

SURVEYOR'S ACKNOWLEDGEMENT
 In my opinion, this plan, drawn by me or under my supervision, was made from an actual survey, and is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.
 H. Lanier Dunn - For the Firm Travis Pruitt & Associates, Inc. R.L.S. No. 2243

FLOOD HAZARD NOTE
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA, AND INCORPORATED AREAS MAP NUMBER 31089C0159J DATED MAY 16, 2013. NOTE: DISTURBANCE OF THE 100 YEAR FLOOD PLAIN IS PROHIBITED.

ZONING CONDITIONS:

- DEVELOPMENT SHALL SUBSTANTIALLY CONFORM WITH THE ABOVE EXHIBIT, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.
- THE DEVELOPMENT SHALL OFFER SOME PLANS THAT WILL HAVE AN ELEVATOR OPTION.
- ROOF MATERIAL, IF ASPHALT SHINGLES, SHALL BE MINIMUM 30 YEAR ARCHITECTURAL QUALITY.
- DEVELOPER SHALL ESTABLISH A HOMEOWNERS ASSOCIATION FOR THE OWNERSHIP AND MAINTENANCE OF ALL COMMON AREAS AND IMPROVEMENTS.
- DEVELOPER SHALL CONSTRUCT A 12 FOOT WIDE MULTI-USE PATH ACROSS THE ENTIRE FRONTAGE OF THE SITE TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
- EXTERIOR FRONT AND SIDES SHALL CONSIST OF MASONRY, STONE OR BRICK, EXCEPT FOR ACCENTS AND PROJECTIONS LIKE DORMERS, GABLES, BAY WINDOWS, AND SIMILAR FEATURES. REAR SHALL CONSIST OF BRICK OR STONE ON FIRST FLOOR AND MASONRY SHAKE SIDING ABOVE.
- PROVIDE THAT COVENANTS INCLUDE A PROVISION LIMITING NUMBER OF RENTAL UNITS TO 10%.

SURVEY NOTES

- This map or plat has been calculated for closure and is found to be accurate within 1 foot in 740,341 feet.
- This plat has been prepared using a TOPCON GT-313 Total Station for angle and distance measurements.
- The field data upon which this map or plat is based has a closure precision of one (1) foot in 32,664 feet and an average angular error of 01 seconds per angle point, and was adjusted using Compass rule.
- Bearings shown are referenced to Grid North, Ga. West Zone and are from angles turned.
- Boundary and Topographic information was taken from that ALTA/ACSM Land Title Survey for CMP Homes, LLC and Stewart Title Guaranty Company, prepared by Travis Pruitt & Associates, Inc., last revised 8-11-15.
- Total Site Area: 3.334 acres
- Total Number of Lots: 40 (Future Development)
- 1/2" rebar to be set at all parcel corners unless otherwise noted.

OWNER'S ACKNOWLEDGEMENT
 We, CMP HOMES, LLC, the owners of the land shown on this plat and whose name is subscribed hereto, acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets and rights-of-way, water mains and sewer lines shown hereon in fee simple to the City of Dunwoody, and further dedicate to the use of the public forever all alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of this development plan and other valuable considerations, the owner further releases and holds harmless the City of Dunwoody from any and all claims, damages or demands arising on account of the design, construction and maintenance of the property shown hereon, on account of the roads, fills, embankments, ditches, cross-drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams.

And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that the City of Dunwoody shall not be liable to him/her, his/her heirs, successors or assigns for any claims or damages resulting from the construction or maintenance of cross-drain extensions, drives, structures, streets, culverts, curbs or sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of these present.

All roads have been properly designed and dedicated to accommodate any required parking in the right-of-way.

In witness whereof, I have hereunto set my hands this ____ day of ____, 20__.

DEPARTMENT OF WATERSHED MANAGEMENT
 I certify that the developer has complied with the potable water requirements and the sanitary sewer requirements of the County.
 This 8th day of Sept. 2016
 [Signature] DIRECTOR
 DEPARTMENT OF WATERSHED MANAGEMENT

Witness
 [Signature] Owner (Corporate Seal)
 [Signature] Notary Public
 Notary Public
 State of Georgia
 Forsyth County
 My Commission Expires October 20, 2017

CERTIFICATION OF COMMUNITY DEVELOPMENT DIRECTOR
 This plat has been submitted to and accepted by the Community Development Director of the City of Dunwoody, Georgia, and complies with all city zoning, environmental, and subdivision ordinances and regulations and all applicable state and federal laws.

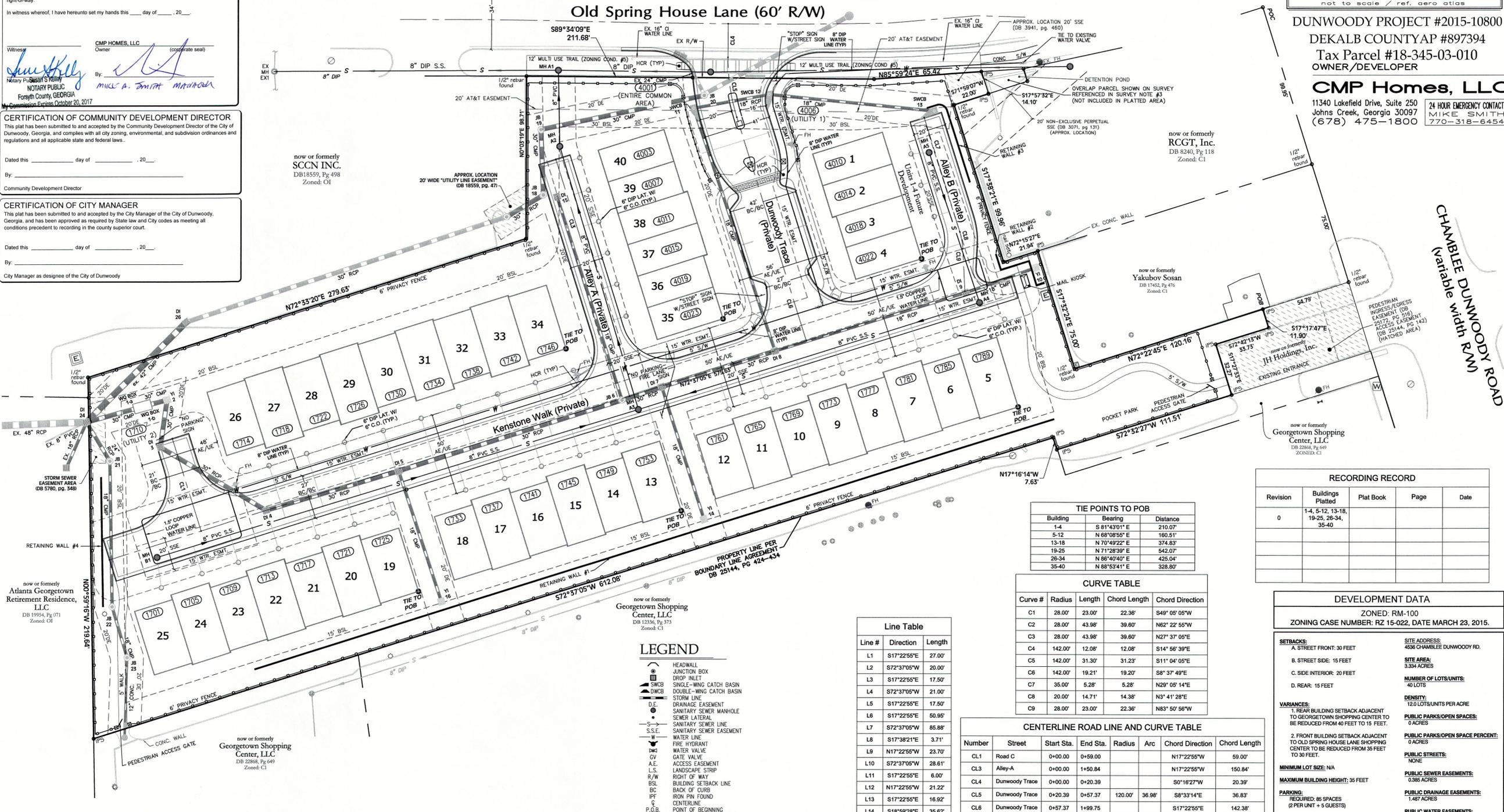
Dated this ____ day of ____, 20__.

By: [Signature]
 Community Development Director

CERTIFICATION OF CITY MANAGER
 This plat has been submitted to and accepted by the City Manager of the City of Dunwoody, Georgia, and has been approved as required by State law and City codes as meeting all conditions precedent to recording in the county superior court.

Dated this ____ day of ____, 20__.

By: [Signature]
 City Manager as designee of the City of Dunwoody



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now or formerly
 SCCN INC.
 DB18559, Pg. 498
 Zoned: O1

now or formerly
 Atlanta Georgetown Retirement Residence, LLC
 DB 19954, Pg. 071
 Zoned: O1

now or formerly
 Georgetown Shopping Center, LLC
 DB 12336, Pg. 373
 Zoned: C1

now or formerly
 Georgetown Shopping Center, LLC
 DB 22868, Pg. 649
 Zoned: C1

now or formerly
 RCGT, Inc.
 DB 8240, Pg. 118
 Zoned: C1

now or formerly
 Yakubov Sosan
 DB 17452, Pg. 476
 Zoned: C1

now or formerly
 JH Holdings, Inc.
 DB 25144, Pg. 009
 Zoned: C1

now or formerly
 Georgetown Shopping Center, LLC
 DB 22868, Pg. 649
 Zoned: C1

FEMA FLOOD MAP
 REF: F.E.M.A. FLOOD INSURANCE RATE MAP OF DEKALB COUNTY AND INCORPORATED AREA MAP #31089C0159J, MAP REVISED MAY 16, 2013

LOCATION MAP
 not to scale / ref. aero atlas

DUNWOODY PROJECT #2015-10800
 DEKALB COUNTY AP #897394
 Tax Parcel #18-345-03-010
 OWNER/DEVELOPER
CMP Homes, LLC
 11340 Lakeland Drive, Suite 250
 Johns Creek, Georgia 30097
 (678) 475-1800
 24 HOUR EMERGENCY CONTACT
 MIKE SMITH
 770-318-6454

TIE POINTS TO POB

Building	Bearing	Distance
1-4	S 81°43'01"E	210.07'
5-12	N 68°08'55"E	160.51'
13-18	N 70°49'22"E	374.83'
19-25	N 71°28'39"E	542.07'
26-34	N 86°40'40"E	425.04'
35-40	N 88°53'41"E	328.80'

CURVE TABLE

Curve #	Radius	Length	Chord Length	Chord Direction
C1	28.00'	23.00'	22.36'	S49°05'05"W
C2	28.00'	43.98'	39.60'	N62°22'55"W
C3	28.00'	43.98'	39.60'	N27°37'05"E
C4	142.00'	12.08'	12.08'	S14°56'39"E
C5	142.00'	31.30'	31.23'	S11°04'05"E
C6	142.00'	19.21'	19.20'	S8°37'49"E
C7	35.00'	5.28'	5.28'	N29°05'14"E
C8	20.00'	14.71'	14.38'	N3°41'28"E
C9	28.00'	23.00'	22.36'	N83°50'58"W

CENTERLINE ROAD LINE AND CURVE TABLE

Number	Street	Start Sta.	End Sta.	Radius	Arc	Chord Direction	Chord Length
CL1	Road C	0+00.00	0+59.00			N17°22'55"W	59.00'
CL3	Alley-A	0+00.00	1+50.84			N17°22'55"W	150.84'
CL4	Dunwoody Trace	0+00.00	0+20.39			S0°16'27"W	20.39'
CL5	Dunwoody Trace	0+20.39	0+57.37	120.00'	36.98'	S8°33'14"E	36.83'
CL6	Dunwoody Trace	0+57.37	1+99.75			S17°22'55"E	142.38'
CL7	Alley-B	0+36.27	1+09.13			S17°22'55"E	72.86'
CL8	Alley-B	0+25.89	0+36.27	41.00'	10.38'	N10°07'37"W	10.36'
CL9	Alley-B	0+00.00	0+25.89			N2°52'20"W	25.89'

RECORDING RECORD

Revision	Buildings Platted	Plat Book	Page	Date
0	1-4, 5-12, 13-18, 19-25, 26-34, 35-40			

DEVELOPMENT DATA
 ZONED: RM-100
 ZONING CASE NUMBER: RZ 15-022, DATE MARCH 23, 2015.

SETBACKS:
 A. STREET FRONT: 30 FEET
 B. STREET SIDE: 15 FEET
 C. SIDE INTERIOR: 20 FEET
 D. REAR: 15 FEET

VARIANCES:
 1. REAR BUILDING SETBACK ADJACENT TO GEORGETOWN SHOPPING CENTER TO BE REDUCED FROM 40 FEET TO 15 FEET.
 2. FRONT BUILDING SETBACK ADJACENT TO OLD SPRING HOUSE LANE SHOPPING CENTER TO BE REDUCED FROM 35 FEET TO 30 FEET.

MINIMUM LOT SIZE: N/A
MAXIMUM BUILDING HEIGHT: 35 FEET

PARKING:
 REQUIRED: 85 SPACES (2 PER UNIT + 5 GUESTS)
 PROVIDED: 160 SPACES (2 PER GARAGE, 2 PER DRIVEWAY, 5 GUESTS)

IMPERVIOUS AREA:
 MAXIMUM ALLOWED: 70%

SITE ADDRESS:
 4536 CHAMBLEE DUNWOODY RD.
SITE AREA:
 3.334 ACRES
NUMBER OF LOTS/UNITS:
 40 LOTS
DENSITY:
 12.0 LOTS/UNITS PER ACRE
PUBLIC PARKS/OPEN SPACES:
 0 ACRES
PUBLIC PARKS/OPEN SPACE PERCENT:
 0 ACRES
PUBLIC STREETS:
 NONE
PUBLIC SEWER EASEMENTS:
 0.386 ACRES
PUBLIC DRAINAGE EASEMENTS:
 1.487 ACRES
PUBLIC WATER EASEMENTS:
 0.302 ACRES

LEGEND

- HEADWALL
- JUNCTION BOX
- DROP INLET
- SWCB SINGLE-WING CATCH BASIN
- DWCB DOUBLE-WING CATCH BASIN
- STORM LINE
- DRAINAGE EASEMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- SANITARY SEWER EASEMENT
- SCHEER LATERAL
- FIRE HYDRANT
- WATER VALVE
- GATE VALVE
- ACCESS EASEMENT
- LANDSCAPE STRIP
- RIGHT OF WAY
- BUILDING SETBACK LINE
- BACK OF CURB
- IRON PIN FOUND
- CENTERLINE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- NOW OR FORMERLY LIMITED ACCESS
- TEMPORARY BENCH MARK
- HANDICAP RAMP
- STREET ADDRESS
- MINIMUM FINISHED FLOOR ELEVATION

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travispruitt.com
 Contact Person: JOHN MERDIER
 Certificate of Authorization Number 615

DUNWOODY TOWNESHIP
 4536 Chamblee Dunwoody Road
 FINAL PLAT
 CITY OF DUNWOODY, LAND LOT 345 - 18th DISTRICT, 2nd SECTION, DEKALB COUNTY, GEORGIA



For The Firm
 Travis Pruitt & Associates, Inc.
 This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

DATE: 8/3/2016
 FIELD DATE: 7/22/16
 SCALE: 1" = 30'
 L.S.V: 2-140024 FP.DWG
 J.N: 2-140024 FP.DWG
 E.N: 160-D-134
 Sheet No. 1 of 2