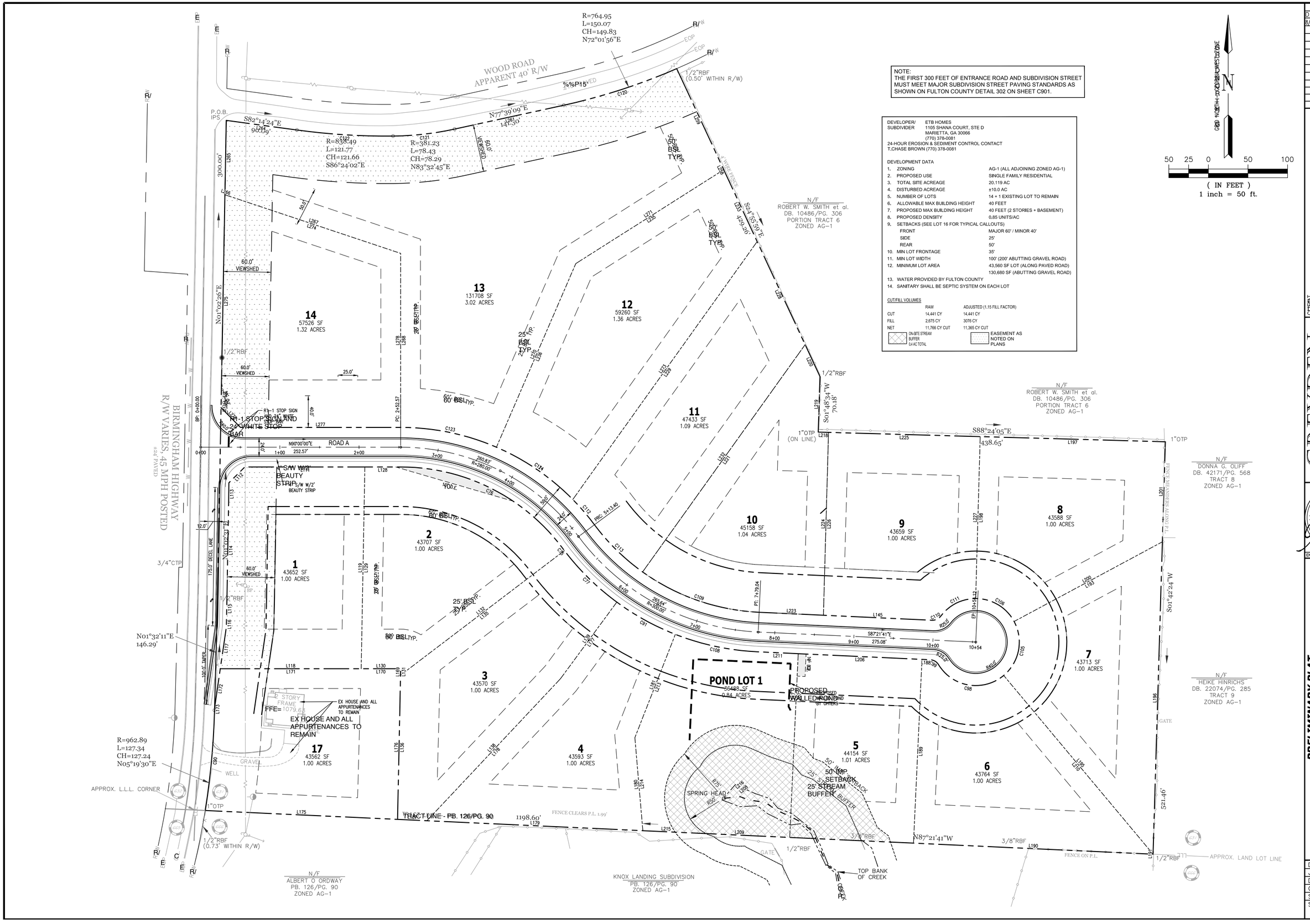

NOTE:
THE FIRST 300 FEET OF ENTRANCE ROAD AND SUBDIVISION STREET MUST MEET MAJOR SUBDIVISION STREET PAVING STANDARDS AS SHOWN ON FULTON COUNTY DETAIL 302 ON SHEET C901.

DEVELOPER/ SUBDIVIDER: ETB HOMES
1105 SHANA COURT, STE D
MARIETTA, GA 30066
(770) 378-0081
24-HOUR EROSION & SEDIMENT CONTROL CONTACT
T.CHASE BROWN (770) 378-0081

DEVELOPMENT DATA

1.	ZONING	AG-1 (ALL ADJOINING ZONED AG-1)
2.	PROPOSED USE	SINGLE FAMILY RESIDENTIAL
3.	TOTAL SITE ACREAGE	20.119 AC
4.	DISTURBED ACREAGE	±10.0 AC
5.	NUMBER OF LOTS	14 + 1 EXISTING LOT TO REMAIN
6.	ALLOWABLE MAX BUILDING HEIGHT	40 FEET
7.	PROPOSED MAX BUILDING HEIGHT	40 FEET (2 STORIES + BASEMENT)
8.	PROPOSED DENSITY	0.85 UNITS/AC
9.	SETBACKS (SEE LOT 16 FOR TYPICAL CALLOUTS)	
	FRONT	MAJOR 60' / MINOR 40'
	SIDE	25'
	REAR	50'
10.	MIN LOT FRONTAGE	35'
11.	MIN LOT WIDTH	100' (200' ABUTTING GRAVEL ROAD)
12.	MINIMUM LOT AREA	43,560 SF LOT (ALONG PAVED ROAD)
		130,680 SF (ABUTTING GRAVEL ROAD)
13.	WATER PROVIDED BY FULTON COUNTY	
14.	SANITARY SHALL BE SEPTIC SYSTEM ON EACH LOT	

CUT/FILL VOLUMES

	RAW	ADJUSTED (1.15 FILL FACTOR)
CUT	14,441 CY	14,441 CY
FILL	2,675 CY	3076 CY
NET	11,766 CY CUT	11,365 CY CUT

ON-SITE STREAM BUFFER 0.4 AC TOTAL

EASEMENT AS NOTED ON PLANS

REVISIONS

DATE	DESCRIPTION
8/11/17	INITIAL SUBMITTAL

CLIENT
ETB HOMES
24 HOUR EMERGENCY CONTACT: T. CHASE BROWN / 770.378.0081
1105 SHANA COURT, STE. D, MARIETTA, GEORGIA 30066
770.378.0081

GREYDEN
ENGINEERING
2106 Macy Drive
Roswell, Georgia 30076
PH: 770-573-4801 FAX: 678-302-6362

GEORGIA REGISTERED No. 31329 PROFESSIONAL ENGINEER RALPH A. DAVIA
8/11/17
ENGINEER'S SEAL & SIGNATURE

PRELIMINARY PLAT
FOR
WOOD ROAD TRACT
LOCATED IN LAND LOTS 631, 2ND DISTRICT, CITY OF MILTON, FULTON COUNTY, GEORGIA
SITE PLAN

DATE	8/11/17
JOB NO.	17-027
DRAWN	RAD
CHECKED	RAD
SCALE	AS NOTED
SHEET:	C200