

A TOPCON 225 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 140,781 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 982,684 FEET.

Curve	Radius	Length	Chord	Chord Bear.
C1	130.00'	96.77'	94.55'	S 69°23'26" W
C2	130.00'	58.97'	58.47'	S 35°04'17" W
C3	130.00'	10.51'	10.50'	S 19°45'40" W
C4	130.00'	19.43'	19.41'	S 13°09'55" W
C5	1470.00'	83.72'	83.71'	S 10°30'57" W
C6	1470.00'	95.32'	95.31'	S 14°00'19" W
C7	1470.00'	38.11'	38.11'	S 16°36'20" W
C8	60.00'	8.34'	8.33'	S 14°04'47" E
C9	60.00'	34.34'	33.87'	S 08°17'48" E
C10	60.00'	35.17'	34.67'	S 39°22'05" E
C11	60.00'	43.91'	42.28'	S 39°22'05" E
C12	60.00'	33.85'	33.40'	N 66°18'07" E
C13	60.00'	26.17'	25.97'	N 37°38'40" E
C14	60.00'	43.78'	42.82'	N 04°14'36" E
C15	60.00'	40.72'	39.94'	N 36°06'10" W
C16	25.00'	31.81'	29.70'	N 19°05'52" W
C17	1530.00'	9.70'	9.70'	N 17°10'00" E
C18	1530.00'	90.58'	90.58'	N 15°17'21" E
C19	1530.00'	108.36'	108.33'	N 11°33'51" E
C20	1530.00'	17.39'	17.39'	N 09°12'36" E
C21	70.00'	99.97'	91.69'	N 49°47'58" E

LOT #	ACRES	SQUARE FEET	MAX. IMPERVIOUS SURFACE
1	0.28 ACRES	12034.3 SQ. FT.	3897.0 SQ. FT.
2	0.28 ACRES	12062.5 SQ. FT.	3897.0 SQ. FT.
3	0.28 ACRES	12016.8 SQ. FT.	3897.0 SQ. FT.
4	0.28 ACRES	12495.1 SQ. FT.	3897.0 SQ. FT.
5	0.33 ACRES	14436.0 SQ. FT.	3897.0 SQ. FT.
6	0.37 ACRES	16091.3 SQ. FT.	3897.0 SQ. FT.
7	0.32 ACRES	13981.3 SQ. FT.	3897.0 SQ. FT.
8	0.36 ACRES	15691.9 SQ. FT.	3897.0 SQ. FT.
9	0.30 ACRES	12895.9 SQ. FT.	3897.0 SQ. FT.
10	0.29 ACRES	12626.3 SQ. FT.	3897.0 SQ. FT.
11	0.32 ACRES	14067.1 SQ. FT.	3897.0 SQ. FT.
12	0.47 ACRES	20402.3 SQ. FT.	3897.0 SQ. FT.
13	0.49 ACRES	21336.6 SQ. FT.	3897.0 SQ. FT.
14	0.62 ACRES	26927.4 SQ. FT.	3897.0 SQ. FT.
15	0.63 ACRES	27410.6 SQ. FT.	3897.0 SQ. FT.
16	0.69 ACRES	30193.7 SQ. FT.	3897.0 SQ. FT.
17	0.95 ACRES	41552.1 SQ. FT.	3897.0 SQ. FT.
18	0.36 ACRES	15813.4 SQ. FT.	3897.0 SQ. FT.
19	0.32 ACRES	14151.0 SQ. FT.	3897.0 SQ. FT.
TOTAL: 19 LOTS			

DETENTION AREA = 0.66 ACRES

Zoning Conditions (R206-38)

- The owner/developer shall develop the property in accordance with the site plan prepared by Von Iter & McGee, Inc. stamped "Received March 2, 2007 City of Roswell Community Development Department".
- The owner/developer shall provide a left turn lane with a fifty (50) foot taper and 100 feet of storage as required by the City of Roswell Transportation Department.
- The owner/developer shall extend the existing striped pavement on Crabapple Road to accommodate a right turn deceleration lane to the proposed entrance as required by the City of Roswell Transportation Department.
- The owner/developer shall replace the cul-de-sac bubble at the entrance with a minimum 100' radius horizontal curve as required by the City of Roswell Transportation Department.
- The owner/developer shall provide pedestrian access to the park. The location of the proposed access shall be determined by the developer and the Community Development Department.

NOTE FOR LOT 11: A portion of Lot 11 may be located in the Special Flood Hazard Area. This lot must be developed in accordance with Article 7.4 of the Code of Ordinances for the City of Roswell. For new construction or substantial improvement of a principal residential building, the elevation of the lowest floor, including basement and access to the building shall be at least three (3) feet above the base flood elevation or one (1) foot above the future conditions flood elevation, whichever is higher. A final elevation certificate shall be provided after completion of construction including final grading of the site. Any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer and certified by same.

In the interest of public safety, storm damaged trees which are leaning and in danger of falling shall be cut down prior to the City issuing any building permits. Dangerous trees located in the stream buffer shall be dropped and left in place. Particular attention shall be paid to protect the stream buffer and insure that any land disturbance is kept to an absolute minimum. The tree trunk in the stream buffer may only be cut no clearing or grubbing may occur within the stream buffer. A Tree Removal Permit is required so that the City is aware of when and how the tree removal activity occurs.

All street trees along Park East Drive shall be installed at least 60 days prior to the expiration date of the Irrevocable Standby Letter of Credit issued for the performance of landscape. No lot shall receive a Certificate of Occupancy unless and until the street trees provided in the approved plans for such lot are installed and maintained in accordance with Zoning Ordinance Section 15.4.4.

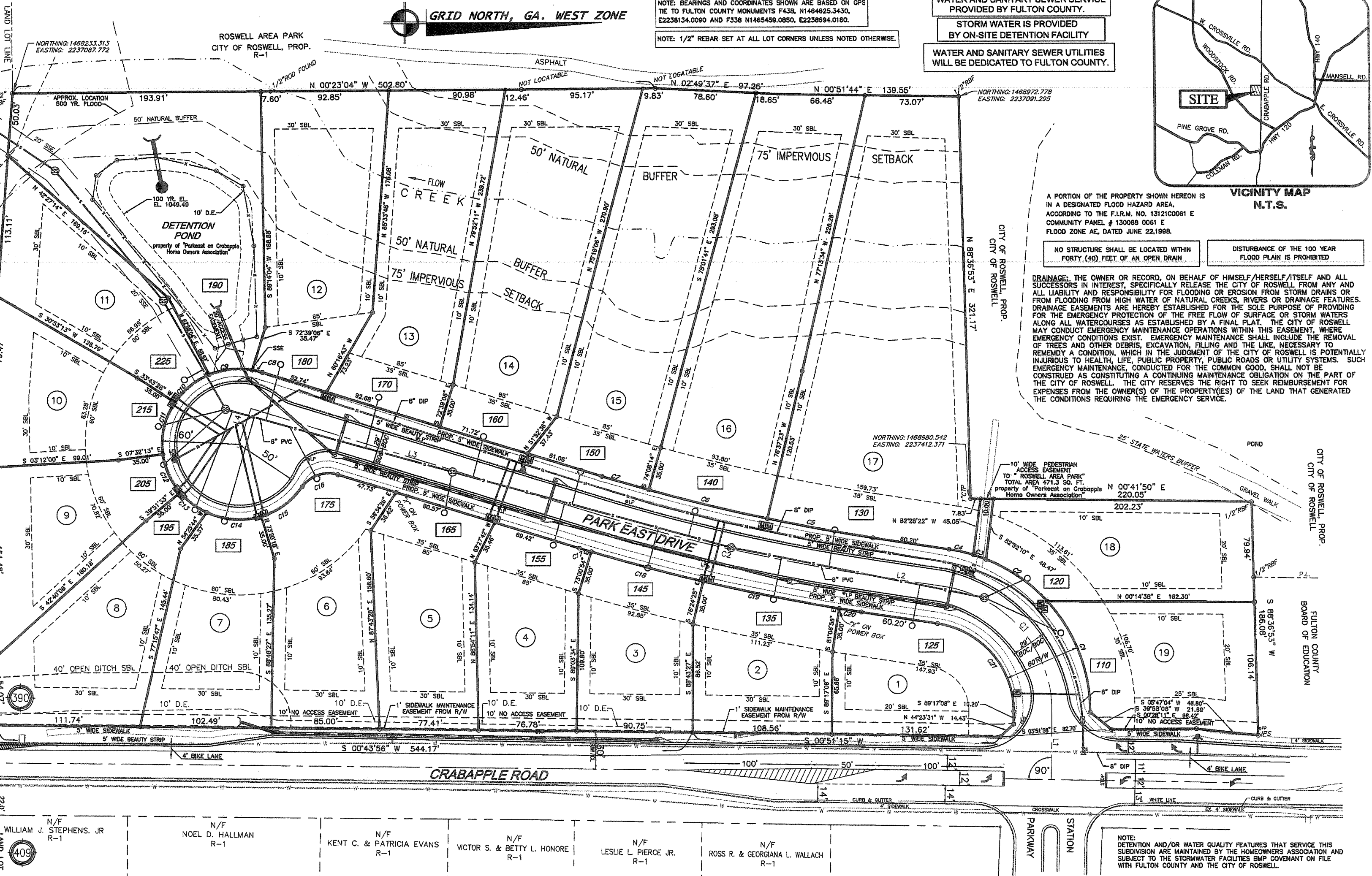
Zoning Variances

- The rear setback lines for lots 18 and 19 were reduced to 30 feet by administrative variances.
- A variance was granted at rezoning which reduced the rear setback line for Lot 1 to 20 feet.
- A variance concurrent with Final Plat approval is requested to allow the applicant to use a 60' building setback in lieu of providing the required 85' minimum lot width on lots 6, 7, 8, 9, 16, and 17.

C/L TABLE

LINE	BEARING	DISTANCE
L1	S 89°11'28" W	94.01'
L2	N 07°51'39" E	60.20'
L3	N 18°19'28" E	278.44'
L4	S 72°40'08" E	30.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	100.00'	142.82'	130.89'	S 48°46'34" W	81°49'49"	88.87'
C2	1500.00'	221.59'	221.38'	S 12°05'34" W	08°27'50"	110.99'



FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS ENVIRONMENTAL HEALTH SERVICES

This development is approved provided the following required improvements are in compliance with the Fulton County Code of Ordinances, Chapter 34, Article IV, DRINKING WATER and Article XI, SEWAGE DISPOSAL.

WATER SUPPLY

- ☒ Public Water Supply
☐ Individual Onsite Water Supply(ies)

SEWAGE DISPOSAL

- ☒ Public Sanitary Sewage System
☐ Individual Onsite Sewage Management System(s)

Date: 1-29-10
Revision Date: 2-2-10
Fulton County Department of Health and Wellness
Fulton County Department of Health and Wellness

CERTIFICATE OF SURVEYOR/ENGINEER

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "Future", and their location, size, type and material are correctly shown; and that all engineering requirements of the "Land Subdivision Ordinance of the City of Roswell" and the requirements of the "Zoning Ordinance of the City of Roswell, Georgia" have been fully complied with.

BY: *Gary T. Barrett*
Registered Civil Engineer No. 030809

BY: *Randy*
Registered Georgia Land Surveyor No. 2921

CERTIFICATE OF OWNER

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, parks, drains, easements and public grounds thereon shown, which comprise a total of acres, for the purposes therein expressed.

Subdivider: PETER RICHARDS Date: 10/29/08
Owner: PETER RICHARDS Date: 10/29/08

SIGNATURE

OWNER OF RECORD / SUBDIVIDER
RICHARDS FAMILY PROPERTY LLC
4324 COVINGTON HWY.
DECATUR, GA 30036

CERTIFICATE OF FINAL APPROVAL

MAYOR - CITY OF ROSWELL DATE: 1-29-10
ENGINEER - CITY OF ROSWELL DATE:

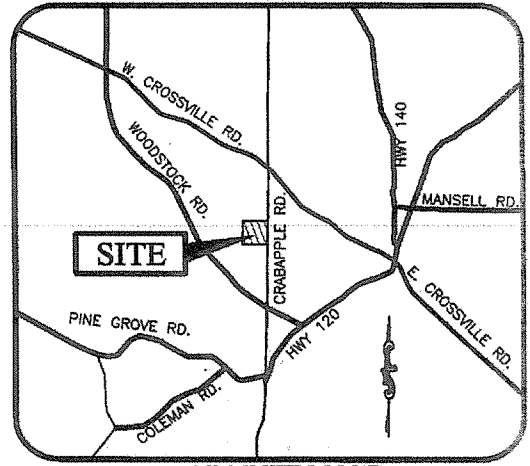
The natural drains, branches, culverts and drainage structures shown on this plat are necessary for drainage of the subdivision and the City of Roswell will not be held responsible for overflow or erosion caused by them or for extension of culverts shown. Pursuant to the "Land Subdivision Ordinance of the City of Roswell", this plat was given final approval by the City of Roswell.

ZONING: R-2 (SINGLE FAMILY RESIDENTIAL)
TOTAL SITE AREA: 10 ACRES
TOTAL RW DEDICATION ALONG CRABAPPLE RD: 0.19 ACRES
TOTAL AREA OF DEVELOPMENT: 9.81 ACRES
TOTAL AREA OF R/W OF PARK EAST DRIVE: 1.19 ACRES

WATER AND SANITARY SEWER SERVICE PROVIDED BY FULTON COUNTY.

STORM WATER IS PROVIDED BY ON-SITE DETENTION FACILITY

WATER AND SANITARY SEWER UTILITIES WILL BE DEDICATED TO FULTON COUNTY.



VICINITY MAP N.T.S.

A PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 1312100081 E COMMUNITY PANEL # 130089 0081 E FLOOD ZONE AE, DATED JUNE 22, 1998.

NO STRUCTURE SHALL BE LOCATED WITHIN FORTY (40) FEET OF AN OPEN DRAIN

DISTURBANCE OF THE 100 YEAR FLOOD PLAIN IS PROHIBITED

DRAINAGE: THE OWNER OR RECORD, ON BEHALF OF HIMSELF/HERSELF/ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASE THE CITY OF ROSWELL FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES. DRAINAGE EASEMENTS ARE HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE OR STORM WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY A FINAL PLAT. THE CITY OF ROSWELL MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT, WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL INCLUDE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF THE CITY OF ROSWELL IS POTENTIALLY INJURIOUS TO HEALTH, LIFE, PUBLIC PROPERTY, PUBLIC ROADS OR UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSIDERED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF ROSWELL. THE CITY RESERVES THE RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LAND THAT GENERATED THE CONDITIONS REQUIRING THE EMERGENCY SERVICE.

MINIMUM DEVELOPMENT STANDARDS FOR R-2 RESIDENTIAL SUBDIVISION.

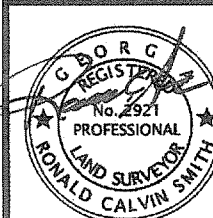
MINIMUM LOT AREA = 12,000 SQ. FT.

SETBACKS:

FRONT YARD SETBACK = 35 FEET
SIDE YARD SETBACK = 10 FEET
REAR YARD SETBACK = 30 FEET

All sidewalk improvements along Park East Drive shall be installed at least 60 days prior to the expiration date of the Irrevocable Standby Letter of Credit issued for the performance of sidewalk installation and / or maintenance. No lot shall receive a Certificate of Occupancy unless and until the sidewalk provided in the approved plans for such lot is installed and/or maintained in like-new condition.

HOME OWNERS ASSOCIATION COVENANTS ARE RECORDED IN FULTON COUNTY DEED BOOK AND PAGE DE-47844-354.



FINAL PLAT:

LAND LOT(S) 390 2nd SECTION, 1st DISTRICT FULTON COUNTY, GEORGIA
SCALE: 1" = 40' CITY OF ROSWELL
ALCOVY SURVEYING AND ENGINEERING, INC. DATE: 01/26/10
2205 HWY. 81 S., LOGANVILLE, GA. 30052
Phone 770-466-4002
JOB NO. 08-026