

**HOUSE AND RUCKER ROAD  
LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1281 & 1282 OF THE 2ND DISTRICT, 2ND SECTION, CITY OF ROSWELL, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST INTERSECTION OF THE 60' RIGHT OF WAY OF RUCKER ROAD AND THE 60' RIGHT OF WAY OF HOUSE ROAD, SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID POINT OF BEGINNING, EASTERN RIGHT-OF-WAY OF HOUSE ROAD A DISTANCE OF 967.6 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 86° 48' 37" E FOR A DISTANCE OF 690.90 FEET TO A POINT;

THENCE, N 01° 32' 41" E FOR A DISTANCE OF 78.44 FEET TO A POINT,

THENCE, S 86° 22' 51" E FOR A DISTANCE OF 100.07 FEET TO A POINT,

THENCE, N 01° 29' 36" E FOR A DISTANCE OF 328.04 FEET TO A POINT,

THENCE, N 86° 16' 08" W FOR A DISTANCE OF 95.56 FEET TO A POINT,

THENCE, N 03° 43' 52" E FOR A DISTANCE OF 435.60 FEET TO A POINT,

THENCE, S 86° 16' 08" E FOR A DISTANCE OF 600.00 FEET TO A POINT,

THENCE, S 03° 43' 52" W FOR A DISTANCE OF 435.60 FEET TO A POINT,

THENCE, S 02° 10' 59" W FOR A DISTANCE OF 324.93 FEET TO A POINT,

THENCE, S 02° 10' 46" W FOR A DISTANCE OF 375.14 FEET TO A POINT,

THENCE, N 86° 03' 10" W FOR A DISTANCE OF 480.73 FEET TO A POINT,

THENCE, N 17° 44' 24.30" W FOR A DISTANCE OF 32.22 FEET TO A POINT,

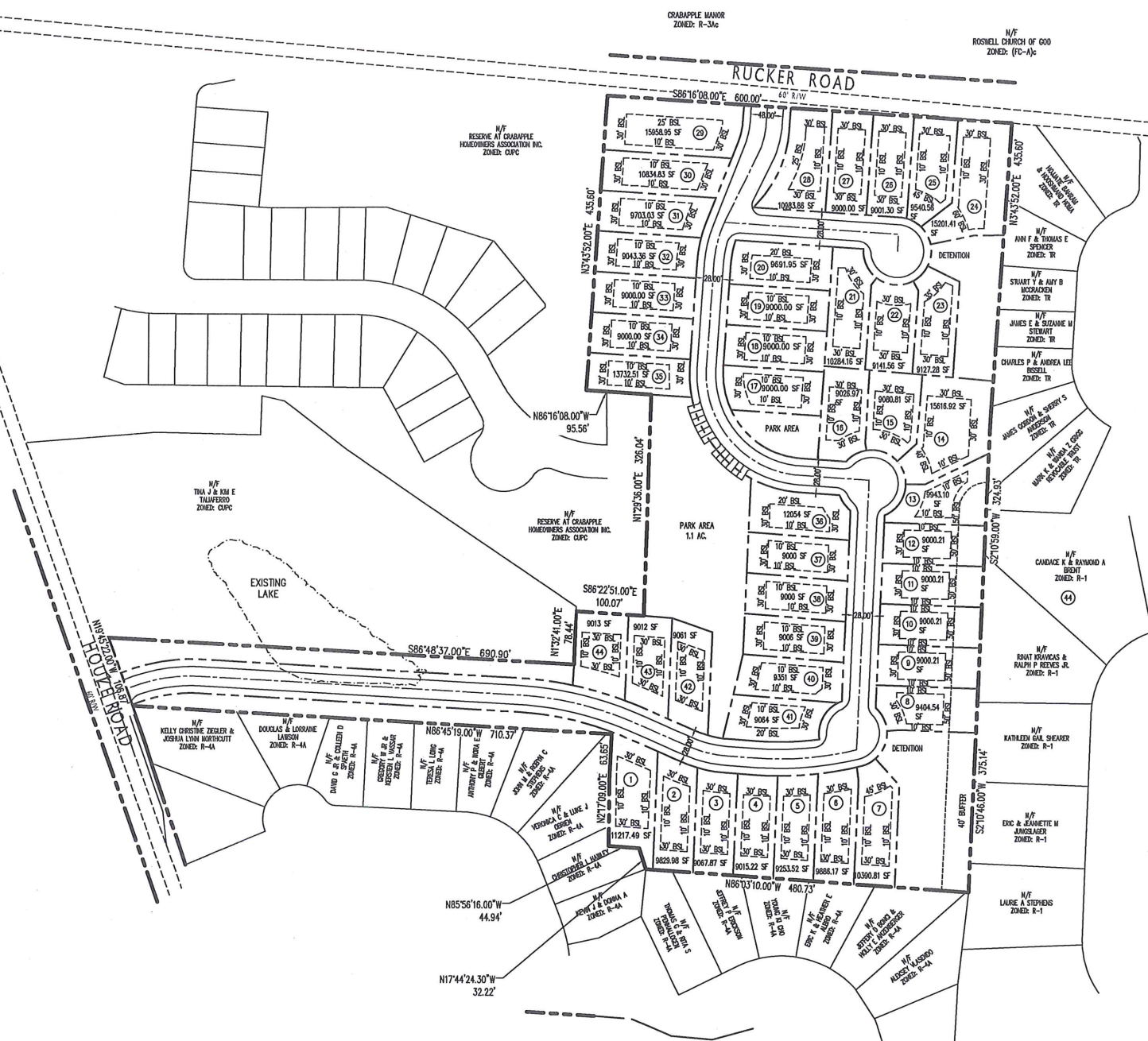
THENCE, N 85° 56' 16.0" W FOR A DISTANCE OF 44.94 FEET TO A POINT,

THENCE, N 02° 17' 09.0" E FOR A DISTANCE OF 63.65 FEET TO A POINT,

THENCE, N 88° 45' 19.0" W FOR A DISTANCE OF 710.37 FEET TO A POINT,

THENCE, N 19° 45' 22.0" W FOR A DISTANCE OF 106.87 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 16.105 ACRES (701,521 SQUARE FEET) MORE OR LESS. THE ABOVE LEGAL DESCRIPTION WAS COMPLETED BY AEC, INC. AND IS BASED UPON THE SURVEY BY ESTON PENILEY, DATED SEPTEMBER 27, 1995 AND BATES LONG AND ASSOCIATES DATED JANUARY 18, 1971.



### Site Information

Land Lot 1281 & 1282  
2nd District, 2nd Section  
Acres: 16.105 ac ±  
Existing Zoning: FC - A, R2(C)  
Proposed Zoning: R-3A

Front Setback: 35' major street, 30' minor street  
Side Setback: 10' interior, 25' corner major street  
Rear Setback: 30'

Minimum lot width: 60' (Variance Requested)  
Minimum lot area: 9000 SF

Maximum Height: 35'

Maximum number of dwelling units: 80 Units (5/AC)  
Proposed number of dwelling units: 44  
Proposed SF of heated floor area/unit: 2400 SF

Maximum lot coverage of building area: 25%

Minimum SF of landscaped area: 25%

Proposed Impervious Acreage: 4.34 AC  
Proposed Disturbed Acreage: 15.55 AC

Proposed parking spaces: 94 (2 Garage Spaces)

Flood Plain: 0 SF (%)

Minimum Undeveloped or Open Space: 25% (4.0 AC)  
Undeveloped or Open space: 25.1% 178,598 SF (4.1%)

Minimum setback when abutting an R-1 district: 50'

Minimum width of natural buffer abutting an R-1: 40'



**24 HOUR EMERGENCY  
CONTACT:**  
BILL HOLE  
(404) 312-5075 (CELL)



NORTH



Scale 1" = 100'

# PRELIMINARY LAYOUT THOMPSON PROPERTY Roswell, Georgia

APPLICANT/OWNER:  
GEORGIA REALTY  
5755 NORTH POINT PARKWAY  
STE. 2  
ALPHARETTA, GA 30022  
CONTACT: BILL HOLE  
(404) 312-5075

Aug. 16, 2013



Civil Engineering  
Land Planning  
Landscape Architecture

Water Resources  
Property Services  
Arboreal Services

50 Warm Springs Circle  
Roswell • Georgia • 30075  
(770)641-1942 • www.aecad.com