

SURVEYOR:
WATTS & BROWNING ENGINEERS, INC.
 1349 OLD 41 HWY NW, SUITE 225
 MARIETTA, GA 30060
 PHONE: (678) 324-6192

OWNER/DEVELOPER:
SELIG ENTERPRISES
 1100 SPRING STREET
 SUITE 550
 ATLANTA, GA 30309
 ADAM MCDOWELL (404) 405-2313

LEGEND

A - ARC	AC - ACRES(S)	AE - ACCESS EASEMENT	AGL - ATLANTA GAS LIGHT COMPANY	ASP - ASPHALT	BB - BOTTOM OF BANK	BC - BACK OF CURB	B/C - BUILDING CORNER	B.F.E. - BASE FLOOD ELEVATION	BL - BUILDING SETBACK LINE	BM - BENCHMARK	BPF - BLUE PIN FLAG	BPM - BLUE PAINT MARK	BS - BOTTOM OF SLOPE	B/SO - BELLSOUTH TELEPHONE CO.	B/SO/C - BELL SOUTH CABLE MARKER	BSO/M - BELL SOUTH MANHOLE	BW - BOTTOM OF WALL	B/W - BARBED WIRE	CB - CATCH BASIN	CCA - CORNER CONCRETE APRON	CCW - CORNER CONCRETE WALK	CI - CURB INLET	CL - CENTERLINE	CL - CHAINLINK	CMF - CONCRETE MONUMENT FOUND	CMF - CORRUGATED METAL PIPE	CO - CLEANOUT	COM - COMMUNICATION	CT - CRIMPED TOP PIPE	CTV - CABLE TELEVISION	CW - CONCRETE WALK	DB - DEED BOOK	DE - DRAINAGE EASEMENT	DI - DROP INLET	DIP - DUCTILE IRON PIPE	DNR - DEPT OF NATURAL RESOURCES	DNRM/S - DNR MONUMENT SET	DR - DRIVE	EB - ELECTRIC BOX	EMC - ELECTRIC MEMBERSHIP CORP.	EP - EDGE OF PAVEMENT	FC - FACE OF CURB	F/C - FENCE CORNER	FDC - FIRE DEPARTMENT CONNECTION	FFE - FINISHED FLOOR ELEVATION	FH - FIRE HYDRANT	FL - FENCE LINE	F/M - FIBRE OPTIC CABLE MARKER	FP - FENCE POST	F/P - FLAG POLE	GLMP - GAS LINE MARKER POST	GM - GAS METER	GP - GATE POST	GP - GUY POLE	GPC - GEORGIA POWER COMPANY	GR - GUARD RAIL	GV - GAS VALVE	GW - GUY WIRE	HDPE - HIGH DENSITY POLYETHYLENE	H/C - HANDICAP PARKING SPACE	H/W/P - HIGH VOLTAGE POWER POLE	HW - HEADWALL	ICV - IRRIGATION CONTROL VALVE	INV - INVERT	IPF - IRON PIN FOUND	IPP - IRON PIN PLACED 12" RB W/ CAP	IRF - INTERMEDIATE REGIONAL FLOOD	JB - JUNCTION BOX	(L) - CURVE TO THE LEFT	LA - LIMIT OF ACCESS	LC - LENGTH OF CHORD	LL - LAND LOT LINE	L/P - LAMP POST/LIGHT POLE	L/S - LANDSCAPED AREA	MB - MAILBOX	MFE - MINIMUM FLOOR ELEVATION	MN - METRO/MEDIA FIBRE NETWORK	MH - MANHOLE	MNP - MAG NAIL PLACED	MW - MONITORING WELL	NF - NAIL FOUND	NIF - NOW OR FORMERLY	OCS - OUTLET CONTROL STRUCTURE	OPF - ORANGE PIN FLAG	OPM - ORANGE PAINT MARK	OT - OPEN TOP PIPE	P - POWER LINE	PB - PLAT BOOK	P/B - POWER BOX	PS - PAGE(S)	PIV - POST INDICATOR VALVE	PIV - POST INDICATOR VALVE	POB - POINT OF BEGINNING	POC - POINT OF COMMENCING	PM - POWER METER	PIP - POWER POLE	PS - PARKING SPACE(S)	PVC - POLYVINYLCHLORIDE PIPE	R - RADIUS	(R) - CURVE TO THE RIGHT	RB - RE-BAR	RCF - REINFORCED CONCRETE PIPE	RPF - RED PIN FLAG	RPM - RED PAINT MARK	RS - RAILROAD	RT - RETAINING	R/W - RIGHT OF WAY	SP - SQUARE FEET	SIP - SERVICE POLE	SR - SOLID RED	SS - SANITARY SEWER	SS/E - SANITARY SEWER EASEMENT	SW - SIDEWALK	T - TELEPHONE LINE	T/B - TRAFFIC SIGNAL BOX	TD - TRENCH DRAIN	TEB - TEMPORARY BENCHMARK	TC - TOP OF CURB	TP - TELEPHONE POLE	TR - TRAFFIC SIGN	TRANS - TRANSMISSION	T/S - TRAFFIC SIGNAL	TSU - TRAFFIC SIGN	TW - TOP OF WALL	T/W - TEST WELL	U/G - UNDERGROUND	VB - VALVE BOX	VMP - VALVE MARKER POST	W - WATER LINE	WP - WETLAND FLAG	WIF - WROUGHT IRON FENCE	WM - WATER METER	WV - WATER VALVE	X - CORNER	YI - YARD INLET	Y/P - YELLOW PIN FLAG	Y/P - YELLOW PAINT MARK
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SYMBOL LEGEND

AC	AB CONDITIONS UNIT	ICV	IRRIGATION CONTROL VALVE	UB	UTILITY BOX
BP	BACKLON PREVENTOR	IPF	IRON PIN FOUND	UP	UTILITY POLE
B	BOLLARD	J	JUNCTION BOX	VM	VALVE MARKER POST
BS	B/SO/BELL SOUTH MANHOLE	L	LAMP POST/LIGHT POLE	WM	WATER METER
BSO	B/SO/BELL SOUTH TELEPHONE CO.	M	MAIL BOX/MAILBOX	WV	WATER VALVE
CC	CONCRETE MONUMENT FOUND	MP	MONITORING WELL	W	WATER LINE
CL	CLEANOUT	OPF	ORANGE PIN FLAG	WIF	WROUGHT IRON FENCE
CM	CONDUIT	PP	IRON PIN PLACED 12" RB W/ CAP	WM	WATER METER
CMF	CONCRETE MONUMENT FOUND	YI	YARD INLET	WV	WATER VALVE
CO	CLEANOUT	Y/P	YELLOW PIN FLAG	W	WATER LINE
COM	COMMUNICATION				
CT	CRIMPED TOP PIPE				
CTV	CABLE TELEVISION				
CW	CONCRETE WALK				
DB	DEED BOOK				
DE	DRAINAGE EASEMENT				
DI	DROP INLET				
DIP	DUCTILE IRON PIPE				
DNR	DEPT OF NATURAL RESOURCES				
DNRM/S	DNR MONUMENT SET				
DR	DRIVE				
EB	ELECTRIC BOX				
EMC	ELECTRIC MEMBERSHIP CORP.				
EP	EDGE OF PAVEMENT				
FC	FACE OF CURB				
F/C	FENCE CORNER				
FDC	FIRE DEPARTMENT CONNECTION				
FFE	FINISHED FLOOR ELEVATION				
FH	FIRE HYDRANT				
FL	FENCE LINE				
F/M	FIBRE OPTIC CABLE MARKER				
FP	FENCE POST				
F/P	FLAG POLE				
GLMP	GAS LINE MARKER POST				
GM	GAS METER				
GP	GATE POST				
GP	GUY POLE				
GPC	GEORGIA POWER COMPANY				
GR	GUARD RAIL				
GV	GAS VALVE				
GW	GUY WIRE				
HDPE	HIGH DENSITY POLYETHYLENE				
H/C	HANDICAP PARKING SPACE				
H/W/P	HIGH VOLTAGE POWER POLE				
HW	HEADWALL				
ICV	IRRIGATION CONTROL VALVE				
INV	INVERT				
IPF	IRON PIN FOUND				
IPP	IRON PIN PLACED 12" RB W/ CAP				
IRF	INTERMEDIATE REGIONAL FLOOD				
JB	JUNCTION BOX				

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO COBB COUNTY FIRM MAP NUMBER 13067C0177G DATED 12/16/2008 THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 41,807 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

LOT 1 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 394,002 FEET.
 LOT 2 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 9,085,401 FEET.
 OVERALL - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 474,379 FEET.

A LEICA TS06+ TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

SURVEYORS NOTES:

- THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMED SAID ENTITIES.
- ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
- ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.
- BEARING BASIS: GRID NORTH WAS DETERMINED BY MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS UTILIZING A LEICA GPS G54 ROVER CONNECTED TO THE LEICA SMARTNET REFERENCE NETWORK.
- NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES WERE OBSERVED DURING THE COURSE OF THE FIELD SURVEY.
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF ANY ABSTRACT OF TITLE. THEREFORE, WATTS & BROWNING ENGINEERS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE EASEMENTS AND AGREEMENTS SHOWN HEREON WERE FOUND DURING NORMAL RESEARCH BY THIS FIRM.
- THE WETLANDS AND STREAM BUFFERS SHOWN HEREON WERE TAKEN FROM REFERENCE ITEM NUMBER 8 LISTED HEREON. THE WETLAND LOCATIONS HAVE NOT BEEN FIELD SURVEYED BY WATTS & BROWNING ENGINEERS, INC.
- SURVEYOR: WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE 225
MARIETTA, GA 30060
PHONE: (678) 324-6192
- OWNER/DEVELOPER: SELIG ENTERPRISES
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12. EASEMENT LINES ARE DISCONTINUED OR BROKEN IN MANY AREAS. THE OVERALL PATTERN OF EASEMENT LINES CONFIRM THE LOCATION OF SUCH EASEMENTS. WHERE EASEMENT LINES ARE BROKEN IN THIS FASHION, THE EASEMENT IS HEREBY IDENTIFIED TO RUN CONTINUOUSLY THROUGHOUT THE WIDTH OR DEPTH OF THE LOTS OR BLOCK OF LOTS ON WHICH ANY PORTION OF THE EASEMENT LINE IS INDICATED. IF ANY EASEMENT IS SHOWN ON ONLY ONE PORTION OF A LOT LINE, IT IS HEREBY IDENTIFIED TO RUN THE ENTIRE LENGTH OF THE LOT LINE AT THE SAME WIDTH AND POSITION AS THAT PORTION SHOWN. ALL FLOOD ZONE AREAS ARE HEREBY IDENTIFIED AS DRAINAGE EASEMENTS OF VARIABLE WIDTH FOLLOWING THE FLOOD ZONE BOUNDARIES.

13. STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, PIPES AND STRUCTURES ASSOCIATED WITH THE EASEMENTS. BUILDERS MUST FIELD LOCATE ALL DRAINS, PIPES AND STRUCTURES PRIOR TO ANY CONSTRUCTION OR LAND DISTURBANCE. NO CONSTRUCTION SHALL OCCUR WITHIN ANY EASEMENT AREA.

14. 12" RE-BAR IRON PINS TO BE PLACED AT ALL LOT CORNERS AT THE TIME OF PLAT RECORDING.

15. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10) FEET OF THE EDGE OF PERMANENT COBB COUNTY WATER OR SANITARY EASEMENTS ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.

REFERENCE MATERIAL

- DEED: LIMITED WARRANTY DEED, DATED APRIL 21, 1995, BETWEEN VF POWDER SPRINGS ASSOCIATES, L.P., TO SELIG ENTERPRISES INC., FILED FOR RECORD MAY, 5, 1995 IN DEED BOOK 8849, PAGES 125-130 OF COBB COUNTY RECORDS, GEORGIA.
- PLAT: BOUNDARY SURVEY FOR SELIG ENTERPRISES, INC. AND OLD REPUBLIC NATIONAL TITLE INSURANCE CO. - LOCATED IN LAND LOTS 1025-1027, & 1047, 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA - PREPARED BY DAVID A. BURRE ENGINEERS & SURVEYORS, INC., DATED FEBRUARY 24, 1995.
- DEED: LIMITED WARRANTY DEED, DATED DECEMBER 28, 2016, BETWEEN BRC POWDER SPRINGS, LLC, TO JEG MINISTRIES, INC. FILED FOR RECORD FEBRUARY 9, 2017 IN DEED BOOK 15417, PAGES 2303-2307 OF COBB COUNTY RECORDS, GEORGIA.
- PLAT: AS-BUILT SURVEY FOR KANGAROO INC. - LOCATED IN LAND LOT 973, 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA - PREPARED BY KANGAROO INC., DATED JUN, 1993.
- PLAT: FINAL PLAT FOR VILLAS F SEVEN SPRINGS WEST CONDOMINIUM - LOCATED IN LAND LOTS 1025 & 1047, 19TH DISTRICT, 2ND SECTION, CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA - PREPARED BY GASKINS ENGINEERING, DATED JANUARY 16, 2004, HAVING BEEN LAST REVISED AUGUST 1, 2011, FILED FOR RECORD IN PLAT BOOK 18, PAGE 293 OF COBB COUNTY RECORDS, GEORGIA.
- PLAT: PROPERTY SURVEY OF CALVIN HALL - LOCATED IN LAND LOT 1048, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA - PREPARED BY MCCLUNG SURVEYING INC., DATED MAY 7, 1999.
- DEED: SPECIAL WARRANTY DEED, DATED APRIL 28, 2005, BETWEEN WACHOVIA BANK OF DELAWARE, N.A., TO ROBIN L. MITCHELL AND CLYDE A. MITCHELL, FILED FOR RECORD MAY 12, 2005 IN DEED BOOK 14153, PAGES 1530-1533 OF COBB COUNTY RECORDS, GEORGIA.
- PLAT: EXISTING CONDITIONS AND DEMO PLAN, SHEET C2.0 FOR BROWNSVILLE ROAD, DATED: JANUARY 6, 2022. PREPARED BY FILIPPO CIVIL DESIGN.
- PLAT: BOUNDARY AND TOPOGRAPHIC SURVEY FOR SELIG ENTERPRISES - LOCATED IN LAND LOTS 1025, 1026, 10257 & 1047, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA. DATE SURVEYED: JANUARY 21, 2021, DATED DRAFTED: JANUARY 29, 2021, LAST REVISED JULY 9, 2021. PREPARED BY WATTS & BROWNING ENGINEERS, INC.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

[Signature] 2022-02-01 For City Review
 01/05/2022 DATE
 VIRGIL T. HAMMOND
 GEORGIA REGISTERED LAND SURVEYOR NUMBER 2554

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 41,807 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 474,339 FEET.

[Signature]
 BY V. T. HAMMOND, REGISTERED GEORGIA LAND SURVEYOR NO. 2554 (AFFIX STAMP)
 DATE: 01/05/2022

OWNER'S CERTIFICATE AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED. I DO HEREBY CONVEY TO COBB COUNTY, GEORGIA ALL WATER MAINS, WATER LINES, SANITARY SEWER LINES AND THE LIKE TO FUNCTION AS PART OF THE COBB COUNTY WATER SYSTEM AND FURTHER CONVEY ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON IN FEE SIMPLE TO THE CITY OF POWDER SPRINGS AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, I FURTHER RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS AND COBB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS, AND FURTHER I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF POWDER SPRINGS AND COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRAINS, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

OWNER'S NAME: _____
 OWNER'S ADDRESS: _____
 DATE: _____

THIS PLAT, HAVING BEEN SUBMITTED TO THE COBB COUNTY WATER SYSTEM AND HAVING BEEN FOUND TO COMPLY WITH COBB COUNTY DEVELOPMENT STANDARDS, IS APPROVED FOR RECORDING.

COBB COUNTY WATER SYSTEM _____ DATE _____

CERTIFICATE OF FINAL PLAT APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO FINAL PLATS HAVING BEEN FULFILLED, APPROVAL OF THIS IS HEREBY GRANTED BY THE POWDER SPRINGS DIRECTOR OF COMMUNITY DEVELOPMENT AND IS ENTITLED TO BE RECORDED.

DIRECTOR OF COMMUNITY DEVELOPMENT _____
 DATE: _____

NOTE: FOR SUBDIVISIONS INVOLVING PUBLIC IMPROVEMENTS, SIGNATURES OF APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AND THE MAYOR OF POWDER SPRINGS ARE REQUIRED AND SHALL BE PROVIDED.

DIRECTOR OF PUBLIC WORKS _____
 DATE: _____

MAYOR, CITY OF POWDER SPRINGS _____
 DATE: _____

FINAL PLAT OF
 BROWNSVILLE ROAD TRACT
 FOR
SELIG ENTERPRISES
 LOCATED IN
 LAND LOTS 1025, 1026, 1027 & 1047
 19TH DISTRICT, 2ND SECTION
 CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA



NO.	DATE	BY	DESCRIPTION
1	02/01/22	AMC	ADDRESS COUNTY COMMENTS.

WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 41 HWY NW STE 225
 MARIETTA, GEORGIA 30060
 PHONE: (678) 324-6192
 FAX: (770) 694-6876
 WWW.WBENG.COM
 LSF000429 - PEF000714

SCALE:	1" = 50'
DATE SURVEYED:	01/21/2021
DATE UPDATED:	N/A
SURVEYED BY:	GNL
DATE DRAFTED:	01/05/2022
UPDATE DRAFTED:	N/A
DRAWN BY:	AMC
CHECKED BY:	VTH
FIELD BOOK #:	2761
JOB NUMBER:	210104
FOLDER NUMBER:	210104
COGO FILE:	N/A
DISC FILE:	210104-FP
COUNTY/LL/D/S:	COBB/1026/19/2
PLAT FILE:	B
SHEET:	1 OF 4

ZONING STIPULATIONS

Memorandum

Date: May 3, 2021
 Subject: **PZ 21-014**
 Rezoning from CRC to MXU 4493,4391, 4327 Brownsville Road; 0 Oglesby Road Land Lots 1025,1026, 1027, 1047

A motion to approve with the following conditions:

Staff recommends **APPROVAL** as proposed development is consistent with the comprehensive Plan.

- 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 concerning the Subject Property.
- The Subject Property, consisting of a 32.11 acre tract of land, shall be developed in substantial conformity to that certain zoning site plan (4B – Brownsville Road) prepared by Silver Studio, dated March 19, 2021, which was filed concurrently with the Applications.

- The Subject Property shall be rezoned from CRC to MXU developed as a Class "A", highly-amenitized residential community consisting of a maximum number of 348 luxury apartment units on 22.3 acres in two phases at a total of 15.61 units per acre.

Additionally, Selig's proposal includes the retrofitting, rehabbing and repurposing of an existing in-line retail center, approximately 12,000 square feet in size, and additional future development primarily consisting of retail/commercial and possibly with a mixture of townhomes. Also, as a part of the amenitized residential community there will be non-residential components which will include a leasing office, a clubhouse/lounge, fitness facilities and other amenitized components in the approximate amount of 9,000 square feet of additional non-residential area.

- The architectural style and composition of the buildings proposed for the Subject Property shall be consistent with the architectural renderings/elevations which were filed concurrently with the Application for Rezoning and which are being resubmitted herewith. All of the buildings constructed on the Subject Property shall consist of wood frame construction with Gyp-Crete® floors and include equal architectural treatment on all four (4) sides of each building constructed on the Subject Property.

The above-mentioned renderings/elevations, in conjunction with the site plan, depict a total number of approximately 495 parking spaces relative to the residential component, with existing parking already serving the 12,000 square foot in-line retail center and parking ratio-compliant spaces concerning the planned future development on the site.

Said parking shall consist of 474 surface parking spaces and 21 garage parking spaces. The residential parking ratio will be 1.65 parking spaces per dwelling unit as dictated by

the actual number of bedrooms; that is 48% one-bedroom units; 46% two-bedroom units; and 6% three-bedroom units.¹ Parking ratios are determined for one-bedrooms at 1.6; for two-bedrooms at 1.6; and, for three-bedrooms at 2.2.

- Selig's proposed multi-family residential component shall have state-of-the-art amenities, appointments and recreational facilities for the use and enjoyment of its residents, as follows:
 - A swimming pool area which will include a clubhouse and a lounge.
 - A fully equipped fitness center.
 - Gates and controlled access for the entrances to the community and the amenity areas.
 - Strategically positioned walking paths and pedestrian connectivity between the various components of the mixed-use development.
 - A dog park.
 - Meaningfully positioned green space throughout the mixed-use development.
- Interior floor plans and finishes shall consist of the following:
 - A minimum of nine foot (9') ceiling heights from floor to finished ceilings in living rooms and a minimum of ten feet (10') between floors. Ceiling heights may vary in kitchens and bathrooms.
 - Countertops consisting of granite, marble/quartz, Corian® and/or analogous masonry or stone surfaces.
 - Stainless steel appliances with luxury finishes.
 - Stainless steel kitchen sinks.
 - Ceramic tile, wood plank or wood-like vinyl plank and/or high-end carpeting.
 - Spacious, open floor plans.
 - High speed internet availability in all units.
 - Upgraded wood trim packages throughout each unit, including one inch (1") x four inch (4") square edge base and door trim.
 - Brushed nickel, chrome or oil-rubbed bronze bathroom and kitchen fixtures.

¹ This breakdown of percentages of the unit mix is preliminary and may vary at some point during the pendency of these Applications.

- Uniform window treatments to present an aesthetically pleasing and consistent appearance.
 - High-end, landscaping and hardscaping throughout the proposed community such as heavily landscaped common areas; gathering spaces such as a firepit; open and covered eating areas; walking paths with superior pedestrian connectivity; and, a pool with its commensurate state of the art accessories/furniture.
 - Double-paned, insulated windows.
- Compliance with the recommendations from the City of Powder Springs Public Works Department, the City Engineer and the City's Chief Building Officials, including the following:
 - Ensuring interior maneuverability and accessibility in order to accommodate Fire and Public Safety vehicles and apparatus.
 - Following the recommendations of operational improvements planned for the City by Croy Engineering.
 - The submission of a Trip Generation Analysis prepared by A&R Engineering, Inc., which is being resubmitted concurrently herewith.
 - Ensuring that the Subject Property has adequate access to water, sewer and electrical connections.
 - Additional signage for the Subject Property shall consist of ground-based, monument-style signage and building signage consistent with the City of Powder Springs Sign Ordinance. Additionally, within the interior of the site, there shall be appropriately positioned, grade-based directional signage in order to ensure ease of maneuverability and accessibility.
 - The overall lighting plan within the proposed development shall be environmentally sensitive, decorative and themed to the architectural style and composition of the buildings. Lighting utilized for the development shall be installed in order to minimize illumination from extending beyond the Subject Property's boundaries. Security lighting, as well as high-resolution video surveillance cameras shall be installed to address potential security issues.
 - Selig shall submit a Landscape Plan as a part of the Plan Review Process, including the following:
 - The detention pond located on the Subject Property shall be landscaped.
 - The Subject Property shall be landscaped in conformity to or exceeding the level of landscaping within this sub-area of the City with respect to existing and planned mixed-use developments.

c. The inclusion of both intra-parcel and inter-parcel pedestrian connectivity and paths for all walkable areas. Kelly Axt, City Clerk

d. Points of ingress/egress with monument-style signage shall be landscaped, lighted and irrigated as appropriate.

11. A professional and certified third-party management company is required to manage the apartments. This management company will serve as a liaison between Selig and any successor multi-family management company or new Owner.

12. Compliance is required with the recommendations from Cobb County DOT

13. No additional access points on Oglesby Road and Brownsville Road are permitted, except those shown on the site plan dated March 19, 2021. Inter-parcel access is required throughout the site.

14. Recommended improvements identified in the traffic study, subject to staff review, shall be installed by the developer prior to the issuance of the first certificate of occupancy. As an alternative, the developer shall pay to the City the cost of said improvements to be held in escrow so that they can be completed as part of the City's road project.

15. Design of apartments and future commercial structures to be approved by Mayor and Council.

16. That consideration be given to pedestrian crossings during the plan review process.

SO MOTIONED this 3rd day of May, 2021.

Albert Thurman, Mayor

Patrick Bordelon, Council Member

Doris Dawkins, Council Member

Patricia Wisdom, Council

Member

Henry Lust, Council Member

Theima C. Farmer, Council Member

Attest: _____

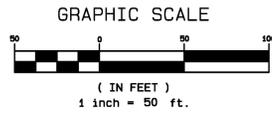
FINAL PLAT OF
 BROWNSVILLE ROAD TRACT
 FOR
SELIG ENTERPRISES
 LOCATED IN
 LAND LOTS 1025, 1026, 1027 & 1047
 19TH DISTRICT, 2ND SECTION
 CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	02/01/22	AMCH	ADDRESS COUNTY COMMENTS.

WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 41 HWY NW STE 225
 MARIETTA, GEORGIA 30060
 PHONE: (678) 324-6182
 FAX: (770) 694-6876
 WWW.WBENGR.COM
 LSF000429 - PEF000714

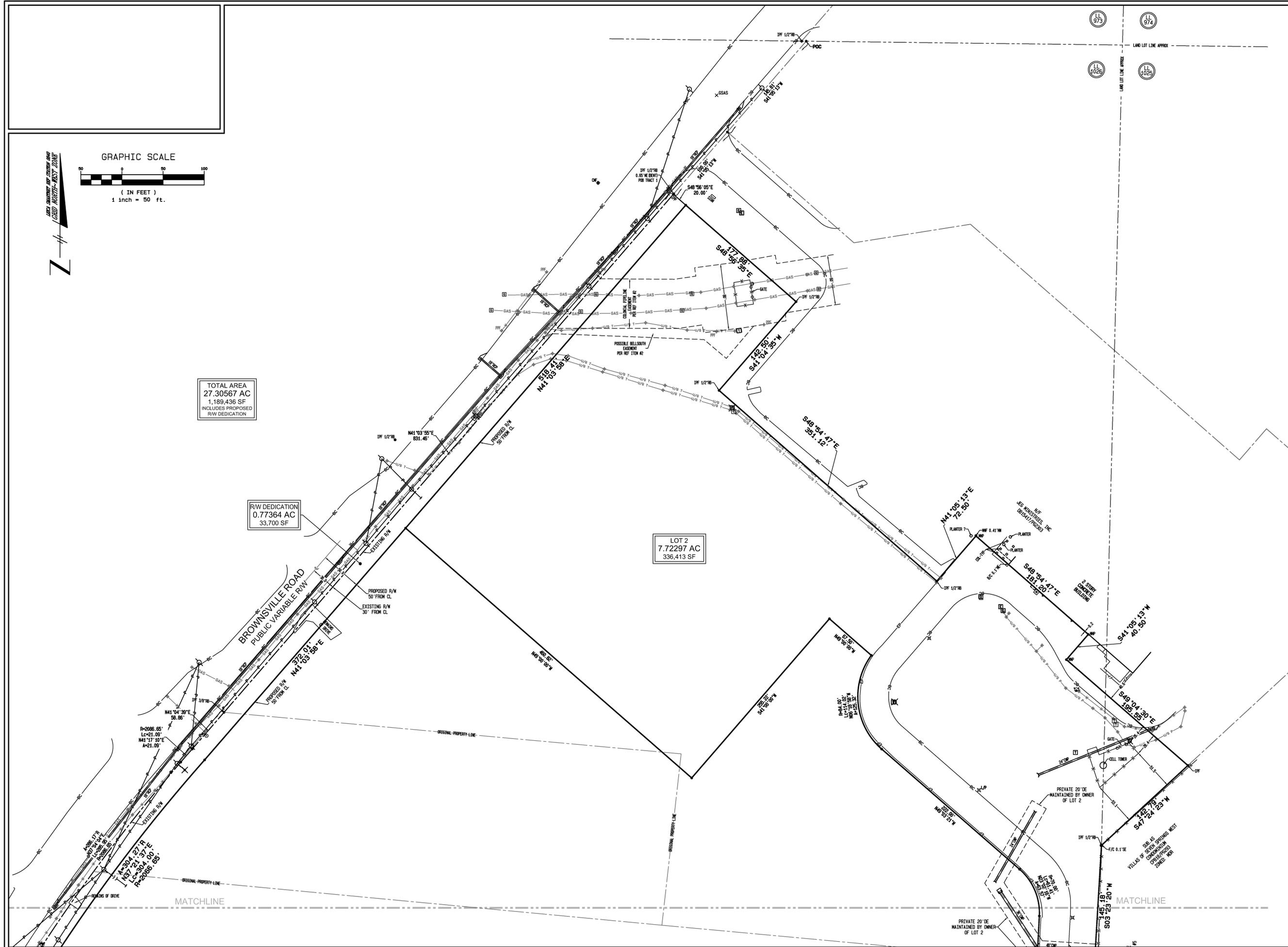
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SURVEYED BY:	GNL
DATE DRAFTED:	01/05/2022
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCH
CHECKED BY:	VTH
FIELD BOOK #:	2761
JOB NUMBER:	210104
FOLDER NUMBER:	210104
CODG FILE:	N/A
DISC FILE:	210104-FP
COUNTY/LL/D/S:	COBB/1026/19/2
PLAT FILE:	B
SHEET:	2 OF 4



TOTAL AREA
27.30567 AC
1,189,436 SF
INCLUDES PROPOSED
R/W DEDICATION

R/W DEDICATION
0.77364 AC
33,700 SF

LOT 2
7.72297 AC
336,413 SF



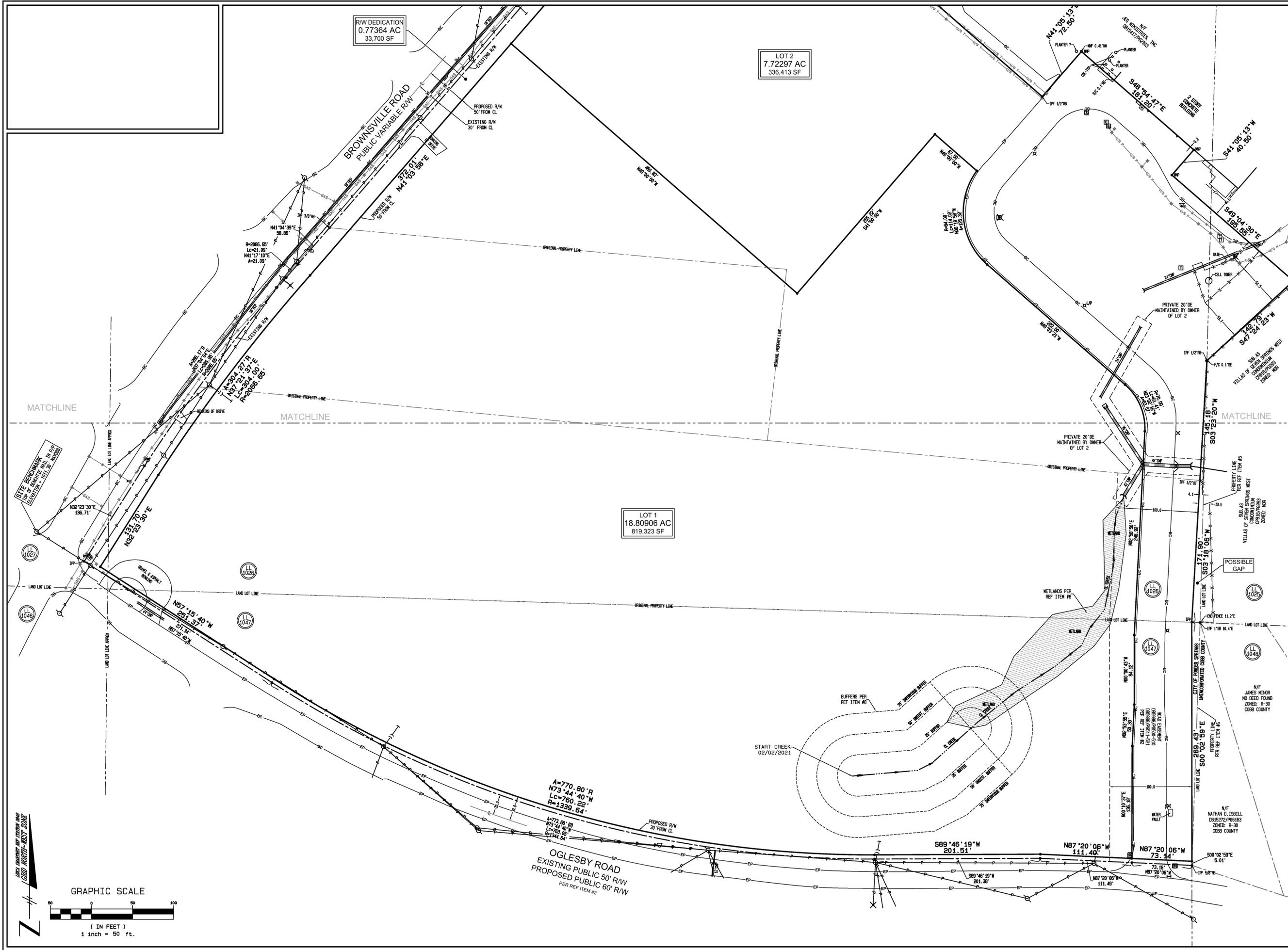
FINAL PLAT OF
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19TH DISTRICT, 2ND SECTION
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1349 OLD 41 HWY NM STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 854-8876
WWW.W&BENR.COM
LSF000429 - PEF000714

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DATE SURVEYED:	01/21/2021
DATE UPDATED:	N/A
SURVEYED BY:	SNL
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DRAWN BY:	AMCH
CHECKED BY:	VTH
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JOB NUMBER:	210104
FOLDER NUMBER:	210104
CADD FILE:	N/A
DISC FILE:	210104-FP
COUNTY/LL/D/S:	COBB/1025/19/2
PLAT FILE:	B
SHEET:	3 OF 4



R/W DEDICATION
0.77364 AC
33,700 SF

LOT 2
7.72297 AC
336,413 SF

LOT 1
18.80906 AC
819,323 SF

BROWNSVILLE ROAD
PUBLIC VARIABLE R/W

OGLESBY ROAD
EXISTING PUBLIC 50' R/W
PROPOSED PUBLIC 60' R/W
PER REF ITEM #2

FINAL PLAT OF
BROWNSVILLE ROAD TRACT
FOR
SELIG ENTERPRISES
LOCATED IN
LAND LOTS 1025, 1026, 1027 & 1047
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PLAT FILE:	B
SHEET:	4 OF 4