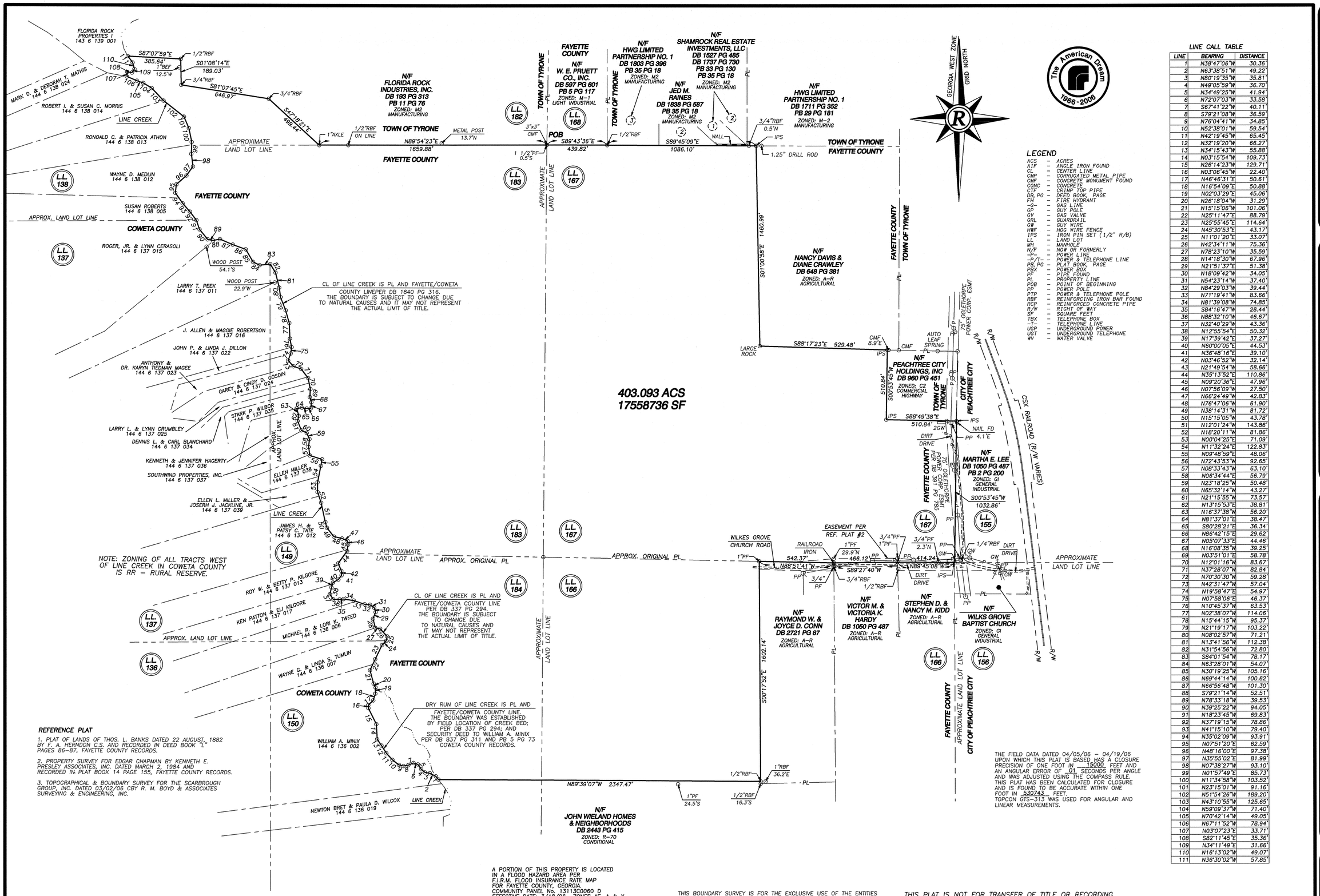


LEGEND

ACS	-	ACRES
AIF	-	ANGLE IRON FOUND
CL	-	CENTER LINE
CMP	-	CORRUGATED METAL PIPE
CMF	-	CONCRETE MONUMENT FOUND
CONC	-	CONCRETE
CTP	-	CRIMP TOP PIPE
DB, PG	-	DEED BOOK, PAGE
FH	-	FIRE HYDRANT
-G-	-	GAS LINE
GP	-	GUY POLE
GV	-	GAS VALVE
GRL	-	GUARDRAIL
GW	-	GUY WIRE
HWF	-	HOG WIRE FENCE
IPS	-	IRON PIN SET (1/2" R/B)
LL	-	LAND LOT
MH	-	MANHOLE
N/F	-	NOW OR FORMERLY
-P-	-	POWER LINE
-P/T-	-	POWER & TELEPHONE LINE
PB, PG	-	PLAT BOOK, PAGE
PBX	-	POWER BOX
PF	-	PIPE FOUND
PL	-	PROPERTY LINE
POB	-	POINT OF BEGINNING
PP	-	POWER POLE
PTP	-	POWER & TELEPHONE POLE
RBF	-	REINFORCING IRON BAR FOUND
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY
SF	-	SQUARE FEET
TBX	-	TELEPHONE BOX
-T-	-	TELEPHONE LINE
UGP	-	UNDERGROUND POWER
UGT	-	UNDERGROUND TELEPHONE
WV	-	WATER VALVE

LINE CALL TABLE

LINE	BEARING	DISTANCE
1	N38°47'06"W	30.36'
2	N63°38'51"W	49.22'
3	N80°19'35"W	35.81'
4	N49°05'59"W	36.70'
5	N34°49'25"W	41.94'
6	N72°07'03"W	33.58'
7	S67°41'22"W	40.11'
8	S79°21'08"W	36.59'
9	N76°04'41"W	34.85'
10	N52°38'01"W	59.54'
11	N42°19'45"W	65.45'
12	N32°19'20"W	66.27'
13	N34°15'43"W	55.88'
14	N03°15'54"W	109.73'
15	N26°14'23"W	129.71'
16	N03°06'45"W	22.40'
17	N46°46'31"E	50.61'
18	N16°54'09"E	50.88'
19	N02°03'29"E	45.06'
20	N26°18'04"W	31.29'
21	N15°15'06"W	101.06'
22	N25°11'47"E	88.79'
23	N25°55'45"E	114.64'
24	N45°30'53"E	43.17'
25	N11°01'20"E	33.07'
26	N42°34'11"W	75.36'
27	N78°23'10"W	35.59'
28	N14°18'30"W	67.96'
29	N21°51'37"E	51.38'
30	N18°09'42"W	34.05'
31	N54°23'14"W	37.40'
32	N84°29'03"W	39.44'
33	N71°19'41"W	83.66'
34	N81°39'08"W	74.85'
35	S84°16'47"W	28.44'
36	N88°32'10"W	46.67'
37	N32°40'29"W	43.36'
38	N12°55'54"E	50.32'
39	N17°39'42"E	37.27'
40	N60°00'05"E	44.53'
41	N36°48'16"E	39.10'
42	N03°46'52"W	32.14'
43	N21°49'54"W	58.66'
44	N35°13'52"E	110.86'
45	N09°20'36"E	47.96'
46	N07°56'09"W	27.50'
47	N66°24'49"W	42.83'
48	N76°47'06"W	61.90'
49	N38°14'31"W	81.72'
50	N15°15'05"W	43.78'
51	N12°01'24"W	143.86'
52	N18°20'11"W	81.86'
53	N00°04'25"E	71.09'
54	N11°32'24"E	122.83'
55	N09°48'59"E	48.06'
56	N72°43'53"W	92.65'
57	N08°33'43"W	63.10'
58	N06°34'44"E	56.79'
59	N23°18'25"W	50.48'
60	N65°32'14"W	43.27'
61	N21°15'55"W	73.57'
62	N13°15'53"E	38.81'
63	N16°37'38"W	56.20'
64	N81°37'01"E	38.47'
65	S80°28'21"E	36.34'
66	N86°42'15"E	29.62'
67	N05°07'33"E	44.46'
68	N16°08'35"W	39.25'
69	N03°51'01"E	58.78'
70	N12°01'16"W	83.67'
71	N37°28'07"W	82.84'
72	N70°30'30"W	59.28'
73	N42°31'47"W	57.04'
74	N19°58'47"E	54.97'
75	N07°58'06"E	46.37'
76	N10°45'37"W	63.53'
77	N02°38'07"W	114.06'
78	N15°44'15"W	95.37'
79	N21°19'17"W	103.22'
80	N08°02'57"W	71.21'
81	N13°41'56"W	112.38'
82	N31°54'56"W	72.80'
83	S84°01'54"W	78.17'
84	N63°28'01"W	54.07'
85	N30°19'25"W	105.16'
86	N69°44'14"W	100.62'
87	N66°56'48"W	101.30'
88	S79°21'14"W	52.51'
89	N78°33'18"W	39.53'
90	N39°25'22"W	94.05'
91	N18°23'45"W	69.83'
92	N37°19'15"W	78.86'
93	N41°15'10"W	79.40'
94	N35°02'09"W	93.91'
95	N07°51'20"E	62.59'
96	N48°16'00"E	97.38'
97	N35°55'02"E	81.99'
98	N07°38'27"W	93.10'
99	N01°57'49"E	85.73'
100	N11°34'58"W	103.52'
101	N23°15'01"W	91.16'
102	N51°54'26"W	189.20'
103	N43°10'55"W	125.65'
104	N59°09'37"W	71.40'
105	N70°42'14"W	49.05'
106	N67°11'52"W	78.94'
107	N03°07'23"E	33.71'
108	S82°11'45"E	35.36'
109	N34°11'49"E	31.66'
110	N16°13'02"W	49.07'
111	N36°30'02"W	57.85'

REFERENCE PLAT

1. PLAT OF LANDS OF THOS. L. BANKS DATED 22 AUGUST, 1882 BY F. A. HERNDON C.S. AND RECORDED IN DEED BOOK "L" PAGES 86-87, FAYETTE COUNTY RECORDS.

2. PROPERTY SURVEY FOR EDGAR CHAPMAN BY KENNETH E. PRESLEY ASSOCIATES, INC. DATED MARCH 2, 1984 AND RECORDED IN PLAT BOOK 14 PAGE 155, FAYETTE COUNTY RECORDS.

3. TOPOGRAPHICAL & BOUNDARY SURVEY FOR THE SCARBROUGH GROUP, INC. DATED 03/02/06 CBY R. M. BOYD & ASSOCIATES SURVEYING & ENGINEERING, INC.

A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA PER F.I.R.M. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY, GEORGIA. COMMUNITY PANEL No. 13113C0060 D EFFECTIVE DATE: 3/18/96 ZONES AE, A & X

THE FIELD DATA DATED 04/05/06 - 04/19/06 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15000 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 530743 FEET. TOPCON GTS-313 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

THIS BOUNDARY SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS NOT FOR TRANSFER OF TITLE OR RECORDING.

JOB NO: A205030.DUE-3907

Rochester & Associates, Inc.
286 Highway 314, Suite A • Fayetteville, Georgia 30214
(770)716-8123 (770)716-8124 Fax • www.rochester-assoc.com

BOUNDARY SURVEY FOR:

Levitt and Sons of Georgia, LLC

LOCATED IN
LAND LOTS 166, 167, 182, 183 & 184
7th DISTRICT
FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
2.	8/14/06	BOUNDARY AT LINE CREEK
1.	6/14/06	ADD TAX PARCEL & ZONING INFO

REVISIONS

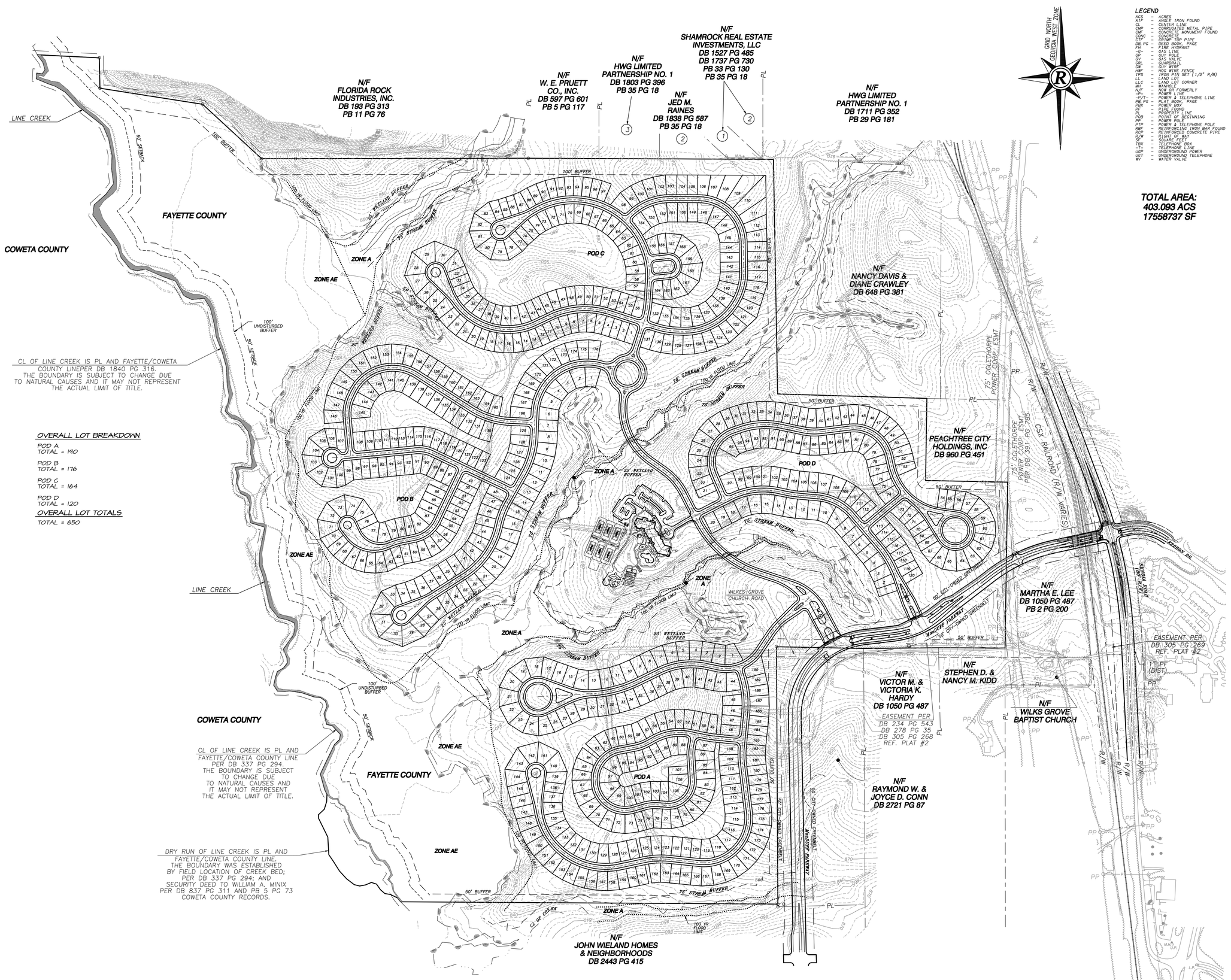
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SEAL OF THE REGISTRANT WHOSE REGISTRANT'S SEAL.

GRAPHIC SCALE 150' 0' 300' 600'

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2443 6/14/06 MARK A. BUCKNER

SHEET 1 OF 1

DATE : 04/26/2006
SCALE : 1" = 300'
JOB NO : A205030.DUE
FILE NO. : LEVITT-BORY
DRAWN BY: SERI



TOTAL AREA:
403.093 ACS
17558737 SF

LEGEND

ACS	-	ACRES
A.I.F.	-	ANGLE IRON FOUND
CL	-	CENTER LINE
CMP	-	CORRUGATED METAL PIPE
CMF	-	CONCRETE MONUMENT FOUND
CONC	-	CONCRETE
CTP	-	CRIMP TOP PIPE
DB, PG	-	DEED BOOK, PAGE
FH	-	FIRE HYDRANT
-G-	-	GAS LINE
GP	-	GUY POLE
GV	-	GAS VALVE
GWL	-	GUY WIRE
GW	-	GUY WIRE
HWF	-	HOG WIRE FENCE
IPS	-	IRON PIN SET (1/2" R/B)
LL	-	LAND LOT
LLC	-	LAND LOT CORNER
MH	-	MANHOLE
N/F	-	NOW OR FORMERLY
-P-	-	POWER LINE
-P/T-	-	POWER & TELEPHONE LINE
PB, PG	-	PLAT BOOK, PAGE
PBX	-	POWER BOX
PF	-	PIN FOUND
PL	-	PROPERTY LINE
POB	-	POINT OF BEGINNING
PP	-	POWER POLE
PTP	-	POWER & TELEPHONE POLE
RBF	-	REINFORCING IRON BAR FOUND
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY
SF	-	SQUARE FEET
TBX	-	TELEPHONE BOX
-T-	-	TELEPHONE LINE
UGP	-	UNDERGROUND POWER
UGT	-	UNDERGROUND TELEPHONE
WV	-	WATER VALVE

OVERALL LOT BREAKDOWN

POD A
TOTAL = 190

POD B
TOTAL = 176

POD C
TOTAL = 164

POD D
TOTAL = 120

OVERALL LOT TOTALS

TOTAL = 650

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

TEXT AMENDMENT PLAN
FOR :

CRESSWIND AT PEACHTREE CITY
FOR KOLTER HOMES, LLC.

LOCATED IN
LAND LOTS 166, 167, 182, 183 & 184
7th DISTRICT
FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION PLANS WITHOUT WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, INC. (ROCHESTER & ASSOCIATES) WILL RELIEVE ROCHESTER & ASSOCIATES OF LIABILITY ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL MAINTAIN AN ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
1" = 100' 0' 200' 400'

SHEET 1 OF 1

DATE : 7/11/14
SCALE : 1" = 200'
JOB NO : A205030.KOL
FILE NO. : KOL.CNSP
DRAWN BY : DGB

1082

Ordinance Number 1082 (LUR-14 – AMENDED)

AN ORDINANCE TO AMEND THE PEACHTREE CITY ZONING ORDINANCE TO AMEND THE LUR-14 LIMITED USE RESIDENTIAL ZONING DISTRICT SPECIFICALLY FOR A 403.093-ACRE TRACT OF LAND BORDERED BY THE TOWN OF TYRONE TO THE NORTH, THE CITY OF PEACHTREE CITY TO THE EAST, UNINCORPORATED FAYETTE COUNTY TO THE SOUTH, AND LINE CREEK TO THE WEST FOR A SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION, AND FOR OTHER PURPOSES

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, AND IT IS HEREBY ORDAINED by authority of the same that:

SECTION 1. Article X, Requirements by District, Section 1013A.14, Limited-use Residential, District No. 14, of the Peachtree City Zoning Ordinance, be repealed in its entirety and replaced as follows:

(Section 1013A.14) Limited-use residential district no. 14

(a) The zoning of a single tract of land as described below shall be amended as follows. Said property is more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 166, 167, 182, 183 & 184 of the 7th District, Fayette County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument found at the Land Lot corner common to Land Lots 167, 168, 182 & 183; thence along the Land Lot line common to Land Lots 167 & 168 South 89°43'36" East, a distance of 439.82 feet to a 1/2 inch rebar found; thence South 89°45'09" East, a distance of 1086.10 feet to an iron pin set; thence South 01°00'58" East, a distance of 1460.99 feet to a large rock found; thence South 88°17'23" East, a distance of 929.48 feet to an iron pin set; thence South 00°53'45" West, a distance of 510.84 feet to an iron pin set; thence South 88°49'38" East, a distance of 510.84 feet an iron pin set on the Land Lot line common to Land Lots 155 & 167; thence along said Land Lot line South 00°53'45" West, a distance of 1032.86 feet to an iron pin set at the Land Lot corner common to Land Lots 155, 156, 166 & 167; thence along the Land Lot line common to Land Lots 166 & 167 North 89°45'08" West, a distance of 414.24 feet to a 3/4 inch pipe found; thence along said Land Lot line South 89°27'40" West, a distance of 466.12 feet to a railroad iron found; thence along said Land Lot line North 88°51'41" West, a distance of 542.37 feet to a 1 inch pipe found; thence South 00°17'52" East, a distance of 1602.14 feet to a 1/2 inch rebar found; thence North 89°39'07" West, a distance of 2347.47 feet to a point in the centerline of Line Creek, which is also the Fayette/Coweta County line; thence along the centerline of Line Creek, a portion of which is a dry run, the following calls: North 38°47'06" West, a distance of 30.36 feet to a point; thence North 63°38'51" West, a distance of 49.22 feet to a point; thence North 80°19'35" West, a distance of 35.81 feet to a point; thence North 49°05'59" West, a distance of 36.70 feet to a point; thence North 34°49'25" West, a distance of 41.94 feet to a point; thence North 72°07'03" West, a distance of 33.58 feet to a point; thence South 67°41'22" West, a distance of 40.11 feet to a point; thence South 79°21'08" West, a distance of 36.59 feet to a point; thence North 76°04'41" West, a distance of 34.85 feet to a point; thence North 52°38'01" West, a distance of 59.54 feet to a point; thence North 42°19'45" West, a distance of 65.45 feet to a point; thence North 32°19'20" West, a distance of 66.27 feet to a point; thence North 34°15'43" West, a distance of 55.88 feet to a point; thence North 03°15'54" West, a distance of 109.73 feet to a point; thence North 26°14'23" West, a distance of 129.71 feet to a point; thence North 03°06'45" West, a distance of 22.40 feet to a point; thence North 46°46'31" East, a distance of 50.61 feet to a point; thence North 16°54'09" East, a distance of 50.88 feet to a point; thence North 02°03'29" East, a

distance of 45.06 feet to a point; thence North 26°18'04" West, a distance of 31.29 feet to a point; thence North 15°15'06" West, a distance of 101.06 feet to a point; thence North 25°11'47" East, a distance of 88.79 feet to a point; thence North 25°55'45" East, a distance of 114.64 feet to a point; thence North 45°30'53" East, a distance of 43.17 feet to a point; thence North 11°01'20" East, a distance of 33.07 feet to a point; thence North 42°34'11" West, a distance of 75.36 feet to a point; thence North 78°23'10" West, a distance of 35.59 feet to a point; thence North 14°18'30" West, a distance of 67.96 feet to a point; thence North 21°51'37" East, a distance of 51.38 feet to a point; thence North 18°09'42" West, a distance of 34.05 feet to a point; thence North 54°23'14" West, a distance of 37.40 feet to a point; thence North 84°29'03" West, a distance of 39.44 feet to a point; thence North 71°19'41" West, a distance of 83.66 feet to a point; thence North 81°39'08" West, a distance of 74.85 feet to a point; thence South 84°16'47" West, a distance of 28.44 feet to a point; thence North 88°32'10" West, a distance of 46.67 feet to a point; thence North 32°40'29" West, a distance of 43.36 feet to a point; thence North 12°55'54" East, a distance of 50.32 feet to a point; thence North 17°39'42" East, a distance of 37.27 feet to a point; thence North 60°00'05" East, a distance of 44.53 feet to a point; thence North 36°48'16" East, a distance of 39.10 feet to a point; thence North 03°46'52" West, a distance of 32.14 feet to a point; thence North 21°49'54" West, a distance of 58.66 feet to a point; thence North 35°13'52" East, a distance of 110.86 feet to a point; thence North 09°20'36" East, a distance of 47.96 feet to a point; thence North 07°56'09" West, a distance of 27.50 feet to a point; thence North 66°24'49" West, a distance of 42.83 feet to a point; thence North 76°47'06" West, a distance of 61.90 feet to a point; thence North 38°14'31" West, a distance of 81.72 feet to a point; thence North 15°15'05" West, a distance of 43.78 feet to a point; thence North 12°01'24" West, a distance of 143.86 feet to a point; thence North 18°20'11" West, a distance of 81.86 feet to a point; thence North 00°04'25" East, a distance of 71.09 feet to a point; thence North 11°32'24" East, a distance of 122.83 feet to a point; thence North 09°48'59" East, a distance of 48.06 feet to a point; thence North 72°43'53" West, a distance of 92.65 feet to a point; thence North 08°33'43" West, a distance of 63.10 feet to a point; thence North 06°34'44" East, a distance of 56.79 feet to a point; thence North 23°18'25" West, a distance of 50.48 feet to a point; thence North 65°32'14" West, a distance of 43.27 feet to a point; thence North 21°15'55" West, a distance of 73.57 feet to a point; thence North 13°15'53" East, a distance of 38.81 feet to a point; thence North 16°37'38" West, a distance of 56.20 feet to a point; thence North 81°37'01" East, a distance of 38.47 feet to a point; thence South 80°28'21" East, a distance of 36.34 feet to a point; thence North 86°42'15" East, a distance of 29.62 feet to a point; thence North 05°07'33" East, a distance of 44.46 feet to a point; thence North 16°08'35" West, a distance of 39.25 feet to a point; thence North 03°51'01" East, a distance of 58.78 feet to a point; thence North 12°01'16" West, a distance of 83.67 feet to a point; thence North 37°28'07" West, a distance of 82.84 feet to a point; thence North 70°30'30" West, a distance of 59.28 feet to a point; thence North 42°31'47" West, a distance of 57.04 feet to a point; thence North 19°58'47" East, a distance of 54.97 feet to a point; thence North 07°58'06" East, a distance of 46.37 feet to a point; thence North 10°45'37" West, a distance of 63.53 feet to a point; thence North 02°38'07" West, a distance of 114.06 feet to a point; thence North 15°44'15" West, a distance of 95.37 feet to a point; thence North 21°19'17" West, a distance of 103.22 feet to a point; thence North 08°02'57" West, a distance of 71.21 feet to a point; thence North 13°41'56" West, a distance of 112.38 feet to a point; thence North 31°54'56" West, a distance of 72.80 feet to a point; thence South 84°01'54" West, a distance of 78.17 feet to a point; thence North 63°28'01" West, a distance of 54.07 feet to a point; thence North 30°19'25" West, a distance of 105.16 feet to a point; thence North 69°44'14" West, a distance of 100.62 feet to a point; thence North 66°56'48" West, a distance of 101.30 feet to a point; thence South 79°21'14" West, a distance of 52.51 feet to a point; thence North 78°33'18" West, a distance of 39.53 feet to a point; thence North 39°25'22" West, a distance of 94.05 feet to a point; thence North 18°23'45" West, a distance of 69.83 feet to a point; thence North 37°19'15" West, a distance of 78.86 feet to a point; thence North 41°15'10" West, a distance of 79.40 feet to a point; thence North 35°02'09" West, a distance of 93.91 feet to a point; thence North 07°51'20" East, a distance of 62.59 feet to a point; thence North 48°16'00" East, a distance of 97.38 feet to a point; thence North 35°55'02" East, a distance of 81.99 feet to a point; thence North 07°38'27" West, a distance of 93.10 feet to a

point; thence North 01°57'49" East, a distance of 85.73 feet to a point; thence North 11°34'58" West, a distance of 103.52 feet to a point; thence North 23°15'01" West, a distance of 91.16 feet to a point; thence North 51°54'26" West, a distance of 189.20 feet to a point; thence North 43°10'55" West, a distance of 125.65 feet to a point; thence North 59°09'37" West, a distance of 71.40 feet to a point; thence North 70°42'14" West, a distance of 49.05 feet to a point; thence North 67°11'52" West, a distance of 78.94 feet to a point; thence North 03°07'23" East, a distance of 33.71 feet to a point; thence South 82°11'45" East, a distance of 35.36 feet to a point; thence North 34°11'49" East, a distance of 31.66 feet to a point; thence North 16°13'02" West, a distance of 49.07 feet to a point; thence North 36°30'02" West, a distance of 57.85 feet to a point; thence leaving the centerline of Line Creek South 87°07'59" East, a distance of 385.64 feet to a 1/2 inch rebar found; thence South 01°08'14" East, a distance of 189.03 feet to a 3/4 inch rebar found; thence South 81°07'45" East, a distance of 646.97 feet to a 3/4 inch rebar found; thence South 47°18'21" East, a distance of 499.44 feet to a 1 inch axle found on the Land Lot line common to Land Lots 182 & 183; thence along said Land Lot line North 89°54'23" East, a distance of 1659.88 feet to a concrete monument found, being the POINT OF BEGINNING.

Said tract contains 403.093 acres or 17,558,737 square feet of land.

(b) This tract is illustrated on the Boundary and Topography Survey prepared by Rochester & Associates, Inc. (last revised August 14, 2006), a copy of which is attached hereto as Exhibit "A" and incorporated herein by express reference.

It is intended that the LUR-14 zoning district be established specifically for a 650-unit single-family detached residential subdivision to be developed substantially in accordance with the following express conditions:

(c) *Conformance with master plan.*

Development shall take place in conformance with the master plan prepared by Rochester & Associates, Inc. (last revised July 11, 2014), a copy of which is attached hereto as Exhibit "B" and incorporated herein by express reference. Any substantive change to this plan or any of the conditions and requirements of this section shall require a new rezoning action.

It is understood the proposed subdivision shall be submitted to City Staff and the Planning Commission for review and approval in accordance with the established subdivision plat review process.

(d) *Permitted uses.*

1. Single-family detached residential units.

2. A clubhouse, including an outdoor pool, tennis courts and other customary accessory uses.

3. Publicly owned building, facility or land.

4. Building, facility or land for the distribution of utility services.

5. Building, facility or land for non-commercial park, recreation or open space purposes.

6. Accessory uses, as identified herein.

7. Customary home occupations, as identified herein.

(e) *Conditional uses.*

No conditional uses shall be permitted within this zoning district.

(f) *Other requirements.*

1. Maximum number of dwelling units: 650

2. Minimum floor area per dwelling unit: 585 units shall have no less than 1,500 SF of heated floor area. The remaining 65 units shall have no less than 1,350 SF of heated floor area.

3. Minimum zoning lot area: As described herein and shown on the concept plat approved as a part of the rezoning.

4. Minimum lot width: As described herein and shown on the concept plat approved as a part of the rezoning.

5. Minimum front building setback: 10' as measured from the property line; provided that each dwelling unit provides at least two paved parking spaces off the back of sidewalk; at least one of those spaces must be within a fully enclosed garage, and no part of the garage shall be within 20' of the back of sidewalk.

6. Minimum side building setbacks: 0'; provided that at least a 10' separation is maintained between dwellings, and further provided that at least one 20' separation is provided between every 10 dwelling units.

7. Minimum rear building setbacks: 10'.

8. Maximum building height: Two stories, plus a basement.

9. Parking: As set forth within the city's Parking Ordinance.

10. Signs: As set forth within the city's Sign Ordinance.

11. Driveways: Common driveways shall not be permitted, with the exception of those driveways shared by golf carts and located within recorded easements.

12. Tree save and landscape buffers: All tree save areas within the subdivision shall be delineated with tree save fencing and approved by the city prior to any land disturbance activities. These areas shall be maintained with natural vegetation and/ or enhanced with berming, fencing and landscaping. No vegetation shall be removed from these areas without prior city approval.

13. Greenbelts: A 100' greenbelt shall be provided along the northern property boundary separating this development from the Shamrock Industrial Park. A 50' greenbelt shall be provided around the perimeter of the development. A 50' greenbelt shall be provided adjacent to MacDuff Parkway as required by the city's Buffer Ordinance. All greenbelt areas shall be dedicated to the city.

14. Architectural concept: A unified architectural concept for the overall subdivision must be developed and approved by the Planning Commission. The architectural design, building materials and color selections of all buildings and

structures on the site must be substantially the same. Each home with a side elevation facing a public street shall include architectural detailing on the side elevation to avoid creating a blank wall facing the public street.

15. Development concept: Development shall take place substantially in conformance with the approved concept plat (Exhibit "B"), as well as the design concepts presented with the zoning request and approved as a part of the concept. Substantial deviation from the approved concept plat or design concepts shall require city council approval.

(g) *The overall development of the tract is subject to the following understandings and conditions:*

1. All transportation enhancements identified within Attachment "A" of GRTA's Notice of Decision (dated December 20, 2006) shall be constructed at no cost to the city and open to the public prior to issuance of the 101st Certificate of Occupancy for any residential dwelling unit within this development. Such traffic enhancements were imposed as conditions by GRTA on the entire DRI, which included both developments. Accordingly, the enhancements should be constructed based upon an agreement between Brent West Village, LLC and John Wieland Homes and Neighborhoods, and their successors and assigns, and should be based on each party's pro-rata share of traffic generated by each development based upon the information considered by GRTA. Evidence of such agreement between Brent West Village, LLC and John Wieland Homes and Neighborhoods shall be provided to the City prior to the approval of any plats for the development of the property.

   Furthermore, it is agreed that the substantial completion shall occur no more than 14 months (subject to normal weather and Acts of God extensions) from the date of final permitting of MacDuff Parkway including issuance of all Local, State and Federal permits and all permits from CSX Railroad for a bridge spanning the railroad. If substantial completion has not been achieved during the 14 month period referenced above, the City may require a performance and payment bond be issued in favor of the City for any uncompleted portion of the parkway. Should any delays in substantial completion be the result of the City's inability to gain clear title to any right-of-way or easements required for construction, the City agrees to waive the restriction limiting the number of Certificate of Occupancies allowed.

2. MacDuff Parkway shall be designed to city standards as a Community Collector and shall include a 24' wide median (as measured from back of curb) with vertical curb and gutter. The road section shall also include two travel lanes at a minimum width of 16' each, as measured from edge of pavement. The road shall be designed within an 80' right-of-way (minimum).

3. In accordance with Section 723.2 of the city's Buffer Ordinance, a continuous 50' wide (minimum) city-owned greenbelt buffer shall be established for any residential development adjacent to a community collector road and a continuous 50' wide tree-save and landscape buffer shall be established for any non-residential development adjacent to a community collector road.

   It is understood these buffer areas may be enhanced with berms, fencing and landscaping once clearing and grading is complete. A detailed landscape plan shall be prepared and submitted to City Staff and the Planning Commission for

review and approval prior to any disturbance to or the installation of any enhancements within these buffer areas.

4. The Applicant shall coordinate with City Staff to identify locations of traffic calming devices and shall incorporate these into the design and construction of MacDuff Parkway at no cost to the city.

5. The Applicant shall coordinate with City Staff to determine if a multi-use path tunnel can be constructed underneath MacDuff Parkway as a part of the road improvements. Should a location be identified, the Applicant shall design and construct the tunnel as a part of the MacDuff Parkway extension at no cost to the city.

6. The Applicant shall coordinate with City Staff to determine locations of multi-use paths throughout the development, and shall extend the multi-use path from the multi-use bridge spanning the CSX rail line to the existing path on Kedron Drive between the Belvedere and Sagamore subdivisions.

7. The Applicant shall coordinate with the Fayette County Water Department and the Peachtree City Fire Department to ensure appropriately sized water lines are constructed as a part of the MacDuff Parkway extension. In addition, the Applicant shall be responsible for installing all utilities within the right-of-way of MacDuff Parkway.

8. The Applicant shall be responsible for installing landscaping within the median and right-of-way of MacDuff Parkway as a part of the road construction and maintaining these areas until the roads are accepted by the city. Following this dedication, the maintenance of the landscaping within the right-of-way shall be the sole responsibility of the Homeowner's Association in perpetuity.

9. There shall be no more than 650 total lots within the overall subdivision. The concept plat submitted as a part of the annexation and rezoning request is illustrative only. The developer shall prepare a detailed development plan, which must be approved by the Planning Commission as a part of the concept plat approval process. It is understood the general layout of the streets and individual lots will be similar to what is shown on the concept plat once final engineering documents are prepared.

10. Existing vegetation within the areas identified as open space on the concept plat shall be protected prior to, during and following construction activities.

11. The buffer separating the residential lots along the northern property boundary shall be increased to no less than 100' in width, and this area shall be dedicated to the city as greenbelt.

12. Existing vegetation within the 50' buffer around the perimeter of the property shall be preserved to the greatest extent practicable prior to, during and following construction activities. These areas shall be dedicated to the city as greenbelt.

13. The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the city.

14. The location of the floodplain shall be field located and surveyed prior to preparation of the engineering drawings. Absolutely no development shall be permitted within the floodplain with the exception of perpendicular road and utility crossings.

15. The maintenance of all internal parks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/ or the Homeowner's Association.

16. The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.

17. The developer shall pay impact fees for each residential lot within the subdivision as identified within the city's Impact Fee Ordinance.

18. At the Applicant's request, the Property and units constructed thereon shall be restricted to housing for older persons as defined in 42 U.S.C. § 3607. Said development shall be intended and operated for occupancy by persons 55 years of age or older, and at least 80 percent of the occupied units shall be occupied by at least one person who is 55 years of age or older. The City shall publish and adhere to policies and procedures that demonstrate the intent required under this provision. In addition, the Developer and its successors and assigns shall comply with rules issued by the Secretary of the United States Department of Housing and Urban Development for verification of occupancy, which shall provide for verification by reliable surveys and affidavits and include examples of the types of policies and procedures relevant to a determination of compliance with the requirement of this Paragraph 18.

19. The annexation and rezoning is conditioned upon the execution of the Development Agreement between the City and the Applicant attached hereto. The Development Agreement shall be recorded in the Deed Records of the Clerk of the Superior Court of Fayette County, Georgia, so as to provide notice of the conditions of this zoning to all parties in interest.

20. The annexation and rezoning as proposed is conditioned upon the annexation of the John Wieland Homes and Neighborhoods tract to the south.

21. Should a suitable tract of land be made available to the city at no cost, the city will consider relocating the proposed fire station site such that it will not be located within 1,000 LF of the main entrance into the subdivision. In this case, "suitable" shall mean a site that meets the needs of fire and emergency services; a site that will not create additional gaps in coverage or service areas; a site that has access to adjoining roadways; a site with readily available utilities; and a site with no significant grading and/ or fill issues, environmental impacts or other design issues.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

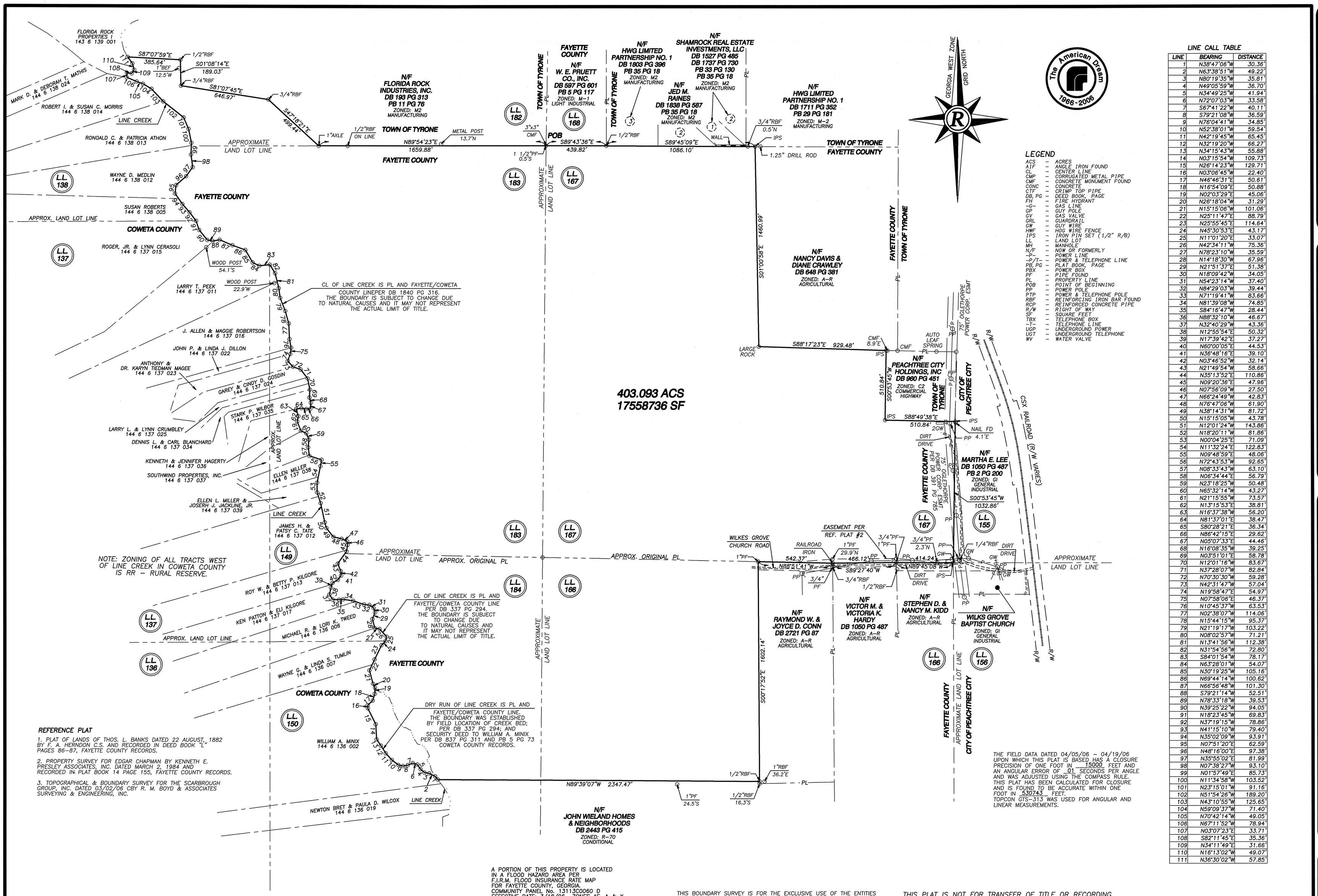
Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this 4 day of September 2014.

Vanessa Fleisch, Mayor

Attest: _____
City Clerk



LEGEND

ACS	–	ACRES
AIF	–	ANGLE IRON FOUND
CL	–	CENTER LINE
CMP	–	CORRUGATED METAL PIPE
CMF	–	CONCRETE MONUMENT FOUND
CONC	–	CONCRETE
CTP	–	CRIMP TOP PIPE
DB, PG	–	DEED BOOK, PAGE
FH	–	FIRE HYDRANT
–G–	–	GAS LINE
GP	–	GUY POLE
GV	–	GAS VALVE
GRL	–	GUARDRAIL
GW	–	GUY WIRE
HWF	–	HOG WIRE FENCE
IPS	–	IRON PIN SET (1/2" R/B)
LL	–	LAND LOT
MH	–	MANHOLE
N/F	–	NOW OR FORMERLY
–P–	–	POWER LINE
–P/T–	–	POWER & TELEPHONE LINE
PB, PG	–	PLAT BOOK, PAGE
PBX	–	POWER BOX
PF	–	PIPE FOUND
PL	–	PROPERTY LINE
POB	–	POINT OF BEGINNING
PP	–	POWER POLE
PTP	–	POWER & TELEPHONE POLE
RBF	–	REINFORCING IRON BAR FOUND
RCP	–	REINFORCED CONCRETE PIPE
R/W	–	RIGHT OF WAY
SF	–	SQUARE FEET
TBX	–	TELEPHONE BOX
–T–	–	TELEPHONE LINE
UGP	–	UNDERGROUND POWER
UGT	–	UNDERGROUND TELEPHONE
WV	–	WATER VALVE

LINE CALL TABLE

LINE	BEARING	DISTANCE
1	N38°47'06"W	30.36'
2	N63°38'51"W	49.22'
3	N80°19'35"W	35.81'
4	N49°05'59"W	36.70'
5	N34°49'25"W	41.94'
6	N72°07'03"W	33.58'
7	S67°41'22"W	40.11'
8	S79°21'08"W	36.59'
9	N76°04'41"W	34.85'
10	N52°38'01"W	59.54'
11	N42°19'45"W	65.45'
12	N32°19'20"W	66.27'
13	N34°15'43"W	55.88'
14	N03°15'54"W	109.73'
15	N26°14'23"W	129.71'
16	N03°06'45"W	22.40'
17	N46°46'31"E	50.61'
18	N16°54'09"E	50.88'
19	N02°03'29"E	45.06'
20	N26°18'04"W	31.29'
21	N15°15'06"W	101.06'
22	N25°11'47"E	88.79'
23	N25°55'45"E	114.64'
24	N45°30'53"E	43.17'
25	N11°01'20"E	33.07'
26	N42°34'11"W	75.36'
27	N78°23'10"W	35.59'
28	N14°18'30"W	67.96'
29	N21°51'37"E	51.38'
30	N18°09'42"W	34.05'
31	N54°23'14"W	37.40'
32	N84°29'03"W	39.44'
33	N71°19'41"W	83.66'
34	N81°39'08"W	74.85'
35	S84°16'47"W	28.44'
36	N88°32'10"W	46.67'
37	N32°40'29"W	43.36'
38	N12°55'54"E	50.32'
39	N17°39'42"E	37.27'
40	N60°00'05"E	44.53'
41	N36°48'16"E	39.10'
42	N03°46'52"W	32.14'
43	N21°49'54"W	58.66'
44	N35°13'52"E	110.86'
45	N09°20'36"E	47.96'
46	N07°56'09"W	27.50'
47	N66°24'49"W	42.83'
48	N76°47'06"W	61.90'
49	N38°14'31"W	81.72'
50	N15°15'05"W	43.78'
51	N12°01'24"W	143.86'
52	N18°20'11"W	81.86'
53	N00°04'25"E	71.09'
54	N11°32'24"E	122.83'
55	N09°48'59"E	48.06'
56	N72°43'53"W	92.65'
57	N08°33'43"W	63.10'
58	N06°34'44"E	56.79'
59	N23°18'25"W	50.48'
60	N65°32'14"W	43.27'
61	N21°15'55"W	73.57'
62	N13°15'53"E	38.81'
63	N16°37'38"W	56.20'
64	N81°37'01"E	38.47'
65	S80°28'21"E	36.34'
66	N86°42'15"E	29.62'
67	N05°07'33"E	44.46'
68	N16°08'35"W	39.25'
69	N03°51'01"E	58.78'
70	N12°01'16"W	83.67'
71	N37°28'07"W	82.84'
72	N70°30'30"W	59.28'
73	N42°31'47"W	57.04'
74	N19°58'47"E	54.97'
75	N07°58'06"E	46.37'
76	N10°45'37"W	63.53'
77	N02°38'07"W	114.06'
78	N15°44'15"W	95.37'
79	N21°19'17"W	103.22'
80	N08°02'57"W	71.21'
81	N13°41'56"W	112.38'
82	N31°54'56"W	72.80'
83	S84°01'54"W	78.17'
84	N63°28'01"W	54.07'
85	N30°19'25"W	105.16'
86	N69°44'14"W	100.62'
87	N66°56'48"W	101.30'
88	S79°21'14"W	52.51'
89	N78°33'18"W	39.53'
90	N39°25'22"W	94.05'
91	N18°23'45"W	69.83'
92	N37°19'15"W	78.86'
93	N41°15'10"W	79.40'
94	N35°02'09"W	93.91'
95	N07°51'20"E	62.59'
96	N48°16'00"E	97.38'
97	N35°55'02"E	81.99'
98	N07°38'27"W	93.10'
99	N01°57'49"E	85.73'
100	N11°34'58"W	103.52'
101	N23°15'01"W	91.16'
102	N51°54'26"W	189.20'
103	N43°10'55"W	125.65'
104	N59°09'37"W	71.40'
105	N70°42'14"W	49.05'
106	N67°11'52"W	78.94'
107	N03°07'23"E	33.71'
108	S82°11'45"E	35.36'
109	N34°11'49"E	31.66'
110	N16°13'02"W	49.07'
111	N36°30'02"W	57.85'

REFERENCE PLAT

1. PLAT OF LANDS OF THOS. L. BANKS DATED 22 AUGUST, 1882 BY F. A. HERNDON C.S. AND RECORDED IN DEED BOOK "L" PAGES 86-87, FAYETTE COUNTY RECORDS.

2. PROPERTY SURVEY FOR EDGAR CHAPMAN BY KENNETH E. PRESLEY ASSOCIATES, INC. DATED MARCH 2, 1984 AND RECORDED IN PLAT BOOK 14 PAGE 155, FAYETTE COUNTY RECORDS.

3. TOPOGRAPHICAL & BOUNDARY SURVEY FOR THE SCARBROUGH GROUP, INC. DATED 03/02/06 CBY R. M. BOYD & ASSOCIATES SURVEYING & ENGINEERING, INC.

A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA PER F.I.R.M. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY, GEORGIA. COMMUNITY PANEL No. 13113C0060 D EFFECTIVE DATE: 3/18/96 ZONES AE, A & X

THE FIELD DATA DATED 04/05/06 – 04/19/06 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15000 FEET AND AN ANGULAR ERROR OF 01 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 530743 FEET. TOPCON GTS-313 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

THIS BOUNDARY SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS NOT FOR TRANSFER OF TITLE OR RECORDING.

JOB NO: A205030.DUE-3907

Rochester & Associates, Inc.
286 Highway 314, Suite A • Fayetteville, Georgia 30214
(770)716-8123 (770)716-8124 Fax • www.rochester-assoc.com

BOUNDARY SURVEY FOR:

Levitt and Sons of Georgia, LLC

LOCATED IN LAND LOTS 166, 167, 182, 183 & 184
7th DISTRICT
FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
2.	8/14/06	BOUNDARY AT LINE CREEK
1.	6/14/06	ADD TAX PARCEL & ZONING INFO

REVISIONS

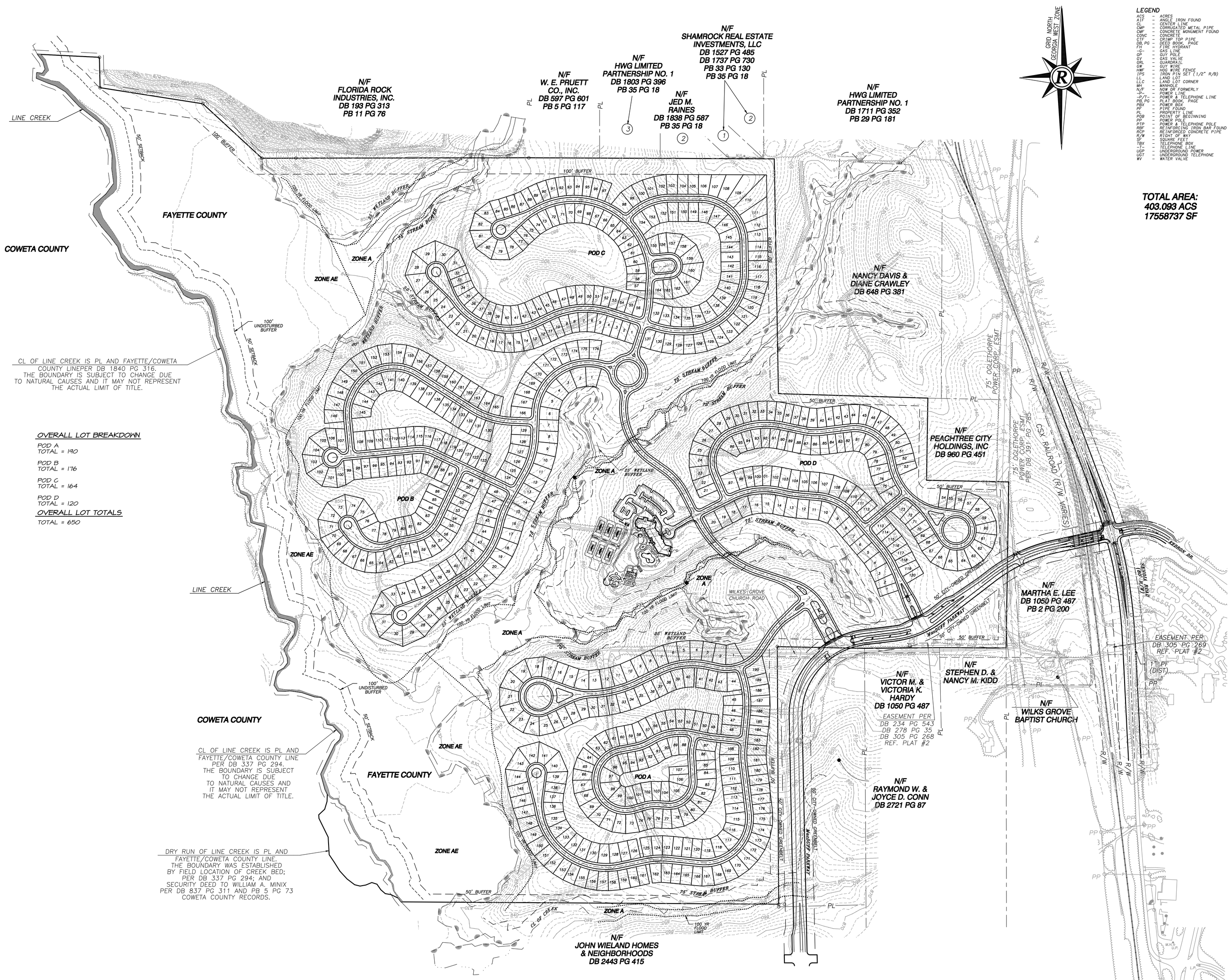
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL WET SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE 150' 0' 300' 600'

GEORGIA REGISTERED No. 2446 PROFESSIONAL 6/14/06 LAND SURVEYOR MARK A. BUCKNER

SHEET 1 OF 1

DATE : 04/26/2006
SCALE : 1" = 300'
JOB NO : A205030.DUE
FILE NO. : LEVITT-BORY
DRAWN BY: SERI



OVERALL LOT BREAKDOWN

POD A
TOTAL = 190

POD B
TOTAL = 176

POD C
TOTAL = 164

POD D
TOTAL = 120

OVERALL LOT TOTALS

TOTAL = 650

LEGEND

ACS	-	ACRES
AIF	-	ANGLE IRON FOUND
CL	-	CENTER LINE
CMP	-	CORRUGATED METAL PIPE
CMF	-	CONCRETE MONUMENT FOUND
CONC	-	CONCRETE
CTF	-	CRIMP TOP PIPE
DB, PG	-	DEED BOOK, PAGE
FH	-	FIRE HYDRANT
-G-	-	GAS LINE
GP	-	GUY POLE
GV	-	GAS VALVE
GWL	-	GAS WELL
GW	-	GUY WIRE
HWF	-	HOG WIRE FENCE
IPS	-	IRON PIN SET (1/2" R/B)
LL	-	LAND LOT
LLC	-	LAND LOT CORNER
MH	-	MANHOLE
N/F	-	NOW OR FORMERLY
-P-	-	POWER LINE
-P/T-	-	POWER & TELEPHONE LINE
PB, PG	-	PLAT BOOK, PAGE
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TBX	-	TELEPHONE BOX
-T-	-	TELEPHONE LINE
UGP	-	UNDERGROUND POWER
UGT	-	UNDERGROUND TELEPHONE
WV	-	WATER VALVE

TOTAL AREA:
403.093 ACS
17558737 SF

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

TEXT AMENDMENT PLAN
FOR :

CRESSWIND AT PEACHTREE CITY
FOR KOLTER HOMES, LLC.

LOCATED IN
LAND LOTS 166, 167, 182, 183 & 184
7th DISTRICT
FAYETTE COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION PLANS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, INC. WILL RELEASE ROCHESTER & ASSOCIATES, INC. LIABILITY ASSOCIATED WITH THIS PROJECT. THE ORIGINAL PLANS WILL REMAIN ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
100' 0' 200' 400'

SHEET 1 OF 1

DATE : 7/11/14
SCALE : 1" = 200'
JOB NO : A205030.K0L
FILE NO. : K0L.DWG
DRAWN BY : DGB