

SPRINGBROOKE ESTATES SUBDIVISION

UNIT I - PHASES II, III, & IV

Certificate of Design

I hereby certify that the design and layout of the proposed lots, blocks, streets, and other things herein indicated in this preliminary plan have been prepared by the undersigned engineer.

By: Registered P.E. Number: 8296
 Date: 9/16/07

Preliminary Engineering Certificate

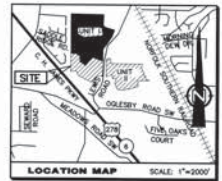
I hereby certify that this proposed preliminary engineering certificate complies with the requirements of the Georgia Department of Transportation, Division of Statewide Planning, and the Georgia Department of Transportation, Division of Statewide Planning, and the Georgia Department of Transportation, Division of Statewide Planning.

By: Registered P.E. Number: 8296
 Date: 9/16/07

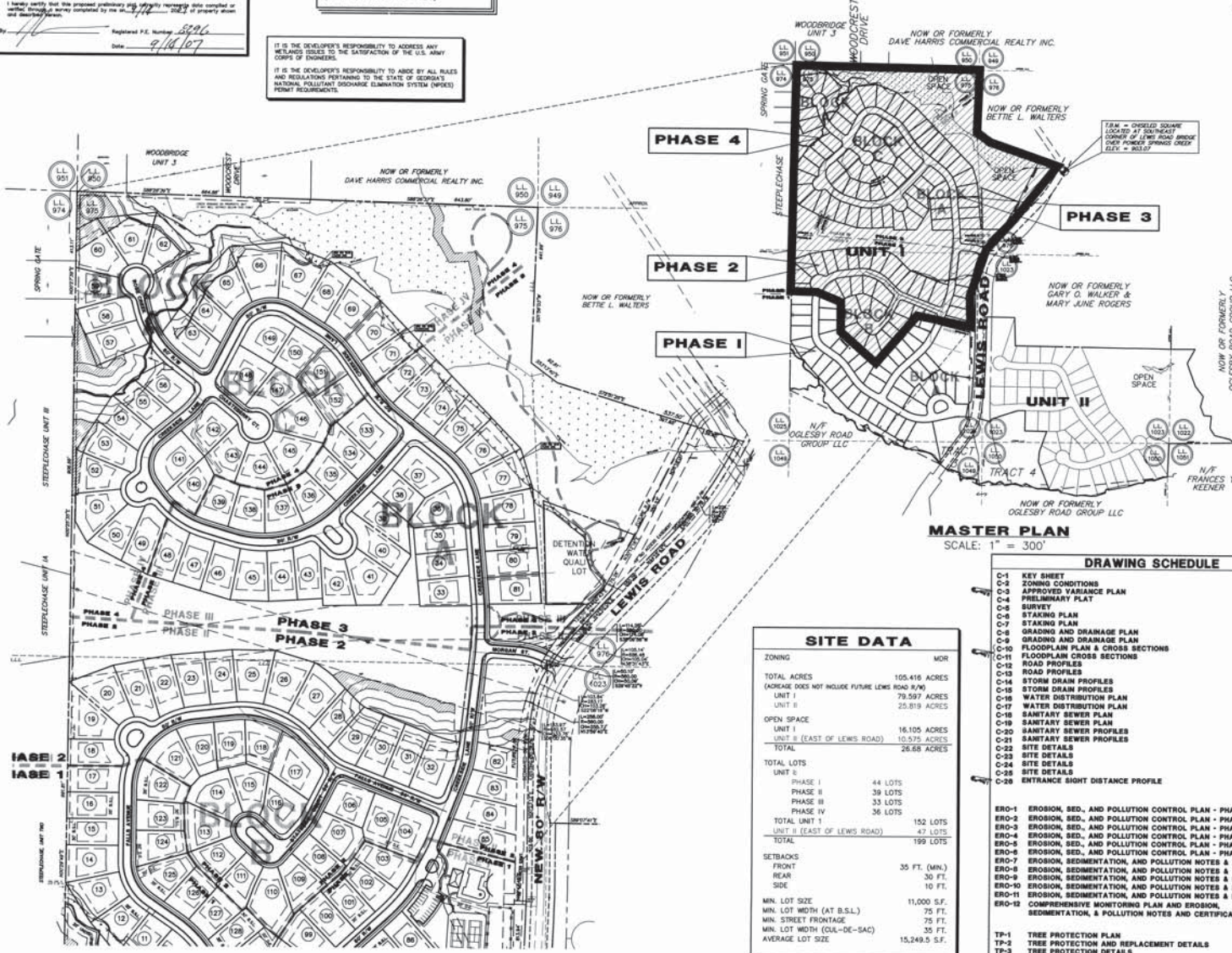
SITE AREA: 57.97 ACRES
 DISTURBED AREA: 37.38 ACRES
 (UNIT I, PH. 2-5 ONLY)

IT IS THE DEVELOPER'S RESPONSIBILITY TO ADDRESS ANY NEIGHBORHOOD CONCERNS TO THE SATISFACTION OF THE U.S. ARMY CORPS OF ENGINEERS.

IT IS THE DEVELOPER'S RESPONSIBILITY TO ABIDE BY ALL RULES AND REGULATIONS PERTAINING TO THE STATE OF GEORGIA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.



CURVE	ARC	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	28.32'	100.00'	S89°24'10"W	22.27'	17.21'
C2	148.15'	302.15'	N09°11'31"E	131.48'	69.29'
C3	183.15'	447.15'	S22°32'20"W	162.20'	82.47'
C4	35.45'	100.00'	S81°17'18"W	23.29'	18.88'
C5	41.87'	840.00'	N09°27'58"E	51.87'	25.84'
C6	78.20'	202.15'	S10°41'19"W	78.87'	38.48'
C7	72.88'	880.00'	S87°17'34"E	72.88'	38.17'
C8	78.78'	447.15'	N10°53'28"E	78.89'	38.50'



- GENERAL NOTES**
- Owner/Developer: MDCR Homes, 11525 Park Roads Circle, Alpharetta, Georgia 30005, 770-258-9500
 - 24 Hour Emergency Contact: Bob Kelly, Office: 770-442-4145, Cell: 678-614-0805
 - City Engineer: J. Lancaster Associates, Inc., 275 Village Parkway, Marietta, GA 30067, Phone: 770-955-3421
 - Subject property is zoned MCR.
 - This project is located in Lot 148, 976, 978, 1022, 1023, 1024, 1048, & 1050 of the 1999 District, 2nd Section in the City of Powder Springs, Cobb County, Georgia.
 - All construction shall be in strict accordance with City of Powder Springs codes & standards.
 - It is the contractor's responsibility to notify inspector 24 hours prior to construction.
 - Boundary and topographic information taken from survey by Barton Surveying, Inc., dated March 19, 2006, not recorded, Book 20,266, Page 322, City of Powder Springs, Cobb County, Georgia.
 - According to the current F.A. Official Flood Hazard Map, Community Panel No. 13047C, dated August 18, 1993, this property is in an area having special flood hazards.
 - Any signs or monuments used on this job shall be permitted separately.
 - Any construction within 500 feet of a water body shall be permitted separately.
 - All dimensions are to face of building or face of curb, unless otherwise stated.
 - There is no easement located on the site.
 - All traffic control devices, signs, and markings (stripes) to be used shall conform to the requirements of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD). All permanent markings shall be thermoplastic unless otherwise noted.
 - Construction equipment shall not be parked in required right-of-way, and must be stored within site.
 - If any structures are to be placed, vegetation not to exceed 30' in height minimum intersection sight distance, requirements must be satisfied and all be maintained by the developer/homeowner association.
 - Land/road closure permits shall be obtained prior to any work in county roadway that will obstruct or divert traffic.
 - Any structures, walls, or landscaping placed adjacent to a roadway must maintain minimum sight distance. Any conflicts will be corrected immediately by the developer.
 - Contractor shall maintain driveway access and postal service throughout the duration of the project.
 - It is the developer's responsibility to obtain by federal regulations regarding wetlands.
 - All developments of 5.0 acres or larger must be reviewed and approved by the Natural Resource Conservation Service (Federal Soil Conservation Service).
 - Temporary benchmark is located above at the southeast corner of Lewis Road bridge over Powder Springs Creek. Elevation = 803.07.
 - Responsibility for entrance connections for this Road are the responsibility of the developer. The developer shall coordinate with the City Engineer, Office of Public Works, for the location of curb, gutter, and sidewalk. The developer shall coordinate with the City Engineer, Office of Public Works, for the location of curb, gutter, and sidewalk. The developer shall coordinate with the City Engineer, Office of Public Works, for the location of curb, gutter, and sidewalk.
 - Tree Protection Plan to be reviewed and approved by P.E.S. & I. prior to the start of construction.

MASTER PLAN
 SCALE: 1" = 300'

DRAWING SCHEDULE

- C-1 KEY SHEET
- C-2 ZONING CONDITIONS
- C-3 APPROVED VARIANCE PLAN
- C-4 PRELIMINARY PLAT
- C-5 SURVEY
- C-6 STAKING PLAN
- C-7 STAKING PLAN
- C-8 GRADING AND DRAINAGE PLAN
- C-9 GRADING AND DRAINAGE PLAN
- C-10 FLOODPLAIN PLAN & CROSS SECTIONS
- C-11 WATER DISTRIBUTION PLAN
- C-12 ROAD PROFILES
- C-13 ROAD PROFILES
- C-14 STORM DRAIN PROFILES
- C-15 STORM DRAIN PROFILES
- C-16 WATER DISTRIBUTION PLAN
- C-17 WATER DISTRIBUTION PLAN
- C-18 SANITARY SEWER PLAN
- C-19 SANITARY SEWER PLAN
- C-20 SANITARY SEWER PROFILES
- C-21 SANITARY SEWER PROFILES
- C-22 SITE DETAILS
- C-23 SITE DETAILS
- C-24 SITE DETAILS
- C-25 SITE DETAILS
- C-26 ENTRANCE SIGHT DISTANCE PROFILE

SITE DATA

ZONING	MOR
TOTAL ACRES	105.416 ACRES (ACREAGE DOES NOT INCLUDE FUTURE LEWIS ROAD R/W)
UNIT I	79.597 ACRES
UNIT II	25.819 ACRES
OPEN SPACE	16.105 ACRES
UNIT I (EAST OF LEWIS ROAD)	10.575 ACRES
TOTAL	26.658 ACRES
TOTAL LOTS	199 LOTS
UNIT I	
PHASE I	44 LOTS
PHASE II	39 LOTS
PHASE III	33 LOTS
PHASE IV	36 LOTS
TOTAL UNIT I	152 LOTS
UNIT II (EAST OF LEWIS ROAD)	47 LOTS
TOTAL	199 LOTS
SETBACKS	
FRONT	35 FT. (MIN.)
REAR	30 FT.
SIDE	10 FT.
MIN. LOT SIZE	11,000 S.F.
MIN. LOT WIDTH (AT B.S.L.)	75 FT.
MIN. STREET FRONTAGE	75 FT.
MIN. LOT WIDTH (CUL-DE-SAC)	35 FT.
AVERAGE LOT SIZE	15,249.5 S.F.

Overhead UTILITIES PROTECTION CENTER OF GEORGIA

BEFORE ANY CONSTRUCTION WORK BEGINS OR ANY WORK BEGINS WITHIN 100' FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, CONTACT THE UTILITIES PROTECTION CENTER (UTC) AT 1-800-280-7411 (863-434-4444) TO REGISTER YOUR PROJECT FOR LOCATION OF OVERHEAD POWER LINES.

WHEN ANY ROAD RIGHT-OF-WAY, PLEASE CALL (770) 419-6300.

24 HOUR CONTACT
 B.J. KELLEY
 OFFICE: 770-442-4145
 CELL: 678-614-0805



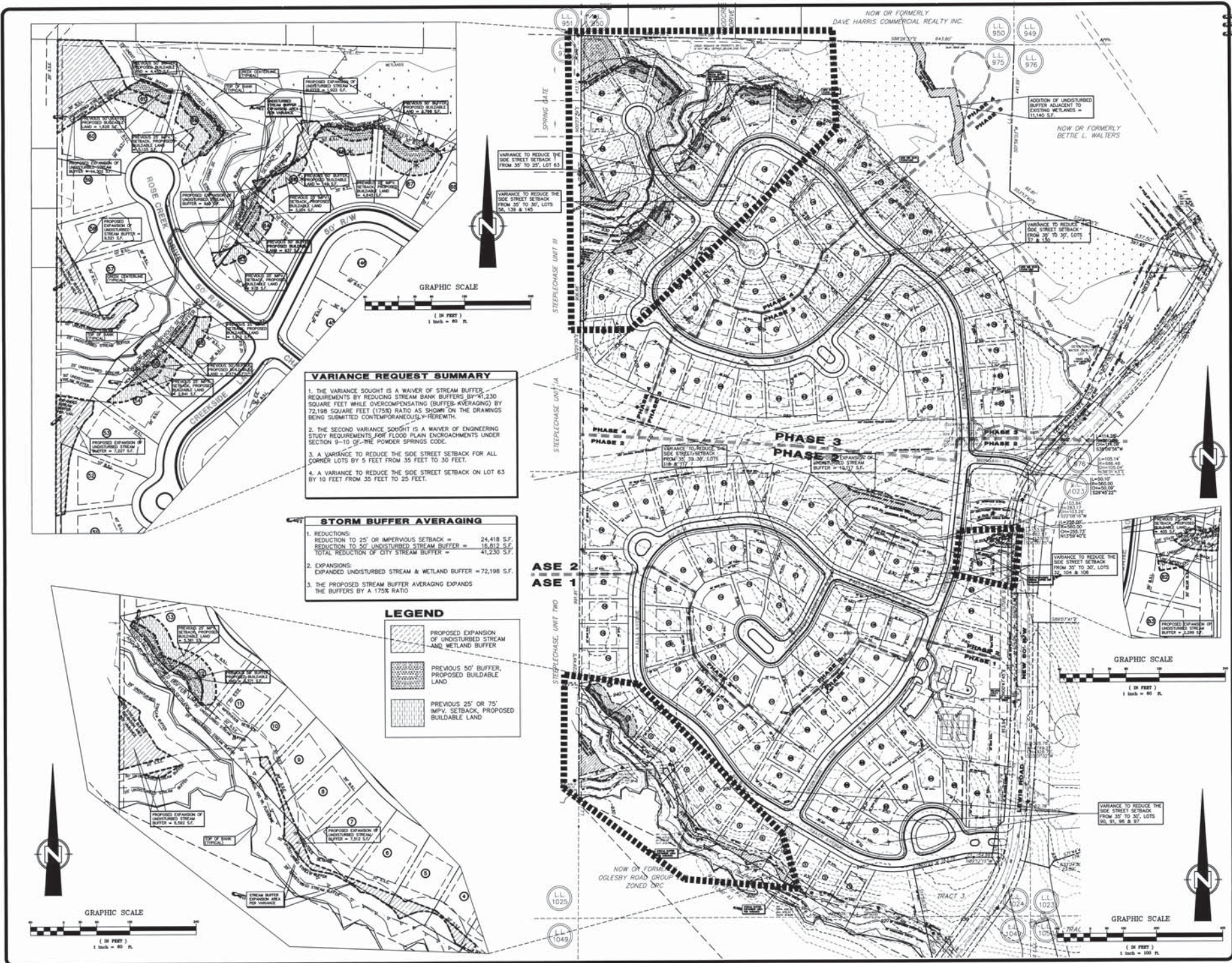
KEY SHEET

SPRINGBROOKE ESTATES - UNIT I - PH. 2, 3 & 4

11-171-25 SCALE AS SHOWN 48 IN. 05/23/08 5039-01-2502-KTY RPT DATE 09-13-07

C-1

26 SHEETS



VARIANCE REQUEST SUMMARY

1. THE VARIANCE SOUGHT IS A WAIVER OF STREAM BUFFER REQUIREMENTS BY REDUCING STREAM BANK BUFFERS 30' TO 25' SQUARE FEET WHILE OVERCOMPENSATING (BUFFERS AVERAGING) BY 72,198 SQUARE FEET (175%) RATIO AS SHOWN ON THE DRAWINGS BEING SUBMITTED CONTEMPORANEOUSLY HEREWITH.
2. THE SECOND VARIANCE SOUGHT IS A WAIVER OF ENGINEERING STUDY REQUIREMENTS FOR FLOOD PLAN ENCROACHMENTS UNDER SECTION 9-10 OF THE POWDER SPRINGS CODE.
3. A VARIANCE TO REDUCE THE SIDE STREET SETBACK FOR ALL CORNER LOTS BY 5 FEET FROM 35 FEET TO 30 FEET.
4. A VARIANCE TO REDUCE THE SIDE STREET SETBACK ON LOT 63 BY 10 FEET FROM 35 FEET TO 25 FEET.

STORM BUFFER AVERAGING

1. REDUCTIONS:
 REDUCTION TO 25' OR IMPERVIOUS SETBACK = 24,418 S.F.
 REDUCTION TO 50' UNDISTURBED STREAM BUFFER = 18,812 S.F.
 TOTAL REDUCTION OF CITY STREAM BUFFER = 43,230 S.F.
2. EXPANSIONS:
 EXPANDED UNDISTURBED STREAM & WETLAND BUFFER = 72,198 S.F.
3. THE PROPOSED STREAM BUFFER AVERAGING EXPANDS THE BUFFERS BY A 175% RATIO

LEGEND

- PROPOSED EXPANSION OF UNDISTURBED STREAM AND WETLAND BUFFER
- PREVIOUS 50' BUFFER, PROPOSED BUILDABLE LAND
- PREVIOUS 25' OR 75' IMPV. SETBACK, PROPOSED BUILDABLE LAND

REVISION	BY

THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION

Jamesater Associates, Inc.
 ENGINEERS & ARCHITECTS
 1100 W. BROADWAY, SUITE 2000
 ATLANTA, GEORGIA 30309
 (404) 525-1441



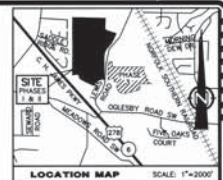
APPROVED VARIANCE PLAN

SPRINGBROOKE ESTATES - UNIT 1

ALL CITY, STATE, LOCAL, FEDERAL, AND COUNTY ORDINANCES, CODES, ORDINANCES, AND REGULATIONS SHALL APPLY TO THIS PROJECT.

DRAWN BY: SCM
 CHECKED BY: BNY
 DATE: 12-21-06
 ROAD: AS SHOWN
 AREA: 48 AC
 COUNTY: COB
 PROJECT NO: 5038-01-PH2-VAR
 SHEET NO: 06-13-07
 SHEET

PRELIMINARY PLAT FOR SPRINGBROOKE ESTATES - UNIT I



OWNER / DEVELOPER / APPLICANT:
MICAR HOMES
11225 PARK WOOD CIRCLE
ALPHARETTA, GEORGIA 30005
PHONE: 770-266-8000
FAX: 770-225-9974

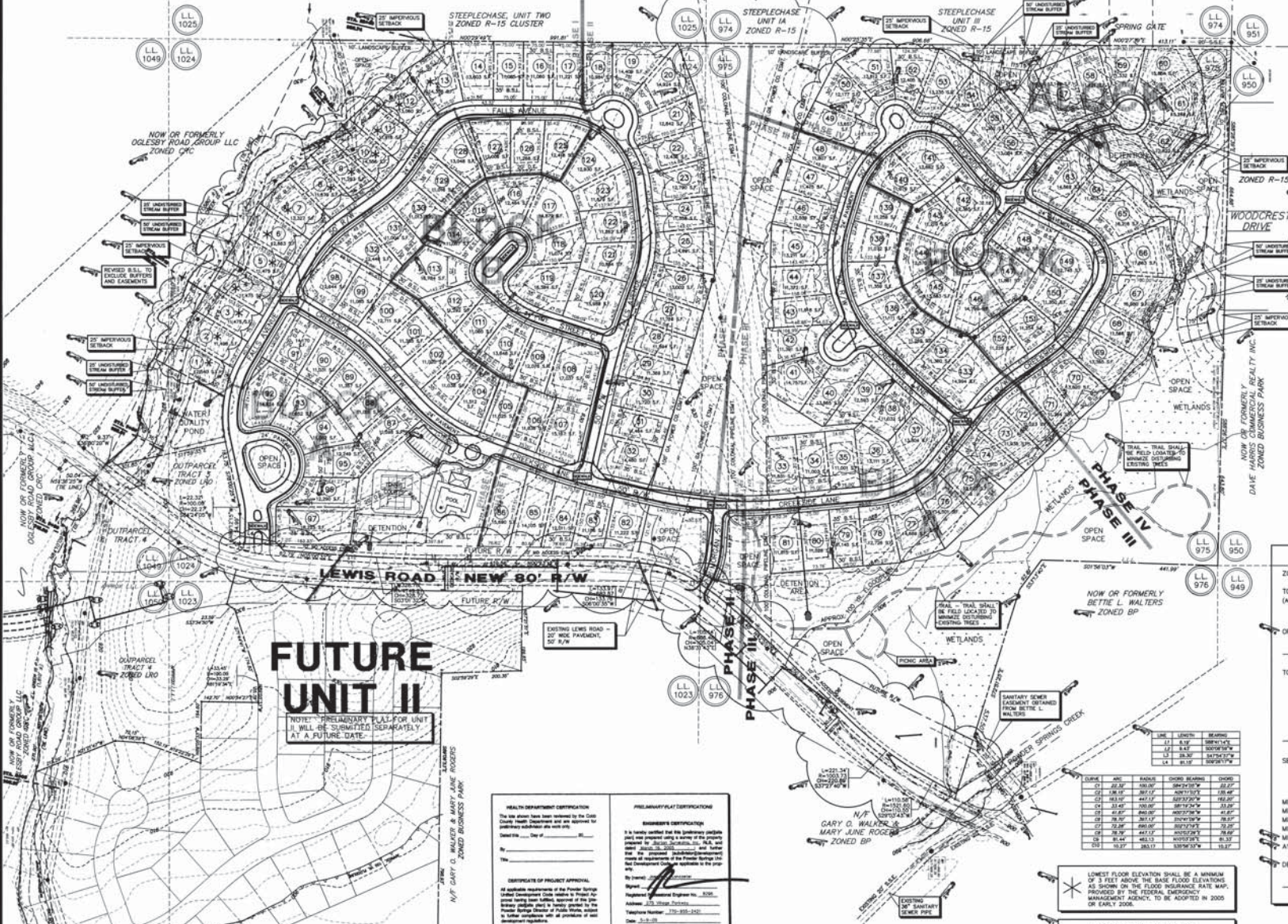
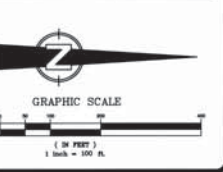
ENGINEER:
LANCASTER ASSOCIATES
275 VILLAGE PARKWAY
MARIETTA, GEORGIA 30067
PHONE: 770-955-2431
FAX: 770-955-3480

SURVEYOR:
BARTON SURVEYING, INC. FOR MICAR HOMES
STEVEN TITLE GUARANTY CO. & BANK OF
AMERICA, DATED MARCH 18, 2005. VERTICAL
DATUM IS MEAN SEA LEVEL.

- PROPERTY IS LOCATED IN LAND LOTS 975, 976, 1022, 1023, 1024, 1048 AND 1050 OF THE 19TH DISTRICT, 2ND SECTION, CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) #30672C0005F, AUGUST 18, 1992, PORTION OF THIS SITE CONTAINS FLOODPLAIN.
- NO CEMETERIES ARE KNOWN TO EXIST ON SITE.
- STREAM AND WETLAND CLASSIFICATIONS ARE TO BE DETERMINED.
- NO ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON SITE.
- WATER SUPPLY BY CITY OF POWDER SPRINGS. NEARBY WATER LINE IS AT OGLESBY ROAD AND SHALL BE EXTENDED BY THE DEVELOPER.
- SANITARY SEWAGE DISPOSAL BY CITY OF POWDER SPRINGS AND COBB COUNTY. THE SOUTHERN PORTION OF THE PROPERTY WILL BE SERVED BY AN EXISTING CITY OF POWDER SPRINGS SANITARY SEWER LINE THAT RUNS ALONG THE SOUTH PROPERTY LINE. THE NORTHERN PORTION OF THE PROPERTY WILL BE GRAVITY SEWER TO AN EXISTING POWDER SPRINGS CREEK. THE DEVELOPER WILL EXTEND A NEW SEWER LINE TO THE INTO THE COBB COUNTY TRUNK LINE VIA AN EASEMENT AS ILLUSTRATED ON THIS PRELIMINARY PLAT.
- RIGHT-OF-WAYS AND EASEMENTS WILL BE CONVEYED TO THE CITY OF POWDER SPRINGS.

SITE DATA

ZONING	MOR
TOTAL ACRES	105.416 ACRES (INCREASE DOES NOT INCLUDE FUTURE LEWIS ROAD R/W)
UNIT I	79.597 ACRES
UNIT II	25.819 ACRES
OPEN SPACE	
UNIT I	25.538 ACRES
UNIT II (EAST OF LEWIS ROAD)	10.286 ACRES
TOTAL	35.824 ACRES
TOTAL LOTS	
UNIT I	44 LOTS
PHASE II	39 LOTS
PHASE III	33 LOTS
PHASE IV	36 LOTS
TOTAL UNIT I	152 LOTS
UNIT II (EAST OF LEWIS ROAD)	47 LOTS
TOTAL	199 LOTS
SETBACKS	
FRONT	35 FT. (MIN.)
REAR	30 FT.
SIDE	10 FT.
MIN. LOT SIZE	11,000 S.F.
MIN. LOT WIDTH (AT B.S.L.)	75 FT.
MIN. STREET FRONTAGE	75 FT.
MIN. LOT WIDTH (CUL-DE-SAC)	35 FT.
MINIMUM HOUSE SIZE	2,400 S.F.
AVERAGE LOT SIZE	12,978.1 S.F.
DENSITY	
UNIT I	1.91 LOTS / AC.
UNIT II (EAST OF LEWIS ROAD)	1.82 LOTS / AC.
TOTAL	1.89 LOTS / AC.



HEALTH DEPARTMENT CERTIFICATION
This plan complies with the requirements of the Code of Ordinances of the City of Powder Springs, Georgia, relating to the subdivision of land for residential purposes. The subdivision is hereby approved for the purpose stated herein.

PRELIMINARY PLAT CERTIFICATIONS
I, the undersigned, being duly sworn, depose and say that I am the duly qualified and licensed Surveyor for the State of Georgia, and that I have surveyed the above described land and that the same is correctly and truthfully shown on this preliminary plat as the same is owned, bounded, and situated.

OWNER'S CERTIFICATION
As the owner of this land, I hereby certify that I have read the above described preliminary plat and that I understand the contents thereof and that I have caused the same to be prepared and that I have caused the same to be recorded in the public records of the State of Georgia.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
ALL REQUIREMENTS OF THE POWDER SPRINGS SUBDIVISION REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID SUBDIVISION REGULATIONS.

DATE OF APPROVAL: _____ CITY CLERK

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DATE OF APPROVAL: _____ CITY CLERK

REVISIONS

NO.	DATE	DESCRIPTION

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MICAR HOMES
11225 Park Wood Circle
Alpharetta, Georgia 30005
Phone: 770-266-8000
Fax: 770-225-9974

PRELIMINARY PLAT
SPRINGBROOKE ESTATES - UNIT I
LL 975, 976, 1022, 1023, 1024, 1048, 1050, 19th DISTRICT, 2ND SECTION, CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

DESIGN BY: JAW
DESIGNED BY: BSW
DRAWN BY: SAK
SCALE: 1"=100'
CAD FILE: 020309.dwg
DATE: 08-13-07
SHEET: C-4
OF 16 SHEETS