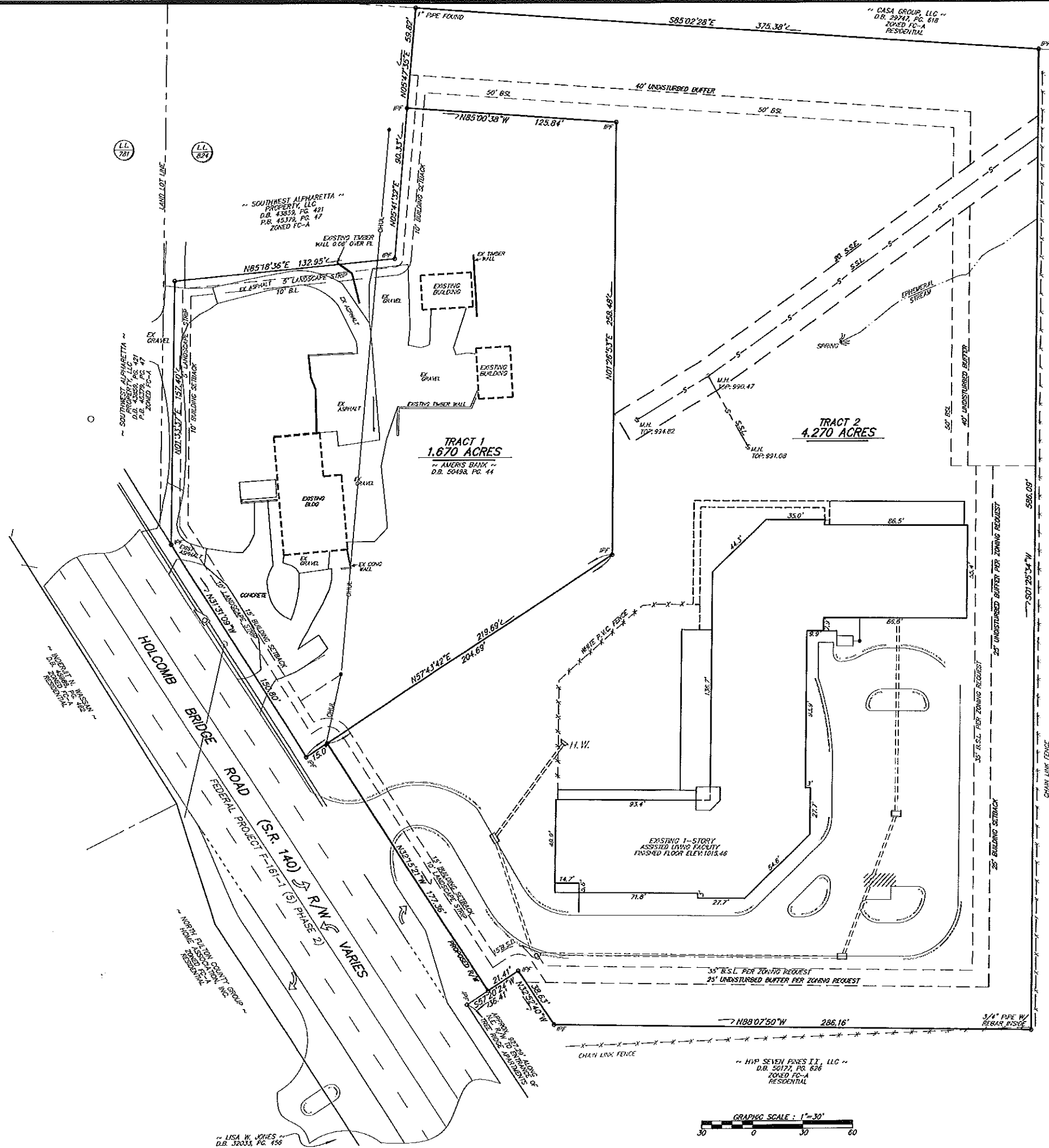


A TOPCON GTS-23 TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plot.

The field data upon which this plot is based has a closure precision of one foot in _____ feet and an angular error of _____ per angle point and was adjusted using the _____ rule.

This survey has been calculated for closure and is found to be accurate within one foot in _____ feet.



TRACT 1
CURRENT ZONING: (FC-ACO-1 FULTON COUNTY)
CHANGE IN ZONING REQUEST: O-P
PROPOSED USE: ASSISTED LIVING FACILITY

TRACT 2
CURRENT ZONING: (FC-ACO-1 FULTON COUNTY)
CHANGE IN ZONING REQUEST: O-P
PROPOSED USE: ASSISTED LIVING FACILITY

SPECIAL CONDITIONS REQUESTED

- 1.) HEIGHT VARIANCE FOR PROPOSED BUILDING.
- 2.) 15' BUILDING SETBACK REDUCTION ALONG PORTION OF THE PROPERTY THAT ABUTS THE EXISTING BUILDING.
- 3.) 15' UNDISTURBED BUFFER REDUCTION ALONG PORTION OF THE PROPERTY THAT ABUTS THE EXISTING BUILDING.

* SETBACKS ARE SHOWN FOR THE CITY OF ROSWELL O-P DISTRICT.



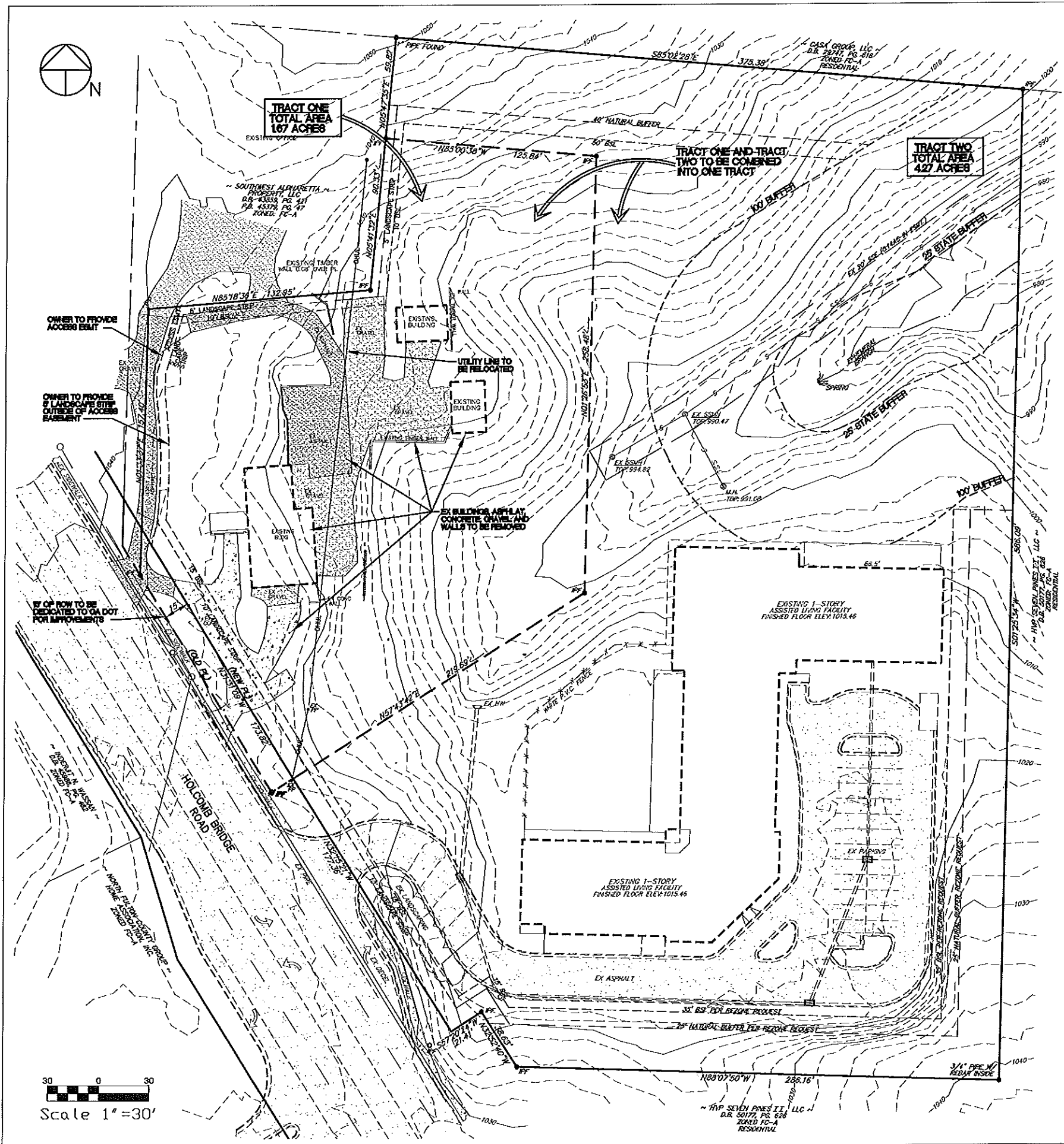
INDEX	
1. SURVEY	
2. SITE PLAN:	EXISTING CONDITIONS
3. SITE PLAN:	PROPOSED IMPROVEMENT
4. TREE SURVEY	
5. TREE PROTECTION AND REPLACEMENT PLAN	
6. STEEP SLOPE ANALYSIS	

REFERENCE:
TRACT 1 BOUNDARY INFORMATION TAKEN FROM A SURVEY FOR CENTENNIAL MOTORS 2715 HOLCOMB BRIDGE ROAD BY ACME AMERICAN, L.L.C., DATED 10/3/2012.

... TOTAL AREA 5.94 ACRES ...

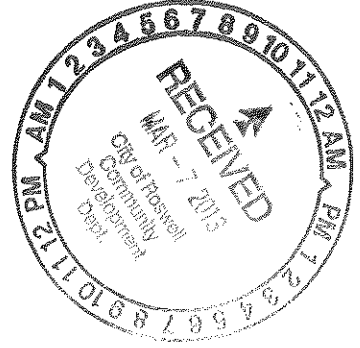
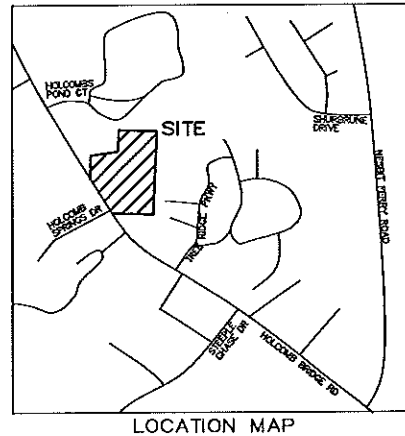


SURVEY FOR			STATE OF GEORGIA	
2715, 2725 HOLCOMB BRIDGE ROAD				
LAND LOT	CITY	COUNTY	SCALE	DATE
824	ROSWELL	FULTON	1"=30'	12/14/2012
W. T. DUNAHOO AND ASSOCIATES, L.L.C.				
P.O. BOX 153 ROSWELL, GA 30078			SHEET 1 OF 6	



OWNER & DEVELOPER
 INSIGNIA SENIOR LIVING
 2725 HOLCOMB BRIDGE ROAD
 ALPHARETTA, GA 30022
 PHONE: 770-649-0808

24 HR. CONTACT
 RAMSEY JENNINGS
 PHONE: 706-844-5000

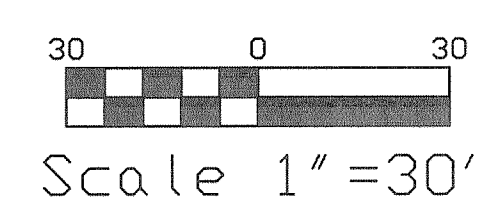
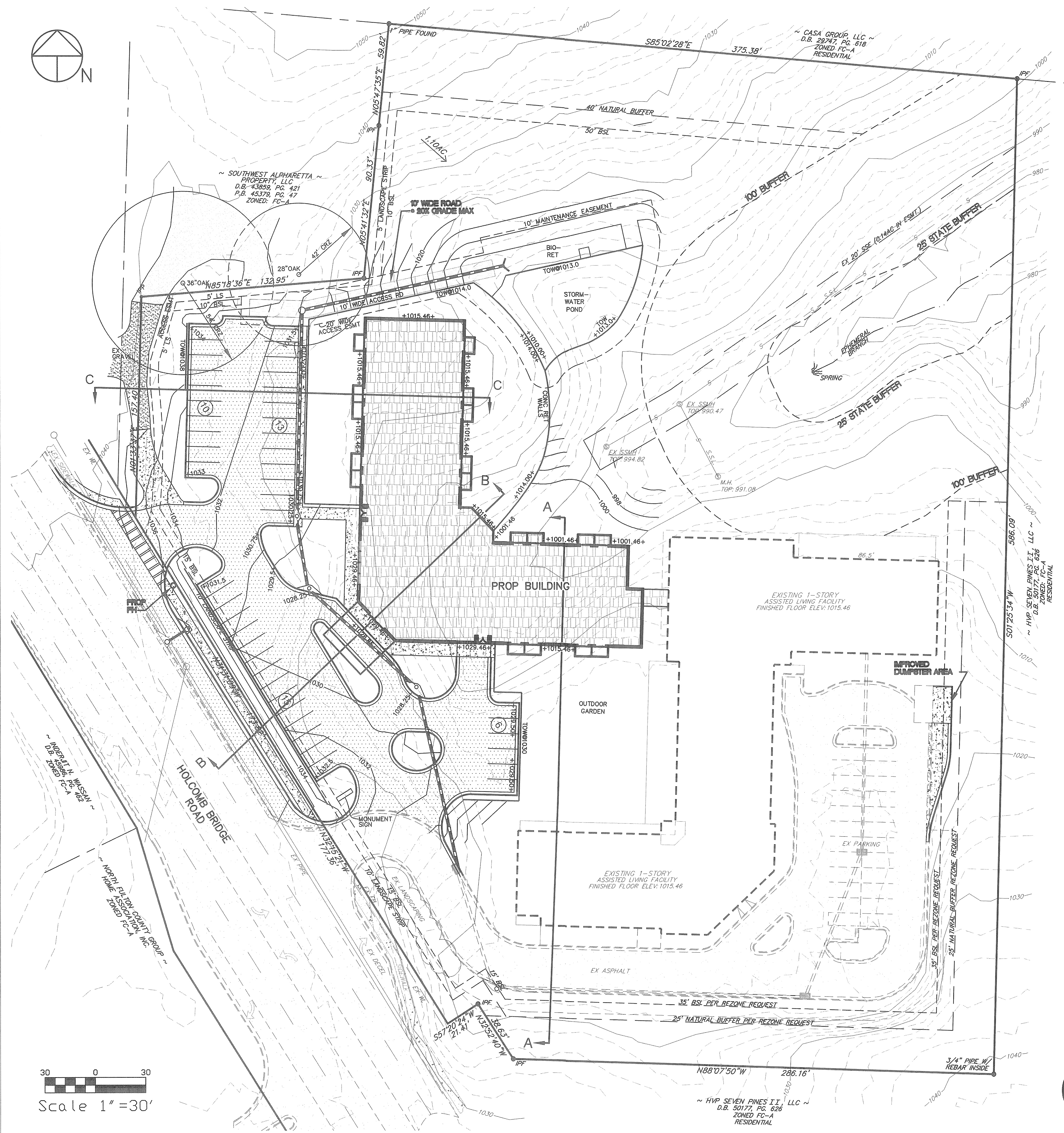
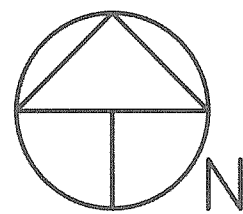


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DATE	REVISION

SITE PLAN: EXISTING CONDITIONS			
2715&2725 HOLCOMB BRIDGE RD			
CITY	COUNTY	SCALE	DATE
ROSWELL	FULTON	1"=30'	3/04/13
SULLIVAN CIVIL SERVICES, INC.			
420 HAMPTON COURT (478) 857-8219 ATHENS, GEORGIA			

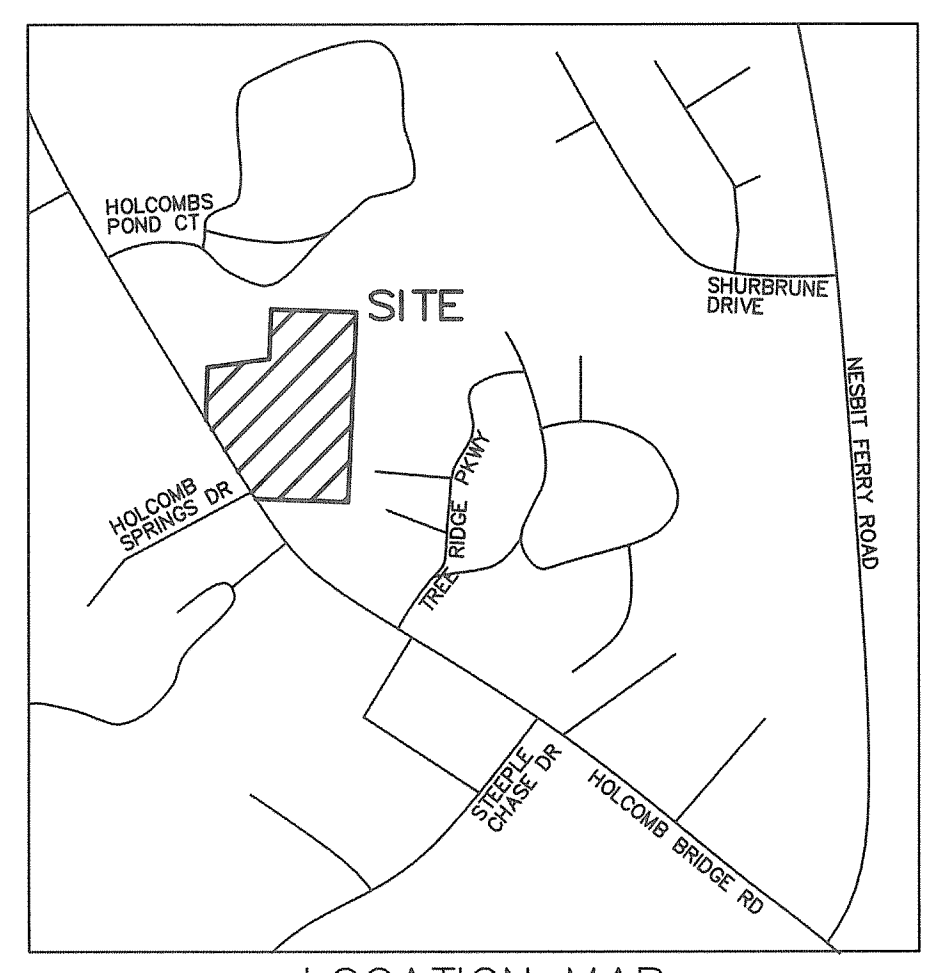


OWNER & DEVELOPER

INSIGNIA SENIOR LIVING
2725 HOLCOMB BRIDGE ROAD
ALPHARETTA, GA 30022
PHONE: 770-649-0808

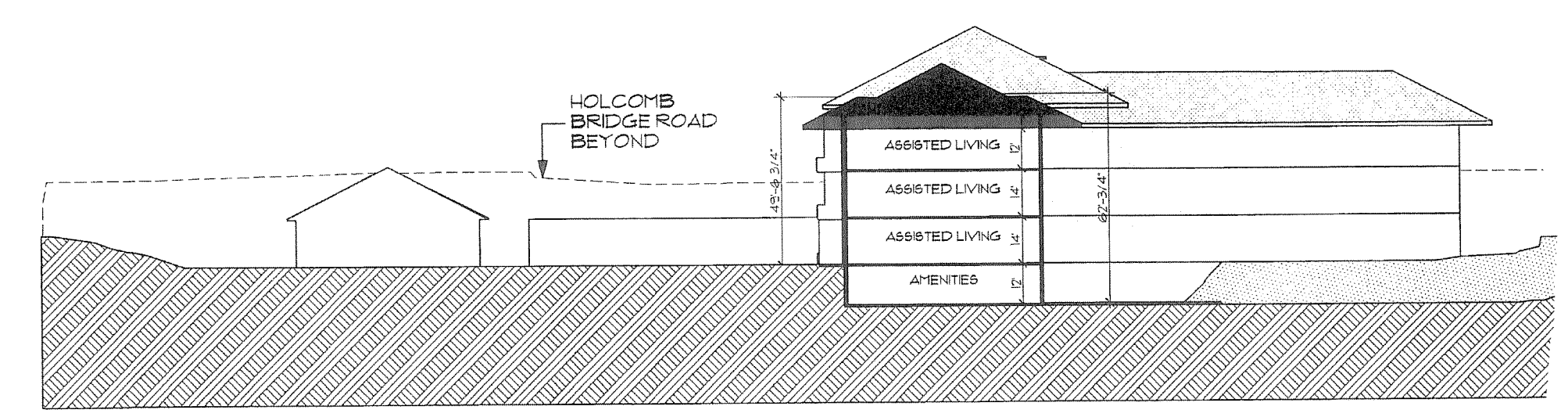
24 HR. CONTACT

RAMSEY JENNINGS
PHONE: 706-844-5000

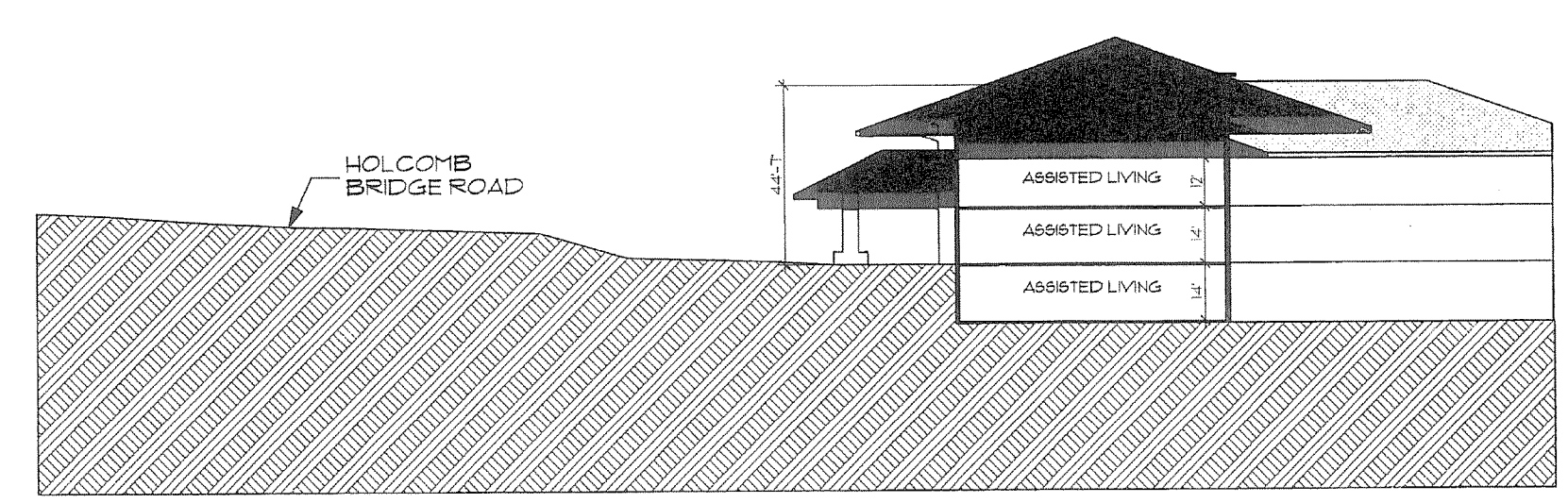


LOCATION MAP

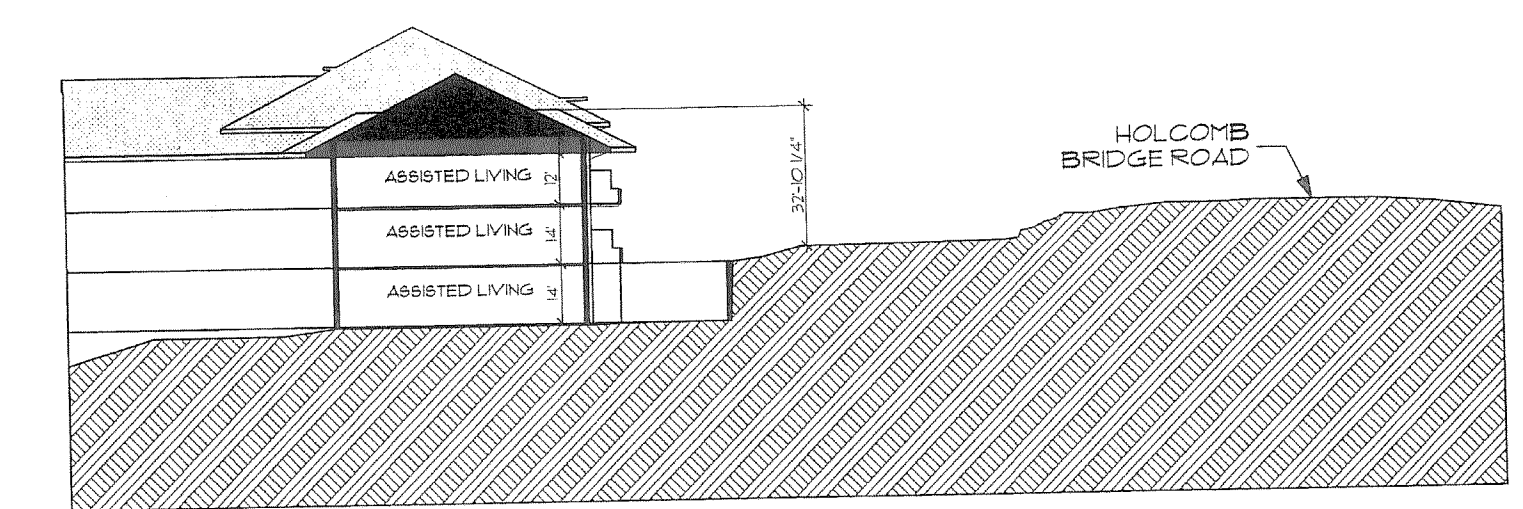
DEVELOPMENT STATISTICAL SUMMARY	
MAX ALLOWABLE HEIGHT OF PROPOSED STRUCTURES:	40FT
HEIGHT OF PROPOSED STRUCTURE:	62FT
MAX ALLOWABLE OF DWELLING UNITS:	N/A
MIN ALLOWABLE OF DWELLING UNITS:	N/A
EXISTING NUMBER OF DWELLING UNITS/BEDS	32
PROPOSED NUMBER OF DWELLING UNITS/BEDS	68
TOTAL NUMBER OF DWELLING UNITS/BEDS	100
PROP SF OF HEATED FLOOR AREA FOR EACH NEW DWELLING UNIT:	570 SF
TOTAL SITE AREA:	5.94AC
MAX ALLOWABLE LOT COVERAGE OF BUILDING AREA:	1.49AC/25%
PROPOSED LOT COVERAGE OF BUILDING AREA:	0.96AC/16.2%
MIN SQUARE FOOTAGE OF LANDSCAPED AREA:	1.49AC/25%
PROPOSED SQUARE FOOTAGE OF LANDSCAPED AREA:	2.56AC/56%
PROPOSED IMPERVIOUS AREA:	2.06AC/34.7%
EXISTING PARKING SPACES:	24
PROPOSED PARKING SPACES:	68
UNDEVELOPED/NATURAL BUFFER AREA:	1.68AC
THERE IS NOT A FEMA IDENTIFIED FLOOD PLAIN	



A SECTION



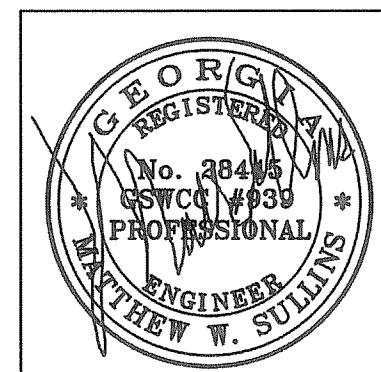
B SECTION



C SECTION

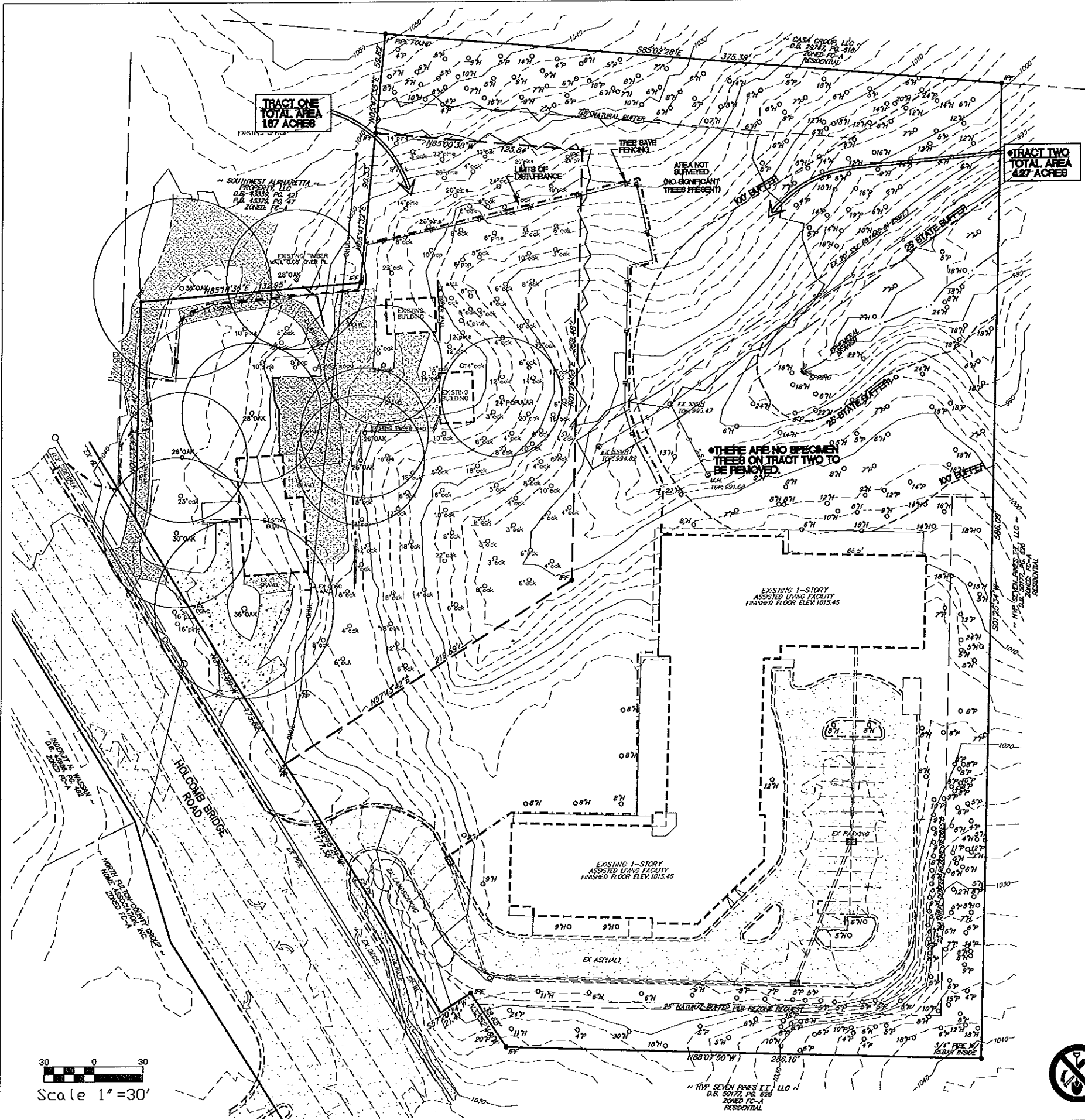


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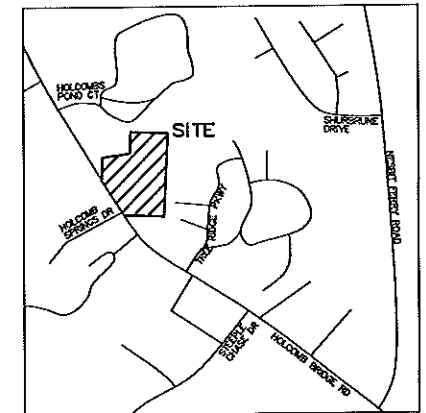
DATE	REVISION

SITE PLAN: PROPOSED				
2715&2725 HOLCOMB BRIDGE RD				
TAX MAP~PARCEL	CITY	COUNTY	SCALE	DATE
	ROSWELL	FULTON	1"=30'	3/04/13
SULLINS CIVIL SERVICES, INC.				
420 HAMPTON COURT (678) 687-8219 ATHENS, GEORGIA				



OWNER & DEVELOPER
INSIGNIA SENIOR LIVING
2725 HOLCOMB BRIDGE ROAD
ALPHARETTA, GA 30022
PHONE: 770-649-0808

24 HR. CONTACT
RAMSEY JENNINGS
PHONE: 706-844-5000



LOCATION MAP

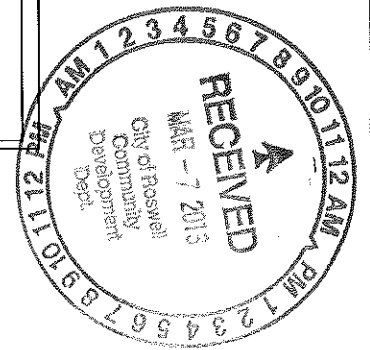
TREE SURVEY NOTES

1. THE SPECIMEN TREES AND THEIR CRITICAL ROOT ZONES HAVE BEEN SHOWN.
2. TRACT ONE WILL BE COMPLETELY REDEVELOPED.
3. TRACT TWO WILL BE PARTIALLY DEVELOPED (APPROX 20%).

"EXISTING TREE UNIT DENSITY"

"DIB"	"#"	"UNITS/TREE"	"TOTAL UNITS"
4"	1	1.5	1.5
5"	15	2.0	30.0
6"	37	2.4	88.8
7"	10	2.4	24.0
8"	22	3.0	66.0
9"	14	3.0	42.0
10"	7	3.6	25.2
11"	2	3.6	7.2
12"	10	4.2	42.0
13"	1	4.2	4.2
14"	10	4.8	48.0
15"	1	4.8	4.8
16"	5	5.3	26.5
18"	14	5.7	79.8
20"	1	6.0	6.0
22"	3	6.3	18.9
24"	3	6.6	19.8
30"	1	7.5	7.5

542.2 TOTAL EX UNITS



Scale 1"=30'



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DATE	REVISION

TREE SURVEY
2715&2725 HOLCOMB BRIDGE RD
TAX MAP-PARCEL CITY COUNTY SCALE DATE
ROSWELL FULTON 1"=30' 3/24/13
SULLINS CIVIL SERVICES, INC.
420 HAMPTON COURT (678) 687-9219 ATHENS, GEORGIA



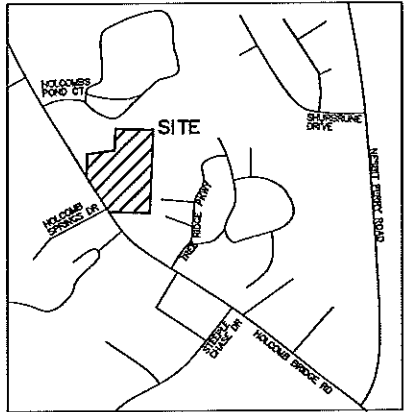
TRACT ONE
TOTAL AREA
167 ACRES

TRACT TWO
TOTAL AREA
427 ACRES

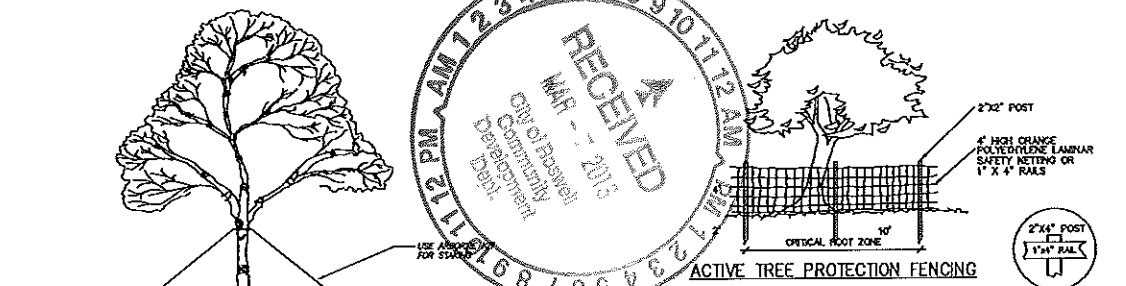
OWNER & DEVELOPER
INSIGNIA SENIOR LIVING
2725 HOLCOMB BRIDGE ROAD
ALPHARETTA, GA 30022
PHONE: 770-649-0808

24 HR. CONTACT
RAMSEY JENNINGS
PHONE: 706-844-5000

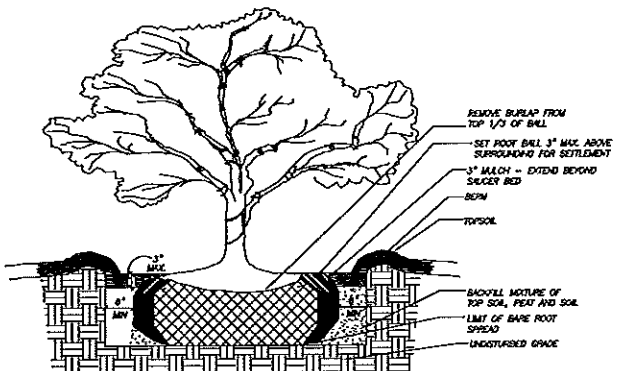
1. THE APPLICANT SHALL APPLY FOR A TREE REMOVAL PERMIT FOR THE REMOVAL OF THE SPECIMEN TREES.
2. THE REMOVAL OF THE SPECIMEN TREES WILL REQUIRE THE APPROVAL OF THE ZONING DIRECTOR AND RECOMPENSE WILL BE REQUIRED.
3. THE ENTIRE TRACT MUST MAINTAIN 30 UNITS/AC PLUS RECOMPENSE.



LOCATION MAP



TYPICAL 2' TREE PLANTING



ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

TREE REPLACEMENT CALCULATIONS

10' LANDSCAPE STRIP
ONE (1) TREE FOR EACH 35 LINEAR FEET OF STRIP LENGTH SHALL BE PROVIDED. EACH TREE SHALL BE AT LEAST 8 FEET IN HEIGHT AT TIME OF PLANTING.
TEN (10) SHRUBS FOR EACH 35 FEET OF STRIP LENGTH SHALL BE PROVIDED.
THE REMAINING GROUND AREA SHALL BE SEED, SEED OR HYPOSEDIMENTED WITH GRASS AND FOR PLANTED WITH GRASS COVER SPECIES AND FOR PROVIDED WITH OTHER LANDSCAPING MATERIAL, OR ANY COMBINATION THEREOF.

EXISTING TREE UNIT DENSITY			
DBH"	H'	UNITS/AC	TOTAL UNITS
4"	15	1.5	1.5
6"	20	2.0	2.0
8"	25	2.5	2.5
10"	30	3.0	3.0
12"	35	3.5	3.5
14"	40	4.0	4.0
16"	45	4.5	4.5
18"	50	5.0	5.0
20"	55	5.5	5.5
22"	60	6.0	6.0
24"	65	6.5	6.5
26"	70	7.0	7.0
28"	75	7.5	7.5
30"	80	8.0	8.0
32"	85	8.5	8.5
34"	90	9.0	9.0
36"	95	9.5	9.5
38"	100	10.0	10.0
40"	105	10.5	10.5
42"	110	11.0	11.0
44"	115	11.5	11.5
46"	120	12.0	12.0
48"	125	12.5	12.5
50"	130	13.0	13.0
52"	135	13.5	13.5
54"	140	14.0	14.0
56"	145	14.5	14.5
58"	150	15.0	15.0
60"	155	15.5	15.5
62"	160	16.0	16.0
64"	165	16.5	16.5
66"	170	17.0	17.0
68"	175	17.5	17.5
70"	180	18.0	18.0
72"	185	18.5	18.5
74"	190	19.0	19.0
76"	195	19.5	19.5
78"	200	20.0	20.0
80"	205	20.5	20.5
82"	210	21.0	21.0
84"	215	21.5	21.5
86"	220	22.0	22.0
88"	225	22.5	22.5
90"	230	23.0	23.0
92"	235	23.5	23.5
94"	240	24.0	24.0
96"	245	24.5	24.5
98"	250	25.0	25.0
100"	255	25.5	25.5
102"	260	26.0	26.0
104"	265	26.5	26.5
106"	270	27.0	27.0
108"	275	27.5	27.5
110"	280	28.0	28.0
112"	285	28.5	28.5
114"	290	29.0	29.0
116"	295	29.5	29.5
118"	300	30.0	30.0
120"	305	30.5	30.5
122"	310	31.0	31.0
124"	315	31.5	31.5
126"	320	32.0	32.0
128"	325	32.5	32.5
130"	330	33.0	33.0
132"	335	33.5	33.5
134"	340	34.0	34.0
136"	345	34.5	34.5
138"	350	35.0	35.0
140"	355	35.5	35.5
142"	360	36.0	36.0
144"	365	36.5	36.5
146"	370	37.0	37.0
148"	375	37.5	37.5
150"	380	38.0	38.0
152"	385	38.5	38.5
154"	390	39.0	39.0
156"	395	39.5	39.5
158"	400	40.0	40.0
160"	405	40.5	40.5
162"	410	41.0	41.0
164"	415	41.5	41.5
166"	420	42.0	42.0
168"	425	42.5	42.5
170"	430	43.0	43.0
172"	435	43.5	43.5
174"	440	44.0	44.0
176"	445	44.5	44.5
178"	450	45.0	45.0
180"	455	45.5	45.5
182"	460	46.0	46.0
184"	465	46.5	46.5
186"	470	47.0	47.0
188"	475	47.5	47.5
190"	480	48.0	48.0
192"	485	48.5	48.5
194"	490	49.0	49.0
196"	495	49.5	49.5
198"	500	50.0	50.0
200"	505	50.5	50.5
202"	510	51.0	51.0
204"	515	51.5	51.5
206"	520	52.0	52.0
208"	525	52.5	52.5
210"	530	53.0	53.0
212"	535	53.5	53.5
214"	540	54.0	54.0
216"	545	54.5	54.5
218"	550	55.0	55.0
220"	555	55.5	55.5
222"	560	56.0	56.0
224"	565	56.5	56.5
226"	570	57.0	57.0
228"	575	57.5	57.5
230"	580	58.0	58.0
232"	585	58.5	58.5
234"	590	59.0	59.0
236"	595	59.5	59.5
238"	600	60.0	60.0
240"	605	60.5	60.5
242"	610	61.0	61.0
244"	615	61.5	61.5
246"	620	62.0	62.0
248"	625	62.5	62.5
250"	630	63.0	63.0
252"	635	63.5	63.5
254"	640	64.0	64.0
256"	645	64.5	64.5
258"	650	65.0	65.0
260"	655	65.5	65.5
262"	660	66.0	66.0
264"	665	66.5	66.5
266"	670	67.0	67.0
268"	675	67.5	67.5
270"	680	68.0	68.0
272"	685	68.5	68.5
274"	690	69.0	69.0
276"	695	69.5	69.5
278"	700	70.0	70.0
280"	705	70.5	70.5
282"	710	71.0	71.0
284"	715	71.5	71.5
286"	720	72.0	72.0
288"	725	72.5	72.5
290"	730	73.0	73.0
292"	735	73.5	73.5
294"	740	74.0	74.0
296"	745	74.5	74.5
298"	750	75.0	75.0
300"	755	75.5	75.5
302"	760	76.0	76.0
304"	765	76.5	76.5
306"	770	77.0	77.0
308"	775	77.5	77.5
310"	780	78.0	78.0
312"	785	78.5	78.5
314"	790	79.0	79.0
316"	795	79.5	79.5
318"	800	80.0	80.0
320"	805	80.5	80.5
322"	810	81.0	81.0
324"	815	81.5	81.5
326"	820	82.0	82.0
328"	825	82.5	82.5
330"	830	83.0	83.0
332"	835	83.5	83.5
334"	840	84.0	84.0
336"	845	84.5	84.5
338"	850	85.0	85.0
340"	855	85.5	85.5
342"	860	86.0	86.0
344"	865	86.5	86.5
346"	870	87.0	87.0
348"	875	87.5	87.5
350"	880	88.0	88.0
352"	885	88.5	88.5
354"	890	89.0	89.0
356"	895	89.5	89.5
358"	900	90.0	90.0
360"	905	90.5	90.5
362"	910	91.0	91.0
364"	915	91.5	91.5
366"	920	92.0	92.0
368"	925	92.5	92.5
370"	930	93.0	93.0
372"	935	93.5	93.5
374"	940	94.0	94.0
376"	945	94.5	94.5
378"	950	95.0	95.0
380"	955	95.5	95.5
382"	960	96.0	96.0
384"	965	96.5	96.5
386"	970	97.0	97.0
388"	975	97.5	97.5
390"	980	98.0	98.0
392"	985	98.5	98.5
394"	990	99.0	99.0
396"	995	99.5	99.5
398"	1000	100.0	100.0
400"	1005	100.5	100.5
402"	1010	101.0	101.0
404"	1015	101.5	101.5
406"	1020	102.0	102.0
408"	1025	102.5	102.5
410"	1030	103.0	103.0
412"	1035	103.5	103.5
414"	1040	104.0	104.0
416"	1045	104.5	104.5
418"	1050	105.0	105.0
420"	1055	105.5	105.5
422"	1060	106.0	106.0
424"	1065	106.5	106.5
426"	1070	107.0	107.0
428"	1075	107.5	107.5
430"	1080	108.0	108.0
432"	1085	108.5	108.5
434"	1090	109.0	109.0
436"	1095	109.5	109.5
438"	1100	110.0	110.0
440"	1105	110.5	110.5
442"	1110	111.0	111.0
444"	1115	111.5	111.5
446"	1120	112.0	112.0
448"	1125	112.5	112.5
450"	1130	113.0	113.0
452"	1135	113.5	113.5
454"	1140	114.0	114.0
456"	1145	114.5	114.5
458"	1150	115.0	115.0
460"	1155	115.5	115.5
462"	1160	116.0	116.0
464"	1165	116.5	116.5
466"	1170	117.0	117.0
468"	1175	117.5	117.5
470"	1180	118.0	118.0
472"	1185	118.5	118.5
474"	1190	119.0	119.0
476"	1195	119.5	119.5
478"	1200	120.0	120.0
480"	1205	120.5	120.5
482"	1210	121.0	121.0
484"	1215	121.5	121.5
486"	1220	122.0	122.0
488"	1225	122.5	122.5
490"	1230	123.0	123.0
492"	1235	123.5	123.5
494"	1240	124.0	124.0
496"	1245	124.5	124.5
498"	1250	125.0	125.0
500"	1255	125.5	125.5
502"	1260	126.0	126.0
504"	1265	126.5	126.5
506"	1270	127.0	127.0
508"	1275	127.5	127.5
510"	1280	128.0	128.0
512"	1285	128.5	128.5
514"	1290	129.0	129.0
516"	1295	129.5	129.5
518"	1300	130.0	130.0
520"	1305	130.5	130.5
522"	1310	131.0	131.0
524"	1315	131.5	131.5
526"	1320	132.0	132.0
528"	1325	132.5	132.5
530"	1330	133.0	133.0
532"	1335	133.5	133.5
534"	1340	134.0	134.0
536"	1345	134.5	134.5
538"	1350	135.0	135.0
540"	1355	135.5	135.5
542"	1360	136.0	136.0
544"	1365	136.5	136.5
546"	1370	137.0	137.0
548"	1375	137.5	137.5
550"	1380	138.0	138.0
552"	1385	138.5	138.5
554"	1390	139.0	139.0
556"	1395	139.5	139.5
558"	1400	140.0	140.0
560"	1405	140.5	140.5
562"	1410	141.0	141.0
564"	1415	141.5	141.5
566"	1420	142.0	142.0
568"	1425	142.5	142.5
570"	1430	143.0	143.0
572"	1435	143.5	143.5
574"	1440	144.0	144.0
576"	1445	144.5	144.5
578"	1450	145.0	145.0
580"	1455	145.5	145.5
582"	1460	146.0	146.0
584"	1465	146.5	146.5
586"	1470	147.0	147.0
588"	1475	147.5	147.5
590"	1480	148.0	148.0
592"	1485	148.5	148.5

24 HR. CONTACT
RAMSEY JENNINGS
PHONE: 706-844-5000



99016-17

X-SECT FOR

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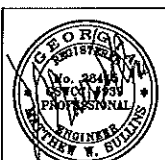
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**IF YOU DIG GEORGIA,
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW**

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<u>STEEP SLOPE ANALYSIS</u>			STATE OF GEORGIA	
2715&2725 HOLCOMB BRIDGE RD				
CITY		COUNTY	SCALE	DATE
ROSWELL		FULTON	1"=30'	3/04/13
SULLINS CIVIL SERVICES, INC.				