

Grid North (CA West Zone)

| NO. | DATE | DESCRIPTION |
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4317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 416-7511
 Fax: (770) 416-6759
 www.travisprutt.com

Travis Prutt & Associates, Inc.
 LANDSCAPE ARCHITECTS

Certificate of Authorization Number 613

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

ALLIANCE CENTER

AUTHORIZED BY CHARLES ZAKEM, REPRESENTING KIMLEY-HORN

LAND LOT 45--17TH DISTRICT--CITY OF ATLANTA, FULTON COUNTY, GEORGIA

GRAPHIC SCALE: 1" = 40' IN FEET

N/F
 HRLP MONARCH, LLC
 DEED BOOK 53428, PAGE 640
 ZONED: PD-MU/SP-12

MATCH LINE SEE SHEET 1

MATCH LINE SEE SHEET 2

For The Firm
 Travis Prutt & 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.

PLAT DATE: December 10, 2018
 FIELD DATE: December 4, 2018
 SCALE: 1"=20'

LSV: BT
 IN: 1-18-0424.608
 FN: 213-E-179

Sheet No. 2 of 2

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LEGEND:

- IRON PIN FOUND (AS NOTED)
- BOLLARD
- SIGN
- ▲ TEMPORARY BENCHMARK
- ⊕ LAMP POST
- ⊕ LIGHT STAND
- ⊕ AC UNIT
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ POWER POLE
- ⊕ LANDSCAPE LIGHT
- ⊕ SANITARY SEWER MANHOLE
- CLEAN OUT
- ⊕ YARD INLET SQUARE
- ⊕ CABLE TV BOX
- ⊕ TELEPHONE BOX
- ⊕ GAS METER
- ⊕ IRRIGATION CONTROL BOX
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ MISC. UTILITY STRUCTURE
- ⊕ LIGHT POLE

TREE LEGEND:

- C&G CURB AND GUTTER
- N/F NOW OF FORMERLY
- R/W RIGHT OF WAY
- T.B.M. TEMPORARY BENCHMARK
- CONC. CONCRETE
- TYP. TYPICAL
- FFE FINISHED FLOOR ELEVATION
- INV. INVERT
- PVC POLYVINYL CHLORIDE PIPE
- CMP CORRUGATED METAL PIPE
- ±758.53 SPOT ELEVATION
- 758.53 CONTOUR ELEVATION
- STORM SEWER LINE
- SANITARY SEWER LINE
- APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- APPROXIMATE LOCATION OF UNDERGROUND CABLE TELEVISION LINE
- APPROXIMATE LOCATION OF UNDERGROUND POWER LINE
- APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE
- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- LANDSCAPE BED LINE

- BI BIRCH TREE
- CD CEDAR TREE
- CM CRANE-WHITTLE TREE
- EL ELM TREE
- HK HICKORY TREE
- HO HOLLY TREE
- LC LELAND CYPRESS TREE
- MN MAGNOLIA TREE
- MP MAPLE TREE
- OA OAK TREE

Grid North (GA West Zone)
TPA

LOCATION MAP

SITE ADDRESS:
3500 Lenox Road
Atlanta, GA 30326

ZONING: PD-MU/SPI-12 SA1

Front Yard: Not Specified
Side Yard: Not Specified
Rear Yard: Not Specified

This information is reported from public information obtained from City of Atlanta records on November 14, 2018. It is not the intent of the surveyor to interpret or make conclusions regarding the zoning designation shown hereon.

REFERENCE PLATS:

- ALTA/ASCM Land Title Survey for Highwoods Realty Limited Partnership and Chicago Title Insurance Company, prepared by Travis Pruitt and Associates, dated August 27, 2012 and last revised September 19, 2012. (FN#209-E-136)

UTILITY STATEMENT:

- Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.
- Underground utility research, field markings, size and character of material has been provided by Utilisurvey on: November 20, 2018.

NOTES:

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- The survey shown hereon was prepared without benefit of any easements of title; therefore, Jaime F. Higgins and Travis Pruitt & Associates, Inc. make no guarantee or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
- Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West zone. The vertical datum is relative to the North American Vertical Datum of 1985 (NAVD85) using the National Geodetic Survey (NGS) Geoid 2012A.
- Boundary information shown per reference plat number 1.
- Flood Hazard Note: By graphic plotting only, this property Does Not lie within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas map number 1312100251F, effective date September 18, 2013.

CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land, and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 77,806 feet, and an angular error of 3" per angle point, and was adjusted using the compass rule method. Angular and linear measurements were made using a Leica TS 15 Robotic Total Station. A portion of this survey was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'.

This map or plat has been calculated for closure and is found to be accurate within one foot in 3,205,175 feet.

Line Table

| Line # | Direction | Length |
|--------|-------------|--------|
| L1 | S66°54'00"W | 5.97' |
| L2 | N23°26'45"W | 23.33' |
| L3 | N67°59'54"E | 5.73' |
| L4 | N24°03'53"W | 12.35' |
| L5 | S61°25'57"W | 1.73' |
| L6 | N30°30'13"W | 0.64' |
| L7 | S65°26'56"W | 30.71' |
| L8 | S24°28'36"E | 3.61' |
| L9 | S74°13'25"W | 26.25' |
| L10 | N24°00'14"W | 18.32' |
| L11 | N65°19'40"E | 6.00' |

CERTIFICATION:

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.

PLAT DATE: December 10, 2018
FIELD DATE: December 4, 2018
SCALE: 1"=20'
LSJ: BT
IN: 1-18-034.008
FN: 213-E-179

CERTIFICATION:

For The Firm
Travis Pruitt & Associates, Inc.

CERTIFICATION:

For The Firm
Travis Pruitt & Associates, Inc.

CERTIFICATION:

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CERTIFICATION:

For The Firm
Travis Pruitt & Associates, Inc.

REVISIONS

| NO. | DATE | DESCRIPTION |
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BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

ALLIANCE CENTER
AUTHORIZED BY CHARLES ZAKEM, REPRESENTING KIMBLETON
LAND LOT 45 - 17TH DISTRICT - CITY OF ATLANTA, FULTON COUNTY, GEORGIA

10' 0' 20' 40' 60' 80' 100' 120' 140' 160' 180' 200' 220' 240' 260' 280' 300' 320' 340' 360' 380' 400' 420' 440' 460' 480' 500' 520' 540' 560' 580' 600' 620' 640' 660' 680' 700' 720' 740' 760' 780' 800' 820' 840' 860' 880' 900' 920' 940' 960' 980' 1000'

1" = 40' IN FEET
GRAPHIC SCALE

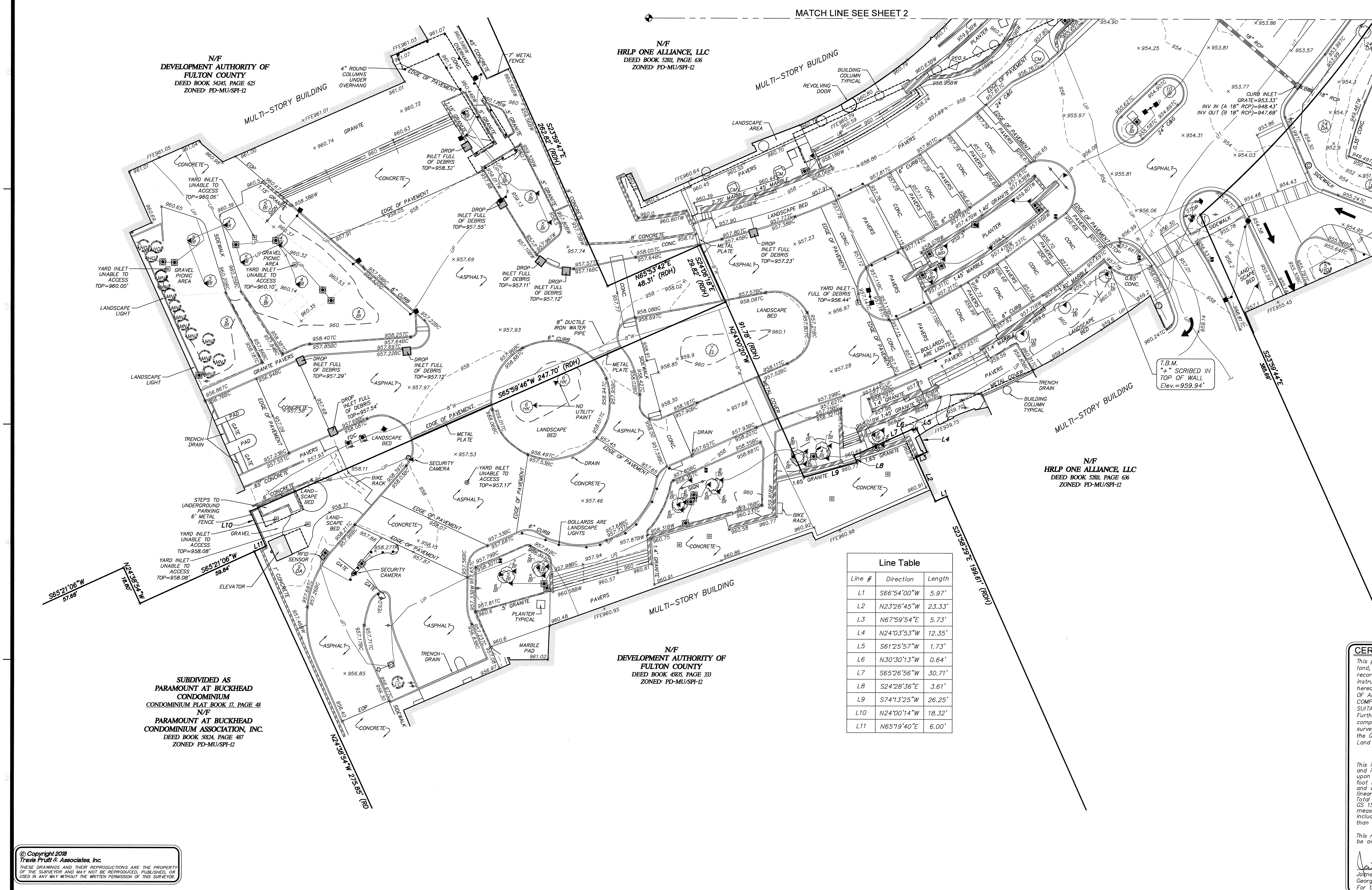
NO. 2802
J. F. HIGGINS
PROFESSIONAL LAND SURVEYOR
STATE OF GEORGIA

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.

PLAT DATE: December 10, 2018
FIELD DATE: December 4, 2018
SCALE: 1"=20'
LSJ: BT
IN: 1-18-034.008
FN: 213-E-179

Sheet No. 1 of 2



Drawing name: K:\AMT_CIVIL\011448048_Alliance Center Driveway\CAD\PlanSheets\C0-20 - SAP SITE PLAN.dwg CD-20 SAP SITE PLAN Mar 28, 2019 3:16pm by: Morgan Mirdock



DEVELOPMENT SUMMARY:

SITE SUMMARY:

ZONING: SPI12 SA1
 SITE AREA: 3.95 ACRES
 TOTAL DISTURBED AREA: 0.73 ACRES

ADJACENT STREETS: LENOX ROAD (ARTERIAL)

SITE NOTES:

- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TRAVIS FRUITT & ASSOCIATES, INC., DATED 12/10/2018.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
- ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
- REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

- PROPERTY LINE
- [Pattern] STANDARD DUTY CONCRETE SIDEWALK
- [Pattern] LANDSCAPE AREA
- [Pattern] EXISTING CONCRETE PAVEMENT
- [Pattern] PERMEABLE PAVERS

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 817 W. PEACHTREE STREET, NW
 THE BILTMORE, SUITE 601
 ATLANTA, GEORGIA 30308
 PHONE: (404) 844-4444
 WWW.KIMLEY-HORN.COM

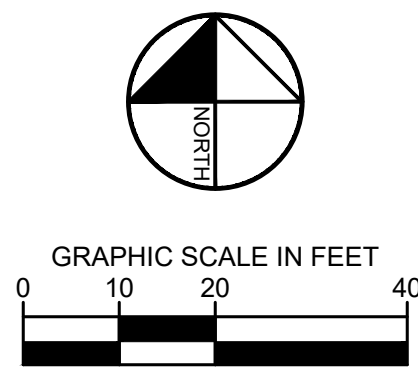
HIGHWOODS PROPERTIES
 3500 LENOX RD, SUITE 850
 ATLANTA, GA 30326
 PHONE: (404) 321-6555

| NO. | ISSUANCE AND REVISION DESCRIPTIONS | DATE | BY |
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ALLIANCE CENTER DRIVEWAY
 ALLIANCE CENTER DRIVE NE, ATLANTA, GA 30326
 LAND LOT 17-45, 17TH DISTRICT

| | |
|----------------------|---------------|
| GSWCC NO. (LEVEL II) | 0000076499 |
| DRAWN BY | MEM |
| DESIGNED BY | CAZ |
| REVIEWED BY | CAZ |
| DATE | 03/29/2019 |
| PROJECT NO. | 011448048 |
| TITLE | SAP SITE PLAN |

SHEET NUMBER
C0-20



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Drawing name: K:\AMT_CIVIL\011448048_Alliance Center Driveway\CAD\PlanSheets\CO-20 - SAP SITE PLAN.dwg CO-20 SAP SITE PLAN Apr 01, 2019 9:51am by Morgan Murdock



DEVELOPMENT SUMMARY:

SITE SUMMARY:
 ZONING: SPI12 SA1
 SITE AREA: 3.95 ACRES
 TOTAL DISTURBED AREA: 0.73 ACRES
 ADJACENT STREETS: LENOX ROAD (ARTERIAL)

- SITE NOTES:**
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SITE PLAN LEGEND:

- PROPERTY LINE
- STANDARD DUTY CONCRETE SIDEWALK
- LANDSCAPE AREA
- EXISTING CONCRETE PAVEMENT
- PERMEABLE PAVERS

Kimley»Horn
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 817 W. PEACHTREE STREET, NW
 THE BILTMORE, SUITE 601
 ATLANTA, GEORGIA 30308
 PHONE: (404) 834-9434
 WWW.KIMLEY-HORN.COM

HIGHWOODS PROPERTIES
3500 LENOX RD, SUITE 850
 ATLANTA, GA 30326
 PHONE: (404) 321-6555

| PREPARED FOR | ISSUANCE AND REVISION DESCRIPTIONS | DATE | BY |
|--------------|------------------------------------|------|----|
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PROJECT
ALLIANCE CENTER DRIVEWAY
ALLIANCE CENTER DRIVE NE, ATLANTA, GA 30326
 LAND LOT 17-45, 17TH DISTRICT

| | |
|----------------------|---------------|
| GSWCC NO. (LEVEL II) | 0000076499 |
| DRAWN BY | MEM |
| DESIGNED BY | CAZ |
| REVIEWED BY | CAZ |
| DATE | 04/01/2019 |
| PROJECT NO. | 011448048 |
| TITLE | SAP SITE PLAN |
| SHEET NUMBER | C0-20 |

GEORGIA811
Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.

GRAPHIC SCALE IN FEET
 0 10 20 40

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