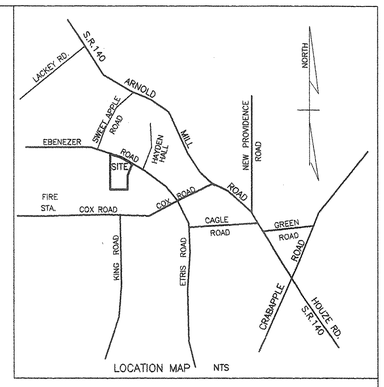

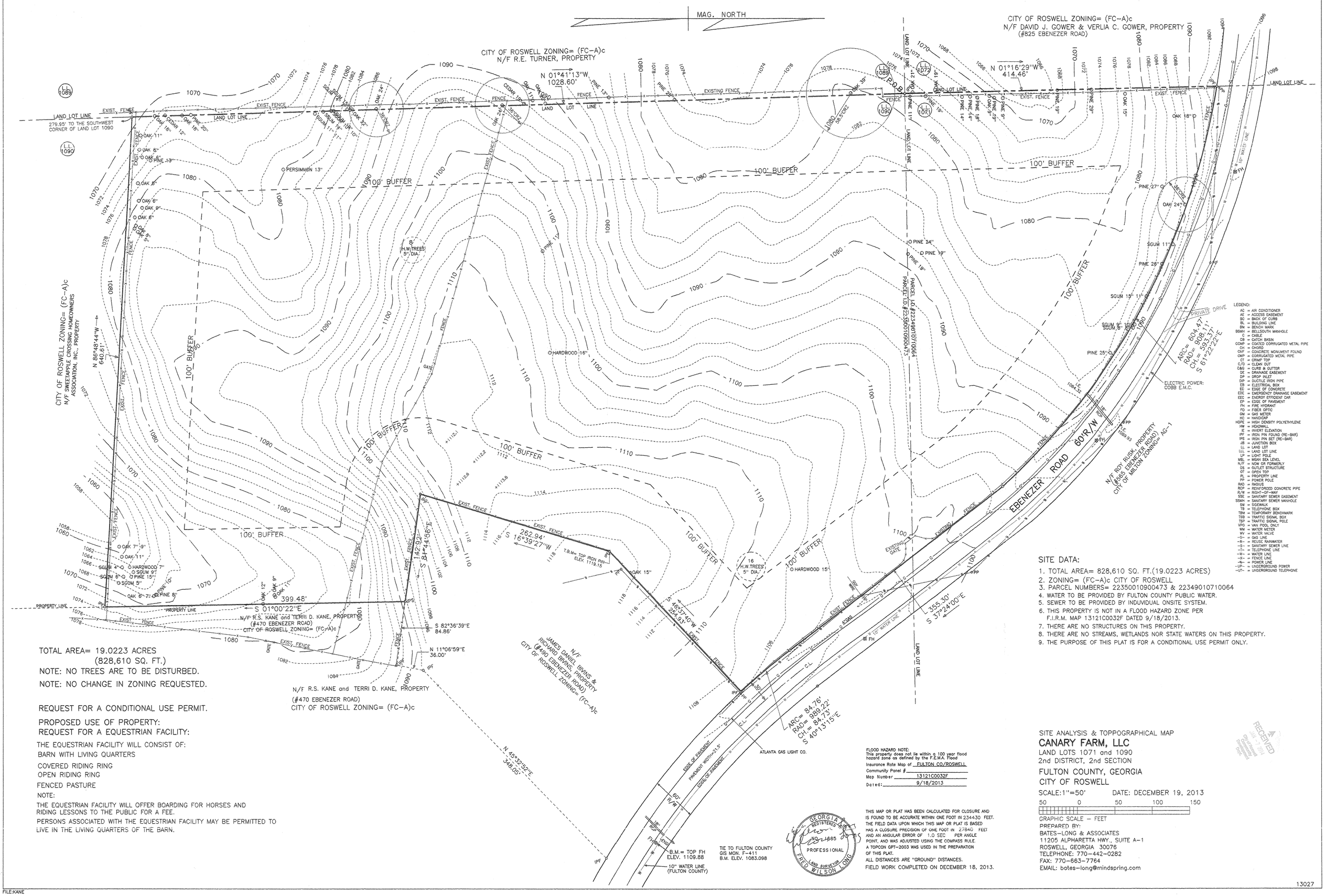

TOTAL AREA= 19.0223 ACRES
(828,610 SQ. FT.)

NOTE: NO TREES ARE TO BE DISTURBED.

NOTE: NO CHANGE IN ZONING REQUESTED.

REQUEST FOR A CONDITIONAL USE PERMIT.

PROPOSED USE OF PROPERTY:
REQUEST FOR A EQUESTRIAN FACILITY:

THE EQUESTRIAN FACILITY WILL CONSIST OF:
BARN WITH LIVING QUARTERS
COVERED RIDING RING
OPEN RIDING RING
FENCED PASTURE

NOTE:
THE EQUESTRIAN FACILITY WILL OFFER BOARDING FOR HORSES AND RIDING LESSONS TO THE PUBLIC FOR A FEE.
PERSONS ASSOCIATED WITH THE EQUESTRIAN FACILITY MAY BE PERMITTED TO LIVE IN THE LIVING QUARTERS OF THE BARN.

LEGEND:
AC = AIR CONDITIONER
AE = ACCESS EASEMENT
BC = BACK OF CURB
BL = BUILDING LINE
BM = BENCH MARK
BSMH = BELLSOUTH MANHOLE
C = CABLE
CB = CATCH BASIN
CCMP = COATED CORRUGATED METAL PIPE
CH = CHORD
CMF = CONCRETE MONUMENT FOUND
CMP = CORRUGATED METAL PIPE
CT = CRIMP TOP
C/O = CLEAN OUT
C&G = CURB & GUTTER
DE = DRAINAGE EASEMENT
DI = DROP INLET
DIP = DUCTILE IRON PIPE
EB = ELECTRICAL BOX
EC = EDGE OF CONCRETE
EDE = EMERGENCY DRAINAGE EASEMENT
EEC = ENERGY EFFICIENT CAR
EP = EDGE OF PAVEMENT
FH = FIRE HYDRANT
FO = FIBER OPTIC
GM = GAS METER
HC = HANDICAP
HDPE = HIGH DENSITY POLYETHYLENE
HW = HEADWALL
IE = INVERT ELEVATION
IPF = IRON PIN FOUND (RE-BAR)
IPS = IRON PIN SET (RE-BAR)
JB = JUNCTION BOX
LL = LAND LOT
LLL = LAND LOT LINE
LP = LIGHT POLE
MSL = MEAN SEA LEVEL
N/F = NOW OR FORMERLY
OS = OUTLET STRUCTURE
OT = OPEN TOP
PL = PROPERTY LINE
PP = POWER POLE
RAD = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
SW = SIDEWALK
TB = TELEPHONE BOX
TBM = TEMPORARY BENCHMARK
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
VPO = VAN POOL ONLY
WM = WATER METER
WV = WATER VALVE
-G- = GAS LINE
-R- = REUSE RAINWATER
-S- = SANITARY SEWER LINE
-T- = TELEPHONE LINE
-W- = WATER LINE
-X- = FENCE LINE
-*- = POWER LINE
-UP- = UNDERGROUND POWER
-UT- = UNDERGROUND TELEPHONE

SITE DATA:
1. TOTAL AREA= 828,610 SQ. FT.(19.0223 ACRES)
2. ZONING= (FC-A)c CITY OF ROSWELL
3. PARCEL NUMBERS= 22350010900473 & 22349010710064
4. WATER TO BE PROVIDED BY FULTON COUNTY PUBLIC WATER.
5. SEWER TO BE PROVIDED BY INDUVIDUAL ONSITE SYSTEM.
6. THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE PER F.I.R.M. MAP 13121C0032F DATED 9/18/2013.
7. THERE ARE NO STRUCTURES ON THIS PROPERTY.
8. THERE ARE NO STREAMS, WETLANDS NOR STATE WATERS ON THIS PROPERTY.
9. THE PURPOSE OF THIS PLAT IS FOR A CONDITIONAL USE PERMIT ONLY.

FLOOD HAZARD NOTE:
This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood
Insurance Rate Map of FULTON CO/ROSWELL
Community Panel #
Map Number 13121C0032F
Dated: 9/18/2013

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 234430 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27840 FEET AND AN ANGULAR ERROR OF 1.0 SEC PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON GPT-2003 WAS USED IN THE PREPARATION OF THIS PLAT.
ALL DISTANCES ARE "GROUND" DISTANCES.
FIELD WORK COMPLETED ON DECEMBER 18, 2013.

GEORGIA REGISTERED No. 2885 PROFESSIONAL LAND SURVEYOR FRED WILSON LONG

SITE ANALYSIS & TOPPOGRAPHICAL MAP
CANARY FARM, LLC
LAND LOTS 1071 and 1090
2nd DISTRICT, 2nd SECTION
FULTON COUNTY, GEORGIA
CITY OF ROSWELL
SCALE:1"=50' DATE: DECEMBER 19, 2013
50 0 50 100 150
GRAPHIC SCALE – FEET

PREPARED BY:
BATES-LONG & ASSOCIATES
11205 ALPHARETTA HWY., SUITE A-1
ROSWELL, GEORGIA 30076
TELEPHONE: 770-442-0282
FAX: 770-663-7764
EMAIL: bates-long@mindspring.com

RECEIVED JUL 2 2014 City of Roswell Community Development Dept.

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FILE:KANE