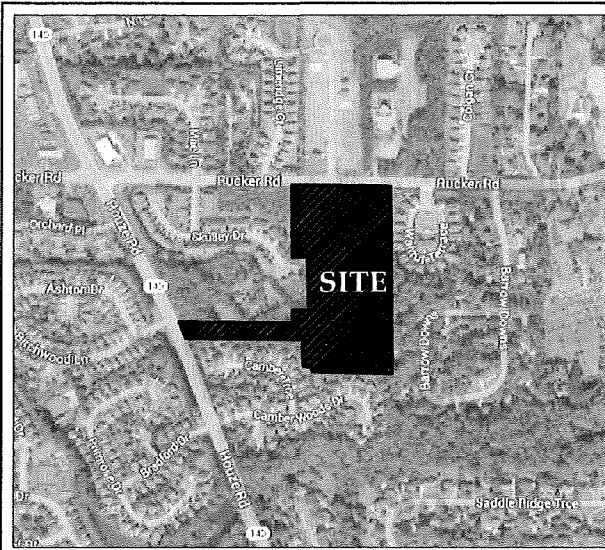


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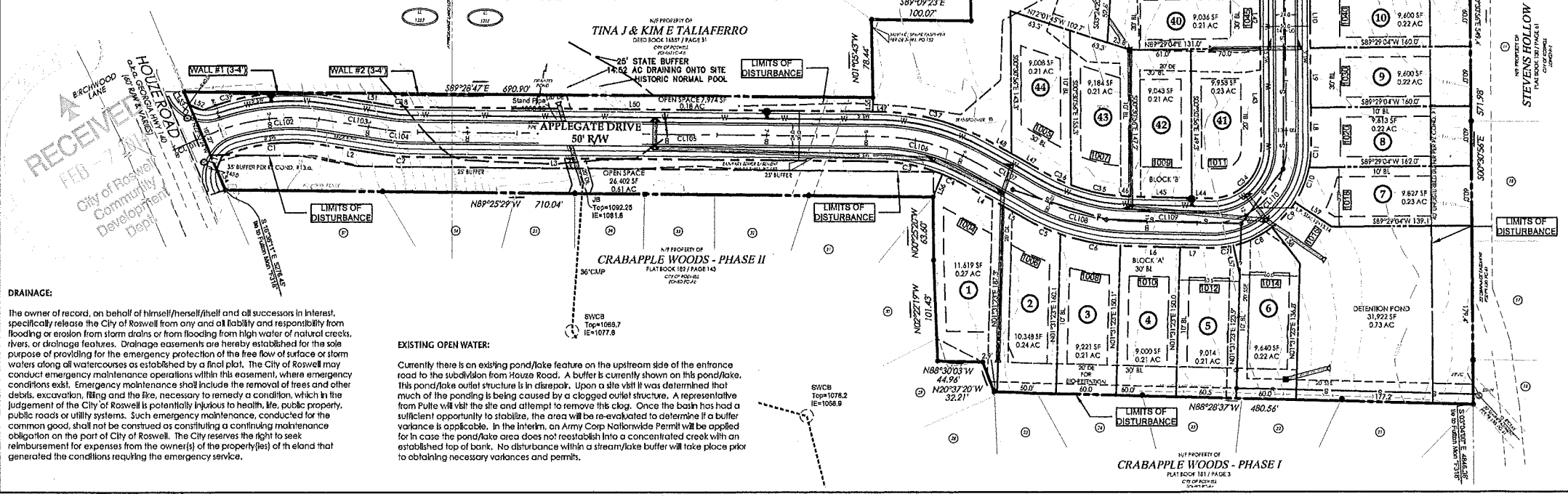


VICINITY MAP
1" = 500'

CURVE TABLE					
CURVE	CHORD	CHD. DIRECTION	LENGTH	RADIUS	DELTA
C1	100.78	S89°11'25"W	100.00	53.24	30°43'29"
C2	25.92	S89°10'00"E	25.94	75.00	8°59'38"
C3	65.21	N78°41'11"W	65.60	175.00	33.19
C4	22.09	N64°19'48"W	22.10	175.00	11.07
C5	41.46	S69°59'53"E	41.51	225.00	20.82
C6	60.82	S77°03'05"E	61.01	225.00	30.67
C7	24.71	N84°25'37"E	24.77	100.00	12.45
C8	43.09	N84°53'18"E	43.43	100.00	22.04
C9	33.64	N42°42'19"E	34.00	100.00	17.17
C10	38.08	N21°57'22"E	38.31	100.00	19.29
C11	20.09	N50°14'59"E	20.12	100.00	10.10
C12	28.28	S44°29'34"W	31.42	20.00	20.00
C13	59.08	S54°18'09"E	63.20	50.00	34.41
C14	15.21	S09°20'24"E	15.27	50.00	7.70
C15	34.87	S05°07'49"W	34.95	175.00	17.83
C16	29.17	S57°49'43"W	29.49	20.00	71.32
C17	53.49	S69°20'45"E	53.62	225.00	27.04
C18	37.49	N54°35'24"W	39.87	33.00	22.77
C19	37.37	S36°07'27"E	38.00	60.00	19.65
C20	66.01	S67°38'20"E	69.67	60.00	39.32
C21	36.60	N37°07'48"E	37.40	60.00	15.33
C22	33.75	N04°50'05"E	34.22	60.00	17.59
C23	29.42	N25°35'34"W	29.72	60.00	15.17
C24	38.78	N38°27'40"W	39.46	60.00	20.48
C25	29.49	S84°29'15"E	29.53	175.00	14.80
C26	31.40	S77°48'20"E	31.11	20.00	25.34
C27	87.70	N12°40'32"E	68.36	225.00	44.71
C28	49.63	N09°45'16"E	49.80	175.00	25.07
C29	18.27	N20°55'05"E	18.30	175.00	9.16
C30	45.14	S16°09'44"W	45.23	225.00	22.49
C31	50.86	S05°54'07"W	50.97	225.00	25.51
C32	133.13	S42°19'16"E	145.47	60.00	89.19
C33	20.25	N45°30'56"W	31.42	20.00	20.00
C34	71.76	N45°30'14"E	80.32	30.00	51.81
C35	68.39	S78°12'27"E	68.65	175.00	22.61
C36	26.12	S44°59'30"E	26.14	175.00	13.10
C37	111.58	N7°50'04"W	112.75	225.00	57.59
C38	18.51	S89°10'40"E	18.53	125.00	9.28
C39	128.31	S63°33'54"W	129.69	240.00	44.58
C40	41.18	S82°22'28"W	42.04	60.00	39.92
C41	11.27	N64°30'38"E	11.41	20.00	8.82

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.15	S22°04'45"W
L2	63.22	N80°55'51"W
L3	470.47	N89°25'29"W
L4	43.53	N69°42'44"W
L5	24.52	N50°42'44"W
L6	33.49	N88°28'37"W
L7	28.60	N58°28'37"W
L8	40.01	S00°30'59"E
L9	60.00	S00°30'59"E
L10	60.00	S00°30'59"E
L11	60.00	S00°30'59"E
L12	50.00	S00°30'59"E
L13	140.00	S89°29'24"W
L14	50.00	N22°22'24"W
L15	66.70	N89°29'04"E
L16	62.00	N89°29'04"E
L17	60.00	N89°29'04"E
L18	60.00	N89°29'04"E
L19	100.00	N89°29'04"E
L20	45.00	S00°35'29"E
L21	60.71	S00°35'29"E
L22	60.00	S00°35'29"E
L23	60.00	S00°35'29"E
L24	28.76	S00°35'29"E
L25	68.60	N89°11'53"W
L26	13.30	S89°11'53"E
L27	62.50	N89°11'53"E
L28	47.10	S89°11'53"E
L29	8.84	S23°34'45"W
L30	28.29	S45°49'18"W
L31	29.71	N44°08'21"W
L32	44.47	N23°54'48"E
L33	18.27	N23°54'48"E
L34	9.31	N09°35'24"W
L35	60.02	N09°35'24"W
L36	60.02	N09°35'24"W
L37	60.84	N09°35'24"W
L38	64.23	N09°35'24"W
L39	118.74	S89°29'04"W
L40	50.00	N09°30'56"W
L41	60.00	N09°30'56"W
L42	60.00	N09°30'56"W
L43	100.01	N09°30'56"W
L44	18.23	S88°28'37"E
L45	61.04	S88°28'37"E
L46	2.87	S88°28'37"E
L47	41.86	S42°42'44"E
L48	28.06	S40°42'44"E
L49	6.77	S89°25'29"E
L50	463.70	S89°25'29"E
L51	63.22	S89°25'29"E
L52	14.15	S47°55'14"E
L53	14.36	S22°53'24"E
L54	22.91	S22°53'24"E
L55	14.04	S09°34'31"W
L56	24.55	S22°03'07"W
L57	30.12	N12°40'09"W
L58	45.79	S37°03'14"E
L59	45.00	N57°02'06"W
L60	39.41	S89°12'55"W
L61	39.31	S89°43'43"E
L62	6.91	S89°11'53"E

CURVE TABLE					
CURVE	CHORD	CHD. DIRECTION	LENGTH	RADIUS	DELTA
CL101	120.52	N66°30'57"E	34.85	215.00	62.78
CL102	120.52	S89°25'29"E	43.22	215.00	32°39'19"
CL103	120.52	S89°25'29"E	43.22	215.00	32°39'19"
CL104	22.22	S89°10'40"E	22.24	150.00	11.14
CL105	92.18	N75°04'55"W	100.23	200.00	51.19
CL106	92.18	N75°04'55"W	100.23	200.00	51.19
CL107	95.97	S74°35'40"E	95.92	200.00	49.43
CL108	95.97	S74°35'40"E	95.92	200.00	49.43
CL109	107.94	N45°30'14"E	120.48	75.00	77.73
CL110	107.94	N45°30'14"E	120.48	75.00	77.73
CL111	107.94	N45°30'14"E	120.48	75.00	77.73
CL112	60.13	S07°48'07"W	52.77	200.00	40.69
CL113	60.13	S07°48'07"W	52.77	200.00	40.69
CL114	84.89	S11°59'41"W	85.55	200.00	43.43
CL115	84.89	S11°59'41"W	85.55	200.00	43.43
CL116	104.00	N89°29'04"E	288.74	75.00	74.90
CL117	104.00	N89°29'04"E	288.74	75.00	74.90
CL118	104.00	N89°29'04"E	288.74	75.00	74.90
CL119	80.13	S77°38'33"E	80.67	200.00	40.69
CL120	80.13	S77°38'33"E	80.67	200.00	40.69
CL121	80.13	S77°38'33"E	80.67	200.00	40.69
CL122	80.13	S77°38'33"E	80.67	200.00	40.69



OWNERS
PIN: 22 387012810518 JULIE DICKERSON 12065 HOWE ROAD ROSWELL, GA 30076
22 387012810219 TRACY & JAMES ERICKSON 365 RUCKER ROAD ROSWELL, GA 30076
PIN: 22 387012810284 WALTER POTTS 375 RUCKER ROAD ROSWELL, GA 30076
22 387012810235 IRA & ORAL ABERNATHY 385 RUCKER ROAD ROSWELL, GA 30076

SUBDIVIDER
PULTE HOMES CORPORATION
2476 NORTHWINDS PARKWAY, SUITE 600
ALPHARETTA, GA 30009
CONTACT: MATT STOKES; M: 404-391-7241

SITE DATA
1. OVERALL SITE: 18.107 AC
2. OPEN SPACE & UNDEVELOPED AREAS: 4.027 AC (25%)
3. R/W: 3.382 AC
4. OVERALL IMPERVIOUS AREA: 5.405 AC (33.6%)
5. IMPERVIOUS AREA IN R/W: 2.254 AC (14.0%)
6. IMPERVIOUS AREA ON LOTS: 3.162 AC (19.6%)
7. THERE ARE NO SLOPES STEEPER THAN 25% WITHIN 600' OF STATE WATERS, NO STEEP SLOPE ANALYSIS IS REQUIRED.

ZONING
1. CURRENTLY ZONED (RES. NO. 2013-08-54): R-3A

LOT SUMMARY
1. TOTAL LOTS: 44 LOTS
2. DENSITY: 2.73 LOTS/AC
3. MIN. LOT SIZE: 9,000 SF
4. MIN. LOT WIDTH: 60' (VARIANCE PER RES. NO. 2013-08-54, CASE HRZ 201301339)

SETBACKS
1. FRONT: 30' (35' ON MAIN ST.)
2. SIDE: 10' (20' ON CORNER)
3. REAR: 30'

UTILITIES
1. WATER AND SEWER TO BE PROVIDED BY FULTON COUNTY.
2. STORM DRAINAGE TO TIE INTO CITY OF ROSWELL DRAINAGE SYSTEM AND DRAINAGE EASEMENTS.

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY
PROVIDED BY:
GROUNDED ENGINEERING SERVICES
1130 HURRICANE SHOALS ROAD, SUITE 2600
LAWRENCEVILLE, GA 30043
PHONE: 678-414-6413
CONTACT: PAT CANADAY
SURVEY DATE: NOVEMBER 26, 2013

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 59,593.1, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 390,274. FEET, D.L.H. INIT.

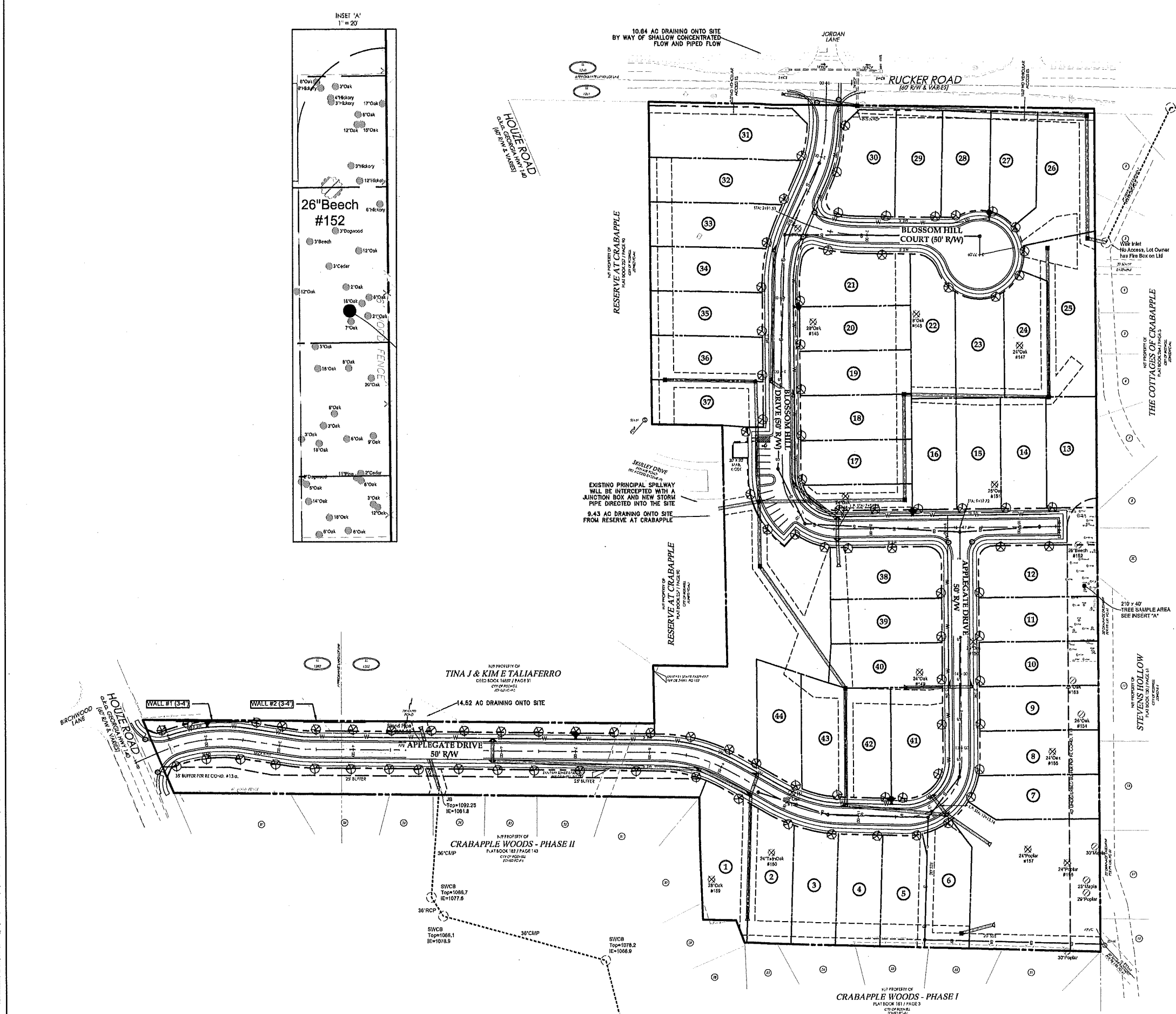
TEXT/SYMBOLS LEGEND		TEXT/SYMBOLS LEGEND	
AC	= Acres	SF	= Square Footage
AE	= Access Easement	SS	= Sanitary Sewer
BC	= Back Of Curb	SSE	= Sanitary Sewer Easement
BFE	= Basement Floor Elevation	STA	= Station
BL	= Building (Setback) Line	SW	= Concrete Sidewalk
BW	= Benchmark	UE	= Utility Easement
BPE	= Basement Pod Elevation	WA	= Water
CE	= Centerline	WE	= Water Easement
CO	= Clean Out	WO	= Water Quality
COB	= Double Wing Catch Basin	WV	= Air Release Valve
DE	= Drainage Easement	WV	= Buttery Valve
DI	= Drop Inlet	WV	= Chlorine Top
DIP	= Ductile Iron Pipe	WV	= Gate Valve
ELEV	= Elevation	WV	= Water Meter
EP	= Edge Of Pavement	WV	= Fire Hydrant
ES	= Easement	WV	= Sanitary Sewer Lateral
FPE	= Finished Floor Elevation	WV	= Sewer Manhole
FPE	= Finished Pod Elevation	WV	= Stub
FI	= Fire Hydrant	WV	= Thrust Block
GFE	= Garage Floor Elevation	WV	= Light Pole
GI	= Gable Inlet	WV	= Power/Telephone Pole
GV	= Gate Valve	WV	= Right-Of-Way Monument
GW	= Guy Wire	WV	= Telephone Pedestal
HQ	= Handicap Ramp	WV	= Cable TV Line
HO	= Hooded Gable Inlet	WV	= Fiber Optic Line
HW	= Headwall	WV	= Force Main
IE	= Invert Elevation	WV	= Gas Line
IPF	= Iron Pin Found	WV	= Overhead Power Line
IPS	= Iron Pin Set	WV	= Overhead Telephone Line
J	= Junction Box	WV	= Sanitary Sewer Line
LL	= Land Lot	WV	= Storm Line
LLL	= Land Lot Line	WV	= Water Line
MFE	= Minimum FFE	WV	= Undergound Power Line
MH	= Manhole	WV	= Undergound Telephone Line
HA	= Non-Access Easement	WV	= Water Line
OS	= Outlet Structure	WV	= Branch/Creek
PC	= Point Of Curvature	WV	= Drainage Flow Arrow
POB	= Point Of Beginning	WV	= Fence - Existing
PP	= Power Pole	WV	= Fence - Proposed
PT	= Point Of Termination	WV	= Guardrail
PFP	= Power/Telephone Pole	WV	= Ponding Limits
PVC	= Polyvinyl Chloride Pipe	WV	= SNI Fence
PWT	= Pavement	WV	= SNI Fence - Double Row
RW	= Right-Of-Way	WV	= Traverse Line/Point
SCB	= Single Wing Catch Basin	WV	= Tree Save

RKS Green Consulting Group
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Phone: 770.617.2306
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Civil Engineering by RKS Green
W. Russell Johnson, CA #0036401
Cell: 770-617-2305
rjohnson@RKSGreen.com

BERKDALE AT CRABAPPLE
12055 HOWE ROAD
2nd SECT. 2nd DIST. LL 1281 & 1282
ROSWELL, FULTON COUNTY, GEORGIA

Issue Date: 2/6/14
Project #: 13-PUL-004
Drawn by: CBG
Designed by: CBG
Checked by: WRF
Description: PRELIMINARY PLAT
1 of 3
C-001



Resolution No. 2013-08-54

State of Georgia
Fulton County

Case # 201301339

A resolution recommending that the City of Roswell Mayor & City Council grant approval for property located in Land Lots 1281 and 1282 of the 2nd District, 2nd Section containing 16.1 acres of the requested rezoning with a concurrent variance to allow for a 44 unit single family development per Case # RZ 201301339 and CV 201301341 located at 12055 House Road and 365, 375, and 385 Rucker Road.

WHEREAS: Notice to the public regarding said zoning has been duly published in the Roswell Neighbor, the official news organ of the City of Roswell; and

WHEREAS: A public hearing was held by the Mayor and Council on August 26, 2013; and

WHEREAS: The Mayor and City Council is the governing authority for the City of Roswell; and

WHEREAS: The Mayor and City Council has reviewed the rezoning based on the Standards of Review found in Section 31.1.12, Table 31.1.4 of the Roswell Zoning Ordinance; and

WHEREAS: The Mayor and City Council has reviewed the rezoning request based on the Authority to Grant Concurrent Variances found in Section 31.1.19 and the Criteria to Consider for Concurrent Variances found in Section 31.1.31 of the Roswell Zoning Ordinance; and

WHEREAS: The Mayor and City Council has reviewed the rezoning based on the 2010 Comprehensive Plan character area Suburban Residential; and

NOW THEREFORE, BE IT RESOLVED, The Mayor and City Council while in session on August 26, 2013 hereby approves this said rezoning with a concurrent variance for a reduction in the lot width from 80 feet to 60 feet the property at 12055 House Road and 365, 375, and 385 Rucker Road to allow for a single family development subject to the following conditions:

- The owner/developer shall develop the property in substantial accordance with the site plan stamped Received August 16, 2013 City of Roswell Community Development Department.
- The owner/developer shall not provide vehicular or pedestrian access to Reserve at Crabapple road.
- The owner/developer shall dedicate right-of-way along Rucker Road as required by the Roswell Transportation Department. The owner/developer shall provide a contribution of \$1,850 per plotted lot to the City of Roswell to be paid prior to the recording of the final plat, for future installation of left and right turn deceleration lanes along Rucker Road as required by the Roswell Transportation Department.
- A stormwater concept plan, approved by the Public Works Department, shall be completed prior to the recording of the preliminary plat.
- The number of lots within the subdivision is not guaranteed with the approval of zoning and is subject to all City, State and Federal laws and regulations.

Resolution No. 2013-08-54

- Peak flows exiting the proposed development shall be reduced by a minimum of 10% from the existing peak flow quantities for the 1 year through 100 year design storm event. The owner/developer will survey and document the existing stormwater problems on adjacent properties and use best efforts to mitigate those problems in the stormwater design of the subject property.
- The existing dam, lake and residential driveway at 12055 House Road will be replaced by a water collection system that will channel collected surface water directly into the existing storm water sewer system as permitted by the storm water ordinance.
- For homes with front entry garages, the garage doors must be protected at least 5 feet behind the front wall place of the house. The total width of the faces of the garage doors shall not exceed 50% of the width of the house. No individual garage door face shall exceed 12 feet in width unless the door is carriage style in appearance. Exceptions to the foregoing standards may be granted with the approval of the Design Review Board.
- Visual and physical buffers consisting of a landscaped 3-4 foot-high berm, 10'-12' tall evergreen tree plantings and fencing will be constructed along the entire Rucker Road frontage. These buffers will be comparable in coverage to those already in place at The Reserve at Crabapple and Crabapple Registry and will be placed at least 5 feet back from the southern edge of the Rucker Road Right of Way. The design of the buffer will require approval of the Design Review Board.
- The five houses fronting Rucker Road which were originally proposed to front this street will be "turned around" 180 degrees to face the interior of the subdivision.
- The new House Road entrance street will be built on a roadbed constructed on a fill-in portion of the existing lake bed. This new (House) entrance road will be located north of the existing driveway location.
- The owner/developer shall dedicate right-of-way along House Road as required by the Roswell Transportation Department. The design of the entrance shall be right turn-out or full access and will restrict left turns during AM and PM peak hours as determined by the Roswell Transportation Department.
- The current natural buffer between the back property lines of the houses on Camber Trace and the existing driveway at 12055 House Road will be left undisturbed with the following supplements to mitigate concerns with safety, noise, privacy, and appearance. The owner/developer shall:
 - Maintain a 35 foot buffer, where possible, with a minimum 25 foot buffer from the south property line to the new subdivision road.
 - Along the south side of the new subdivision road from House Road to Lot #1, (i.e. along the same side of the road as the natural buffer behind the Camber Trace Property), supplement existing plantings with mature, 10-foot Leland Cypress Trees or similar evergreen trees to effectively screen the houses on Camber Trace.
 - Install screening to block the view of headlights of vehicles travelling on the new subdivision road.
 - Install screening to reduce the vehicular noise coming from the new subdivision road.The design of the buffer will require approval of the Design Review Board.
- A natural visual screening of plantings will be placed along the eastern and southern property lines adjoining existing houses, which is designed to exclude the view of and from the existing houses, regardless of their zoning status. Existing houses in Barrow Downs, which require a 40-foot "undisturbed" buffer on each property line, will be supplemented with comparable plantings where the current natural buffer is less than 40 feet, or where a non-enclosed view would be created by the development.
- The developer will plant at least 65% of the City-required density units on the development site, as approved by City Arborist.

So effective this 26th day of August, 2013.

Jon Wood

Resolution No. 2013-08-54

Issue Date 2/6/14

Project # 13-PUL-004

Drawn by CBG

Designed by CBG

Checked by WRF

Description

PRELIMINARY PLAT

2 of 3

C-002

THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE PROVIDED TO THE PUBLIC BY THE CITY OF ROSWELL. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REUSE OR MISUSE OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE CITY OF ROSWELL IS PROHIBITED. THE CITY OF ROSWELL ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DOCUMENTS. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREIN.

RKS Green Consulting Group

Architecture • Engineering

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www.RKSgreen.com

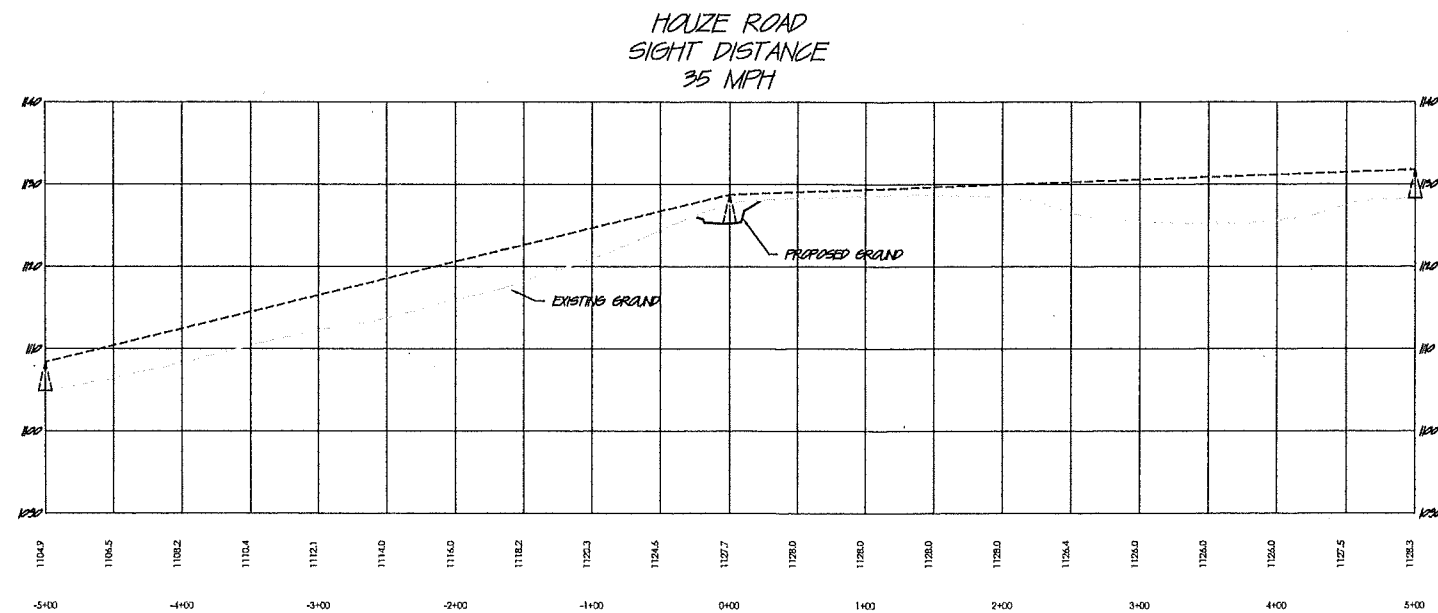
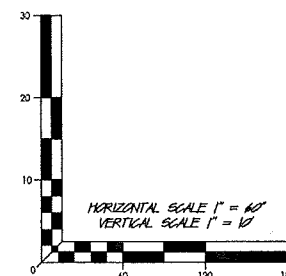
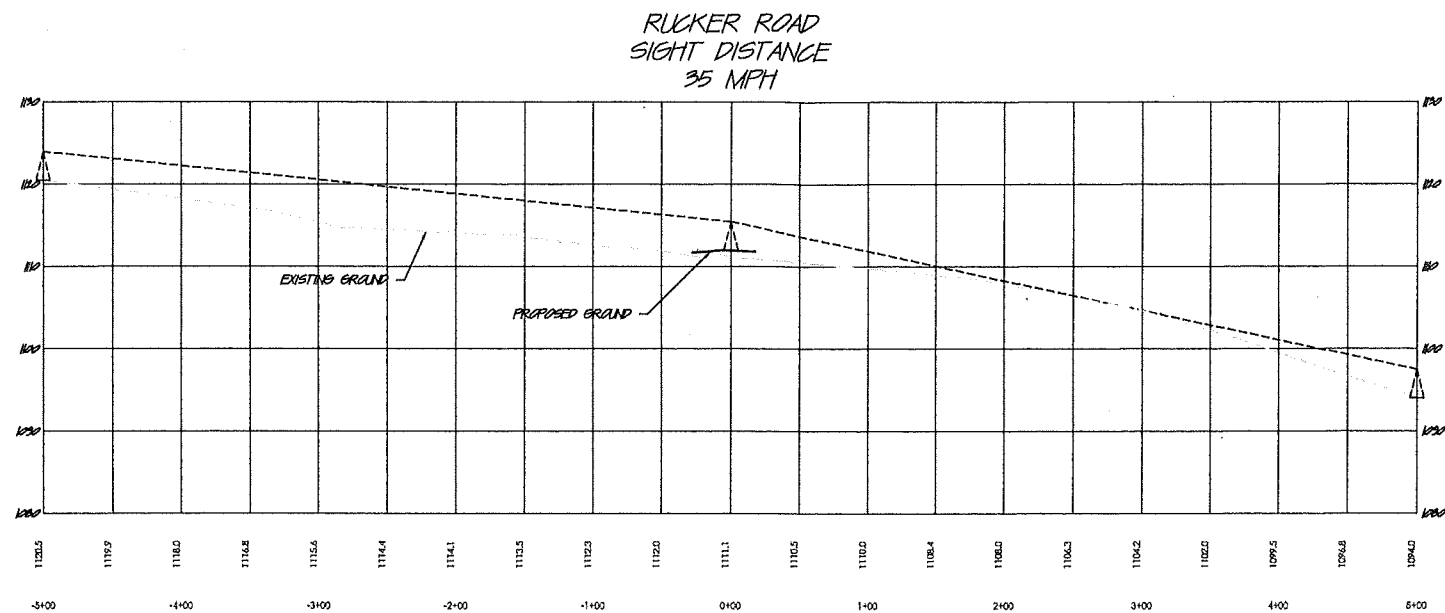
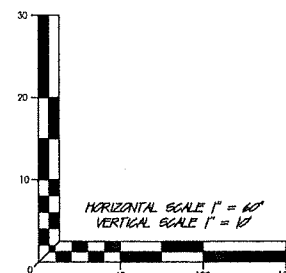
Civil Engineering by RKS Green
W. Russell Foltson, P.E. (000401)
Cell: 770-617-2305
rfoltson@RKSGreen.com

PROFESSIONAL SEAL
RUSSELL FOLTSON
CIVIL ENGINEER
NO. 000401
EXPIRATION DATE: 11/03/2015

GAWSCE LEVEL II
CERTIFICATION #21540
EXPIRATION DATE: 11/03/2015

Date Description
10/23/13 Initial Design
02/06/14 Final Design

BERKDALE AT CRABAPPLE
12055 HOUSE ROAD
2ND SECT, 2ND DIST, LL 1281 & 1282
ROSWELL, FULTON COUNTY, GEORGIA



SIGHT DISTANCE CERTIFICATION:

I, the undersigned, hereby certify that the proposed driveway for the HERITAGE AT CRAWFORD project are designed with adequate corner sight distance for each driveway/street approaching a minor collector or major thoroughfare. The regulated speed limit is 35 miles per hour on Rucker Road. The sight distance is 500+ feet in the West direction and 500+ feet in the East direction at the proposed driveway/intersection. The regulated speed limit is 35 miles per hour on Heuser Road. The sight distance is 500+ feet in the South direction and 500+ feet in the North direction at the proposed entrance at Appleapple Drive. The minimum corner sight distance will equal to or exceed the standards of AASHTO Policy on Geometric Design of Highways and Streets, Chapter 7 (all-grade intersections), latest edition. All inter-arterial intersections in the subdivision have adequate corner sight distance.

[Signature] FE 020401
GA PE#

DATE 2/6/14



Know what's below.
Call before you dig.

THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE REPRODUCED OR USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY REPRODUCTION, MODIFICATION, OR EXTENSION OF THESE DOCUMENTS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, IS PROHIBITED. ANY REPRODUCTION, MODIFICATION, OR EXTENSION OF THESE DOCUMENTS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, IS PROHIBITED. ANY REPRODUCTION, MODIFICATION, OR EXTENSION OF THESE DOCUMENTS, WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, IS PROHIBITED.



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W. Russell Folsom, CA PE030401
Cell: 770-617-2305
rfolsom@RKSGreen.com



GASWCC LEVEL II
CERTIFICATION #21540
EXPIRATION DATE: 11/03/2015

[illegible]

BERKDALE AT

CRABAPPLE

12055 HOUZE ROAD
2nd SECT, 2nd DIST, LL 1281 & 1282
ROSWELL, FULTON COUNTY, GEORGIA

Issue Date 2/6/14

Project # 13-PUL-004

Drawn by C8G

Designed by CBG

Checked by WRF

Description

INTERSECTION
SIGHT DISTANCE

3 of 3

C-003