



Community Development Annexation Check List

(As of 7/13)

Name of request: _____ Brookside Lake Manor _____

Date Received: _____ October 15, 2015 _____

Location/Property Address: _____ Brookside Village Parkway, Mableton, GA, 30126 _____

Size/Acres: _____ 17.77 Acres _____

Applicant/Petitioner: _____ Westside Bank _____

Representative (if applicable): _____ Jeffery A. Watkins _____

What annexation method is being used: 100% 60%

-
- Will zoning be the same as Cobb County's? Yes No
- Cobb County Zoning: _____ RM-12 _____
 - Cobb County Future Land Use: _____ High Density Residential (HDR) _____
- Has all required paperwork submitted? Yes No
- Does it meet with all of the IGA
(Intergovernmental Agreement)
agreements with Cobb County? Yes No
- If yes, must notify County within 7 calendar days of receiving request.
- Submit application material to City Clerk
 - Date submitted: _____ 10/19/2015 _____
 - Via Certified Mail – Receipt # _____
 - Via Hand Delivery _____
 - City Clerk sends it to County Clerk
 - Date submitted: _____

- County must notify Smyrna of decision within 7 calendar days of receiving notice
 - County's Response:
 - No Objection _____ Objection _____
 - Requests Dispute Resolution _____
 - Date received: _____
-

- Is property within 1500' of the Chattahoochee River? ___Yes_X__No
 - If yes, ARC needs to be notified.
 - Date notified: _____

- Does proposed use trigger a DRI review? ___Y_X__N__Update
 - If yes or update, notify ARC.
 - Date notified: _____
 - ARC comments and findings: _____
 - Date received: _____
-

- Does this require P&Z review? ___Y_X__N
 - If yes, what is meeting date? ___N/A_____
 - P&Z recommendation: _____
 - What is date of M&C meeting? _____November 16, 2015_____
 - Mayor & Council Decision: _____
-

- Final City Zoning Designation: _____ RM-12 _____
- Final City Future Development Designation: ___Urban Residential___
- Effective Date of Annexation
(1st Day of the Following Month after Approval): ___December 1, 2015_____

JEFFREY A. WATKINS, P.C.
128 WEST CHEROKEE AVENUE
CARTERSVILLE, GA 30120

PHONE: (770) 382-7017

FAX: (770) 382-3833

October 8, 2015

Via Federal Express

Mr. Rusty Martin
City of Smyrna
3180 Atlanta Road
Smyrna, Georgia 30080

Re: Annexation Application – 17.77 acres on Brookside Village Parkway

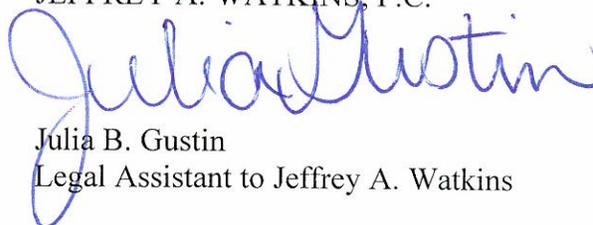
Dear Rusty:

As we discussed, I have enclosed the original Annexation Application for the above referenced property. If additional information is required, please let me know. If not, I will look forward to hearing from you regarding the date and time of the hearing. Please feel free to email me at julia@jeffwatkinslaw.com.

Thank you for your assistance regarding this matter.

Best regards,

Very truly yours,
JEFFREY A. WATKINS, P.C.



Julia B. Gustin
Legal Assistant to Jeffrey A. Watkins

Enclosure

2014 SUBMISSION UNDER SECTION 5
OF THE VOTING RIGHTS ACT
FOR THE CITY OF SMYRNA, GEORGIA

Map Designation# _____ LL/Parcel# _____

City Ward# _____ Census Tract# _____

Copies of annexation ordinance (council meeting minutes) are attached, marked:
Exhibit _____

Responsible body: Mayor and Council of the City of Smyrna
P.O. Box 1226
Smyrna, GA 30081
Telephone (770) 434-6600

*THIS SECTION TO BE COMPLETED BY APPLICANT. PLEASE BE SURE THIS
INFORMATION IS ACCURATE – IT WILL BE USED TO ESTABLISH EMERGENCY
SERVICE THROUGH OUR 911 SYSTEM.*

1. Is the property to be annexed vacant? Yes No
2. If NO, name of resident(s): _____
3. Complete street address: 17.77 ACRES ON BROOKSIDE VILLAGE PARKWAY (PARCEL ID 18017801520)
4. Telephone Number JEFFREY A. WATKINS, ATTORNEY, 770-382-7017
5. Number of registered voters before annexation: ZERO
Number and type of minorities or minority language groups: N/A
6. Number of registered voters after annexation: APPROXIMATELY 312 (2 VOTERS PER UNIT)
Number and type of minorities or minority language groups: UNKNOWN
7. Use of property before annexation (i.e., vacant, business, residential): VACANT
8. Zoning classification before annexation: RM-12 (RESIDENTIAL MULTIFAMILY DISTRICT)
9. Use of property after annexation (i.e., vacant, business, residential). If residential, please state proposed number of dwelling units: RESIDENTIAL TOWNHOMES (156 UNITS)
10. Zoning classification being requested (if any): N/A
11. Effect of change on members of racial or minority groups: NONE
12. Total number of acres being annexed: 17.77 ACRES

City of Smyrna
Application for Annexation

We, the undersigned, who constitute one hundred percent (100%) of the owners of the land by acreage, as described below, which is unincorporated and contiguous to the City of Smyrna, hereby apply to have said area annexed into the City of Smyrna under the provisions of laws of the State of Georgia, said property being annexed being described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 168 AND 178 OF THE 18TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING THAT CERTAIN 17.77 ACRE TRACT MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

WHEREFORE, THE UNDERSIGNED HEREBY APPLY FOR SUCH ANNEXATION.

WESTSIDE BANK

BY: KEVIN W. ISGETTE

ITS: SENIOR VICE PRESIDENT

Owner's Printed Name

Owner's Printed Name

P.O. BOX 1810, HIRAM, GA 30141

Address

Telephone#

Address

Telephone#

Kevin W. Isgette
Witness the hands and seals of 100% of the record title holders of the land described above:

Kevin W. Isgette - 10-8-15
Owner's Legal Signature/Date

Owner's Legal Signature/Date

ATTORNEY'S CONTACT INFORMATION:

JEFFREY A. WATKINS, ESQ.
JEFFREY A. WATKINS, P.C.
128 WEST CHEROKEE AVENUE
CARTERSVILLE, GA 30120
PHONE: 770-382-7017
EMAIL: JEFF@JEFFWATKINSLAW.COM



Emma Johnson
My commission expires
12-19-18.
Emma Johnson



EXHIBIT "A"

BK: 15169 PG: 6317-6321
Filed and Recorded Jul-11-2014 03:58:25PM
DOCH: D2014-047539
Real Estate Transfer Tax \$0.00
0332014013945

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

RETURN RECORDED DOCUMENT TO:

HARTLEY, ROWE & FOWLER, P.C.
Attn: Walter P. Rowe, Esc.
P. O. BOX 489
DOUGLASVILLE, GA 30133-0489
FILE NO. 004247-041

DEED UNDER POWER OF SALE

CROSS REFERENCE DEED BOOK 14453, PAGE 1603 AND DEED BOOK 14458, PAGE 2737, COBB COUNTY, GEORGIA RECORDS

GEORGIA, PAULDING COUNTY

THIS INDENTURE is made and entered into this 1st day of July, 2014, by and between BV DEVELOPMENT, LLC ("Borrower"), acting by and through its duly appointed agent and attorney-in-fact, WESTSIDE BANK ("Lender"), as party of the first part, and WESTSIDE BANK ("Purchaser") as party of the second part;

WITNESSETH:

WHEREAS, on February 13, 2007 Borrower executed a deed to secure debt (the "Security Deed") to Lender, which was recorded in Deed Book 14453, Page 1603, as re-recorded in Deed Book 14458, Page 2737; as modified by Modification of Deed to Secure Debt dated February 15, 2008, recorded in Deed Book 14583, Page 4346; as modified by Modification of Deed to Secure Debt dated February 15, 2008, recorded in Deed Book 14654, Page 6216; as modified by Modification of Deed to Secure Debt dated February 16, 2009, recorded in Deed Book 14685, Page 1796; as modified by Modification of Deed to Secure Debt dated October 30, 2010, recorded in Deed Book 14810, Page 870, Cobb County, Georgia Records, which deed

5/18

conveys the property described below (the "Property"), to secure payment of a note (the "Note") dated February 13, 2007 in the original sum of \$4,496,644.00; and

WHEREAS, default occurred under the Note and the Security Deed and Lender elected, pursuant to the terms of the Note and the Security Deed, to declare the entire principal and interest immediately due and payable; and

WHEREAS, written notice of the initiation of proceedings to exercise the power of sale provided in the Security Deed was duly given to the Borrower by the Lender no later than thirty days prior to the date of the foreclosure sale. Such notice included the name, address and telephone number of the individual or entity with authority to negotiate, amend and modify all terms of the Security Deed with Borrower, was sent by certified mail, return receipt requested, to the Property address (or such other address as the Borrower may have designated by written notice to Lender), and included a copy of the notice of sale submitted to the publisher; and

WHEREAS, Lender, according to the terms of the Security Deed did expose the Property for sale to the highest and best bidder for cash on the first Tuesday in July, 2014 during the legal hours of sale before the courthouse door in Cobb County, Georgia, after first advertising the sale by notice published in the Marietta Daily Journal, once a week for four (4) weeks immediately preceding the sale, and after complying with the terms of the Security Deed and advertisement; and

WHEREAS, the Property was knocked off to the Purchaser, being the highest and best bidder for cash, at and for the sum of \$2,435,000.00.

NOW, THEREFORE, in consideration of the premises and the sum of \$2,435,000.00 cash in hand paid, the receipt of which is hereby acknowledged, Borrower, acting by and through

its duly appointed agent and attorney-in-fact, pursuant to the provisions of the Security Deed, does hereby bargain, sell, transfer and convey unto Purchaser, its successors and assigns, the following described Property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 168 and 178 of the 18th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a Concrete Monument Found at the intersection of the northerly right-of-way line of Veterans Memorial Hwy a.k.a. State Route 8, U.S. 78 and 278 (variable R/W) and the Land Lot Line common to Land Lots 177 and 178; thence along said right-of-way line the following courses and distances: North 61 degrees 49 minutes 10 seconds West a distance of 2.56 feet to a Concrete Monument Found; thence North 67 degrees 31 minutes 15 seconds West a distance of 88.80 feet to a Concrete Monument Found (Disturbed); thence North 69 degrees 30 minutes 55 seconds West a distance of 100.13 feet to a Concrete Monument Found; thence North 70 degrees 21 minutes 03 seconds West a distance of 85.88 feet to an Iron Pin Found (Disturbed); thence leaving said right-of-way line North 06 degrees 51 minutes 14 seconds West a distance of 213.55 feet to an Iron Pin Found on the southerly right-of-way line of Brookside Court (50' R/W); thence along said right-of-way line the following courses and distances: North 60 degrees 53 minutes 46 seconds West a distance of 66.14 feet to an Iron Pin Found; thence 69.23 feet along an arc of a curve to the left, said curve having a radius of 547.96 feet and a chord bearing and distance of North 63 degrees 41 minutes 14 seconds West 69.18 feet to an Iron Pin Found; thence North 68 degrees 12 minutes 12 seconds West a distance of 110.81 feet to an Iron Pin Found; thence 228.43 feet along an arc of a curve to the right, said curve having a radius of 418.69 feet and a chord bearing and distance of North 52 degrees 16 minutes 41 seconds West 225.60 feet to an Iron Pin Found; thence 160.49 feet along an arc of a curve to the left, said curve having a radius of 522.64 feet and a chord bearing and distance of North 46 degrees 31 minutes 35 seconds West 159.86 feet to an Iron Pin Found on the easterly right-of-way line of Brookside Village Parkway (60' R/W); thence along said right-of-way line the following courses and distances: 98.10 feet along an arc of a curve to the right, said curve having a radius of 592.11 feet and a chord bearing and distance of South 30 degrees 15 minutes 15 seconds West 97.99 feet to an Iron Pin Found; thence South 35 degrees 07 minutes 00 seconds West a distance of 138.95 feet to a PK Nail Found at the intersection of said right-of-way line of Brookside Village Parkway with said northerly right-of-way line of Veterans Memorial Highway; thence along said right-of-way line of Veterans Memorial Highway North 56 degrees 46 minutes 18 seconds West a distance of 9.86 feet to a point; thence along said right-of-way line North 56 degrees 46 minutes 18 seconds West a distance of 44.31 feet to an Iron Pin Set on the westerly right-of-way line of Brookside Village Parkway (60' R/W); thence along said right-of-way line of Brookside Village Parkway the following courses and distances: North 35 degrees 04 minutes 26 seconds East a distance of 142.58 feet to an

Iron Pin Set; thence 412.70 feet along an arc of a curve to the left, said curve having a radius of 532.12 feet and a chord bearing and distance of North 12 degrees 51 minutes 04 seconds East 402.43 feet to an Iron Pin Set; thence North 09 degrees 21 minutes 54 seconds West a distance of 125.89 feet to an Iron Pin Set on the northerly right-of-way line of Brookside Trace (60' R/W); thence along said right-of-way line the following courses and distances: North 80 degrees 05 minutes 27 seconds East a distance of 72.88 feet to a point; thence 270.90 feet along an arc of a curve to the left, said curve having a radius of 346.89 feet and a chord bearing and distance of North 57 degrees 50 minutes 57 seconds East 264.07 feet to an Iron Pin Set; thence North 35 degrees 23 minutes 00 seconds East a distance of 138.12 feet to an Iron Pin Set; thence 104.23 feet along an arc of a curve to the right, said curve having a radius of 611.05 feet and a chord bearing and distance of North 40 degrees 16 minutes 34 seconds East 104.11 feet to an Iron Pin Set on the northerly right-of-way line of Village Court (50' R/W); thence along said right-of-way line the following courses and distances: South 44 degrees 29 minutes 27 seconds East a distance of 212.22 feet to an Iron Pin Set; thence 235.73 feet along an arc of a curve to the right, said curve having a radius of 325.00 feet and a chord bearing and distance of South 23 degrees 08 minutes 51 seconds East 230.60 feet to an Iron Pin Set; thence South 01 degrees 45 minutes 32 seconds East a distance of 4.89 feet to an Iron Pin Set; thence leaving said right-of-way line South 89 degrees 25 minutes 30 seconds East a distance of 161.05 feet to an Iron Pin Set on the Land Lot Line common to Land Lots 168 and 169; thence along said Land Lot Line South 00 degrees 41 minutes 02 seconds West a distance of 36.99 feet to an Iron Pin Found at the Land Lot Corner common to Land Lots 168, 169, 177, and 178; thence along said Land Lot Line common to Land Lots 177 and 178 the following courses and distances: South 01 degrees 55 minutes 35 seconds West a distance of 198.07 feet to an Iron Pin Found (1.5" Open Top Pipe Disturbed); thence South 00 degrees 38 minutes 14 seconds West a distance of 202.91 feet to an Iron Pin Found (1" Open Top Pipe); thence South 00 degrees 00 minutes 23 seconds East a distance of 101.13 feet to an Iron Pin Found (1" Open Top Pipe); thence South 02 degrees 00 minutes 31 seconds West a distance of 95.75 feet to an Iron Pin Found (#2 Rebar); thence South 00 degrees 38 minutes 26 seconds West a distance of 468.27 feet to a Concrete Monument Found on the northerly right-of-way line of Veterans Memorial Hwy and the TRUE POINT OF BEGINNING.

Said tract containing 17.770 acres as shown on ALTA/ACSM Survey prepared for Westside Bank, BV Development, LLC and First American Title Insurance Company, by Planners and Engineers Collaborative, by Jonathan N. Howard, G.R.L.S No. 3008, dated October 30, 2006, last revised on February 14, 2007.

Together with all and singular the rights, members and appurtenances thereto appertaining, and all estate, right, title, interest, claim or demand of Borrower, Borrower's

representatives, heirs, successors and assigns, legal or equitable or otherwise whatsoever, in and to the same.

To have and to hold the Property unto the party of the second part, its successors and assigns in fee simple, in as full and ample a manner as Borrower or Borrower's representatives, heirs, successors or assigns did hold and enjoy the same.

This conveyance is made subject to (i) ad valorem taxes which may constitute a lien against the Property; and (ii) all easements and restrictions of record, if any, having priority over the Security Deed.

IN WITNESS of all of which, Lender, as attorney in fact for Borrower, has hereto set its hand and affixed its seal and delivered this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

Beth Paganall
Witness

Amanda Johnson
Notary Public



WESTSIDE BANK
As Attorney in Fact for
BV DEVELOPMENT, LLC

By: *[Signature]* (SEAL)
Printed Name: *Kevin Isgett*
Title: *Senior Vice President*

(AFFIX CORPORATE SEAL)



PARID: 18017801520

NEIGHBORHOOD: TAX YEAR:
17069993 2015

WESTSIDE BANK

BROOKSIDE
VILLAGE
PKWY

Parcel

Class	Residential Lots
Total Acres	17.77
Total Land Sqft	774061
Address	BROOKSIDE VILLAGE PKWY
Neighborhood	1706 - 9993 DEVELOPMENT LAND

Owner

Owner	WESTSIDE BANK
-------	---------------

Legal

Tax District	9 - UNINCORPORATED
Subdivision Number	9993

PARID: 18017801520

WESTSIDE BANK

Parcel

Class	Residential Lot
Total Acres	17.77
Total Land Sqft	774061
Address	BROOKSIDE VILLAGE PKWY
Neighborhood	1706 - 9993 DEVELOPMENT LAND

Owner

Owner	WESTSIDE BANK
-------	---------------

Legal

Tax District	9 - UNINCORPORATED
Subdivision Number	9993

Appraised Value

Land Value	
Building Value	
Total Appraised Value	

Assessed Value

Land Value	
Building Value	
Total Assessed Value	

Sales

Sale Date	Amount	Seller	Buyer
01-JUL-14	\$2,435,000	WESTSIDE BAN	WESTSIDE BAN

As an enhanced customer service, the Superior Court Clerk and Tax Assessors' Office has created this direct link to deed documents: [Not all deeds display on the Tax Assessors' Website!](#) For complete

History

Year	Property Class	Appraised
2015	Residential	\$1,510,450
2014	Residential	\$1,510,450
2013	Residential	\$1,510,450
2012	Residential	\$1,510,450
2011	Residential	\$1,700,000
2010	Residential	\$1,700,000
2009	Residential	\$2,334,750
2008	Residential	\$3,185,600

Appeals History

Tax Year	Property Type
2010	Residential
2009	Residential

BROOKSIDE LAKE MANOR

VETERANS MEMORIAL HWY. - COBB COUNTY, GA
FOR THE
COLUMBIA GROUP

1000 MANSSELL EXCHANGE WEST
BLDG 200, SUITE 220
ALPHARETTA, GEORGIA 30022
PHONE: 770-993-9908

PREPARED BY
PLANNERS AND ENGINEERS COLLABORATIVE
1000 MANSSELL EXCHANGE WEST
ALPHARETTA, GEORGIA 30022
PHONE: 770-993-9908

UN-ERGROUND PIPE INSPECTION
SHALL BE CAUSED FOR THE PIPE TO
BE UNCOVERED, REGARDLESS OF
THE STAGE OF CONSTRUCTION, WHEN
ORDERED BY THE FIRE MARSHAL'S
REPRESENTATIVE.



SITE PLAN



FIRE FLOW TEST

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).

2. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

9. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.

SITE INFORMATION:
1. THE SITE IS LOCATED AT THE INTERSECTION OF VETERANS MEMORIAL HWY. AND MANSSELL EXCHANGE WEST.
2. THE SITE IS ZONED RM-12.
3. THE SITE IS SURVEYED AND PLANNED FOR DEVELOPMENT.
4. THE SITE IS TO BE DEVELOPED AS A RESIDENTIAL COMMUNITY.
5. THE SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.

COBB COUNTY NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.

COBB COUNTY WATER AND SEWER NOTES:
1. ALL WATER AND SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL WATER AND SEWER LINES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.

COBB COUNTY WATER AND SEWER NOTES:
1. ALL WATER AND SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL WATER AND SEWER LINES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.

REVISIONS:
NO. 1: AS SHOWN
NO. 2: AS SHOWN
NO. 3: AS SHOWN
NO. 4: AS SHOWN
NO. 5: AS SHOWN
NO. 6: AS SHOWN
NO. 7: AS SHOWN
NO. 8: AS SHOWN
NO. 9: AS SHOWN
NO. 10: AS SHOWN

FIELD STAKING LEGEND:
1. 1/4" = 1' (AS SHOWN)
2. 1/8" = 1' (AS SHOWN)
3. 1/16" = 1' (AS SHOWN)
4. 1/32" = 1' (AS SHOWN)
5. 1/64" = 1' (AS SHOWN)
6. 1/128" = 1' (AS SHOWN)
7. 1/256" = 1' (AS SHOWN)
8. 1/512" = 1' (AS SHOWN)
9. 1/1024" = 1' (AS SHOWN)
10. 1/2048" = 1' (AS SHOWN)

CONTACT INFORMATION:
PLANNERS AND ENGINEERS COLLABORATIVE
1000 MANSSELL EXCHANGE WEST
ALPHARETTA, GEORGIA 30022
PHONE: 770-993-9908
FAX: 770-993-9909
WWW.PECSOLUTIONS.COM

COVER SHEET:
PROJECT: BROOKSIDE LAKE MANOR
DATE: 10/13/07
DRAWN BY: [NAME]
CHECKED BY: [NAME]
APPROVED BY: [NAME]

24 HOUR CONTACT: MR. BRYAN FLINT @ 404-867-3572



ZONING CASE: Z-149 OF 2007
ZONING CATEGORY: RM-12

REVISIONS:
NO. 1: AS SHOWN
NO. 2: AS SHOWN
NO. 3: AS SHOWN
NO. 4: AS SHOWN
NO. 5: AS SHOWN
NO. 6: AS SHOWN
NO. 7: AS SHOWN
NO. 8: AS SHOWN
NO. 9: AS SHOWN
NO. 10: AS SHOWN

COVER SHEET:
PROJECT: BROOKSIDE LAKE MANOR
DATE: 10/13/07
DRAWN BY: [NAME]
CHECKED BY: [NAME]
APPROVED BY: [NAME]

24 HOUR CONTACT: MR. BRYAN FLINT @ 404-867-3572



ZONING CASE: Z-149 OF 2007
ZONING CATEGORY: RM-12

REVISIONS:
NO. 1: AS SHOWN
NO. 2: AS SHOWN
NO. 3: AS SHOWN
NO. 4: AS SHOWN
NO. 5: AS SHOWN
NO. 6: AS SHOWN
NO. 7: AS SHOWN
NO. 8: AS SHOWN
NO. 9: AS SHOWN
NO. 10: AS SHOWN

COVER SHEET:
PROJECT: BROOKSIDE LAKE MANOR
DATE: 10/13/07
DRAWN BY: [NAME]
CHECKED BY: [NAME]
APPROVED BY: [NAME]

24 HOUR CONTACT: MR. BRYAN FLINT @ 404-867-3572

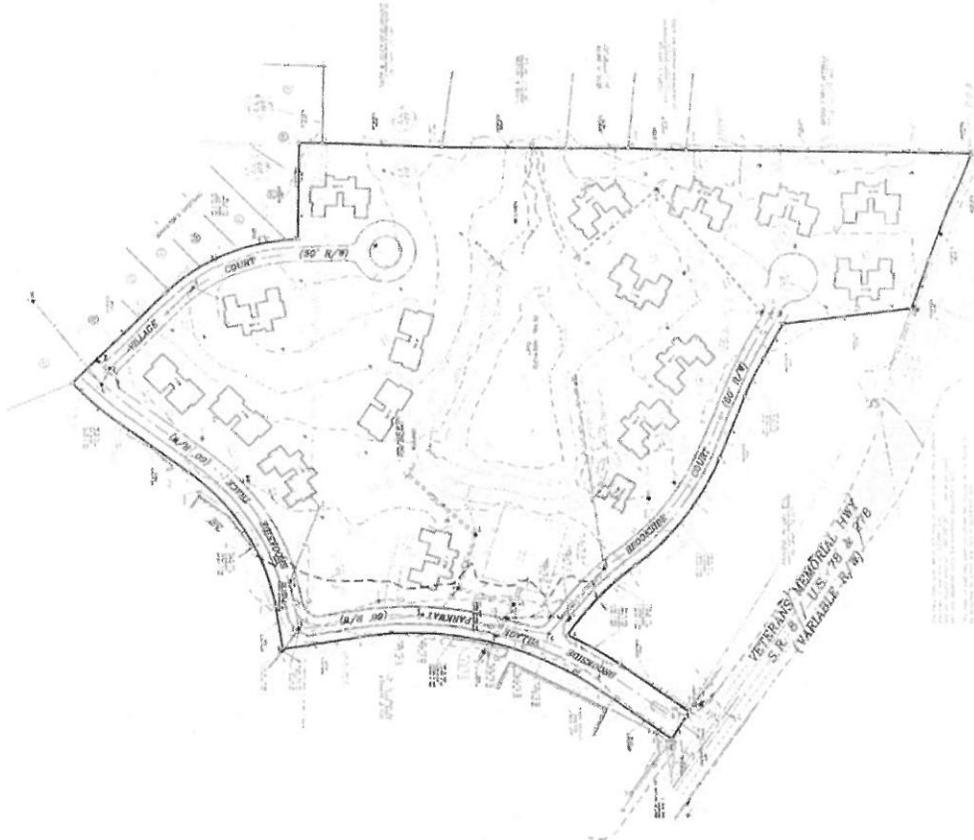


PLANNERS AND ENGINEERS
 ARCHITECTS AND ENGINEERS
 1000 W. WASHINGTON ST.
 CHICAGO, ILL. 60601
 TEL: 312-467-1000

WESTBANK BANK BY DEVELOPMENT LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY

LANDSCAPE ARCHITECT
 1000 W. WASHINGTON ST.
 CHICAGO, ILL. 60601
 TEL: 312-467-1000

GENERAL NOTES:
 1. THIS PLAN IS TO BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.
 6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPING.
 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PATHWAYS.
 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND WALLS.
 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.
 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES.
 11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.
 12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPING.
 13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PATHWAYS.
 14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND WALLS.
 15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.



GENERAL NOTES:
 1. THIS PLAN IS TO BE CONSIDERED A PART OF THE CONTRACT DOCUMENTS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.
 6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPING.
 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PATHWAYS.
 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND WALLS.
 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.
 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES.
 11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.
 12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPING.
 13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PATHWAYS.
 14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND WALLS.
 15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.

FOR CONSTRUCTION SET ONLY

18-178



Legend

- Parcel (with Parcel Number and Street Address)
- Railroad ROW
- Trail ROW
- Water Region
- Land Lots
- Subdivision Boundary
- Cobb Boundary

City Limits

- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Shirley
- Unincorporated

C.I.D. Limits

- Cumberland Mall
- Town Center

Misc

- Land hooks
- Water Property line
- Parks

18-167	18-168	18-169
18-179		18-177
18-280	18-281	18-282

Cobb County
 Board of Tax Assessors
 Mapping Division
 736 Whitlock Ave. Ste 200
 Marietta, Georgia 30064
 770-248-1100

THIS MAP WAS PREPARED FOR THE CITY OF CUMBERLAND MALL AND TOWN CENTER. THE CITY OF CUMBERLAND MALL AND TOWN CENTER IS THE CLIENT FOR THIS MAP. THE CITY OF CUMBERLAND MALL AND TOWN CENTER IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP. THE CITY OF CUMBERLAND MALL AND TOWN CENTER IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP. THE CITY OF CUMBERLAND MALL AND TOWN CENTER IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS MAP.

Print Date
 Aug 07, 2015

Scale:
 0 50 100 200
 Feet
 (1 inch = 200 ft. in A4 size paper)

