

LEGEND:

BC	=	BACK OF CURB
BCO	=	BURIED CABLE OUTLET
C&G	=	CURB AND GUTTER
CB	=	CATCH BASIN
CI	=	CURB INLET
CL	=	CENTERLINE
CMF	=	CORRUGATED METAL PIPE
CO	=	CLEAN OUT
CT	=	CRIMP TOP PIN
EP	=	EDGE OF PAVEMENT
FO	=	FACE OF CURB
FR	=	FIRE HYDRANT
GI	=	GRATE INLET
GW	=	GUY WIRE
GP	=	GUY POLE
HW	=	HEAD WALL
IPF	=	IRON PIN FOUND
IPS	=	IRON PIN SET
JB	=	JUNCTION BOX
LP	=	LIGHT POLE
MT	=	MANHOLE (SANITARY SEWER)
OT	=	OPEN TOP PIPE
PL	=	PROPERTY LINE
PP	=	POWER POLE
MP	=	METAL POLE
WP	=	WOOD POLE
RB	=	REINFORCING BAR
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT-OF-WAY
SQ	=	IRON ROD (SQUARE)
TP	=	TELEPHONE POLE
	=	3" STUB (POWER)
	=	6" PVC STUB (SEWER)
	=	2" PVC STUB (CONDUIT)
	=	CONDUIT (for long side service)

NOW OR FORMERLY
PHOENIX REALTY SPECIAL ACC ULP
BELCOURT APARTMENTS
ZONED R-4

AREA THIS TRACT

705,334 SQ. FT.
16.1922 ACRES

LOCATION MAP
NOT TO SCALE

OWNER:

Old Alabama Holdings, LLC
6845 Shiloh Road East
Suite D-3
Alpharetta, Georgia 30005
24 HOUR CONTACT:
Mr. Jim Jacobi
Ph: 404-456-5562 Cel.
Ph: 770-945-3600 Off.

Zoning Resolution:

Resolution No. 2013-03-12

State of Georgia Fulton County Case #R212-08

A RESOLUTION THAT THE CITY OF ROSWELL MAYOR AND CITY COUNCIL GRANT APPROVAL FOR PROPERTY LOCATED IN LAND LOT 612 OF THE 1ST DISTRICT, 2ND SECTION CONTAINING 16.24 ACRES OF THE REQUESTED SITE PLAN AMENDMENT WITH CONCURRENT VARIANCES TO ALLOW FOR AN 81 SINGLE FAMILY ATTACHED HOMES PER CASE # R212-08 AND CV12-03 LOCATED AT 1580 OLD ALABAMA ROAD.

WHEREAS: Notice to the public regarding said zoning has been duly published in the Roswell Neighbor, the official news organ of the City of Roswell; and

WHEREAS: A public hearing was held by the Mayor and City Council on March 11, 2013; and

WHEREAS: The Mayor and City Council is the governing authority of the City of Roswell; and

WHEREAS: The Mayor and City Council has reviewed the site plan amendment based on the Standards of Review found in Section 31.1.12, Table 31.1.4 of the Roswell Zoning Ordinance; and

WHEREAS: The Mayor and City Council has reviewed the variance request based on the Authority to Grant Concurrent Variances found in Section 31.1.29 and the Criteria to Consider for Concurrent Variances found in Section 31.1.31 of the Roswell Zoning Ordinance; and

WHEREAS: The Mayor and City Council has reviewed the site plan amendment based on the 2030 Comprehensive Plan character area Suburban Residential;

NOW THEREFORE, BE IT RESOLVED, The City of Roswell Mayor and City Council while in session on March 11, 2013 hereby ordains and approves this said site plan amendment with concurrent variances for lot coverage up to 50% with a minimum of 25% overall; reduction in the front setback from 30 feet to 10 feet for lots 1-15 with the garage to be setback a minimum of 5 feet from the front plane of the house; on the remainder of the lot the front setback shall be 10 feet with a minimum of 15 feet for the garage for property at 1580 Old Alabama Road to allow for 81 single-family attached homes subject to the following conditions:

1. The owner/developer shall develop the property in accordance with the site plan submitted (Resubmitted February 20, 2013 City of Roswell Community Development Department).
2. A preliminary plat for the property shall be required prior to the issuance of a Land Development Permit.
3. A final plat shall be recorded prior to the sale of any homes.
4. A 7' sidewalk to be added on the inner-loop of the development with a 2' landscape strip to be installed prior to the sale of the homes.
5. The owner/developer will install a five foot pedestrian access shown on the location on the attached exhibit classified as zoning condition sketch 3.8.15. The access shall be shown on the preliminary and final plats.

So effective this 11th day of March, 2013.

Jim Wood, Mayor

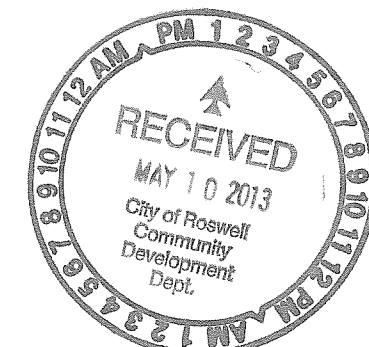
APPLICANT/DEVELOPER

JEH Homes
6845 Shiloh Road East
Suite D-3
Alpharetta, Georgia 30005
24 HOUR CONTACT:
Mr. Jim Jacobi
Ph: 404-456-5562 Cel.
Ph: 770-945-3600 Off.

BENCHMARK
Ex. CB # 4
TOP EL. 1064.57
INV. IN 1058.59
INV. OUT 1058.62

10.0' PERMANENT - "NORTH FULTON COUNTY WATER SYSTEM LOOP"
EASEMENT PER DB. 10197, PG. 241, FULTON COUNTY, GA. RECORDS.
(LOCATED BETWEEN THE 25' BUFFER AND 35' BUILDING SETBACK ALONG OLD ALABAMA ROAD)

(Ex. R/W)
(S/W DB. 41898, PG. 677)
N 55°22'08" E
CH. 330.83'
ARC 333.62'
RAD. 743.67'



PRECISION OF SURVEY:

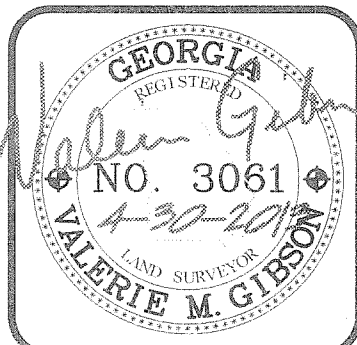
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 52,399 FEET AND AN ANGULAR ERROR OF 3.44 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 362,457 FEET.

FIELD ANGLES AND LINEAR DISTANCES MEASURED USING A TOPCON GTS-303 TOTAL STATION.

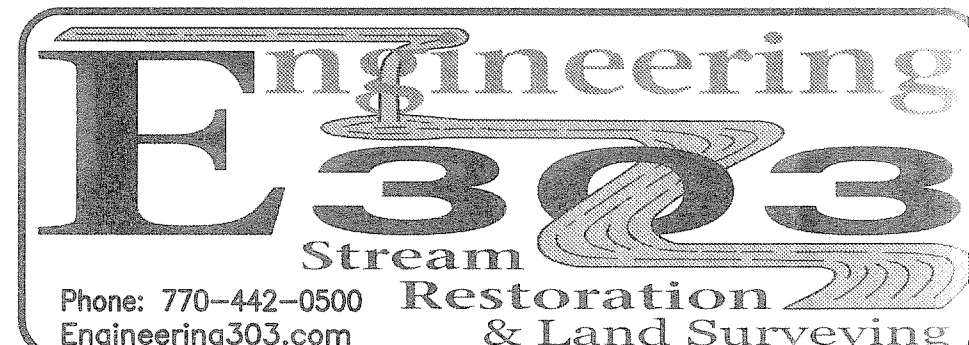
0' 50' 100' 150'
Scale: 1"=50'

NO.	DESCRIPTION	DATE
1.	ADDRESS COMMENTS FROM CITY OF ROSWELL	4/30/13
2.	Add Proposed R/W	5-10-13
DRAWN: MGO DATE: April 16, 2013		
SCALE: HORIZ. 1" = 50'		
VERT. 1" = N/A		
LAND LOT(S): 611 & 612		
DISTRICT: 1st SECTION: 2nd		
CITY OF: Roswell		
COUNTY: Fulton County, Georgia		
Engineering303 LLC, 116 North Main Street, Suite B, Cumming, Georgia 30040		



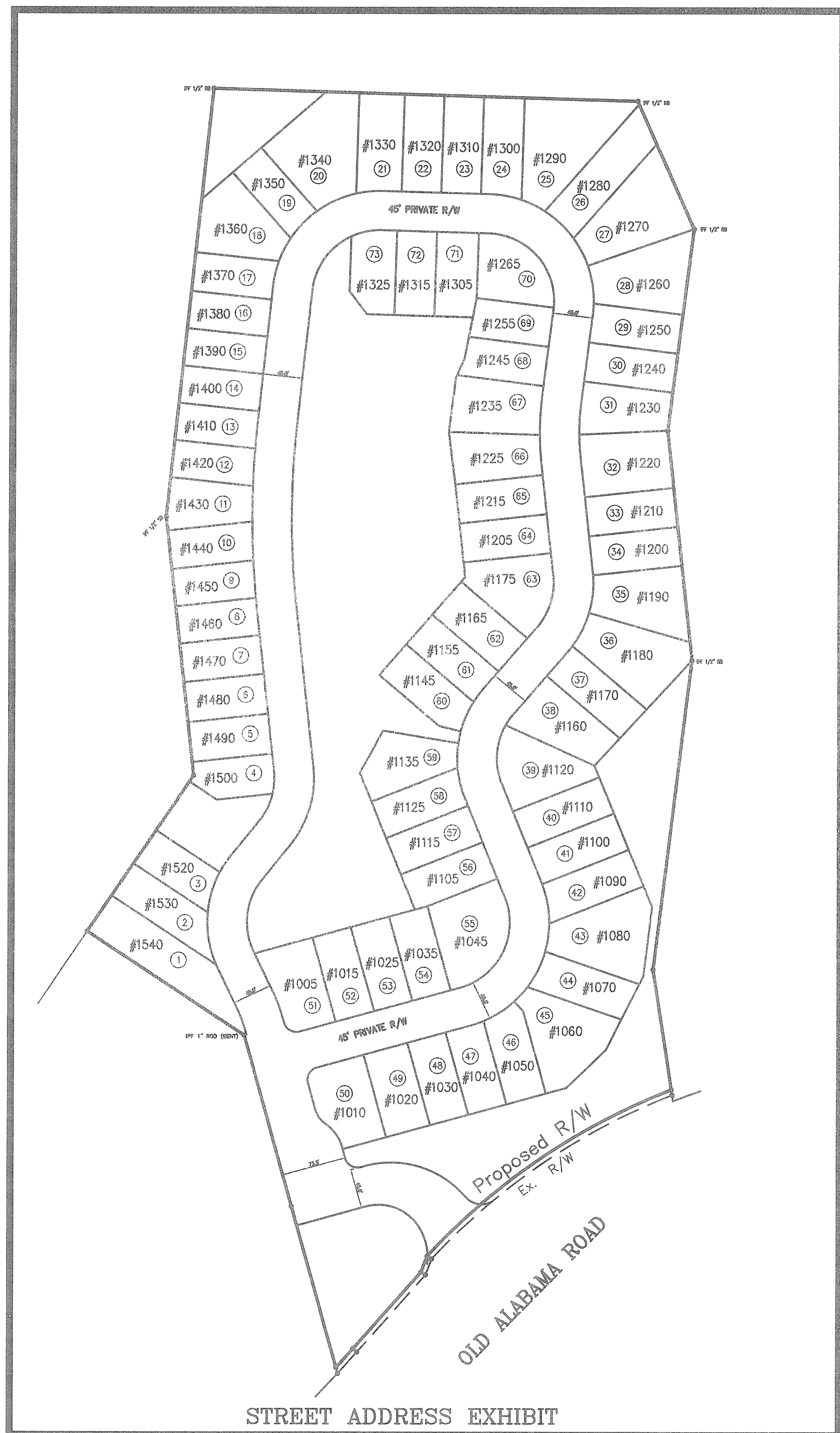
Preliminary Plat
with Existing Site Conditions and Proposed Lot Layout For:

Roswell Manor



PROJECT NUMBER
12-3681

SHEET
1 of 3



ROSWELL MANOR CIRCLE METES & BOUNDS CURVE DATA:

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C50	N 20°32'15" W	26.79'	26.82'	152.50'
C51	S 24°36'48" E	4.12'	4.12'	122.50'
C52	S 09°17'52" E	60.73'	61.37'	122.50'
C53	S 16°23'25" W	48.15'	48.47'	122.50'
C54	S 33°13'35" W	23.49'	23.52'	122.50'
C55	N 25°58'09" E	34.23'	34.52'	77.50'
C56	N 03°31'21" E	26.08'	26.21'	77.50'
C57	S 05°43'14" E	15.88'	15.88'	1022.50'
C58	S 04°04'12" E	43.03'	43.03'	1022.50'
C59	S 01°36'49" E	44.64'	44.64'	1022.50'
C60	S 00°46'29" W	40.59'	40.59'	1022.50'
C61	S 03°07'06" W	43.06'	43.06'	1022.50'
C62	S 05°13'36" W	32.18'	32.18'	1022.50'
C63	S 12°58'00" W	29.17'	29.24'	122.50'
C64	S 26°45'10" W	29.64'	29.71'	122.50'
C65	S 43°50'45" W	43.16'	43.38'	122.50'
C66	S 85°31'21" W	48.97'	49.31'	122.50'
C67	S 84°21'59" W	31.19'	31.27'	122.50'
C68	N 79°38'05" W	37.00'	37.14'	122.50'
C69	N 64°00'56" W	29.57'	29.65'	122.50'
C70	N 46°29'24" W	45.04'	45.29'	122.50'
C71	N 27°34'39" W	35.45'	35.58'	122.50'
C72	N 08°57'20" W	43.82'	44.05'	122.50'
C73	N 04°17'03" E	12.56'	12.56'	122.50'
C74	S 03°18'06" W	37.94'	37.97'	277.50'
C75	S 03°24'46" E	27.06'	27.07'	277.50'
C76	N 05°10'44" W	4.40'	4.40'	122.50'
C77	N 06°03'24" E	43.42'	43.65'	122.50'
C78	N 26°11'26" E	42.23'	42.45'	122.50'
C79	N 38°25'58" E	9.90'	9.90'	122.50'
C80	S 35°03'43" W	15.36'	15.38'	77.50'
C81	S 03°45'22" W	67.02'	69.31'	77.50'
C82	N 21°32'19" W	1.39'	1.39'	122.50'
C83	N 10°24'46" W	45.91'	46.19'	122.50'
C84	N 07°59'42" E	32.43'	32.53'	122.50'
C85	N 26°16'00" E	45.34'	45.61'	122.50'
C86	N 42°10'50" E	22.41'	22.44'	122.50'
C87	N 57°11'41" E	41.55'	41.76'	122.50'
C88	N 70°43'32" E	16.09'	16.10'	122.50'
C89	S 29°29'45" W	20.50'	22.77'	14.50'
C90	S 35°05'49" E	19.79'	20.18'	29.50'
C91	N 35°05'49" W	33.88'	34.55'	50.50'
C92	S 60°29'58" E	20.51'	22.78'	14.50'
C93	N 74°29'06" W	113.87'	119.63'	110.50'
C94	S 81°03'48" E	29.28'	31.49'	24.00'
C95	S 60°30'15" E	20.51'	22.78'	14.50'
C96	N 20°32'15" W	34.69'	34.73'	197.50'
C97	S 06°34'34" W	82.49'	86.98'	77.50'
C98	N 16°16'52" E	93.55'	95.98'	122.50'
C99	S 00°01'07" E	209.34'	209.74'	977.50'
C100	S 35°33'13" W	76.15'	79.60'	77.50'
C101	S 78°19'45" W	35.79'	36.12'	77.50'
C102	N 41°16'04" W	113.46'	127.29'	77.50'
C103	N 06°30'12" E	1.94'	1.94'	77.50'
C104	S 03°18'27" W	44.03'	44.06'	322.50'
C105	S 03°24'25" E	31.51'	31.52'	322.50'
C106	N 17°16'14" E	61.75'	63.51'	77.50'
C107	S 36°16'53" W	19.08'	19.10'	122.50'
C108	S 23°09'56" W	36.84'	36.98'	122.50'
C109	S 11°16'38" W	13.84'	13.85'	122.50'
C110	S 01°28'42" W	27.99'	28.05'	122.50'
C111	S 13°28'19" E	35.75'	35.88'	122.50'
C112	N 26°18'50" E	115.51'	130.33'	77.50'
C113	N 13°56'49" W	45.75'	46.78'	64.14'
C114	N 70°11'22" W	62.40'	66.55'	53.93'

ROSWELL MANOR CIRCLE METES & BOUNDS LINE DATA:

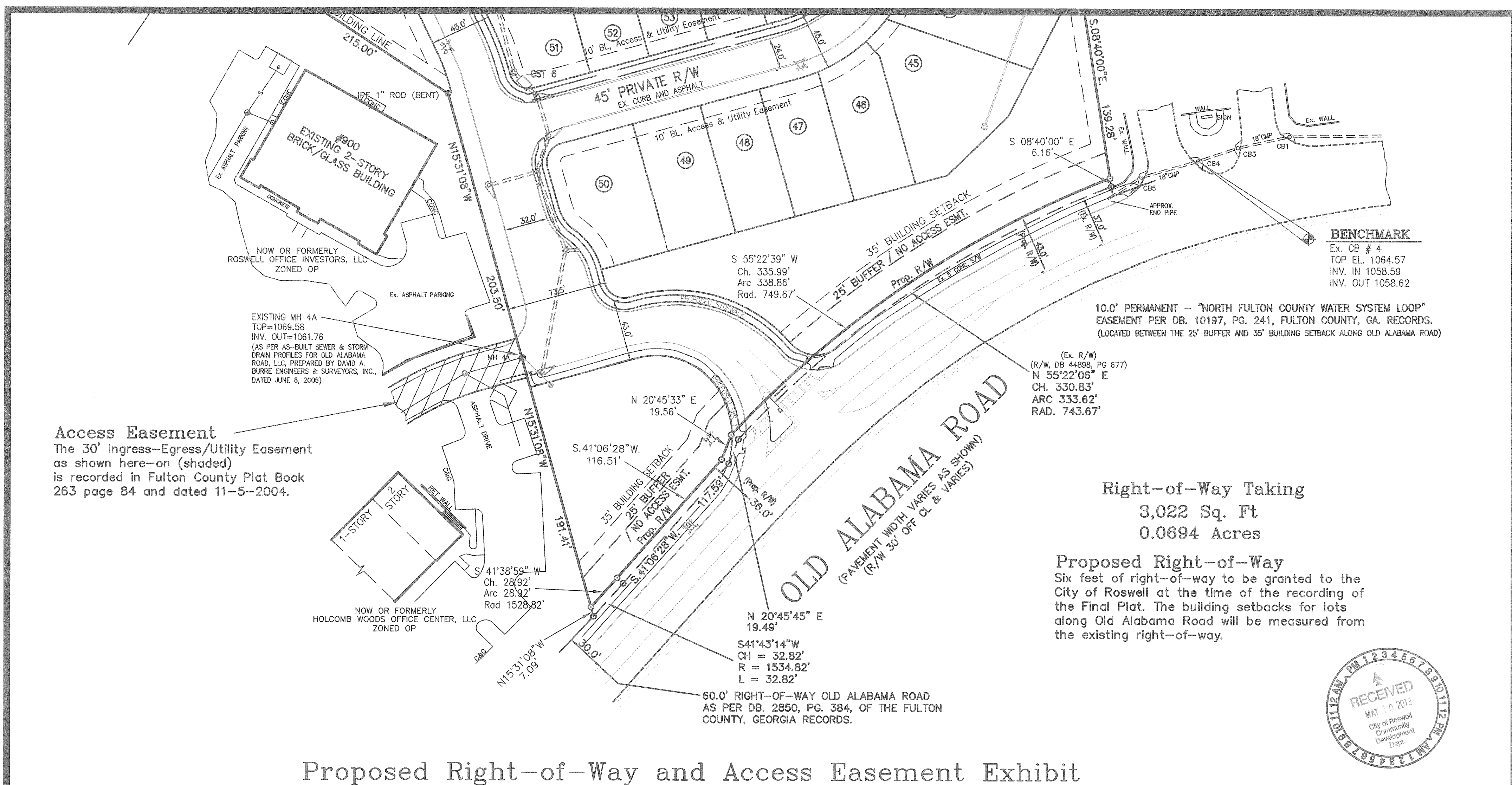
LINE	BEARING	DISTANCE
L50	S 15°29'58" E	5.51'
L51	S 25°34'33" E	50.90'
L52	S 38°43'40" W	50.84'
L53	S 06°09'56" E	20.29'
L54	S 06°09'56" E	46.00'
L55	S 06°09'56" E	46.00'
L56	S 06°09'56" E	44.50'
L57	S 06°09'56" E	27.12'
L58	S 06°07'42" W	10.82'
L59	S 06°07'42" W	43.00'
L60	S 06°07'42" W	43.00'
L61	S 06°07'42" W	43.00'
L62	S 06°07'42" W	15.54'
L63	N 88°19'15" W	20.57'
L64	N 88°19'15" W	45.00'
L65	N 88°19'15" W	45.00'
L66	N 88°19'15" W	9.92'
L67	N 07°13'18" E	32.46'
L68	N 07°13'18" E	45.00'
L69	N 07°13'18" E	23.34'
L70	N 06°12'26" W	45.00'
L71	N 06°12'26" W	45.00'
L72	N 06°12'26" W	40.60'
L73	N 40°44'54" E	35.11'
L74	N 40°44'54" E	57.98'
L75	N 21°51'47" W	34.55'
L76	N 21°51'47" W	45.00'
L77	N 21°51'47" W	43.61'
L78	N 74°29'28" E	28.94'
L79	N 74°29'28" E	45.00'
L80	N 74°29'28" E	51.50'
L81	N 74°29'28" E	54.54'
L82	N 15°29'58" W	31.35'
L83	N 15°29'58" W	1.59'
L84	N 15°29'58" W	10.88'
L85	S 74°30'02" W	4.65'
L86	N 43°28'15" W	8.03'
L87	N 74°27'40" E	81.33'
L88	S 25°34'33" E	48.04'
L89	S 25°34'33" E	2.85'
L90	S 38°43'40" W	50.84'
L91	S 06°09'56" E	183.91'
L92	S 06°07'42" W	155.36'
L93	N 88°19'15" W	16.95'
L94	N 88°19'15" W	45.23'
L95	N 88°19'15" W	47.33'
L96	N 88°19'15" W	10.98'
L97	N 07°13'18" E	43.35'
L98	N 07°13'18" E	45.29'
L99	N 07°13'18" E	12.17'
L100	N 06°12'26" W	14.71'
L101	N 06°12'26" W	45.00'
L102	N 06°12'26" W	45.00'
L103	N 06°12'26" W	25.97'
L104	N 40°44'54" E	17.12'
L105	N 40°44'54" E	50.00'
L106	N 40°44'54" E	25.98'
L107	N 21°51'47" W	9.63'
L108	N 21°51'47" W	45.00'
L109	N 21°51'47" W	45.00'
L110	N 21°51'47" W	23.53'
L111	N 74°29'28" E	10.56'
L112	N 74°29'28" E	45.00'
L113	N 74°29'28" E	45.00'
L114	N 74°29'28" E	45.00'
L115	N 74°29'28" E	42.42'

LOT LINE METES & BOUNDS DATA:

LINE	BEARING	DISTANCE
L1	N 74°30'02" E	2.57'
L2	S 56°02'04" E	37.47'
L3	N 83°50'04" E	63.84'
L4	N 42°34'14" W	15.00'
L5	S 75°29'01" E	25.74'
L6	N 23°14'36" E	3.64'
L7	N 23°14'36" E	21.06'
L8	N 10°50'55" E	25.10'
L9	N 10°50'55" E	22.57'
L10	N 10°50'55" E	22.81'
L11	N 36°59'52" W	33.24'
L12	N 01°40'45" E	62.79'

CENTERLINE METES & BOUNDS DATA:

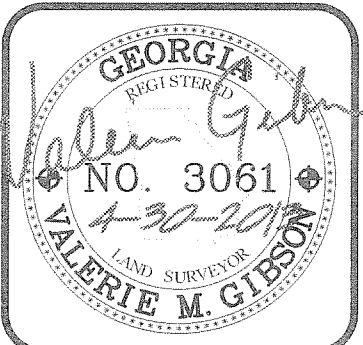
CURVE	BEARING	CH. LENGTH	RADIUS	ARC LENGTH
L13	N 43°28'15" W	23.85'		
L14	N 74°29'06" W	103.05'	100.00'	108.26'
L15	S 74°30'02" W	58.17'		
L16	S 74°30'02" W	25.00'		
L17	N 15°29'58" W	168.37'		
L18	S 15°29'58" E	40.64'		
L19	S 20°32'15" E	30.74'	175.00'	30.78'
L20	S 25°34'33" E	50.90'		
C21	S 06°34'34" W	106.43'	100.00'	112.23'
L22	S 38°43'40" W	50.84'		
C23	S 16°16'52" W	76.36'	100.00'	78.35'
L24	S 06°09'56" E	183.91'		
C25	S 00°01'07" E	214.16'	1000.00'	214.57'
L26	S 06°07'42" W	155.36'		
C27	S 48°54'14" W	135.83'	100.00'	149.31'
L28	N 88°19'15" W	120.49'		
C29	N 40°32'58" W	148.09'	100.00'	166.75'
L30	N 07°13'18" E	100.80'		
C31	N 00°30'26" E	70.15'	300.00'	70.31'
L32	N 06°12'26" W	130.68'		
C33	N 17°16'14" E	79.68'	100.00'	81.95'
L34	N 40°44'54" E	93.09'		
C35	N 09°25'34" E	103.92'	100.00'	109.28'
L36	N 21°51'47" W	123.16'		
C37	N 25°18'50" E	149.04'	100.00'	168.17'
L38	N 74°29'28" E	224.98'		



Proposed Right-of-Way and Access Easement Exhibit

NO.	DESCRIPTION	DATE
1.	ADDRESS COMMENTS FROM CITY OF ROSWELL	4/30/13
2.	Add Proposed R/W	5-10-13

DRAWN: VMG DATE: April 16, 2013
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = N/A
 LAND LOT(S): 611 & 612
 DISTRICT: 1st SECTION: 2nd
 CITY OF: Roswell
 COUNTY: Fulton County, Georgia
 Engineering303 LLC, 116 North Main Street, Suite B, Cumming, Georgia 30040



Preliminary Plat For:

Roswell Manor

PROJECT NUMBER
12-3681SHEET
3 of 3