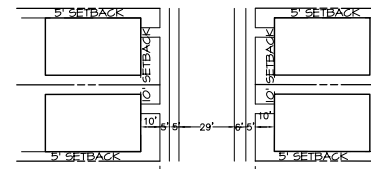


LOCATION MAP

N.T.S.



STREET TYP. (50' R/W)

SCALE: 1"=30'

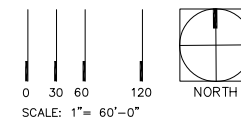
LINE CHART

LINE	DISTANCE	BEARING
L1	36.68'	N74°56'06"E
L2	54.44'	N73°40'50"E
L3	57.29'	N73°32'50"E
L4	56.47'	N73°31'44"E
L5	39.14'	N73°41'36"E
L6	44.70'	N73°38'13"E
L7	15.00'	N16°23'26"W
L8	104.20'	N73°36'34"E
L9	51.46'	N73°53'26"E
L10	99.15'	N73°42'07"E
L11	40.29'	N13°38'27"W
L12	25.87'	N73°31'20"E
L13	12.38'	N01°50'21"E

VARIANCES REQUIRED

- TO REDUCE THE 50' SETBACK FOR A NEW STREET TO 10' ALONG THE EASTERN PROPERTY LINE.
- TO REDUCE THE MINIMUM LOT WIDTH FROM 48 FEET TO 40 FEET FOR LOTS IN EXCESS OF 4800 S.F.
- DELETE 75' BUFFER AND 10' IMPROVEMENT SETBACK ADJACENT TO AG-1 ON EAST PROPERTY LINE.
- TO REDUCE THE 100' STREAM BUFFER AND 150' IMPERVIOUS SETBACK TO 25' (VARIANCE APPLIED FOR)

\* VARIANCE NO LONGER NEEDED



SITE SUMMARY

SITE INFORMATION	AS-1 CRABAPPLE OVERLAY
PROPOSED ZONING:	MIX
TOTAL SITE AREA:	16.44 ACRES
OFFICE	
OFFICE FLOOR AREA:	3,000 SF
PARKING REQ'D (3/1000):	9 SPACES
PARKING PROVIDED:	9 SPACES
RETAIL	
FLOOR AREA:	19,000 S.F.
PARKING REQ'D (5/1000):	95 SPACES
PARKING PROVIDED:	121 SPACES
RESIDENTIAL	
SINGLE FAMILY-48' WIDE LOTS	25 UNITS
(30'X50' FOOTPRINT) LOTS 34-58	
MIN. LOT AREA:	4,800 S.F.
MIN. LOT WIDTH:	48'
MIN. HEATED FLOOR AREA:	1,800 S.F.
SINGLE FAMILY-80' WIDE LOTS	7 UNITS
(30'X60' FOOTPRINT) LOTS 54-65	
MIN. LOT AREA:	11,000 S.F.
MIN. LOT WIDTH:	80'
MIN. HEATED FLOOR AREA:	1,800 S.F.
TOWNHOMES (26'X48') 1-24	24 UNITS
MIN. HEATED FLOOR AREA:	1,700 S.F.
DU-PLEX (28'X48') 25-30	6 UNITS
MIN. HEATED FLOOR AREA:	1,700 S.F.
TRI-FLEX (28'X48') 30-33	3 UNITS
MIN. HEATED FLOOR AREA:	1,700 S.F.

TOTAL RESIDENTIAL UNITS 65 UNITS  
 DENSITY 65 UNITS/ 16.44 ACRES = 3.954 UN/ACRE

SETBACKS	48' LOTS 80' LOTS
PERIMETER	
FRONT	5'
SIDE	20'
REAR	25'
INTERIOR	
FRONT	10'
SIDE	5'
SIDE/CORNER	10'
REAR	5'
OPEN SPACE REQUIRED (10%)	1.64 ACRES
OPEN SPACE PROVIDED (16.6%)	2.74 ACRES



CRABAPPLE ROAD

TRACT LOCATED IN LAND LOT 1195, 1170 2ND DISTRICT, 2ND SECTION, FULTON CO., GEORGIA

DATE: 2/01/05

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