

NOTES

1. The underground utilities shown have been located from field survey information and existing drawings. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information supplied and to the surveyor's best knowledge are approximately as shown. The surveyor has not physically located the underground utilities.

2. I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for Fulton County, Georgia and Incorporated Areas, Community Panel Number 13121C0053E, Panel 53 of 490, effective date June 22, 1998 and found NO portion of the property shown hereon to fall within a designated Flood Zone "A" (areas of 100 year flood). The property lies in Flood Zone "X".

3. The orthometric heights (elevations and contours) shown hereon were determined by GPS observations and were adjusted by Planners and Engineers Collaborative in April 2013. North American Datum of 1983 (NAD83), North American Vertical Datum of 1988 (NAVD88), Georgia West Zone State Plane Coordinates.

4. The term "Certification" relating to professional engineering and land surveying services shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

5. The boundary information shown hereon was taken from a survey provided by the client and the purpose of this plot is to overlay the topographic information. This survey has been prepared without the benefit of a current title inspection report. Easements or other encumbrances may exist on public record but not be shown hereon.

6. No zoning information provided for building setbacks.

7. The site is tied to Fulton County monuments F317 & F015.

8. SITE IS LOCATED WITHIN 200' OF STATE WATERS.

9. THERE ARE NO WETLANDS ON THIS SITE.

10. Distances shown on the plot shall be horizontal.

11. City of Roswell and Fulton County personnel and/or agents shall have free and total access to and across all easements.

12. Iron pins (NO. 4 rebar) or PK nails will be set at all corners.

13. The bearings shown are grid north, Georgia West zone.

14. No structure shall be located within forty (40) feet of an open drain.

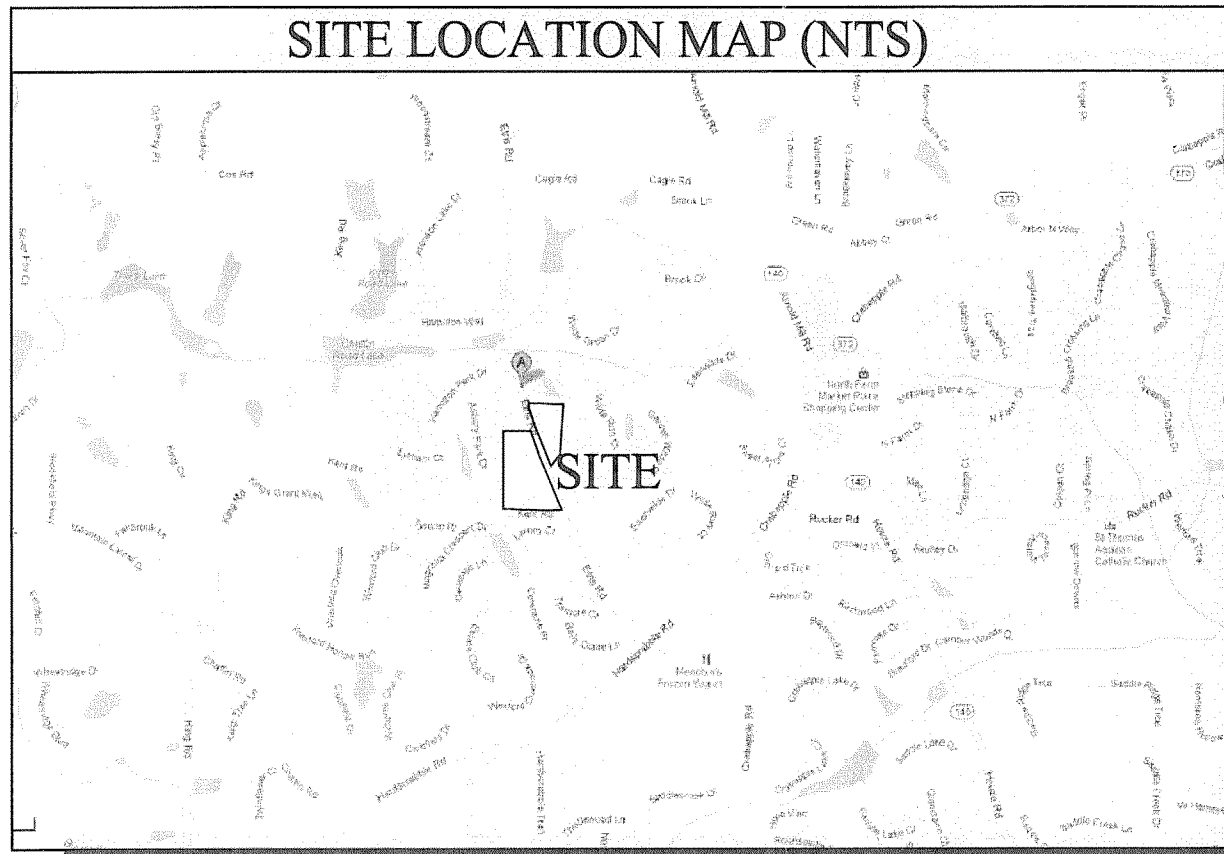
15. Disturbance of the 100 year flood plain is prohibited.

SURVEYING CONTACT:
CHRIS SANFORD
PLANNERS AND ENGINEERS
COLLABORATIVE
350 RESEARCH COURT
NORCROSS, GEORGIA 30092
PHONE: 770-451-2741
FAX: 770-451-3915
EMAIL: csanford@pecatl.com

DEVELOPER CONTACT:
EAHI ETRIS, LLC
SCOT CLARK
2303 CUMBERLAND PKWY SE
ATLANTA, GA 30339
PHONE: 770-541-5250

OWNER CONTACT:
EAHI ETRIS, LLC
SCOT CLARK
2303 CUMBERLAND PKWY SE
ATLANTA, GA 30339
PHONE: 770-541-5250

SITE LOCATION MAP (NTS)

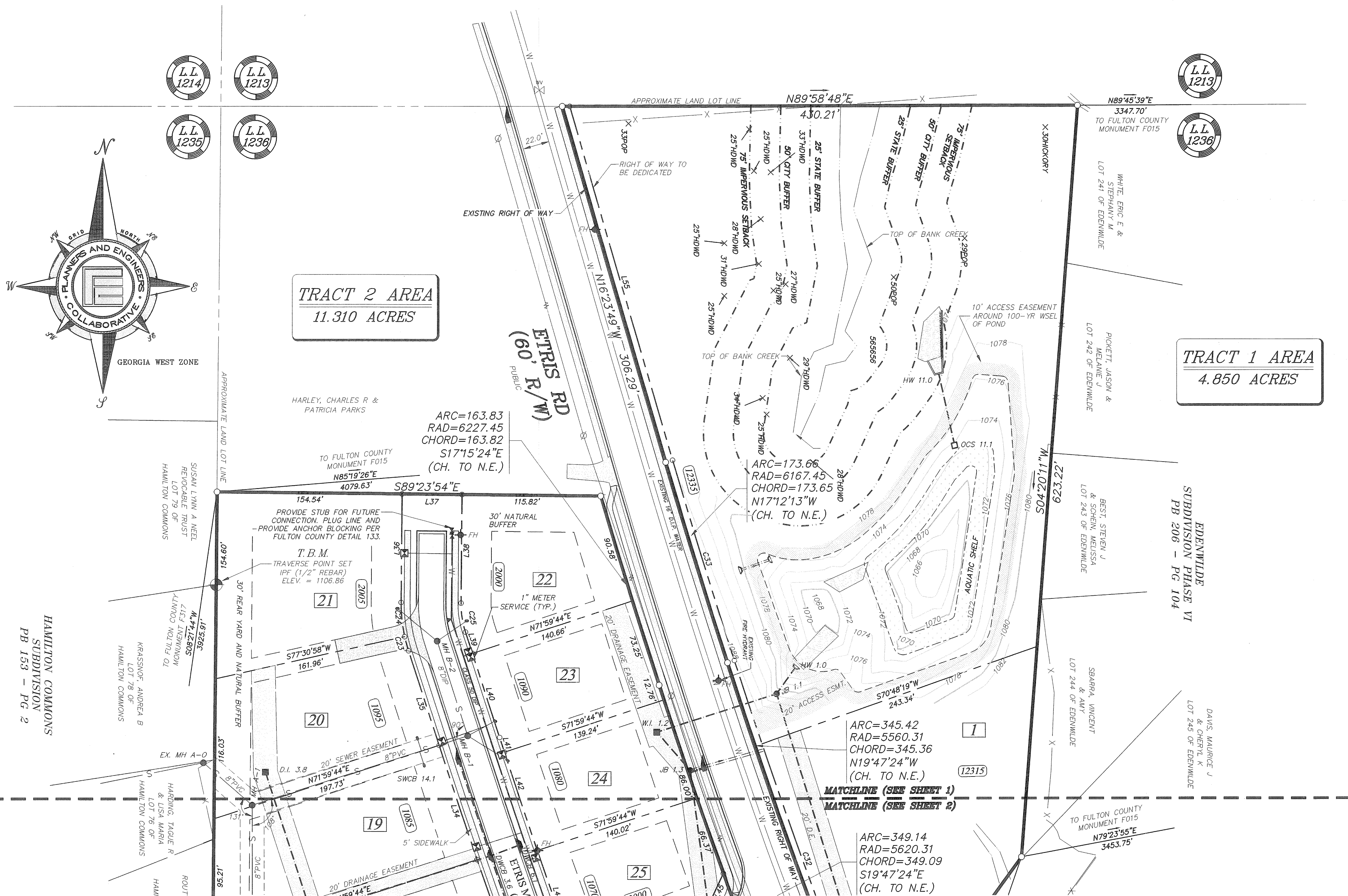


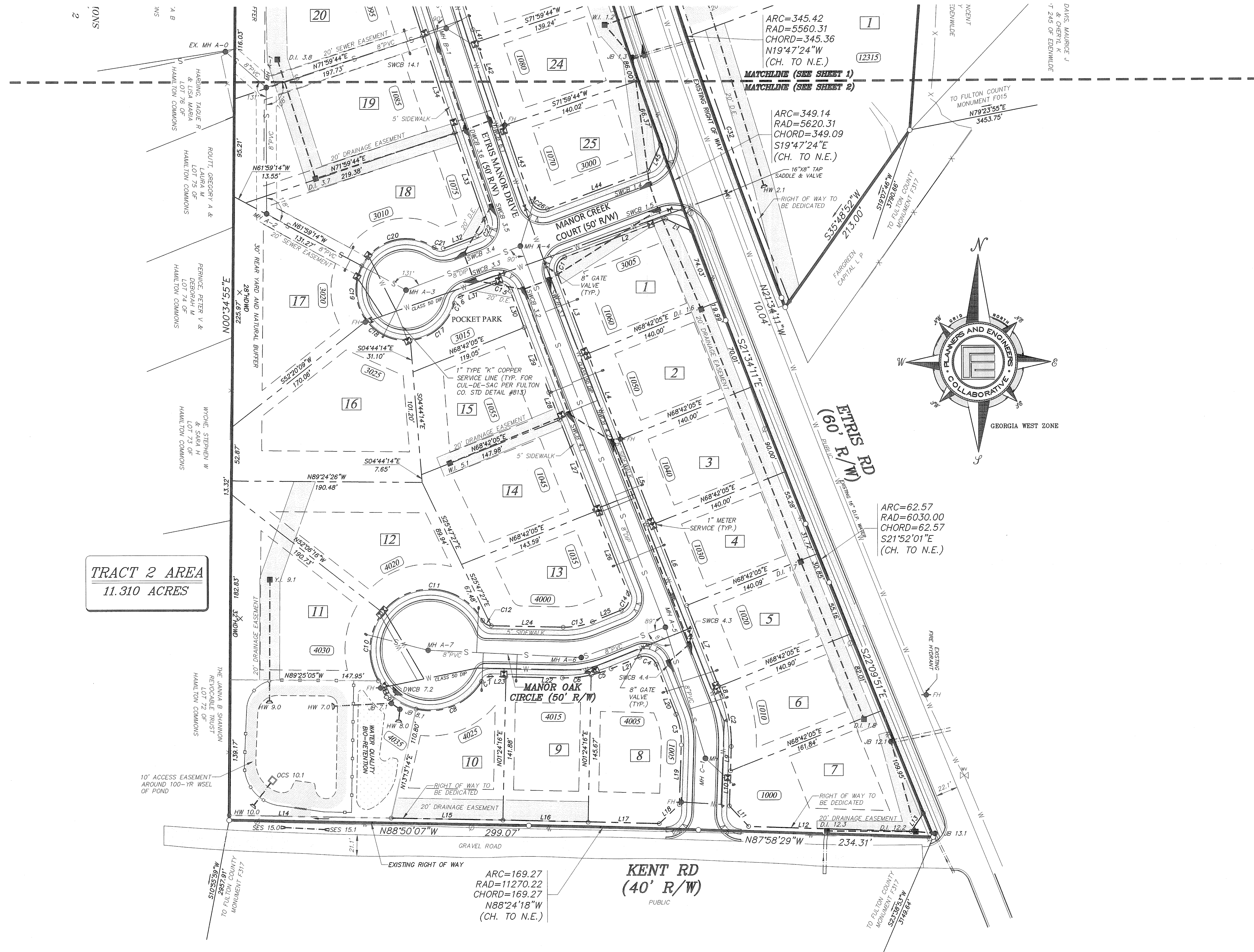
UTILITY PROVIDERS:

WATER: FULTON COUNTY
SEWER: FULTON COUNTY

LEGEND

- IPF IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- IPS IRON PIN SET (#4 Re-Rod unless noted otherwise)
- OT PIPE IRON PIPE FOUND (open top pipe)
- CT PIPE IRON PIPE SET (crimp top pipe)
- POINT
- CMF CONCRETE MONUMENT FOUND
- SM SANITARY SEWER MANHOLE
- SL SANITARY SEWER LINE
- SDL STORM DRAINAGE LINE
- CSL COMB. STORM & SAN. SEWER LINE
- CB CATCH BASIN
- JLB JUNCTION BOX
- DI DROP INLET
- WI WEIR INLET
- CI CURB INLET
- PP POWER POLE
- PPW POWER POLE W/ GUY WIRE
- OPH OVERHEAD POWER / TELEPHONE LINE
- WV WATER VALVE
- GV GAS VALVE
- FH FIRE HYDRANT
- W WATER LINE
- UGL UNDERGROUND GAS LINE
- UGL UNDERGROUND ELECTRIC LINE
- UTL UNDERGROUND TELEPHONE LINE
- UCL UNDERGROUND CABLE LINE
- LP LIGHT POLE
- ET EXISTING TREE
- CP CALLS PER DEED
- TW TOP OF WALL
- BW BOTTOM OF WALL
- W (TYP) WALL (TYP)
- TR TRANSFORMER
- BH BOREHOLE
- RCP REINFORCED CONCRETE PIPE
- B.S.L. BUILDING SETBACK LINE
- SG SIGN
- BOC BACK OF CURB





TRACT 2 AREA
11.310 ACRES

KENT RD
(40' R/W)
PUBLIC

ETTRIS RD
(60' R/W)
PUBLIC

MANOR OAK CIRCLE
(50' R/W)

MANOR CREEK COURT
(50' R/W)

POCKET PARK

WATER QUALITY BIO-RETENTION

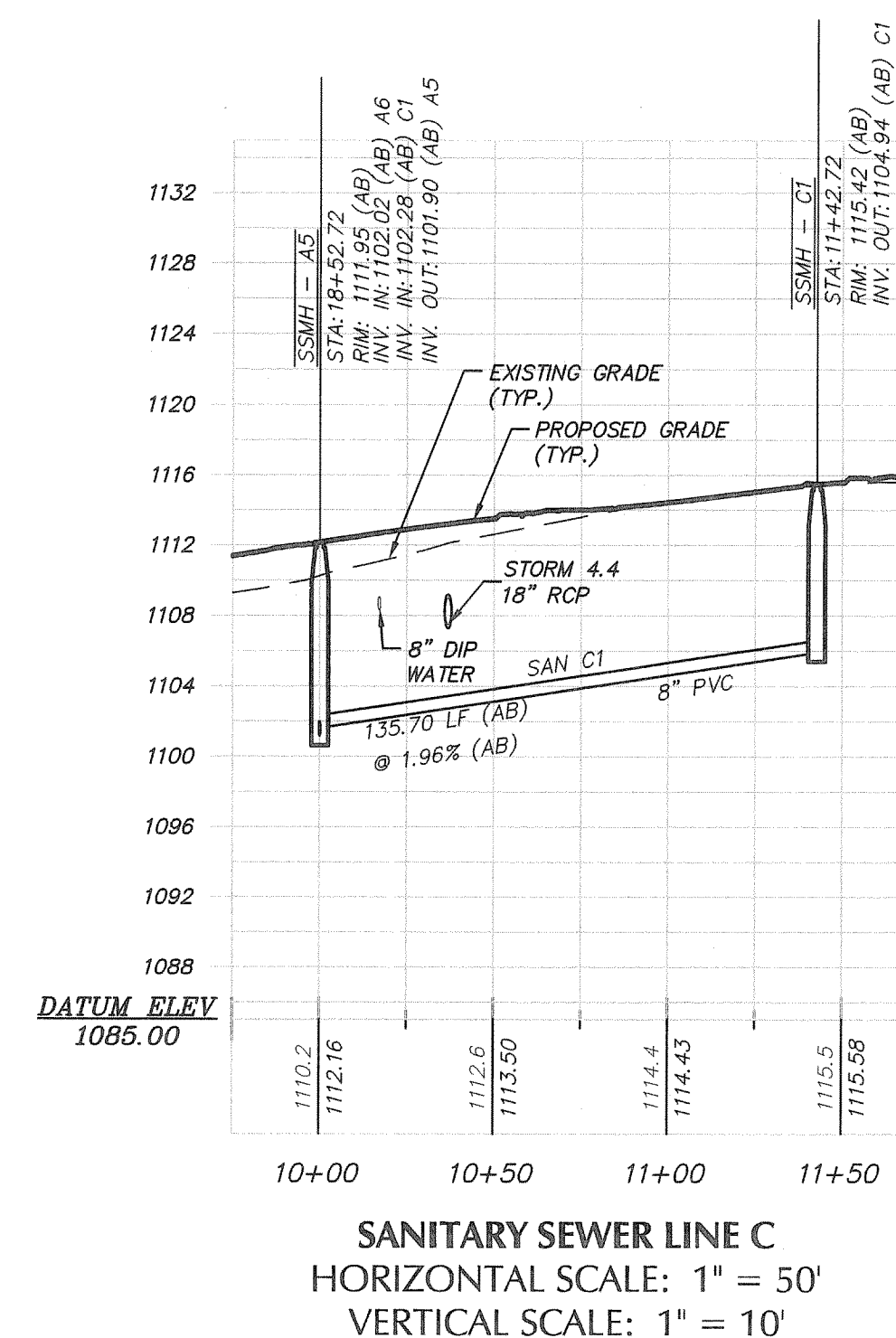
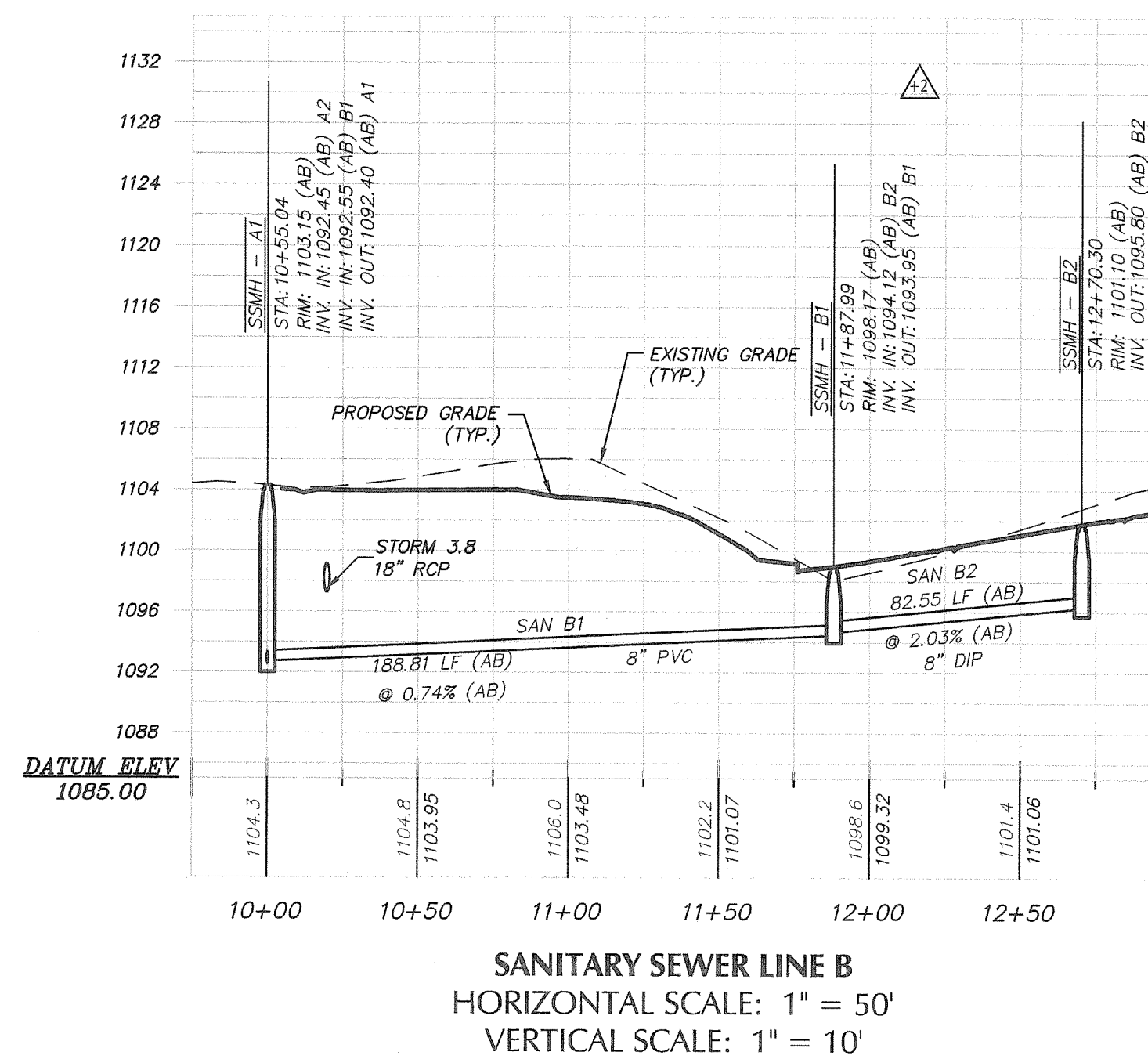
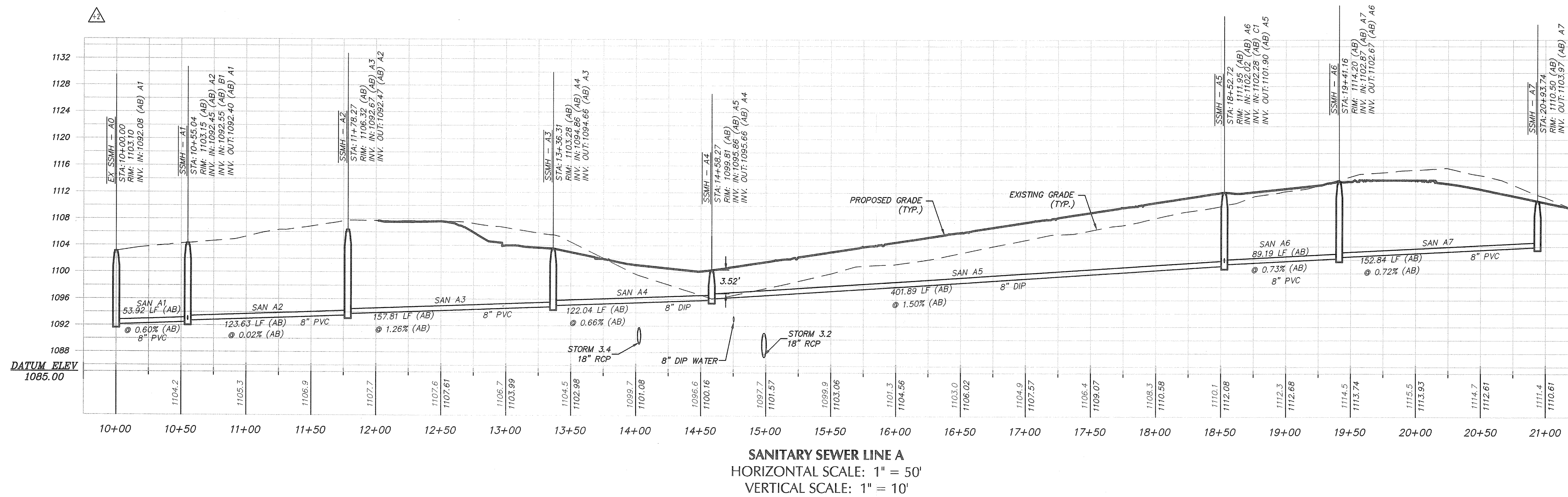


REV	DATE	DESCRIPTION	BY

SEWER AS-BUILT
DRAWN BY: MCS
CHECKED BY: JNH
FILE NO.: 12034-00
DATE: APRIL 15, 2014
SCALE: 1"=50'

OF
KINGSWOOD
CITY OF ROSWELL
DISTRICT 2nd, 2nd SECTION
LAND LOT(S) 1236

PLANNERS AND ENGINEERS COLLABORATIVE
"WE PROVIDE SOLUTIONS"
site planning - landscape architecture - civil engineering - land surveying
350 research court - norcross, georgia - 30092 - (770) 401-2741
www.pandecol.com



REV	DATE	DESCRIPTION	BY

SEWER AS-BUILT

DRAWN BY: MCS
 CHECKED BY: [Signature]
 FILE NO.: 12034-00
 DATE: APRIL 15, 2014
 SCALE: 1"=50'

OF
KINGSWOOD
 CITY OF ROSWELL
 LAND LOT(S) 1236
 DISTRICT 2ND, 2ND SECTION

PLANNERS AND ENGINEERS COLLABORATIVE

"WE PROVIDE SOLUTIONS"

site planning - landscape architecture - civil engineering - land surveying
 350 research court - norcross, georgia - 30092 - (770) 451-2741
 www.pccoll.com