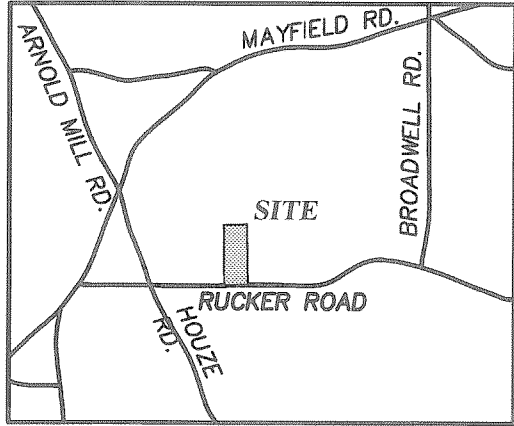


VICINITY MAP (N.T.S.)



FINAL PLAT OF CRABAPPLE MANOR

LOCATED IN LAND LOT 1240
2nd DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA
JUNE 18, 2012

FINAL APPROVAL

MAYOR - CITY OF ROSWELL


ENGINEER - CITY OF ROSWELL

DATE

6-28-12
DATE

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 1.202 ACRES, FOR THE PURPOSES THEREIN EXPRESSED.

OWNER/SUBDIVIDER:

DATE: 6/28/12

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:

REGISTERED GEORGIA LAND SURVEYOR NO.: 3079

BY:

REGISTERED CIVIL ENGINEER NO.: 028669
SUTTA J. CHRISTOPHER
CHRISTOPHER PLANNING & ENGINEERING

REVISION

DATE

FINAL PLAT OF
CRABAPPLE MANOR

LOCATED IN LAND LOT 1240
2nd DISTRICT, 2nd SECTION
CITY OF ROSWELL
FULTON COUNTY, GEORGIA
JUNE 18, 2012

Gunnin
Land Surveying


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Canton, GA 30114
270 E Main St., Suite M
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THIS FINAL SUBDIVISION PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO, AND RECORDED IN FULTON COUNTY DEED RECORDS (DB 51347, PG. 553), WHICH HEREBY BECOMES A PART OF THIS FINAL SUBDIVISION PLAT.

BMP COVENANT RECORDED IN DEED BOOK , PAGE .

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)

CONDITIONS OF APPROVAL

- ☐ TYPE "A"
☐ TYPE "B"

CONDITIONS OF APPROVAL

- ☐ TYPE "A" ☐ TYPE "C"
☐ TYPE "B" ☐ TYPE "D"

6/28/12
DATE


FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS

REVISION DATE

FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS

CERTIFICATION AS TO RECORDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK ____ PAGE ____ OF FULTON COUNTY.
RECORDED ON _____, 20____.
CLERK, SUPERIOR COURTY
FULTON, COUNTY, GEORGIA

OWNER/SUBDIVIDER:

ASHTON ATLANTA RESIDENTIAL, LLC
1455 OLD ALABAMA ROAD, SUITE 100
ROSWELL, GEORGIA 30076
PHONE: 770.642.6123

SURVEYOR:

GUNNIN LAND SURVEYING, LLC
270 E. MAIN STREET, SUITE M
CANTON, GA 30114
PHONE: 678.880.7502

ENGINEER:

CHRISTOPHER PLANNING & ENGINEERING
280 SETTINDOWN COURT
ROSWELL, GEORGIA 30075
PHONE: 770.331.7303

24-HR. CONTACT:

MR. BILL HALE
PHONE: 770.560.3391

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 107,843. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 342,520 FEET.

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SET5 30R3.

VERTICAL DATUM IS NAVD 88.

ALL I.P.'s ARE ½" REBARS UNLESS OTHERWISE NOTED.

ALL DISTANCES SHOWN ARE GROUND DISTANCES.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

IRON PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

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

ALL WATER LINES AND SEWER LINES INSTALLED BY THE DEVELOPER ARE DEDICATED TO FULTON COUNTY.

NOTE: DISTURBANCE OF THE 100 YEAR FLOOD PLAIN IS PROHIBITED.

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 THESE EASEMENTS, 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 JUDGEMENT 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.

ZONING CONDITIONS

RZ11-09 AND CV11-02
350 & 370 RUCKER ROAD, LL 1240
RUCKER ROAD DEVELOPMENT
FC-A (FULTON COUNTY-ANNEXED) TO R-3A (MULTI-FAMILY MEDIUM DENSITY DISTRICT)

PLEASE BE ADVISED THE MAYOR AND CITY COUNCIL APPROVED THE ABOVE REFERENCED ZONING AND CONCURRENT VARIANCE DURING THEIR NOVEMBER 14, 2011 HEARING WITH THE FOLLOWING CONDITIONS:

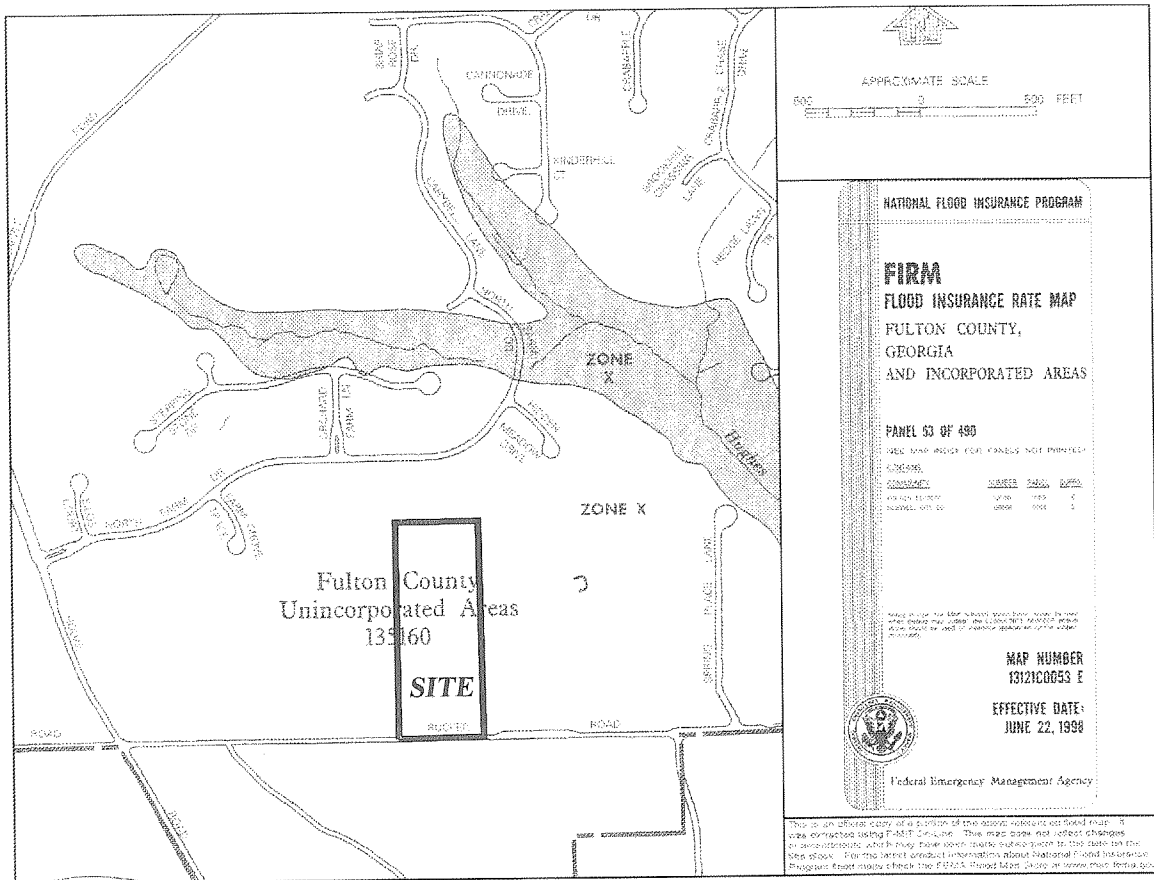
1. THE OWNER/DEVELOPER SHALL DEVELOP THE PROPERTY IN ACCORDANCE WITH THE SITE PLAN Z.2 DATED AUGUST 1, 2011, STAMPED "RECEIVED AUGUST 5, 2011 CITY OF ROSWELL COMMUNITY DEVELOPMENT DEPARTMENT."
2. THE VARIANCE TO THE LOT WIDTH REDUCTION FROM 80' TO 60' HAS BEEN GRANTED.
3. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE OWNER/DEVELOPER SHALL GIVE TO THE CITY OF ROSWELL THE SUM OF \$50,000.00 PAID IN CASH, FOR THE PURPOSE OF FUTURE ROAD IMPROVEMENTS TO RUCKER ROAD. ROAD IMPROVEMENTS MAY INCLUDE THE CREATION OF A LEFT TURN LANE AND A RIGHT TURN LANE ON RUCKER ROAD INTO THE PROPOSED DEVELOPMENT. THE OWNER/DEVELOPER WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY ROAD IMPROVEMENTS. THE OWNER/DEVELOPER SHALL DEDICATE RIGHT-OF-WAY TO ACCOMMODATE FUTURE ROAD IMPROVEMENTS BY THE CITY OF ROSWELL, AS DEPICTED ON SITE PLAN Z.2.
4. THERE SHALL BE A SHARED DETENTION POND BETWEEN THE PROPOSED SUBDIVISION AND CRABAPPLE REGISTRY. SHOULD AN AGREEMENT NOT BE REACHED WITH CRABAPPLE REGISTRY SUBDIVISION WITHIN FORTY-FIVE (45) DAYS THEN THE APPLICANT SHALL REVERT BACK TO THE NOVEMBER 1, 2011 PLAN WHICH INDICATES THE PEDESTRIAN TRAIL.
5. THERE SHALL BE A TWENTY (20) FOOT LANDSCAPE STRIP ALONG RUCKER ROAD WITH LANDSCAPING IMPROVEMENTS CONSISTENT WITH THE PLAN TO BE MAINTAINED AS COMMON AREA BY THE HOMEOWNERS ASSOCIATION.
6. THE PLAT SHALL INDICATE A NO ACCESS EASEMENT FOR THE TWO LOTS ALONG RUCKER ROAD.
7. A 10' WIDE ARBOR OR OTHER FINISHED OPENING IN THE FENCE SHALL BE CONSTRUCTED BY THE OWNER/DEVELOPER OF THE PROPOSED SUBDIVISION AS AGREE TO BY CRABAPPLE REGISTRY.

SITE DATA

OVERALL SITE AREA	8.444 ACRES
SITE ZONING	R-3A
NO. OF LOTS	27
LOT DENSITY	3.20
OPEN SPACE	0.969 AC.
MINIMUM LOT WIDTH	60 FT.*
MIN. HEATED AREA	1,000 SQ. FT.
FRONT BUILDING SETBACK (MINOR ST.)	30 FT.
SIDE BUILDING SETBACK	10 FT.
CORNER SIDE BUILDING SETBACK (MINOR ST.)	25 FT.
REAR BUILDING SETBACK	30 FT.
SETBACK ADJACENT TO E-2 ZONING	50 FT.
NATURAL BUFFER AGAINST ADJ. E-2 ZONING	40 FT.
MAX. BUILDING HEIGHT	35 FT.
MAXIMUM LOT COVERAGE	25%

*PER VARIANCE (CV11-02)

FLOOD MAP



FLOOD HAZARD NOTE: PORTIONS OF THIS PROPERTY DO NOT 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 13121C 0053 E, DATED JUNE 22, 1998.

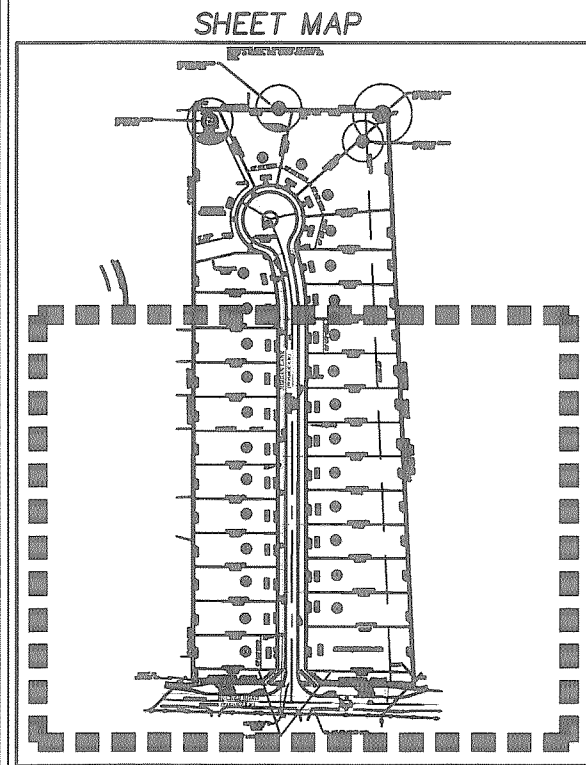
NOTE: DISTURBANCE OF THE 100 YEAR FLOOD PLAIN IS PROHIBITED.

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SHEET OF
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ABBREVIATIONS

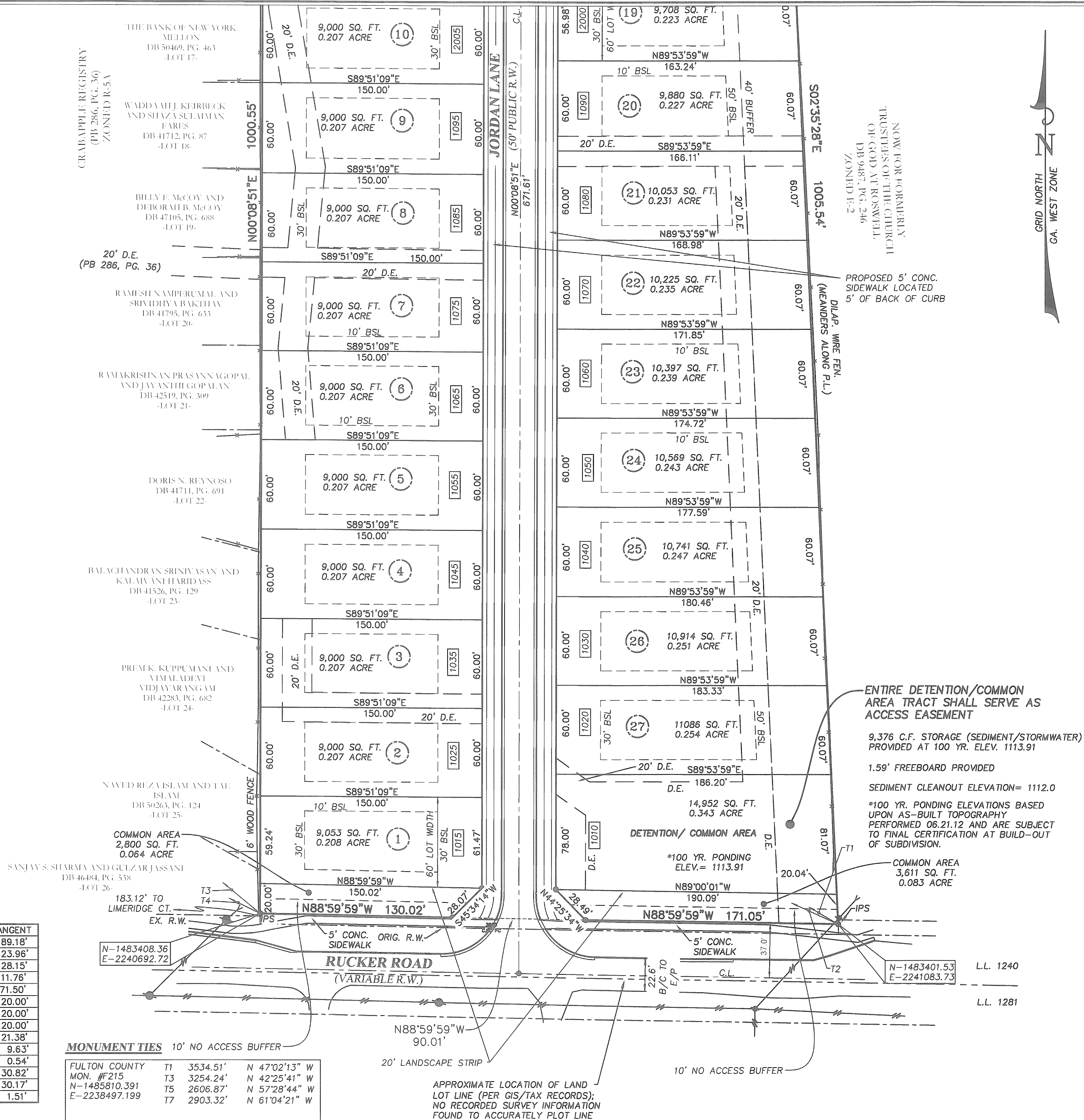
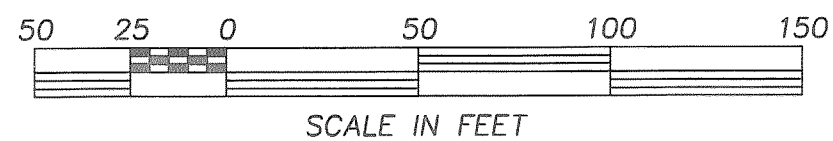
B.L.	BUILDING LINE
C.L.	CENTERLINE
CMP	CORRUGATED PLASTIC PIPE
DE	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
FEN	FENCE
L.L.L.	LAND LOT LINE
L.F.E.	LOWEST FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
R.W.	RIGHT OF WAY
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT

SYMBOL LEGEND

● IPF	1/2" REBAR FND.
● IPS	1/2" REBAR SET
⊕ BM	BENCHMARK
⊙ CTV	CABLE BOX
⊕ CB	CATCH BASIN
⊕ CMF	CONCRETE MONUMENT FOUND
⊕ DI	DROP INLET
⊕ EM	ELECTRIC METER
⊕ FH	FIRE HYDRANT
⊕ ICV	IRRIGATION CONTROL VALVE
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⊕ TB	TELEPHONE BOX
⊕ WM	WATER METER
⊕ WV	WATER VALVE
⊕ WI	WEIR INLET

CURVE TABLE

CURVE	ARC	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	175.48'	400.00'	N12°25'15"W	174.08'	89.18'
C2	47.86'	375.00'	S03°30'33"E	47.83'	23.96'
C3	56.19'	375.00'	S11°27'30"E	56.14'	28.15'
C4	21.26'	20.00'	S46°12'37"E	20.28'	11.76'
C5	148.11'	60.00'	S05°57'06"E	113.27'	171.50'
C6	38.61'	60.00'	S83°12'03"W	37.95'	20.00'
C7	38.61'	60.00'	N59°55'46"W	37.95'	20.00'
C8	38.61'	60.00'	N23°03'34"W	37.95'	20.00'
C9	41.08'	60.00'	N14°59'31"E	40.29'	21.38'
C10	17.95'	20.00'	N08°53'37"E	17.36'	9.63'
C11	1.07'	425.00'	N16°44'55"W	1.07'	0.54'
C12	61.54'	425.00'	N12°31'41"W	61.49'	30.82'
C13	60.23'	425.00'	N04°19'11"W	60.18'	30.17'
C14	3.02'	425.00'	N00°03'23"W	3.02'	1.51'

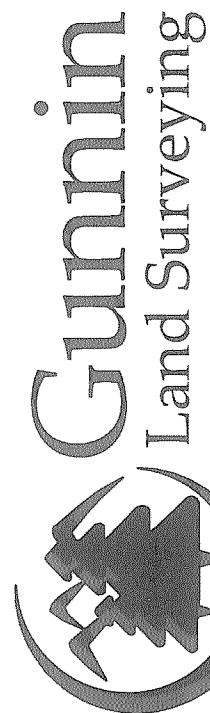


MONUMENT TIES

FULTON COUNTY MON. #215 N-1485810.391 E-2238497.199	T1 3534.51' T3 3254.24' T5 2606.87' T7 2903.32'	N 47°02'13" W N 42°25'41" W N 57°28'44" W N 61°04'21" W
FULTON COUNTY MON. #F015 N-1484820.888 E-2238953.735	T2 2559.58' T4 2240.38' T6 1789.63' T8 2125.42'	N 56°19'19" W N 50°54'51" W N 76°41'27" W N 78°44'41" W

FINAL PLAT OF CRABAPPLE MANOR

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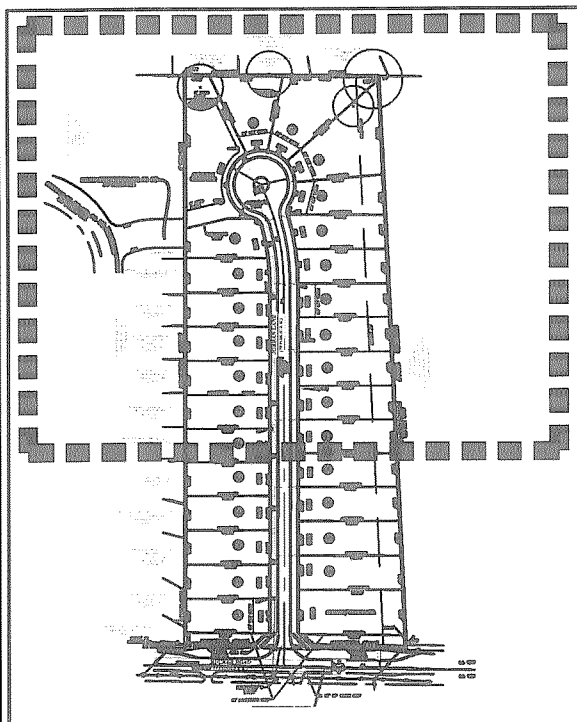


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SHEET MAP



ABBREVIATIONS

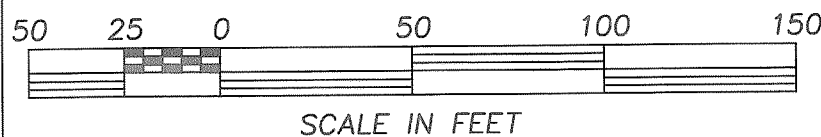
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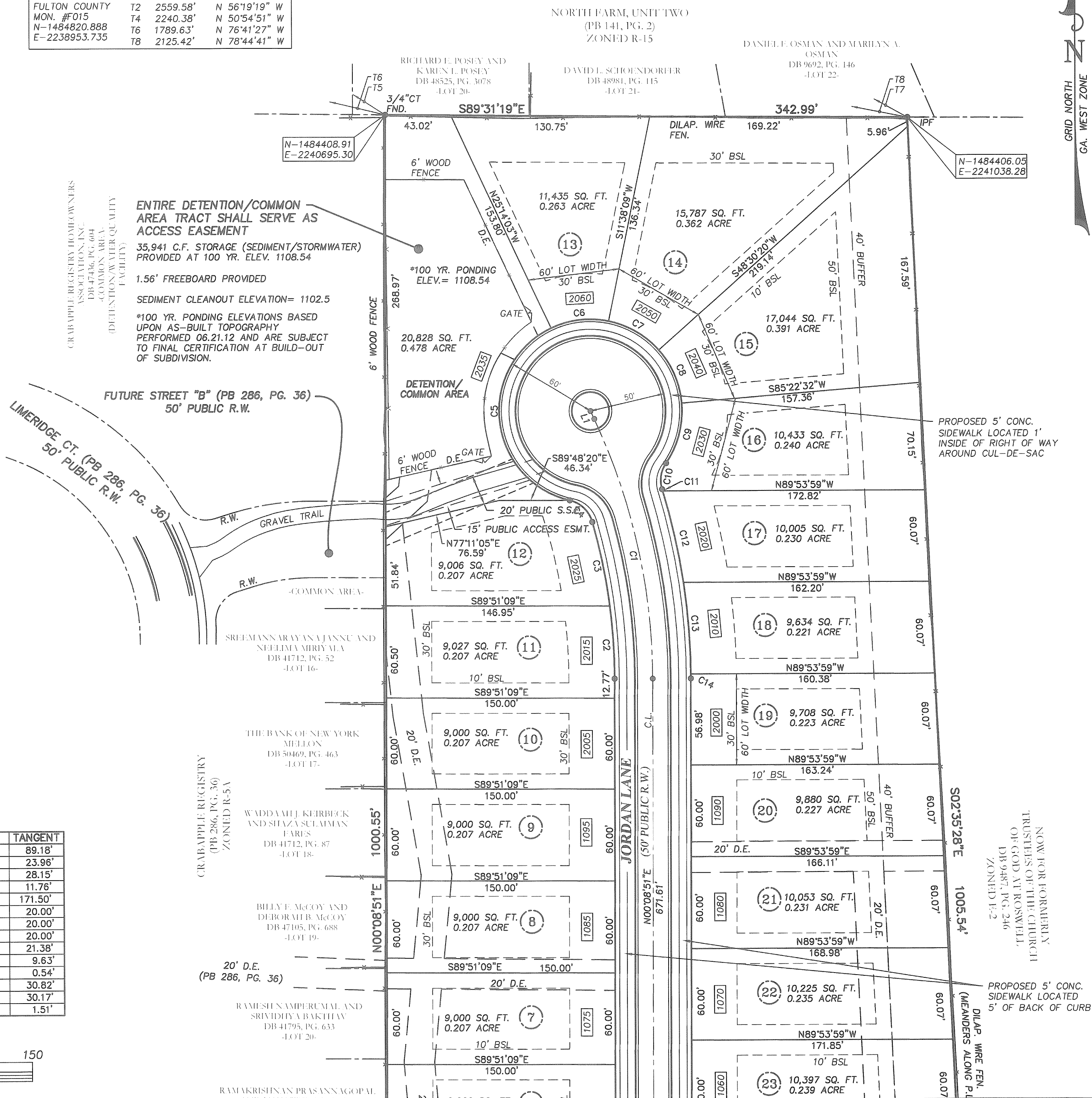
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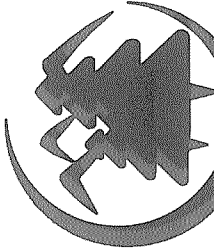
LINE TABLE

LINE	BEARING	DISTANCE
L1	N24°59'20"W	5.78'

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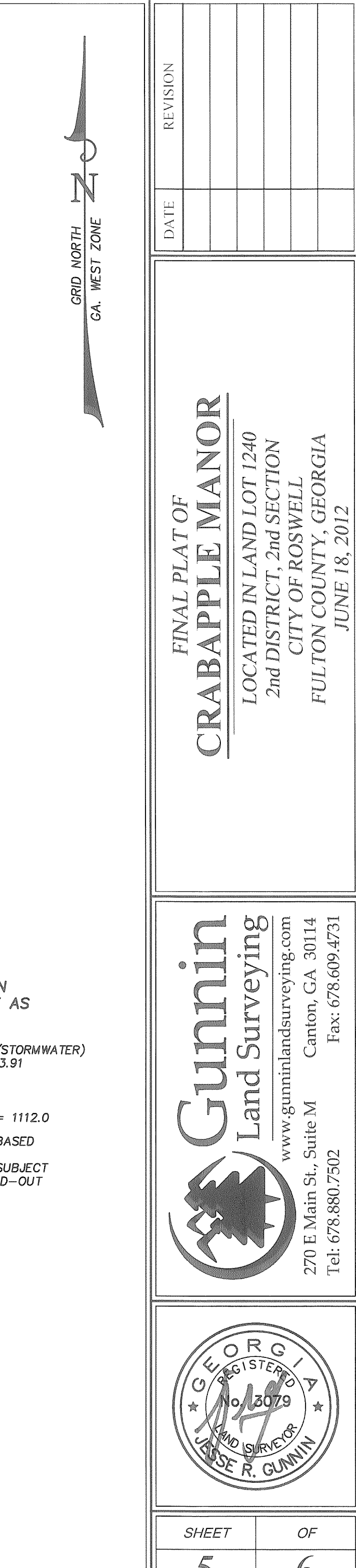
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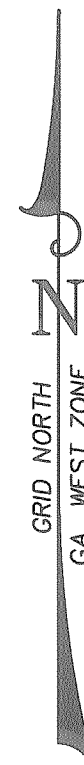
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REFERENCE: TREE PROTECTION PLAN FOR
CRABAPPLE MANOR PREPARED BY SEARS,
SMITH & ASSOC., INC. DATED JANUARY 23,
2012.



= SPECIMEN TREE



GRID NORTH
CA WEST ZONE

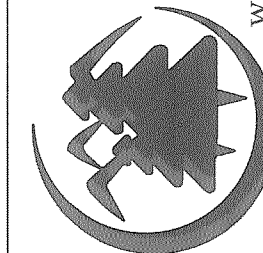
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Fax: 678 609 4731

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FILE NO: 07-0007-1201



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