

**DECEMBER 14, 2010 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM # 1

PURPOSE

To consider a stipulation amendment for Ashton Atlanta Residential, LLC regarding application Z-109 (The Pacific Group, Inc) of 2005, for property located on the west side of Oakdale Road, south of Chelton Way in Land Lot 692 of the 17th District.

BACKGROUND

The subject property was zoned PVC in 2005 as an addition to West Village for 33 single family homes. This request is for two amendments to the zoning stipulations. First, the applicant would like to amend the stipulation regarding exterior finishes to the houses by adding “siding and board and batten” to the materials list for the house. The applicant has submitted renderings of the front facades of the proposed houses (Exhibit I in the request letter). Second, the applicant would like to add to a stipulation allowing potential purchasers an option of up grading to “easy living standards” of construction. If approved, all other zoning stipulations would remain in effect. The Board of Commissioners' decision is attached.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider the proposed stipulation amendments.

ATTACHMENTS

Zoning Stipulations (Exhibit A)
Other Business Application (Exhibit B)

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JULY 19, 2005
9:05 A.M.

The Board of Commissioners' Zoning Hearing was held on Tuesday, July 19, 2005, at 9:05 a.m. in the second floor public meeting room of the Cobb County building. Present and comprising a quorum of the Commission were:

Chairman Samuel S. Olens
Commissioner Helen Goreham
Commissioner Tim Lee
Commissioner Joe L. Thompson
Commissioner Annette Kesting

Z-109

THE PACIFIC GROUP, INC. (Ronald W. Wrey, MKWM, LLC, James B. Elser, Barbara S. Cobb Simpson and Roger Sidney Cobb, III, Louie and Vivian Stiles, James G. and Bobbie Smith, Doris Parker, Keith Whitehead and Diane A. McCoy, owners) requesting Rezoning from RA-5 to PVC for the purpose of Additional Property to a Previously Approved PVC Project in Land Lot 692 of the 17th District. Located on the west side of Oakdale Road, south of Chelton Way and on the north, south, east and west sides of Ruth Circle.

Ms. Mary Rose Barnes and Mr. John Moore addressed the Board regarding the distance between buildings.

MOTION: Motion by Lee, second by Goreham, as part of the Consent Agenda, to approve rezoning to the PVC zoning district subject to:

- site plan received by the Zoning Division June 29, 2005, with the District Commissioner approving minor modifications (copy attached and made a part of these minutes)
- letter of agreeable stipulations from Mr. John Moore dated July 13, 2005, *not otherwise in conflict* (copy attached and made a part of these minutes)
- Historic Preservation comments and recommendations
- Cobb Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

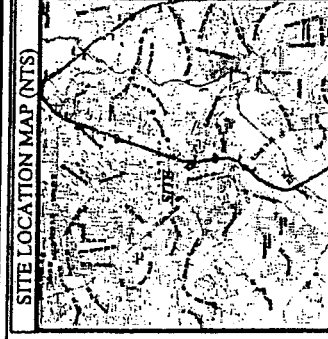
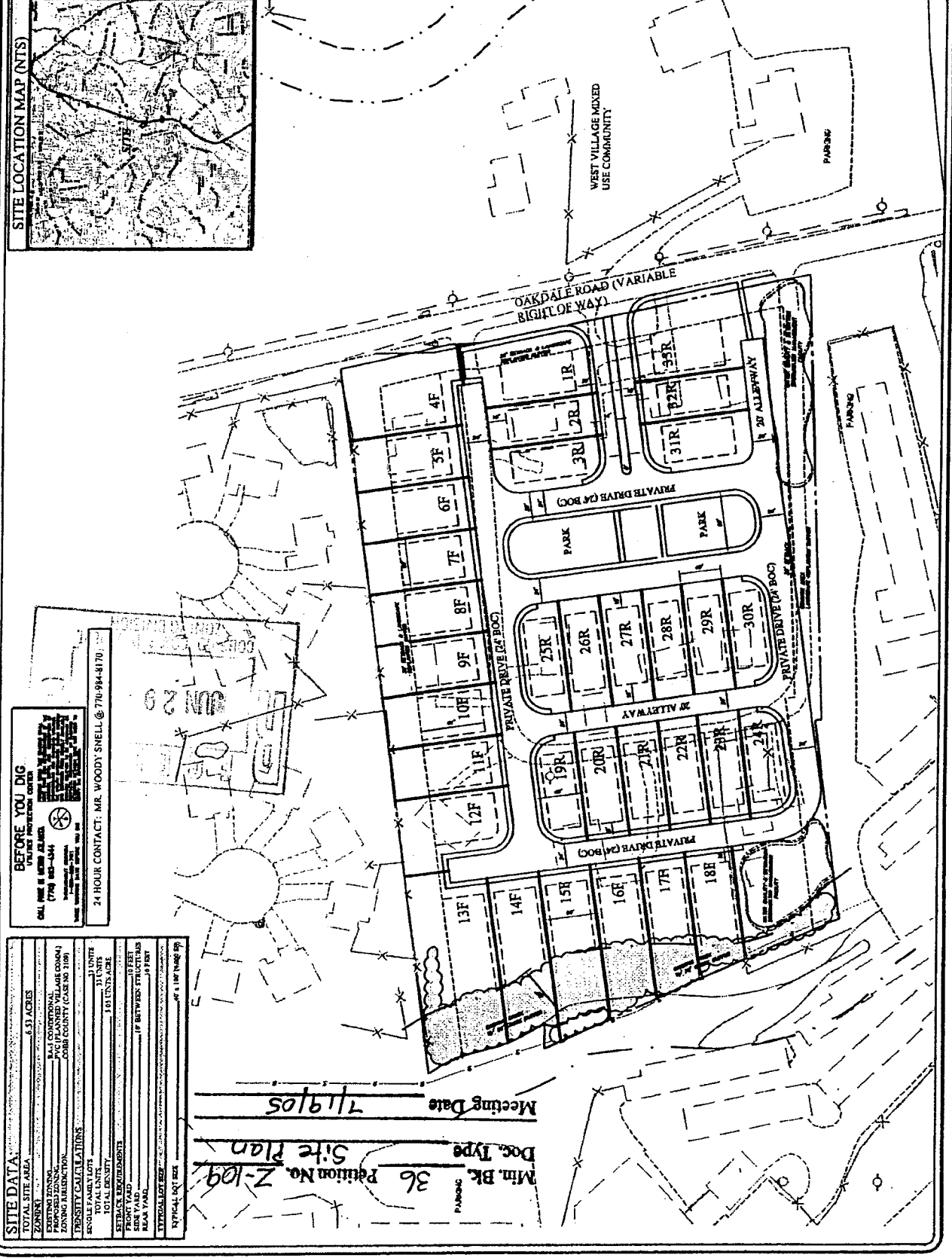
VOTE: ADOPTED unanimously

PLANNERS AND ENGINEERS COLLABORATIVE
 WE PROVIDE SOLUTIONS
 THE PLANNING LANDSCAPE ARCHITECTURE CIVIL ENGINEERING PLANNING SERVICES
 3155 WOODBURN AVENUE
 ATLANTA, GEORGIA 30310
 PHONE: 770.541.1111

RUTH CIRCLE @ ATLANTA ROAD
 A SINGLE FAMILY RESIDENTIAL PROJECT
 THE PACIFIC GROUP
 3155 WOODBURN AVENUE
 ATLANTA, GEORGIA 30310
 PHONE: 770.541.1111

NO.	DATE	BY	REVISIONS

SCALE: 1" = 20'-0"
 DATE: 12/14/10
 PROJECT: WEST VILLAGE MIXED USE COMMUNITY



BEFORE YOU DIG
 UTILITY PROTECTION CENTER
 CALL (770) 887-6444
 24 HOUR CONTACT: MR. WOODY SNELL @ 770-984-8170

SITE DATA

TOTAL SITE AREA	5.51 ACRES
ZONING	RESIDENTIAL SINGLE-FAMILY (SFR)
PROPOSED ZONING	RESIDENTIAL MIXED USE COMMUNITY (RMUC)
TOWNSHIP CALLATIONS	UNITS
TOTAL UNITS	31 UNITS
TOTAL DENSITY	1.8 UNITS/ACRE
FRONT YARD SETBACKS	5 FEET
REAR YARD SETBACKS	5 FEET
IF BETWEEN STRUCTURES	5 FEET
NEAR PAID	5 FEET
TYPICAL LOT SIZE	1,100 SQ. FT.

Min. Bk. 36
 Petition No. 2-109
 Site Plan
 Meeting Date 7/19/05

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
192 ANDERSON STREET

MARIETTA, GEORGIA 30060

WWW.MIJS.COM

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK†
ALEXANDER T. GALLOWAY III†
J. KEVIN MOORE
RODNEY R. MCCOLLOCH
SUSAN S. STUART
DANIEL A. LANDIS***
BRIAN D. SMITH

HARRY R. TEAR III
W. TROY HART†
JEFFREY A. DAXE
MELISSA W. GILBERT
TIMOTHY W. BAILEY
JOYCE W. HARPER
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MAIN OFFICE
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TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK
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408 N. CEDAR BLUFF ROAD
KNOXVILLE, TENNESSEE 37923
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T. SHANE MAYES
ANGELA H. SMITH
OPHELIA W. CHAN
STACEY L. STEWART†
MEREDITH M. MILBY
DARRELL L. SUTTON
KASI R. WHITAKER
ALUTUM L. VEAZEY
NICHOLAS J. PETERSON*
JEFFREY K. STINSON
BENJAMIN A. WALDEN
ELIZABETH A. GUERRANT
JAMES D. WALKER III
CHRISTOPHER D. GUNNELS*
CHRISTOPHER L. MOORE
JENNIFER S. WHITE†
KRISTIE L. KELLY†

RYAN G. PRESCOTT
RICARDO J. DEMEDEIROS
L. LAKE JORDAN
BRETT A. MILLER
JACQUELYN VAN TUYL**

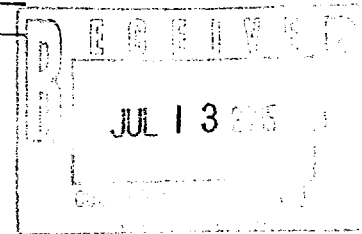
OF COUNSEL:
MICHELLE S. DAVENPORT
JOHN L. SKELTON, JR.

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN OH
*** ALSO ADMITTED IN NC
**** ADMITTED ONLY IN TN

WRITER'S DIRECT
DIAL NUMBER

July 13, 2005

Min. Bk. 36 Petition No. Z-109
Doc. Type Letter of Agreeable Hand Delivered
Stipulations
Meeting Date 7/19/05
Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661



RE: Application for Rezoning
Application No.: Z-109 (2005)
Applicant: The Pacific Group, Inc.
Property Owners: MKWM, LLC; James B. Elser;
Barbara S. Simpson; et al.
Property: 6.53 acres located on the
easterly and westerly sides of
Ruth Circle, west of Oakdale
Road; Land Lot 692,
17th District, 2nd Section,
Cobb County, Georgia

Dear John:

As you know, this firm represents The Pacific Group, Inc., the Applicant (hereinafter referred to as "Applicant"), and MKWM, LLC; James B. Elser; Barbara S. Simpson; Roger S. Cobb, III; Louis Stiles; Vivian P. Stiles; Diane A. McCoy; James G. Smith; Bobbie Nell Smith; Doris Parker; Ronald W. Wrey; and Keith Whitehead, the Property Owners (hereinafter collectively referred to as "Owners"), in their Application for Rezoning with regard to a total tract of approximately 6.53 acres located along the easterly and westerly sides of Ruth Circle, west of Oakdale Road, Land Lot 692, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). After meeting with planning and zoning staff, reviewing the staff comments and recommendations, meetings and discussions with area residents and homeowners associations, and reviewing the uses of surrounding properties, we have been authorized by the Applicant and Owners to submit this revised

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
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Continued

**December 14, 2010
Exhibit "A"
Other Business Item 01**

letter of stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full that certain letter of agreeable stipulations and conditions dated and filed June 29, 2005. The revised stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.
- (2) Rezoning of the Subject Property shall be from the existing RA-5 zoning category to the Planned Village Community ("PVC") zoning classification, site plan specific to that certain revised Site Plan prepared for The Pacific Group, Inc. by Planners and Engineers Collaborative dated January 10, 2000, last revised June 28, 2005.
- (3) The Subject Property consists of 6.53 acres of total site area and is proposed as an additional phase of the development known as West Village which was previously approved by the Cobb County Board of Commissioners on November 16, 2004, in Application No. Z-42 (2004), and June 21, 2005, in Application No. Z-59 (2005).
- (4) This phase of the development will continue the quality architectural design and construction to be utilized within West Village and will further the village concept, which is the hallmark within the West Village community.
- (5) The Subject Property shall be developed for single-family, detached residences consisting of a maximum of thirty-three (33) homes, having a total net density of 5.05 units per acre.
- (6) Residences to be constructed within this phase of West Village shall have a minimum of 2,400 square feet, ranging upwards to 3,500 square feet and greater, and

MOORE INGRAM JOHNSON & STEELE

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**December 14, 2010
Exhibit "A"
Other Business Item 01**

shall be traditional or European in styling and architecture as more fully shown and depicted on the architectural rendering to be presented to the Planning Commission and Board of Commissioners at the respective scheduled Zoning Hearings.

- (7) Additionally, residences within the proposed community shall be front and both sides brick, stone, stacked stone, stucco-type, cedar shake-type shingles, or combinations thereof.
- (8) All residences within the proposed community shall have attached, two-car garages.
- (9) Applicant agrees to demolish all abandoned or vacated houses within sixty (60) days of the closing of the Subject Property, and further agrees to board-up any such houses within thirty (30) days of closing. This same process and time line shall apply after closing until complete demolition.
- (10) The Pacific Group, Inc., as the Applicant and Developer, will be involved in all aspects of this phase of the proposed development.
- (11) The setbacks for the proposed residential community shall be as follows:
 - (a) Front setback - Ten (10) feet (or as shown and reflected on the referenced Site Plan);
 - (b) Rear setback - Ten (10) feet (or as shown and reflected on the referenced Site Plan); and
 - (c) Side setback - Ten (10) feet between structures.
- (12) All front, side, and rear yards of the residences to be constructed within the proposed community shall be sodded.

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Other Business Item 01**

- (13) The entrance to the proposed community shall have ground-based, monument style signage compatible with other West Village signage. The entrance area will be heavily and professionally designed, landscaped, and maintained.
- (14) All utilities servicing the residences within the proposed community shall be underground.
- (15) The proposed community shall be under the auspices of the master protective covenants for the entire West Village development. The master association formed as part of the master protective covenants shall be responsible for the oversight, upkeep, and maintenance of the entrance area, common area, open space areas, and the like contained within this phase of the West Village development.
- (16) Further, the master association formed as above stated has architectural design regulations which controls such items as signage for individual units, and other such usual and necessary covenants and restrictions to protect the quality and integrity of the total, overall development, which regulations shall be applicable to the proposed community as well.
- (17) All portions of Ruth Circle will be abandoned by Cobb County, Georgia, and deeded to Applicant or a related entity by the Cobb County Board of Commissioners.
- (18) There shall be a "village commons" area which shall include a park for passive recreational activities of the residents.
- (19) Applicant agrees to install along the frontage of the Subject Property on Oakdale Road wrought-iron type fencing with brick or stone columns or piers as part of the approved landscape plan.

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- (20) All internal streets shall be private and shall be constructed in accordance with the approved Site Plan and built to Cobb County Department of Transportation construction standards and guidelines.
- (21) Further, access to the residences shall be accomplished by alley ways located to the rear of same, together with front or side entrances.
- (22) There shall be a thirty-five (35) foot setback and landscape replanted buffer area located on the northerly side of the Subject Property.
- (23) Additionally, there shall be a twenty-five (25) foot setback and landscape replanted buffer located along the frontage of the Subject Property on Oakdale Road.
- (24) The detention areas shall be fenced and landscaped for purposes of visual screening from adjacent developments. Said landscaping shall be approved by the Cobb County Arborist as part of the plan review process and incorporated into the overall landscape plan for the West Village development.
- (25) Applicant agrees to construct internal sidewalks within the proposed residential community. Said sidewalks shall comply in all respects with Cobb County standards and ordinances.
- (26) Minor modifications to the referenced Site Plan, including, but not limited to, lot layout and stormwater control measures, may be approved by the District Commissioner, as needed or necessary.
- (27) Applicant agrees to a fifty (50) foot stream buffer on either side of the centerline of stream traversing the westerly portion of the Subject Property as more particularly shown and reflected on the revised Site Plan referenced herein.

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- (28) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (29) Applicant shall comply with all county development standards and ordinances relating to project improvements, including stormwater management, detention, hydrology, and downstream considerations, except as approved by the Board of Commissioners, Department of Transportation, or Community Development Agency, as their authority may allow.
- (30) All landscape and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities, and any and all slopes or other required engineering features of the foregoing.
- (31) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners, the Department of Transportation, or Community Development Agency, as their authority may allow which includes installation of the following:
 - (a) Construction of sidewalk, curb, and gutter, along the entire frontage of the Subject Property on Oakdale Road;
 - (b) Donation of right-of-way a maximum of thirty (30) feet from the existing roadway centerline; and
 - (c) Installation of a deceleration lane along the westerly side of Oakdale Road for ingress into the proposed community.

We believe the requested zoning, pursuant to the revised Zoning Plan previously submitted and the revised stipulations referenced herein, is an appropriate use of the Subject Property. The overall

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Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
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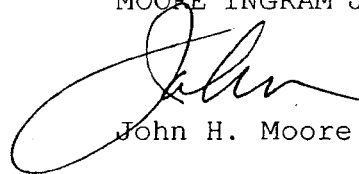
**December 14, 2010
Exhibit "A"
Other Business Item 01**

West Village development is an exciting concept and the proposed residential community will be a valuable feature in the promotion of the "live where you work" concept of the community. We very much appreciate your consideration of the requested rezoning.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

JHM:cc

c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
Helen C. Goreham
Annette Kesting
Joe L. Thompson
Tim Lee

Mr. Robert L. Hosack, Jr., AICP, Director
Cobb County Community Development Agency

Mr. Ron Sifen
Vinings Civic Association

Mr. Anthony L. Waybright
Ms. Mary Rose Barnes
Ms. Suzanne Ballew
Mr. Marvin Moate

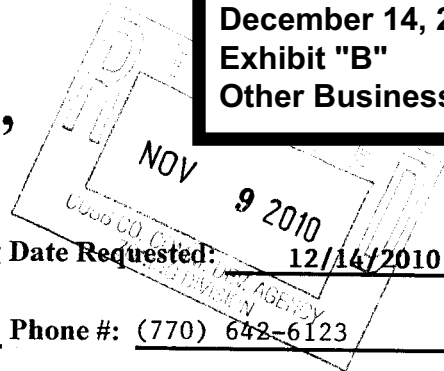
The Pacific Group, Inc.

December 14, 2010
Exhibit "B"
Other Business Item 01

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2045)

BOC Hearing Date Requested: 12/14/2010



Applicant: Ashton Atlanta Residential, L.L.C. Phone #: (770) 642-6123
(applicant's name printed)

Address: Suite 100, 1455 Old Alabama Road, Roswell, GA 30076 **E-Mail:** _____
Moore Ingram Johnson & Steele, LLP

John H. Moore Address: Emerson Overlook, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jmoore@mijs.com
(representative's signature) Georgia Bar No. 519800 w7@mijs.com

Signed, sealed and delivered in presence of:

[Signature: Carolyn E. Cook] My commission expires: January 10, 2011
Notary Public

Titleholder(s): Ashton Atlanta Residential, L.L.C. and
First Citizens Bank and Trust Phone #: _____
(property owner's name printed) Company, Inc.

Address: _____ **E-Mail:** _____

See Exhibit "A" for Signatures and Contact Information
(Property owner's signature)

Signed, sealed and delivered in presence of:

_____ My commission expires: _____
Notary Public

Commission District: 2 (Ott) **Zoning Case:** Z-109 (2005)

Date of Zoning Decision: 07/19/2005 **Original Date of Hearing:** 07/19/2005

Location: Development known as Brookfield Park at West Village; westerly side of
Oakdale Road; terminus of Village Station Crossing
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 692 **District(s):** 17th

State specifically the need or reason(s) for Other Business: _____

See Exhibit "B" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(STIPULATION AMENDMENT)**

Application No.: Z-109 (2005)
Original Hearing Date: July 19, 2005
Date of Zoning Decision: July 19, 2005
Current Hearing Date: December 14, 2010

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

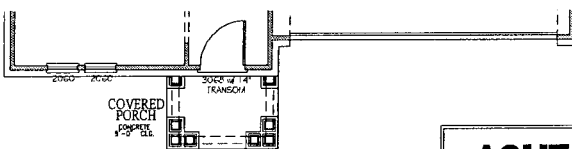
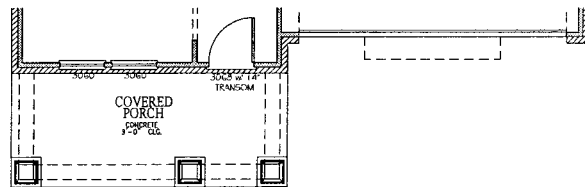
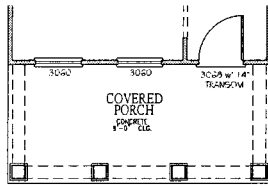
Applicant: Ashton Atlanta Residential, L.L.C.
Property Owners: Ashton Atlanta Residential, L.L.C. and
First Citizens Bank and Trust Company, Inc.

Applicant and Property Owners request amendments to certain stipulations and conditions for the residential development known as Brookfield Park at West Village, which is a portion of the overall West Village development, approved through the rezoning process by the Board of Commissioners on July 19, 2005. The proposed amendments are as follows:

- (1) Deletion in its entirety of paragraph 7 (page 3 of the letter of agreeable stipulations and conditions dated July 13, 2005), and insertion of the following in lieu thereof:
 - (7) Additionally, residences within the proposed community will utilize a mix of exterior materials; including brick, stone, stacked stone, cedar shake-type shingles, siding, board and batten, or combinations thereof, which shall be in substantial conformity to the renderings attached collectively hereto as Exhibit "I" and incorporated herein by reference.
- (2) Addition of the following stipulation:
 - (32) Applicant states that "easy living standards" of construction shall be available as an option for any potential purchasers.

The amendments requested and presented herein in no way adversely impact or affect the remainder of the overall development approved in various phases, including the Subject Property. If the requested amendments are approved, as submitted, they shall become an additional part of the final rezoning and shall be binding upon the Brookfield Park at West Village development, as more particularly shown and reflected on the "Final Plat" attached hereto as Exhibit "2" and incorporated herein by reference.

Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on July 19, 2005, in Application No. Z-109 (2005), are unaltered or unchanged by this request for stipulation amendment.



ATLANTA

38' House Width



ELEVATIONS

PLAN 1

2-STORY (4 BEDROOMS, 2.5 BATHS)

Scale: 1/8" = 1'-0"



ATLANTA
38' House Width



ELEVATIONS
PLAN 2
2-STORY (4 BEDROOMS, 2.5 BATHS)
Scale: 1/8" = 1'-0"



"A"



"B"



"C"

ELEVATIONS

Atlanta
38' House Width



Plan 3
2-STORY (4 BEDROOMS, 2.5 BATH)
Scale: 1/8" = 1'-0"
Exhibit "1"
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"A"



"B"



"C"

ELEVATIONS

ATLANTA

38' House Width



Plan 4

RANCH/2-STORY (X BEDROOMS, X BATH)

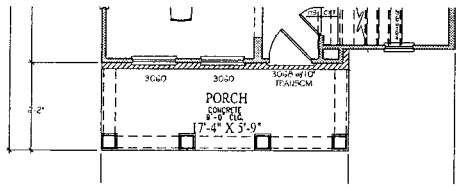
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Scale: 1/8" = 1'-0"



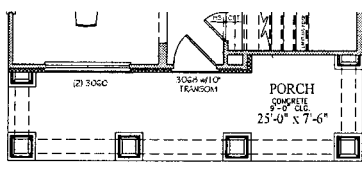
AREAS(HEATED)	
BASEMENT	SF
1st FLOOR	1,091 SF
2nd FLOOR	1,562 SF
TOTAL	2,653 SF
AREAS(UNHEATED)	
GARAGE	439 SF
UNFINISHED	SF
PORCH	202 SF
	641 SF

"A" Traditional



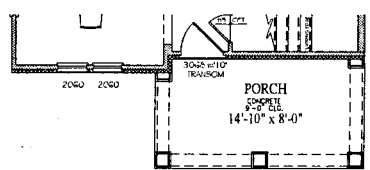
AREAS(HEATED)	
BASEMENT	SF
1st FLOOR	1,091 SF
2nd FLOOR	1,562 SF
TOTAL	2,653 SF
AREAS(UNHEATED)	
GARAGE	439 SF
UNFINISHED	0 SF
PORCH	260 SF
	692 SF

"B" Craftsman



AREAS(HEATED)	
BASEMENT	SF
1st FLOOR	1,086 SF
2nd FLOOR	1,577 SF
TOTAL	2,663 SF
AREAS(UNHEATED)	
GARAGE	439 SF
UNFINISHED	SF
PORCH	213 SF
	652 SF

"C" English Cottage



ELEVATIONS

ATLANTA
 25' House Width/BP-2

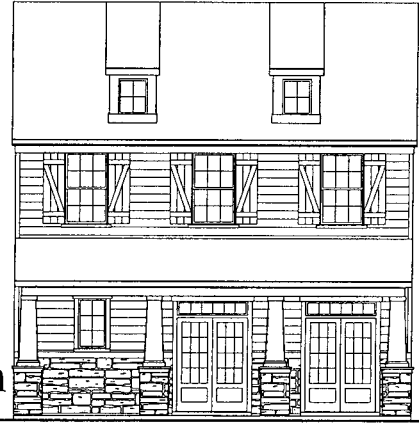
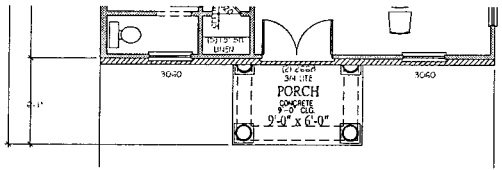


WEST VILLAGE 1935
 2-STORY (4 BEDROOMS, 2.5 BATHS)
 Scale: 1/8" = 1'-0"



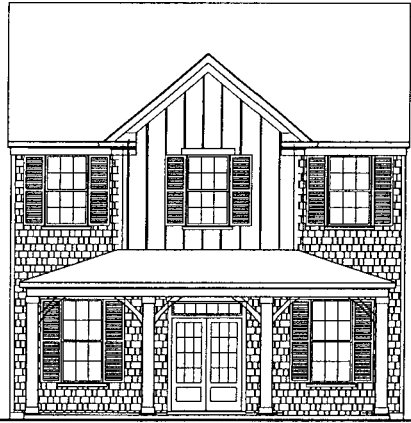
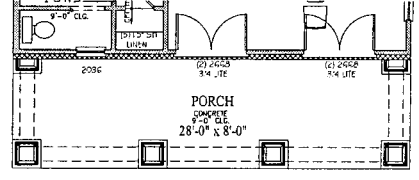
AREAS(HEATED)	
BASEMENT	SF
1st FLOOR	1,061 SF
2nd FLOOR	1,331 SF
TOTAL	2,412 SF
AREAS(UNHEATED)	
GARAGE	491 SF
UNFINISHED	417 SF
PORCH	234 SF
	1,142 SF

"A" Traditional



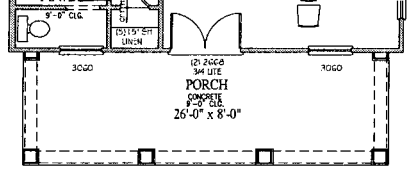
AREAS(HEATED)	
BASEMENT	SF
1st FLOOR	1,061 SF
2nd FLOOR	1,351 SF
TOTAL	2,412 SF
AREAS(UNHEATED)	
GARAGE	491 SF
UNFINISHED	417 SF
PORCH	396 SF
	1,304 SF

"B" Craftsman



AREAS(HEATED)	
BASEMENT	SF
1st FLOOR	1,061 SF
2nd FLOOR	1,370 SF
TOTAL	2,431 SF
AREAS(UNHEATED)	
GARAGE	491 SF
UNFINISHED	417 SF
PORCH	190 SF
	1,298 SF

"C" Cottage



ELEVATIONS

ATLANTA
 28' House Width/BP-2

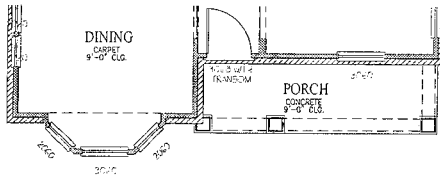


WEST VILLAGE 2178
 2-STORY (4 BEDROOMS, 2.5 BATHS)
 Scale: 1/8" = 1'-0"



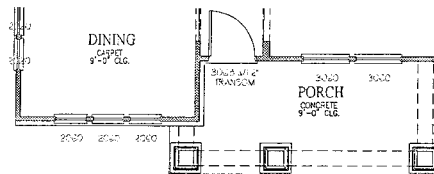
"A" Traditional

AREAS(HEATED)	
BASEMENT	SF
1st FLOOR	1,264 SF
2nd FLOOR	1,383 SF
TOTAL	2,647 SF
AREAS(UNHEATED)	
GARAGE	438 SF
UNFINISHED	611 SF
PORCH	137 SF
	1,206 SF



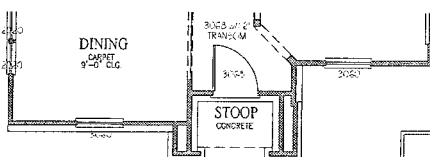
AREAS(HEATED)	
BASEMENT	SF
1st FLOOR	1,249 SF
2nd FLOOR	1,383 SF
TOTAL	2,632 SF
AREAS(UNHEATED)	
GARAGE	438 SF
UNFINISHED	611 SF
PORCH	190 SF
	1,239 SF

"B" Craftsman



AREAS(HEATED)	
BASEMENT	SF
1st FLOOR	1,276 SF
2nd FLOOR	1,410 SF
TOTAL	2,686 SF
AREAS(UNHEATED)	
GARAGE	438 SF
UNFINISHED	611 SF
PORCH	88 SF
	1,137 SF

"C" English Cottage



ELEVATIONS

2577

ATLANTA

28' House Width

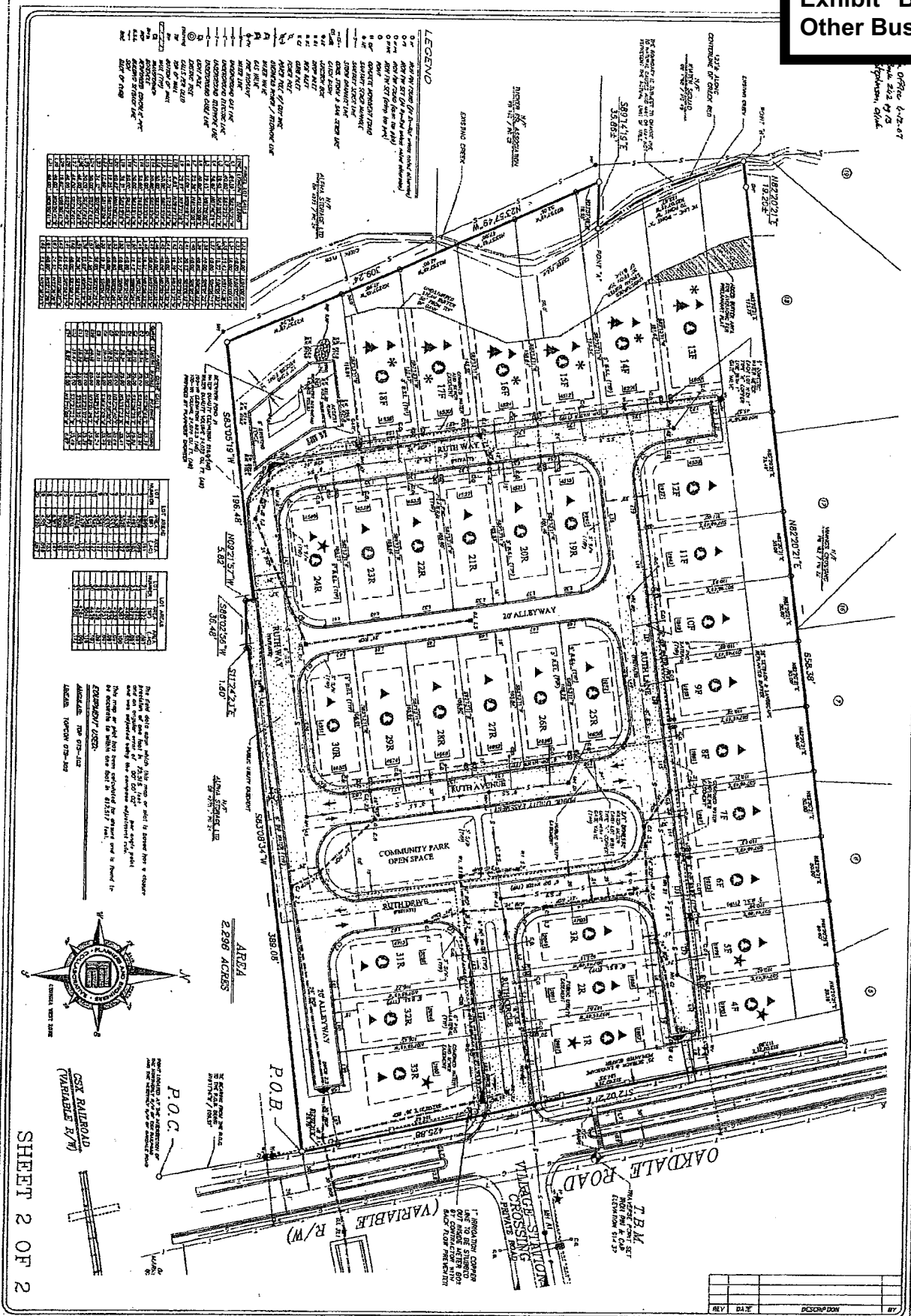


2-STORY (4 BEDROOMS, 2.5 BATH)

Exhibit "1"
 Page 7 of 7

Scale: 1/8" = 1'-0"

PLEASE RETURN TO PLANNERS AND ENGINEERS COLLABORATIVE



LEGEND

- 0 1' ASH (4" DIA) 10' ON CENTER
- 0 2' ASH (6" DIA) 10' ON CENTER
- 0 3' ASH (8" DIA) 10' ON CENTER
- 0 4' ASH (10" DIA) 10' ON CENTER
- 0 5' ASH (12" DIA) 10' ON CENTER
- 0 6' ASH (14" DIA) 10' ON CENTER
- 0 7' ASH (16" DIA) 10' ON CENTER
- 0 8' ASH (18" DIA) 10' ON CENTER
- 0 9' ASH (20" DIA) 10' ON CENTER
- 0 10' ASH (22" DIA) 10' ON CENTER
- 0 11' ASH (24" DIA) 10' ON CENTER
- 0 12' ASH (26" DIA) 10' ON CENTER
- 0 13' ASH (28" DIA) 10' ON CENTER
- 0 14' ASH (30" DIA) 10' ON CENTER
- 0 15' ASH (32" DIA) 10' ON CENTER
- 0 16' ASH (34" DIA) 10' ON CENTER
- 0 17' ASH (36" DIA) 10' ON CENTER
- 0 18' ASH (38" DIA) 10' ON CENTER
- 0 19' ASH (40" DIA) 10' ON CENTER
- 0 20' ASH (42" DIA) 10' ON CENTER
- 0 21' ASH (44" DIA) 10' ON CENTER
- 0 22' ASH (46" DIA) 10' ON CENTER
- 0 23' ASH (48" DIA) 10' ON CENTER
- 0 24' ASH (50" DIA) 10' ON CENTER
- 0 25' ASH (52" DIA) 10' ON CENTER
- 0 26' ASH (54" DIA) 10' ON CENTER
- 0 27' ASH (56" DIA) 10' ON CENTER
- 0 28' ASH (58" DIA) 10' ON CENTER
- 0 29' ASH (60" DIA) 10' ON CENTER
- 0 30' ASH (62" DIA) 10' ON CENTER
- 0 31' ASH (64" DIA) 10' ON CENTER
- 0 32' ASH (66" DIA) 10' ON CENTER
- 0 33' ASH (68" DIA) 10' ON CENTER
- 0 34' ASH (70" DIA) 10' ON CENTER
- 0 35' ASH (72" DIA) 10' ON CENTER
- 0 36' ASH (74" DIA) 10' ON CENTER
- 0 37' ASH (76" DIA) 10' ON CENTER
- 0 38' ASH (78" DIA) 10' ON CENTER
- 0 39' ASH (80" DIA) 10' ON CENTER
- 0 40' ASH (82" DIA) 10' ON CENTER
- 0 41' ASH (84" DIA) 10' ON CENTER
- 0 42' ASH (86" DIA) 10' ON CENTER
- 0 43' ASH (88" DIA) 10' ON CENTER
- 0 44' ASH (90" DIA) 10' ON CENTER
- 0 45' ASH (92" DIA) 10' ON CENTER
- 0 46' ASH (94" DIA) 10' ON CENTER
- 0 47' ASH (96" DIA) 10' ON CENTER
- 0 48' ASH (98" DIA) 10' ON CENTER
- 0 49' ASH (100" DIA) 10' ON CENTER
- 0 50' ASH (102" DIA) 10' ON CENTER
- 0 51' ASH (104" DIA) 10' ON CENTER
- 0 52' ASH (106" DIA) 10' ON CENTER
- 0 53' ASH (108" DIA) 10' ON CENTER
- 0 54' ASH (110" DIA) 10' ON CENTER
- 0 55' ASH (112" DIA) 10' ON CENTER
- 0 56' ASH (114" DIA) 10' ON CENTER
- 0 57' ASH (116" DIA) 10' ON CENTER
- 0 58' ASH (118" DIA) 10' ON CENTER
- 0 59' ASH (120" DIA) 10' ON CENTER
- 0 60' ASH (122" DIA) 10' ON CENTER
- 0 61' ASH (124" DIA) 10' ON CENTER
- 0 62' ASH (126" DIA) 10' ON CENTER
- 0 63' ASH (128" DIA) 10' ON CENTER
- 0 64' ASH (130" DIA) 10' ON CENTER
- 0 65' ASH (132" DIA) 10' ON CENTER
- 0 66' ASH (134" DIA) 10' ON CENTER
- 0 67' ASH (136" DIA) 10' ON CENTER
- 0 68' ASH (138" DIA) 10' ON CENTER
- 0 69' ASH (140" DIA) 10' ON CENTER
- 0 70' ASH (142" DIA) 10' ON CENTER
- 0 71' ASH (144" DIA) 10' ON CENTER
- 0 72' ASH (146" DIA) 10' ON CENTER
- 0 73' ASH (148" DIA) 10' ON CENTER
- 0 74' ASH (150" DIA) 10' ON CENTER
- 0 75' ASH (152" DIA) 10' ON CENTER
- 0 76' ASH (154" DIA) 10' ON CENTER
- 0 77' ASH (156" DIA) 10' ON CENTER
- 0 78' ASH (158" DIA) 10' ON CENTER
- 0 79' ASH (160" DIA) 10' ON CENTER
- 0 80' ASH (162" DIA) 10' ON CENTER
- 0 81' ASH (164" DIA) 10' ON CENTER
- 0 82' ASH (166" DIA) 10' ON CENTER
- 0 83' ASH (168" DIA) 10' ON CENTER
- 0 84' ASH (170" DIA) 10' ON CENTER
- 0 85' ASH (172" DIA) 10' ON CENTER
- 0 86' ASH (174" DIA) 10' ON CENTER
- 0 87' ASH (176" DIA) 10' ON CENTER
- 0 88' ASH (178" DIA) 10' ON CENTER
- 0 89' ASH (180" DIA) 10' ON CENTER
- 0 90' ASH (182" DIA) 10' ON CENTER
- 0 91' ASH (184" DIA) 10' ON CENTER
- 0 92' ASH (186" DIA) 10' ON CENTER
- 0 93' ASH (188" DIA) 10' ON CENTER
- 0 94' ASH (190" DIA) 10' ON CENTER
- 0 95' ASH (192" DIA) 10' ON CENTER
- 0 96' ASH (194" DIA) 10' ON CENTER
- 0 97' ASH (196" DIA) 10' ON CENTER
- 0 98' ASH (198" DIA) 10' ON CENTER
- 0 99' ASH (200" DIA) 10' ON CENTER
- 0 100' ASH (202" DIA) 10' ON CENTER

PLANNERS AND ENGINEERS COLLABORATIVE
"E" PROVIDE SOLUTIONS
200 Peachtree Street, Suite 1000, Atlanta, GA 30308 (404) 521-3770

BROOKFIELD PARK AT WEST VILLAGE
LAND LOT 657
DISTRICT 1778, 2ND SECTION
COOK COUNTY, GEORGIA

FINAL PLAT
DRAWN BY: [Signature]
CHECKED BY: [Signature]
FILE NO.: [Number]
SCALE: 1" = 30'
DATE: [Date]

Exhibit "2"