

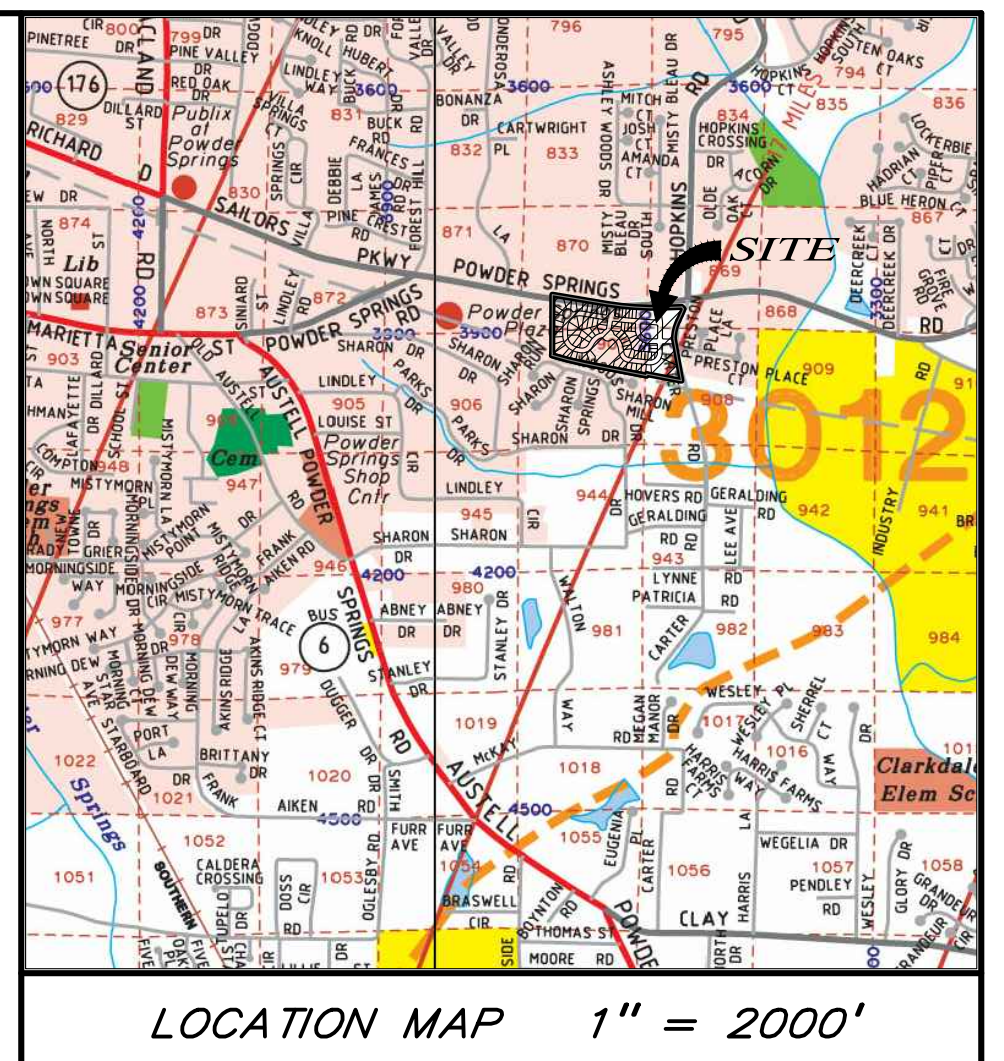
TOTAL PARKING SUMMARY	
PARKING COMPONENT	PARKING PROVIDED
SINGLE FAMILY RESIDENCE	2 CAR GARAGES
OFF STREET PARKING	2 SPACES/DRIVEWAY
COMMUNITY CENTER (3,500 S.F.)	55
POOL (SURFACE AREA = 2,100 S.F.)	

DEVELOPMENT SUMMARY	
TOTAL AREA = 20.48 ACRES	
OPEN SPACE AREA = 5.22 ACRES (25.5%)	
TOTAL NO. OF LOTS = 110	
DENSITY / YIELD = 5.4 LOTS PER ACRE	
PRESENT ZONING - PUD-R (CASE PZ: 20-011)	
FRONT SETBACKS = 5'	
SIDE SETBACKS = 5'	
MAJOR SIDE SETBACKS = 5'	
REAR SETBACK = 10'	
PERIMETER SETBACK = 35'	
MAXIMUM BUILDING HEIGHT = 35'	

TOTAL RECREATION AREA/GREEN SPACE	
MINIMUM AREA REQUIRED = 1 AC.(110/50) = 2.20 ACRES	
RECREATION AREA	1.6 ACRES
GREEN SPACE 1	0.26 ACRES
GREEN SPACE 2	1.04 ACRES
	TOTAL 2.80 ACRES

PUBLIC STREET DATA	
STREET NAME	L.F.
SILVERLY WAY	1,043
SPRINGFIELD DRIVE	260

PHASE 1 DEVELOPMENT SUMMARY	
TOTAL AREA = 6.72 ACRES	
OPEN SPACE AREA = 2625 S.F.	
GREEN SPACE AREA = 66,275 S.F.	
STORMWATER DETENTION POND AREA = 1.09 ACRES	
TOTAL NO. OF LOTS = 19	
TOTAL NO. OF TOWNHOMES = 21	

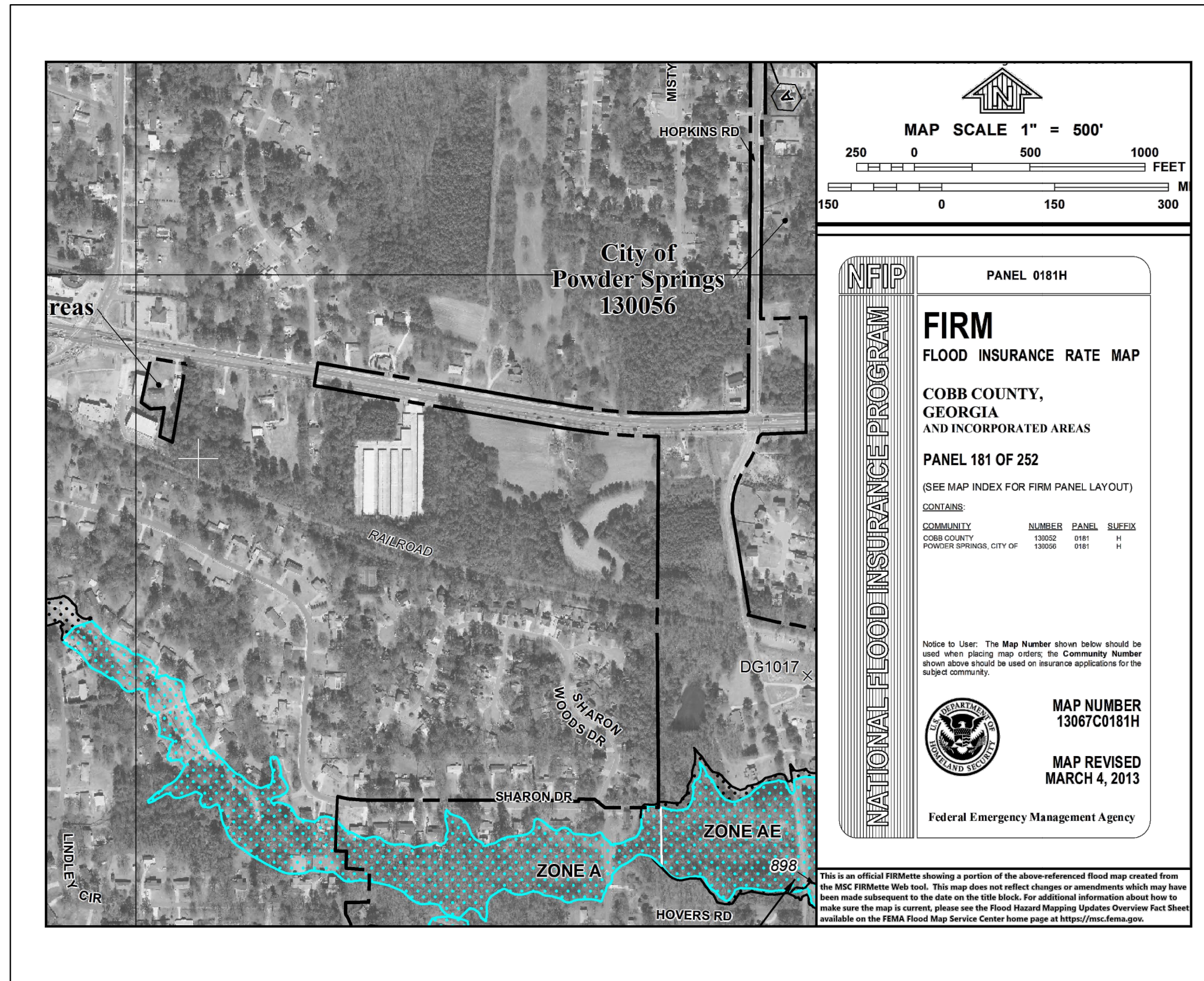


CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

- NOTES:
- BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
 - 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.
 - THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY 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.
 - NO BUILDING PERMITS SHALL BE ISSUED UNTIL A PERMIT FOR THE CONNECTION TO SILVER COMET TRAIL IS ISSUED BY COBB COUNTY.

- COBB COUNTY WATER SYSTEM NOTES:
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS, PER COUNTY CODE 122-12.3.
 - WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-12.5.
 - WATER AND SEWER UTILITIES WITHIN THE CITY OF POWDER SPRINGS RIGHT OF WAY WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY CCWS.

LOT NO.	HOUSE NO.	STREET NAME	LOT NO.	HOUSE NO.	STREET NAME
1	3628	SILVERLY WAY	56	3583	SILVERLY WAY
2	3626	SILVERLY WAY	57	3585	SILVERLY WAY
3	3624	SILVERLY WAY	58	3916	SPRINGFORD DRIVE
4	3622	SILVERLY WAY	59	3912	SPRINGFORD DRIVE
5	3620	SILVERLY WAY	60	3908	SPRINGFORD DRIVE
6	3618	SILVERLY WAY	61	3904	SPRINGFORD DRIVE
7	3614	SILVERLY WAY	62	3885	SPRINGFORD DRIVE
8	3612	SILVERLY WAY	63	3889	SPRINGFORD DRIVE
9	3610	SILVERLY WAY	64	3893	SPRINGFORD DRIVE
10	3608	SILVERLY WAY	65	3897	SPRINGFORD DRIVE
11	3606	SILVERLY WAY	66	3901	SPRINGFORD DRIVE
12	3604	SILVERLY WAY	67	3905	SPRINGFORD DRIVE
13	3602	SILVERLY WAY	68	3617	SILVERLY WAY
14	3600	SILVERLY WAY	69	3619	SILVERLY WAY
15	3596	SILVERLY WAY	70	3621	SILVERLY WAY
16	3594	SILVERLY WAY	71	3625	SILVERLY WAY
17	3952	SILVERLY WAY	72	3906	TAPPERLY DRIVE
18	3950	SILVERLY WAY	73	3902	TAPPERLY DRIVE
19	3588	SILVERLY WAY	74	3905	TAPPERLY DRIVE
20	3584	SILVERLY WAY	75	3901	TAPPERLY DRIVE
21	3582	SILVERLY WAY	76	3687	SILVERLY WAY
22	3580	SILVERLY WAY	77	3683	SILVERLY WAY
23	3578	SILVERLY WAY	78	3679	SILVERLY WAY
24	3576	SILVERLY WAY	79	3675	SILVERLY WAY
25	3748	SILVERLY WAY	80	3669	SILVERLY WAY
26	3744	SILVERLY WAY	81	3663	SILVERLY WAY
27	3740	SILVERLY WAY	82	3659	SILVERLY WAY
28	3732	SILVERLY WAY	83	3655	SILVERLY WAY
29	3730	SILVERLY WAY	84	3647	SILVERLY WAY
30	3728	SILVERLY WAY	85	3643	SILVERLY WAY
31	3722	SILVERLY WAY	86	3641	SILVERLY WAY
32	3718	SILVERLY WAY	87	3639	SILVERLY WAY
33	3716	SILVERLY WAY	88	3637	SILVERLY WAY
34	3712	SILVERLY WAY	89	3676	SILVERLY WAY
35	3710	SILVERLY WAY	90	3674	SILVERLY WAY
36	3706	SILVERLY WAY	91	3672	SILVERLY WAY
37	3702	SILVERLY WAY	92	3670	SILVERLY WAY
38	3693	SILVERLY WAY	93	3668	SILVERLY WAY
39	3695	SILVERLY WAY	94	3666	SILVERLY WAY
40	3697	SILVERLY WAY	95	3664	SILVERLY WAY
41	3699	SILVERLY WAY	96	3662	SILVERLY WAY
42	3701	SILVERLY WAY	97	3660	SILVERLY WAY
43	3705	SILVERLY WAY	98	3658	SILVERLY WAY
44	3709	SILVERLY WAY	99	3656	SILVERLY WAY
45	3713	SILVERLY WAY	100	3654	SILVERLY WAY
46	3717	SILVERLY WAY	101	3652	SILVERLY WAY
47	3719	SILVERLY WAY	102	3650	SILVERLY WAY
48	3721	SILVERLY WAY	103	3648	SILVERLY WAY
49	3723	SILVERLY WAY	104	3646	SILVERLY WAY
50	3725	SILVERLY WAY	105	3644	SILVERLY WAY
51	3739	SILVERLY WAY	106	3642	SILVERLY WAY
52	3747	SILVERLY WAY	107	3640	SILVERLY WAY
53	3577	SILVERLY WAY	108	3638	SILVERLY WAY
54	3579	SILVERLY WAY	109	3636	SILVERLY WAY
55	3581	SILVERLY WAY	110	3634	SILVERLY WAY



PLAT PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO SHOW THE UTILITIES FOR TOWNHOME BUILDINGS AND SUBDIVIDE THE OVERALL TRACT INTO SINGLE FAMILY LOTS.

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES) ARE LOCATED UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) WILL NOT BE LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.

THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

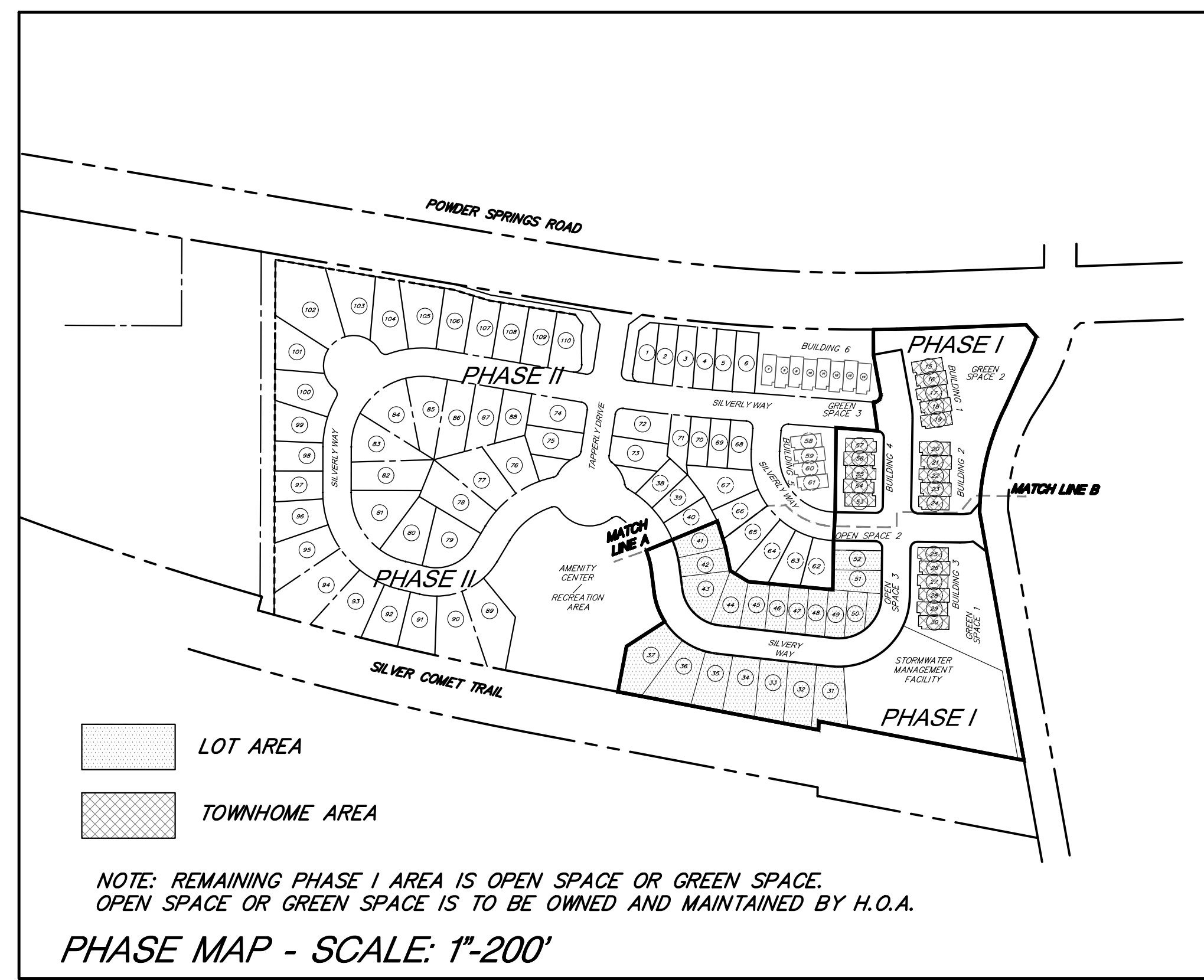
INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 13067C MAP NUMBER # 13067C1018H DATED MARCH 04, 2013.

NOTE:
THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR CREEKWOOD, RECORDED IN OFFICIAL RECORD VOLUME _____ PAGE _____ IN THE COBB COUNTY, GEORGIA AS MAY BE AMENDED OR SUPPLEMENTED.

GPS NOTES:

- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TS22 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 POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 13067C MAP NUMBER # 13067C1018H 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: 1/34,539; ANGULAR ERROR: 05\"/>

FIRE NOTES:

- SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCMD. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.CCBBFMO.ORG
- NO GATE SHALL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL
- ANY STAIRS OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION
- ALL COBB COUNTY FIRE MARSHAL INSPECTION ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.CCBBFMO.ORG
- ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (CCDS 503.01.02)

FIRE DEMO/CONSTRUCTION NOTES:

- MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE
- THE OWNER AND DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA

THE OWNER HEREBY DESIGNATES BOB HUPP AS THE FIRE PREVENTION PROGRAM SUPERINTENDENT. THE ABOVE-NAMED PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IFC CHAPTER 3300 IN ITS ENTIRETY AND NFPA 241-09. FAILURE TO COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATION.

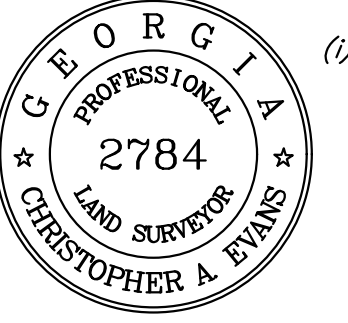
NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

BENCHMARK: TOP OF FIRE HYDRANT
ELEV.: 936.38'
TOP OF FIRE HYDRANT BETWEEN LOTS 35 AND 36

OWNER/DEVELOPER:
TRATON HOMES
720 KENNESAW AVENUE
MARIETTA, GEORGIA 30060

ENGINEER:
RIDGE PLANNING & ENGINEERING
1290 KENNESAW CIRCLE
BUILDING A, SUITE 200
MARIETTA, GA 30066

DRAWN BY: SJJ
CHECKED BY: CAE
FILE: P:\17113
FIELD DATE: 8/03/21
OFFICE DATE: 8/13/21
SCALE: AS SHOWN
REVISIONS



(1) 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 EMBODIED 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. USE OF THIS PLAT FOR ANY OTHER PURPOSES WITHOUT THE UNDERSIGNED LAND SURVEYOR'S CERTIFICATION 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.

Gaskins
ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT
www.gaskinsurvey.com LSP# 789

Marietta Office 1266 Powder Springs Rd Marietta, GA 30064 Phone: (770) 424-7168	Canton Office 147 Reinhardt College Pkwy Ste. 3 Canton, GA 30114 Phone: (770) 794-9698
Lanier Office 558 Old Norcross Rd Ste. 204 Lawrenceville, GA 30046 Phone: (770) 295-1083	Newnan Office 4046 Ga. Hwy. 154, Ste. 109 Newnan, GA 30285 Phone: (770) 424-7168

FINAL PLAT FOR:
**TAPP FARM
PHASE 1**

LOCATED IN L.L. 907 & 908
19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GA.
SHEET 1 OF 6

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

City Council Meeting Minutes - Final June 15, 2020

PZ 20-011 Rezoning – Powder Springs Road: To rezone from LI (Cobb County/Powder Springs) to PUD-R to accommodate a single-family residential development, LL 869, 908 Traton Homes

PZ 20-011 and ORD 20-013

Applicant, represented by their attorney, Kevin Moore, provided Mayor and Council an overview of the proposed development by Traton Homes and their request to annex into the City.

Mr. Moore stated the site plan submitted reduces the house count from 120 to 110 for this mixed use community. Mr. Moore addressed questions about entrance/cut to the community from Powder Springs Road. He stated it would be right in/right out only to Powder Springs Road. There is also an entrance from Carter Road. Mayor and Council and Mr. Moore discussed improvement partnerships for Powder Springs Road and modified condition #16 to remove the last sentence referencing "agreement" wording as there were no details yet to agree to and substituted "subject to final approval by Mayor and Council"

Planning and Zoning recommends approval with conditions. Staff also recommends approval with conditions.

Stipulations: #16 modified as noted below.

- The revised 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. The rezoning is from Light Industrial, Powder Springs and Light Industrial, Cobb County to Planned Unit Development-R (PUD-R) on property located at the intersection of Powder Springs Road and Carter Road consisting of approximately 20.48 acres.
- The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Ridge Planning and Engineering for Traton Homes dated 6/1/2020.
- The construction of a maximum number of One Hundred and Ten (110) units consisting of a maximum 77 single-family residential units and 33 townhomes at an overall maximum density of 5.4 dwelling units per acre. The minimum lot size is 4,000 square feet.
- The setback are as follows:
Front: 5 feet
Side: 5 feet; Side Major: 5 feet
Rear: 10 feet
Between buildings: minimum of 10 feet
- There shall be no patio within the building setback
- A study of the existing farm house shall be conducted which documents any historical context with such study being provided to the local historical commission or city for purposes of preserving a historical record of the house. The study shall also incorporate the specimen tree located at the front of the site.
- The architectural style and composition of the homes shall consist of traditional architecture on all sides Variety in the neighborhood will be provided by the use of stone and different shades of brick in the area shown as brick on the rendering. All side elevation visible from the right-of-way will contain brick or stone no less than 50% where exposed to the right-of-way. All other elevation will contain no less than 50% brick on the front facade. Interior lots shall include a water on both side of a unit.
- The creation of a mandatory Homeowners' Association ("HOA") and the submission of




STAFF DETERMINATION AND ANALYSIS:

To administratively approve the request identified above

Additional Comments:
Staff recommends approval of administrative variance requested with the following conditions:

- Variance to allow dead-end road.
- Variance to allow a minimum lot size of 2,600 square feet (PUD-R Section 2-15).
- Variance to eliminate requirement to maintain 75% existing tree canopy (Section 12-13).
- Variance to allow patio in the existing setback (Table 2-2).
- Variance to waive 25-foot buffer adjacent to southern property line (PUD-R Section 2-15).
- Variance to waive requirement for planting street trees in front of residential units (Section 12-32. d).
- Areas where street trees cannot be met please provide at a minimum shrub in these areas where feasible.
- Please ensure at a minimum one canopy tree is provided in the rear of lots that abuts the Silver Comet Trail.
- No vertical structures will be built on patios that are in the building setback. A note must be placed on all House Location Plans/Foundation Plans.

Signature:

 City Manager Name	 Signature	11/19/2020 Date
Tina Garver Community Development Director	 Signature	11/19/2020 Date



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Declaration of Covenants, Conditions and Restrictions ("CCRs") during the Plan Review process, which shall include, among other components, strict architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, open space areas, sidewalks, community areas, stormwater detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.

- The submission of a landscape plan during the Plan Review process which shall be subject to review and approval by the Community Development Director. Additionally, the landscape plan shall include, but not necessarily be limited to, the following:
a. Landscaping and screening around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees.
b. A twenty-five foot (25') landscape buffer around the perimeter of the Subject Property.
c. Compliance with landscape section renderings/elevations which will be submitted under separate cover during the Plan Review process.
d. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degree Horticulturist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.
e. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.
f. All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
g. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.
h. Sod must be added to the front, side and rear yard
i. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to all tree protection measures and the adherence to same during the construction and build out of the Residential Community.
- A third party management company shall be hired to manage the day-to-day operations of the HOA and shall also be responsible for the management of all Association monies as well as insuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.
- Subject to recommendations from the City of Powder Springs Engineer and/or the City's consultants concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:
a. Providing the City Engineer and/or the City's consultants with a Hydrology Plan for the Subject Property during the Plan Review process.
b. Verifying all points of discharge with respect to detention/water quality.
c. Compliance with the protections required under State and Local Law concerning adjacent and on-site streambank buffers.
- The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the site plan and the overall proposal as it proceeds through the Plan Review process and thereafter except for those that:
a) Increase the density of the Residential Community.
b) Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.
c) Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.
d) Change access locations to different rights-of-way.
- Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code
- Road frontages will be heavily and professionally landscaped which may include the use of

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Rear: 10 feet
Between buildings: minimum of 10 feet

- There shall be no patio within the building setback
- A study of the existing farm house shall be conducted which documents any historical context with such study being provided to the local historical commission or city for purposes of preserving a historical record of the house. The study shall also incorporate the specimen tree located at the front of the site.
- The architectural style and composition of the homes shall consist of traditional architecture on all sides Variety in the neighborhood will be provided by the use of stone and different shades of brick in the area shown as brick on the rendering. All side elevation visible from the right-of-way will contain brick or stone no less than 50% where exposed to the right-of-way. All other elevation will contain no less than 50% brick on the front facade. Interior lots shall include a water on both side of a unit.
- The creation of a mandatory Homeowners' Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs") during the Plan Review process, which shall include, among other components, strict architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, open space areas, sidewalks, community areas, stormwater detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.
- The submission of a landscape plan during the Plan Review process which shall be subject to review and approval by the Community Development Director. Additionally, the landscape plan shall include, but not necessarily be limited to, the following:
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b. A twenty-five foot (25') landscape buffer around the perimeter of the Subject Property.
c. Compliance with landscape section renderings/elevations which will be submitted under separate cover during the Plan Review process.
d. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degree Horticulturist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.
e. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.
f. All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
g. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.
h. Sod must be added to the front, side and rear yard
i. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to all tree protection measures and the adherence to same during the construction and build out of the Residential Community.
- A third party management company shall be hired to manage the day-to-day operations of the HOA and shall also be responsible for the management of all Association monies as well as insuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.
- Subject to recommendations from the City of Powder Springs Engineer and/or the City's consultants concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:
a. Providing the City Engineer and/or the City's consultants with a Hydrology Plan for the Subject Property during the Plan Review process.
b. Verifying all points of discharge with respect to detention/water quality.
c. Compliance with the protections required under State and Local Law concerning adjacent

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berms, fencing, and substantial plant material to provide for visual screening.
15. All perimeter and roadway buffer areas will either be owned by the HOA or deed-restricted with maintenance easements in favor of the HOA.
16. The applicant will continue to review traffic impacts on Powder Springs Road and Carter Road. The entrance to the subdivision on Powder Springs Road will be limited to right-in/right out unless an alternate design is approved by staff incorporating concepts from the Powder Springs Corridor and Connectivity Plan, dated Fall 2018. Additionally, the applicant and staff will continue to review options for a joint public/private project improving the area of Powder Springs Road directly adjacent to the development subject to final approval of Mayor and Council.
17. No more than 50% of building permits for the subdivision will be issued prior to the completion of the amenity (including connection to the Silver Comet Trail), as evidenced by a certificate of completion.
18. The applicant meet all recommendations provided by Cobb County DOT.
The recommendations below may be amended by Cobb County DOT.
TRANSPORTATION COMMENTS AND RECOMMENDATION
The following comments and recommendations are based on office review of the subject rezoning/development case:
o Reviewed plans do not show detailed plans and/or specific uses.
Additional concerns/comments will be provided after plans have been submitted to Cobb County via the formal Plan Review Process.
o Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way along Powder Springs Road 50' from road centerline.
o Recommend applicant construct a deceleration lane at proposed driveway entry along Powder Springs Road. Recommend applicant construct a deceleration lane at intersection of Powder Springs Road and Carter Road.
o Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement.
o Recommend curb, gutter and sidewalk entire property frontage along Powder Springs Road and Carter Road.
o Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
o Plans to be submitted for Cobb County Plan Review and approval.

A motion was made by Dawkins, seconded by Lusk, that this Rezoning PZ 20-011 was approved with the following conditions:

Stipulations: #16 modified as noted below.

- The revised 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. The rezoning is from Light Industrial, Powder Springs and Light Industrial, Cobb County to Planned Unit Development-R (PUD-R) on property located at the intersection of Powder Springs Road and Carter Road consisting of approximately 20.48 acres.
- The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Ridge Planning and Engineering for Traton Homes dated 6/1/2020.
- The construction of a maximum number of One Hundred and Ten (110) units consisting of a maximum 77 single-family residential units and 33 townhomes at an overall maximum density of 5.4 dwelling units per acre. The minimum lot size is 4,000 square feet.
- The setback are as follows:
Front: 5 feet
Side: 5 feet; Side Major: 5 feet

City Council Meeting Minutes - Final June 15, 2020

and on-site streambank buffers.

- The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the site plan and the overall proposal as it proceeds through the Plan Review process and thereafter except for those that:
a) Increase the density of the Residential Community.
b) Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.
c) Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.
d) Change access locations to different rights-of-way.
- Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code
- Road frontages will be heavily and professionally landscaped which may include the use of berms, fencing, and substantial plant material to provide for visual screening.
- All perimeter and roadway buffer areas will either be owned by the HOA or deed-restricted with maintenance easements in favor of the HOA.
16. The applicant will continue to review traffic impacts on Powder Springs Road and Carter Road. The entrance to the subdivision on Powder Springs Road will be limited to right-in/right out unless an alternate design is approved by staff incorporating concepts from the Powder Springs Corridor and Connectivity Plan, dated Fall 2018. Additionally, the applicant and staff will continue to review options for a joint public/private project improving the area of Powder Springs Road directly adjacent to the development subject to final approval of Mayor and Council.
17. No more than 50% of building permits for the subdivision will be issued prior to the completion of the amenity (including connection to the Silver Comet Trail), as evidenced by a certificate of completion.
18. The applicant meet all recommendations provided by Cobb County DOT.
The recommendations below may be amended by Cobb County DOT.
TRANSPORTATION COMMENTS AND RECOMMENDATION
The following comments and recommendations are based on office review of the subject rezoning/development case:
o Reviewed plans do not show detailed plans and/or specific uses.
Additional concerns/comments will be provided after plans have been submitted to Cobb County via the formal Plan Review Process.
o Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way along Powder Springs Road 50' from road centerline.
o Recommend applicant construct a deceleration lane at proposed driveway entry along Powder Springs Road. Recommend applicant construct a deceleration lane at intersection of Powder Springs Road and Carter Road.
o Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement.
o Recommend curb, gutter and sidewalk entire property frontage along Powder Springs Road and Carter Road.
o Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
o Plans to be submitted for Cobb County Plan Review and approval.

The motion carried by the following vote:
Yes: 4 - Dawkins, Wisdom, Bordelon, and Lusk

DRAWN BY: SJJ
CHECKED BY: CAE
FILE: P:\7113
FIELD DATE: 8/03/21
OFFICE DATE: 8/13/21
SCALE: AS SHOWN
REVISIONS

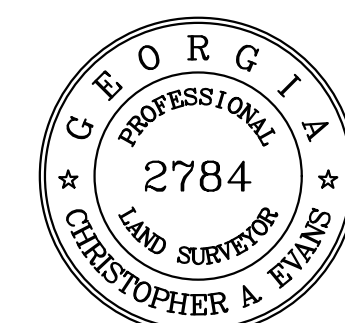


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OWNER / DEVELOPER:
TRATON HOMES
720 KENNESAW AVENUE
MARIETTA, GEORGIA 30060



ENGINEER:
RIDGE PLANNING & ENGINEERING
1290 KENNESAW AVENUE
BUILDING A, SUITE 200
MARIETTA, GA 30066

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 COMPLES 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.

FINAL PLAT FOR:
**TAPP FARM
PHASE 1**

LOCATED IN L.L. 907 & 908
19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GA.

SHEET 2 OF 6

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DRAWN BY: SAJ
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FILE: P:\7113
FIELD DATE: 8/03/21
OFFICE DATE: 8/13/21
SCALE: AS SHOWN
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OVERALL PHASE MAP FOR:
**TAPP FARM
PHASE 1**

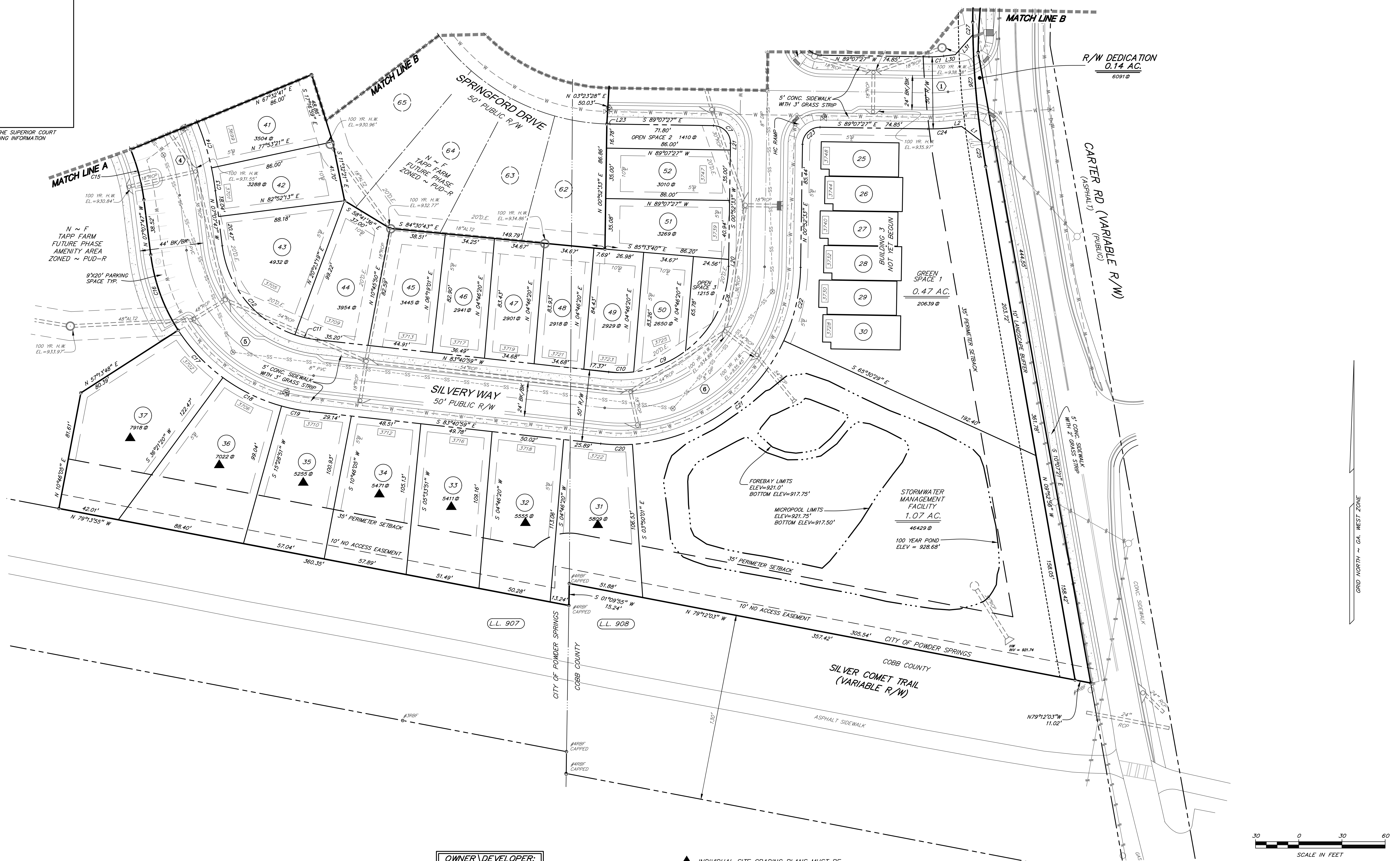
LOCATED IN L.L. 907 & 908
19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GA. SHEET 3 OF 6

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Printer: gpc-soy-360am

IMAGES: G. Micro Maps 1-827.jpg
G. Micro Maps 1-822.jpg

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BUILDING A, SUITE 200
MARIETTA, GA 30066



▲ INDIVIDUAL SITE GRADING PLANS MUST BE PROVIDED TO DEMONSTRATE HOW RUNOFF WILL BE DIRECTED IN ACCORDANCE WITH THE HYDROLOGY STUDY FOR LOTS 31-37.

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FINAL PLAT FOR:
**TAPP FARM
PHASE 1**

LOCATED IN L.L. 907 & 908
19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GA.

SHEET 4 OF 6

Drawing name: P:\7113 (Tapp Farm)\SURVEY\TAPP\PHASE 1\TAPP FARM-PROJ.dwg Plotted on: Sep 14, 2021 - 8:29am
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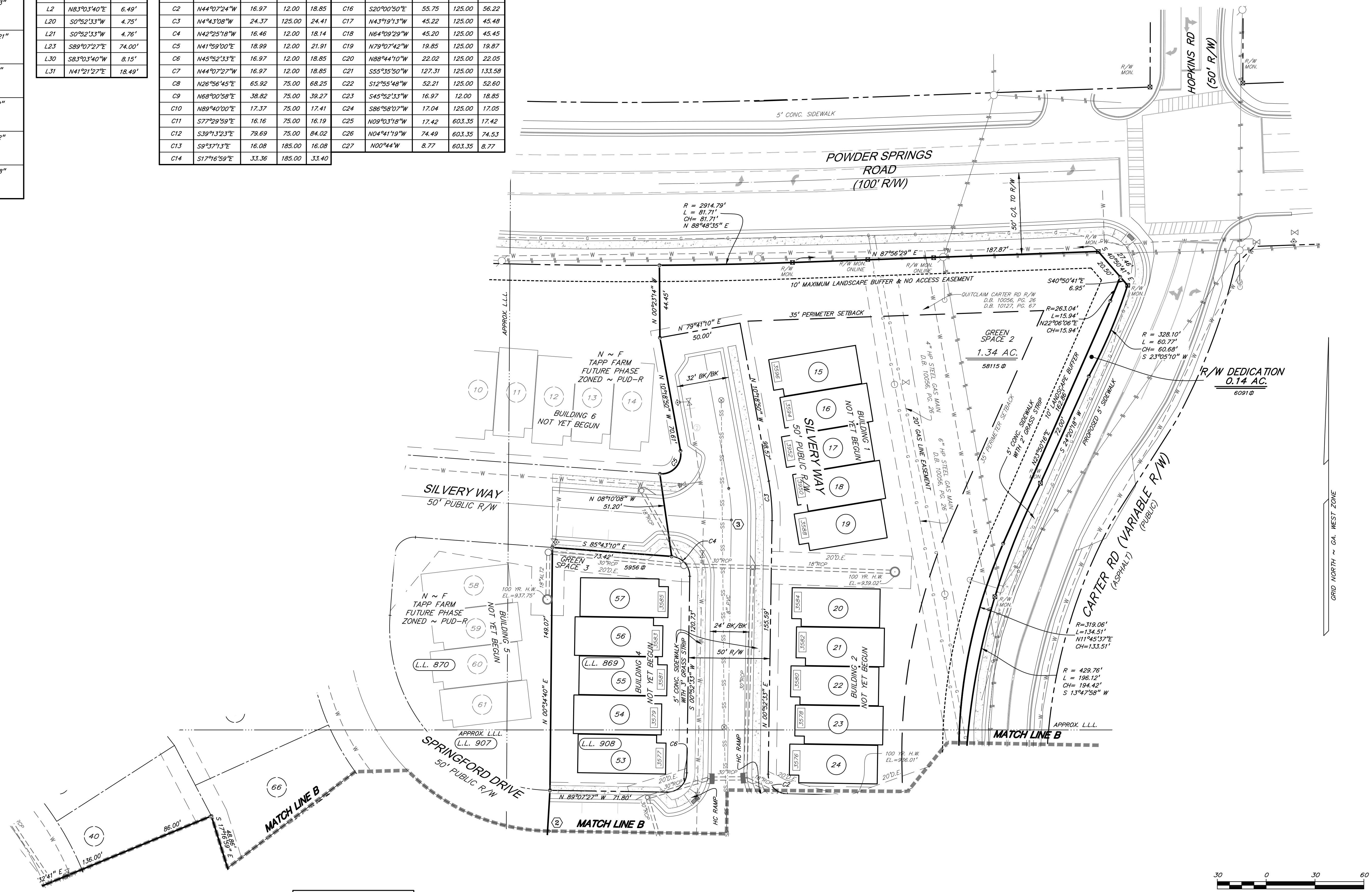
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RECORDING INFORMATION

C/L CURVE DATA	
NO.	DATA
①	$\Delta = 07^{\circ}48'53''$ $R = 100.00'$ $L = 13.64'$ $T = 6.83'$
②	$\Delta = 178^{\circ}52'21''$ $R = 0.00'$ $L = 0.00'$ $T = 0.00'$
③	$\Delta = 117^{\circ}11'29''$ $R = 100.00'$ $L = 19.53'$ $T = 9.80'$
④	$\Delta = 15^{\circ}19'32''$ $R = 160.00'$ $L = 42.80'$ $T = 21.53'$
⑤	$\Delta = 76^{\circ}33'12''$ $R = 100.00'$ $L = 133.61'$ $T = 78.91'$
⑥	$\Delta = 95^{\circ}26'28''$ $R = 100.00'$ $L = 166.58'$ $T = 109.98'$

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S52°53'59"E	17.45'
L2	N83°03'40"E	6.49'
L20	S0°52'33"W	4.75'
L21	S0°52'33"W	4.76'
L23	S89°07'27"E	74.00'
L30	S83°03'40"W	8.15'
L31	N41°21'27"E	18.49'

CURVE TABLE				
CURVE #	BEARING	DISTANCE	RADIUS	ARC
C1	S86°58'07"W	10.22	75.00	10.23
C2	N44°07'24"W	16.97	12.00	18.85
C3	N4°43'08"W	24.37	125.00	24.41
C4	N42°25'18"W	16.46	12.00	18.14
C5	N41°59'00"E	18.99	12.00	21.91
C6	N45°52'33"E	16.97	12.00	18.85
C7	N44°07'27"W	16.97	12.00	18.85
C8	N26°56'45"E	65.92	75.00	68.25
C9	N68°00'58"E	38.82	75.00	39.27
C10	N89°40'00"E	17.37	75.00	17.41
C11	S77°29'59"E	16.16	75.00	16.19
C12	S39°13'23"E	79.69	75.00	84.02
C13	S9°37'13"E	16.08	185.00	16.08
C14	S17°16'59"E	33.36	185.00	33.40

CURVE TABLE				
CURVE #	BEARING	DISTANCE	RADIUS	ARC
C15	N14°47'33"W	36.00	135.00	36.11
C16	S20°00'50"E	55.75	125.00	56.22
C17	N43°19'13"W	45.22	125.00	45.48
C18	N64°09'29"W	45.20	125.00	45.45
C19	N79°07'42"W	19.85	125.00	19.87
C20	N88°44'10"W	22.02	125.00	22.05
C21	S53°35'50"W	127.31	125.00	133.58
C22	S12°55'48"W	52.21	125.00	52.60
C23	S45°52'33"W	16.97	12.00	18.85
C24	S86°58'07"W	17.04	125.00	17.05
C25	N09°03'18"W	17.42	603.35	17.42
C26	N04°41'19"W	74.49	603.35	74.53
C27	N00°44'W	8.77	603.35	8.77



OWNER/DEVELOPER:
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ENGINEER:
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FILE: P:\17113
FIELD DATE: 8/03/21
OFFICE DATE: 8/13/21
SCALE: AS SHOWN

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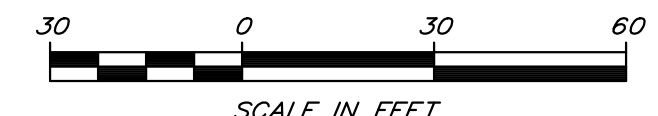
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FINAL PLAT FOR:
**TAPP FARM
PHASE 1**

LOCATED IN L.L. 907 & 908
19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GA.

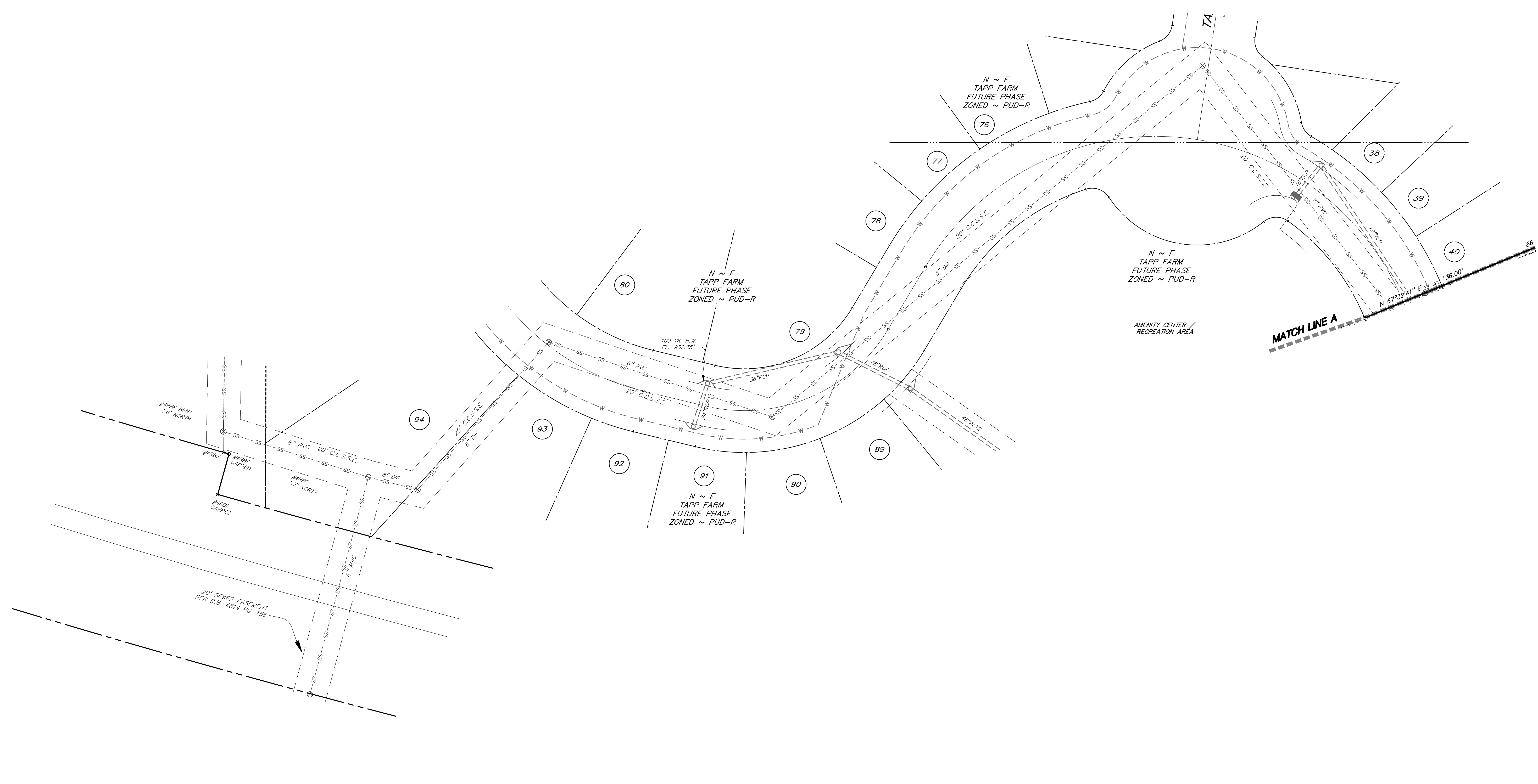
SHEET 5 OF 6



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IMAGES: G:\Micro Maps\1-827.dwg
G:\Micro Maps\1-827.dwg

CLERK OF THE SUPERIOR COURT
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GRID NORTH ~ GA. WEST ZONE



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 MARIETTA, GEORGIA 30060

ENGINEER:
 RIDGE PLANNING & ENGINEERING
 1290 KENNESTONE CIRCLE
 BUILDING A, SUITE 200
 MARIETTA, GA 30066



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Drawing name: P:\7113 (Tapp Farm)\Tapp Farm\TAPP FARM\PLAT 1.tapp farm-final.dwg Plotted on: Sep 14, 2021 11:23am