1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR

2. ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL 5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR

PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES. 3. 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. 4. THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LÓCATION. 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.

5. NO. 4 REBAR SET AT ALL PROPERTY CORNERS UNLESS

OTHERWISE NOTED. 6. PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY REFERENCED IN SECTION 205 OF THE COBB COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS WILL BECOME EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.

7. THE PRIVATE STREET SHALL BE LOCATED WITHIN AN EXCLUSIVE AND IRREVOCABLE ACCESS AND UTILITY EASEMENT GRANTED TO THE CITY. THE ACCESS AND UTILITY EASEMENT SHALL BE NO LESS WIDE THAN THAT REQUIRED FOR RIGHT-OF-WAY FOR A SIMILAR PUBLIC STREET. ALL LOT AREA REQUIREMENTS, SETBACKS AND OTHER REQUIREMENTS OF THE APPLICABLE ZONING DISTRICT SHALL BE MEASURED OUTSIDE OF OR FROM SUCH ACCESS AND UTILITY EASEMENT. AS AN ALTERNATIVE, THE PRIVATE STREET MAY BE LOCATED WITHIN A SEPARATE PARCEL OF LAND, NO LESS WIDE THAN THAT REQUIRED FOR RIGHT-OF-WAY FOR A SIMILAR PUBLIC STREET, OWNED BY A HOMEOWNER'S ASSOCIATION FOR THE DEVELOPMENT AND GRANTING AN EXCLUSIVE AND IRREVOCABLE ACCESS AND UTILITY EASEMENT TO THE CITY.

8. THE FINAL SUBDIVISION PLAT SHALL PROVIDE NOTIFICATION THAT ALL PROPERTIES SERVED BY THE PRIVATE STREET ARE PERPETUALLY SUBJECT TO THE PROVISIONS OF THE POWDER SPRINGS UNITED DEVELOPMENT CODE THAT SPECIFY THAT THE CITY IS NOT RESPONSIBLE FOR MAINTRNANCE OF PRIVATE STREETS WITHIN THE DEVELOPMENT.

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS. OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.



7-*12-18* DATE

8/01/11

DEVELOPMENT STANDARDS Wytake HEas

CLERK OF THE SUPERIOR COURT

RECORDING INFORMATION

CHRISTOPHER A. EVANS, REGISTERED SURVEYOR, R.L.S. #2784

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE

AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE

ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF POWDER SPRINGS

I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS THE OWNER FURTHER RELEASES AND HOLDS HARMLESS CITY OF POWDER SPRINGS 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 BACKWATERTHE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT CITY OF POWDER SPRINGS SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREET, CULVERTS, CURBS OR SIDEWALK, 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 MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

FOR ORIGINAL SIGNATURE SEE CONDO P.B. 10 PG. 109

OWNER : SEVEN SPRINGS DEVELOPMENT

THIS PLAT, HAVING BEEN SUBMITTED TO CITY OF POWDER SPRINGS AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF POWDER SPRINGS DEVELOPMENT STANDARDS AND THE CITY OF POWDER SPRINGS ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE BOND, AS APPLICABLE.

FOR ORIGINAL SIGNATURE SEE CONDO P.B. 10 PG. 109 WATER & SEWER DEPARTMENT

FOR ORIGINAL SIGNATURE SEE CONDO P.B. 10 PG. 109 ZONING DIVISION

FOR ORIGINAL SIGNATURE SEE CONDO P.B. 10 PG. 109 DEVELOPMENT & INSPECTIONS DIVISION DA TE

FOR ORIGINAL SIGNATURE SEE CONCO P.B. 10 PG. 109 CITY OF POWDER SPRINGS BOARD OF COMMISSIONERS DA TE

FOR ORIGINAL SIGNATURE SEE CONCO P.B. 10 PG. 109 CITY ENGINEER APPROVAL RECOMMENDED

, Ateas A\_REGISTERED LAND SURVEYOR DO HEREBY PERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 44-3-83 OF THE GEORGIA CONDOMINIUM ACT.

THE CONDOMINIUM DECLARATION FOR VILLAS OF SEVEN SPRINGS WEST CONDOMINIUM, IS RECORDED IN DEED BOOK <u>14042</u> PAGE <u>4672</u> OF THE SUPERIOR COURT OF COBB COUNTY, GEORGIA RECORDS.

PLAT FILED IN OFFICE 9/15/04 RECORDED IN CONDO PLAT BOOK \_\_\_\_\_\_\_\_\_, PAGE\_\_109\_\_\_\_.

FOR ORIGINAL SIGNATURE SEE CONCO P.B. 10 PG. 109 CLERK, COBB COUNTY SUPERIOR COURT

CFN# 2004-0172902

REVISION NO. 1 DATE: 10/25/04 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 10 PAGE 109 THE PURPOSE OF THE REVISION IS TO: ADD NOTES TO SHEET 1 AND PHASE 2 TO SHEET 2.

APPROVED BY DATE PLAT FILED IN OFFICE 10-27-04 ,RECORDED IN PLAT BOOK <u>11</u>, PAGE <u>47-48</u> CFN# 20040172902

REVISION NO. 2 DATE: 11/13/04 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 11 PAGE 47-48 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 3 TO SHEET 2.

APPROVED BY PLAT FILED IN OFFICE 11-17-04 , RECORDED IN PLAT BOOK <u>11</u>, PAGE <u>75</u> CFN# 20040210377

REVISION NO. 3 DATE: 4/11/05 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 11 PAGE 75 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 4 TO SHEET 2.

APPROVED BY DATE PLAT FILED IN OFFICE <u>5-6-05</u> , RECORDED IN PLAT BOOK <u>12</u> , PAGE 73 CFN# 20050079494

REVISION NO. 4 DATE: 5/23/05 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 12 PAGE 73 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 5 TO SHEET 2.

APPROVED BY DATE PLAT FILED IN OFFICE <u>5-27-05</u>, RECORDED IN PLAT BOOK <u>12</u> , PAGE 116 CFN# 20050090584

REVISION NO. 5 DATE: 7/16/05 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 12 PAGE 116 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 6 TO SHEET 2.

APPROVED BY PLAT FILED IN OFFICE <u>7-20-05</u> , RECORDED IN PLAT BOOK <u>13</u> ,PAGE 52 CFN# 20050126051

REVISION NO. 6 DATE: 8/23/05 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 13 PAGE 52 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 7 AND 8 TO SHEET 2.

PLAT FILED IN OFFICE 8/29/05, RECORDED IN PLAT BOOK <u>13</u>, PAGE <u>78</u>

REVISION NO. 7 DATE: 1/5/06 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 13 PAGE 78 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 9 TO SHEET 2.

APPROVED BY PLAT FILED IN OFFICE <u>01-09-06</u>, RECORDED IN PLAT BOOK <u>14</u> , PAGE 87 CFN# 20060003879

REVISION NO. 8 DATE: 02/27/06 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 14 PAGE 87 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 10 TO SHEET 2.

APPROVED BY PLAT FILED IN OFFICE <u>3/14/06</u>, RECORDED IN PLAT BOOK <u>15</u> , PAGE 19 CFN# 200600039850

REVISION NO. 9 DATE: 03/28/06 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 15 PAGE 19 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 11 TO SHEET 2.

APPROVED BY PLAT FILED IN OFFICE <u>3—29—06</u>, RECORDED IN PLAT BOOK<u>15</u>, PAGE<u>35</u> CFN# 2006-50143

REVISION NO. 10 DATE: 05/8/06 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 15 PAGE 35 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 12 TO SHEET 2, LOCATE BUILDING 16 & 17 AND RE-RECORD PLAT

APPROVED BY PLAT FILED IN OFFICE \_5-19-06 . RECORDED IN PLAT BOOK<u>15</u>, PAGE<u>70</u> CFN# 2006-0082600

REVISION NO. 11 DATE: 6/6/06 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 15 PAGE 70 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 13 AND REVISE LOCATION OF ACCESS ROAD AT PHASES 11 & 13.

APPROVED BY DATE PLAT FILED IN OFFICE \_\_\_\_\_, RECORDED IN PLAT BOOK<u>15</u>, PAGE 100

REVISION NO. 12 DATE: 6/20/06 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 15, PAGES 99-100 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 14 AND LOCATE BUILDING 15 TO SHEET 2

APPROVED BY PLAT FILED IN OFFICE <u>8-01-06</u>, RECORDED IN PLAT BOOK<u>15</u>, PAGES <u>119–120</u>

REVISION NO. 13 DATE: 10/12/06 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 15, PAGES 119-120 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 15, LOCATE BUILDING 14 AND ADD SANITARY SEWER EASEMENT TO SHEET 2.

APPROVED BY PLAT FILED IN OFFICE 10-13-06, RECORDED IN PLAT BOOK 16 , PAGE 42 CFN# 2006-0173929

REVISION NO. 14 DATE: 05/16/07 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 16 PAGES 42-43 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 16 AND BUILDING 13 TO SHEET 2.

APPROVED BY PLAT FILED IN OFFICE <u>5-30-07</u>, RECORDED IN PLAT BOOK<u>17</u>, PAGE<u>28</u> CFN# 2007-85923

REVISION NO. 15 DATE: 01-14-09 THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 17, PAGE 28. THE PURPOSE OF THIS REVISION IS TO: 1. ADD PHASE 17 (UNIT 46, BUILDING 12) TO

APPROVED BY PLAT FILED IN OFFICE ON: 2-15-09
RECORDED IN CONDO PLAT BOOK: 18, PAGE: 149. CFN# 2009-16899

REVISION NO. 16 DATE: 6/02/10 THIS PLAT SUPERCEDES THE PLAT RECORDED IN CONDO PLAT BOOK 18 PAGE 149 THE PURPOSE OF THE REVISION IS TO: ADD PHASE 18 (UNITS 43, 44 & 45. BUILDING 12) TO SHEET 2

APPROVED BY PLAT FILED IN OFFICE \_7-02-10\_ , RECORDED IN PLAT BOOK <u>18</u> ,PAGE 216 CFN# 2010-88564

REVISION NO. 17 DATE: 08-01-11 THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 18, PAGE 216. THE PURPOSE OF THIS REVISION IS TO: 1. ADD TRACT AROUND POOL AREA.

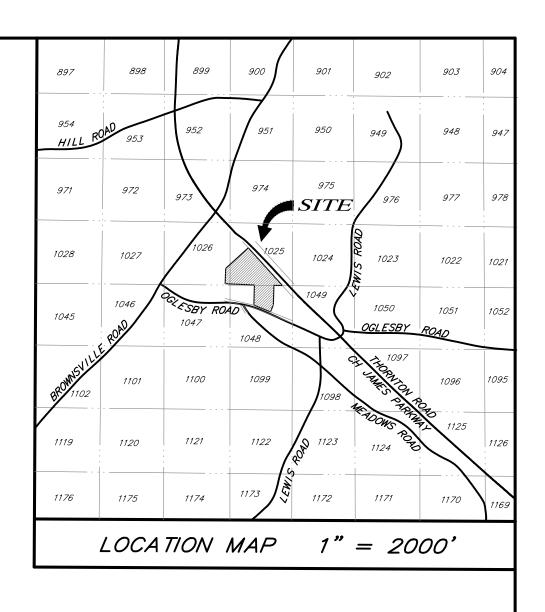
APPROVED BY PLAT FILED IN OFFICE ON: 9-7-11 RECORDED IN PLAT BOOK: 18, PAGE: 292-293. CFN# 2011-113373

REVISION NO. 18 DATE: 3-15-18 THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 18, PAGE 292-293. THE PURPOSE OF THIS REVISION IS TO: 1. ADD PHASE 19 AND LOCATE BUILDING XI

REVISION NO. 19 DATE: 6-22-18 THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 277, PAGE 259 THE PURPOSE OF THIS REVISION IS TO:

1. ADD PHASE 20 AND LOCATE BUILDING X

TOTAL AREA = 16.37 ACRESTOTAL NO. OF PARCELS = 80 DENSITY / YIELD = 4.89 PARCELS PER ACRE PRESENT ZONING - MDR MIN. FRONT YARD = 40'MIN. SIDE YARD = 40' MIN. REAR YARD = N/AMIN. HOUSE SIZE = 1,200  $\Phi$ 



## <u>OWNER'S CERTIFICATION AND DEDICATION</u>

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 ALL STREETS AND RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO THE CITY OF POWDER SPRINGS AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS (EXCEPT PRIVATE ALLEYS), PARKS, WATERCOURSES, DRAINS ,EASEMENTS AND PUBLIC PLACES HERÈON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, I FURTHER RELEASES AND HOLDS HARMLESS THE CITY OF POWDER SPRINGS 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, THE CHANGING OF COURSES

AND FURTHER, I WARRANT THAT I OWN FEE 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 OF CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREET, CULVERTS, CURBS OR SIDEWALKS. THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTERS WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DOES HEREBY BIND OWNERS OR MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

OWNERS NAME: SEVEN SPRINGS DEVELOPMENT OWNER ADDRESS: 5652 HARBORMIST DRIVE POWDER SPRINGS, GA 30127

OF STREAMS.

OWNERS SIGNATURE

## 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 THERON ACTUALLY EXIST.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 3" 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 <u>571,296</u> FEET.

REGISTERED GEORGIA LAND SURVEYOR NO. 2784

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

Fax: (770) 424-7593

24 HOUR PHONE AND CONTACT : MARK ELLIS 770-364-1776

REV.#19: 6/22/18

REV.#18: 3/15/18

REV.#16: 6/02/10

REV.#17: 8/01/11

REV.#15: 1/14/09 REV.#14: 5/16/07

REV.#13: 10/12/06 REV.#12: 6/20/06 REV.#11: 6/6/06 REV.#10: 5/8/06 REV.#9: 3/28/06

REV.#8: 2/27/06

REV.#7: 1/5/06

REV.#6: 8/23/05 REV.#5: 7/16/05

OWNER/DEVELOPER: SEVEN SPRINGS DEVELOPMENT 5652 HARBORMIST DR. POWDER SPRINGS, GA 30127 (770) 222-0795

: 1-16-04 REVISIONS SCALE : NA REV.#1: 10/25/2004 DRAWN BY : RKG/JMK REV.#2: 11/13/2004 CHECKED BY : CAE REV.#3: 4/11/05 REV.#4: 5/23/05 FIELD BOOK : ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

www.gscsurvey.com

266 Powder Springs Rd

arietta, Georgia 30064

FINAL PLAT FOR:

VILLAS OF SEVEN SPRINGS WEST CONDOMINIUM

LOCATED IN L.L. 1025 & 1048 19th DISTRICT, 2nd SECTION CITY OF POWDER SPRINGS COBB COUNTY, GA.



DATE

NOTE: ROAD DIMENSIONS ARE TO BACK OF CURB

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR PRECISION; 3" \( \sigma \) . THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/571,296 . MATTERS OF TITLE ARE EXCEPTED.

**DEFINITION** 

DRAINAGE EASEMENT

ACCESS EASEMENT

WATER LINE EASEMENT

SANITARY SEWER EASEMENT

NUMBERING SYSTEM KEY

LOCATED IN L.L. 1025 & 1048 19th DISTRICT, 2nd SECTION

CITY OF POWDER SPRINGS

COBB COUNTY, GA.

Phone: (770) 424-7168 Fax: (770) 424-7593

www.gscsurvey.com

REV.#12: 6/20/06 REV.#11: 6/6/06

REV.#10: 5/8/06 REV.#9: 3/28/06

REV.#8: 2/27/06 REV.#7: 1/5/06

REV.#6: 8/23/05

REV.#5: 7/16/05

SCALE IN FEET

1266 Powder Springs Rd Marietta, Georgia 30064

"STREET" NUMBER

— "PARCEL" NUMBER

770-364-1776

S. J. \S108\OGLESBY\Final Plats\adn
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J. \SURVEYING\TREEPLANT.bmp
C:\SURVEY-S\TREEPLANT.bmp

City of Powder Springs 4484 Marietta Street Powder Springs, GA 30127

City Council

City of Powder Springs

## **Meeting Minutes - Final** City Council

Monday, March 6, 2017 7:00 PM Council Chambers

1. Call to Order

Mayor Al Thurman called the meeting to order. All Council Members were present. Also present were City Attorney Richard Calhoun, City Manager Pam Conner, City Clerk Kelly Axt and Community Development Director Tina Garver.

2. Invocation and Pledge of Allegiance

Invocation led by Rev. Ralph Steed, New Hope Missionary Baptist Church

3. Approval of Minutes

City Council Meeting 2/20/17 and City Council Work Session 2/28/17 No Discussion Held.

A motion was made by Sarvis, seconded by Wisdom, that these minutes were approved. The motion carried by the following vote:

Yes: 5 - Sarvis, Hudson, Dawkins, Wisdom, and Bordelon

4. Mayor's Comments

Mayor Thurman stated the Mayor, City Council and City Management team attended a city planning and team building retreat and is looking forward to the future.

5. Public Reports | Presentations

No Public Reports or Presentations

6. Citizens Comments

Deferred to Pubic Hearing for PZ 17-004

7. City Attorney

A. Consent Agenda

City of Powder Springs Printed on 3/20/2017

A RESOLUTION AUTHORIZING THE CLOSURE OF MARIETTA STREET RES0 <u>17-027</u> FROM NORTH AVENUE TO POWDER SPRINGS PARK ON BROWNSVILLE ROAD, AND AFFECTED SIDE STREETS, TO ACCOMMODATE THE POWDER SPRINGS PARK BASEBALL OPENING DAY PARADE ON MARCH 11, 2017; AUTHORIZING NECESSARY TRAFFIC CONTROL BY THE POLICE AND PUBLIC WORKS DEPARTMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. approved. ORD 17-003 Ordinance - Vacant Properties - Code Compliance Deposit 1ST READING 2/20/17 2ND READING 3/06/17 **Approval of the Consent Agenda** A motion was made by Sarvis, seconded by Bordelon, to approve the Consent Agenda. The motion carried by the following vote: Yes: 5 - Sarvis, Hudson, Dawkins, Wisdom, and Bordelon B. Regular Agenda | Public Hearing PZ 17--004 Hardship Variance to allow encroachment into 75' impervious stream buffer Dwayne Edde – PRC Properties, LLC Villas of Seven Springs West Applicant Mr. Dwayne Edde was present. Mr. Edde addressed Mayor and Council regarding his hardship variance related to encroachment into the 75' impervious stream buffer. His request is to complete Villas of Seven Springs as orginally approved. Mr. Randy Meyers of 4499 Caleb Crossing, Powder Springs, GA 30127 addressed the Mayor and Council as the President of the Villas of Seven Springs in support of this variance request. Support also includes a petition signed by the property owners stating the same. Mr. Edde stated he fundamentalty aggred to the stipulations but requested additional detail from the City reagrding the conservation easement. A motion to approve with conditions: 1. Applicant to establish a conservation easement to preserve and protect in perpetuity the conservation values of the property maintained as the stream buffer. 2. That additional area outside of the stream buffer be included in the conservation easement to offset the area of the encroachment. 3. No encroachment is permitted in the undisturbed buffer. No further discussion held. A motion was made by Bordelon, seconded by Dawkins, that this Hardship Variance PZ 17-004 was approved with stipulations. The motion carried by the following vote:

Meeting Minutes - Final

March 6, 2017

City Council **Meeting Minutes - Final** March 6, 2017 Yes: 5 - Sarvis, Hudson, Dawkins, Wisdom, and Bordelon PZ 17--005 Rezoning Application R20 to NRC 786 Holdings, LLC (Dan Reuter) 3270 New Macland Road Applicant Mr. Dan Reuter was present. Mr. Reuter addressed Mayor and Council regarding his rezoning request to NRC from R20 for the property located at 3270 Macland Road citing adjacent properties already have this zoning. He stated he will bring the building up to commercial requirements. Mr. Reuter stated he aggred to the stipulations. A motion to approve with conditions: 1) Prior to commercial use, the site meet all site plan and landscaping requirements, fire marshal and building code requirements. 2) The rear buffer be supplemented to create an opaque screen. 3) The site have cross access as required by Section 5-36 subject to staff review. If the driveway remains, the entrance to the site must be approved by the City of Powder Springs. 4) The existing tree stump be removed and care be taken to protect the large tree fronting the property during development. If the tree is to be removed, all requirements of the UDC must be followed. No further discussion held. A motion was made by Bordelon, seconded by Dawkins, that this Rezoning PZ 17-005 was approved with stipluations. The motion carried by the following vote: Yes: 5 - Sarvis, Hudson, Dawkins, Wisdom, and Bordelon AL-17-002 Alcohol License, S&A Food Mart, Shahid Khan (Applicant-Licensee), 3930 Austell Powder Springs Road Applicant not present - tabled to March 20, 2017 City Council Meeting. A motion was made by Sarvis, seconded by Bordelon, that this Alcohol License was tabled until March 20, 2017. The motion carried by the following vote: Yes: 5 - Sarvis, Hudson, Dawkins, Wisdom, and Bordelon

City Council

8. City Manager and City Council Reports Mayor Al Thurman invited everyone to attend the Town Hall on March 14 t 7PM at the Ford City Manager Pam Conner GA Power will be working on the LED lighting change out and invited everyone to attend the Lion King at CAC on April 1st and 2nd. Council Member Wisdom thank everyone for coming out and stated she looked forward to

**Meeting Minutes - Final** 

March 6, 2017

continuing work from the retreat to be a better team to better serve.

Council Member Bordelon invited everyone to participate in the Chicken Run on 3/25/17 which also serves as a Peachtree qualifier.

Council Member Sarvis congratulated Cooper Middle School for being selected as 1 out of 10 in the whole state awarded STEM certification.

Council Member Dawkins thanked everyone for coming out.

Council Member Hudson stated she enjoyed the retreat and the beautiful surroundings. She also thanked Ms. Conner and the staff for their efforts.

9. Executive Session, if called for purposes of Real Estate, Litigation or Personnel

No Executive Session Held.

10. Adjournment

A motion was made by Hudson, seconded by Dawkins, that this adjournment was approved. The motion carried by the following vote:

Yes: 5 - Sarvis, Hudson, Dawkins, Wisdom, and Bordelon

City of Powder Springs

24 HOUR PHONE AND CONTACT : MARK ELLIS 770-364-1776  OWNER/DEVELOPER: SEVEN SPRINGS DEVELOPMENT 5652 HARBORMIST DR. POWDER SPRINGS, GA 30127 (770) 222-0795

: 1–16–04 REVISIONS : NA REV.#1: 10/25/2004 REV.#2: 11/13/2004 CHECKED BY : CAE REV.#3: 4/11/05 REV.#4: 5/23/05 FIELD BOOK :

VILLAS OF SEVEN SPRINGS WEST CONDOMINIUM

FINAL PLAT FOR:

LOCATED IN L.L. 1025 & 1048 19th DISTRICT, 2nd SECTION CITY OF POWDER SPRINGS COBB COUNTY, GA.

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

City of Powder Springs



REV.#19: 6/22/18 REV.#18: 3/15/18 REV.#17: 8/01/11 REV.#16: 6/02/10 REV.#15: 1/14/09 REV.#13: 5/16/07 REV.#13: 10/12/06 REV.#12: 6/20/06 REV.#11: 6/6/06 REV.#10: 5/8/06 REV.#9: 3/28/06 REV.#8: 2/27/06 REV.#7: 1/5/06 REV.#6: 8/23/05

DRAWN BY : RKG/JMK ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL REV.#5: 7/16/05 1266 Powder Springs Rd Marietta, Georgia 30064 www.gscsurvey.com Fax: (770) 424-759.