

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2026-__-__

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP OF LOT PARCEL NUMBER 18 349 01 039, LOT PARCEL NUMBER 18 349 01 038, & LOT PARCEL NUMBER 18 350 04 002 IN CONSIDERATION OF ZONING CASE RZ 26-05 (1200 ASHWOOD PARKWAY, 1240 ASHWOOD PARKWAY, AND 4754 ASHFORD DUNWOODY ROAD) FROM O-I (OFFICE-INSTITUTION) DISTRICT ZONING CLASSIFICATION TO PD (PLANNED DEVELOPMENT) DISTRICT.

WHEREAS: Ashwood Grove LLC seeks a rezoning to allow the development of 122 townhomes and a new civic area; and

WHEREAS: The Property—consisting of Tax Parcel Numbers 18 349 01 039, 18 349 01 038 and 18 350 04 002—is located on the northern side of Ashwood Parkway, at the northwestern corner of Ashwood Parkway and Ashford Dunwoody Road intersection, and consists of approximately 11.64 acres; and

WHEREAS: The Property is currently developed with a 232,000 SF, 5-story office building and a 582-space surface parking lot; and

WHEREAS: The existing office building is largely vacant and does not have a viable path forward as an office building; and

WHEREAS: The current zoning district does not allow for residential development; and

WHEREAS: The Mayor and City Council find that the proposed use aligns with the Perimeter—Transition Character Area of the 2045 Comprehensive Plan, which encourages the redevelopment of existing vacancies and enabling the construction of a broader range of housing types; and

WHEREAS: Notice to the public regarding said modification to conditions of zoning has been published in *The Dunwoody Crier*, the Official News Organ of the City of Dunwoody; and

WHEREAS: A public hearing was held by the Mayor and City Council of the City of Dunwoody as required by the Zoning Procedures Act.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAIN AND APPROVE** the rezoning for the subject property to the following exhibits and conditions:

Exhibit A: Overall Development Plan, dated July 28, 2026
Exhibit B: Elevations and Renderings, dated June 16, 2026
Exhibit C: Future Connection, dated June 16, 2026
Exhibit D: Stormwater Pond Landscaping, dated June 16, 2026

1. Development of the site shall be in compliance with the Overall Development Plan, referenced as Exhibit A.
2. Architectural design and massing of all buildings shall be substantially consistent with the Elevations and Renderings, referenced as Exhibit B.
3. The maximum allowed height of an attached home is 45 feet, as measured from the finished

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2026-__-__

floor elevation to the top of the highest point of the roof.

4. The interior streets shall be privately maintained and open to the public. Along the northern

property line an easement and "stub-out" for a future street connection, in a similar location as

shown in Exhibit C, shall be in place prior to the issuance of a CO for any attached home.

5. The applicant shall remove the monument sign at the corner of Ashwood Parkway and Ashford Dunwoody Road. This shall be completed prior to the issuance of a CO for any attached home.

6. Gating the interior streets and sidewalks is not permitted.

7. All Bradford Pears and Loblolly Pines shall be removed from the medians on Ashwood

Parkway, adjacent to the subject development, and replaced with approved large canopy trees

from the City's approved street trees list (Sec. 16-116).

8. Along the entire Ashwood Parkway street frontage of the subject properties, the applicant shall install a 10-foot sidepath and 6-foot street buffer. The street buffer shall be planted with large canopy trees from the City's approved street trees list (Sec. 16-116). Final streetscape design is subject to the approval of the Community Development Director.

9. The perimeter of the stormwater pond shall be heavily relandscaped, as shown in Exhibit D.

10. The maximum width of all internal streets shall be 26 feet or less, measured from curb face-to curb face.

11. Prior to the issuance of a Land Disturbance Permit, a GDOT ICE (Intersection Control Evaluation) Analysis shall be provided and shall include signal timing review as part of this analysis.

SO ORDAINED AND EFFECTIVE this ____ day of _____ 2026.

Approved by:

Approved as to Form and Content

Lynn P. Deutsch, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL

MEMORANDUM

To: City Council

From: Madalyn Smith, Senior Planner

Date: August 10, 2026

Subject: RZ 26-05 –

1200 Ashwood Parkway, 1240 Ashwood Parkway, & 4754 Ashford Dunwoody Road;
Parcel ID# 18 349 01 039, 18 349 01 038, & 18 350 04 002

REQUEST

Ashwood Grove LLC requests a rezoning from the O-I (Office-Institution) district to the PD (Planned Development) district to allow the development of 122 attached homes.

APPLICANT

Property Owner: Ashwood Grove LLC	Petitioner: Ken Wood, Planners and Engineers Collaborative
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PLANNING COMMISSION, 7.14.2026

At the July 14, 2026 Planning Commission public hearing, there were 7 comments in opposition and 2 comments in support. The Planning Commission discussed the pond restoration and design, traffic and traffic signal timing, the HOA structure and maintenance of the property, and the proposed zoning designation. Following discussion, the Planning Commission unanimously recommended approval, with subject to staff conditions and the following additional condition:

1. The applicant must provide a GDOT ICE (Intersection Control Evaluation) Analysis and include signal timing review as part of this analysis.

Staff incorporated this into the recommended conditions.

BACKGROUND & PROPOSED DEVELOPMENT

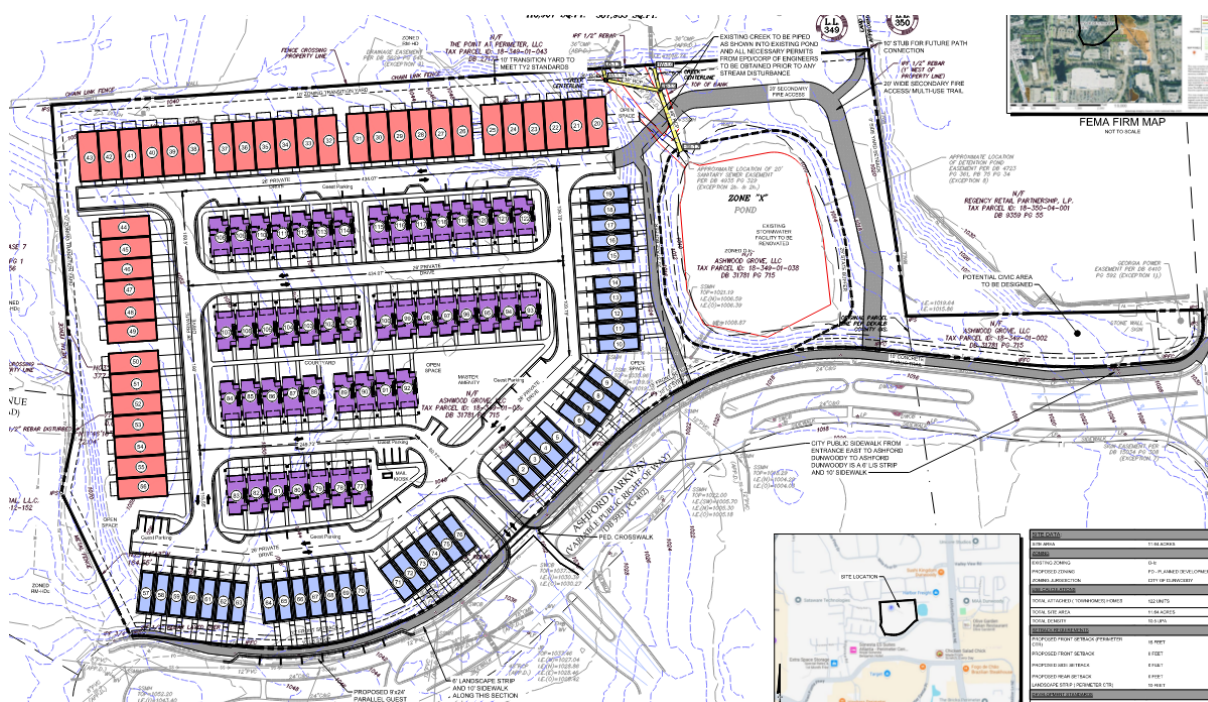


Existing Development

Zoning Map

Planners and Engineers Collaborative seeks permission to rezone from the O-I (Office-Institution) district to the PD (Planned Development) district to redevelop the site with 122 for-sale attached homes (townhomes). The current O-I zoning category does not allow residential uses, necessitating the rezoning application to the PD district. As part of the PD zoning requirements, the applicant has provided an Overall Development Plan, which creates unique and specific zoning requirements for the subject property.

The applicant proposes to demolish the existing 5-story office building and 582-space surface parking lot and redevelop the site with 122 townhomes.



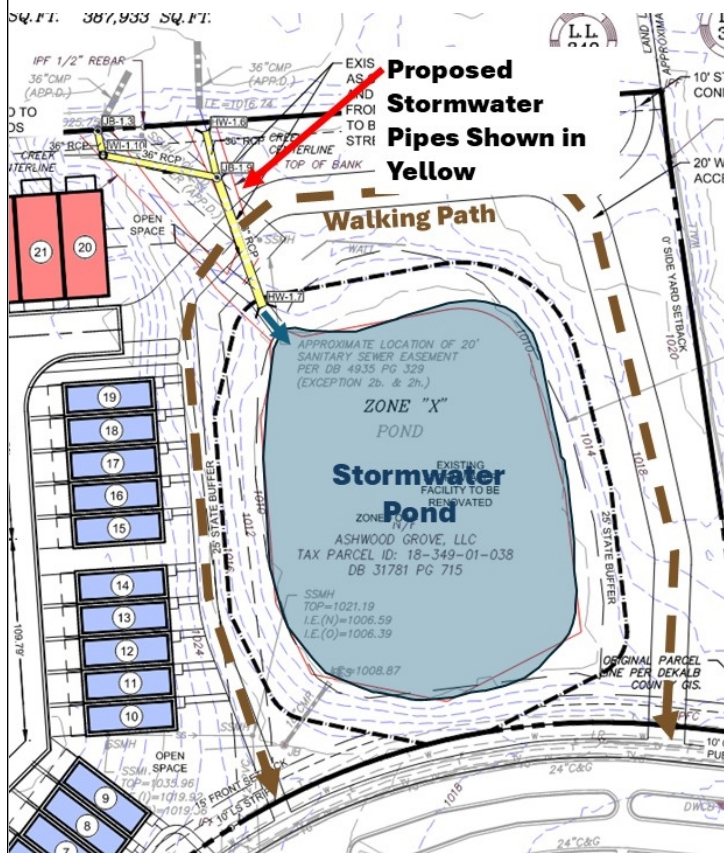
Site Plan

The vehicular access to the site will remain the same, with one entrance in alignment with Perimeter Center Place, and no additional general vehicular access point is proposed by the applicant. Staff recommends that a strategic location along the northern property line be designated for a future street connection, as contemplated in the Perimeter Center Overlay Street Type Map (Sec. 27-98, Figure 27-

98-2); a “stub-out” and associated easement connecting Ashwood Parkway to the northern property line should be required for a future street connection that will help establish a street grid in the Perimeter Center that can be filled in and completed as surrounding properties redevelop. Establishing a grid system in the Perimeter Center compliments the park and trail investments made by the City of Dunwoody; increasing connectivity helps alleviate local traffic and improves walkability and bike ability.



Future Street Grid Map (Based on Figure 27-98-2)



Proposed Stormwater Pond Improvements

A proposed 20-foot path around the existing pond will be constructed by the applicant to accommodate emergency vehicle access and will provide a second access point into the development for emergency vehicles. The path around the pond will be open to the public as a walking trail. Staff recommends a ten-foot sidepath and 6-ft street buffer will be constructed along the entire length of the subject properties' frontage to connect to the future continuation of the Ashford Dunwoody Path. Currently, the site plan does not show the required streetscape on the western side of the property.

The existing pond will be upgraded with improved landscaping and necessary interventions to the existing stormwater management system on-site. There are currently two open channels that feed the pond along the northern property line; these open channels are currently eroding the area and also cut directly

across the path of the proposed walking trail/emergency access. The applicant proposes to rectify the condition by piping the open channels for a distance of ~150 feet. These channels are deemed state waters and the applicant will be required to obtain the appropriate permits from the Georgia EPD and the U.S. Army Corps of Engineers.

In the 6-foot street buffer and within the medians adjacent to the subject properties' street frontage, the applicant will plant overstory street trees, according to the City's streetscaping standards and street trees list (Sec. 16-116).

The interior of the site will be landscaped with a mix of understory and overstory trees. The applicant will also provide 10-foot vegetated buffer along the northern and western property lines. This vegetated buffer will be planted according to the transition yard standards (TY2) in Sec. 27-230.

The applicant proposes a mix of three townhome models within the site: 46 24-foot rear loaded homes, 37 24-foot front loaded homes, and 39 18-foot rear loaded homes. Each model will have a ground-floor garage and all units, except the units along the northern border, have a minimum 18-foot driveway; guest parking is provided along the interior streets.

The townhomes will be three-stories, with a maximum height of 45 feet, and street facing units will be clad in high quality materials, such as brick, stone, and glass.



Rendering of Proposed Townhome Model

SURROUNDING LAND ANALYSIS

The table below summarizes all of the nearby zoning districts and land uses:

Direction	Zoning	Future Land Use	Current Land Use
N	RM-HD	Perimeter (Transition)	Multi-family
S	O-I/C-1	Perimeter (Transition)	Office / Retail (Perimeter Marketplace)

E	NS	Perimeter (Transition)	Retail (Ashford Place)
W	RM-HD	Perimeter (Transition)	Single-family attached

ZONING AMENDMENT REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-335 identifies criteria for evaluating applications for zoning amendments. No application for an amendment shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

- (1) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
- (2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
- (3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
- (4) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (5) Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
- (6) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
- (7) Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The existing office building is largely vacant and surrounded by a large surface parking lot. The Perimeter office vacancy rate is at 27.9 % (per current CoStar analytics) and the building no longer has a viable path forward as an office property. The property is considered part of the Village Node, as designated in Edge City 2.0; the vision for the Village Node is mainly residential with “Main Street” type retail while office uses are not listed as part of this vision.

The current zoning district is O-I (Office-Institution). The proposed zoning district is PD (Planned Development). PD districts are not subject to specific zoning district regulations; instead, the uses and lot and building regulations are dictated by the Overall Development Plan (ODP).

The ODP limits the subject property to 122 townhomes. Townhomes are not a permitted use within the O-I zoning district, prompting this rezoning request. No other uses are proposed. No other uses would be allowed without future City Council approval.

The 2045 Comprehensive Plan identifies several “Priority Strategies” for the Perimeter Center, where the subject properties are located. These strategies include: being ready for redevelopment opportunities, encouraging and enabling the construction of a broader range of housing products, and having functional greenspace that manages stormwater.

The proposed townhouse development is considered an appropriate land use within the Transition zone of the Perimeter Character Area. The vision for this character areas includes a “drop in intensity” from the Perimeter Core and development that will “include a walkable mix of uses, but lean towards residential with a preference toward townhouses and missing middle types”. This project would introduce additional owner-occupied housing stock into the Perimeter market, with only 10%, or 12 units, allowed as rentals; this provision will be enforced by the development’s HOA. Also included in the project is a new walking path around the existing stormwater pond, which will be improved and re-landscaped as a usable amenity for the surrounding community. Both walkability and providing additional park and green space are listed as priorities in the Comprehensive Plan.

Ashwood Parkway includes a mix of uses, including: retail, office, multifamily housing, and townhomes. The proposed project transitions a “zombie” office space into an attractive housing community in a key location in the Perimeter Center that is walkable to several grocery stores, retail options, and job centers.

To the staff’s knowledge, there are no historical or archaeological resources on the subject site. The proposal would not be burdensome to existing streets or transportation facilities. The peak hour trip generation for residential use, ~85 trips/hour, is a fraction of the trip generation for an office use, 230 trips/hour. The additional street connectivity through the site also has the potential to reduce the impact on major roads in the Perimeter Center as the street grid is filled in. Townhome developments typically add an amount of students to school enrollment, though it is less impactful than detached single-family development due to the broader range of interested buyers, including young professionals and downsizers.

DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee provides a staff recommendation. At the May 14th meeting, the committee voted to recommend approval of the request RZ 26-05.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Based on the above analysis and findings, staff has determined that the requested rezoning meets the requirements of Chapter 27, §27-335. Therefore, staff recommends the application RZ 26-05, to rezone the subject site from O-I to PD, be approved subject to the following exhibit(s) and condition(s):

Exhibit A: Overall Development Plan, dated July 28, 2026*
 Exhibit B: Elevations and Renderings, dated June 16, 2026
 Exhibit C: Future Connection, dated June 16, 2026
 Exhibit D: Stormwater Pond Landscaping, dated June 16, 2026

1. Development of the site shall be in compliance with the Overall Development Plan, referenced as Exhibit A.
2. Architectural design and massing of all buildings shall be substantially consistent with the Elevations and Renderings, referenced as Exhibit B.
3. The maximum allowed height of an attached home is 45 feet, as measured from the finished floor elevation to the top of the highest point of the roof.
4. The interior streets shall be privately maintained and open to the public. Along the northern property line an easement and “stub-out” for a future street connection, in a similar location as shown in Exhibit C, shall be in place prior to the issuance of a CO for any attached home.

5. The applicant shall remove the monument sign at the corner of Ashwood Parkway and Ashford Dunwoody Road. This shall be completed prior to the issuance of a CO for any attached home.
6. Gating the interior streets and sidewalks is not permitted.
7. All Bradford Pears and Loblolly Pines shall be removed from the medians on Ashwood Parkway, adjacent to the subject development, and replaced with approved large canopy trees from the City's approved street trees list (Sec. 16-116).
8. Along the entire Ashwood Parkway street frontage of the subject properties, the applicant shall install a 10-foot sidepath and 6-foot street buffer. The street buffer shall be planted with large canopy trees from the City's approved street trees list (Sec. 16-116). Final streetscape design is subject to the approval of the Community Development Director.
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ATTACHMENTS

- Exhibit A
- Exhibit B
- Exhibit C
- Exhibit D
- Application

Exhibit A

Overall Development Plan

Pg. 1 : Site Plan and Development Standards

Pg. 2 : Townhome Models

Pg. 3 : Circulation Plan

Pg. 4 : Future Connections

Pg. 5 : Pond Landscaping and Path

Pg. 6 : Impervious Surfaces

Pg. 7-8 : Grading Plan

Pg. 9 : Streetscape Section

Pg. 10 : Landscape Plan

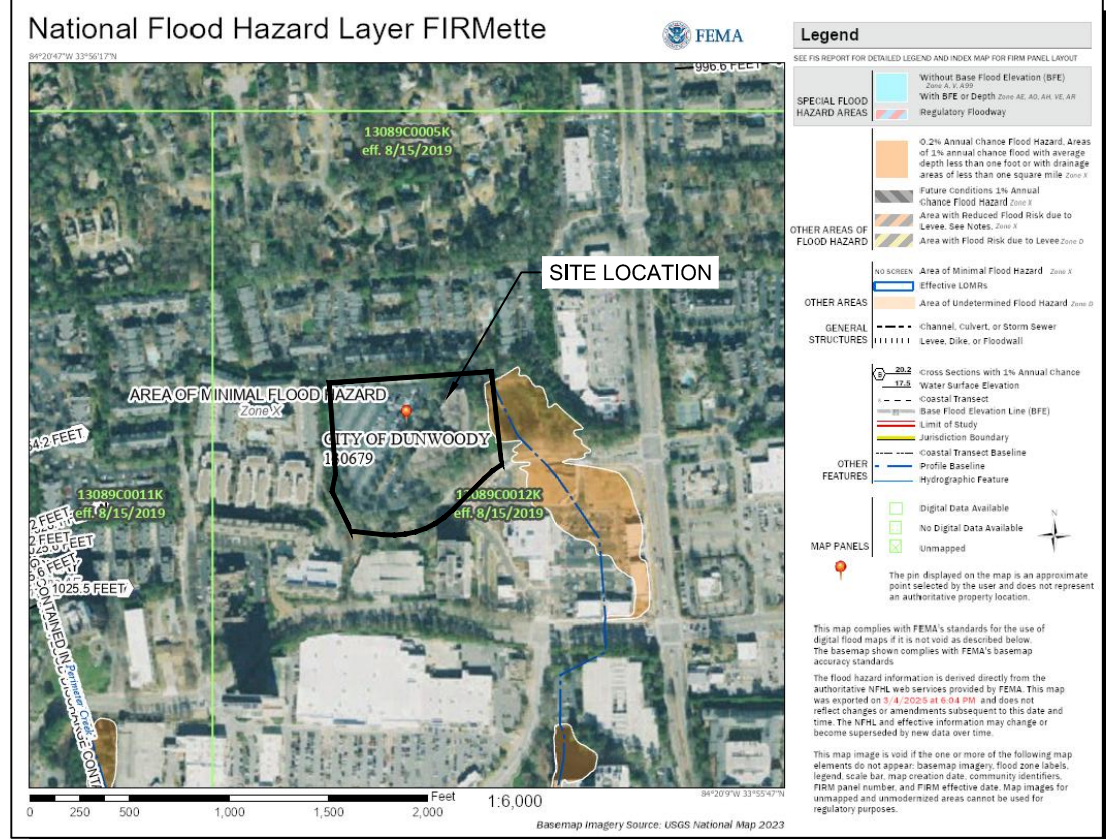
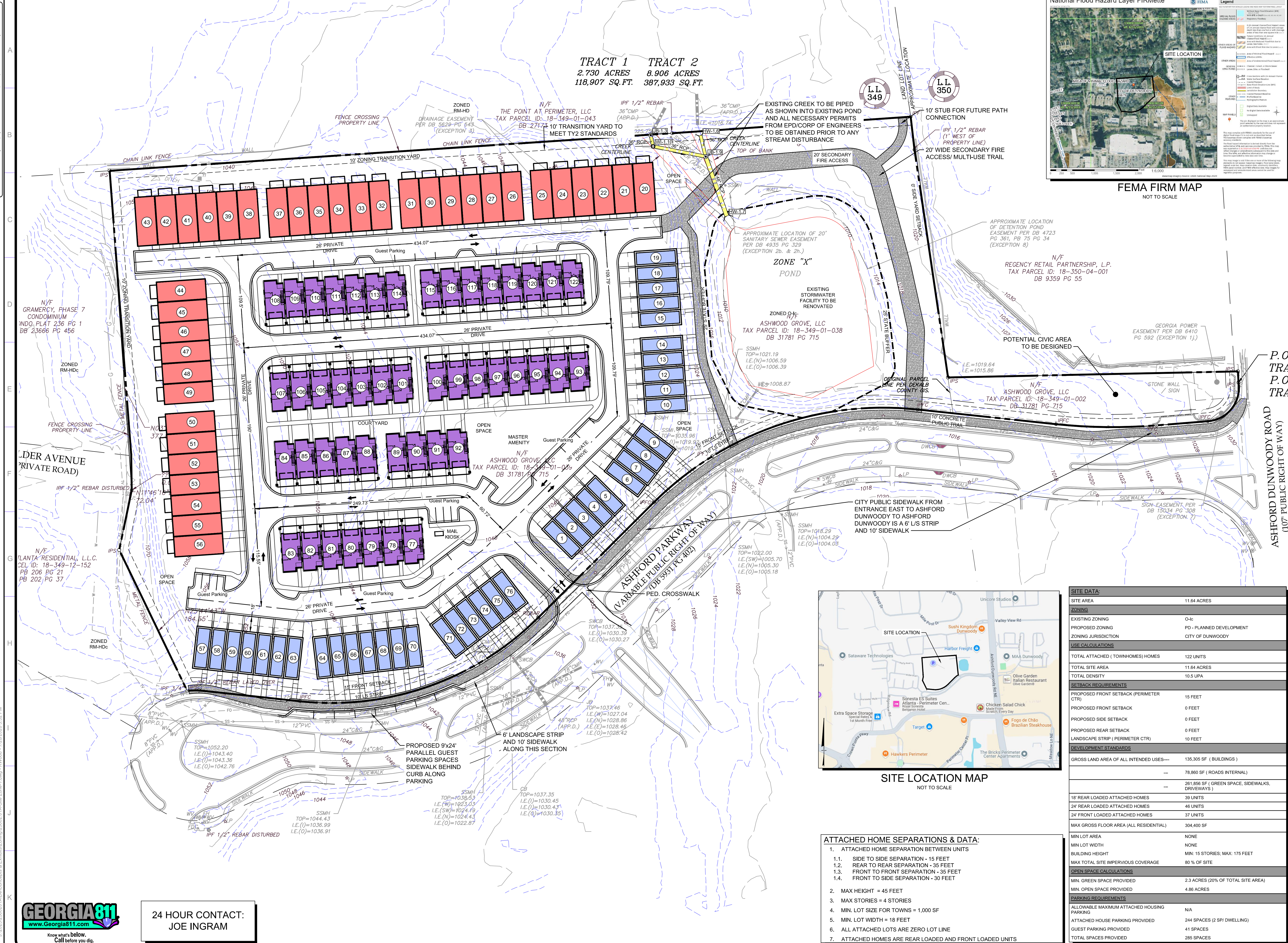
Pg. 11 : Concept Tree Plan

Pg. 12-22 : Elevations and Renderings

Pg. 23-29 : Existing Tree Survey

Pg. 30-33 : Site Survey

This drawing is the property of the Engineer and is not to be copied, reproduced, or used in any way without the written consent of the Engineer. It is to be used only for the project and site for which it was prepared. No part of this drawing is to be used for any other project or site without the written consent of the Engineer.



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PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORGIA 30338

CITY OF DUNWOODY JURISDICTION

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
01	06.17.2026	JP	CITY COMMENTS
02	07.02.2026	JP	S/W CHANGES
03	07.28.2026	JP	UPDATE NOTES

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA

REGISTERED PROFESSIONAL ENGINEER

No. 34393

JENNETH J. WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000058389 EXP. 10/31/2027

ZONING MASTER PLAN

0 25 50 100 150

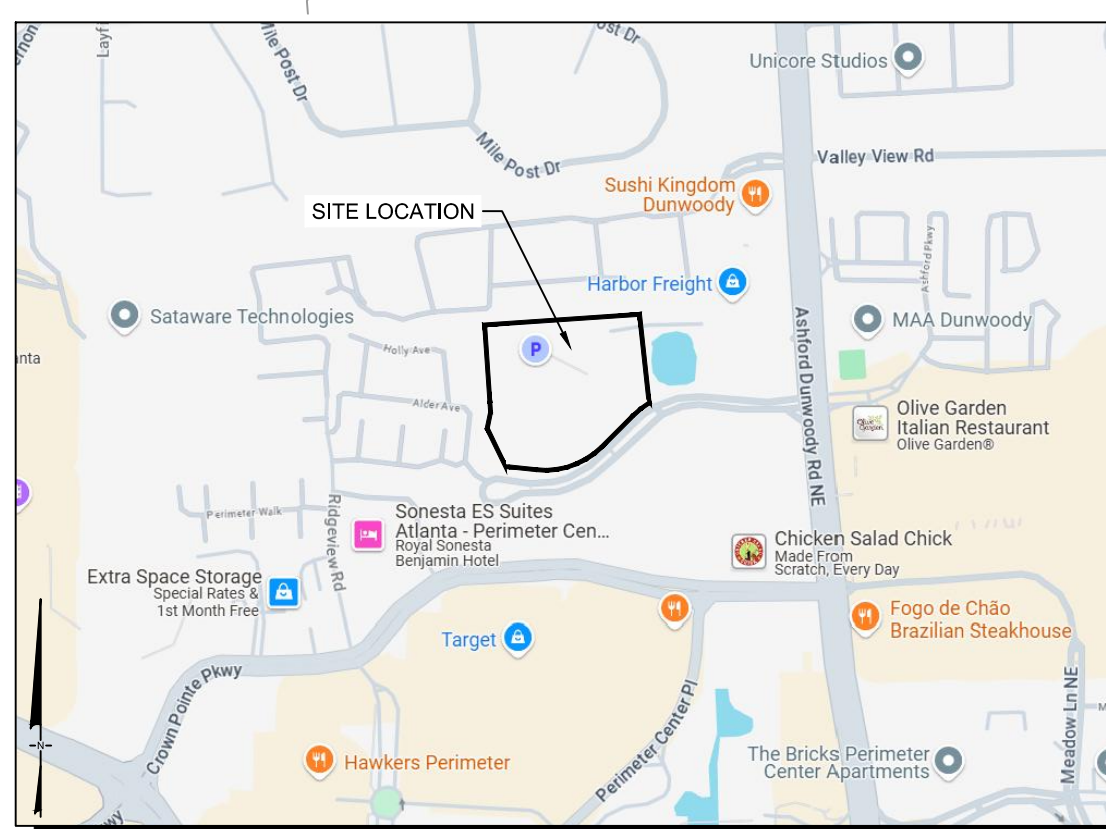
SCALE: 1" = 50'

DATE: 05/05/2026

PROJECT: 25002.01A

Z1

SHEET



ATTACHED HOME SEPARATIONS & DATA:

1. ATTACHED HOME SEPARATION BETWEEN UNITS	
1.1. SIDE TO SIDE SEPARATION - 15 FEET	
1.2. REAR TO REAR SEPARATION - 35 FEET	
1.3. FRONT TO FRONT SEPARATION - 35 FEET	
1.4. FRONT TO SIDE SEPARATION - 30 FEET	
2. MAX HEIGHT = 45 FEET	
3. MAX STORIES = 4 STORIES	
4. MIN. LOT SIZE FOR TOWNS = 1,000 SF	
5. MIN. LOT WIDTH = 18 FEET	
6. ALL ATTACHED LOTS ARE ZERO LOT LINE	
7. ATTACHED HOMES ARE REAR LOADED AND FRONT LOADED UNITS	

SITE DATA:

SITE AREA	11.64 ACRES
ZONING	O-1c
EXISTING ZONING	PD - PLANNED DEVELOPMENT
PROPOSED ZONING	CITY OF DUNWOODY
ZONING JURISDICTION	
USE CALCULATIONS	
TOTAL ATTACHED (TOWNHOMES) HOMES	122 UNITS
TOTAL SITE AREA	11.64 ACRES
TOTAL DENSITY	10.5 UPA
SETBACK REQUIREMENTS	
PROPOSED FRONT SETBACK (PERIMETER CTR)	15 FEET
PROPOSED FRONT SETBACK	0 FEET
PROPOSED SIDE SETBACK	0 FEET
PROPOSED REAR SETBACK	0 FEET
LANDSCAPE STRIP (PERIMETER CTR)	10 FEET
DEVELOPMENT STANDARDS	
GROSS LAND AREA OF ALL INTENDED USES—	135,305 SF (BUILDINGS)
	78,860 SF (ROADS INTERNAL)
	261,866 SF (GREEN SPACE, SIDEWALKS, DRIVEWAYS)
18' REAR LOADED ATTACHED HOMES	39 UNITS
24' REAR LOADED ATTACHED HOMES	46 UNITS
34' FRONT LOADED ATTACHED HOMES	37 UNITS
MAX GROSS FLOOR AREA (ALL RESIDENTIAL)	304,400 SF
MIN LOT AREA	NONE
MIN LOT WIDTH	NONE
BUILDING HEIGHT	MIN: 15 STORIES; MAX: 175 FEET
MAX TOTAL SITE IMPERVIOUS COVERAGE	80 % OF SITE
OPEN SPACE CALCULATIONS	
MIN. GREEN SPACE PROVIDED	2.3 ACRES (20% OF TOTAL SITE AREA)
MIN. OPEN SPACE PROVIDED	4.86 ACRES
PARKING REQUIREMENTS	
ALLOWABLE MAXIMUM ATTACHED HOUSING PARKING	N/A
ATTACHED HOUSE PARKING PROVIDED	244 SPACES (2 SP/ DWELLING)
GUEST PARKING PROVIDED	41 SPACES
TOTAL SPACES PROVIDED	285 SPACES

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Overall Development Plan and PD Standards

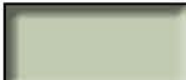
Section 27-87(c) of the Zoning Ordinance of the City of Dunwoody provides for the provision of an overall development plan (the “ODP”) for PD zoning requests. Listed below are the development standards proposed to apply as a part of the PD zoning of the property.

1. The project shall be developed in general accordance with the Zoning Master Plan by PEC+ dated May 5, 2026, and last revised July 2, 2026 (the “Zoning Master Plan”).
2. The permitted principal uses on the property shall be limited to:
 - a. Attached house
 - b. Detached House
 - c. Parking, Non-accessory
3. Maximum building floor area square footage on the property shall not exceed 390,000 square feet.
4. The number of dwelling units on the property shall not exceed 122 dwelling units. Attached or Detached housing units shall not exceed 122 units.
5. Building height shall not exceed the following heights:
 - a. 4 stories or 45 feet for the attached or detached houses;
6. Minimum parking shall be provided as follows:
 - a. Attached house use shall have a minimum two (2) car garage and provide a minimum of one guest parking space per four (4) attached units; (Either Driveway or guest space) As shown on the zoning plan.
7. A minimum of 4 bike parking spaces shall be provided on the property with the code minimum provided along the frontage of Ashwood.
8. Maximum impervious cover shall not exceed seventy-five percent (80%). This includes the lake area.
9. The following minimum open space standards shall be met:
 - a. The attached housing use shall have a minimum of 80 square feet of shared courtyard area;
 - b. The entire project shall have an aggregate minimum of 4.0 Acres which includes the green space around pond and the pond.
10. Minimum building setbacks shall be as follows:
 - a. Ashwood Parkway= 15 feet;
 - b. Side yard setback = 0 feet;
 - c. Rear yard setback = 0 feet;
 - d. Zoning Transition Yard Rear and Side = 10 feet (As shown)
11. Minimum landscape strips shall be provided as follows:
 - a. Ashwood Parkway = 15 feet
 - b. Future Connector Road = 0 feet
12. Minimum building spacing shall be as provided on the Master Plan.
13. Garages for the attached or detached house units shall not be accessed directly from the Ashwood Parkway. Garages for attached or detached homes may be accessible from future connector road.
14. Pedestrian and vehicular circulation shall be constructed only as shown on the Master Plan.

15. Maximum block length shall not exceed 600 feet. Maximum block perimeter shall not exceed 2,400 feet.
16. All streets shall be publicly accessible even if they are private drives.
17. Parking in front of buildings shall only be permitted in the location identified on the Master Plan as surface parking or garage parking as shown.
18. A maximum of ten percent (10%) of the attached housing units may be rental units.
19. Setbacks shall be utilized in lieu of build to zones along all exterior road frontages.
20. Garages shall be located a minimum of five feet from back of curb.
21. All outdoor lighting fixtures shall be full cutoff with a max of 5 foot candles along the northern and western property lines and 1 footcandles along all other property lines (including r/w)
22. The maximum color temperature of all outdoor lighting fixtures must not exceed 3,000K at the light source.



LEGEND:

	24' REAR LOADED ATTACHED HOMES (46 HOMES)
	24' FRONT LOADED ATTACHED HOMES (37 HOMES)
	18' REAR LOADED ATTACHED HOMES (39 HOMES)

TOTAL ATTACHED HOMES - 122 HOMES



360STUDIO
LANDSCAPE
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ASHWOOD PARKWAY
120 ASHWOOD PARKWAY
CITY OF DUNWOODY, GA



0 25 50 100 150

SCALE: 1" = 50'

DATE: 04/21/2026

PROJECT: 25002.01A



ASHWOOD PARKWAY

1200 ASHWOOD PARKWAY
CITY OF DUNWOODY, GA





ASHWOOD PARKWAY

1200 ASHWOOD PARKWAY
CITY OF DUNWOODY, GA





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PROJECT

**1200 ASHWOOD
PKWY**

**A MASTER PLANNED RESIDENTIAL
DEVELOPMENT**

AT

1200 ASHWOOD PKWY
DUNWOODY, GA 30338

FOR
ASHTON WOODS - ATLANTA DIVISION
3820 MANSELL ROAD SUITE 300
ALPHARETTA, GA 30022
P: 770.652.2512

MUNICIPALITY PROJECT #

REVISIONS

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AND DATED WITH AN ORIGINAL SIGNATURE.

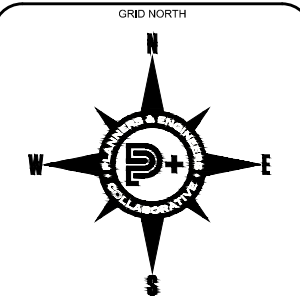
PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

GRADING PLAN

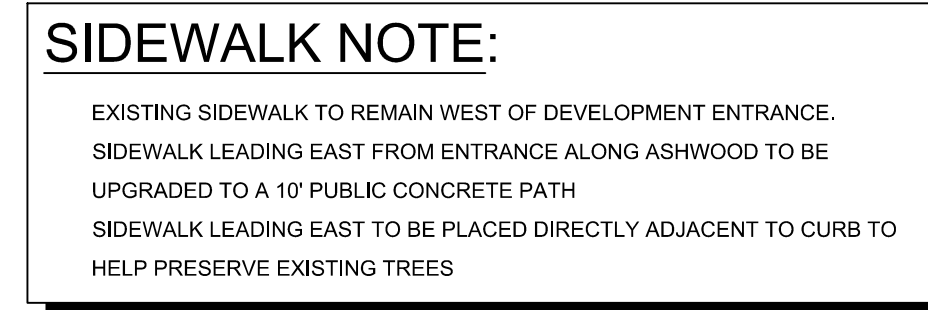


SCALE: 1" = 40'
DATE: 04/01/2026
PROJECT: 25002.01A



C4.00

SHEET



P&C+
60 YEARS

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MUNICIPALITY PROJECT #

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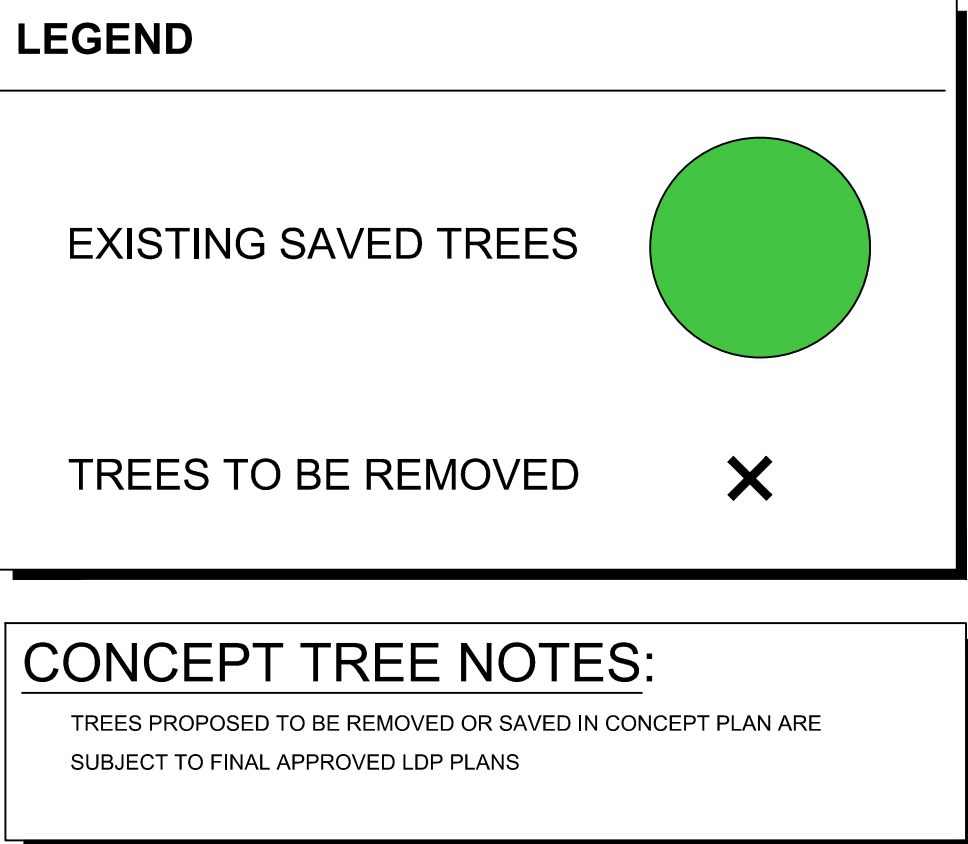
NOT TO BE RELEASED FOR CONSTRUCTION

SCALE: 1" = 2'
DATE: 06/17/2026
PROJECT: 25002.01A





 EASTERN DOGWOOD	 SWEETBAY MAGNOLIA
 SOUTHERN MAGNOLIA	 RED MAPLE
 NUTTAL OAK	 NELLIE R STEVENS HOLLY
 LACEBARK ELM	 EASTERN REDBUD
 EASTERN RED CEDAR	 AMERICAN SYCAMORE

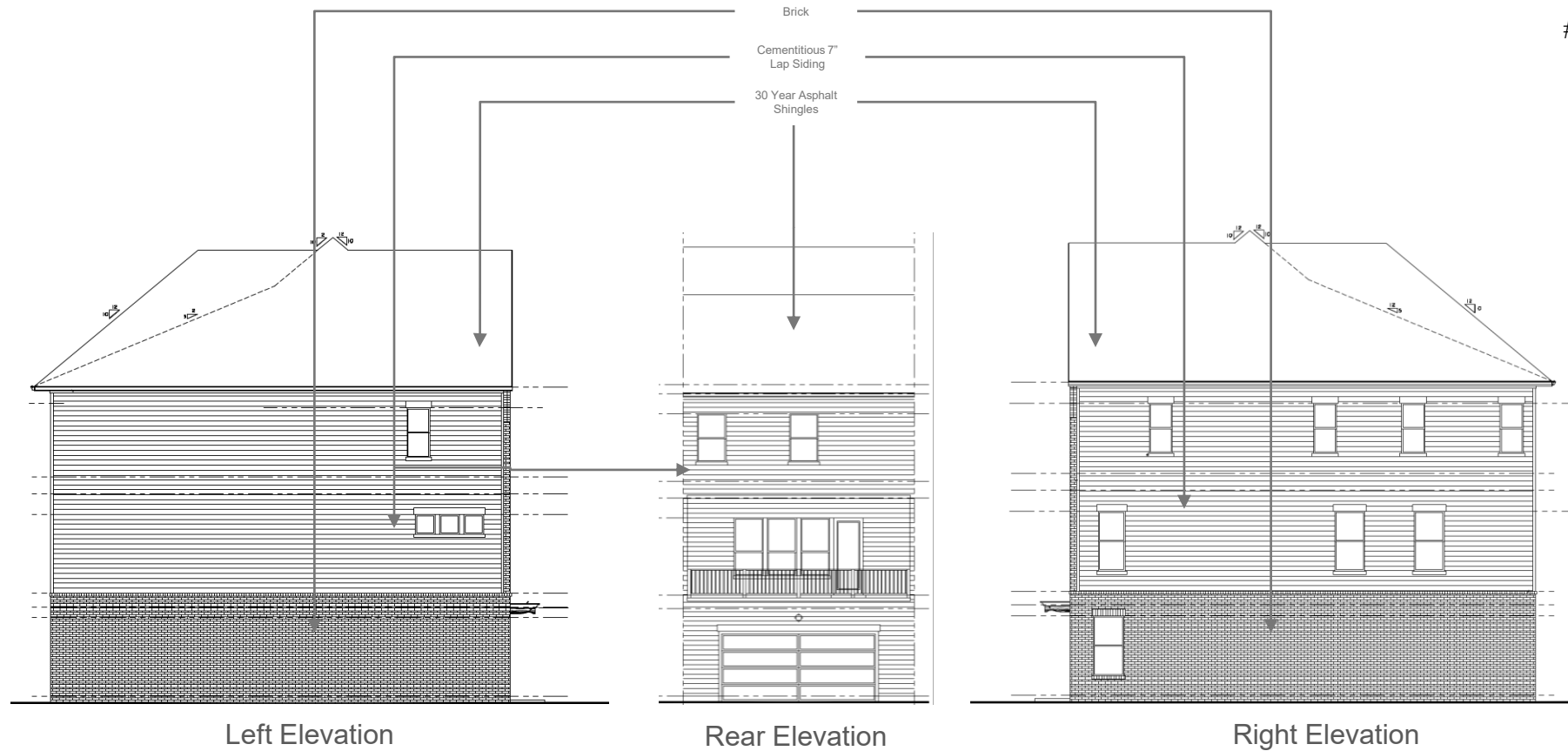


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Ashwood Elevations



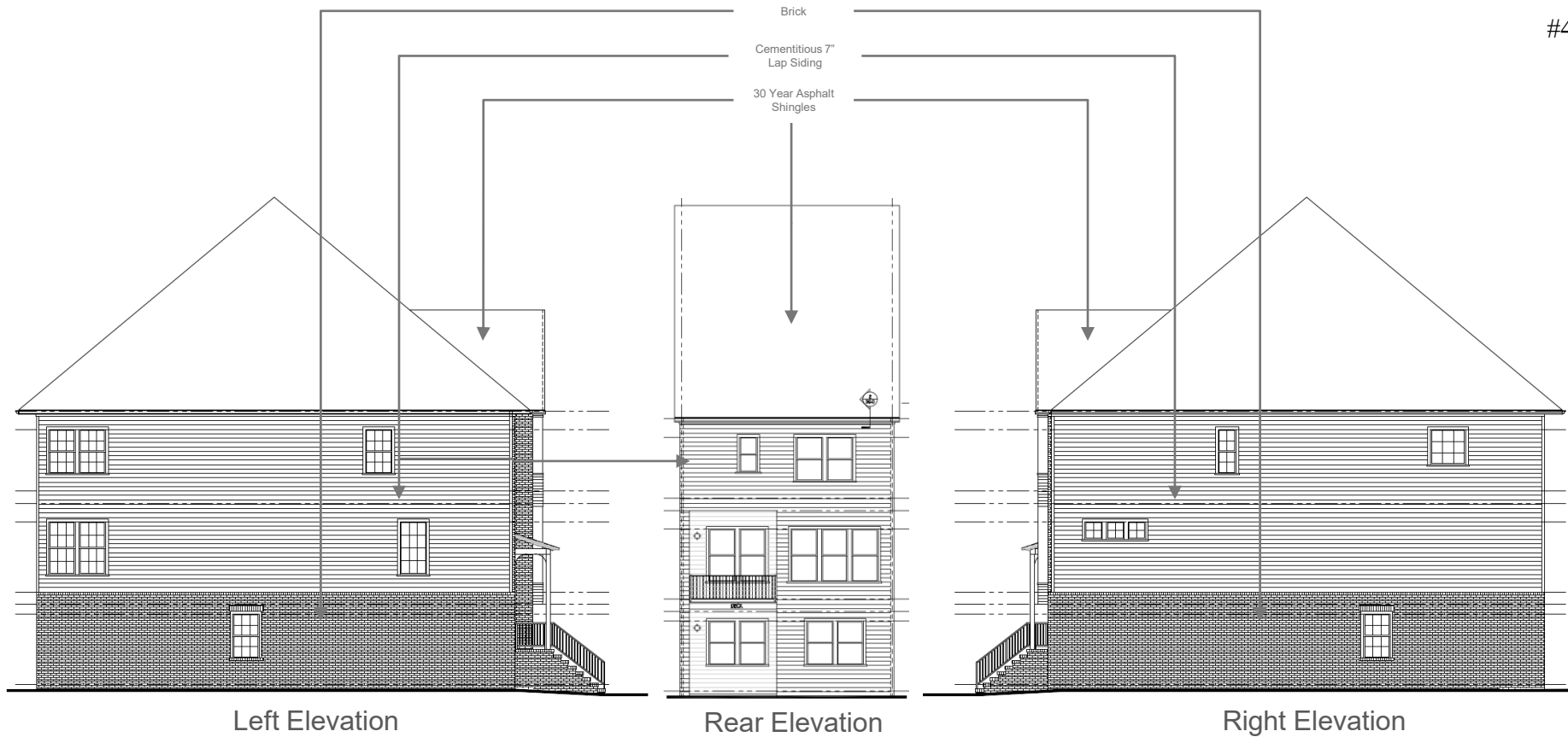
Cooper - Proposed



Cooper - Proposed



Bartoli - Proposed



Bartoli - Proposed



Archer - Proposed



Archer - Proposed









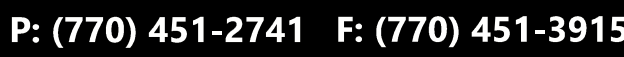
 SPECIMEN TREE & CRZ (1' RADIUS TO 1" DBH)

 NON SPECIMEN TREE

OVERSTORY HARDWOOD TREES	24 INCHES
OVERSTORY SOFTWOOD TREES	30 INCHES
UNDERSTORY TREES	8 INCHES

SPECIMEN TREE REPORT COMPLETED 5-4-2026 BY ROOT ZONE TREE CONSULTANTS:
JAMES MAHONEY
ISA CERTIFIED ARBORIST SO #10291A

1. THE THREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2026. NORTH AMERICAN DATUM OF 1983 (NAD83) NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A PRECISION OF SUB 1-METER.
3. EQUIPMENT USED:
HORIZONTAL - TRIMBLE DA2 SERIES



WWW.PEC.PLUS



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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

ASHWOOD PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

1200 ASHWOOD PKWY.
DUNWOODY, GEORIGIA 30338

CITY OF DUNWOODY JURISDICTION

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

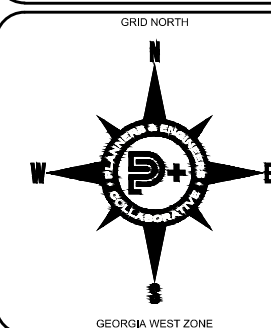
THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

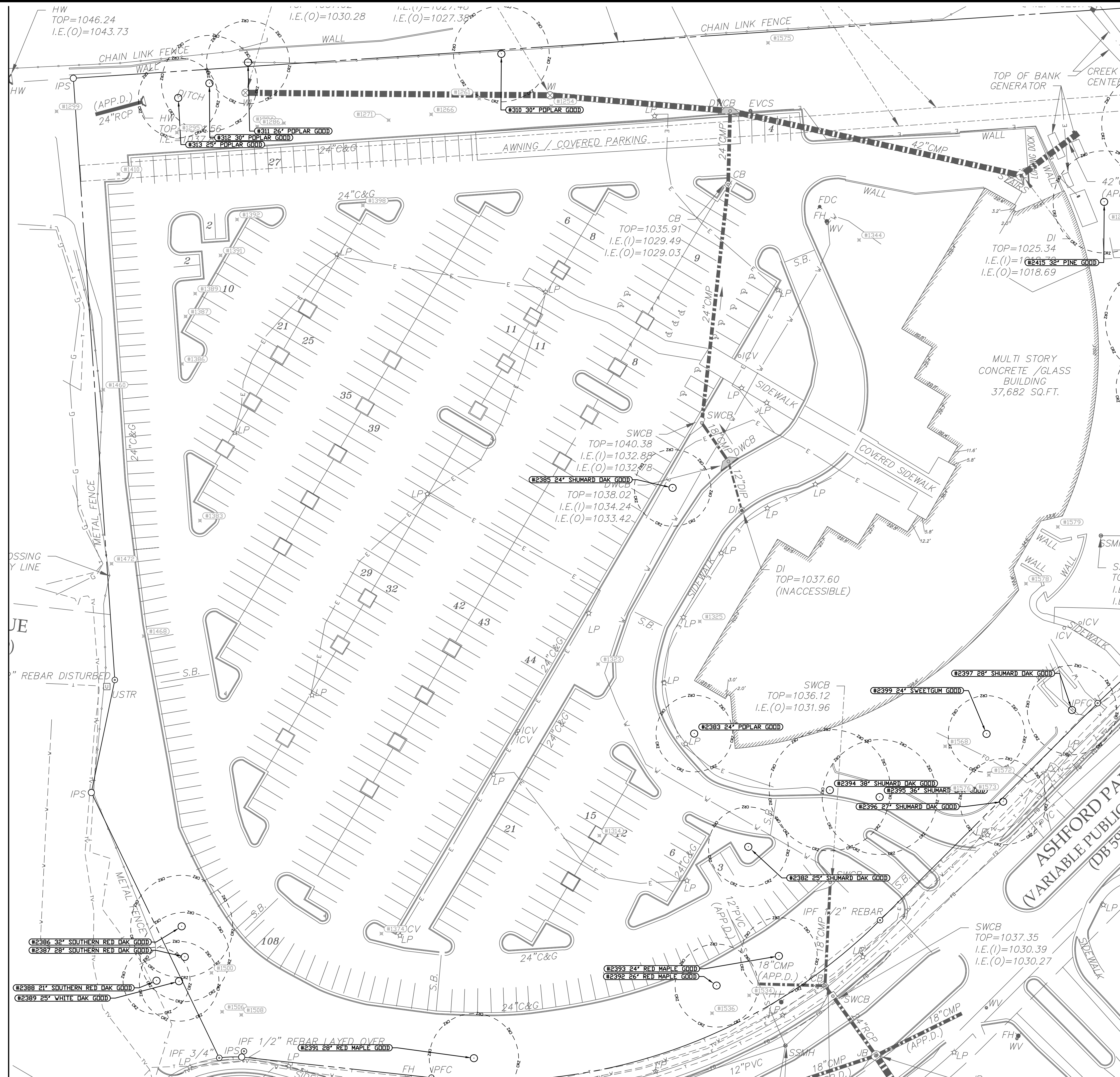
SPECIMEN TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A



S1

SHEET



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MUNICIPALITY PROJECT #

REVISIONS

[illegible]

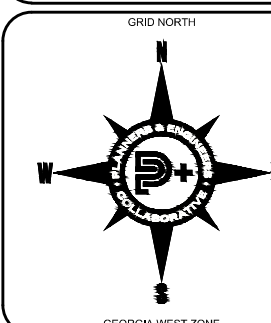
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PRELIMINARY

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SPECIMEN TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A



S2

SHEET

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ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

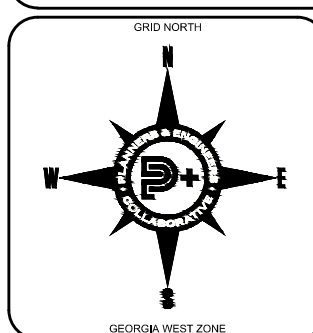
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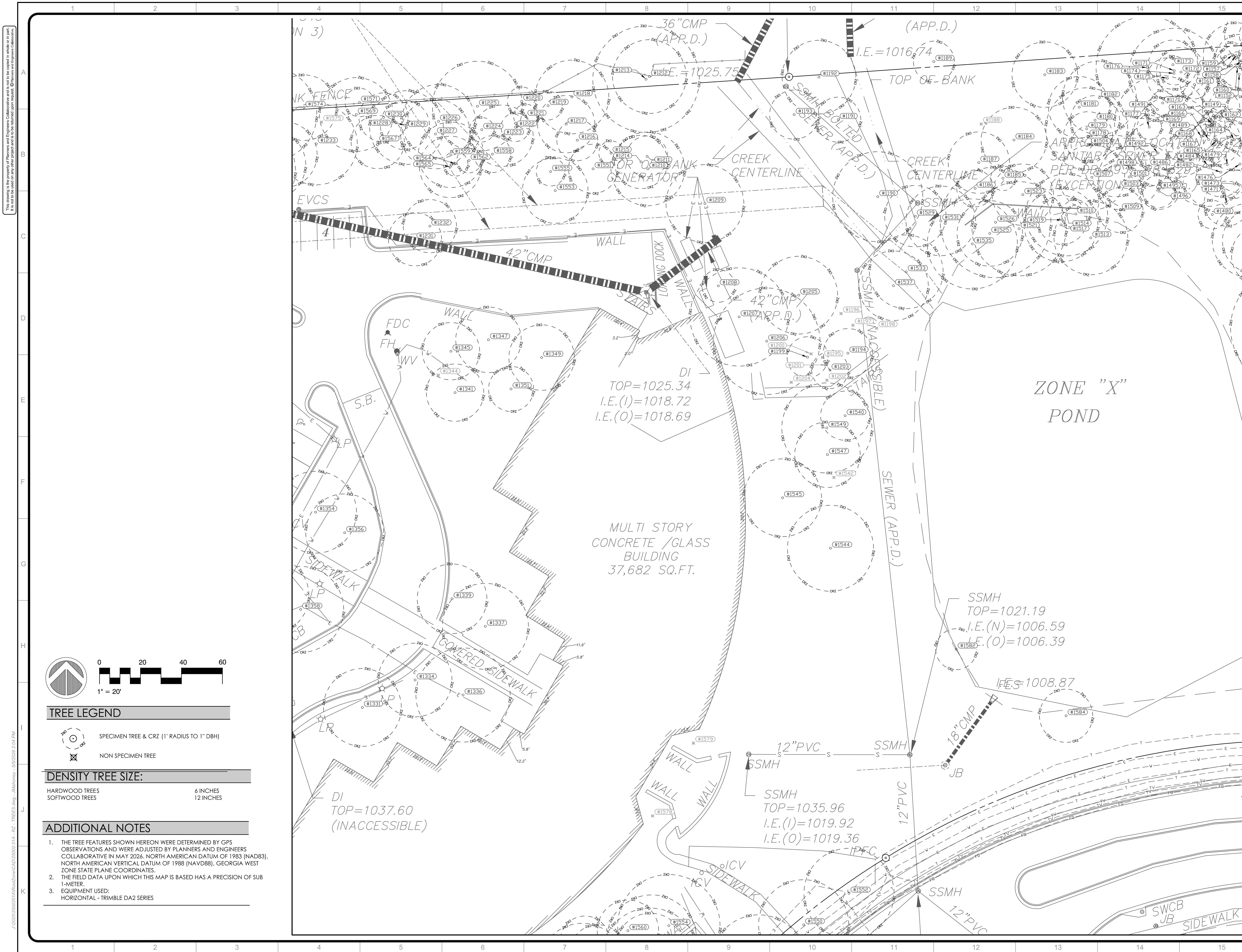
TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A



S3

SHEET



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SRP SRP

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PEACHTREE CORNERS, GA 30092

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AT
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DUNWOODY, GEORGIA 30338
CITY OF DUNWOODY JURISDICTION

FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

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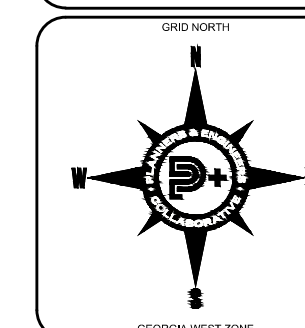
THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

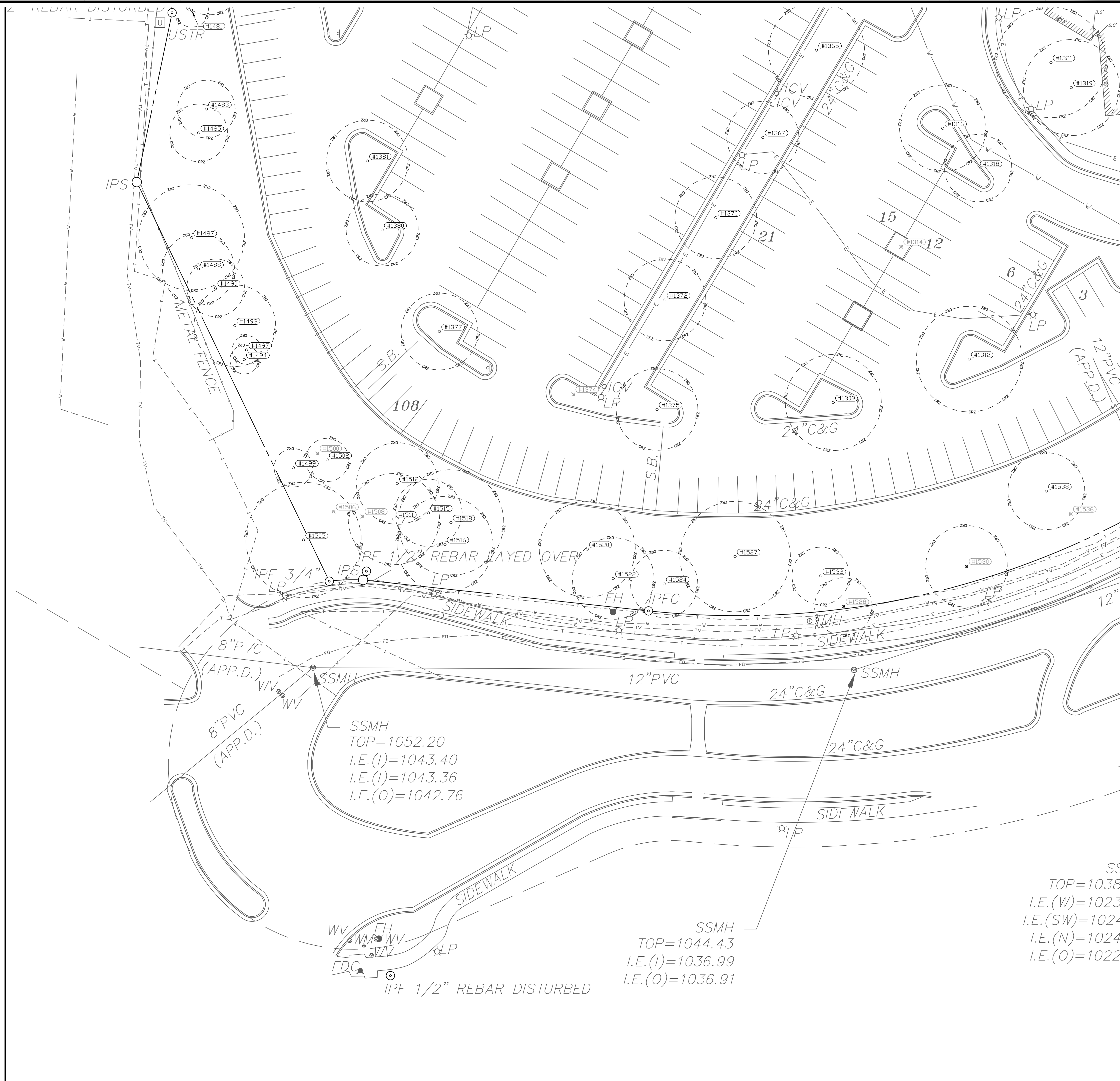
TREE SURVEY

DATE:	05/4/2026
PROJECT:	25002.01A



S4

SHEET



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FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

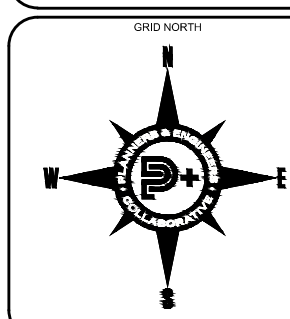
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NOT TO BE RELEASED FOR CONSTRUCTION

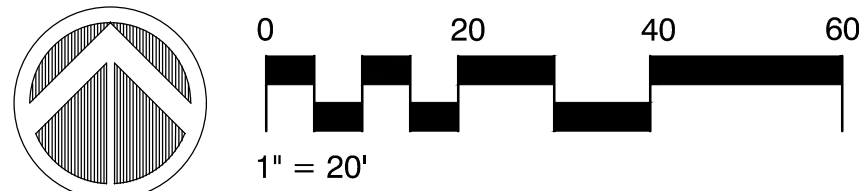
TREE SURVEY

DATE: 05/4/2026
PROJECT: 25002.01A



S5

SHEET



HARDWOOD TREES	6 INCHES
SOFTWOOD TREES	12 INCHES

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2026. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A PRECISION OF SUB 1-METER.
3. EQUIPMENT USED:
HORIZONTAL - TRIMBLE DA2 SERIES

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FOR

ASHTON WOODS

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

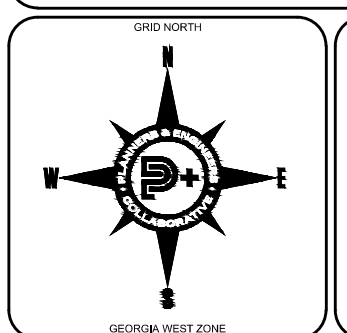
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PRELIMINARY

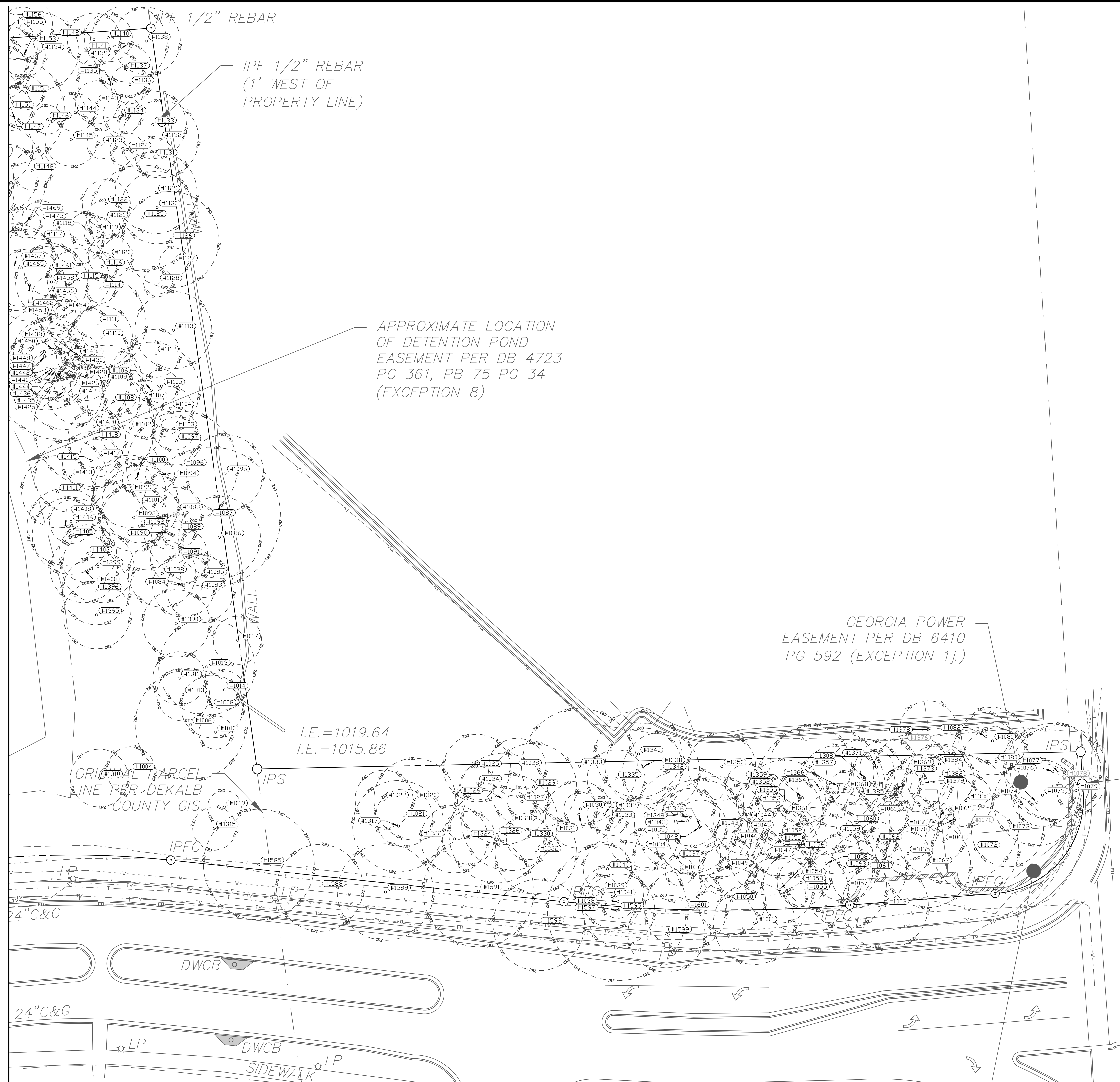
NOT TO BE RELEASED FOR CONSTRUCTION

TREE SURVEY

DATE:	05/4/2026
PROJECT:	25002.01A



S6



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$$= \text{SRP} = \text{SRP}$$

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MUNICIPALITY PROJECT #

REVISIONS

[illegible]

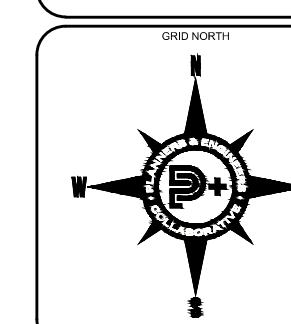
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PRELIMINARY

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TREE SURVEY

DATE:	05/4/2026
PROJECT:	25002.01A

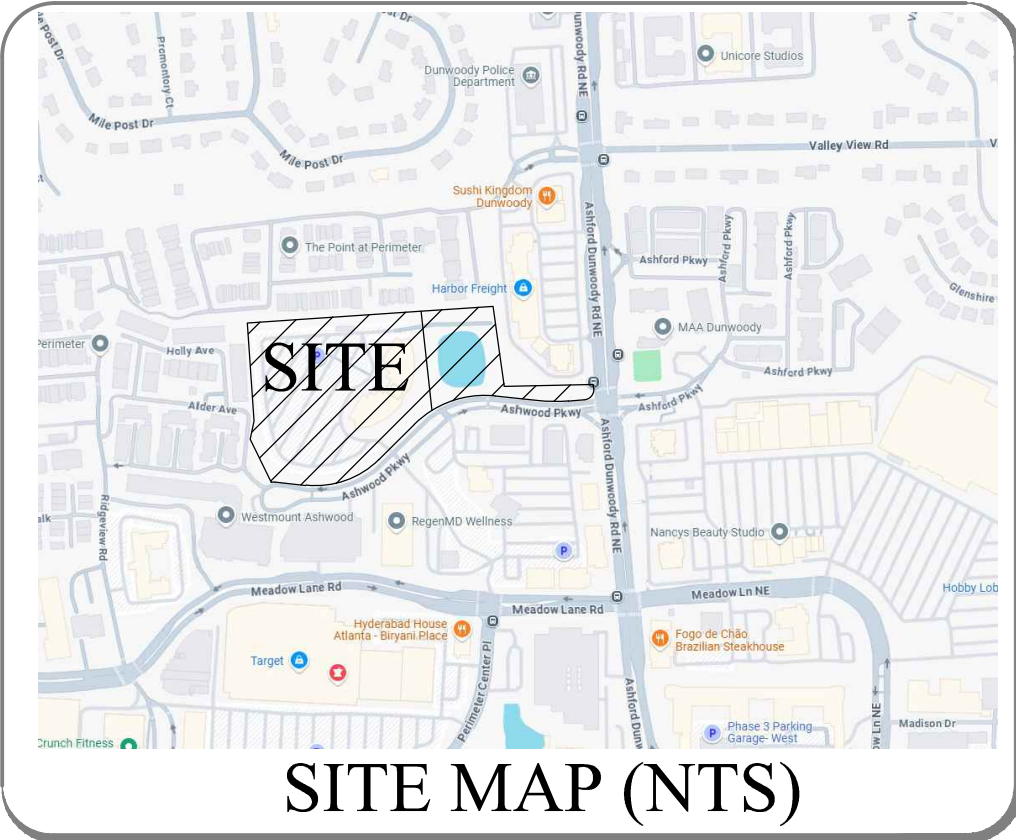


S7

SHEET



ALTA/NSPS LAND TITLE SURVEY FOR ASHTON WOODS



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. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 130B9C0012K, PANEL 12 OF 201, EFFECTIVE DATE AUGUST 15, 2019 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE).
3. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN JULY 2025. 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 PROPERTY DESCRIBED HERE ON (THE PROPERTY) IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. 34200.11 WITH AN EFFECTIVE DATE OF MARCH 5, 2025, 2025 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
8. THE PROPERTY HAS DIRECT ACCESS TO ASHWOOD PARKWAY, A DEDICATED PUBLIC STREET OR HIGHWAY.
9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. NO ABOVE-GROUND UTILITIES WERE OBSERVED WHICH ARE NOT REFLECTED ON THE SURVEY.
11. NO CEMETERIES WERE OBSERVED ON THE PROPERTY.
12. NO GAPS OR GORES EXIST BETWEEN TRACT 1 AND TRACT 2 OR BETWEEN THE PROPERTY AND ASHWOOD PARKWAY.

REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY OF 1200 ASHWOOD PARKWAY, DATED 7/22/2024, LAST REVISED 7/22/2024, SURVEY COORDINATED BY GRS GROUP, AN NVS COMPANY, SURVEY PREPARED BY EARTHPRO LAND SURVEYING, SIGNED AND SEALED BY GARY S. HARVIN, JR., REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 3105.
2. WETLANDS AND STATE WATERS INSPECTION REPORT, DATED AUGUST 27, 2025, PREPARED BY SAILORS ENGINEERING ASSOCIATES, INC., PREPARED FOR MR. NATE WELCH, EAH ACQUISITIONS, LLC.

ALTA/NSPS LAND TITLE SURVEY – TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.
2. ADDRESS OF THE SURVEYED PROPERTY: 1200 ASHWOOD PARKWAY, DUNWOODY, GEORGIA 30338
3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.
4. GROSS LAND AREA OF SUBJECT PROPERTY IS 11.635 ACRES.
- 6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- 6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
- 7(A)(1). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SOWN HEREON.
9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES IS SHOWN HEREON.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS: .
11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.
13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.
14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. 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, OR 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.

Date of Map or Plat: 04/07/2026

LEGAL DESCRIPTION – OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 349 and 350, of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap at the westerly right of way line of Ashford Dunwoody Road (apparent 107 foot public right of way) and the northerly right of way line of Ashwood Parkway (variable public right of way), said rebar being the TRUE POINT OF BEGINNING.

THENCE along said northerly right of way of Ashwood Parkway the following courses and distances: along a curve turning to the right with an arc length of 65.52 feet, having a radius of 39.39 feet, being subtended by a chord bearing of S38°26'29"W, and a chord length of 58.23 feet to a found iron pin with cap; S85°24'54"W a distance of 60.60 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 118.79 feet, having a radius of 638.08 feet, being subtended by a chord bearing of N89°19'59"W, and a chord length of 118.62 feet to a found iron pin with cap; N83°56'49"W a distance of 164.16 feet to a iron pin with cap; along a curve turning to the left with an arc length of 253.24 feet, having a radius of 382.64 feet, being subtended by a chord bearing of S77°08'17"W, and a chord length of 248.65 feet to a found iron pin with cap; S45°04'34"W a distance of 192.53 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 307.99 feet, having a radius of 345.97 feet, being subtended by a chord bearing of S70°40'04"W, and a chord length of 297.92 feet to a found iron pin with cap; N83°48'58"W a distance of 119.57 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 14.08 feet, having a radius of 77.00 feet, being subtended by a chord bearing of S87°53'37"W, and a chord length of 14.06 feet to a found 3/4 inch rebar; thence leaving said northerly right of way and proceed N25°44'43"W a distance of 184.55 feet to a set 1/2 inch rebar with cap; thence N11°46'16"E a distance of 72.04 feet to a found 1/2 inch rebar disturbed; thence N03°56'55"W a distance of 377.82 feet to a set 1/2 inch rebar with cap; thence N86°10'45"E a distance of 665.07 feet to a found 1/2 inch rebar; thence N86°02'14"E a distance of 281.99 feet to a found 1/2 inch rebar located on common land lot line between Land Lots 349 and 350; thence along said common land lot line S08°09'38"E a distance of 310.86 feet to a set 1/2 inch rebar with cap; thence leaving said common land lot line and proceed N88°47'50"E a distance of 342.01 feet to a set 1/2 inch rebar with cap on said westerly right of way line of Ashford Dunwoody Road; thence along said westerly right of way S02°56'14"E a distance of 13.25 feet to a set 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 506,840 square feet or 11.635 acres.

LEGAL DESCRIPTION – TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 349 and 350, of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap at the westerly right of way line of Ashford Dunwoody Road (apparent 107 foot public right of way) and the northerly right of way line of Ashwood Parkway (variable public right of way), said rebar being the TRUE POINT OF BEGINNING.

THENCE along said northerly right of way of Ashwood Parkway the following courses and distances: along a curve turning to the right with an arc length of 65.52 feet, having a radius of 39.39 feet, being subtended by a chord bearing of S38°26'29"W, and a chord length of 58.23 feet to a found iron pin with cap; S85°24'54"W a distance of 60.60 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 118.79 feet, having a radius of 638.08 feet, being subtended by a chord bearing of N89°19'59"W, and a chord length of 118.62 feet to a found iron pin with cap; N83°56'49"W a distance of 164.16 feet to a iron pin with cap; along a curve turning to the left with an arc length of 253.24 feet, having a radius of 382.64 feet, being subtended by a chord bearing of S77°08'17"W, and a chord length of 248.65 feet to a found iron pin with cap; thence leaving said northerly right of way and proceed N07°03'08"W a distance of 384.30 feet to a found 1/2 inch rebar; thence N86°02'14"E a distance of 281.99 feet to a found 1/2 inch rebar located on common land lot line between Land Lots 349 and 350; thence along said common land lot line S08°09'38"E a distance of 310.86 feet to a set 1/2 inch rebar with cap; thence leaving said common land lot line and proceed N88°47'50"E a distance of 342.01 feet to a set 1/2 inch rebar with cap on said westerly right of way line of Ashford Dunwoody Road; thence along said westerly right of way S02°56'14"E a distance of 13.25 feet to a set 1/2 inch rebar, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 118,907 square feet or 2.730 acres.

LEGAL DESCRIPTION – TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 349 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap at the westerly right of way line of Ashford Dunwoody Road (apparent 107 foot public right of way) and the northerly right of way line of Ashwood Parkway (variable public right of way); thence along said northerly right of way of Ashwood Parkway the following courses and distances: along a curve turning to the right with an arc length of 65.52 feet, having a radius of 39.39 feet, being subtended by a chord bearing of S38°26'29"W, and a chord length of 58.23 feet to a found iron pin with cap; S85°24'54"W a distance of 60.60 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 118.79 feet, having a radius of 638.08 feet, being subtended by a chord bearing of N89°19'59"W, and a chord length of 118.62 feet to a found iron pin with cap; N83°56'49"W a distance of 164.16 feet to a iron pin with cap; along a curve turning to the left with an arc length of 253.24 feet, having a radius of 382.64 feet, being subtended by a chord bearing of S77°08'17"W, and a chord length of 248.65 feet to a found iron pin with cap, said rebar being the TRUE POINT OF BEGINNING.

With the TRUE POINT OF BEGINNING thus established thence continue along said northerly right of way the following courses and distances: along a curve turning to the left with an arc length of 88.00 feet, having a radius of 378.34 feet, being subtended by a chord bearing of S51°43'23"W, and a chord length of 87.80 feet to a found iron pin with cap; S45°04'34"W a distance of 192.53 feet to a found iron pin with cap; along a curve turning to the right with an arc length of 307.99 feet, having a radius of 345.97 feet, being subtended by a chord bearing of S70°40'04"W, and a chord length of 297.92 feet to a found iron pin with cap; N83°48'58"W a distance of 119.57 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 14.08 feet, having a radius of 77.00 feet, being subtended by a chord bearing of S87°53'37"W, and a chord length of 14.06 feet to a found 3/4 inch rebar; thence leaving said northerly right of way and proceed N25°44'43"W a distance of 184.55 feet to a set 1/2 inch rebar with cap; thence N11°46'16"E a distance of 72.04 feet to a found 1/2 inch rebar disturbed; thence N03°56'55"W a distance of 377.82 feet to a set 1/2 inch rebar with cap; thence N86°10'45"E a distance of 665.07 feet to a found 1/2 inch rebar; thence S07°03'08"E a distance of 384.30 feet to a found iron pin with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 387,933 square feet or 8.906 acres.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 115,804 FEET.

To ASHTON ATLANTA RESIDENTIAL, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 8, 9, 10, 11b, 1.3, 14, 16 & 17 of Table A thereof. The field work was completed on: 04/07/2026

Date of Map or Plat: 04/07/2026

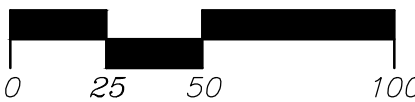
Surveyor's Signature

MICHAEL C. SANFORD
Printed name

DEKALB COUNTY
GEORGIA

SHEET 1 OF 4

DRAWN BY: MS
CHECKED BY: MCS
FILE NO.: 25002.01
DATE: 07/25/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 7/16/25



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C.O.A.-LSF000004

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

LAND LOT(S) 349, 350
DISTRICT 18TH

ALTA/NSPS LAND TITLE SURVEY
FOR

ASHTON ATLANTA RESIDENTIAL, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY
AND
FIRST AMERICAN TITLE INSURANCE COMPANY

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REVISIONS				
5				
4				
3				
2				
1				
REV	DATE	DESCRIPTION	BY	

LAND LOT(S) 349, 350
DISTRICT 18TH

TITLE EXCEPTIONS

First American Title Insurance Company's Commitment number 34200.11 with an effective date of March 5, 2025, 2025 was used in the preparation of this survey and the listed exceptions are as follows:

11. Matters shown on that Survey for Laing Properties, Inc., et al., Prepared by Watts & Bowring, dated February 23, 1983, and recorded at Plat Book 75, Page 34, Dekalb County, Georgia Records.
Comment: Affects subject property, as easements shown on survey.
12. Easement from H.J. Wilson dated October 12, 1934, and recorded at Deed Book 408, Page 407, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague.
13. Easement from S.T. Spruill dated February 1, 1946, and recorded at Deed Book 646, Page 271, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Easement blanket in nature and covers Land Lot 350.
14. Easement from Grace E. Morris dated September 9, 1948, and recorded at Deed Book 743, Page 368, Dekalb County, Georgia Records.
Comment: Does not affect subject property, said property located in Land Lots 349 and 350.
15. Easement from H.J. Wilson dated December 20, 1949, and recorded at Deed Book 800, Page 134, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Easement blanket in nature and covers Land Lot 349.
16. Easement from E.N. O'Beirne dated July 17, 1961, and recorded at Deed Book 1600, Page 330, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Easement blanket in nature and covers Land Lot 349.
17. Sewer Easement from S.T. Spruill dated March 10, 1963, and recorded at Deed Book 1753, Page 568, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Deed is too vague and not plottable. Said sewer easement to DeKalb affects land in Land Lot 350, which is only a small portion of the subject Property, blanket in nature.
18. Easement from James B. Williams to Garrick McGaughey, dated October 2, 1963, recorded in Deed Book 1814, page 304, aforesaid records; as corrected at Deed Book 1840, page 329, aforesaid records.
Comment: Does not affect subject property, the easement has expired.
19. Easements contained in that Judgment of Court, styled Georgia Power Company vs S.T. Spruill, et al., filed for record May 5, 1971, and recorded at Deed Book 2640, Page 680, and in Deed Book 2640, Page 686 Dekalb County, Georgia Records
Comment: Does not affect subject property.
20. Sewer Easement between Jim Cowart & Associates, Inc., dated January 10, 1979 and recorded at Deed Book 3971, Page 82, Dekalb County, Georgia Records.
Comment: Does not affect the subject property.
21. Sewer Easement from Blue Cross and Blue Shield of Georgia to DeKalb County, dated March 12, 1979, recorded in Deed Book 4014, page 388, aforesaid records.
Comment: Does not affect the subject property.
22. Right of Way Deed from Onnie Mae Spruill dated October 28, 1980 and recorded at Deed Book 4366, Page 1, Dekalb County, Georgia Records.
Comment: Does not affect subject property. Previous take located south of subject property.
23. Right of Way Deed from Onnie Mae Spruill dated October 28, 1980 and recorded at Deed Book 4366, Page 4, Dekalb County, Georgia Records.
Comment: Does not affect subject property. Previous take located south of subject property.
24. Right of Way Deed from Onnie Mae Spruill dated October 28, 1980 and recorded at Deed Book 4366, Page 9, Dekalb County, Georgia Records.
Comment: Does not affect subject property. Previous take
25. Declaration of Easements by Laing Properties, Inc., dated March 1, 1983, and recorded at Deed Book 4723, Page 361, Dekalb County, Georgia Records; as amended by that Amended and Restated Declaration of Protective Covenants for Ashwood – DeKalb County by and among Many Life Insurance Company, a New York Corporation f/k/a The Mutual Life Insurance Company of New York, et al., dated February 17, 2004, and recorded in Deed Book 15821, Page 733, Dekalb County, Georgia Records; as affected by Acknowledgement Regarding Declaration of Protective Covenants for Ashwood – DeKalb County by and among APG 1200, LLC, et al., dated April 30, 2015, and recorded at Deed Book 25009, Page 53, aforesaid records; as affected by Acknowledgement Regarding Declaration of Protective Covenants for Ashwood – DeKalb County by and among Albany Road Ashwood LLC, et al., dated June 5, 2017, and recorded at Deed Book 26303, Page 621, aforesaid records; as amended by First Amendment to Declaration of Protective Covenants for Ashwood – DeKalb County by and among Albany Road–Ashwood LLC, et al., dated September 28, 2020, and recorded at Deed Book 28860, Page 503, aforesaid records.
Comment: Affects subject property. Other easements are blanket in nature
26. Easement Agreement by and between Laing Properties, Inc., and Marcasco Company Incorporated, dated March 1, 1983, and recorded at Deed Book 4723, Page 375, Dekalb County, Georgia Records; as affected by that Quitclaim Deed from Marcasco Company Incorporated to The Mutual Life Insurance Company of New York dated October 21, 1986, and recorded at Deed Book 5629, Page 543, aforesaid records.
NOTE: The instrument terminates the temporary access easement established in Section 1 of the former instrument.
Comment: Affects subject property and the Drainage Easement is shown on survey.

TITLE EXCEPTIONS – cont.

27. Dekalb County Sewer Easement between Laing Properties, Inc., and said county dated March 7, 1984, and recorded at Deed Book 4935, Page 329, Dekalb County, Georgia Records.
Comment: Affects subject property and is shown on survey.
28. Easement from The Mutual Life Insurance Company of New York dated March 21, 1984, and recorded at Deed Book 5001, Page 199, Dekalb County, Georgia Records.
Comment: May or may not affect subject property. Easement blanket in nature and covers Land Lot 349.
29. Easement from Ashwood Joint Venture dated September 13, 1984, and recorded at Deed Book 5285, Page 447, Dekalb County, Georgia Records.
Comment: Affects the subject property and the easement described on page 448 is shown hereon. The easement described on page 449 is vague and the affect on the subject property is uncertain.
30. Declaration of Driveway Easement by The Mutual Life Insurance Company of New York, dated January 25, 1986, recorded in Deed Book 5536, page 235, aforesaid records; as affected by that certain First Amendment to Declaration of Driveway Easement by and among Albany Road–Ashwood LLC, et al., dated September 28, 2020, recorded in Deed Book 28860, page 486, aforesaid records.
Comment: Does not affect subject property. Easement located on the south side of Ashwood Parkway.
31. Right of Way Deed from The Mutual Life Insurance Company of New York dated August 24, 1987, and recorded at Deed Book 5931, Page 402, Dekalb County, Georgia Records.
Comment: Affects subject property, as current right of way is shown on a survey.
32. Easement from The Mutual Life Insurance Company of New York dated April 3, 1989, and recorded at Deed Book 6410, Page 592, Dekalb County, Georgia Records.
Comment: Affects subject property, as shown on survey.
33. Easement from The Mutual Life Insurance Company of New York to Georgia Power Company, dated May 15, 1989, recorded in Deed Book 6446, page 606, aforesaid records.
Comment: Does not affect the subject property.
34. Right of Way Deed from The Mutual Life Insurance Company of New York dated December 12, 1997, and recorded at Deed Book 9974, Page 351, Dekalb County, Georgia Records.
Comment: Affects subject property, blanket in nature.
35. Sign Easement Agreement by and between The Mutual Life Insurance Company of New York and Centre Acquisitions, LLC, dated November 12, 1998, and recorded at Deed Book 10309, Page 46, Dekalb County, Georgia Records; as amended by First Amendment to Sign Easement Agreement by and between Many Life Insurance Company, and HPT IHC Properties Trust dated as of September 16, 2003, and recorded at Deed Book 15034, Page 288, aforesaid records.
Comment: Does not affect subject property.
36. Signage Easement between Transwestern/Many Ashwood 900, LLC, and Many Life Insurance Company dated September 16, 2003, and recorded at Deed Book 15034, Page 308, Dekalb County, Georgia Records.
Comment: Affects subject property. Approximate location is shown on survey.
37. Easement from APG 1200, LLC to BellSouth Telecommunications, LLC d/b/a AT&T Georgia, dated August 28, 2013, and recorded at Deed Book 24014, Page 312, Dekalb County, Georgia Records.
Comment: Does not affect subject property. Easement located west of subject property.

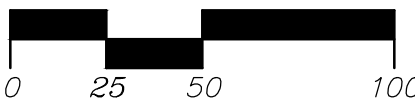
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ALTA/NSPS LAND TITLE SURVEY
FOR
ASHTON ATLANTA RESIDENTIAL, L.L.C. A GEORGIA LIMITED LIABILITY COMPANY
AND
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DEKALB COUNTY
GEORGIA

SHEET 2 OF 4

DRAWN BY: MS
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Ashwood Elevations



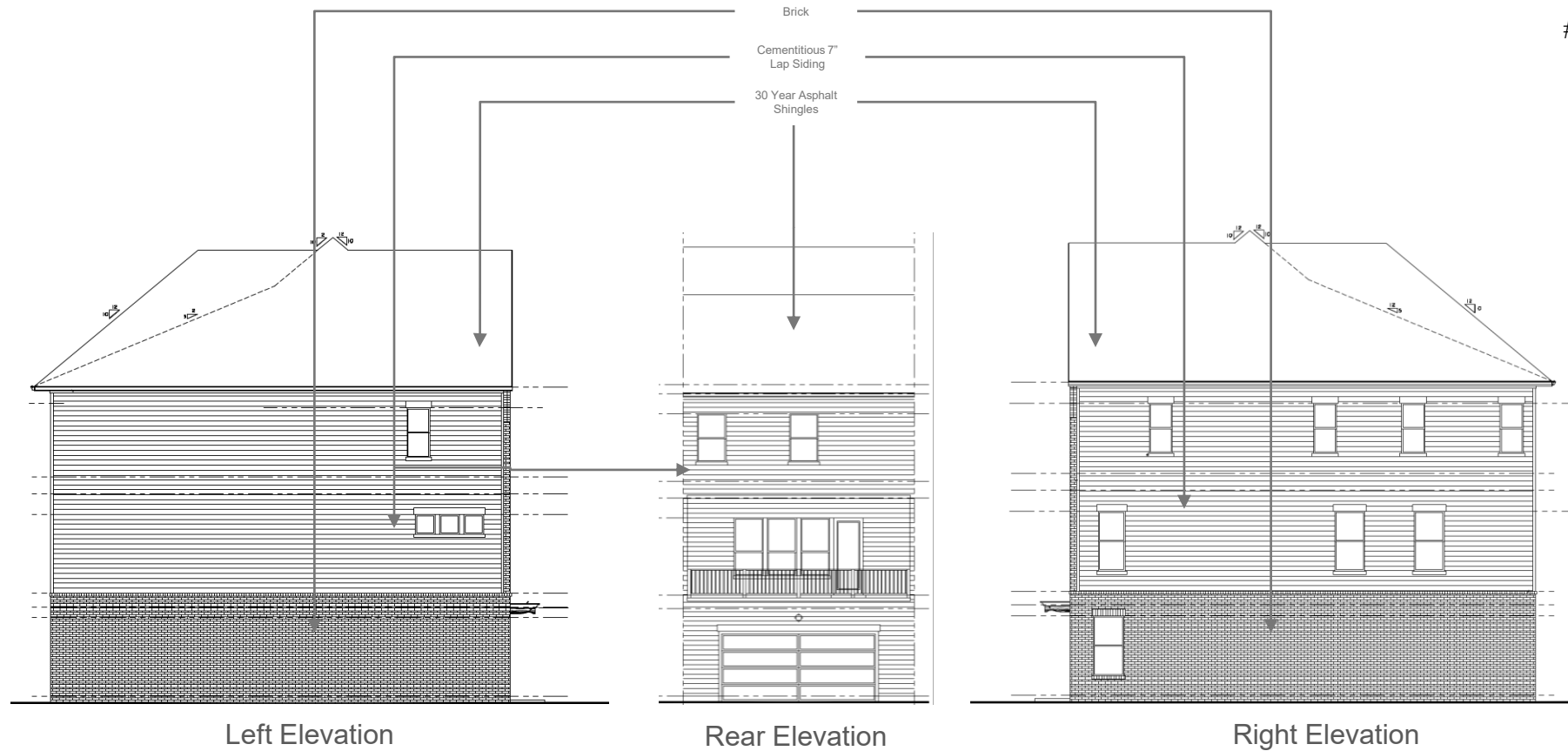
Cooper - Proposed



ASHTON WOODS.
HOME TO INSPIRATION.

APPROVED BY: _____

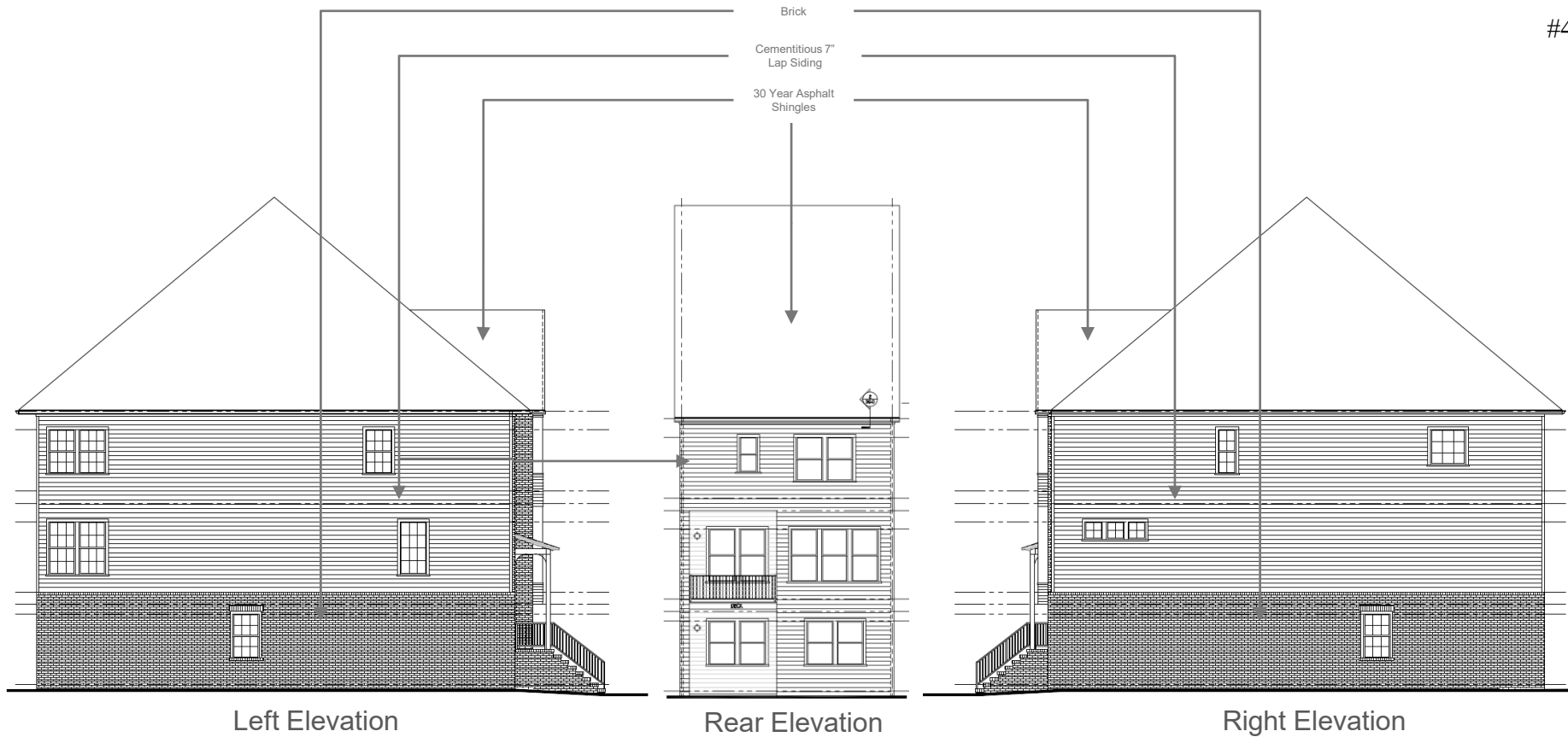
Packet page:...



Cooper - Proposed



Bartoli - Proposed



Bartoli - Proposed



Archer - Proposed



Archer - Proposed











