

Plat Book 280 Page 76
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2021-0031407
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 9822841399

AS REQUIRED BY SUBSECTION (d) OF O.G.C.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 APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS ARE NOT A WARRANTY TO ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS. 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.G.C.A. SECTION 15-6-67.

Jason A. Hopkins
JASON A. HOPKINS, GA. R.S. #3215
DATE 3-03-21

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

REGISTERED
GEOGRAPHICAL
LAND SURVEYOR
3215
JASON A. HOPKINS

TABLE OF DEDICATION	
STREET NAME	LENGTH IN LF.
BRICKYARD WAY	607'
MOSSRIDGE DRIVE	298'
WATERLEAF COURT	1015'

REVISION NO.1 DATE: 3-03-21

THIS PLAT SUPERCEDES THE PLAT RECORDED
IN PLAT BOOK 279, PAGES 521-523.
THE PURPOSE OF THE REVISION IS TO:

1. CORRECT STREET NAME IN ADDRESS
CHART FROM BACKYARD WAY TO
BACKYARD WAY.

Jason A. Hopkins
APPROVED
3/8/2021
DATE

ZONING	
TOTAL AREA = 16.92 ACRES	
TOTAL NO. OF LOTS = 31	
DENSITY / YIELD = 1.83 LOTS PER ACRE	
PRESENT ZONING - MDR	
MIN. LOT SIZE = 11,000	
MINIMUM LOT WIDTH (AT B/L) = 60'	
MINIMUM STREET FRONTOAGE = 60'	
MINIMUM LOT WIDTH (CUL-DE-SAC) = 35'	
FRONT SETBACKS = 35'	
SIDE SETBACKS = 10' (20' BETWEEN HOUSES), CORNER SIDE = 30'	
REAR SETBACKS = 30'	
OPEN SPACE AREA = 5.13 ACRES	

NOTES:

1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC RIGHT-OF-WAY.
2. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
3. THE OPEN CHANNEL DRAINAGE EASEMENTS (O.C.E.) SHOWN ARE NOT TO BE CONSIDERED AS DEDICATED EASEMENTS, BUT ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
4. ALL SIDE AND REAR PROPERTY LINES SHALL HAVE A 5' DRAINAGE EASEMENT ON EACH SIDE OF THE PROPERTY LINE.

COBB COUNTY WATER SYSTEM NOTES:

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.
2. WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-125.

▲ TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY WATER SYSTEM FOR THE FOLLOWING LOTS PRIOR TO ISSUANCE OF BUILDING PERMITS: 139 AND 140

FD MINIMUM OF 2-CAR GARAGE REQUIRED. DRIVEWAYS TO BE A MINIMUM 50-FEET LONG.

* AT THE TIME OF BUILDING PERMIT APPLICATION HOMEBUILDER SHALL DEMONSTRATE COMPLIANCE WITH UDC 10.17 & UDC 10.17 (G)

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK. OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITION IS ACCURATE OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04' HORIZONTAL AND 0.04' FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

OWNER DEVELOPER:
GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY
3940 OLYMPIC BOULEVARD SUITE 400
ERLANGER, KENTUCKY 41018
859-341-4709

ENGINEER:
TERRATORY DEVELOPMENT CONSULTANTS
380 DAHLONEGA ST, SUITE 106
CUMMING, GEORGIA, 30040
770-934-8804

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR OBSERVABLE. THESE DOCUMENTS ARE NOT ADDED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 13005, MAP NUMBER # 1306700177G DATED DECEMBER 16, 2008. # 1306700181H DATED MARCH 04, 2013.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/108.832; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/455.508. MATTERS OF TITLE ARE EXCEPTED.

BENCHMARK: TOP OF FIRE HYDRANT
ELEV = 941.87'
LOCATED AT FRONT OF LOTS 191 & 192

CURVE TABLE				CURVE TABLE				
CURVE #	RADIUS	ARC	CHORD	CURVE #	RADIUS	ARC	BEARING	
C1	275.00'	30.84'	30.82'	N10°33'51"E	C20	125.00'	52.74'	S33°24'03"E
C2	25.00'	37.96'	34.41'	N29°53'08"W	C21	125.00'	44.34'	S11°09'10"E
C3	125.00'	46.74'	46.47'	N62°10'10"W	C22	25.00'	39.27'	S35.36' N45°58'20"W
C4	125.00'	60.00'	59.43'	N38°02'23"W	C23	96.62'	94.23'	N23°08'06"W
C5	50.00'	29.77'	29.33'	N35°23'42"W	C24	225.00'	36.51'	S58°57'40"W
C6	25.00'	16.77'	16.45'	N33°31'40"W	C25	25.00'	37.88'	S34.36' N57°00'44"W
C7	125.00'	22.79'	22.76'	N19°31'51"W	C26	875.00'	82.07'	N82.04' N8215'44"W
C8	50.00'	41.43'	40.26'	N52°02'02"E	C27	875.00'	65.35'	N87°02'21"W
C9	50.00'	38.05'	37.14'	N50°56'30"E	C28	875.00'	26.92'	S89°53'24"W
C10	50.00'	38.05'	37.14'	S88°27'19"E	C29	275.00'	74.29'	S74.07' N033'15"W
C11	50.00'	40.10'	39.03'	S40°40'51"E	C30	75.00'	73.06'	S28°53'53"E
C12	50.00'	59.90'	48.73'	S11°27'31"W	C31	200.00'	52.45'	S64°19'03"E
C13	25.00'	31.20'	29.22'	S4°51'13"W	C32	195.58'	27.32'	S27.29' S56°49'49"E
C14	75.00'	55.60'	54.34'	S52°08'32"E	C33	560.00'	76.06'	S26°10'15"W
C15	825.00'	79.12'	79.09'	S78°07'32"E	C34	390.90'	39.77'	N59°16'03"W
C16	825.00'	61.68'	61.64'	S81°48'20"E	C35	125.00'	25.15'	N51°02'30"W
C17	825.00'	83.46'	83.43'	S87°32'24"E	C36	225.00'	49.50'	N01°59'23"E
C18	825.00'	7.96'	7.96'	N88°17'07"E	C37	825.00'	1.35'	N73°25'40"E
C19	75.00'	58.25'	56.79'	N23°14'22"W	C38	25.00'	39.27'	S54°00'31"W

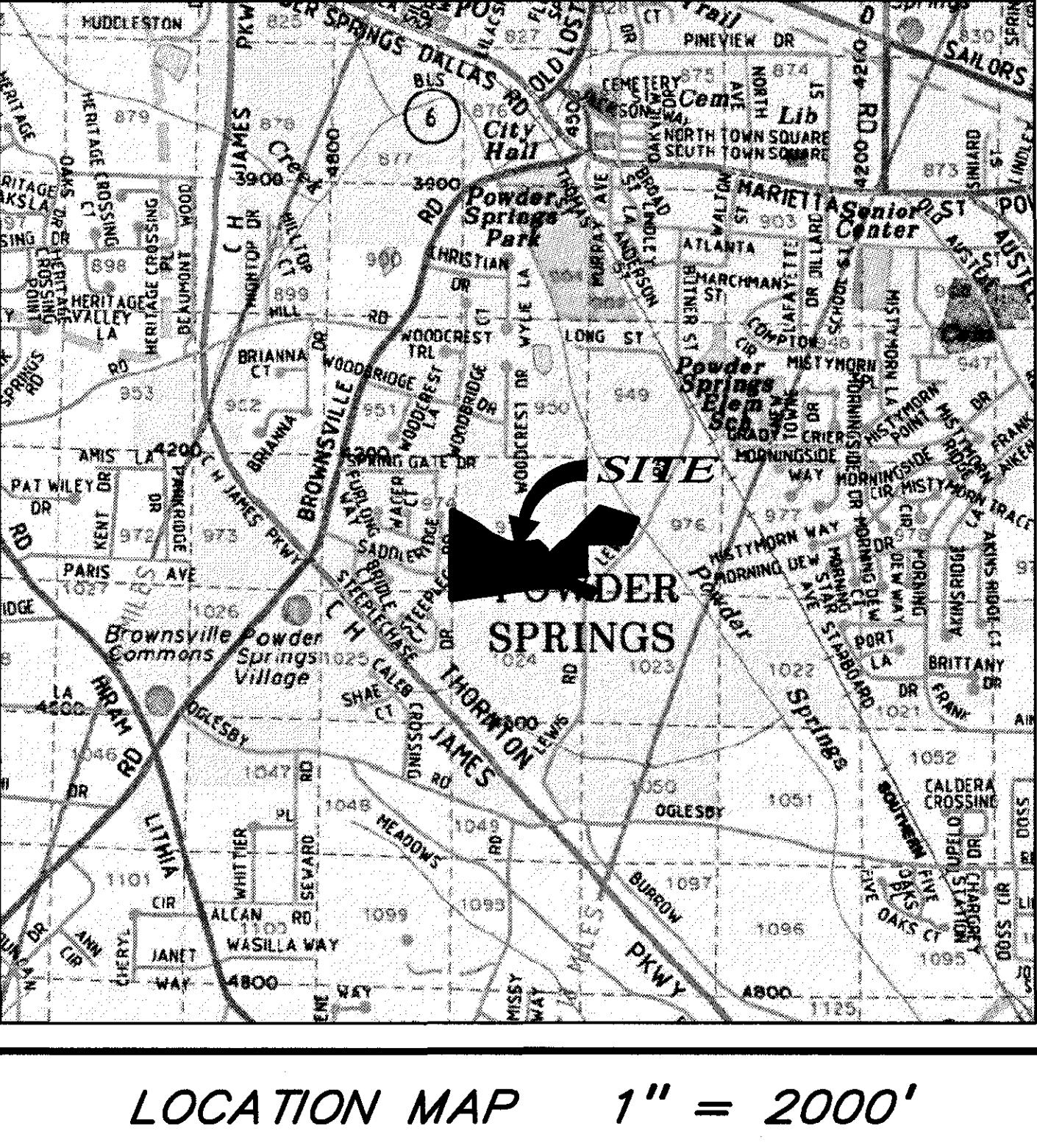
SURVEYOR'S CERTIFICATE

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 108.832 FEET, AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 455.508 FEET.

BY *JASON A. HOPKINS*
JASON A. HOPKINS, REGISTERED GEORGIA LAND SURVEYOR NO. 3215
DATE 3-03-21



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.

FOR ORIGINAL SIGNATURE, SEE PLAT BOOK 279, PAGES 521-523
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE

FOR ORIGINAL SIGNATURE, SEE PLAT BOOK 279, PAGES 521-523
DIRECTOR OF PUBLIC WORKS

DATE

FOR ORIGINAL SIGNATURE, SEE PLAT BOOK 279, PAGES 521-523
MAYOR, CITY OF POWDER SPRINGS

DATE

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

FOR ORIGINAL SIGNATURE, SEE PLAT BOOK 279, PAGES 521-523
COBB COUNTY WATER SYSTEM

DATE

PLAT WAS APPROVED BY MAYOR AND COUNCIL ON 06/15/2020 (PZ20-018)

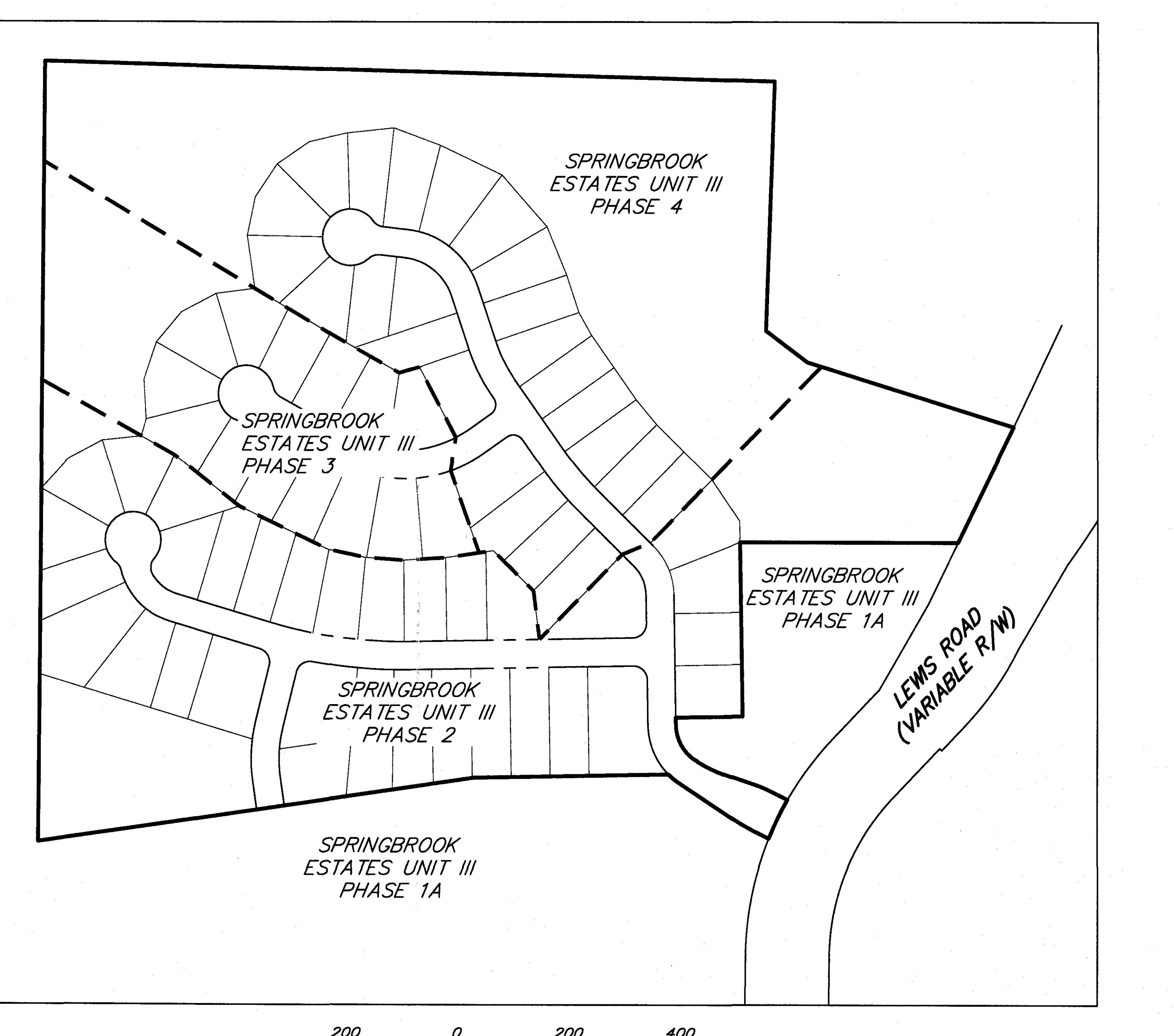
OWNER'S CERTIFICATION AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HEREON. 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 ALL STREETS AND RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON, FEES SIMPLE OF THE CITY OF POWDER SPRINGS, AND FURTHER CONVEY TO THE USE OF THE PUBLIC FOREVER ALL THE ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSES AND CONSIDERATIONS HERIN 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 FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING OF 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 FE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF POWDER SPRINGS SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OR CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING OF COURSE OF STREAM AND RIVERS, FLOODING FROM NATURAL SOURCES 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 THE PRESENTS.

OWNERS NAME: GRAND COMMUNITIES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY
BY: FOR ORIGINAL SIGNATURE, SEE PLAT BOOK 279, PAGES 521-523
TODD E. HUSS, PRESIDENT

DATE
OWNER ADDRESS: 3940 OLYMPIC BLVD, STE. 400
ERLANGER, KENTUCKY 41018



City Council	Meeting Minutes - Final	April 16, 2018	City Council	Meeting Minutes - Final	April 16, 2018	City Council	Meeting Minutes - Final	April 16, 2018	
PZ 18-004	Rezoning Application MDR Conditional to MDR Conditional - Change in stipulations of Approval LL975 and LL1024 Grand Communities, Ltd. Applicants present - Jason Wisneski and Sean Stephen -and addressed Mayor and Council to provide an overview of their rezoning action. Community Development Director Tina Garver was also in attendance. Grand Communities stated they are agreeable to the conditions as presented and discussed 4/16/18 and included in the motion. Stipulation #1 was revised to include "prior setback variances subject to staff approval of lots in question" at the conclusion of Stipulation #1. No other speakers. A motion was made by Bordelon, seconded by Lust, that this Rezoning PZ 18-004 be approved with the following conditions: 1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatever form which are currently in place concerning the property which constitutes the subject matter of the above- captioned application for rezoning for 19097500010, 19097500030, and 19102400010 prior setback variances subject to staff approval of lots in question. 2. Applicant shall submit full LDP Plans and site plan to be reviewed and will comply with all requirements of the Unified Development Code. After review of floodplain requirements, the number of lots may be reduced. 3. Applicant shall comply with both the UDC and Cobb County Fire Marshal's office's requirements for guest parking and dead end streets. 4. The maximum number of homes shall be one hundred nine (109). The actual number of lots constructed may be after detailed plan review based on development and floodplain requirements. 5. A minimum of 26.68 (24.60%) acres of the total site (109.26 acres) shall be "open space" which shall be owned and maintained by the HOA unless otherwise agreed to, or desired by, the City of Powder Springs. The applicant will provide a letter from the HOA regarding the previous requirement regarding passive recreation areas or trails. No recreation areas or trails shall be required in stream buffers or floodplain areas. 6. The minimum square footage of the homes shall be twenty-four hundred (2,400) square feet. 7. The homes shall be predominantly two-story traditional and shall have hard exterior facades consisting of brick, stacked stone, cedar shake or hardsy plank. 8. Each home shall have, at a minimum, an attached two-car garage. Additionally, there shall be sufficient room on and within the driveways to park two (2) additional vehicles. 9. The subject property shall be incorporated into the existing HOA. The builder will contribute to the HOA or improve common areas at a minimum of \$150 per house constructed prior to the Homeowners Association entity being transferred after the completion of the build-out and development of the residential community.		10. Final locations, configurations, and/or methodology for stormwater management and hydrology - including on-site detention and water quality - shall be in accordance with the regulations of the City of Powder Springs Unified Development Code (UDC) in effect at the time of the land disturbance plan approval. Development must occur within one year of plan approval, if not a new land disturbance plan will be required. 11. Maintain streambank buffers consistent with the City of Powder Springs' and State of Georgia's requirements, and voluntarily convey said buffers to the City of Powder Springs in the form of a Conservation Easement, with the understanding that utilization of previous variances on this property for buffer averaging will be allowed. Stream buffers will be separated by a split rail or similar fence and marked by signage. A confirmation showing that there is no net decrease in the square footage of the required buffer will be required prior to plan approval. 12. The submission of a landscape plan during the Plan Review Process which shall be subject to City Staff review and approval, and which shall include the following: a. Sodded front, side, and rear yards. b. At both points of ingress/egress onto Lewis Road, as shown on the "Rezoning Sketch Plan", the installation of ground-based, monument-style entrance signage which shall be landscaped, lighted, and irrigated. c. The dedication of a ten foot (10') wide no access easement along the Lewis Road frontage except, of course, with respect to the ingress/egress locations. d. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style. 13. The Community Development Director shall have the authority to approve minor modifications to the "Revised Sketch Plan", architecture, zoning conditions, and other issues as the Application proceeds through the Plan Review Process and thereafter, as long as those modifications are in substantial conformance with the intent of this Application. 14. Prior to the issuance of a land disturbance permit or approval of any plans, the builder shall provide proof of compliance with stipulations relating to the dedication and improvement regarding Lewis Road. 15. All water lines serving the subject property shall be made of ductile iron and shall be designed to meet the City of Powder Springs Design and Detail specifications.			PZ 18-005	Hardship Variance - Grand Communities, Ltd. LL 975, 976, 1022, 1023, 1049, 1050 Request to allow clearing of greater than 10 acres and waive Stormwater Detention Requirements Applicants present - Jason Wisneski and Sean Stephen -and addressed Mayor and Council to provide an overview of their Hardship Variance request. Community Development Director Tina Garver was also in attendance. Grand Communities stated they are agreeable to the conditions as presented and discussed 4/16/18 and included in the motion. Stipulation #1 was revised to change "grade in 3 phases" to "up to 5 phases" to include "substantially in accordance with 2-5-18 plan submitted to the City of Powder Springs" at the conclusion of Stipulation #1. No other speakers. A motion was made by Bordelon, seconded by Farmer, that this Hardship Variance PZ 18-005 was approved with conditions as follows: 1. That the applicant clear and grade up to 5 phases up to 10 acres, in addition to the right-of-way substantially in accordance with 2-5-18 plan submitted to the City of Powder Springs. 2. That any areas located in the required stream buffer be conserved within conservation easements and include a split rail or similar style fence and signage marking easement area. Split rail fences and signage shall be required only where the conservation easement borders on individual lots within the subdivision, not common areas. 3. Within 120 days of completion of development activities as shown on a land disturbance permit, the owner of the property shall secure a building permit or hydro seed all lots where future construction has been approved and maintain the lots so that the grass does not exceed 8 inches in height. 4. Should a development permit expire, the owner shall bring the property up to the minimum tree canopy requirements of Article 12. 5. Staff will continue to review the application regarding waiving certain stormwater requirements with professional consulting staff. If waiving the stormwater detention requirements is favorable in increasing floodplain management best practices and/or increasing the implementation of green infrastructure staff may administratively vary this requirement.		

