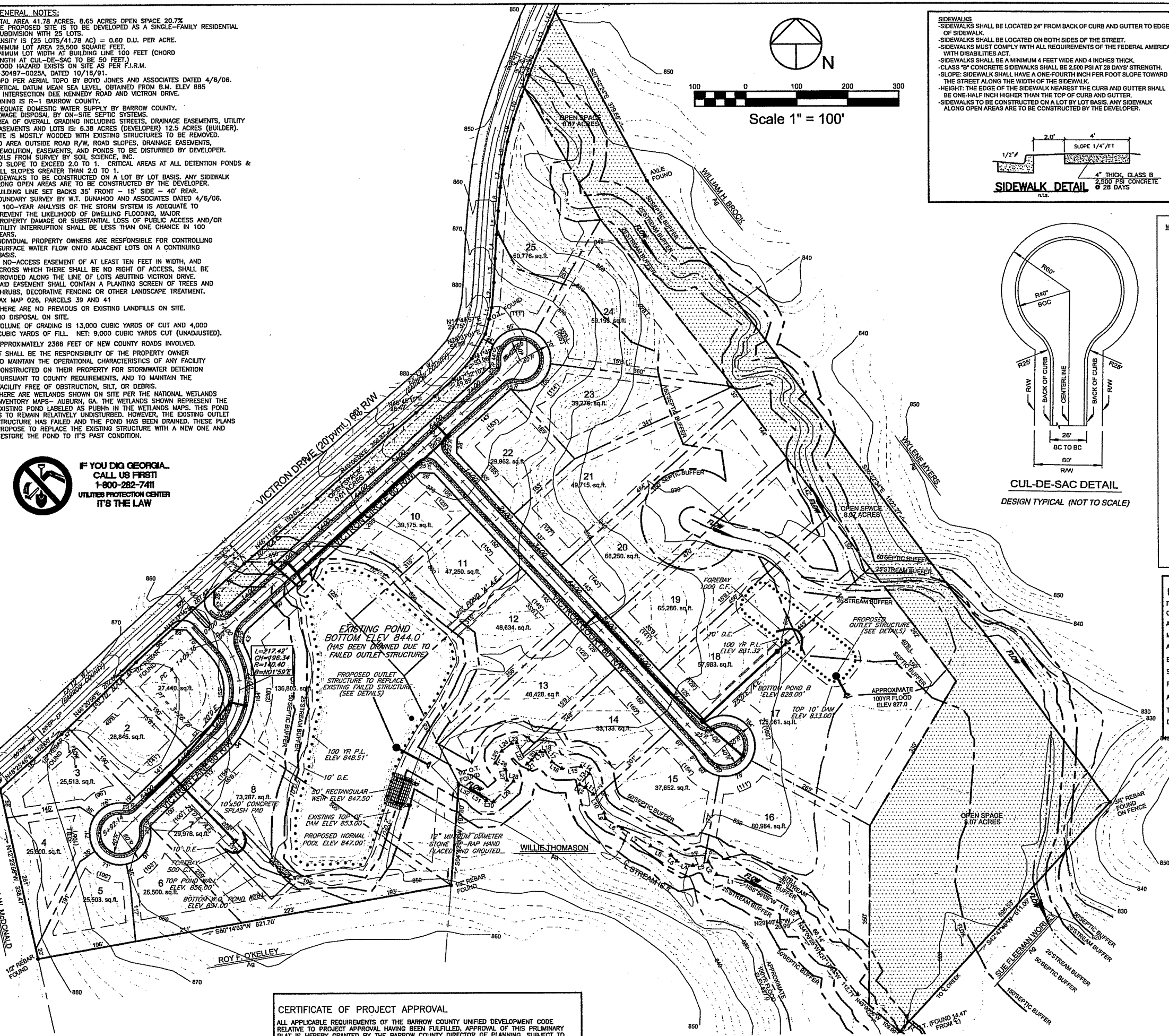


GENERAL NOTES:

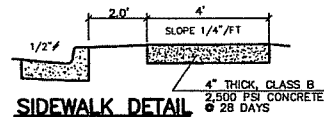
TOTAL AREA 41.78 ACRES, 8.65 ACRES OPEN SPACE 20.7%
 PROPOSED SITE IS TO BE DEVELOPED AS A SINGLE-FAMILY RESIDENTIAL
 SUBDIVISION WITH 25 LOTS.
 DENSITY IS (25 LOTS/41.78 AC) = 0.60 D.U. PER ACRE.
 MINIMUM LOT AREA 25,500 SQUARE FEET
 MINIMUM LOT WIDTH AT BUILDING LINE 100 FEET (CHORD
 LENGTH AT CUL-DE-SAC TO BE 50 FEET).
 NO HAZARD EXISTS ON SITE AS PER F.I.R.M.
 30497-002A, DATED 10/16/91
 PO PER AERIAL TOPO BY BOYD JONES AND ASSOCIATES DATED 4/8/06.
 CRITICAL DATUM MEAN SEA LEVEL, OBTAINED FROM B.M. ELEV 885
 INTERSECTION DEE KENNEDY ROAD AND VICTRON DRIVE.
 ZONING IS R-1 BARROW COUNTY.
 EQUIVATE DOMESTIC WATER SUPPLY BY BARROW COUNTY.
 WASTE DISPOSAL BY ON-SITE SEPTIC SYSTEMS.
 AREA OF OVERALL GRADING INCLUDING STREETS, DRAINAGE EASEMENTS, UTILITY
 EASEMENTS AND LOTS IS 6.38 ACRES (DEVELOPER) 12.5 ACRES (BUILDER).
 SITE IS MOSTLY WOODED WITH EXISTING STRUCTURES TO BE REMOVED.
 AREA OUTSIDE ROAD R/W, ROAD SLOPES, DRAINAGE EASEMENTS,
 EASEMENTS, AND PONDS TO BE DISTURBED BY DEVELOPER.
 SLOPES FROM SURVEY BY SOIL SCIENCE, INC.
 SLOPE TO EXCEED 2.0 TO 1. CRITICAL AREAS AT ALL DETENTION PONDS &
 ALL SLOPES GREATER THAN 2.0 TO 1.
 SIDEWALKS TO BE CONSTRUCTED ON A LOT BY LOT BASIS, ANY SIDEWALK
 ALONG OPEN AREAS ARE TO BE CONSTRUCTED BY THE DEVELOPER.
 BUILDING LINE SET BACKS 35' FRONT - 15' SIDE - 40' REAR.
 BOUNDARY SURVEY BY W.T. DUNAHOO AND ASSOCIATES DATED 4/6/06.
 100-YEAR ANALYSIS OF THE STORM SYSTEM IS ADEQUATE TO
 PREVENT THE LIKELIHOOD OF DWELLING FLOODING, MAJOR
 PROPERTY DAMAGE OR SUBSTANTIAL LOSS OF PUBLIC ACCESS AND/OR
 UTILITY INTERRUPTION SHALL BE LESS THAN ONE CHANCE IN 100
 YEARS.
 INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR CONTROLLING
 SURFACE WATER FLOW ONTO ADJACENT LOTS ON A CONTINUING
 BASIS.
 NO ACCESS EASEMENT OF AT LEAST TEN FEET IN WIDTH, AND
 CROSS WHICH THERE SHALL BE NO RIGHT OF ACCESS, SHALL BE
 PROVIDED ALONG THE LINE OF LOTS ABUTTING VICTRON DRIVE.
 EASEMENT SHALL CONTAIN A PLANTING SCREEN OF TREES AND
 SHRUBS, DECORATIVE FENCING OR OTHER LANDSCAPE TREATMENT.
 MAX MAP 026, PARCELS 39 AND 41
 THERE ARE NO PREVIOUS OR EXISTING LANDFILLS ON SITE.
 NO DISPOSAL ON SITE.
 VOLUME OF GRADING IS 13,000 CUBIC YARDS OF CUT AND 4,000
 CUBIC YARDS OF FILL. NET: 9,000 CUBIC YARDS CUT (UNADJUSTED).
 APPROXIMATELY 2366 FEET OF NEW COUNTY ROADS INVOLVED.
 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER
 TO MAINTAIN THE OPERATIONAL CHARACTERISTICS OF ANY FACILITY
 CONSTRUCTED ON THEIR PROPERTY FOR STORMWATER DETENTION
 URSUANT TO COUNTY REQUIREMENTS, AND TO MAINTAIN THE
 FACILITY FREE OF OBSTRUCTION, SILT, OR DEBRIS.
 THERE ARE WETLANDS SHOWN ON SITE PER THE NATIONAL WETLANDS
 INVENTORY MAPS - AUBURN, GA. THE WETLANDS SHOWN REPRESENT THE
 EXISTING POND LABELED AS PUGH IN THE WETLANDS MAPS. THIS POND
 TO REMAIN RELATIVELY UNDISTURBED. HOWEVER, THE EXISTING OUTLET
 STRUCTURE HAS FAILED AND THE POND HAS BEEN DRAINED. THESE PLANS
 PROPOSE TO REPLACE THE EXISTING STRUCTURE WITH A NEW ONE AND
 RESTORE THE POND TO ITS PAST CONDITION.



**IF YOU DIG GEORGIA,
 CALL US FIRST!**
 1-800-282-7411
 UTILITIES PROTECTION CENTER
 IT'S THE LAW



SIDEWALKS
 -SIDEWALKS SHALL BE LOCATED 24" FROM BACK OF CURB AND GUTTER TO EDGE
 OF SIDEWALK.
 -SIDEWALKS SHALL BE LOCATED ON BOTH SIDES OF THE STREET.
 -SIDEWALKS MUST COMPLY WITH ALL REQUIREMENTS OF THE FEDERAL AMERICANS
 WITH DISABILITIES ACT.
 -SIDEWALKS SHALL BE A MINIMUM 4 FEET WIDE AND 4 INCHES THICK.
 -CLASS "B" CONCRETE SIDEWALKS SHALL BE 2,500 PSI AT 28 DAYS' STRENGTH.
 -SLOPE: SIDEWALK SHALL HAVE A ONE-FOURTH INCH PER FOOT SLOPE TOWARD
 THE STREET ALONG THE WIDTH OF THE SIDEWALK.
 -HEIGHT: THE EDGE OF THE SIDEWALK NEAREST THE CURB AND GUTTER SHALL
 BE ONE-HALF INCH HIGHER THAN THE TOP OF CURB AND GUTTER.
 -SIDEWALKS TO BE CONSTRUCTED ON A LOT BY LOT BASIS, ANY SIDEWALK
 ALONG OPEN AREAS ARE TO BE CONSTRUCTED BY THE DEVELOPER.



SIDEWALK DETAIL

R.L.S.

2,500 PSI CONCRETE

AT 28 DAYS

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CUL-DE-SAC DETAIL

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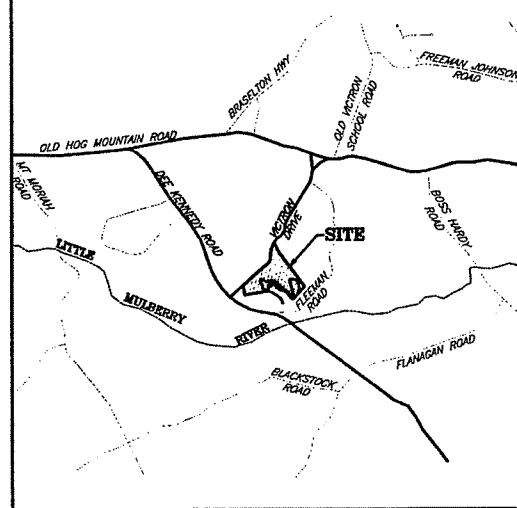
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OWNER & DEVELOPER
JOEL WALTERS
1082 BEAVERDALE ROAD
HOSCHTON, GEORGIA 30548
PHONE: (678) 414-5781
FAX: (770) 867-0911

24 HR. CONTACT:
JOEL WALTERS
PHONE: (678) 414-5781
FAX: (770) 867-0911



LOCATION MAP

MIN. REQUIRED SCREENING (TO BE DETERMINED BY BARROW COUNTY INSPECTOR):

NATURAL ZONING BUFFERS SHALL MEET THE FOLLOWING CRITERIA:
 1) ALL EARTHEN BERMS SHALL HAVE A MAX. SIDE SLOPE OF 50%. EARTHEN BERMS SHALL NOT BE
 CONSTRUCTED WITHIN THE DRAINAGE LINE OF ANY EXISTING TRENCHES THAT WILL REMAIN ON THE PROPERTY.
 2) TREES SHALL BE LOCATED OR PLANTED WITHIN ANY STRUCTURAL ZONING BUFFER AT A DENSITY
 OF NO LESS THAN ONE OVERSTORY TREE FOR EACH 40 FEET OF ZONING BUFFER LENGTH ON
 PORTION THICKER OR UNDERSTORY TREE FOR EACH 20 FEET. OVERSTORY AND UNDERSTORY
 TREES SHALL BE AT LEAST 5 FEET TALL WHEN PLANTED. TREES MAY BE CLUSTERED FOR DECORATIVE
 EFFECT FOLLOWING PROFESSIONAL LANDSCAPING STANDARDS FOR BRANCH LOCATION, AND HEIGHT.
 3) FENCES AND FREESTANDING WALLS SHALL PRESENT A FINISHED AND DECORATIVE APPEARANCE
 TO THE ADJUTING PROPERTY, AND SHALL BE LOCATED NO CLOSER TO THE PROPERTY LINE THAN
 2 FEET.
 4) FENCES USED IN ZONING BUFFERS MUST BE MADE OF ROT-RESISTANT MATERIAL OR PROTECTED
 FROM DETRIORATION WITH WATERPROOFING MATERIAL.
 5) THE FOLLOWING FIGURE PROVIDES EXAMPLES OF NATURAL AND STRUCTURAL ZONING BUFFERS.
 OTHER SOLUTIONS MEETING THE MINIMUM REQUIREMENTS OF THIS SECTION ARE ALSO ACCEPTABLE.

EXAMPLES OF ZONING BUFFERS/SCREENING

STRUCTURAL BUFFER WITH EARTHEN BERM AND OPAQUE FENCE

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DESIGN PROFESSIONAL CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PRELIMINARY PLAT WAS PREPARED USING A SURVEY
 OF THE PROPERTY PREPARED BY W.T. Dunahoo R.L.S.
 AND DATED 4-6-06; AND FURTHER THAT THE PROPOSED SUBDIVISION
 MEETS ALL REQUIREMENTS OF THE BARROW COUNTY UNIFIED DEVELOPMENT CODE, AS
 APPLICABLE TO THE PROPERTY.

BY (NAME): W.T. Dunahoo

SIGNED: W.T. Dunahoo

REGISTERED DESIGN PROFESSIONAL NO. R.L.S. 1577

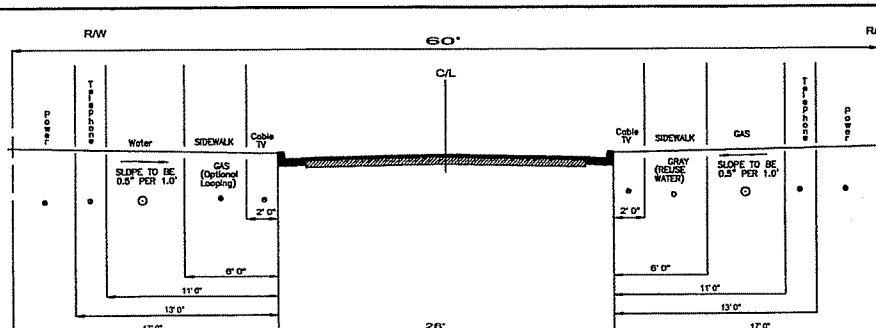
ADDRESS: 302 W. May St. Windsor, GA 30090

TELEPHONE NUMBER: 770-567-3911

DATE: 10-4-06

... SURVEYORS CERTIFICATION ...

1. THERE ARE NO DRINKING WATER WELLS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES.
2. NO KNOWN AREAS OF BURIED TRASH OR TRASH PITS OCCUR ON SITE.
3. DRINKING WATER TO BE SUPPLIED BY BARROW COUNTY WATER AND SEWERAGE AUTHORITY.
4. NO PORTION OF THE SUBDIVISION LIES IN A GROUNDWATER RECHARGE AREA, PURSUANT TO RULES OF THE GEORGIA DEPT. OF NATURAL RESOURCES, EPD CHAPTER 391-3-16.02 (OR DEFINED AS LOW, MEDIUM OR HIGH SUSCEPTIBILITY).
5. THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF GEORGIA DEPT. OF NATURAL RESOURCES, EPD, CHAPTER 391-3-16.01 OR REQUIRED 150 FOOT BUFFER AS SHOWN IF WITHIN 7 MILE RADIUS OR 75 FOOT BUFFER IF GREATER THAN THE 7 MILE RADIUS.



NOTES:

- (1) ALL DIMENSIONS ARE MEASURED FROM BACK OF CURB, REGARDLESS OF R/W WIDTH.
- (2) BEFORE ANY UTILITY IS INSTALLED, THE ENTIRE WIDTH OF THE R/W SHALL BE AT FINISHED GRADE AND ALL CONCRETE CURBS SET AT FINISHED STREET GRADE.
- (3) THE FINISHED GRADE WITHIN THE R/W SHALL NOT EXCEED A 1% SLOPE.
- (4) IN GENERAL, THE DEEPEST UTILITIES SHOULD BE INSTALLED FIRST TO MINIMIZE ANY POSSIBLE INTERFERENCE WITH LATERALS OR SERVICE LINES.
- (5) STREET OPENING PERMITS ARE REQUIRED BEFORE ANY COMPLETED PAVEMENT CAN BE CUT FOR ANY PURPOSE.
- (6) IN CUL-DE-SAC STREETS, ALL DIMENSIONS SHALL REMAIN IDENTICAL TO STANDARD STREET SPACING.
- (7) EACH UTILITY SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE THEY CREATE TO OTHER UTILITY LINES, OR TO THE STREET IMPROVEMENTS WITHIN THE R/W.
- (8) ALL STREET LIGHTS SHALL REMAIN WITHIN THE POWER UTILITY CORRIDOR.

BARROW COUNTY UTILITIES ASSOCIATION

PROPOSED UTILITY CORRIDOR DETAIL

NOT FOR FINAL RECORDING ...

CERTIFICATE OF PROJECT APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE BARROW COUNTY UNIFIED DEVELOPMENT CODE
 RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY
 PLAT IS HEREBY GRANTED BY THE BARROW COUNTY DIRECTOR OF PLANNING, SUBJECT TO
 FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT CODE.

DIRECTOR OF PLANNING

DATE

THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A DEVELOPMENT PERMIT OR OF A
 FINAL SUBDIVISION PLAT. THIS CERTIFICATE OF PROJECT APPROVAL SHALL EXPIRE 12 MONTHS
 FROM THE DATE OF APPROVAL IF A DEVELOPMENT PERMIT HAS NOT BEEN ISSUED OR A
 DEVELO