



201400143

Index #: \_\_\_\_\_

Genero #: \_\_\_\_\_

Legistar #: \_\_\_\_\_

## PLAT APPLICATION

### TYPE OF REQUEST:

☐ Preliminary Subdivision Plat

☒ Subdivision Final Plat

☐ Division Plat

Present Zoning

R-3c

Proposed Use

Townhomes

Total Acreage

16.19 (73 lots)

### PROJECT

Name of Project

ROSWELL MANOR

Property Address/Location

1580 OLD ALABAMA RD ROSWELL, GA 30076

Land Lot

Cell 1612

District

1st

Section

2nd

Suite/Apt. #

City

State

Zip Code

Property ID

12-240006120395

### APPLICANT/OWNER

Applicant

JIM JACOBI #78432

Company

OLD ALABAMA HOLDINGS, LLC

Mailing Address

6845 SHILOH RD, E. D-3 ALPHARETTA, GA 30005

Phone

770.945.3600

Cell Phone

404.456.5562

Fax Phone

770.945.5888

E-mail

jimj@jeh-homes.com

### REPRESENTATIVE

Contact Name and Company (Owner's Agent or Attorney)

THAD HIGGINS JEH HOMES, LLC

Contact Mailing Address

6845 SHILOH RD, E. D-3 ALPHARETTA, GA 30005

Phone

770.945.3600

Cell Phone

810.459.9755

Fax Phone

770.945.5888

E-mail

thadh@jeh-homes.com \*

I hereby certify that all information provided herein is true and correct.

Applicant Signature: Property Owner or Owner's Representative

Date

1 / 15 / 14

OFFICE USE Fee: \$ \_\_\_\_\_ ☐ Cash ☐ Check # \_\_\_\_\_ ☐ CC - Visa/ MC \_\_\_\_\_

Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_



1/14/14

## PLAT SUBMITTAL CHECKLIST OVERVIEW

	Preliminary	Final	Division
Completed application form:			
<input type="checkbox"/> Preliminary Subdivision Plat			
<input checked="" type="checkbox"/> Final Subdivision Plat			
<input type="checkbox"/> Division Plat			
Submittal requirements:			
<input type="checkbox"/> Fifteen (15) Preliminary Plat map sets, signed by owner. One (1) set of originals of other documents as required.	15 Prelim Final		
<input checked="" type="checkbox"/> Fifteen (15) Final Plat map sets including original, signed by owner and notarized. Final Plat shall be clearly and legibly drawn in permanent ink on plastic vellum sheets. One (1) set of originals of other documents as required.	5 Division		
<input type="checkbox"/> Five (5) Division Plat map sets including original, black or blue line prints on a white background, and five (5) sets of other documents as required.			
Note: For Final Plat and Division Plat: Sheet size shall not exceed 36 x 42 inches; no smaller than 8.5 x 11 inches. Sheets larger than 17 x 22 are accepted with the provision that required reduction costs shall be charged to surveyor of record. Plans should be folded, not rolled.			
<input checked="" type="checkbox"/> Application fees. See Fee Schedule; \$100	\$	\$	\$
<input checked="" type="checkbox"/> Completed Orientation Meeting Form;		NA	NA
<input type="checkbox"/> Include details as required by the <i>Roswell Code of Ordinances</i> , Chapter 19 Subdivisions. Refer to the Plat Submittal Detail list for a <i>Roswell Comprehensive Plan</i> list of plat requirements.			
<input checked="" type="checkbox"/> Follows City of Roswell protocol for street names. Refer to the Street Name Regulations Memo page contained with the Plat Application Form for details;	NA		NA
<input type="checkbox"/> Completed and approved Stormwater Management/BMP Facilities Covenant Form available from the Planning and Zoning Office. Required for Division Plat only if more than 3 lots;	NA		
<input type="checkbox"/> Signed Indemnity Agreement Form available from the Planning and Zoning Office;	NA		NA
<input type="checkbox"/> Maintenance and/or Performance Bonds as required by the Engineering Division of the City of Roswell available from the Planning and Zoning Office;	NA		NA
<input type="checkbox"/> If the property is located within the Parkway Village District, provide a Landscape Plan, Landscape Performance Bond and/or Landscape Maintenance Bond prior to final acceptance by the City;	NA		NA
<input checked="" type="checkbox"/> Letter from applicable power company indicating all fees for service and points and light poles have been paid;	NA		NA

WILL PROVIDE  
PLEASE TO  
SIGN-OFF  
AS APPLICABLE



## PLAT SUBMITTAL DETAILS

	Preliminary	Final	Division
✓ Name and address of owner of record; <i>ALL SHEETS</i>	●	●	●
<i>N/A</i> Statement by the owner of record of the property that the entire ownership of the subdivider is included within the subject plat. This statement must be notarized on at least two (2) copies;	NA	NA	●
✓ Accurate reference to the land lot system, State of Georgia, Fulton County; <i>FP-1</i>	●	●	●
✓ Name and address of subdivider; <i>ALL SHEETS</i>	●	●	●
✓ Proposed name of subdivision and its acreage; <i>ALL SHEETS</i> <i>FP-2 + FP-3</i>	●	●	●
✓ Current zoning classification and conditions (when applicable); <i>FP-1</i>	●	●	●
✓ Location of the tract including land lot and district; <i>FP-1</i>	●	●	●
✓ North arrow; <i>ALL APPLICABLE MAPS</i>	●	●	●
✓ Statement indicating the reference of bearings (magnetic true north grid north); <i>NORTH ARROW ON ALL SHEETS</i>	●	●	●
✓ Statement indicating whether bearings are calculated from angles turned or taken from compass readings; <i>FP-1</i>	●	●	●
✓ Graphic scale, and a scale in numeric ratio; <i>ALL APPLICABLE MAPS</i>	●	●	●
✓ Date of the drawing of the plat; <i>DATE ON MAP</i>	●	●	●
✓ Vicinity map showing location of subdivision; <i>FP-1</i>	●	●	●
✓ Acreage of the entire tract to the nearest tenth of an acre, and the acreage contained within each lot or parcel as shown thereon; <i>FP-2 + FP-3</i>	●	●	●
✓ A heavy outlined boundary of the tract shall be provided and all distances shall be indicated to the nearest tenth of a foot. All angles shall be indicated to the nearest minute, and the error of closure shall be stated, and shall not exceed one in five thousand (1/5000); <i>FP-2</i>	●	●	●
<i>N/A</i> All municipal, county and land lot lines shall be shown; <i>NONE IN VICINITY OF PROJECT</i>	●	●	●
✓ Lot lines with dimensions to the nearest tenth of a foot and bearings to the nearest minute; <i>FP-2</i>	NA	●	●
✓ Exact location of the public road adjacent to the tract and the centerline of the pavement; <i>FP-2 + FP-3</i>	●	●	●
✓ Names of owners of record of adjoining land; <i>FP-2 + FP-3</i>	●	NA	NA



## PLAT SUBMITTAL DETAILS

	Preliminary	Final	Division
✓ Existing streets, utilities and easements on, adjacent to, and across from tract; All easements contiguous to or entering into any portion of the tract; <i>FP-2 &amp; FP-3</i>	●	●	●
<i>N/A</i> Other physical features such as streams, lakes, swampy areas, flood plains, wetlands and existing structures; all existing structures and water courses and impoundments; <i>NONE IN VICINITY</i>	●	●	●
✓ Identify accurate location, material and description of monuments and markers found or placed; <i>FP-2 + FP-3</i>	NA	●	●
✓ Proposed layout including streets, alleys, street names, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single family dwellings; <i>FP-2 + FP-3</i>	●	●	●
✓ Proposed street pavement and right-of-way width, cul-de-sac pavement and right-of-way radius, intersection pavement and right-of-way radius, all centerline curve data and tangent data shall be provided; <i>FP-2</i>	●	●	NA
✓ Clearly identify existing and proposed right-of-way and existing and proposed roadway conditions along the entire roadway frontage; <i>FP-2</i>	●	●	●
✓ Interior and exterior sidewalks (5' wide with 5' brevity strip) shall be labeled; <i>FP-2</i>	●	●	●
✓ Square footage of each lot and lot line dimensions to the nearest one-tenth foot along with the bearings for said lines; <i>FP-2</i>	●	●	●
✓ Location, dimension and purposes of easements and areas to be reserved for public use; <i>FP-2</i>	●	●	●
✓ Street names, block numbers and lot numbers. Street addresses will be assigned by the City prior to recording; <i>FP-2 + FP-3</i>	●	●	NA
✓ Provisions for water supply, sewage disposal and storm drainage; <i>FP-3</i>	●	●	●
✓ Minimum lot size, minimum building front, side and rear yard setbacks and minimum lot width at building line noted; dimensions pursuant to the requirements of the applicable zoning district; <i>FP-1 + FP-2</i>	●	●	●
✓ Irregular shaped lots shall show lot widths at the minimum building line; <i>FP-2</i>	●	●	●
✓ Natural features within the proposed subdivision including drainage channels, bodies of water, wetlands, wooded areas and other significant features. On all water courses leaving the tract, the direction of flow shall be indicated, and for all water courses entering the tract, the direction and acreage of the drainage area above the point of entry shall be noted. Flood plains, wetlands and dam failure flood zones shall be outlined;	●	●	●

*NONE IN VICINITY*



## PLAT SUBMITTAL DETAILS

	Preliminary	Final	Division
<u>N/A</u> Identify tree save areas and all Specimen Trees. Indicate which, if any, Specimen Trees are proposed to be removed; <i>NO SPECIMEN TREES ON SITE</i>	●	●	NA
<u>N/A</u> Location and results of percolation tests for lots which will not be served by a public or community sanitary sewage system, as required by the health department;	●	NA	NA
<u>N/A</u> The plat shall show ground elevations at five (5) feet contour intervals based on sea level datum (or a datum plan approved by the City Engineer) and a tie to one or more benchmarks approved by the City Engineer;	●	NA	NA
<u>N/A</u> Sight distance calculations must be shown. See the Engineering Division for methodology;	●	NA	NA
<u>✓</u> Tie four corners of the survey to two (2) GPS points approved by the City Engineer;	●	●	NA
<u>N/A</u> "NOTE: The natural drains, branches, culverts and drainage structures show 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."	NA	NA	●
<u>✓</u> Include the following Drainage Notes releasing the City of Roswell from any and all liability:  "DRAINAGE: The owner of 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 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." <i>FP-1</i>	●	●	NA





## PLAT SUBMITTAL DETAILS

	Preliminary	Final	Division
✓ FLOOD HAZARD NOTE: Portions of this property do ____ lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of the City of Roswell, Georgia, Community Panel Number ____, dated ____." <i>FP-1</i>	NA	●	●
✓ "NOTE: No structure shall be located within forty (40) feet of an open drain"; <i>FP-1</i>	NA	●	●
<i>N/A</i> "NOTE: Disturbance of the 100 year flood plain is prohibited." <i>NO FLOODPLAIN IN VICINITY</i>	NA	●	●
Include a note indicating that water and sanitary sewer lines are dedicated to the appropriate agency as required; - <i>SEE BELOW</i>	NA	●	NA
<i>N/A</i> Other required notes as necessary.	●	NA	NA
____ Certification note by the Fulton County Dept. of Health and Wellness that the plat and proposed water and sewerage facilities are acceptable: "Division Plat: Approval by the Fulton County Dept. of Health and Wellness," shall be affixed to the original tracing prior to acceptance by the Zoning Director of the City of Roswell. Contact an Environmental Health Services staff member at 404-730-7800. <i>PENDING F.L. APPROVAL + REVIEWING.</i>	NA	●	●
✓ "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. " <i>FP-1</i>	NA	●	NA
Subdivider _____ Date _____			
Owner _____ Date _____			
✓ "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 show hereon actually exist or are marked as 'Future', and their locations, 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." <i>FP-1</i>	NA	●	●
By: _____ Registered Civil Engineer No. _____			
Address: _____			
Phone No: _____			
By: _____ Registered Georgia Land Surveyor No. _____			
Address: _____			
Phone No: _____			



## PLAT SUBMITTAL DETAILS

N/A CERTIFICATE OF ZONING DIRECTOR:

\_\_\_\_\_  
Zoning Director

\_\_\_\_\_  
Date

"Pursuant to the Land Subdivision Ordinance of the City of Roswell, Section 19.1.5, this plat has been approved for recording by the Zoning Director of the City of Roswell in accordance with existing rules and regulations."

✓ CERTIFICATE OF FINAL APPROVAL: FP-1

\_\_\_\_\_  
Mayor - City of Roswell

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman - Planning  
Commission City of Roswell

\_\_\_\_\_  
Date

\_\_\_\_\_  
Engineer - City of Roswell

\_\_\_\_\_  
Date

Preliminary	Final	Division
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NA

NA

●

NA

●

NA

11675 Wills Road  
Alpharetta, Georgia 30009



January 14, 2014

Mike Elliot  
Transportation and Public Works Facility  
38 Hill Street  
Suite G20  
Roswell, GA 30075

**Re: Receipt of Pole Charges for Roswell Manor Townhomes – 1580 Old  
Alabama Road**

This is to inform you that I have received payment of the light pole charges and the signed street lighting agreement for the lights at the new Roswell Manor Townhome development located at 1580 Old Alabama Road in Roswell.

The lights are 150 Watt HPS Cooper Lexington Dayform Traditionaire Post Top fixtures on 16' black fiberglass poles.

If I can be of further assistance with this matter, please contact me at 740-7660.

Sincerely,

A handwritten signature in blue ink that reads "William Canady". The signature is fluid and cursive.

William Canady  
Georgia Power Company  
Lighting Services



11675 Wills Road  
Alpharetta, Georgia 30009



January 14, 2014

Mike Elliot  
Transportation and Public Works Facility  
38 Hill Street  
Suite G20  
Roswell, GA 30075

**Re: Receipt of Underground Service Fees for Roswell Manor Townhomes – 1580  
Old Alabama Road**

This is to inform you that I have received payment of underground service fees for all the service points at the new Roswell Manor Townhome development located at 1580 Old Alabama Road in Roswell.

If I can be of further assistance with this matter, please contact me at 740-7660.

Sincerely,

A handwritten signature in blue ink, appearing to read "Will Velez". The signature is stylized with a large, sweeping "W" and a circular "V".

Will Velez  
Georgia Power Company  
Engineering Department