

August 23, 2011

Via Hand Delivery

Lisa Hines, Executive Assistant to City Council
City of Roswell
38 Hill Street
Roswell, GA 30075

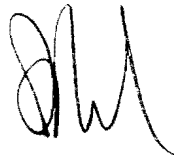
Dear Ms. Hines:

Attached is the text of a letter that I have written to Councilmembers Dippolito, Wynn, Price, Igleheart, Orlans, and Diamond regarding a proposal to rezone a tract of land on Rucker Road.

I would appreciate your assistance in seeing that this letter is delivered to the Councilmembers on my behalf.

Please contact me at the mailing address, phone number, or email address below with any questions regarding this correspondence. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'AR' or similar initials, written in a cursive style.

Anthony Russell, Crabapple Registry HOA
President
12198 Limeridge Court
Alpharetta (Roswell city), GA 30004
678-234-6039, russella@bellsouth.net

I am a resident, property owner, and taxpayer in the City of Roswell. My home is in the Crabapple Registry subdivision which is located on Rucker Road.¹

Concern:

I am writing to voice my deepest opposition to a city planning commission recommendation made at the planning commission meeting on August 16, 2011. The decision that impacts our neighborhood was part of a broader recommendation regarding an Ashton Woods Homes rezoning request for the Spruill properties located just to the east of Crabapple Registry on Rucker Road (see attached 'Ashton Woods revised plan'). The planning commission voted to recommend the construction of a connection road between the proposed Ashton Woods subdivision and Crabapple Registry. The road would be built on what is now an open area between a home and detention pond. This area is used as green space and play space for our children and the easement on this land has expired as explained below.

Impact:

The construction of this road will negatively impact our subdivision. The addition of the road will:

- Destroy an area that is used by children for play (see attached picture)
- Increase traffic on Limeridge Court
- Adversely impact the safety of the children of Crabapple Registry due to the loss of play space and the increased traffic
- Destroy green space and mature trees which may lead to increased storm water run off.

Next Steps:

The rezoning request is to be voted on at the city council meeting on Monday, September 12, 2011. We are respectfully requesting that you approve the amended site plan proposed by Ashton Woods but eliminate the connection to Limeridge Court.

Crabapple Registry HOA has also retained legal counsel and will be exploring further legal options through the attorney regarding the connection road and the planning commission decision.

Additional Facts and Impact

We ultimately believe that the planning commission recommendation is not in the best interest of our community and is invalid due to the expiration of the time period on which the road could be constructed.

¹ Crabapple Registry is a small, tight-knit neighborhood of 26 homes that was built by Pulte Homes in 2005 and completed in early 2006. The development has a single, cul-de-sac street (Limeridge Court). There are over 30 children that reside in the neighborhood.

- The plat for Crabapple Registry (attached) shows on page 2, note 31 that the easement to construct any connection road has expired. The note reads “future street B to be constructed before issuance of building permit for lot 16.” Lot 16 (12191 Limeridge Court) is the residence of Sreeman and Neelima Jannu, and their two children. The Jannu family has lived in this home since purchasing it in December 2005 from the builder, Pulte Homes. The Jannus’ understanding and indeed all Crabapple Registry homeowners’ understanding when purchasing our homes was that there was a finite window in which this road could be constructed, as documented on the subdivision plat that was filed with Fulton County in 2005.
- Construction of the road will cause a loss of privacy for the Jannu family and the Shin family (12194 Limeridge Court) whose home faces the proposed intersection of Limeridge Court and the connection road.
- Impacted homeowners, and indeed all Crabapple Registry homeowners, could realize a negative impact to their property values if the connection road is constructed and green space is lost. This is especially troubling considering the real estate market declines of the past several years.
- Finally, the destruction of the green space and addition of a connection road will be detrimental to the Crabapple Registry “community.” This is a gathering space for our residents and play space for our children. We all envisioned this as a permanent green space when we made the decision to purchase our homes based on our understanding of the easement expiration contained in the plat.

For background information, we initially met with Ashton Woods on July 6, 2011 and again on August 9, 2011 to voice our opposition to their original site plan (see attached ‘Ashton Woods original plan’). Their original plan provided for access to their subdivision solely via Limeridge Court (through a connection road to be built beside lot 16 on the expired easement). The original Ashton Woods plan had no direct access to Rucker Road. The original plan also had a stub road to eventually connect to the Restoration Church of God to the east of on Rucker Road. In response to our opposition and their review of the Crabapple Registry plat, Ashton Woods amended their proposal to include their own access to Rucker Road and eliminate the connection to Limeridge Court and the Restoration Church of God. We fully supported this plan and as a result agreed in principle to allow Ashton Woods to connect to the Crabapple Registry detention pond by enlarging the pond on to their property. Also, at the planning commission meeting, a resident of the North Farms subdivision (to the north of the Spruill/Ashton Woods property and Crabapple Registry) spoke on behalf of homeowners there in support of the revised plan so long as the plan did not negatively impact their subdivision from a drainage perspective. Our HOA president has since met with this resident to North Farms to show him our detention pond, how the pond is maintained, and that the collection of water in the pond does not cause a drainage impact to their subdivision.² Indeed,

² Mr. Dan Osman from North Farms erroneously commented during the planning commission meeting that the Crabapple Registry detention pond is not properly maintained, and is full of trash.

the construction of the Ashton Woods subdivision will positively impact North Farms since the Spruill property currently does not have detention facilities and the Ashton Woods proposal would call for construction of a detention pond at the south side of the subdivision and enlargement of the Crabapple Registry detention pond onto the Spruill/Ashton Woods property.

The revised Ashton Woods plan provides space for two additional homes over their original plan. This will positively impact the City of Roswell's tax base. Further, the recommended connection road will nullify the agreement between Ashton Woods and Crabapple Registry regarding the expansion of the Crabapple Registry detention pond. This will result in the loss of at least three Ashton Woods home sites for the construction of the road and a separate detention facility. This is clearly not in the best interest of the City of Roswell. Further, the forced connection between the proposed development and Limeridge Court overall seems unnecessary as it would only connect two streets. It seems unfair to require connection to Limeridge Court and not require connectivity to the Restoration Church of God. In addition, the planning commission seemed concerned during their August 16, 2011 meeting that not requiring connectivity would be in contravention of the Atlanta Regional Commission. However, the Roswell Planning and Zoning Director commented during the meeting that ARC would view this as a local decision to require or not require connectivity. Those in attendance at the August 16, 2011 meeting also noted that this was the first meeting for several new members of the planning commission. The connection road construction impacts first and foremost the residents of Crabapple Registry. As such, it seems that our requests should be weighed primarily over any other considerations.

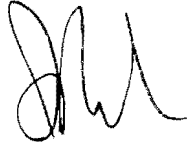
In fact, just last week Mayor Wood wrote an article for the Alpharetta/Roswell Revue and News titled "Big-city Roswell continues to provide *small-town quality of life*." The article states that Roswell is a great place to live despite the tremendous growth from 2,000 citizens at the time of the Mayor's childhood, and that the same culture and character remain. Further, Roswell has been recognized as the best place to raise a family in the United States. The construction of a connection road on current green space and play space will certainly affect all families in Crabapple Registry and negatively impact the quality of life for all residents of Crabapple Registry for the many reasons discussed above.

The rezoning request is to be voted on at the city council meeting on Monday, September 12, 2011. We are respectfully requesting that you approve the amended site plan proposed by Ashton Woods but eliminate the connection to Limeridge Court.

This statement was inaccurate. Crabapple Registry HOA contracts with their landscape maintenance provider (Crabapple Landscape Experts, contact Bond Morgan, 678-313-0556) for the pond to be cleared twice annually. Crabapple Registry homeowners have never witnessed the pond overflowing or otherwise even filling to the point that it spills into the storm water system.

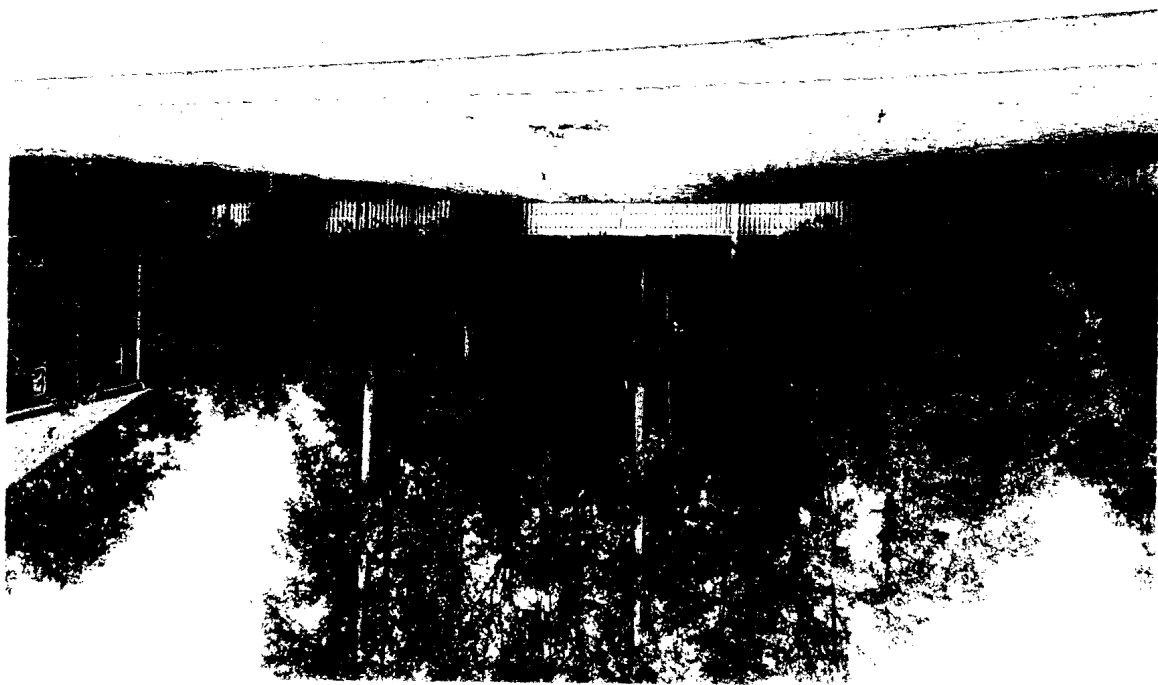
Please contact me at the mailing address, phone number, or email address below with any questions regarding this correspondence. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'AR' or similar initials, written in a cursive style.

Anthony Russell, Crabapple Registry HOA
President
12198 Limeridge Court
Alpharetta (Roswell city), GA 30004
678-234-6039, russella@bellsouth.net

Enclosures: Photos of green space
Crabapple Registry plat
Ashton Woods revised site plan
Ashton Woods original site plan



FINAL PLAT APPROVAL
THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT OF FULTON COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE FULTON COUNTY ZONING RESOLUTION, CONDITIONS OF ZONING, AND THE 2003 FULTON COUNTY SUBDIVISION REGULATIONS AS AMENDED.

[Signature] *4-12-2005*
FOR THE DIRECTOR, DEPARTMENT OF ENVIRONMENT & COMMUNITY DEVELOPMENT DATE

FLOOD HAZARD
THE INTERFERED REGIONAL FLOOD (I.R.F.) AREAS SHOWN HEREON WERE DETERMINED BY THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED HERETO. FULTON COUNTY DOES NOT, BY APPROVING THIS PLAT, WARRANT THE ACCURACY NOR LIABILITY THAT LAND OUTSIDE OF THE AREAS OF FLOOD HAZARD SHOWN WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. FURTHER, FULTON COUNTY DOES NOT, BY APPROVING THIS PLAT NOR ACCEPTING THE PUBLIC IMPROVEMENTS THEREIN, ASSUME MAINTENANCE OF THE FLOOD CARRYING CAPACITY OF THE FLOOD AREAS OR WATERCOURSE MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE OWNER(S) OF THE LAND UPON WHICH THEY EXIST. THE OWNER OF A LOT OR PARCEL THAT CONTAINS A FLOOD HAZARD AREA, IS REQUIRED TO SUBMIT A SITE PLAN TO FULTON COUNTY, PRIOR TO THE INITIATION OF ANY IMPROVEMENTS TO THE LOT OR PARCEL. THE SITE PLAN SHALL INCLUDE THE LOCATION AND ELEVATION OF THE I.R.F. WITHIN THE LOT OR PARCEL AND THE EXISTING AND PROPOSED IMPROVEMENTS. APPROVAL OF THE SITE PLAN BY FULTON COUNTY, IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DRAINAGE
THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS AND INTEREST, SPECIFICALLY RELEASES FULTON COUNTY 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. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE PUBLIC PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF SAID DIRECTOR IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF FULTON COUNTY, NOR AN ABROGATION OF FULTON COUNTY'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY/IES OR THE LANDS THAT GENERATED THE CONDITIONS.

SLOPE EASEMENT
THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED TO FULTON COUNTY ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:

0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE
5' TO 10' - NOT LESS THAN 2 TO 1 SLOPE

FULTON COUNTY PROJECT No. 04038 CPR

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 381,160 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF (1) FOOT IN 57,427 FEET AND AN ANGULAR ERROR OF 8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE

OWNER / DEVELOPER

PULTE HOME CORPORATION

3805 CRESTWOOD PKWY
SUITE 500
DULUTH, GEORGIA 30096

24 HOUR EMERGENCY CONTACT
WATT WILLIAMS: (770) 381-3450

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FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

FULTON COUNTY HEALTH DEPARTMENT
THIS SUBDIVISION, AS SHOWN, IS APPROVED UPON THE CONDITION THAT SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES ARE IN COMPLIANCE WITH ARTICLES C & D, SEWAGE DISPOSAL AND DRINKING WATER SUPPLY OF FULTON COUNTY HEALTH DEPARTMENT REGULATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS BELOW.

WATER SUPPLY
PUBLIC WATER SUPPLY
INDIVIDUAL WATER SUPPLIES

SERVICE REQUIREMENTS-S/D TYPE
TYPE "A"
TYPE "B"

4-20-05

DATE

SEWAGE DISPOSAL
PUBLIC WATER SUPPLY
INDIVIDUAL ON-SITE SEWAGE

SERVICE REQUIREMENTS-S/D TYPE
TYPE "A"
TYPE "B"
TYPE "C"
TYPE "D"

Plant Gordon

FULTON COUNTY HEALTH DEPARTMENT

REVISION DATE

FULTON COUNTY HEALTH DEPARTMENT

OWNERS ACKNOWLEDGMENT

(STATE OF GEORGIA) (COUNTY OF FULTON)
THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO FULTON COUNTY THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS 1.48 ACRES
PUBLIC SEWER EASEMENTS 0.12 ACRES
PUBLIC DRAINAGE EASEMENTS 0.23 ACRES
PUBLIC PARKS / OPEN SPACE 1.07 ACRES

PULTE HOME CORPORATION - SUBDIVIDER

Casey Hill

PULTE HOME CORPORATION - OWNER

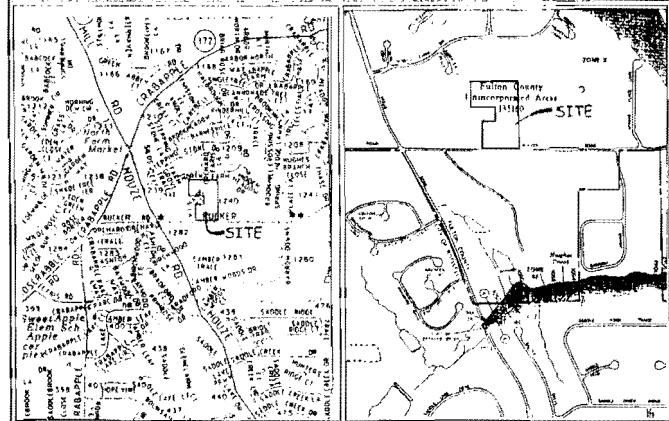
Casey Hill

4-20-05

DATE

4-20-05

DATE



LOCATION MAP / FLOOD MAP

REF. ACR0 ATLAS
1" = 2000'

*338.17' ALONG THE RIGHT OF WAY OF RUCKER ROAD TO THE INTERSECTION WITH THE RIGHT OF WAY OF HOUSE ROAD.

*343.73' ALONG THE RIGHT OF WAY OF RUCKER ROAD TO THE INTERSECTION WITH THE RIGHT OF WAY OF SPRING PLACE LANE.

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 MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C0053 E DATED JUNE 22, 1998.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
FULTON COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 53 OF 490

SEE MAP INDEX FOR PANELS NOT PRINTED.

COMMENTS
CORRECTIONS
FULTON COUNTY
JUNE 22, 1998

MAP NUMBER
13121C0053 E
EFFECTIVE DATE
JUNE 22, 1998



Federal Emergency Management Agency

CRABAPPLE REGISTRY (F.K.A. RUCKER ROAD EAST)

LAND LOT 1240
TAX PARCEL ID Nos. 22-3870-1240-032
2ND. DISTRICT - 2ND. SECTION
FULTON COUNTY, GEORGIA
JANUARY 13, 2005



4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com

DRWN BY: RF CHKD BY: PC JN: 03537.5 CN: 03537p_db FN: 116-C-2272FP

sheet no.
1
OF 5

GENERAL NOTES:

- EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM AN ALTA/ACSM BOUNDARY SURVEY FOR PULTE HOME CORPORATION BY TRAVIS PRUITT AND ASSOCIATES, INC. DATED 11/24/03.
- ALL BEARINGS ARE BASED ON OBSERVATION OF MAGNETIC NORTH AND ANGLES TURNED IN THE FIELD.
- MINIMUM LOT REQUIREMENTS (PER ZONING CONDITIONS SEE SHEET 5)
 - BUILDING SETBACK LINES: FRONT YARD SETBACK: 20' SIDE YARD SETBACK: MIN. 14' BLDG SEPARATION: 20' CORNER LOT REAR YARD SETBACK: 20' PERIMETER YARD SETBACK: (2004VC-0048 NFC): LOTS 1-3: 40' LOTS 4-9: 20' LOTS 10-16: 40' LOTS 17-23: 20' LOTS 24-26: 40' BUILDING SEPARATION: 14' LOT SIZE: MINIMUM LOT SIZE: 8,000 SQ. FT., ADJACENT TO NORTH FARMS SUBDIVISION MINIMUM LOT SIZE: 6,000 SQ. FT., REMAINING LOTS MINIMUM HEATED FLOOR AREA: 2,200 SQ. FT., MAXIMUM HEIGHT: 40' MINIMUM LOT FRONTAGE: 35' ADJOINING STREET
- ZONED: R-5A PETITION NO. 20032-0180 NFC (SEE SHEET 5 FOR RECOMMENDED CONDITIONS)
- SINGLE FAMILY DETACHED DWELLINGS AND ACCESSORY USES AND STRUCTURES ONLY.
- NO EXPOSED CONCRETE BLOCK.
- NO NATIONAL GEODETIC SURVEY MONUMENT EXISTS WITHIN 500 FEET OF ANY BOUNDARY CORNER OF THIS LAND PLAT.
- SITE AREA: OVERALL = 8.39 ACRES
- NUMBER OF LOTS: OVERALL = 28 LOTS
- DENSITY: OVERALL = 3.10 LOTS/ACR
- BENCHMARK: FULTON COUNTY G.I.S. MONUMENT DISK # F-318, S11°59'59"E FOR A DISTANCE OF 6187.35 FEET ELEV. 1132.642 (MSL).
- ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
- THE FLOOD ZONE SHOWN, (AS SHOWN HEREON) ARE BASED ON THE FLOOD ELEVATION STUDY BY TRAVIS PRUITT AND ASSOCIATES, INC.
- FULTON COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
- MINIMUM PAVEMENT RADIUS AT INTERSECTION: 30 FEET
- ALL RADI SHOWN ARE AT BACK OF CURVE UNLESS OTHERWISE NOTED
- DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL DISTANCES.
- 20 FOOT EASEMENT TO BE CENTERED ON ALL GRAVITY SANITARY SEWERS
- 30' COMBINATION EASEMENT TO BE USED IN THE CASE OF PARALLEL LINES
- HOMEOWNERS ASSOCIATION INCORPORATION DOCUMENTS RECORDED IN DEED BOOK 4820, PAGE 365, REVISED RECORDED V/VOS IN BE 41344, PG 370
- A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED FOR PURPOSES OF MAINTAINING COMMON AREAS, INCLUDING THE DETENTION FACILITY, RESPONSIBILITY FOR AND MAINTENANCE OF THE FACILITY SHALL BE SPECIFICALLY MENTIONED IN BY THE LAW OF THE HOA.
- STORM DRAINAGE SYSTEM IS PUBLIC WITHIN THIS PROPERTY
- WATER SERVICE PROVIDED BY FULTON COUNTY
- SANITARY SEWER SERVICE PROVIDED BY FULTON COUNTY. (ALL LOTS ARE TO BE SERVED BY GRAVITY FLOW SEWER UNLESS OTHERWISE APPROVED BY FULTON COUNTY)
- THIS PROPOSED SUBDIVISION CONFORMS TO THE FULTON COUNTY COMPREHENSIVE PLAN
- TWO PARKING SPACES PER UNIT.
- THE STREAM BANKS THROUGHOUT THIS DEVELOPMENT WILL BE MONITORED AND STABILIZED AS REQUIRED BY THE DEVELOPER FROM THE ISSUANCE OF THE DEVELOPMENT PERMIT UNTIL A PERIOD ENDING EIGHTEEN (18) MONTHS AFTER THE RECORDING OF THE LAST UNIT OF THIS SUBDIVISION. AFTER THIS TIME, THE STREAM BANKS WILL BE MAINTAINED BY THE PROPERTY OWNERS. FULTON COUNTY IS NOT LIABLE FOR ANY EROSION WITHIN OR DOWNSTREAM OF THIS DEVELOPMENT.
- ENTRANCE MONUMENT SIGN REQUIRES SEPARATE PERMIT.
- RETAINING WALL REQUIRES SEPARATE PERMIT.
- LOTS 16-26 WILL CARRY D-H-C HOLDS FOR GRADING PLAN TO SHOW LOT DRAINAGE, HALF TO THE FRONT, HALF TO THE REAR.
- ALL UTILITIES TO BE UNDERGROUND.
- FUTURE STREET B TO BE CONSTRUCTED BEFORE ISSUANCE OF BUILDING PERMIT FOR LOT 16.

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L65	18.82	N31°57'21"W
L66	12.17	N59°41'21"W
L67	5.56	N84°13'10"W
L68	28.21	S82°02'04"W
L69	38.17	S86°21'09"W
L70	172.70	S00°20'35"W
L71	91.33	N22°14'52"W
L72	4.03	S88°21'09"W
L73	192.58	S00°20'35"W
L74	93.43	N22°14'52"W
L75	21.94	N31°57'21"W
L76	3.61	N59°41'21"W
L77	34.15	N06°24'32"E
L78	5.97	S73°24'24"W
L79	26.11	S06°24'32"E
L80	4.01	N84°13'10"W
L81	28.88	S82°02'04"W
L82	16.90	S88°21'09"W
L83	28.19	N42°15'13"W
L84	27.17	N89°39'25"W
L85	29.43	S42°15'13"E
L86	58.98	N14°13'39"E
L87	6.12	N08°01'13"W
L88	60.94	N44°13'39"E
L89	9.34	N08°01'13"W
L90	107.21	S89°46'55"E
L91	98.70	S89°46'55"E
L92	25.88	S12°57'38"E
L93	23.15	N12°57'38"W

LOT AREA CHART		
LOT NUMBER	SQ. FT.	ACRES
1	17,112	0.39
2	6,867	0.16
3	11,610	0.27
4	6,035	0.14
5	6,026	0.14
6	6,189	0.14
7	6,063	0.14
8	6,023	0.14
9	9,595	0.22
10	12,352	0.28
11	16,197	0.37
12	13,713	0.31
13	18,539	0.43
14	12,286	0.28
15	10,428	0.24
16	6,868	0.15
17	6,356	0.15
18	6,356	0.15
19	6,714	0.15
20	6,605	0.15
21	6,348	0.15
22	7,770	0.18
23	7,404	0.17
24	9,746	0.22
25	10,312	0.24
26	15,722	0.36
SUMMARY		
AREA IN LOTS	247,034	5.68
AREA IN ROW	64,533	1.49
TOTAL AREA	365,348	8.39

DH-HOLDS

PLEASE NOTE THAT A CERTIFICATE OF OCCUPANCY HOLD MAY BE PLACED ON YOUR BUILDING PERMIT TO VERIFY THAT YOU HAVE COMPLIED WITH YOUR SUBMITTED SITE PLAN. A SITE INSPECTION MAY BE REQUIRED.

[DH-A]

SITE PLAN IS REQUIRED SHOWING BUILDING AND DRIVEWAY LOCATION WITH DIMENSIONS OF THE LOT, SHOW ALL STRUCTURES, SETBACKS, EASEMENTS, SPECIMEN TREES, BUFFERS AND PUBLIC INFRASTRUCTURE.

[DH-B]

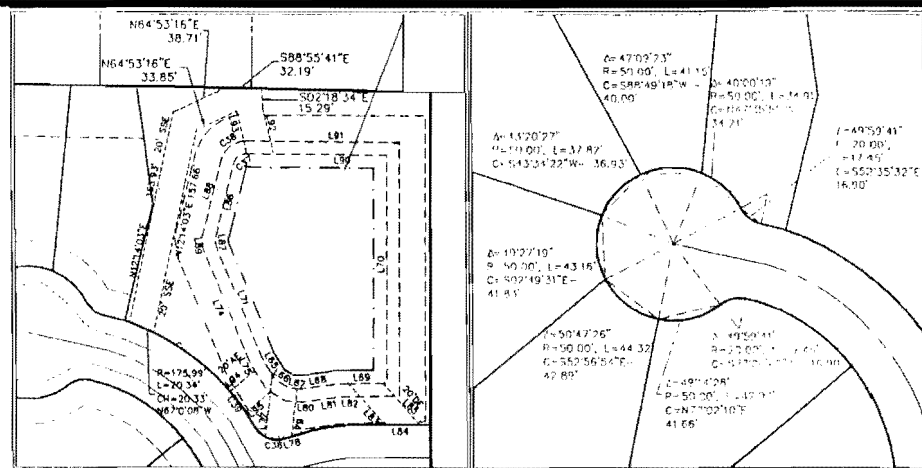
SITE PLAN REQUIRED SHOWING EXISTING AND PROPOSED CONTOUR GRADES, EROSION CONTROL MEASURES, 15 FEET IN A AND B ABOVE. A REGISTERED LICENSED PROFESSIONAL ENGINEER, LICENSED LANDSCAPE ARCHITECT OR REGISTERED SURVEYOR MUST SIGN AND SEAL THE PLANS.

[DH-C]

SITE PLAN IS REQUIRED SHOWING MINIMUM FINISHED FLOOR ELEVATION, IRF ELEVATION AND CONTOUR LINE, 25 AND 100 YEAR ELEVATIONS OF THE DETENTION FACILITY, TOP OF BANK FOR STREAMS, DRAINAGE DITCH AND TIE-INS FOR D-H-A HOLDS AS STATED ABOVE. A FINAL ELEVATION CERTIFICATE MUST BE COMPLETED BY THE PROPERTY OWNER OR REPRESENTATIVE AND SUBMITTED TO THE COUNTY BUILDING PERMIT DIVISION AT THE TIME THE LOWEST FLOOR/FIRST FLOOR (REFERENCE LEVEL) IS ESTABLISHED, PRIOR TO FURTHER CONSTRUCTION OF THE BUILDING.

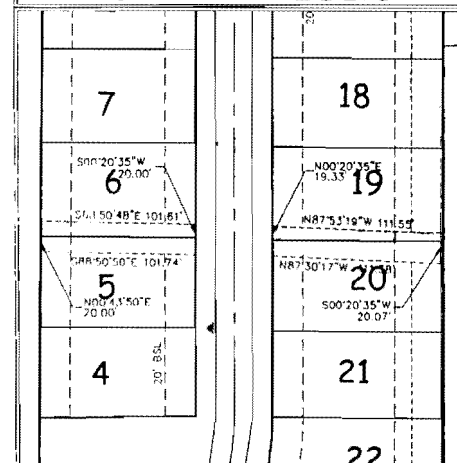
[DH-D]

ONLY THE DIRECTOR, OR THE SPECIFIC APPOINTEE REPRESENTING THE DIRECTOR, MAY RELEASE THIS TYPE OF HOLD. A D-H-D HOLD IS A GENERAL HOLD FOR A SPECIFIC PURPOSE, NOT PREVIOUSLY COVERED BY THE PRECEEDING EXPLANATION BELOW.

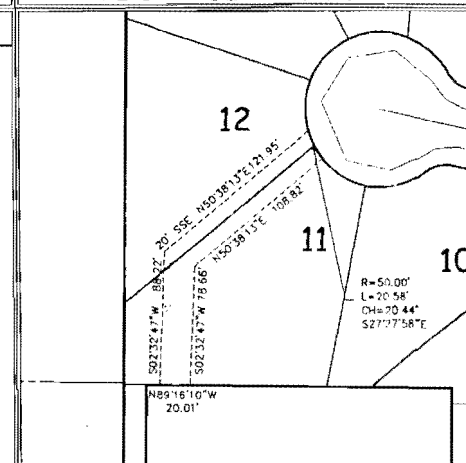


ACCESS EASEMENT DETAIL #1

LIMERIDGE COURT (50' R/W)



DRAINAGE EASEMENT DETAIL #2



SANITARY SEWER EASEMENT DETAIL #3

FINAL PLAT for:

CRABAPPLE REGISTRY (F.K.A. RUCKER ROAD EAST)

LAND LOT 1240
TAX PARCEL ID Nos. 22-3870-1240-032
2ND. DISTRICT - 2ND. SECTION
FULTON COUNTY, GEORGIA
JANUARY 13, 2005

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com



FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

sheet no
2
OF 5

DRAWN BY: RF CHKD BY: PC JN: 03537.5 CH: 03537p_ob FN: 116-C-2272TP

CERTIFICATE AS TO RECORDING
THIS IS TO CERTIFY THAT THIS
PLAT HAS BEEN RECORDED IN
PLAT BOOK 22, PAGE 242
OF FULTON COUNTY RECORDS
ON 4-20-2005
M. Rapchak
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

CERTIFICATE AS TO RECORDING
THIS IS TO CERTIFY THAT THIS
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PLAT BOOK 22, PAGE 242
OF FULTON COUNTY RECORDS
ON 4-20-2005
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

EASEMENT CURVE TABLE		
CURVE	LENGTH	CHORD
C37	14.85	20.00' S85°19'39"E - 14.51'
C36	13.26	10.00' S52°13'22"W - 12.31'
C38	24.54	20.00' S49°22'43"W - 23.02'

OWNER / DEVELOPER

PULTE HOME CORPORATION

3805 CRESTWOOD PKWY
SUITE 500
DULUTH, GEORGIA 30096

24 HOUR EMERGENCY CONTACT
MATT WILLIAMS: (770) 381-3450

LOT CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C3	85.53	125.00'	N19°15'32"W - 83.87'
C4	84.49	125.00'	N58°13'32"W - 82.89'
C5	17.45	20.00'	S77°24'46"W - 16.90'
C6	42.97	50.00'	N77°02'10"E - 41.66'
C7	44.32	50.00'	S52°56'54"E - 42.89'
C8	43.16	50.00'	S02°49'31"E - 41.63'
C9	37.82	50.00'	S43°34'22"W - 36.93'
C10	41.15	50.00'	S88°49'18"W - 40.00'
C11	34.91	50.00'	N47°35'51"W - 34.21'
C12	17.45	20.00'	S52°35'32"E - 16.90'
C13	16.36	485.39'	N73°24'07"W - 15.36'
C14	129.21	175.99'	N51°01'34"W - 126.53'
C15	26.76	20.00'	S68°15'52"E - 24.81'
C16	51.73	175.00'	S81°52'30"W - 51.54'
C17	36.95	125.00'	S81°52'30"W - 36.82'
C18	21.33	20.00'	S42°51'22"W - 20.33'
C19	5.50	20.00'	S04°25'58"W - 5.48'
C20	2.74	175.99'	N02°58'36"W - 2.74'

CERTIFICATE AS TO RECORDING
THIS IS TO CERTIFY THAT THIS
PLAT HAS BEEN RECORDED IN
PLAT BOOK 277, PAGE 235
OF FULTON COUNTY RECORDS
ON 7-20-2005
M. Ragsdale
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

LEGEND

- HEADWALL
- MANHOLE
- JUNCTION BOX
- DROP INLET
- CATCH BASIN
- DE DRAINAGE EASEMENT
- S.E. SANITARY SEWER EASEMENT
- A.E. ACCESS EASEMENT
- L.S. LANDSCAPE STRIP
- S.S. SANITARY SEWER LINE
- R/W RIGHT OF WAY
- WATER LINE
- PROPERTY LINE
- B.S. BUILDING SETBACK LINE
- STORM LINE
- BC BACK OF CURB
- IFF IRON PIN FOUND
- CL CENTERLINE
- PDB POINT OF BEGINNING
- # LIMITED ACCESS
- TBM TEMPORARY BENCH MARK
- DWI WATER VALVE
- FHY FIRE HYDRANT
- EASEMENTS DEDICATED
- PROPERTY CORNER
- STREET ADDRESS (TYP.)

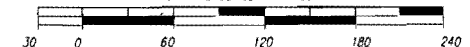
CERTIFICATE AS TO RECORDING
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PLAT HAS BEEN RECORDED IN
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ON 7-20-2005
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FULTON COUNTY, GEORGIA

FINAL PLAT for:

CRABAPPLE REGISTRY (F.K.A. RUCKER ROAD EAST)

LAND LOT 1240
TAX PARCEL ID Nos. 22-3870-1240-032
2ND. DISTRICT - 2ND. SECTION
FULTON COUNTY, GEORGIA
JANUARY 13, 2005 / SCALE 1"=60'

GRAPHIC SCALE - IN FEET



CENTERLINE CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD
C28	77°55'58"	150.00'	121.32'	204.03'	N38°37'24"W - 189.66'
C29	16°56'11"	150.00'	22.33'	44.34'	S81°52'30"W - 44.19'

OWNER / DEVELOPER

PULTE HOME CORPORATION

3805 CRESTWOOD PKWY
SUITE 500
DULUTH, GEORGIA 30096
24 HOUR EMERGENCY CONTACT
MATT WILLIAMS: (770) 381-3450



FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

DRWN BY: RF CHKD BY: PC JN: 03537.5 CN: 03537p_db FN: 116-C-22728P

sheet no
3
OF 5

MATCH LINE SHEET 3

SUBDIVIDED AS
THE ENCLAVE AT
CRABAPPLE
PB 203 PG 47
ZONED: R-4

FULTON COUNTY, GEORGIA

N/P
NANCY C. CRISLER
DB 7070 PG 21
ZONED: AG-1

ROAD NOT TO BE
CONSTRUCTED AS PER
ZONING COMPTON 2.4
PER ZONING CASE
2002-0-RING-WEC
2004VC-0048 HFC

N/P
RICKEY W. &
DEBORAH K. SPRUILL
DB 10320 PG 479
ZONED: AG-1

CENTERLINE CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD
C25	27°40'40"	100.00'	24.63'	48.31'	S151°40'W - 47.84'
C26	14°23'12"	100.00'	13.06'	25.98'	N21°40'24"E - 25.91'
C27	17°23'13"	150.00'	18.27'	36.38'	N07°17'12"E - 36.27'

LOT CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD		
C1	89.38	125.00'	S151°40'W - 39.80'		
C2	19.49	75.00'	N21°40'24"E - 19.43'		
C21	42.41	125.00'	N07°17'12"E - 42.31'		
C22	19.48	125.00'	N18°41'20"E - 19.44'		
C23	13.02	125.00'	N26°07'56"E - 13.02'		
C24	36.23	75.00'	S151°40'W - 35.88'		

LEGEND

- (O) HEADWALL
- (M) MANHOLE
- (J) JUNCTION BOX
- (D) DROP INLET
- (C) CATCH BASIN
- (D.E.) DRAINAGE EASEMENT
- (S.S.E.) SANITARY SEWER EASEMENT
- (A.E.) ACCESS EASEMENT
- (L.S.) LANDSCAPE STRIP
- (S.S.) SANITARY SEWER LINE
- (R/W) RIGHT OF WAY
- (W.L.) WATER LINE
- (P.L.) PROPERTY LINE
- (B.S.L.) BUILDING SETBACK LINE
- (S.L.) STORM LINE
- (B.C.) BACK OF CURB
- (I.P.F.) IRON PIN FOUND
- (C.L.) CENTERLINE
- (P.O.B.) POINT OF BEGINNING
- (U.A.) LIMITED ACCESS
- (T.B.M.) TEMPORARY BENCH MARK
- (W.V.) WATER VALVE
- (F.H.) FIRE HYDRANT
- (E.D.) EASEMENTS DEDICATED TO FULTON COUNTY
- (P.C.) PROPERTY CORNER
- (S.A.) STREET ADDRESS (TYP)

CERTIFICATE AS TO RECORDING
THIS IS TO CERTIFY THAT THIS
PLAT HAS BEEN RECORDED IN
PLAT BOOK 272, PAGE 136
OF FULTON COUNTY RECORDS
ON 4-20-2005
M. Ragsdale
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

CERTIFICATE AS TO RECORDING
THIS IS TO CERTIFY THAT THIS
PLAT HAS BEEN RECORDED IN
PLAT BOOK 272, PAGE 136
OF FULTON COUNTY RECORDS
ON 4-20-2005
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

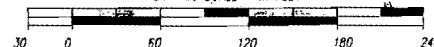
Magnetic North

FINAL PLAT for:

CRABAPPLE REGISTRY (F.K.A. RUCKER ROAD EAST)

LAND LOT 1240
TAX PARCEL ID Nos. 22-3870-1240-032
2ND, DISTRICT - 2ND, SECTION
FULTON COUNTY, GEORGIA
JANUARY 13, 2005 / SCALE 1"=60'

GRAPHIC SCALE - IN FEET



REVISION NO. 1

REVISE THE REAR LINE OF LOTS 1, 2 AND 3.
CHANGE PERIMETER FENCE TO 6" DOUBLE
SIDED WOOD PRIVACY FENCE PER
MODIFICATION 2005EM-0061NFC.

R. J. Wilcox 11-16-05
FOR THE DIRECTOR
DEPARTMENT OF ENVIRONMENT
AND COMMUNITY DEVELOPMENT



FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.



4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruit.com

OWNER / DEVELOPER

PULTE HOME CORPORATION

3805 CRESTWOOD PKWY
SUITE 500
DULUTH, GEORGIA 30096

24 HOUR EMERGENCY CONTACT
MATT WILLIAMS: (770) 381-3450

DRWN BY: RF CHKD BY: PC JN: 03537.5 CN: 03537p_db FN: 116-C-2272P

sheet no
4
OF 5

Mr. Hols - "If we could ask for that."

Commissioner Chair Hensel - "All right. I'll make a motion to approve it at 26 units with the stubbed road platted out and the requirement of the builder to disclose that to the purchaser and the County contingent on the stormwater plan. Did I cover everything? Is that all the conditions?"

Commissioner Laws - "Second, Second."

Commissioner Chair Hensel - "Whoo. I'm sorry, Steve, before we vote."

Mr. Steve Cover - "I just want to clarify the - the situation with the stub road. I mean, certainly plating that it is okay but there should be some type of financial commitment as well. It can be in a variety of forms. But that the money is there to construct that."

Commissioner Chair Hensel - "Okay. I'll amend my motion to say everything I said before, including monies in an escrow for the future construction of that. Do I have a second?"

Commissioner Laws - "I've seconded it."

Commissioner Chair Hensel - "Okay. All right. All right. Any other discussion on that? Okay. Please vote. Okay. That does carry. Thank you. Next item."

A motion was made by Commissioner Chair Hensel and seconded by Commissioner Laws to approve at 26 units (total), show stub road as green space on plat, with requirement to disclose that to the purchaser, include CO contingent on the stormwater plan, and include monies in an escrow for future construction. The motion carried by a vote of 5-4-6. Commissioner Chair Hensel, Vice Chair Hensel, and Commissioners Pitts, Laws, and Edwards voted yes. Commissioner Daniels did not vote.

There being no objections, Petitions 20037-0189 and 2004VC-0046 were approved subject to the following Zoning Resolution, Recommended Conditions, and Legal Descriptions:

PETITION No. 20037-0189 NPC
2004VC-0048 NPC

RECOMMENDED CONDITIONS

REGULAR MEETING, APRIL 7, 2004

If this petition is approved by the Board of Commissioners, it should be approved R-5A (Residential) CONDITIONAL subject to the owner's agreement to the following recommended conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:

- Single family detached dwellings and accessory uses and structures.
- No more than 24 1/2 total dwelling units, at a maximum density of 2.537 68 units per acre, whichever is less based on the total acreage zoned.
- Provide a minimum lot size of 9,000 square feet for lots abutting North Farm Subdivision, and 6,000 square feet for all other lots.
- The minimum heated floor area per dwelling unit shall be 2,200 square feet.

2. To the owner's agreement to abide by the following:

- To the revised site plan submitted in the Department of Environment and Community Development on March 11, 2004. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

04-392 To comply with the 2003 Subdivision Regulations of Fulton County, Georgia.

04-393 All areas which are not part of an individual lot and held in common shall be accessible and shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of the Department of Environment and Community Development for review and approval prior to the recording of the first final plat.

3. To the owner's agreement to the following site development considerations:

- No more than 1 exit/entrance on Rucker Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.
- No lot shall be allowed direct access to Rucker Road.
- Reduce the required 40-foot perimeter setback for lots 4 thru 6, and 17 thru 23 as shown on the site plan (2004VC-0048 NPC).

REGULAR MEETING, APRIL 7, 2004

c. Stub road along the east property line as shown on the site plan reference in condition 2a. shall be shown on the final plat, but shall not be constructed until future paid is determined by the Department of Environment and Community Development or Department of Public Works.

d. Construction funds for the stub road shall be provided by the applicant, and shall be deposited in an escrow account with the Public Works Department.

e. Provide a 6-foot vinyl coated chain link fence along the east, north and west property lines. All fences shall require a separate Building Permit and, unless otherwise noted herein, compliance with all conditions associated with the construction of said fence shall be in place prior to the issuance of the first Certificate of Occupancy.

To the owner's agreement to abide by the following requirements, dedication and improvements:

a. Reserve for Fulton County along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit, sufficient land as necessary to provide for compliance with the Comprehensive Plan. All building setback lines shall be maintained from the dedication but at no time shall a building be allowed inside the area of reservation. All required landscape strips and buffers shall straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

45 feet from centerline of Rucker Road.

b. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following right-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the right-of-way are being improved:

30 feet from centerline of Rucker Road.

c. Provide a deacceleration lane for each property entrance or as may be required by the Fulton County Traffic Engineer.

REGULAR MEETING, APRIL 7, 2004

CERTIFICATE AS TO RECORDING
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PLAT BOOK 283 PAGE 141
OF FULTON COUNTY RECORDS
ON 4-20-2005
M. R. Rucker
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

OWNER / DEVELOPER

PULTE HOME CORPORATION

3805 CRESTWOOD PKWY
SUITE 500
DULUTH, GEORGIA 30096

24 HOUR EMERGENCY CONTACT
MATT WILLIAMS: (770) 381-3450

d. Provide a traffic impact mitigation plan to reduce the number of vehicular trips generated by the development to the Fulton County Traffic Engineer at the concept review phase.

To the owner's agreement to abide by the following:

a. Prior to submitting the application for a Land Disturbance Permit (LDP) with the Department of Environment and Community Development, Development Review Division, arrange to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.

b. Prior to submitting the application for an LDP, arrange an on-site evaluation of existing easement boundaries, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for an LDP.

c. Prior to submitting the application for an LDP, the developer/engineer shall contact the Public Works Department, Water Services Division, and arrange to meet on-site with an engineer from the Surface Water Management Program (SWMP), who is responsible for review of Storm Water Concept Plan submittals.

d. Prior to submitting the application for an LDP, the developer and/or engineer shall submit to the SWMP, through the Development Review Division, a project Storm Water Concept Plan. This concept plan shall indicate the preliminary location of the storm water management facilities intended to manage the quality and quantity of storm water. The concept plan shall specifically address the existing downstream off-site drainage conveyance system(s) that the proposed development surface runoff will impact, and the discharge point(s) from the outlet of the storm water management facilities to the off-site drainage system(s) and/or appropriate receiving water. As part of the Storm Water Concept Plan submittal, a preliminary capacity analysis shall be performed by the engineer on the off-site drainage system(s) points of constraint. The capacity analysis shall determine the capacity of all existing constraint points, such as pipes, culverts, etc., the point in the stream channel where the 25 year storm peak flow is the greatest percentage of the channel capacity, and the hydraulic grade elevation at those points. The critical capacity points shall be selected based upon the engineer's field observation, professional judgment and limited field survey data.

e. Where storm water currently drains by sheet flow and it is proposed to be collected and/or discharged at a point, the discharge from the storm water management facility outlet shall mimic pre-development sheet flow conditions. A description of the method proposed to achieve post-

REGULAR MEETING, APRIL 7, 2004

development sheet flow conditions shall be provided as part of the Storm Water Concept Plan.

f. A draft of the Inspection and Maintenance Agreement required by OCGA Section 26-278 shall be submitted to the Department of Public Works with the Storm Water Concept Plan.

g. The Inspection and Maintenance Agreement shall provide that all storm water management/detention facility outlet control structures shall be inspected, photographed and cleaned on a monthly basis, by the owner. The Inspection and Maintenance Agreement shall require that an annual operation and maintenance report for all storm water management/detention facilities be prepared by a licensed design professional and submitted to the SWMP. The annual report shall include monthly inspections, photographs, and documentation of the cleaning of storm water management/detention facilities outlet control structure(s) as well as an operational assessment of the facilities indicating that they do, or do not, function as intended/designed, and if they do not, a description of the specific actions to be taken to allow the facilities to function as intended/designed.

h. The required Inspection and Maintenance Agreement shall be recorded with the Clerk of Superior Court prior to issuance of an LDP, Grading Permit or Building Permit associated with the development.

i. The engineer/developer is required to submit, along with the application for an LDP, signed documentation verifying approval of the Storm Water Concept Plan.

j. Where paved parking areas (including access drives) are proposed to exceed 5,000 square feet, the storm water management facilities shall be designed to remove pollutants such as oil, grease and other automobile fluids that may leak from vehicles. A description of the storm water management facilities proposed to achieve the removal of such pollutants shall be submitted with the Storm Water Concept Plan.

k. With the application for an LDP, provide documentation (such as channel cross-sections, contouring profile, etc.) describing the geometry of all existing natural streams, creeks, or ditches within the proposed development boundary and provide details on the Storm Water Management Plan of the post-development channel bank protection measures.

l. The developer/engineer shall demonstrate to the County by engineering analysis submitted with the LDP application, that the discharge rate and velocity of the storm water runoff leaving the site is restricted to seventy-five percent (75%) of the pre-development conditions for the 1-year frequency storm event, up to and including the ten (10)-year frequency storm event.

REGULAR MEETING, APRIL 7, 2004

REGULAR MEETING, APRIL 7, 2004

68



FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

DRWN BY: RF CHKD BY: PC JN: 03537.5 CN: 03537p_db FN: 116-C-22727P

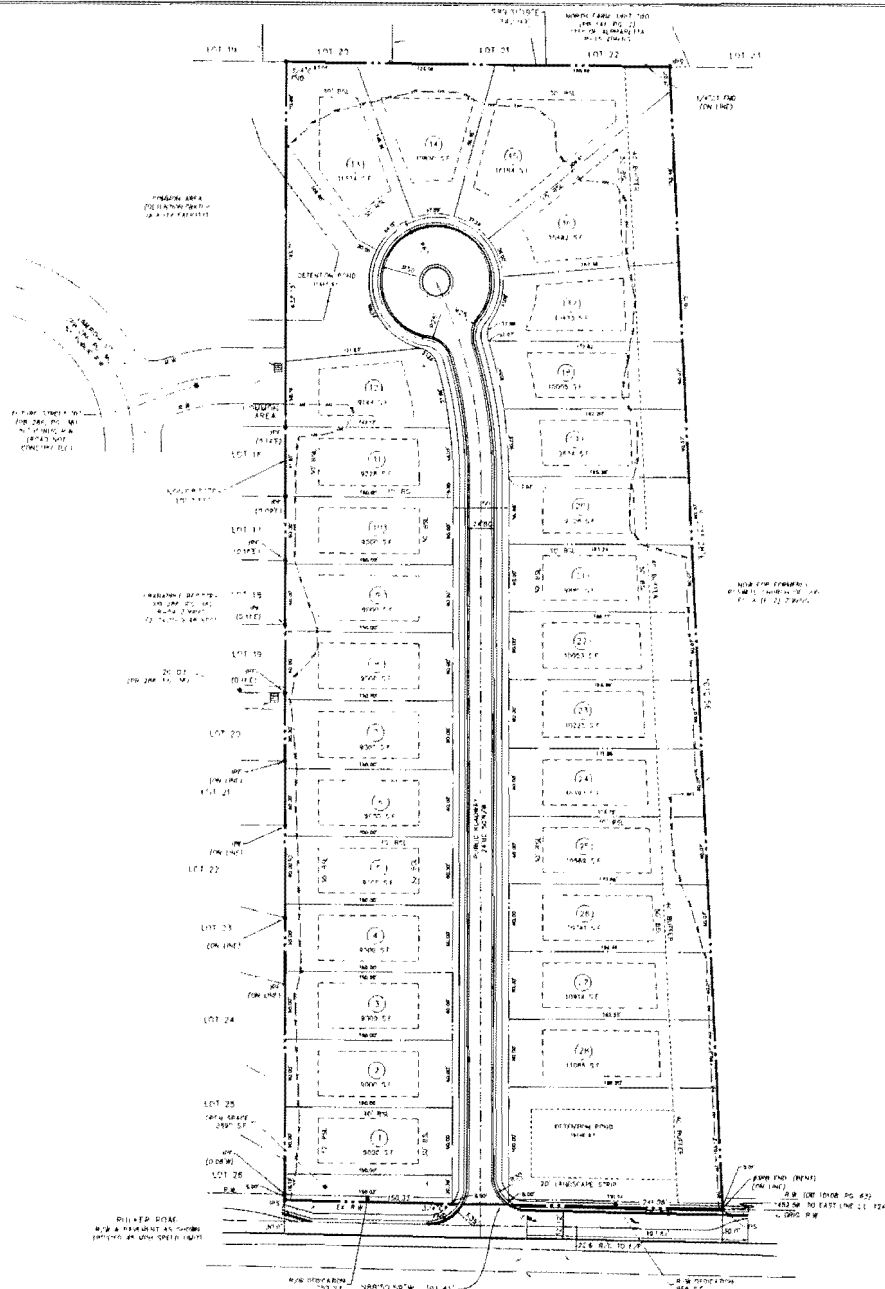
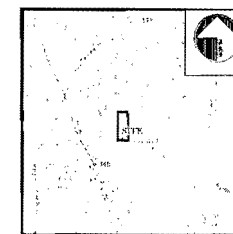
sheet no.
5
OF 5

CRABAPPLE REGISTRY
(F.K.A. RUCKER ROAD EAST)

LAND LOT 1240

TAX PARCEL ID Nos. 22-3870-1240-032
2ND. DISTRICT - 2ND. SECTION
FULTON COUNTY, GEORGIA
JANUARY 13, 2005

4317 Park Drive - Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com

[illegible][illegible][illegible]

VICINITY MAP
SCALE: 1"=2.000'

- [illegible]

OVERALL SITE AREA	8,357 ACRES
10% PROPOSED	28 ACRES
DENSITY PROPOSED	128 UNITS/AC
OPEN SPACE PROPOSED	33.38% S.F. (800)
8-18 INCHING COTTONS	
WILLOWING REDWOODS	5.0 ACRES (100)
WILLOWING LEECH WOODS	82 ACRES
WILLOWING LEECH WOODS	8,000 S.F.
WILLOWING LEECH WOODS	5,000 S.F.
BUILDING SUBSTANCES	
FRONT (NORTH STREET)	15 ACRES
SIDE	15 ACRES
FOURTH SIDE (NORTH STREET)	15 ACRES
REAR	25 ACRES
UTILITY AGAINST PROPERTY (2-3 INCHING)	40 ACRES
NATURAL BUFFER AGAINST ADJACENT 2-3 INCHING	40 ACRES
WILLOWING BLADING (2-3 INCHING)	25 ACRES
WILLOWING LOT COVERAGE	25 ACRES
PROPOSED MAX LOT COVERAGE	23.6% (214.4 S.F.)
WILLOWING LANDSCAPE AREA	25 ACRES
WILLOWING LANDSCAPE AREA	14.4% (121.6 S.F.)
PROPOSED TOTAL ADJACENT AREA	14.4% (121.6 S.F.)

* CONFIDENTIAL - ADVISORY PROVIDED FOR NO. 31 LOT ONLY



CP E
CHRISTOPHER PLANNING
& ENGINEERING

240 S. HAWAII (COURT
ROOMS), OFFICE, 1000
PUNAHU 770 331 3303
FA: 678 352 1515

these plants and the possibility of clandestine planting of supporting spies. These occupants may well be forced to provide food for themselves and also for a part of their families and other dependents of spies. It should be noted that the British Government of India has taken the means of providing for the needs of its dependents.

ZONING DATE: 1941
 FOR
**RUCKER ROAD
 TRACT**
 LAND LOT 1240
 2ND DISTRICT, 2ND SECTION
 CITY OF ROSWELL
 FULTON COUNTY, GEORGIA

ASHTON
ATLANTA
RESIDENTIAL,
LLC

1475 GLEN ALAN DRIVE
SUITE 100
ROSELLE, GEORGIA 30076

REVISIONS

[illegible]

2. 1996年12月15日，在《人民日报》发表署名文章《中国要实行“三权分立”》，主张在中国实行“三权分立”。

10.1111/j.1365-3113.2011.04511.x

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www.mhhe.com/9780130352373

DATE: JUL 18 2013

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JOINTING SITE PLAN

1

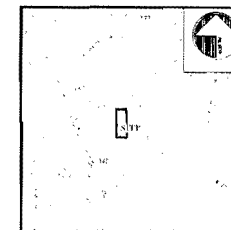
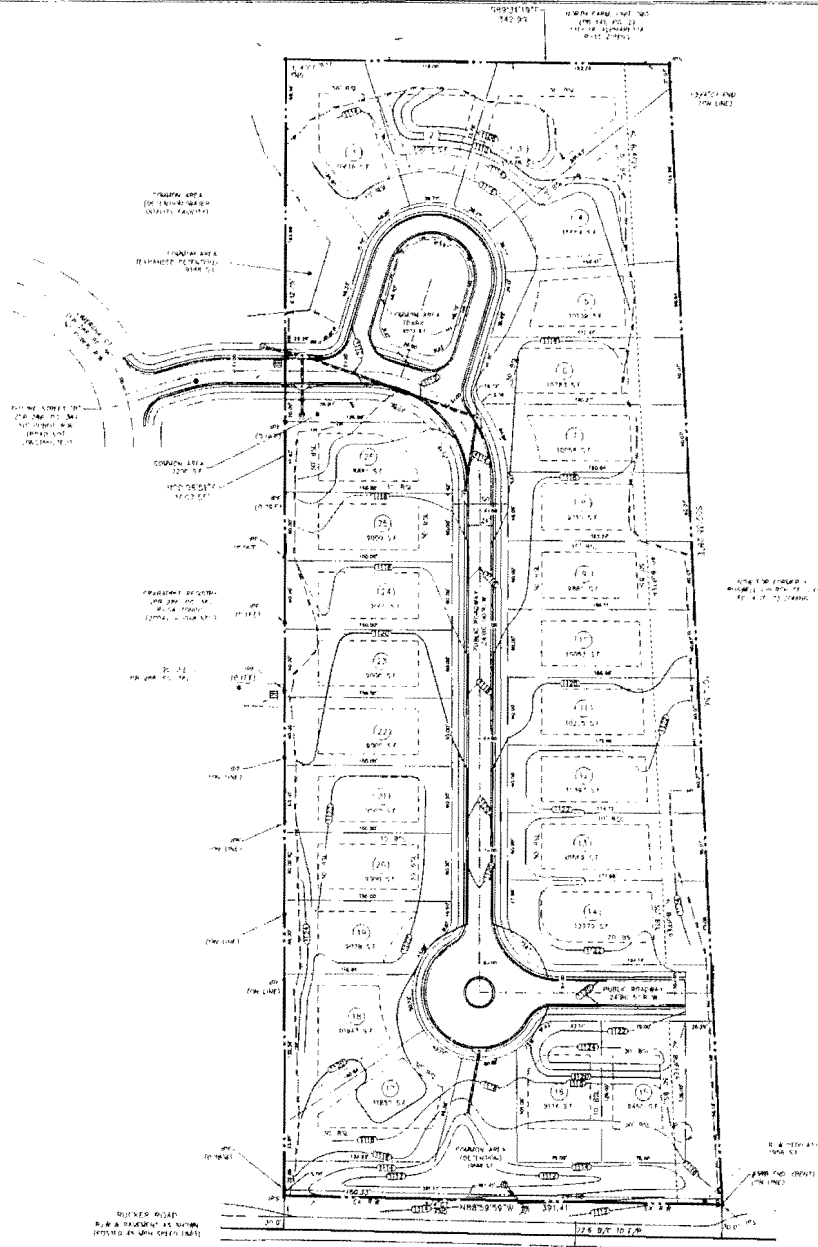
SHEET NO. 4

2

Revised

All that tract or parcel of land lying and being in
Land Lot 1249, 1st District, 2nd Section, City of
Buckhead, Fulton County, Georgia and being more
particularly described as follows:

822000000 is an iron pit dug along the southern
 right of way of Buckner Road (right of way varies),
 was about 200 ft. deep and 250 feet wide, on the
 along the southern alignment right of way of Buckner
 Road. From the intersection of said right of way with
 the steel line of road No. 1240, thence along said
 right of way of Buckner Road N 89° 42' 30" W for a
 distance of 331.81 feet to an iron pole and thence
 along said right of way of Buckner Road
 N 89° 00' 00" W for a distance of 1,007.95 feet to a
 "T" in the road thence S 89° 15' 00" W for a
 distance of 342.95 feet to an iron pole, and then
 S 25° 20' 00" W for a distance of 1,012.56 feet to the
 Point of Beginning. Said tract contains 8.93± acres,
 more or less (N 562 acres).

VICINITY MAP
SCALE: 1" = 3.000"

- 514444 4725

- [illegible]

SITE ANALYSIS

[illegible]

1. CONDUCTED VARIATION RESEARCH FOR AN ELLIOT WARD



CP E

**CHRISTOPHER PLANNING
& ENGINEERING**

286 S. LINDSEY LANE
ROSWELL, GEORGIA 30075
PHONE 770 331 2303
FAX 678 352 4515

THESE ACTIONS ARE THE SUBJECTS OF INVESTIGATION BY THE
SOUTHERN STATES (SAS) THAT ARE CURRENTLY BEING CONDUCTED
BY THE FBI IN CONNECTION WITH THE RECENT ACTS OF VIOLENCE
AGAINST THE MEMBERS OF THE SOUTHERN STATES (SAS) AND
THEIR FAMILIES IN CONNECTION WITH THE RECENT ACTS OF VIOLENCE

2004年 7月 21日

RUCKER ROAD
TRACT

LAND LOT 1240
2ND DISTRICT, 2ND CITY
CITY OF POWELL
FULTON COUNTY, GEORGIA

ASHTON
ATLANTA
RESIDENTIAL,
LLC

145F 700 AL 200428 00 22
 0000 1 0
 POWELL, CLYDE A 300 70
 14000 270 42 112

REVISIONS

DATE: JUNE 5, 2011
CPR DRAWING NO: 20110721-04

ZONING
SITE PLAN

SHEET NO.

7.1

Original