



| SITE ANALYSIS              |                     |
|----------------------------|---------------------|
| TOTAL SITE ACRES           | 21.52 ACRES         |
| TOTAL LOT COVER            | 34.00%              |
| TOTAL SITE DECK            | 2.54 ACRES          |
| TOTAL OPEN SPACE PROVIDED* | 15.97 ACRES (74.1%) |

  

| PROPOSED CS ZONING           |                 |
|------------------------------|-----------------|
| MINIMUM LOT AREA             | 6,000 S.F.      |
| MINIMUM LOT WIDTH AT SETBACK | 20 FEET         |
| MINIMUM FRONT SETBACK        | 20 FEET         |
| MINIMUM SIDE SETBACK         | 5 FEET          |
| MINIMUM REAR SETBACK         | 20 FEET         |
| MINIMUM FRONT YARD SETBACK   | 20 FEET         |
| MINIMUM OPEN SPACE REQUIRED  | 5.9 ACRES COVER |

- SITE NOTES:**
- TOTAL SITE AREA IS 21.52 ACRES, ZONED CS.
  - PROPERTY IS LOCATED IN LAND LOTS 54 & 55, 16TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA.
  - BOUNDARY AND UTILITY INFORMATION TAKEN FROM SURVEY BY PAULSON MITCHELL SURVEYING, INC. DATED 10/24/04. TOPOGRAPHIC INFORMATION TAKEN FROM COBB COUNTY GIS.
  - EXISTING 12" DIA. 100' YEAR FLOOD PLAIN (ELEV. 91.0') IS SHOWN WITH 10' BUFFER ON EACH SIDE.
  - THIS SITE CONTAINS METEOROLOGICAL, JURISDICTIONAL, WATERS, OR STATE WATERS AS DETERMINED BY OTHERS.
  - THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT COBB COUNTY ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES.
  - ANY CONSTRUCTION SHALL BE PERMITTED THROUGH COBB COUNTY CODE ENFORCEMENT DIVISION, I.E. SURVEYOR ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS.
  - ANY CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE ZONING DIVISION.
  - AS A CONDITION OF COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR ADA ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.
  - COBB COUNTY PRESERVATION COMMISSION REVIEW: THE COBB COUNTY PRESERVATION COMMISSION RECEIVES THE RIGHT TO REVIEW ANY PROJECT FOR HISTORIC, CULTURAL, AND RELIGIOUS SIGNIFICANCE. IF THERE IS ANY HISTORIC, CULTURAL, OR RELIGIOUS EVIDENCE IS FOUND DURING THE DEVELOPMENT, THEN THE COBB COUNTY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE.
  - CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN THE RIGHT-OF-WAY AND MUST BE STORED WITHIN THE RIGHT-OF-WAY TO BE DEMONSTRATED.
  - IF THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SIGNAGE IS REQUIRED BY CONTRACTOR TO PRECLUDE CONSTRUCTION OF SITE.
  - ADVERSE WEATHER CONDITIONS (TYPICAL) DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER. TRAFFIC SIGNAL OPERATOR SHALL BE MANAGED THROUGHOUT CONSTRUCTION. TRAFFIC SIGNAL LIGHTS, CONDUITS AND DEVICES ARE TO BE MAINTAINED. CONTACT THE TRAFFIC SIGNAL ENGINEER (770) 508-3841 FOR ANY SIGNAL-RELATED ISSUES.
  - ALL RETAINING WALLS (WOODEN AND CAST-IN-PLACE) TO BE DESIGNED BY A STRUCTURAL ENGINEER.
  - ROADWAY AND SHOULDERS SHALL BE SLOPED PROPERLY DURING ANY TRENDING ACTIVITY WITHIN THE RIGHT-OF-WAY. BACK-SLOPE OF ROADWAY AND SHOULDERS ARE TO BE MAINTAINED TO MEET STATE REQUIREMENTS FOR COMPACTED, NO DEPOSIT ADJACENT TO ROADWAY. SIGNAGE SHALL REMAIN AFTER ROADWAY IS OPEN.
  - ANY PERSONAL EQUIPMENT DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED BY THE CONTRACTOR/DEVELOPER. TRAFFIC SIGNAL OPERATOR SHALL BE MANAGED THROUGHOUT CONSTRUCTION. TRAFFIC SIGNAL LIGHTS, CONDUITS AND DEVICES ARE TO BE MAINTAINED. CONTACT THE TRAFFIC SIGNAL ENGINEER (770) 508-3841 FOR ANY SIGNAL-RELATED ISSUES.
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  - ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
  - THE COBB COUNTY COMPLIANCE DEPARTMENT RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
  - ALL DRIVE INTERSECTIONS MUST INTERSECT SIGHT DISTANCE REQUIREMENTS PER COBB COUNTY ORDINANCES.
  - ALL ROADWAYS HAVE BEEN DESIGNED FOR 25 MPH STOPPING SIGHT DISTANCE OF 400 FEET PER COBB COUNTY CODE.
  - STREETLIGHTS PER S.D.T. STANDARD ARE REQUIRED, DESIGNED BY POWER COMPANY. TO BE PAID BY HGA TO THE POWER COMPANY.
  - TO OBTAIN COMPLIANCE WITH NON-DEVELOPMENT AGREEMENT SETBACK, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO THE COBB COUNTY WATER SYSTEM ALL LOTS CONTAINING PERMANENT SIGNATURE SHALL BE REVIEWED. (SCALE: 1/8" = 1' - 0")
  - JAMERSON ROAD IS A CURRENT COBB COUNTY TRANSPORTATION IMPROVEMENT PROJECT UNDER CONSTRUCTION. THE DEVELOPER SHALL SUBMIT A STREET LAYOUT PREPARED BY THE UTILITY COMPANY TO PROVIDE THE EXISTING SERVICE SHOWING THE EXACT LOCATION OF STREETLIGHTS WITHIN THE SUBDIVISION TO THE UTILITY COMPANY. THE UTILITY COMPANY SHALL PROVIDE THE EXISTING INFORMATION. DURING CONSTRUCTION, ALL UTILITIES MUST BE PROTECTED BY COMPANY FOR PUBLIC UTILITIES, AND ANY OTHER ITEMS NECESSARY FOR THE INSTALLATION. THESE REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THE SUBDIVISION. CONTACT JFF BURNS AT (770) 508-1081 FOR INFORMATION.

**SITE PLAN**  
SCALE: 1" = 60'

LAND PLANNING  
TRANSPORTATION  
LANDSCAPE ARCHITECTURE  
SURVEYING  
854 Mill Street  
Suite 200  
Alpharetta, GA 30076  
Voice: 770.642.6123  
Fax: 770.642.6123  
www.paulsonmitchell.com

**PAULSON MITCHELL**  
INCORPORATED

PROJECT:  
**JAMERSON ESTATES**  
LAND LOTS 54 & 55  
16TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

FOR:  
**ASHTON Woods**  
HOUSES

1455 OLD ALABAMA ROAD  
SUITE 100  
ALPHARETTA, GA 30076  
(770) 642-6123

REVISIONS

2005481c.dwg 01.25.06

**SITE PLAN**  
SHEET 1 OF 17