

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

THE FIELD DATA UPON WHICH THIS MAP OR PLAN 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 PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 882,684 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'	63.72'	63.71'	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" W
C9	60.00'	34.34'	33.87'	S 06°17'48" E
C10	60.00'	35.17'	34.67'	S 39°29'05" E
C11	60.00'	43.21'	42.28'	S 76°54'23" E
C12	60.00'	33.85'	33.40'	N 66°18'02" E
C13	60.00'	26.17'	25.97'	N 37°38'40" E
C14	60.00'	43.78'	42.82'	N 04°43'36" 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'	8.70'	8.70'	N 17°10'00" E
C18	1530.00'	92.58'	90.56'	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°23'36" E
C21	70.00'	99.97'	91.69'	N 49°47'58" E

LOT #	ACRES	SQUARE FEET	MAX. IMPERVIOUS SURFACE
1	0.28	12034.3	3897.0
2	0.28	12062.5	3897.0
3	0.28	12016.8	3897.0
4	0.29	12495.1	3897.0
5	0.33	14436.0	3897.0
6	0.37	15993.6	3897.0
7	0.32	13981.3	3897.0
8	0.36	15691.9	3897.0
9	0.30	12895.9	3897.0
10	0.29	12626.3	3897.0
11	0.32	14067.1	3897.0
12	0.47	20402.3	3897.0
13	0.49	21338.6	3897.0
14	0.62	26927.4	3897.0
15	0.63	27410.6	3897.0
16	0.69	30193.7	3897.0
17	0.95	41552.1	3897.0
18	0.36	15813.4	3897.0
19	0.32	14151.0	3897.0

DETECTION AREA = 0.66 ACRES

Zoning Conditions (RZ06-38)

- The owner/developer shall develop the property in accordance with the site plan prepared by Von Iter & McCree, 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 14 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 one (1) foot 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. No lowest floor certificate 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 name.

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 trunks 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.

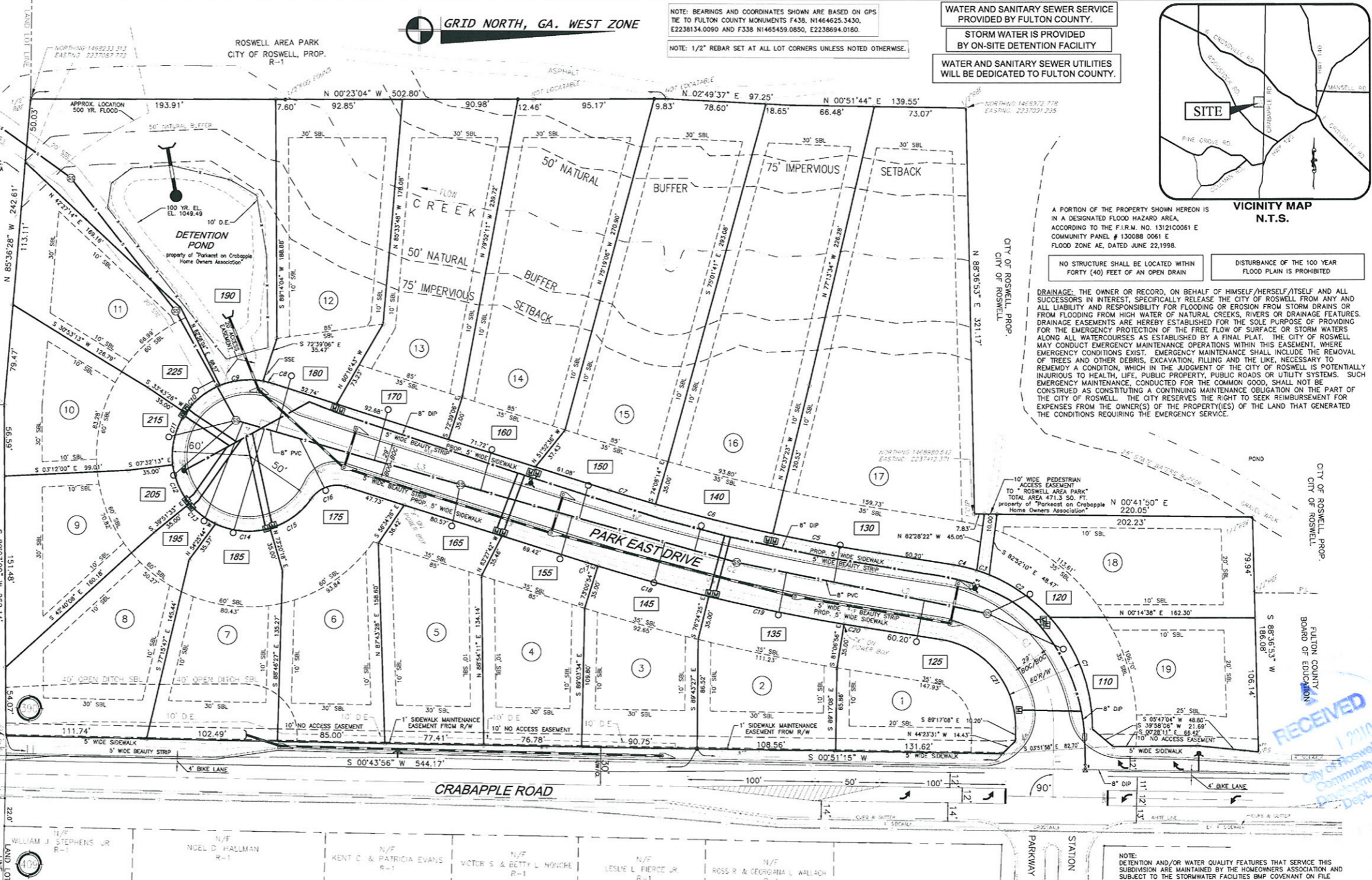
Zoning Variances

- The rear setback lines for lots 18 and 19 were reduced to 28 feet by administrative variances.
- A variance was granted or requested which reduced the rear setback line for Lot 1 to 28 feet.
- A variance consistent with Flood Plan 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 4, 7, 8, 9, 16, and 17.

C/L TABLE

LINE	BEARING	DISTANCE
L1	S 89°41'28" W	54.01'
L2	N 07°51'39" E	60.20'
L3	N 18°19'29" 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'	130.99'	S 48°48'34" W	81°49'49"	86.67'
C2	1500.00'	221.58'	221.38'	S 12°05'34" W	08°27'50"	110.99'



GRID NORTH, GA. WEST ZONE

NOTE: BEARINGS AND COORDINATES SHOWN ARE BASED ON GPS TIE TO FULTON COUNTY MONUMENTS F438, N1444625.3430, E2238134.0090 AND F338 N1465459.0850, E2238694.0180.

NOTE: 1/2" REBAR SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

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.



A PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13121C0061 E COMMUNITY PANEL # 130088 0061 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 PLAN IS PROHIBITED

DRAINAGE: THE OWNER OR RECORD, ON BEHALF OF HIMSELF/HERSELF/ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES 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 PLAN. 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 CONSTRUED 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.

RECEIVED
City of Roswell
Community Development Dept.

CERTIFICATE OF SURVEYOR/ENGINEER

It is hereby certified that this plan 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: Registered Civil Engineer No. 030809

BY: Registered Georgia Land Surveyor No. 2911

CERTIFICATE OF OWNER

The owner of the land shown on this plan and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plan 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
ENGINEER - CITY OF ROSWELL DATE

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 RW OF PARK EAST DRIVE: 1.19 ACRES

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



FINAL PLAT:
PARKEAST ON CRABAPPLE
LAND LOTS 1-19, 2nd SECTION, 1st DISTRICT, FULTON COUNTY, GEORGIA
SCALE: 1" = 40'
CITY OF ROSWELL
ALCOY SURVEYING AND ENGINEERING, INC. DATE: 01/26/10
2205 HWY. 81 S., LOGANVILLE, GA. 30052
Phone 770-466-4002

ALCOVY
 Surveying & Engineering, Inc.
 P.O.C. ANDRES RAMIREZ
 2205 Highway 81 South
 Loganville, Georgia 30052
 Phone: 770-466-4002
 Fax: 770-466-4296

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TREE REPLACEMENT PLAN
PROPOSED PARK EAST ON CRABAPPLE

LAN LOT 390
 1st DISTRICT 2nd SECTION
 CITY OF ROSWELL
 FULTON COUNTY
 GEORGIA

5-02-2007
 SCALE: 1" = 40'

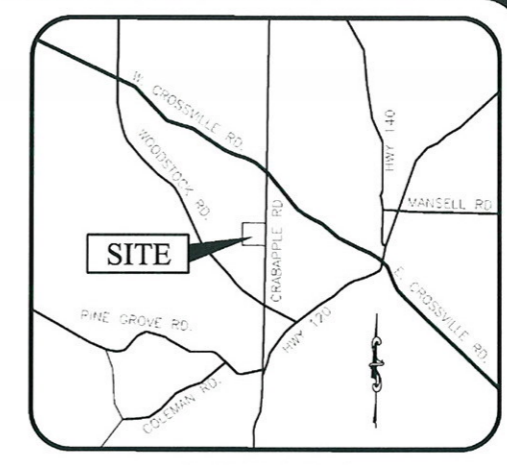
OWNER / DEVELOPER
 RICHLAND DEVELOPMENT LLC
 4324 COVINGTON HWY.
 DECATUR, GA 30036

24 HOUR - EMERGENCY CONTACT
 PETER RICHARDS
 PHONE: 404-289-6408

REVISIONS

NO.	DATE	DESCRIPTION

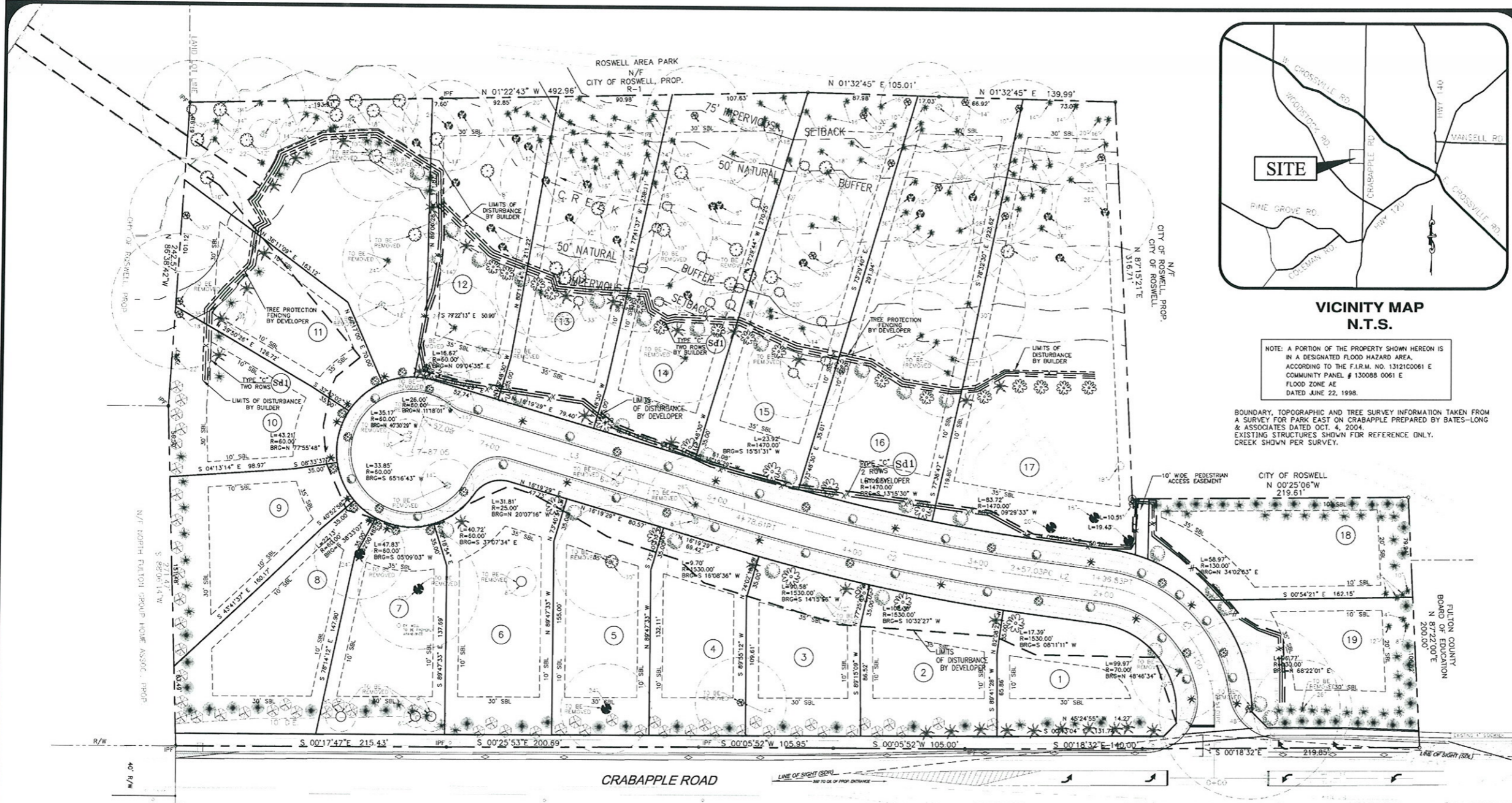
T-1



VICINITY MAP N.T.S.

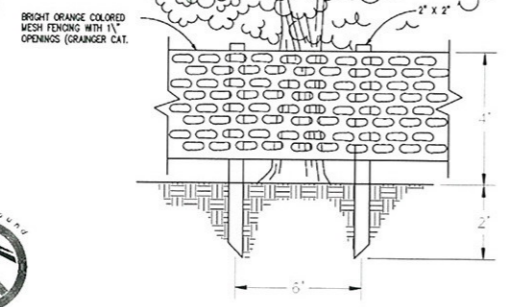
NOTE: A PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13121C0061 E COMMUNITY PANEL # 130088 0061 E FLOOD ZONE AE DATED JUNE 22, 1998.

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY INFORMATION TAKEN FROM A SURVEY FOR PARK EAST ON CRABAPPLE PREPARED BY BATES-LONG & ASSOCIATES DATED OCT. 4, 2004. EXISTING STRUCTURES SHOWN FOR REFERENCE ONLY. CREEK SHOWN PER SURVEY.



TREE LEGEND

CHERRY	MAPLE
PINE	OAK
POP	APPLE
SG	DW
PECAN	



REQUIRED TREE RECOMPENSE CALCULATION

TOTAL UNITS FROM EXISTING SPECIMEN TREES = 434.70 UNITS
 TOTAL UNITS OF SPECIMEN TREES TO REMAIN = 198.00 UNITS
 TOTAL UNITS OF SPECIMEN TREES TO BE REMOVED = 236.70 UNITS
 TOTAL UNITS TO RECOMPENSE = 236.7 UNITS
 TOTAL PROPOSED TREES = 311
 SIZE (dbh) = 4" 0.9 UNITS EACH
 STREET TREES = 48 TREES (43.2 UNITS)
 TOTAL UNITS OF PROPOSED TREES = 279.9 UNITS

Street tree planting is required along all new local, collector, and arterial streets in the City of Roswell and private streets within commercial, industrial, or residential subdivisions.

PROPOSED TREES TO BE FROM SECTION 15.7.2 OF ROSWELL ZONING ORDINANCE "APPENDIX B TREE SPECIES SELECTION LIST"

PROPOSED TREES ARE NOT TO SCALE

PROJECT AREA= 10.0 ACRES
 TREE DENSITY FACTOR= 30 UNITS PER ACRE
 UNITS REQUIRED= 300.0 UNITS

TOTAL UNITS OF EXISTING TREES = 979.0
 TOTAL PROPOSED TREES = 311
 TOTAL UNITS OF PROPOSED TREES = 279.9
 SIZE (dbh) = 4" 0.9 UNITS EACH
 TOTAL UNITS OF EXISTING AND PROPOSED TREES = 1,258.9 UNITS

PROPOSED TREE LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	% OF TOTAL
52	LEYLAND CYPRESS	CUPRESSOCYPARIS LEYLANDII	4" DIAMETER	16.7
52	RIVER BIRCH	BETULA NIGRA	4" DIAMETER	16.7
52	RED MAPLE	ACER RUBRUM CULTIVARS	4" DIAMETER	16.7
52	LOBLOLLY PINE	PINUS TAEDA	4" DIAMETER	16.7
52	OAK	QUERCUS	4" DIAMETER	16.7
51	TRUE CHINESE ELM	ULMUS PARVIFOLIA	4" DIAMETER	16.5

TOTAL 311 TREES PROPOSED

EXISTING TREE LIST

QTY	TREE	SIZE (dbh)	UNITS	TOTAL UNITS
2	CHERRY	8"	3.0	6.0
3	"	10"	3.6	10.8
1	"	14"	4.8	4.8
1	PECAN	18"	5.7	5.7
1	"	20"	6.0	6.0
1	POP	8"	3.0	3.0
1	"	10"	3.6	3.6
1	"	12"	4.2	4.2
1	"	14"	4.8	4.8
1	"	16"	5.3	5.3
1	"	18"	5.7	5.7
1	"	20"	6.0	6.0
1	"	24"	6.6	6.6
1	"	30"	7.5	7.5
4	SG	8"	3.0	12.0
5	"	10"	3.6	18.0
6	"	12"	4.2	25.2
6	"	14"	4.8	28.8
1	"	16"	5.3	5.3
1	"	18"	5.7	5.7
1	"	20"	6.0	6.0
1	"	24"	6.6	6.6
1	"	30"	7.5	7.5

EXISTING TREE LIST CONT.

QTY	TREE	SIZE (dbh)	UNITS	TOTAL UNITS
1	MAPLE	8"	3.0	3.0
4	"	10"	3.6	14.4
7	"	12"	4.2	29.4
4	"	14"	4.8	19.2
1	"	16"	5.3	5.3
3	"	18"	5.7	17.1
2	"	20"	6.0	12.0
1	"	24"	6.6	6.6
1	"	30"	7.5	7.5
4	PINE	8"	3.0	12.0
7	"	10"	3.6	25.2
25	"	12"	4.2	105.0
17	"	14"	4.8	81.6
17	"	16"	5.3	90.1
17	"	18"	5.7	96.9
13	"	20"	6.0	78.0
7	"	24"	6.6	46.2
2	"	28"	7.2	14.4
3	"	30"	7.5	22.5
2	"	36"	8.4	16.8
TOTAL UNITS				979.0

UTILITIES PROTECTION CENTER OF GEORGIA

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN (10) FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER (UPC) AT 1-800-282-7411 (633-4344 IN METRO ATLANTA).

