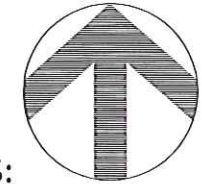
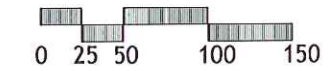


Site Plan

DATE: 09-11-13
SCALE: 1" = 50'-0"



DEVELOPMENT STATISTICS:

PROJECT AREA:
TOTAL AREA 5.1 AC 222,156 SQ. FT.

Building Coverage: 44,248 sq ft 19.9% (25% max.)
Parking and Drives 43,747 sq ft 19.7%
Walks and Patios 10,800 sq ft 4.8%
Landscaped openspace 123,361 sq ft 55.6% (25% min.)

PARKING SPACES:

	Max. Allowed	Proposed
1/3 Beds		4 Accessible
141 beds / 3 = 47		55 Open
		8 Future Open
		12 Covered
		79 Total

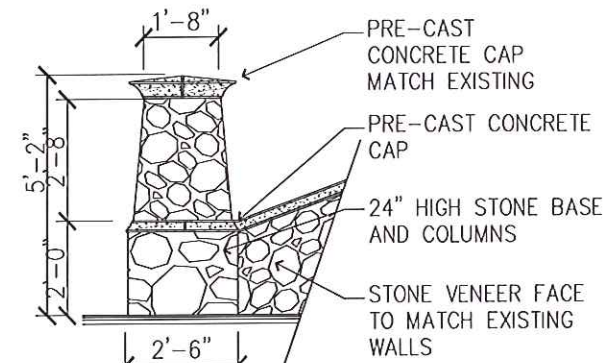
BUILDING INFORMATION:

First Floor Area: 44,248 sq ft
Second Floor Area: 35,958 sq ft
Third Floor Area: 35,596 sq ft
Total Floor Area: 115,802 sq ft

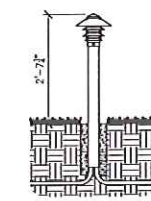
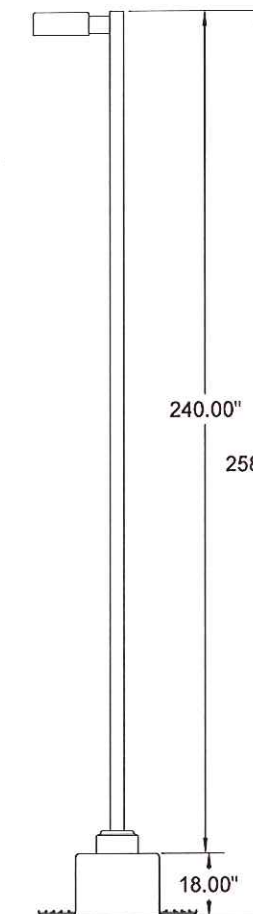
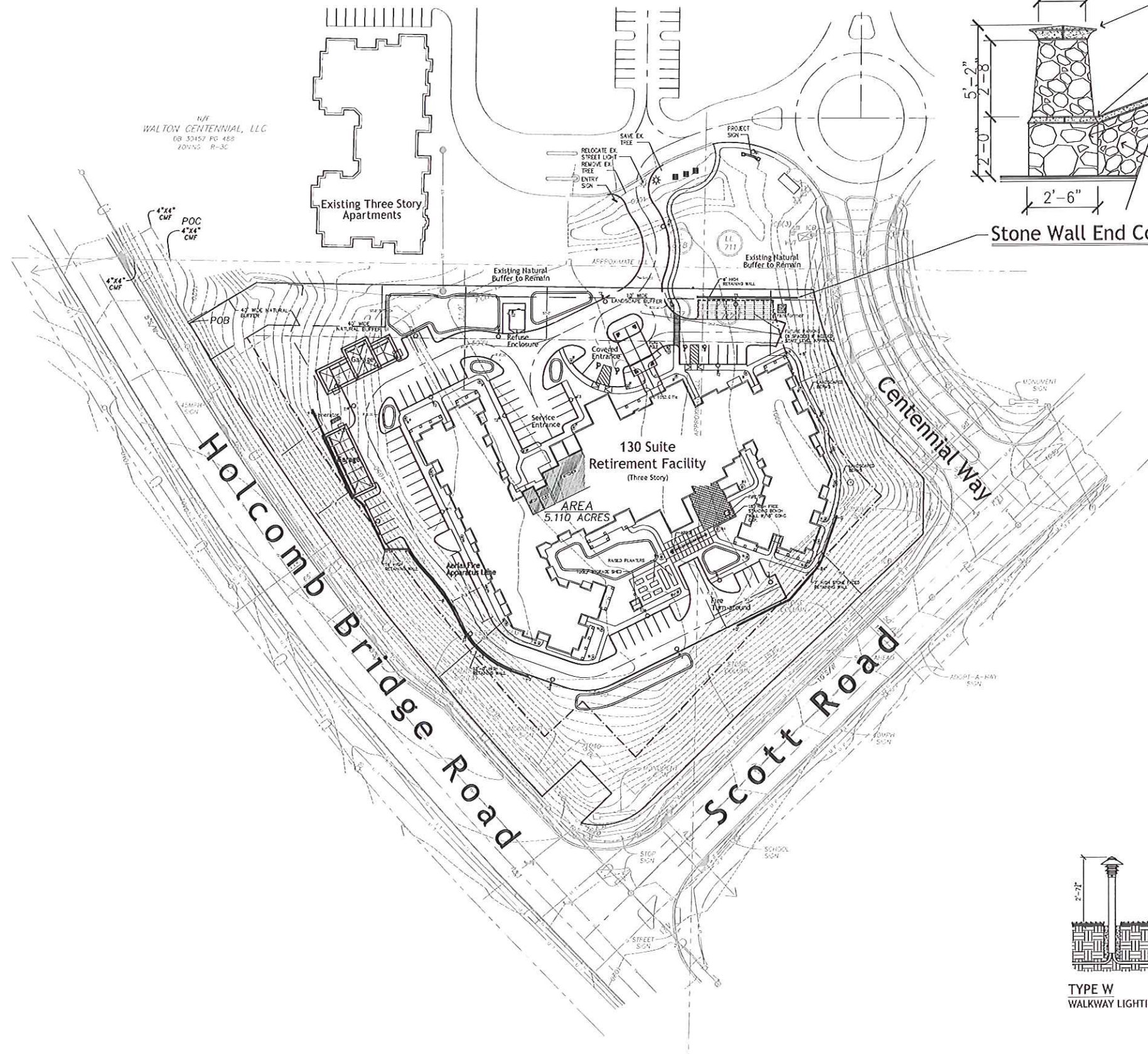
	Max. Allowed	Proposed
Building Height:	3 story, 40'-0"	3 story, 36'-6"
Garage Height:		15'-6"
Refuse Encl. Height:		6'-0"
Building Area:	N/A	115,802 sq ft
Building Coverage:	25%	19.9%

VARIANCES:

- Reduction of 40' natural buffer and 50' setback along the North Property Line, not adjacent to existing Apartment building.
Proposed: 10'-0" Landscaped Buffer and minimum 34' building setback.
- Parking request: Increase to .62 spaces per suite.



Stone Wall End Column



TYPE W WALKWAY LIGHTING

TYPE T1/T2/T3 PARKING LOT LIGHTING
• T1 - TYPE 4 DISTRIBUTION
• T2 - TYPE 3 DISTRIBUTION WITH HOUSE SIDE SHIELD
• T3 - TYPE 3 DISTRIBUTION

Roswell Retirement Residence

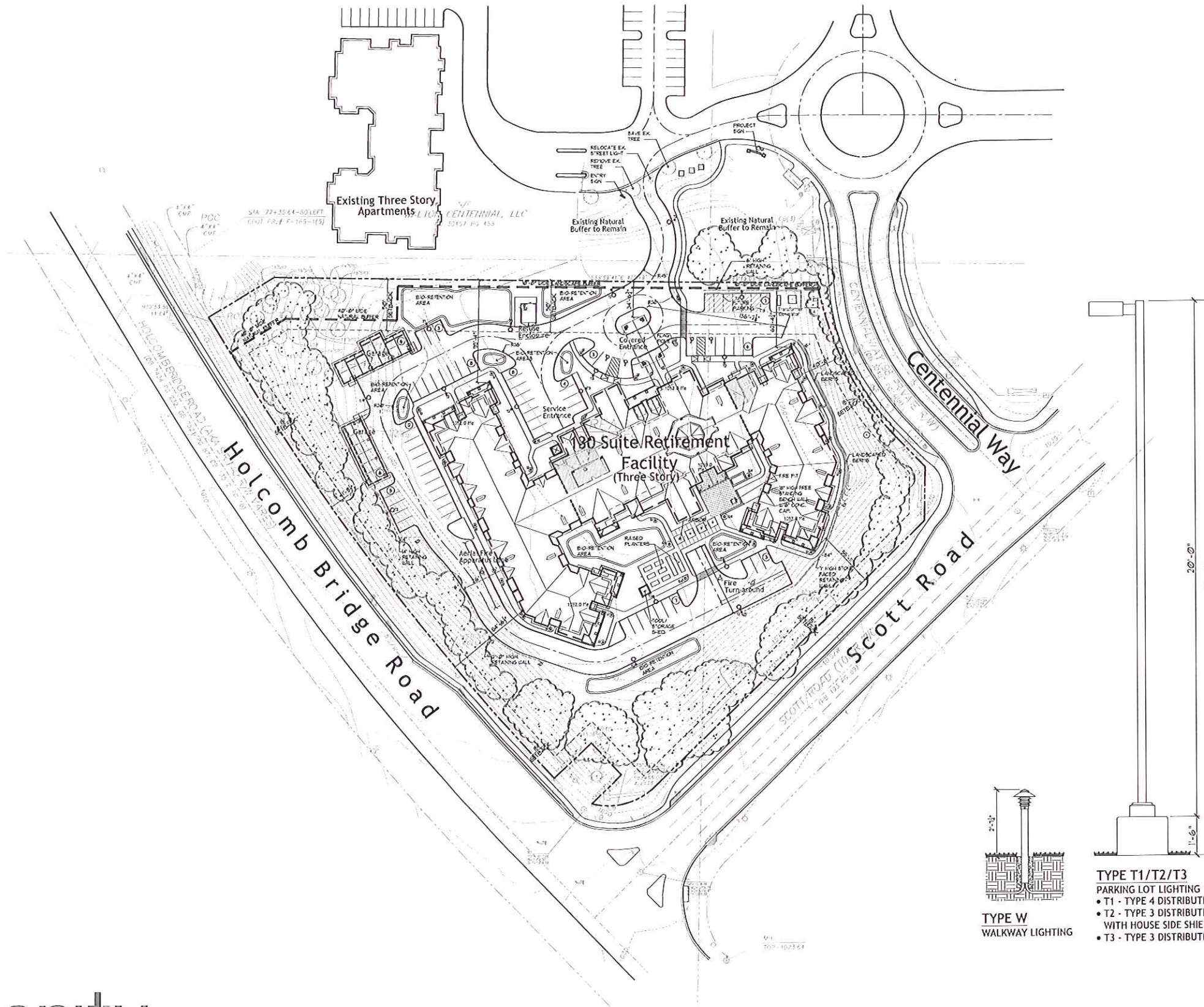
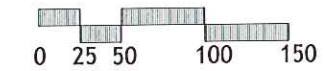
Roswell, GA

HAWTHORN
RETIREMENT GROUP

9310 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662-8210
(360) 213-1550 Fax (360) 213-1540

Site Plan

DATE: 09-27-13
SCALE: 1" = 50'-0"



DEVELOPMENT STATISTICS:

PROJECT AREA:

TOTAL AREA 5.1 AC 222,156 SQ. FT.

Building Coverage:

Main Building	44,257 SQ. FT.	19.9 %
Accessory Building	3,133 SQ. FT.	1.4 %
TOTAL	47,390 SQ. FT.	21.3 % (25% max.)

Parking and Driveways	43,672 SQ. FT.	19.6 %
Impervious Surface	23,104 SQ. FT.	10.3 %
Landscaping	37,372 SQ. FT.	16.8 %
Undeveloped Open Space	71,033 SQ. FT.	32 % (25% min.)

PARKING SPACES:

	Max. Allowed	Proposed
1/3 Beds		4 Accessible
141 beds / 3 = 47		62 Open
		12 Covered
		78 Total

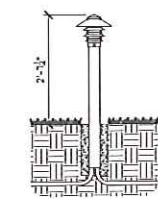
BUILDING INFORMATION:

First Floor Area:	44,257 sq ft
Second Floor Area:	36,335 sq ft
Third Floor Area:	35,940 sq ft
Total Floor Area:	116,532 sq ft

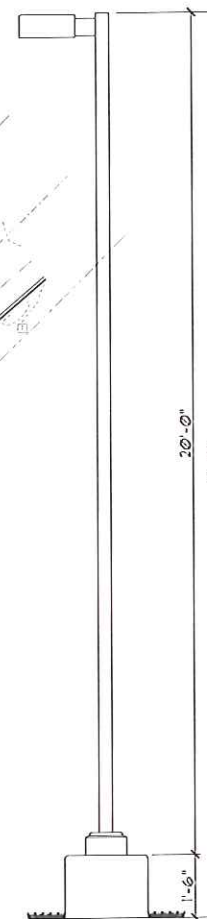
	Max. Allowed	Proposed
Building Height:	3 story, 40'-0"	3 story, 37'-0"
Garage Height:		15'-6"
Refuse Encl. Height:		6'-0"
Building Area:	N/A	116,532 sq ft
Building Coverage:	25%	21.3%

VARIANCES:

- Reduction of 40' natural buffer and 50' setback along the North Property Line, not adjacent to existing Apartment building.
Proposed: 10'-0" Landscaped Buffer and minimum 34' building setback.
- Parking request: Increase to .62 spaces per suite.



TYPE W
WALKWAY LIGHTING



TYPE T1/T2/T3
PARKING LOT LIGHTING
• T1 - TYPE 4 DISTRIBUTION
• T2 - TYPE 3 DISTRIBUTION WITH HOUSE SIDE SHIELD
• T3 - TYPE 3 DISTRIBUTION

lenity
architecture

3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

Roswell Retirement Residence

Roswell, GA

HAWTHORN
RETIREMENT GROUP

9310 NE Vancouver Mall Dr., Suite 200
Vancouver, WA 98662-9210
(360) 213-1550 Fax (360) 213-1540

Drawing name: K:\ATL\Civil\191923002-Hawthorn Roswell\CAD\Exhibits\2013-09-11 - Rezoning Exhibits\2013-09-11 Rezoning Site Plan.dwg Layout! Sep 12, 2013 2:46pm by: logan.clark

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Holcomb Bridge Road at Scott Road Tract

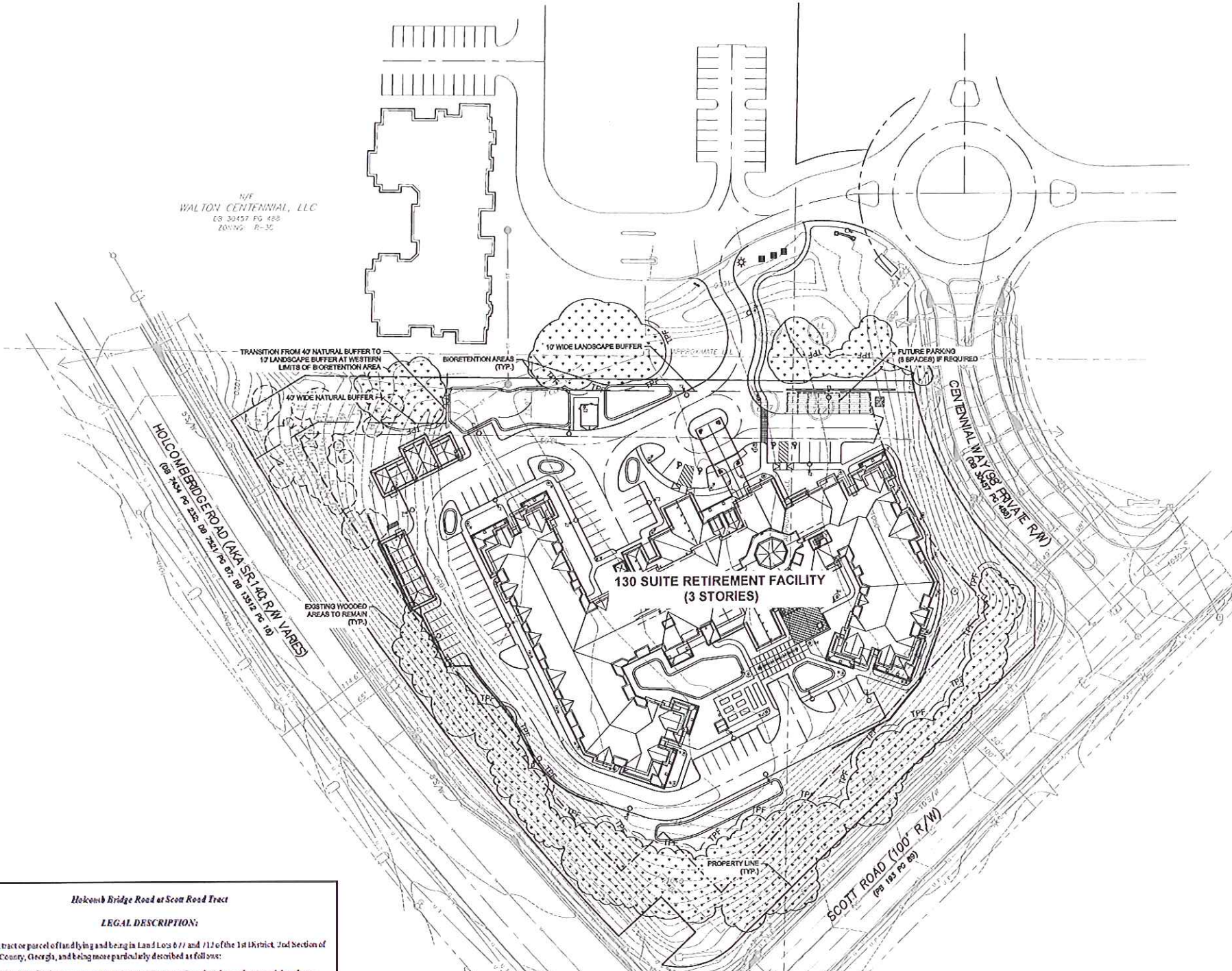
LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in Land Lots 677 and 712 of the 1st District, 2nd Section of Fulton County, Georgia, and being more particularly described as follows:

COMMENCING for the same at a 4"x4" Concrete Monument found on the northern right-of-way line of Holcomb Bridge Road, AKA S.R. 141, (R/W Varis) at station 77+56.64, 80 feet from the centerline thereof, running thence South 17°30'31" East, a distance of 62.85 feet to an Iron Pin Set (1.2" Rebar) on the northwestern right-of-way line of said Holcomb Bridge Road, said Iron Pin Set being the POINT OF BEGINNING for the tract herein described, thence leaving said Holcomb Bridge Road and running along land now or formerly of Walton Centennial, LLC North 59°06'04" East, a distance of 74.40 feet to an Iron Pin Set (1.2" Rebar), thence South 85°59'41" East, a distance of 425.19 feet to an Iron Pin Set (1.2" Rebar) on the Land Lot line between Land Lots 677 and 712; thence South 89°19'03" East, a distance of 105.35 feet to an Iron Pin Set (1.2" Rebar) on the western right-of-way line of Centennial Way (98' Private R/W), thence running along said Centennial Way right-of-way along a curve to the left for an arc distance of 170.21 feet, said curve having a chord bearing of South 26°51'08" East and a chord distance of 167.66 feet and a radius of 283.00 feet to an Iron Pin Set (1.2" Rebar), thence South 44°07'57" East, a distance of 41.64 feet to an Iron Pin Set (1.2" Rebar); thence South 00°55'46" West, a distance of 52.25 feet to an Iron Pin Set (1.2" Rebar) on the northwestern right-of-way line of Scott Road (100' R/W), thence running along said Scott Road right-of-way South 43°51'56" West, a distance of 366.71 feet to an Iron Pin Set (1.2" Rebar), thence along a curve to the right for an arc distance of 65.58 feet, said curve having a chord bearing of South 75°12'42" West and a chord distance of 63.71 feet and a radius of 63.00 feet to an Iron Pin Set (1.2" Rebar) on the northern right-of-way line of said Holcomb Bridge Road, thence moving along said Holcomb Bridge Road right-of-way North 45°07'11" East, a distance of 40.33 feet to an Iron Pin Set (1.2" Rebar), thence North 43°43'25" West, a distance of 42.72 feet to an Iron Pin Set (1.2" Rebar), thence South 47°14'56" West, a distance of 49.62 feet to an Iron Pin Set (1.2" Rebar); thence along a curve to the right for an arc distance of 580.34 feet, said curve having a chord bearing of North 37°00'36" West and a chord distance of 549.36 feet and a radius of 2379.92 feet to an Iron Pin Set (1.2" Rebar), thence North 30°53'55" West, a distance of 111.64 feet to the POINT OF BEGINNING.

Said tract contains 5.110 acres more or less.

N/E
WALTON CENTENNIAL, LLC
63 30457 PG 458
201119 R-3C



NOTES:

- BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY BY INLAND SURVEYING, LLC, DATED APRIL 18, 2013.

PROJECT AREA:

TOTAL AREA:	5.1 AC	(222,156 SQ. FT.)
BUILDING COVERAGE:	44,248 SQ. FT.	19.9%
PARKING AND DRIVES:	43,747 SQ. FT.	19.7%
WALKS AND PATIOS:	10,800 SQ. FT.	4.8%
LANDSCAPED OPENSOURCE:	123,361 SQ. FT.	55.6%

PARKING:

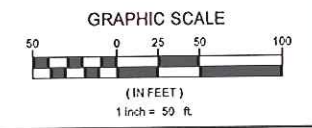
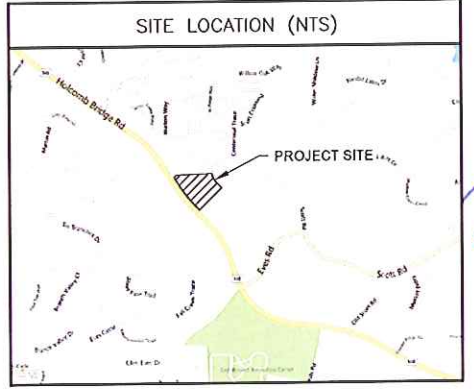
4 ACCESSIBLE SPACES
55 OPEN SPACES
8 "FUTURE" OPEN SPACES
12 COVERED SPACES
79 SPACES PROVIDED

ZONING:

CURRENT ZONING:	FC-A	FULTON COUNTY ANNEDED OFFICE PROFESSIONAL (CONDITIONAL)
PROPOSED ZONING:	O-P	

DIMENSIONAL REQUIREMENTS:

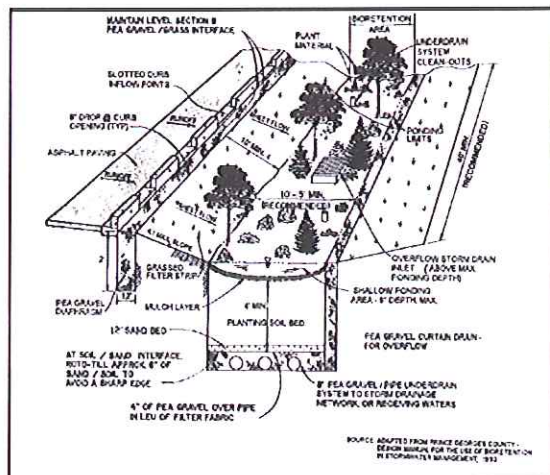
FRONT YARD SETBACK (MAJOR STREET)	15'
FRONT YARD SETBACK (MINOR STREET)	10'
SIDE YARD SETBACK	10'
REAR YARD SETBACK	35'
MINIMUM SETBACK ABUTTING 'R' DISTRICT	50'
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM HEIGHT (STORES)	3 STORES
MAXIMUM LOT COVERAGE	25%
MINIMUM LANDSCAPE STRIP ALONG R/W	10'
MINIMUM LANDSCAPED OPEN SPACE	25%



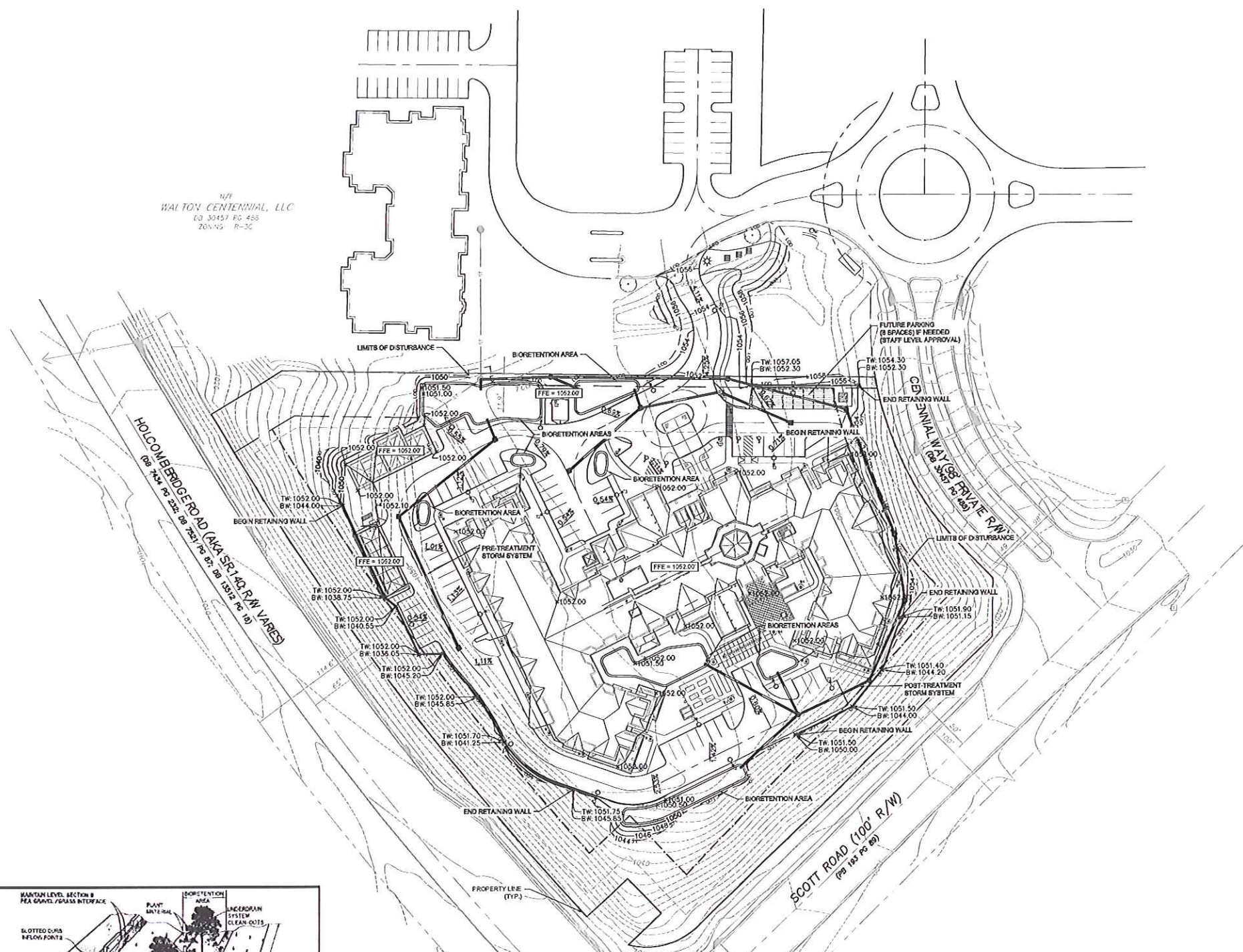
<p>© 2013 KIMLEY-HORN AND ASSOCIATES, INC. NO. 6000 S. GUNN RD., SUITE 200 NORCROSS, GEORGIA 30092 PHONE: (770) 855-0744 WWW.KIMLEY-HORN.COM</p>		<p>7</p>	<p>DATE</p>
		<p>6</p>	<p>REVISIONS</p>
<p>CLIENT: HAWTHORN RETIREMENT GROUP 8316 NE Woodloch Mill Ct., Suite 200 Norcross, GA 30092 (800) 215-1650 Fax: (800) 215-1540 FULTON COUNTY, GEORGIA</p>		<p>5</p>	<p>NO.</p>
<p>PROJECT: ROSWELL RETIREMENT RESIDENCE PREPARED FOR: LENITY GROUP, LLC</p>		<p>4</p>	<p>BY</p>
<p>TITLE: REZONING SITE PLAN</p>		<p>3</p>	
<p>DATE: 09/11/2013</p>		<p>2</p>	
<p>PROJECT NUMBER: 019923002</p>		<p>1</p>	
<p>SHEET NUMBER: EXHIBIT</p>		<p>1</p>	

Drawing name: K:\VTL_Civil\019923002_Hawthorn_Roswell\CADD\Exhibits\2013-09-11 - Rezoning Exhibits\2013-09-11 Grading Plan.dwg Layout1 Sep 12, 2013 2:43pm by: logan.clerk
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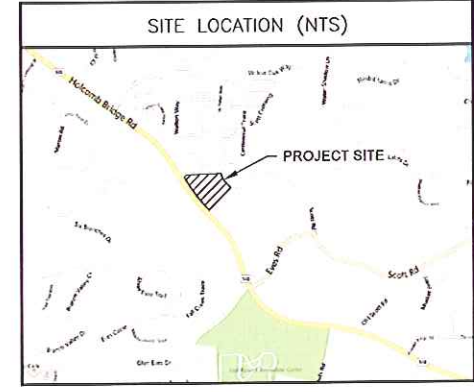
W/F
 WALTON CENTENNIAL, LLC
 6330 N. WILSON RD. #500
 ATLANTA, GA 30328



BIORETENTION AREA DETAIL (NTS)
 SOURCE: GEORGIA FURNITURE MANUFACTURING BOARD, VOL. 2

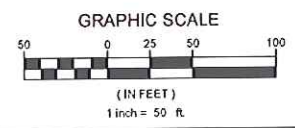


NOTES:
 1. BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY BY INLAND SURVEYING, LLC, DATED APRIL 18, 2013.
PROJECT AREA:
 TOTAL AREA: 5.10 AC (222,156 SQ. FT.)
 DISTURBED AREA: 3.71 AC (161,702 SQ. FT.)
PARKING:
 4 ACCESSIBLE SPACES
 55 OPEN SPACES
 8 "FUTURE" OPEN SPACES
 12 COVERED SPACES
 79 SPACES PROVIDED
ZONING:
 CURRENT ZONING: FC-A FULTON COUNTY ANNEKED OFFICE PROFESSIONAL (CONDITIONAL)
 PROPOSED ZONING: O-P
DIMENSIONAL REQUIREMENTS:
 FRONT YARD SETBACK (MAJOR STREET) 15'
 FRONT YARD SETBACK (MINOR STREET) 10'
 SIDE YARD SETBACK 10'
 REAR YARD SETBACK 35'
 MINIMUM SETBACK ABUTTING 'R' DISTRICT 50'
 MINIMUM BUILDING HEIGHT 40'
 MAXIMUM HEIGHT (STORES) 3 STORES
 MAXIMUM LOT COVERAGE 25%
 MINIMUM LANDSCAPE STRIP ALONG R/W 10'
 MINIMUM LANDSCAPED OPEN SPACE 25%



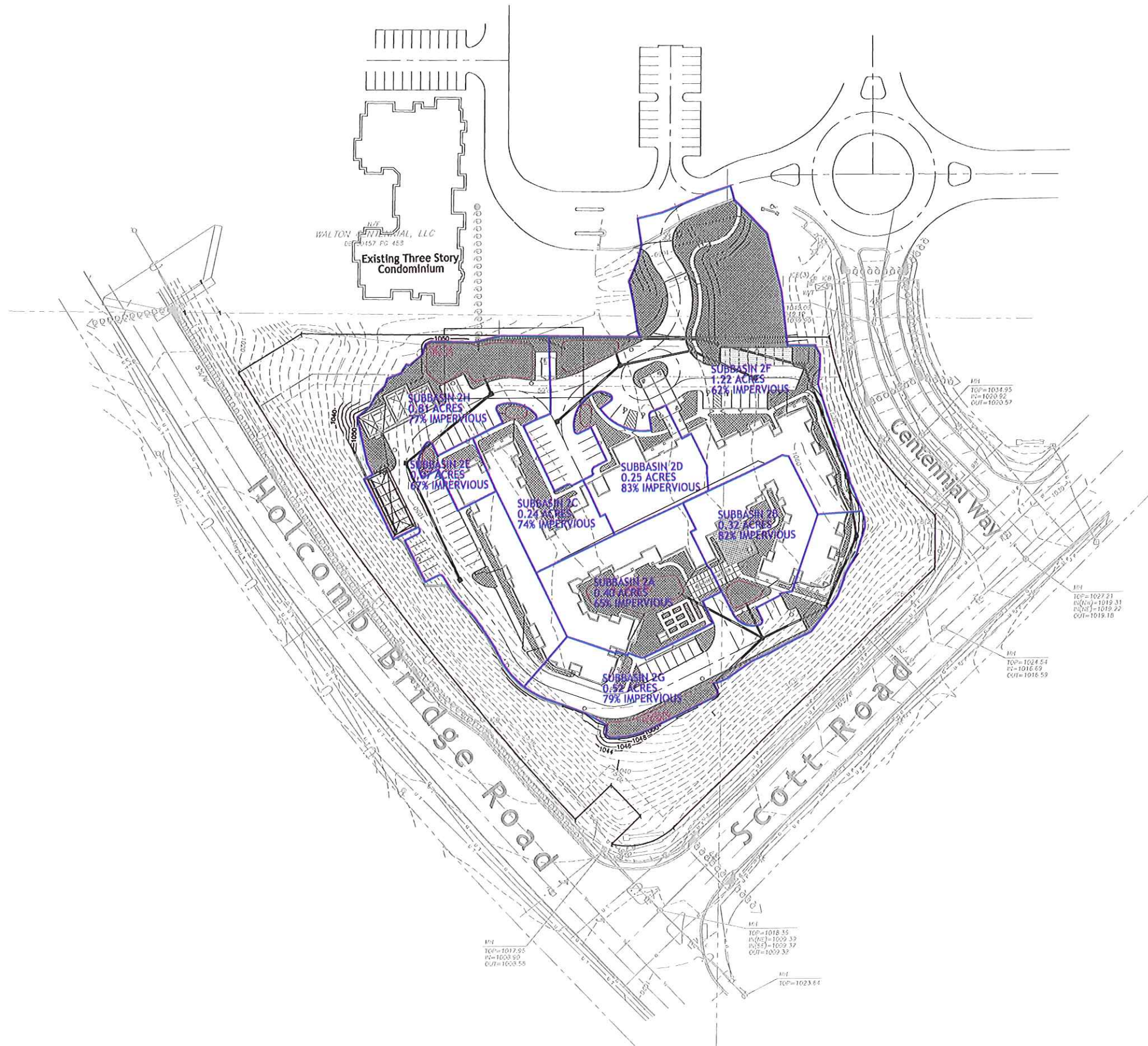
EARTHWORK CALCULATIONS:
 CUT: 11,463 CY
 FILL: 9,404 CY
 NET: 2,059 CY (CUT)

BIORETENTION CALCULATIONS:
 FILTER AREA REQUIRED: 9,762 SF
 FILTER AREA PROVIDED: 10,258 SF
 ALL BIORETENTION AREAS SHOWN ON PLANS ARE CONCEPTUAL LOCATIONS AND ARE SUBJECT TO CHANGE IN THE DESIGN PROCESS. ALL AREAS USED FOR ON-SITE BIORETENTION WILL BE AVAILABLE FOR LANDSCAPING USE UPON INSTALLATION.

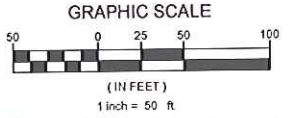


 Kimley-Horn and Associates, Inc. 6330 N. WILSON RD., SUITE 400 NORCROSS, GEORGIA 30092 PHONE: (770) 825-0744 WWW.KIMLEY-HORN.COM		REVISIONS NO. DATE BY
SCALE: 1" = 50' DRAWN BY: LDC DESIGNED BY: LDC CHECKED BY: BBW	 BRENT B. WHITE PROFESSIONAL ENGINEER STATE OF GEORGIA	CLIENT: ROSWELL RETIREMENT RESIDENCE PREPARED FOR LENITY GROUP, LLC PROJECT: ROSWELL RETIREMENT RESIDENCE PREPARED FOR LENITY GROUP, LLC TITLE: CONCEPTUAL GRADING PLAN DATE: 09/11/2013 PROJECT NUMBER: 019923002 SHEET NUMBER: EXHIBIT

Drawing name: K:\ATL_Civil\019923002_Hawthorn Retirement Raw\ENG\Hydro\Stormwater Report\Exhibits\Basin Exhibit_recover.dwg Basin Exhibit Sep 30, 2013 6:19pm by: logan.clark
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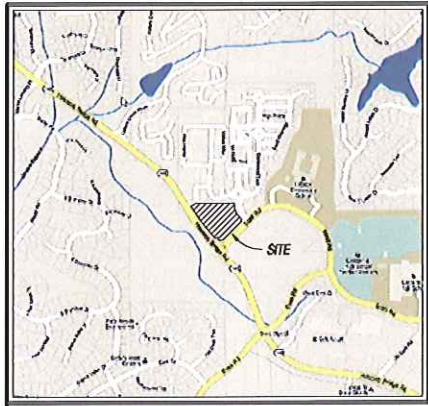


BIORETENTION CALCULATIONS:
 FILTER AREA REQUIRED: 9,762 SF
 FILTER AREA PROVIDED: 10,258 SF
 ALL BIORETENTION AREAS SHOWN ON PLANS ARE CONCEPTUAL LOCATIONS AND ARE SUBJECT TO CHANGE IN THE DESIGN PROCESS. ALL AREAS USED FOR ONSITE BIORETENTION WILL BE AVAILABLE FOR LANDSCAPING USE UPON INSTALLATION.



<p>CLIENT: HAWTHORN RETIREMENT GROUP 3010 NE Vancouver Mall Dr., Suite 200 Vancouver, WA 98662-3710 (509) 275-1550 Fax: (509) 275-1540</p>		<p>PROJECT: ROSWELL RETIREMENT RESIDENCE PREPARED FOR LENITY GROUP, LLC</p>		<p>TITLE: CONCEPTUAL DRAINAGE BASINS</p>	
<p>DATE: 09/11/2013</p>		<p>PROJECT NUMBER: 019923002</p>		<p>SHEET NUMBER</p>	
<p>SCALE: LDC</p>		<p>DRAWN BY: LDC</p>		<p>CHECKED BY: BEW</p>	
<p>DESIGNED BY: LDC</p>		<p>DATE</p>		<p>REVISIONS</p>	
<p>NO. 7</p>		<p>DATE</p>		<p>BY</p>	
<p>NO. 6</p>		<p>DATE</p>		<p>BY</p>	
<p>NO. 5</p>		<p>DATE</p>		<p>BY</p>	
<p>NO. 4</p>		<p>DATE</p>		<p>BY</p>	
<p>NO. 3</p>		<p>DATE</p>		<p>BY</p>	
<p>NO. 2</p>		<p>DATE</p>		<p>BY</p>	
<p>NO. 1</p>		<p>DATE</p>		<p>BY</p>	

Kimley-Horn and Associates, Inc.
 2013 KIMLEY-HORN AND ASSOCIATES, INC.
 2 SUN COURT, SUITE 400
 NORFOLK, VIRGINIA 23502-3044
 WWW.KIMLEY-HORN.COM



VICINITY MAP

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 677 and 712 of the 1st District, 2nd Section of Fulton County, Georgia, and being more particularly described as follows:

COMMENCING for the same at a 4"x4" Concrete Monument Found on the northeastern right-of-way line of Holcomb Bridge Road, AKA S.R. 140, (N/W Corner) of station 77435.64, 80 feet from the centerline thereof; running thence South 17°02'32" East, a distance of 62.63 feet to an Iron Pin Set (1/2" Rebar) on the northeastern right-of-way line of said Holcomb Bridge Road, said Iron Pin Set being the POINT OF BEGINNING for the tract herein described; thence leaving said POINT OF BEGINNING and running along land now or formerly of Walton Centennial, LLC North 59°08'04" East, a distance of 74.40 feet to an Iron Pin Set (1/2" Rebar); thence South 88°59'41" East, a distance of 425.19 feet to an Iron Pin Set (1/2" Rebar) on the Land Lot Line between Land Lots 677 and 712; thence South 83°19'03" East, a distance of 105.35 feet to an Iron Pin Set (1/2" Rebar) on the western right-of-way line of Centennial Way (S87° Private R/W); thence running along said Centennial Way right-of-way along a curve to the left for an arc distance of 170.21 feet, said curve having a chord bearing of South 26°54'08" East and a chord distance of 167.66 feet and a radius of 283.00 feet to an Iron Pin Set (1/2" Rebar); thence South 44°07'57" East, a distance of 41.64 feet to an Iron Pin Set (1/2" Rebar); thence South 00°55'46" West, a distance of 52.25 feet to an Iron Pin Set (1/2" Rebar) on the northeastern right-of-way line of Scott Road (100' R/W); thence running along said Scott Road right-of-way South 43°31'56" West, a distance of 365.71 feet to an Iron Pin Set (1/2" Rebar); thence along a curve to the right for an arc distance of 65.58 feet, said curve having a chord bearing of South 75°12'42" West and a chord distance of 63.71 feet and a radius of 65.00 feet to an Iron Pin Set (1/2" Rebar) on the northeastern right-of-way line of said Holcomb Bridge Road; thence running along said Holcomb Bridge Road right-of-way North 48°01'11" East, a distance of 40.33 feet to an Iron Pin Set (1/2" Rebar); thence North 43°43'28" West, a distance of 42.72 feet to an Iron Pin Set (1/2" Rebar); thence South 47°14'56" West, a distance of 49.62 feet to an Iron Pin Set (1/2" Rebar); thence along a curve to the right for an arc distance of 50.34 feet, said curve having a chord bearing of North 37°05'26" West and a chord distance of 49.30 feet and a radius of 2379.92 feet to an Iron Pin Set (1/2" Rebar); thence North 30°53'55" West, a distance of 11.64 feet to the POINT OF BEGINNING.

Said tract contains 5.110 acres more or less.

SURVEYOR'S CERTIFICATION

I, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, HEREBY CERTIFY TO HAWTHORN DEVELOPMENT LLC, LENITY ARCHITECTURE INC., FIRST AMERICAN TITLE INSURANCE COMPANY AND TITLE COMPANY THAT THIS SURVEY MADE UNDER MY SUPERVISION ON DATE CORRECTLY SHOWS (1) A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND LEGALLY DESCRIBED HEREON (PROPERTY); (2) THE RELATION OF THE BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES; (3) THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS, STRUCTURES OR IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ADJOINING LANDS, NOR ENCROACHMENTS ONTO THE PROPERTY OF BUILDINGS, STRUCTURES, OR IMPROVEMENTS LOCATED ON ADJOINING LANDS, EXCEPT AS SHOWN, NOTED AND DESCRIBED ON THIS SURVEY; (4) THE LOCATION AND DIMENSIONS OF ALL PROVIDED OR EVIDENT EASEMENTS, ALLEYS, STREETS, ROADS, RIGHTS-OF-WAY, BUILDING RESTRICTIONS AND SET-BACK LINES AND OTHER MATTERS (WITH APPLICABLE INSTRUMENT, BOOK AND PAGE NUMBER INDICATED AS SHOWN); (5) THAT THE PROPERTY HAS ACCESS TO DEDICATED PUBLIC STREETS ABUTTING THE PROPERTY AS SHOWN ON THIS PLAT; (6) THAT, EXCEPT AS SHOWN, NO PART OF THE PROPERTY LIES WITHIN ANY EXISTING FLOOD HAZARD OR FLOOD PLAIN AREA; AND (7) THAT THE PROPERTY CONTAINS STRIPPED PARKING SPACES FOR 0 STANDARD-SIZED AMERICAN AUTOMOBILES. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNLESS OTHERWISE SPECIFIED THEREIN IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

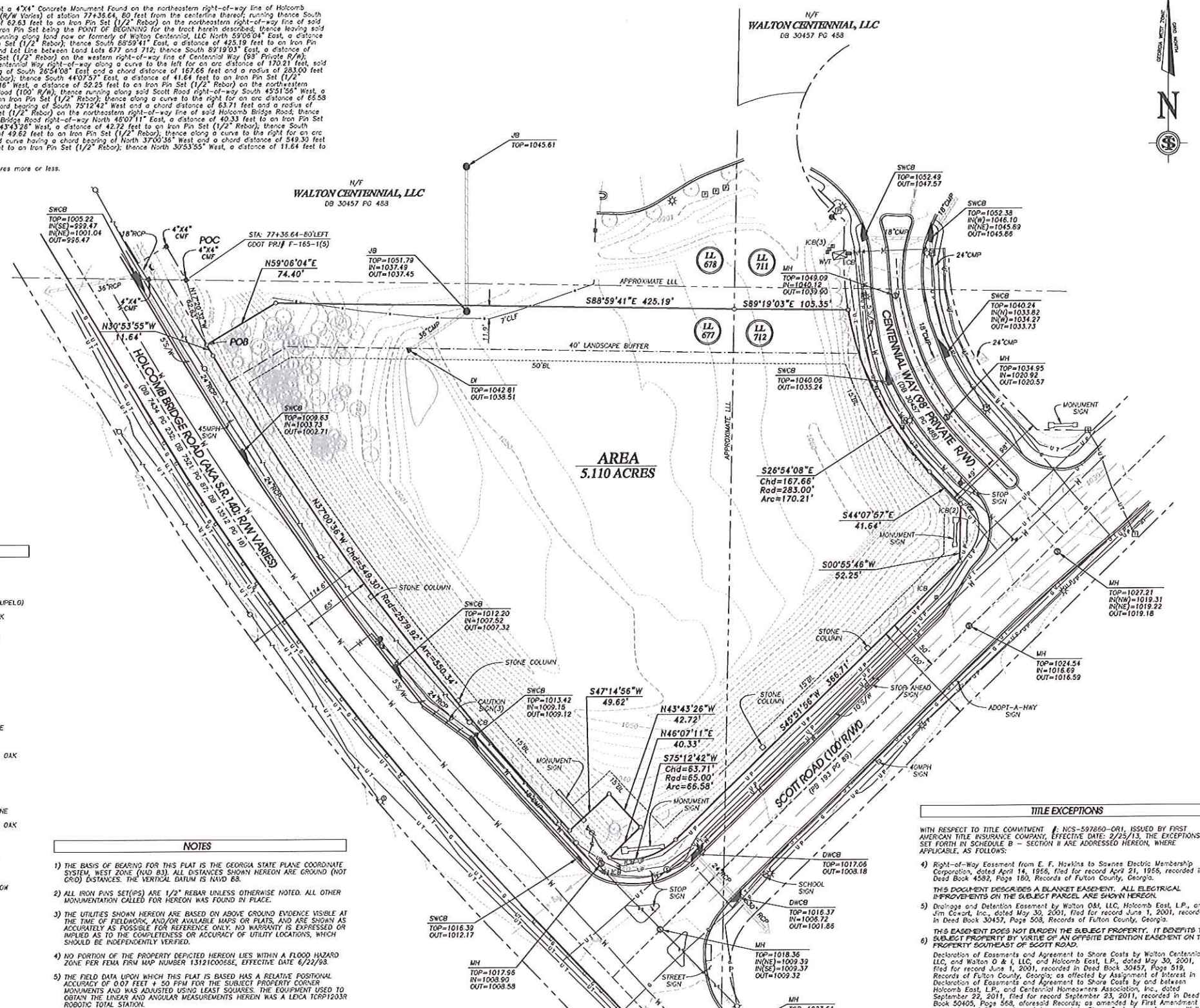
BENJAMIN L. DREARUP, LS GA# 3162 DATE 5/14/13

LEGEND

ABBREVIATIONS	SYMBOLS	TREE ABBREVIATIONS																																				
AI - ANGLE IRON	● - IRON PIN FOUND	APL - APPLE																																				
BL - BUILDING SETBACK LINE	■ - CONCRETE MONUMENT FOUND	ASH - ASH																																				
BWF - BARRIER WIRE FENCE	▲ - ROCK FOUND	BCH - BEECH																																				
CI - CURB INLET	○ - IRON PIN SET	BSM - BLACK GUM (TUPLO)																																				
CSG - CLEANOUT	○ - COMPUTED POINT (NOT SET)	BIR - BIRCH																																				
CSG & GUTTER	○ - SANITARY SEWER MANHOLE	BJO - BLACKJACK OAK																																				
CL - CENTERLINE	○ - JUNCTION BOX	BKC - BLACK CHERRY																																				
CLF - CHAIN LINK FENCE	○ - DOUBLE-WING CATCH BASIN	BKO - BLACK OAK																																				
CNF - CONCRETE MONUMENT FOUND	○ - SINGLE-WING CATCH BASIN	BLO - BLACK LOCUST																																				
CMP - CORRUGATED METAL PIPE	○ - CURB INLET	BML - BLACK WILLOW																																				
CONC - CONCRETE	○ - FIRE HYDRANT	CEO - CEDAR																																				
CIP - CRIMP TOP PIPE	○ - WATER VALVE	CEO - CEDAR																																				
D - DEPTH	○ - WATER METER	CEO - CEDAR																																				
DB - DEED BOOK	○ - UTILITY POLE	CEO - CEDAR																																				
DE - DRAINAGE EASEMENT	○ - GUY WIRE	CEO - CEDAR																																				
DI - DROP INLET	○ - GUY WIRE	CEO - CEDAR																																				
DIP - DUCTILE IRON PIPE	○ - GUY WIRE	CEO - CEDAR																																				
DIST - DISTURBED	○ - GUY WIRE	CEO - CEDAR																																				
DNCB - DOUBLE WING CATCH BASIN	○ - GUY WIRE	CEO - CEDAR																																				
E - EAST	○ - GUY WIRE	CEO - CEDAR																																				
EA - EDGE OF ASPHALT	○ - GUY WIRE	CEO - CEDAR																																				
EC - EDGE OF CONCRETE	○ - GUY WIRE	CEO - CEDAR																																				
EG - EDGE OF GRAVEL	○ - GUY WIRE	CEO - CEDAR																																				
FDC - FIRE DEPARTMENT CONNECTION	○ - GUY WIRE	CEO - CEDAR																																				
FFE - FINISHED FLOOR ELEVATION	○ - GUY WIRE	CEO - CEDAR																																				
FH - FIRE HYDRANT	○ - GUY WIRE	CEO - CEDAR																																				
FP - FLAG POLE	○ - GUY WIRE	CEO - CEDAR																																				
FG - FINISHED GAS LINE	○ - GUY WIRE	CEO - CEDAR																																				
GN - GAS METER	○ - GUY WIRE	CEO - CEDAR																																				
GM - GUY METER	○ - GUY WIRE	CEO - CEDAR																																				
GNF - GAS METER	○ - GUY WIRE	CEO - CEDAR																																				
ICB - IRRIGATION CONTROL BOX	○ - GUY WIRE	CEO - CEDAR																																				
IM - IRRIGATION METER	○ - GUY WIRE	CEO - CEDAR																																				
IPS - IRON PIN SET	○ - GUY WIRE	CEO - CEDAR																																				
IV - IRRIGATION VALVE	○ - GUY WIRE	CEO - CEDAR																																				
JB - JUNCTION BOX	○ - GUY WIRE	CEO - CEDAR																																				
KL - LAND LOT LINE	○ - GUY WIRE	CEO - CEDAR																																				
MH - MANHOLE	○ - GUY WIRE	CEO - CEDAR																																				
MW - MONITORING WELL	○ - GUY WIRE	CEO - CEDAR																																				
N - NORTH	○ - GUY WIRE	CEO - CEDAR																																				
N/F - NORTH OR FORMERLY	○ - GUY WIRE	CEO - CEDAR																																				
OTF - OPEN TOP PIPE	○ - GUY WIRE	CEO - CEDAR																																				
PB - PLAT BOOK	○ - GUY WIRE	CEO - CEDAR																																				
PBX - POWER BOX	○ - GUY WIRE	CEO - CEDAR																																				
PSE - POWER STUB	○ - GUY WIRE	CEO - CEDAR																																				
PVC - POLYVINYL CHLORIDE PIPE	○ - GUY WIRE	CEO - CEDAR																																				
REBAR - REINFORCED CONCRETE PIPE	○ - GUY WIRE	CEO - CEDAR																																				
REC - RECORDED	○ - GUY WIRE	CEO - CEDAR																																				
RTW - RIGHT-OF-WAY	○ - GUY WIRE	CEO - CEDAR																																				
S - SOUTH	○ - GUY WIRE	CEO - CEDAR																																				
SD - SLOTTED DRAIN	○ - GUY WIRE	CEO - CEDAR																																				
SOV - WATER SHUT OFF VALVE	○ - GUY WIRE	CEO - CEDAR																																				
SR - SOLID STEEL ROD	○ - GUY WIRE	CEO - CEDAR																																				
SSE - SANITARY SEWER EASEMENT	○ - GUY WIRE	CEO - CEDAR																																				
SW - SIDEWALK	○ - GUY WIRE	CEO - CEDAR																																				
SWCB - SINGLE WING CATCH BASIN	○ - GUY WIRE	CEO - CEDAR																																				
TR - THREADED STEEL ROD	○ - GUY WIRE	CEO - CEDAR																																				
TSB - TRAFFIC SIGNAL BOX	○ - GUY WIRE	CEO - CEDAR																																				
TSP - TRAFFIC SIGNAL POLE	○ - GUY WIRE	CEO - CEDAR </tr <tr> <td>TYP - TYPICAL</td> <td>○ - GUY WIRE</td> <td>CEO - CEDAR</td> </tr> <tr> <td>UC - UNDERGROUND CABLE</td> <td>○ - GUY WIRE</td> <td>CEO - CEDAR</td> </tr> <tr> <td>UP - UNDERGROUND POWER</td> <td>○ - GUY WIRE</td> <td>CEO - CEDAR</td> </tr> <tr> <td>UT - UNDERGROUND TELEPHONE</td> <td>○ - GUY WIRE</td> <td>CEO - CEDAR</td> </tr> <tr> <td>VCP - VITRIFIED CLAY PIPE</td> <td>○ - GUY WIRE</td> <td>CEO - CEDAR</td> </tr> <tr> <td>W - WEST</td> <td>○ - GUY WIRE</td> <td>CEO - CEDAR</td> </tr> <tr> <td>WL - WATER LINE</td> <td>○ - GUY WIRE</td> <td>CEO - CEDAR</td> </tr> <tr> <td>WE - WATER EASEMENT</td> <td>○ - GUY WIRE</td> <td>CEO - CEDAR</td> </tr> <tr> <td>WI - WEIR INLET</td> <td>○ - GUY WIRE</td> <td>CEO - CEDAR</td> </tr> <tr> <td>WTF - WOODEN TOWER FENCE</td> <td>○ - GUY WIRE</td> <td>CEO - CEDAR</td> </tr> <tr> <td>NSE - WATER SURFACE ELEVATION</td> <td>○ - GUY WIRE</td> <td>CEO - CEDAR</td> </tr> <tr> <td>WV - WATER VALVE</td> <td>○ - GUY WIRE</td> <td>CEO - CEDAR</td> </tr>	TYP - TYPICAL	○ - GUY WIRE	CEO - CEDAR	UC - UNDERGROUND CABLE	○ - GUY WIRE	CEO - CEDAR	UP - UNDERGROUND POWER	○ - GUY WIRE	CEO - CEDAR	UT - UNDERGROUND TELEPHONE	○ - GUY WIRE	CEO - CEDAR	VCP - VITRIFIED CLAY PIPE	○ - GUY WIRE	CEO - CEDAR	W - WEST	○ - GUY WIRE	CEO - CEDAR	WL - WATER LINE	○ - GUY WIRE	CEO - CEDAR	WE - WATER EASEMENT	○ - GUY WIRE	CEO - CEDAR	WI - WEIR INLET	○ - GUY WIRE	CEO - CEDAR	WTF - WOODEN TOWER FENCE	○ - GUY WIRE	CEO - CEDAR	NSE - WATER SURFACE ELEVATION	○ - GUY WIRE	CEO - CEDAR	WV - WATER VALVE	○ - GUY WIRE	CEO - CEDAR
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NOTES

- 1) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 83.
- 2) ALL IRON PINS SET (IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
- 3) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
- 4) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM NUMBER 131010005E, EFFECTIVE DATE 6/22/93.
- 5) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.01 FEET ± 50 PER FOOT FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TCRP1203R ROBOTIC TOTAL STATION.
- 6) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 314,282 FEET.
- 7) NO BUILDINGS ARE LOCATED ON THIS TRACT OF LAND.
- 8) THIS PROPERTY IS ZONED O-P (OFFICE PROFESSIONAL DISTRICT).
- 9) THE LEGAL DESCRIPTION SHOWN HEREON HAS BEEN PROVIDED IN ORDER TO MATCH THE BEARING BASE AND SHOW THE FIELD MEASUREMENTS ASSOCIATED WITH THE CURRENT SURVEY. THE DESCRIBED LAND IS ALL AND THE SAME LAND DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT # NCS-597850-001, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: 2/25/13.



TITLE EXCEPTIONS

WITH RESPECT TO TITLE COMMITMENT # NCS-597850-001, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: 2/25/13, THE EXCEPTIONS SET FORTH IN SCHEDULE B - SECTION II ARE ADDRESSED HEREON, WHERE APPLICABLE, AS FOLLOWS:

- 1) Right-of-Way Easement from E. F. Hawkins to Swane Electric Membership Corporation, dated April 14, 1958, filed for record April 21, 1958, recorded in Deed Book 4582, Page 180, Records of Fulton County, Georgia.
- 2) This document describes a BLANKET EASEMENT. ALL ELECTRICAL IMPROVEMENTS ON THE SUBJECT PARCEL ARE SHOWN HEREON.
- 3) Drainage and Detention Easement by Walton O&L, LLC, Holcomb East, LP, and Jim Cowart, Inc., dated May 30, 2001, filed for record June 1, 2001, recorded in Deed Book 5057, Page 508, Records of Fulton County, Georgia.
- 4) THIS EASEMENT DOES NOT BURDEN THE SUBJECT PROPERTY. IT BENEFITS THE SUBJECT PROPERTY BY VIRTUE OF AN OFFSITE DETENTION EASEMENT ON THE PROPERTY SOUTHEAST OF SCOTT ROAD.
- 5) Declaration of Easements and Agreement to Share Costs by Walton Centennial, LLC, and Walton O & L, LLC, and Holcomb East, LP, dated May 30, 2001, filed for record June 1, 2001, recorded in Deed Book 30457, Page 519, Records of Fulton County, Georgia, as amended by Assignment of Interest in Declaration of Easements and Agreement to Share Costs by and between Holcomb East, LP, and Centennial Homeowners Association, Inc., dated September 22, 2011, filed for record September 23, 2011, recorded in Deed Book 50405, Page 568, aforesaid Records; as amended by First Amendment to Declaration of Easements and Agreement to Share Costs by and among Walton Centennial, LLC, Walton O&L, LLC, and Centennial Homeowners Association, Inc., dated September 22, 2011, filed for record September 23, 2011, recorded in Deed Book 50405, Page 572, aforesaid Records.
- 6) THE ENTRANCE DRIVE EASEMENT AND RELATED IMPROVEMENTS REFERENCED IN THESE DOCUMENTS ARE SHOWN AS THE CENTRAL PRIVATE DRIVE RIGHT-OF-WAY HEREON. THE PERMANENT SEWER AND WATERLINE EASEMENTS ARE LOCATED WITHIN SAID ENTRANCE DRIVE EASEMENT. THE PERMANENT SIGNS AND STONE COLUMNS SHOWN HEREON ARE ALSO REFERENCED IN THESE DOCUMENTS. NOTE THAT THE EXHIBITS DESCRIBING THE LANDSCAPE DRAINAGE AND DETENTION EASEMENTS ARE EITHER ILLEGIBLE OR UNCLEAR. THESE EASEMENTS MAY AFFECT THE SUBJECT PROPERTY. EASEMENTS ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND FUTURE UTILITIES MAY AFFECT THE SUBJECT PROPERTY BUT ARE NOT DELINEATED IN THE DOCUMENTS.

SECRET	1	OF	1
REVISIONS:	5/14/13 - REVISE PER CLIENT COMMENTS	DRAWING DATE: 4/18/13	LAST FIELD WORK: 4/10/13
		MANAGER: BLD	DWG. BLD
		CREW CHIEF: JF	FILE: SCOTTRD ALTA.PRO
		JOB NUMBER: 5047-15-010	



ALTA/ACSM LAND TITLE SURVEY FOR HAWTHORN DEVELOPMENT LLC, LENITY ARCHITECTURE INC., FIRST AMERICAN TITLE INSURANCE COMPANY AND TITLE COMPANY

LOCATED IN LAND LOTS 677 & 712, 1ST DISTRICT, 2ND SECTION FULTON COUNTY, GEORGIA

INLAND SURVEYING

2180 SATELLITE BUILDING SUITE 400 4045 S. GOLF COURSE ROAD ATLANTA, GA 30346

PH: 404.525.6700 FAX: 404.525.6760 EMAIL: INFO@INLANDSURVEYING.COM

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