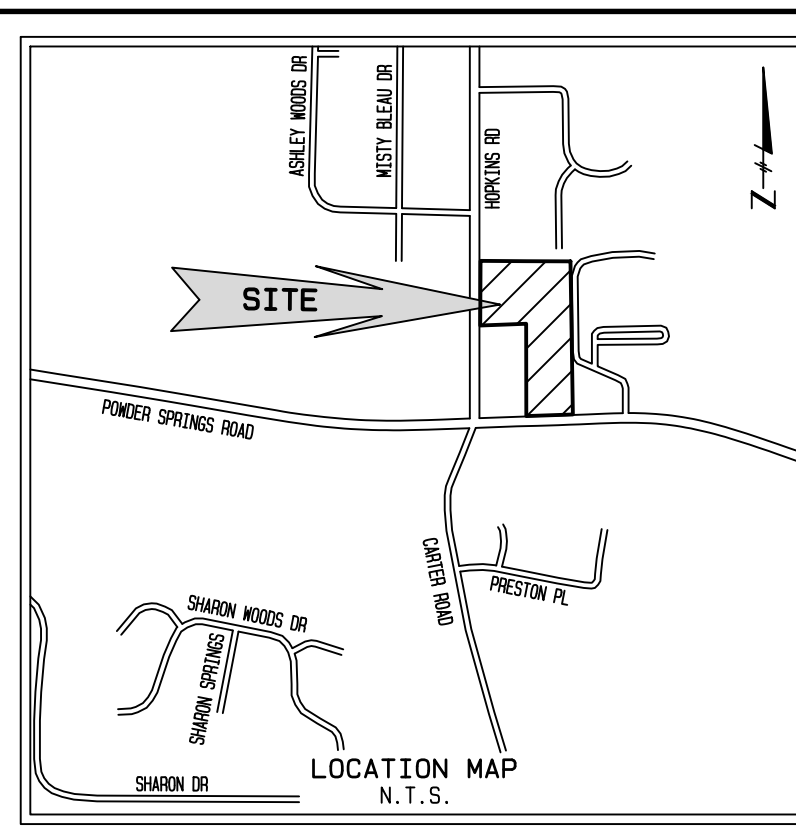




LEGEND

A - ARC	(L) - CURVE TO THE LEFT
AC - ADRC(S)	LAA - LIMIT OF ACCESS
AE - ACCESS EASEMENT	LC - LENGTH OF CHORD
AGLC - ATLANTA GAS LIGHT COMPANY	LLL - LAND LOT LINE
ASP - ASPHALT	LIP - LAMP POSTLIGHT POLE
BB - BOTTOM OF BANK	LJS - LANDSCAPED AREA
BC - BACK OF CURB	MB - MAILBOX
B/C - BUILDING CORNER	MFE - MINIMUM FLOOR ELEVATION
B.F.E - BASE FLOOD ELEVATION	MFN - METROMEDIA FIBRE NETWORK
BI - BUILDING SETBACK LINE	MH - MANHOLE
BM - BENCHMARK	MNP - MAG NAIL PLACEMENT
BPF - BLUE PIN FLAG	MW - MONITORING WELL
BPM - BLUE PAINT MARK	NF - NAIL FOUND
BS - BOTTOM OF SLOPE	NIF - NOW OR FORMERLY
BSD - BELL SOUTHWEST TELEPHONE CO	OCS - OUTLET CONTROL STRUCTURE
BSOCM - BELL SOUTHWEST CABLE MARKER	OPF - ORANGE PIN FLAG
BSOHM - BELL SOUTHWEST MANHOLE	OPM - ORANGE PAINT MARK
BW - BOTTOM OF WALL	OT - OPEN TOP PIPE
B/W - BARBED WIRE	P - POWER LINE
CB - CATCH BASIN	PB - PLAT BOOK
CCA - CORNER CONCRETE APRON	P/B - POWER BOX
CCW - CORNER CONCRETE WALK	PG - PAGE(S)
CI - CURB INLET	PI - POST INDICATOR VALVE
CL - CENTERLINE	PL - PROPERTY LINE
CL - CHANUNUK	POB - POINT OF BEGINNING
CMF - CONCRETE MONUMENT FOUND	POC - POINT OF COMMENCING
CMP - CORRUGATED METAL PIPE	PM - POWER METER
CO - CLEANOUT	P/P - POWER POLE
COMM - COMMUNICATION	PS - PARKING SPACE(S)
CT - CRIMPED TOP PIPE	PVC - POLYVINYL CHLORIDE PIPE
CTV - CABLE TELEVISION	R - RADIUS
CW - CONCRETE WALK	(R) - CURVE TO THE RIGHT
DB - DEED BOOK	RE - RE-BAR
DE - DRAINAGE EASEMENT	RCP - REINFORCED CONCRETE PIPE
DI - DROP INLET	R/F - RED PIN FLAG
DIP - DUCTILE IRON PIPE	RPM - RED PAINT MARK
DNR - DEPT. OF NATURAL RESOURCES	RR - RAILROAD
DNMS - DNR MONUMENT SET	R/T - RETAINING
DR - DRIVE	R/W - RIGHT OF WAY
EB - ELECTRIC BOX	SF - SQUARE FEET
EMC - ELECTRIC MEMBERSHIP CORP.	S/P - SERVICE POLE
EP - EDGE OF PAVEMENT	SR - SOLID ROAD
FC - FACE OF CURB	SS - SANITARY SEWER
F/C - FENCE CORNER	SSE - SANITARY SEWER EASEMENT
FDC - FIRE DEPARTMENT CONNECTION	S/W - SIDEWALK
FFE - FINISHED FLOOR ELEVATION	T - TELEPHONE LINE
FH - FIRE HYDRANT	T/B - TRAFFIC SIGNAL BOX
FL - FENCE LINE	T/D - TRENCH DRAIN
FOCM - FIBRE OPTIC CABLE MARKER	TBM - TEMPORARY BENCHMARK
FP - FENCE POST	T/C - TOP OF CURB
F/P - FLAG POLE	T/P - TELEPHONE POLE
GLMP - GAS LINE MARKER POST	TP - TRAFFIC POLE
GM - GAS METER	TRNS - TRANSMISSION
GP - GATE POST	T/S - TRAFFIC SIGNAL
GP - GUY POLE	TSI - TRAFFIC SIGN
GPC - GEORGIA POWER COMPANY	TW - TOP OF WALL
GR - GUARD RAIL	TW - TEST WELL
GV - GAS VALVE	UG - UNDERGROUND
GW - GUY WIRE	VB - VALVE BOX
HDPG - HIGH DENSITY POLYETHYLENE	VMP - VALVE MARKER POST
H/C - HANDICAP PARKING SPACE	W - WATER LINE
HVWP - HIGH VOLTAGE POWER POLE	WF - WETLAND FLAG
HW - HEADWALL	WIF - WROUGHT IRON FENCE
ICV - IRRIGATION CONTROL VALVE	WM - WATER METER
INV - INVERT	WV - WATER VALVE
IPF - IRON PIN FOUND	X - CORNER
IPP - IRON PIN PLACED 1/2" BB W/ CAP	YI - YARD INLET
IRF - INTERMEDIATE REGIONAL FLOOD	Y/P - YELLOW PIN FLAG
JB - JUNCTION BOX	YPM - YELLOW PAINT MARK



- GENERAL NOTES:**
- GROSS AREA: 4.28837 ACRES
 - NET AREA: 4.15625 ACRES (AREA EXCLUDING RIGHT-OF-WAY DEDICATION)
 - TOTAL UNITS: 34 TOWNHOMES
 - GROSS DENSITY: 7.96 UNITS PER ACRE
 - ZONED: R-4 RESIDENTIAL SMALL TRACTS
 - SETBACKS:
 - FRONT - 15'
 - REAR - 35'
 - PARCEL ID NO.: 19086900350
 - SURVEYOR:
 - WATTS & BROWNING ENGINEERS, INC.
 - 1349 OLD 41 HWY NW, SUITE 225
 - MARIETTA, GA 30060
 - PHONE: (770) 979-6699
 - OWNER/DEVELOPER:
 - SMITH DOUGLAS HOMES
 - 110 VILLAGE TRAIL, SUITE 215
 - WOODSTOCK, GA 30188
 - COBNEY MILLER
 - ENGINEER/DESIGNER:
 - WATTS & BROWNING ENGINEERS, INC.
 - 1349 OLD 41 HWY NW, SUITE 225
 - MARIETTA, GA 30060
 - DARYL COOK
 - EASEMENT LINES ARE DISCONTINUED OR BROKEN IN MANY AREAS. THE OVERALL PATTERN OF EASEMENT LINES CONFIRM THE LOCATION OF SUCH EASEMENTS. WHERE EASEMENT LINES ARE BROKEN IN THIS FASHION, THE EASEMENT IS HEREBY IDENTIFIED TO RUN CONTINUOUSLY THROUGHOUT THE WIDTH OR DEPTH OF THE LOTS OR BLOCK OF LOTS ON WHICH ANY PORTION OF THE EASEMENT LINE IS INDICATED. IF ANY EASEMENT IS SHOWN ON ONLY ONE PORTION OF A LOT LINE, IT IS HEREBY IDENTIFIED TO RUN THE ENTIRE LENGTH OF THE LOT LINE AT THE SAME WIDTH AND POSITION AS THAT PORTION SHOWN. ALL FLOOD ZONE AREAS ARE HERBY IDENTIFIED AS DRAINAGE EASEMENTS OF VARIABLE WIDTH FOLLOWING THE FLOOD ZONE BOUNDARIES.
 - STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, PIPES AND STRUCTURES ASSOCIATED WITH THE EASEMENTS. BUILDERS MUST FIELD LOCATE ALL DRAINS, PIPES AND STRUCTURES PRIOR TO ANY CONSTRUCTION OR LAND DISTURBANCE. NO CONSTRUCTION SHALL OCCUR WITHIN ANY EASEMENT AREA.
 - 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 IMPROVEMENTS SHALL BE THE PROPERTY OWNERS.
 - NO ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS, CEMETERIES OR OTHER HISTORIC FEATURES ARE KNOWN TO EXIST ON SITE.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURY PITS LOCATED ON THE PROPERTY.
 - BUILDERS SHALL BE HELD FULLY RESPONSIBLE FOR ON-SITE EROSION CONTROL ON THEIR OWN LOTS, THIS MEANS EFFECTIVE INSTALLATION AND MAINTENANCE OF HAY BALES, SILT SCREEN, BATTEN BOARDS, CONSTRUCTION ENTRANCE GRAVEL, ETC. IN ADDITION, BUILDERS WILL BE RESPONSIBLE FOR KEEPING THE STREETS OR STREETS ADJACENT TO THEIR LOTS CLEAR OF SILT.
 - 1/2" RE-BAR IRON PINS TO BE PLACED AT ALL LOT CORNERS AT THE TIME OF PLAT RECORDING.
 - WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND FOUND THAT THE REFERENCED PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD, AS PER COBB COUNTY FIRM MAP NUMBER 13067C0181H, DATED MARCH 04, 2013.
 - THE ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
 - THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED _____ WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK _____ PAGE _____, COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.
 - ALL STORMWATER INFRASTRUCTURE SHOWN ON THIS PLAT IS THE SAME AS THAT IS SHOWN ON THE AS-BUILT DRAWINGS SUBMITTED TO COBB COUNTY STORMWATER MANAGEMENT.
 - DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - ALL STORMWATER INFRASTRUCTURES ON THIS SITE WITHIN THE OPEN SPACE TRACTS ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S (HOA) RESPONSIBILITY.
 - NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10) FEET OF THE EDGE OF PERMANENT COBB COUNTY WATER OR SANITARY EASEMENTS ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.

SYMBOL LEGEND

A/C - AIR CONDITIONING UNIT	DY - DRAINAGE CONTROL VALVE	UB - UTILITY BOX
BP - BACKFLOW PREVENTOR	DF - DEPT. FOUND	UM - UTILITY MANHOLE
BLL - BOLLARD	HW - HEADWALL	UP - UTILITY POLE
BS - BS&AT/COMM BOX	JB - JUNCTION BOX	VM - VALVE MARKER POST
BSM - BS&AT/COMM MANHOLE	LIP - LAP-POSTLIGHT POLE	WM - WATER LINE MARKER POST
CF - CONCRETE FOUNDATION	MB - MAIL BOX/BOX	WH - WATER MANHOLE
CI - CLEANOUT	MW - MONITORING WELL	WT - WATER METER
CM - CONDUIT	PM - PARKING METER	WV - WATER VALVE
CTV - CABLE TV BOX	PKW - PARKING METER	WP - CROSS WALK SIGNAL POLE
DI - DROP INLET	PCND - POWER CONDUIT	-CTV - CABLE TV
FDC - FIRE DEPT CONNECTION	PCSB - PIRE RESIST BOX	----PVC - TRANSMISSION LINE
FH - FIRE HYDRANT	P/P - POWER POLE	---GAS - GAS LINE
GLMP - GAS LINE MARKER POST	PMH - POWER MANHOLE	---SS - SANITARY SEWER LINE
GM - GAS MANHOLE	PI - POWER METER	---STW - STORM LINE
GV - GAS VALVE	SPM - SANITARY SEWER MANHOLE	---T - TELEPHONE LINE
GT - GREASE TRAP	STB - STORM BOX	---UGP - U/G POWER
GL - GROUND LIGHT	T/S - TRAFFIC SIGNAL	---UTEL - U/G TEL
X - GUY WIRE	TR - TRANSFORMER	---W - WATER LINE
() - GUY WIRE	TREE - TREE	

SITE BENCHMARK:
RAILROAD SPIKE IN EASTERLY MOST RIGHT-OF-WAY LINE OF HOPKINS ROAD. ELEV. = 931.51 (NAVD 88)

PROJECT BENCHMARK: GASP
LEICA SMART NET REFERENCE STATION #840 ELEV. = 1141.63' (NAVD 88)

POWER POLE, LOCATED ON THE EASTERN

SURVEYOR'S ACKNOWLEDGEMENT:

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

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 87,767 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS LEAST SQUARES ADJUSTED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 480,114 FEET.

BROCK J. BUCHHOLZ
REGISTERED GA. LAND SURVEYOR #3210

SIGNATURE: _____ PRINTED NAME: _____ DATE: _____

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREOF. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

BROCK J. BUCHHOLZ, GEORGIA REGISTERED LAND SURVEYOR NUMBER 3210

COBB COUNTY WATER SYSTEM APPROVAL

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

COBB COUNTY WATER SYSTEM	DATE

CERTIFICATION OF FINAL PLAT APPROVAL

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

DIRECTOR OF COMMUNITY DEVELOPMENT: _____ DATE: _____

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

DIRECTOR OF PUBLIC WORKS: _____ DATE: _____

MAYOR, CITY OF POWDER SPRINGS: _____ DATE: _____

OWNER'S ACKNOWLEDGEMENT:

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, 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, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, I FURTHER RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS 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 PUBLIC RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER; OR THE CHANGING OF COURSES AND STREAMS, 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, DRAINS, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS, AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

FINAL PLAT OF
FAIRHAVEN AT PRESTON
LOCATED IN
LAND LOT 869
19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GEORGIA



REVISIONS			
NO.	DATE	BY	DESCRIPTION



SCALE:	N/A
DATE SURVEYED:	09/20/2023
DATE UPDATED:	N/A
SURVEYED BY:	PKG
DATE DRAFTED:	TBD
UPDATE DRAFTED:	N/A
DRAWN BY:	JUT
CHECKED BY:	BJB
FIELD BOOK #:	2874
JOB NUMBER:	201006
FOLDER NUMBER:	201006
COGO FILE:	N/A
DISC FILE:	6/ENGR/201006/DMS/FINAL PLAT
COUNTY/LL/D/S:	COBB/869/19/2
PLAT FILE:	B
SHEET:	1 OF 4



P2-21-006

Memorandum


Subject: Variance requested:

- a. Section 4-120 (e) Dwelling, Single-family attached - requesting to not staggered units (~~variance withdrawn, no longer required per applicant~~)
- b. Section 12-13 (g) Removal of Existing Tree Canopy and Clearing Limits - requesting to remove more than 75% existing vegetation
- c. Section 8-70 (b) Cal-de-sacs and Dead-End Streets - requesting to allow dead end streets
- d. Section 2-15 h - Architecture: requesting to not include 50% brick on front, side and rear of units.

Parcel # - 19086900350, 0 Hopkins Road SW

Date: April 5, 2021

1. 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 Residential (R20) to Planned Unit Development-R (PUD-R) on property located east of the intersection of Powder Springs Road and Hopkins road consisting of approximately 4.3 acres.
2. The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Watts and Browning Engineering, Inc. for Smith Douglas Homes.
3. The construction of a maximum number of thirty-four (34) townhomes at an overall maximum density of 7.6 dwelling units per acre. Minimum lot size of 1,700 square feet.
4. The setback are as follows:
Front: 15 feet from right-of-way,
35 foot perimeter setback
Between buildings: minimum of 10 feet
5. Approved variance
Section 12-13 (g) To allow the removal of 75% existing tree canopy
Section 8-70 (b) To allow dead end streets
6. Variance to allow:
Front: 45%-50% brick/stone on the front per unit.
Side: Allow 50% brick on end units adjacent to Powder Springs Street and Hopkins Road.
Internal Sides: Water table allowed on internal sides
Design Review shall be conducted via Administrative Review.



7. 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 areas 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 elevation will contain no less than 45-50% brick on the front facade. An administrative design review will be required with similar renderings provided in the application and attached as Exhibit 1.
8. 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.
9. 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. Location of the underground detention. In the event a detention pond has to be built, it shall not be located where it is visible from Powder Springs Road. Landscaping and screening around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees.
10. 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.
11. 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.

12. Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code.

13. 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.

14. The development occurring at this intersection of Hopkins Road will be reviewed for their collective impact in the plan review process. This may include right-of-way requirements, turning lanes, or relocating of driveways. This is subject to City of Powder Springs approval, with the coordination of Cobb DOT.

15. Right-of-way dedication is required along Hopkins Road which will be reviewed against City standards during site plan review.


16. No parking signs must be installed at the end of dead ends streets to prevent residents from parking long term.


17. Per PUD-R requirement, a 25 foot perimeter buffer must be maintained along Powder Springs Road frontage.


18. If the development on the site stalls for a period of 6 months or more, the site be replanted per a plan approved by the Community Development Director showing compliance with minimum tree canopy, street trees and buffer requirements.


19. Privacy fence will not be permitted where visible from Powder Springs Road and Hopkins Road. In other areas within the subdivision, any privacy fencing visible from any right-of-way shall be screened by landscaping and shall not be located closer to the street than back corner of the house.

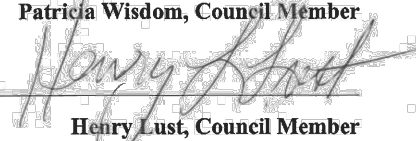
A motion to approve.
SO MOTIONED this 5th day of April 2021.

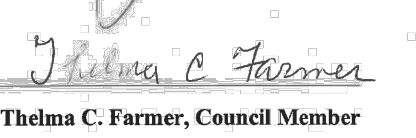

 Albert Thurman, Mayor



 Patrick Bordeon, Council Member


 Doris Dawkins, Council Member


 Patricia Wisdom, Council Member


 Henry Lust, Council Member


 Thelma C. Farmer, Council Member

Attest: 
 Kelly Axt, City Clerk

- 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. The installation of landscaped front, side and rear yards.
- 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.

10. 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.
11. 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.

FINAL PLAT OF
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 LOCATED IN
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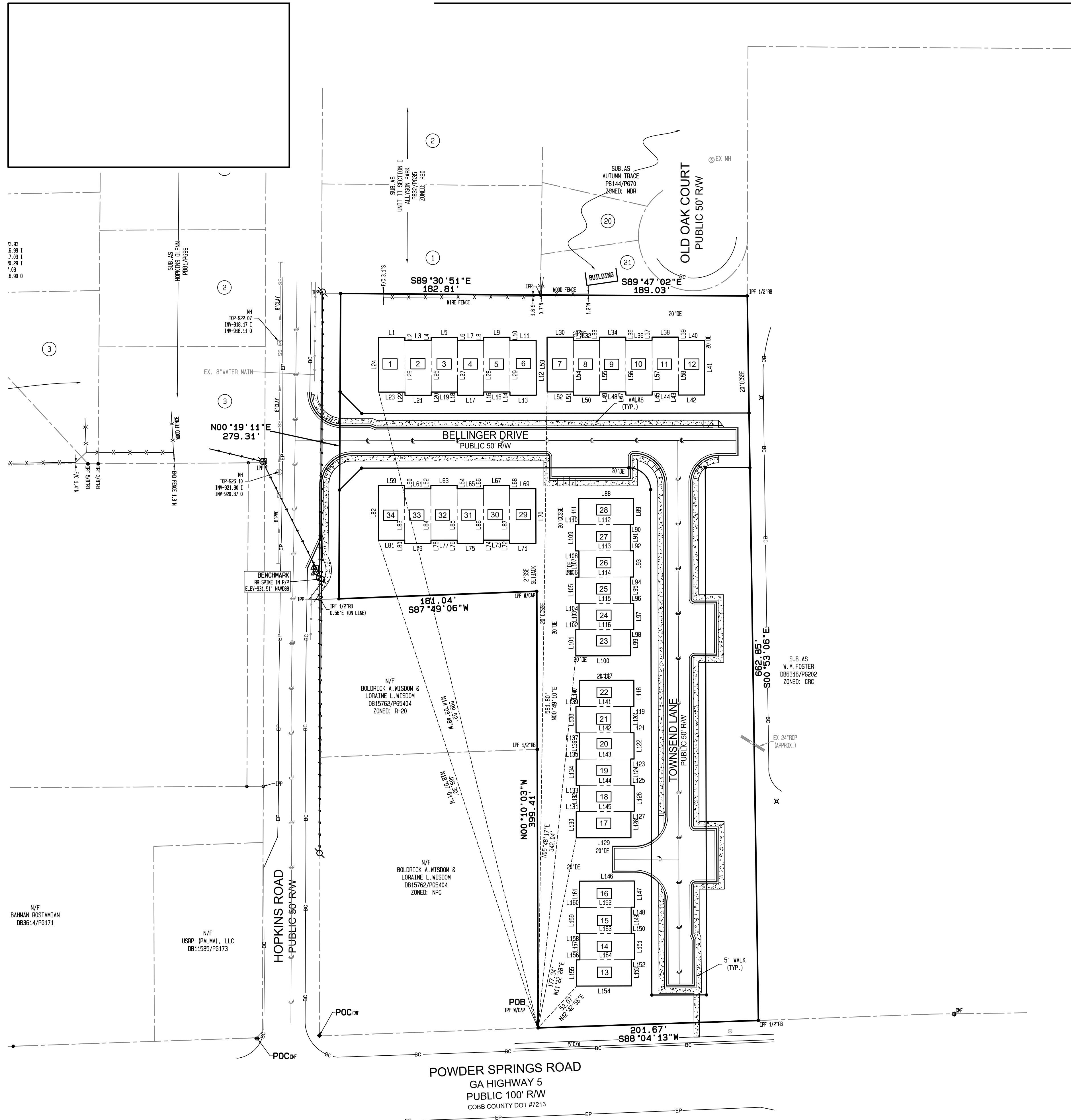
11/3/2023

REVISIONS			
NO.	DATE	BY	DESCRIPTION



WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 41 HWY NW STE 225
 MARIETTA, GEORGIA 30060
 PHONE: [REDACTED]
 FAX: [REDACTED]
 WWW.WBENGR.COM
 LSF000429 - PEF000714

SCALE:	N/A
DATE SURVEYED:	09/20/2023
DATE UPDATED:	N/A
SURVEYED BY:	PKG
DATE DRAFTED:	TBD
UPDATE DRAFTED:	N/A
DRAWN BY:	JJT
CHECKED BY:	BJB
FIELD BOOK #:	2874
JOB NUMBER:	201006
FOLDER NUMBER:	201006
COGO FILE:	N/A
DISC FILE:	6 / ENR/201006/0MS/FINAL PLAT
COUNTY/LL/D/S:	COBB/869/19/2
PLAT FILE:	B
SHEET:	2 OF 4

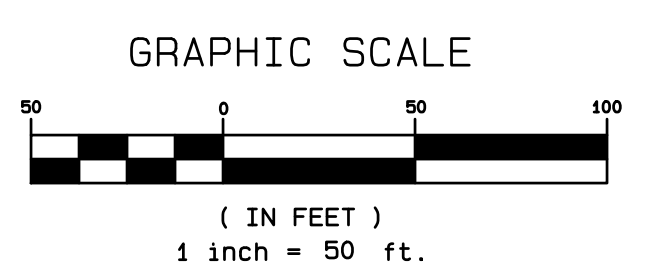


UNIT LINE CHART			UNIT LINE CHART		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°55'46"E	24.00'	L83	N00°04'14"W	47.00'
L2	S00°04'14"E	3.00'	L84	N00°04'14"W	47.00'
L3	N89°55'46"E	24.00'	L85	N00°04'14"W	47.00'
L4	N00°04'14"W	3.00'	L86	N00°04'14"W	47.00'
L5	N89°55'46"E	24.00'	L87	N00°04'14"W	47.00'
L6	S00°04'14"E	3.00'	L88	N89°51'31"E	50.00'
L7	N89°55'46"E	24.00'	L89	S00°08'29"E	24.00'
L8	N00°04'14"W	3.00'	L90	S89°51'31"W	3.00'
L9	N89°55'46"E	24.00'	L91	S00°08'29"E	24.00'
L10	S00°04'14"E	3.00'	L92	N89°51'31"E	3.00'
L11	N89°55'46"E	24.00'	L93	S00°08'29"E	24.00'
L12	S00°04'14"E	50.00'	L94	S89°51'31"W	3.00'
L13	S89°55'46"W	24.00'	L95	S00°08'29"E	24.00'
L14	N00°04'14"W	3.00'	L96	N89°51'31"E	3.00'
L15	S89°55'46"W	24.00'	L97	S00°08'29"E	24.00'
L16	S00°04'14"E	3.00'	L98	S89°51'31"W	3.00'
L17	S89°55'46"W	24.00'	L99	S00°08'29"E	24.00'
L18	N00°04'14"W	3.00'	L100	S89°51'31"W	50.00'
L19	S89°55'46"W	24.00'	L101	N00°08'29"W	24.00'
L20	S00°04'14"E	3.00'	L102	N89°51'31"E	3.00'
L21	S89°55'46"W	24.00'	L103	N00°08'29"W	24.00'
L22	N00°04'14"W	3.00'	L104	S89°51'31"W	3.00'
L23	S89°55'46"W	24.00'	L105	N00°08'29"W	24.00'
L24	N00°04'14"W	50.00'	L106	N89°51'31"E	3.00'
L25	S00°04'14"E	47.00'	L107	N00°08'29"W	24.00'
L26	S00°04'14"E	47.00'	L108	S89°51'31"W	3.00'
L27	S00°04'14"E	47.00'	L109	N00°08'29"W	24.00'
L28	S00°04'14"E	47.00'	L110	N89°51'31"E	3.00'
L29	S00°04'14"E	47.00'	L111	N00°08'29"W	24.00'
L30	N89°55'46"E	24.00'	L112	N00°08'29"W	47.00'
L31	S00°04'14"E	3.00'	L113	N89°51'31"E	47.00'
L32	N89°55'46"E	24.00'	L114	N89°51'31"E	47.00'
L33	N00°04'14"W	3.00'	L115	N89°51'31"E	47.00'
L34	N89°55'46"E	24.00'	L116	N89°51'31"E	47.00'
L35	S00°04'14"E	3.00'	L117	N89°51'31"E	50.00'
L36	N89°55'46"E	24.00'	L118	S00°08'29"E	24.00'
L37	N00°04'14"W	3.00'	L119	S89°51'31"W	3.00'
L38	N89°55'46"E	24.00'	L120	S00°08'29"E	24.00'
L39	S00°04'14"E	3.00'	L121	N89°51'31"E	3.00'
L40	N89°55'46"E	24.00'	L122	S00°08'29"E	24.00'
L41	S00°04'14"E	50.00'	L123	S89°51'31"W	3.00'
L42	S89°55'46"W	24.00'	L124	S00°08'29"E	24.00'
L43	N00°04'14"W	3.00'	L125	N89°51'31"E	3.00'
L44	S89°55'46"W	24.00'	L126	S00°08'29"E	24.00'
L45	S00°04'14"E	3.00'	L127	S89°51'31"W	3.00'
L46	S89°55'46"W	24.00'	L128	S00°08'29"E	24.00'
L47	N00°04'14"W	3.00'	L129	S89°51'31"W	50.00'
L48	S89°55'46"W	24.00'	L130	N00°08'29"W	24.00'
L49	S00°04'14"E	3.00'	L131	N89°51'31"E	3.00'
L50	S89°55'46"W	24.00'	L132	N00°08'29"W	24.00'
L51	N00°04'14"W	3.00'	L133	S89°51'31"W	3.00'
L52	S89°55'46"W	24.00'	L134	N00°08'29"W	24.00'
L53	N00°04'14"W	50.00'	L135	N89°51'31"E	3.00'
L54	S00°04'14"E	47.00'	L136	N00°08'29"W	24.00'
L55	S00°04'14"E	47.00'	L137	S89°51'31"W	3.00'
L56	S00°04'14"E	47.00'	L138	N00°08'29"W	24.00'
L57	S00°04'14"E	47.00'	L139	N89°51'31"E	3.00'
L58	S00°04'14"E	47.00'	L140	N00°08'29"W	24.00'
L59	N89°55'46"E	24.00'	L141	N89°51'31"E	47.00'
L60	S00°04'14"E	3.00'	L142	N89°51'31"E	47.00'
L61	N89°55'46"E	24.00'	L143	N89°51'31"E	47.00'
L62	N00°04'14"W	3.00'	L144	N89°51'31"E	47.00'
L63	N89°55'46"E	24.00'	L145	N89°51'31"E	47.00'
L64	S00°04'14"E	3.00'	L146	N89°51'31"E	50.00'
L65	N89°55'46"E	24.00'	L147	S00°08'29"E	24.00'
L66	N00°04'14"W	3.00'	L148	S89°51'31"W	3.00'
L67	N89°55'46"E	24.00'	L149	S00°08'29"E	24.00'
L68	S00°04'14"E	3.00'	L150	N89°51'31"E	3.00'
L69	N89°55'46"E	24.00'	L151	S00°08'29"E	24.00'
L70	S00°04'14"E	50.00'	L152	S89°51'31"W	3.00'
L71	S89°55'46"W	24.00'	L153	S00°08'29"E	24.00'
L72	N00°04'14"W	3.00'	L154	S89°51'31"W	50.00'
L73	S89°55'46"W	24.00'	L155	N00°08'29"W	24.00'
L74	S00°04'14"E	3.00'	L156	N89°51'31"E	3.00'
L75	S89°55'46"W	24.00'	L157	N00°08'29"W	24.00'
L76	N00°04'14"W	3.00'	L158	S89°51'31"W	3.00'
L77	S89°55'46"W	24.00'	L159	N00°08'29"W	24.00'
L78	S00°04'14"E	3.00'	L160	N89°51'31"E	3.00'
L79	S89°55'46"W	24.00'	L161	N00°08'29"W	24.00'
L80	N00°04'14"W	3.00'	L162	N89°51'31"E	47.00'
L81	S89°55'46"W	24.00'	L163	N89°51'31"E	47.00'
L82	N00°04'14"W	50.00'	L164	N89°51'31"E	47.00'

FINAL PLAT OF
FAIRHAVEN AT PRESTON
 LOCATED IN
LAND LOT 869
 19TH DISTRICT, 2ND SECTION
 CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA

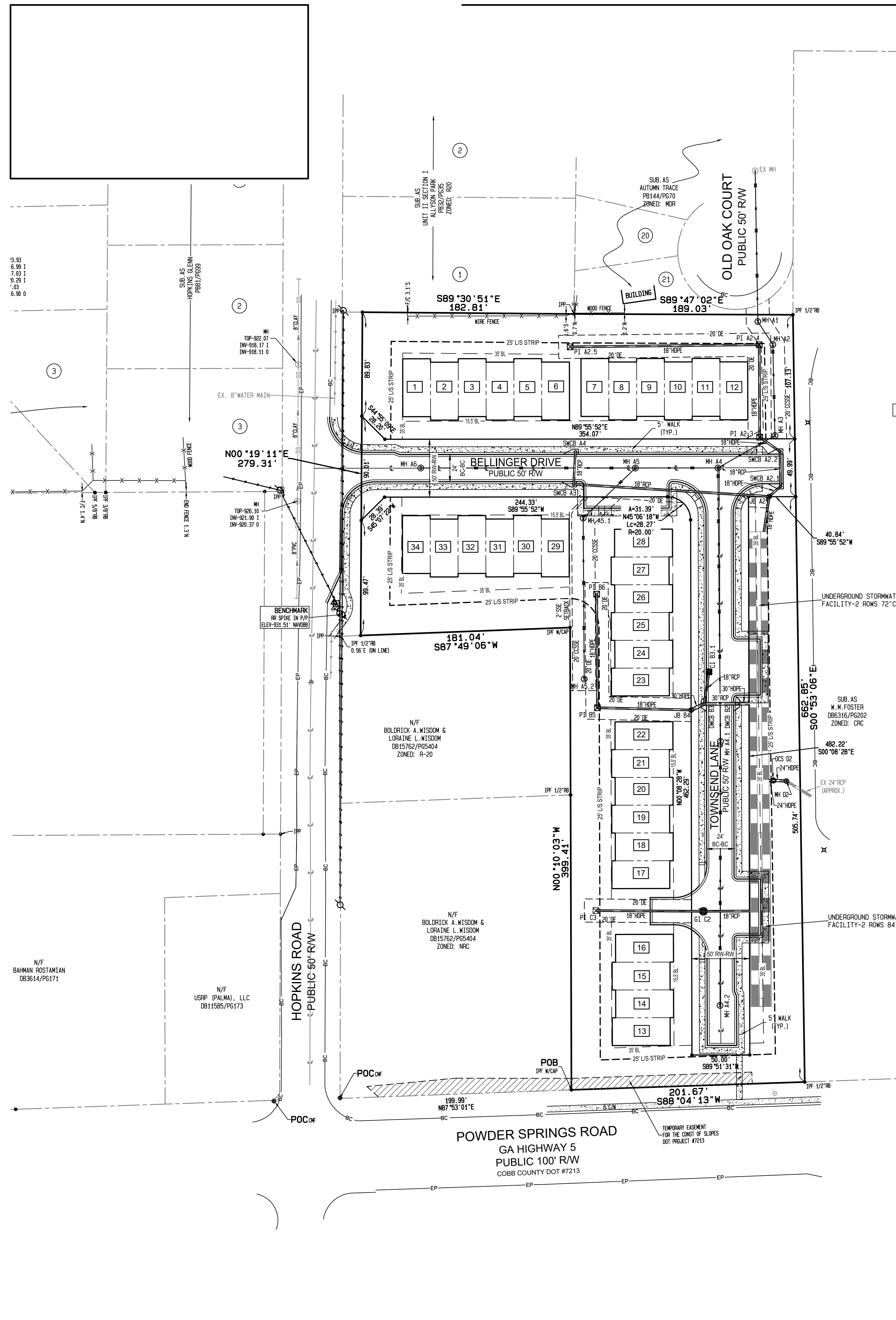


REVISIONS			
NO.	DATE	BY	DESCRIPTION



SCALE:	1" = 50'
DATE SURVEYED:	09/20/2023
DATE UPDATED:	N/A
SURVEYED BY:	RKG
DATE DRAFTED:	TBD
UPDATE DRAFTED:	N/A
DRAWN BY:	JJT
CHECKED BY:	BUB
FIELD BOOK #:	2874
JOB NUMBER:	201006
FOLDER NUMBER:	201006
COGO FILE:	N/A
DISC FILE:	6/ENR/201006/DMS/FINAL PLAT
COUNTY/LL/D/S:	COBB/869/19/2
PLAT FILE:	B
SHEET:	3 OF 4

L 100 NORTH-WEST ZONE



LEGEND

A - ARC	LA - CURVE TO THE LEFT
AC - ACRES(S)	LC - LIMIT OF ACCESS
AE - ACCESS EASEMENT	LL - LENGTH OF CHORD
AQLC - ATLANTA GAS LIGHT COMPANY	LLL - LAND LOT LINE
ASP - ASPHALT	LPL - LAMP POST/LIGHT POLE
BB - BOTTOM OF BANK	LPS - LANDSCAPED AREA
BC - BACK OF CURB	MB - MAIL BOX
B/C - BUILDING CORNER	MFE - MINIMUM FLOOR ELEVATION
BL - BUILDING SETBACK LINE	MFN - METRO/MEDIA FIBRE NETWORK
BM - BENCHMARK	MH - MANHOLE
BPF - BLUE PIN FLAG	MNP - MAG NAIL PLACED
BPM - BLUE PAINT MARK	MW - MONITORING WELL
BS - BOTTOM OF SLOPE	NF - NAIL FOUND
BSC - BELLSOUTH TELEPHONE CO.	NIF - NOW OR FORMERLY
BSCOM - BELLSOUTH CABLE MARKER	OCS - OUTLET CONTROL STRUCTURE
BW - BOTTOM OF WALL	OPF - ORANGE PIN FLAG
CB - CATCH BASIN	OPM - ORANGE PAINT MARK
CCA - CORNER CONCRETE APRON	OT - OPEN TOP PIPE
CCW - CORNER CONCRETE WALK	P - POWER LINE
CL - CENTERLINE	PB - PLAT BOOK
CLL - CHAINLINK	PBS - POWER BOX
CMF - CONCRETE MONUMENT FOUND	PCS - PAGES(S)
CMR - CORRUGATED METAL PIPE	PIV - POST INDICATOR VALVE
CO - CLEANOUT	POB - POINT OF BEGINNING
COM - COMMUNICATION	POC - POINT OF COMMENCING
CT - CRIMPED TOP PIPE	PS - PARKING SPACE(S)
CTV - CABLE TELEVISION	PVC - POLYVINYLCHLORIDE PIPE
CCW - CONCRETE TO THE RIGHT	R - RADIUS
DB - DEED BOOK	RC - CURVE TO THE RIGHT
DE - DRAINAGE EASEMENT	RFB - REINFORCED CONCRETE PIPE
DI - DROP INLET	RPF - RED PIN FLAG
DIP - DUCTILE IRON PIPE	RRM - RED PAINT MARK
DNR - DEPT. OF NATURAL RESOURCES	RSP - REINFORCED CONCRETE PIPE
DNRMS - DNR MONUMENT SET	RT - RETAINING
DR - DRIVE	RWF - RIGHT OF WAY
EB - ELECTRIC BOX	SF - SQUARE FEET
EMC - ELECTRIC MEMBERSHIP CORP.	SIP - SERVICE POLE
EP - EDGE OF PAVEMENT	SS - SOLID ROAD
FC - FACE OF CURB	SS - SANITARY SEWER
FC - FENCE CORNER	SSE - SANITARY SEWER EASEMENT
FDC - FIRE DEPARTMENT CONNECTION	SW - SIDEWALK
FEE - FINISHED FLOOR ELEVATION	T - TELEPHONE LINE
FI - FIRE HYDRANT	T/B - TRAFFIC SIGNAL BOX
FL - FENCE LINE	T/D - TRENCH DRAIN
FOCM - FIBRE OPTIC CABLE MARKER	TBM - TEMPORARY BENCHMARK
FP - FENCE POST	TIC - TOP OF CURB
F/P - FLAG POLE	TIP - TELEPHONE POLE
GLMP - GAS LINE MARKER POST	TRANS - TRANSMISSION
GM - GAS METER	TS - TRAFFIC SIGNAL
GIP - GUY POLE	TSI - TRAFFIC SIGNAL
GPC - GEORGIA POWER COMPANY	TW - TOP OF WALL
GR - GUARD RAIL	TW - TOP OF WALL
GV - GAS VALVE	UG - UNDERGROUND
GW - GUY WIRE	VB - VALVE BOX
HOPE - HIGH DENSITY POLYETHYLENE	VMP - VALVE MARKER POST
H/C - HANDICAP PARKING SPACE	W - WATER LINE
HVP - HIGH VOLTAGE POWER POLE	W/L - WATER LINE FLAG
HW - HEADWALL	WIF - WROUGHT IRON FENCE
ICV - IRRIGATION CONTROL VALVE	WM - WATER METER
INVERT	WW - WATER VALVE
IPF - IRON PIN FOUND	X - CORNER
IRP - IRON PIN PLACED 1/2" RB W/ CAP	YI - YARD INLET
IRF - INTERMEDIATE REGIONAL FLOOD	YPF - YELLOW PIN FLAG
JB - JUNCTION BOX	YPM - YELLOW PAINT MARK

SYMBOL LEGEND

AC	ARC CONDITIONING UNIT	IB	UTILITY BOX
BP	BACKFLOW PREVENTOR	UM	UTILITY MANHOLE
BLL	BOLLARD	UP	UTILITY POLE
BS	BELL SOUTH CABLE MARKER	WB	WATER MARKER POST
BSM	BELL SOUTH CABLE MARKER	WLP	WATER LINE MARKER POST
CMF	CONCRETE MONUMENT FOUND	WM	WATER MANHOLE
CL	CENTERLINE	WM	WATER METER
CM	CONDUIT	WV	WATER VALVE
CTV	CABLE TV BOX	WV	CROSS WALK SIGNAL POLE
DI	DROP INLET	WV	CABLE TV
FOCM	FIBRE OPTIC CABLE MARKER	X	FENCE LINE
FDC	FIRE DEPT CONNECTION	X	FENCE LINE
FI	FIRE HYDRANT	X	FENCE LINE
GLMP	GAS LINE MARKER POST	X	FENCE LINE
GM	GAS METER	X	FENCE LINE
GV	GUY WIRE	X	FENCE LINE
GW	GUY VALVE	X	FENCE LINE
GT	GRADE TRAP	X	FENCE LINE
GA	GROUND ANCHOR	X	FENCE LINE
GP	GUY POLE	X	FENCE LINE
GM	GUY WIRE	X	FENCE LINE
IRP	IRON PIN PLACED 1/2" RB W/ CAP	X	FENCE LINE
IRF	INTERMEDIATE REGIONAL FLOOD	X	FENCE LINE
JB	JUNCTION BOX	X	FENCE LINE
ICV	IRRIGATION CONTROL VALVE	X	FENCE LINE
INVERT	INVERT	X	FENCE LINE
IPF	IRON PIN FOUND	X	FENCE LINE
IRP	IRON PIN PLACED 1/2" RB W/ CAP	X	FENCE LINE
IRF	INTERMEDIATE REGIONAL FLOOD	X	FENCE LINE
JB	JUNCTION BOX	X	FENCE LINE
ICV	IRRIGATION CONTROL VALVE	X	FENCE LINE
INVERT	INVERT	X	FENCE LINE
IPF	IRON PIN FOUND	X	FENCE LINE
IRP	IRON PIN PLACED 1/2" RB W/ CAP	X	FENCE LINE
IRF	INTERMEDIATE REGIONAL FLOOD	X	FENCE LINE
JB	JUNCTION BOX	X	FENCE LINE

LOT AREA CHART

LOT	AREA (SF)	AC
1	1200	0.2755
2	1200	0.2755
3	1200	0.2755
4	1200	0.2755
5	1200	0.2755
6	1200	0.2755
7	1200	0.2755
8	1200	0.2755
9	1200	0.2755
10	1200	0.2755
11	1200	0.2755
12	1200	0.2755
13	1200	0.2755
14	1200	0.2755
15	1200	0.2755
16	1200	0.2755
17	1200	0.2755
18	1200	0.2755
19	1200	0.2755
20	1200	0.2755
21	1200	0.2755
22	1200	0.2755
23	1200	0.2755
24	1200	0.2755
25	1200	0.2755
26	1200	0.2755
27	1200	0.2755
28	1200	0.2755
29	1200	0.2755
30	1200	0.2755
31	1200	0.2755
32	1200	0.2755
33	1200	0.2755
34	1200	0.2755

FINAL PLAT OF
FAIRHAVEN AT PRESTON
 LOCATED IN
LAND LOT 869
 19TH DISTRICT, 2ND SECTION
 CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA



REVISIONS

NO.	DATE	BY	DESCRIPTION

WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 41 HWY NW STE 225
 MARIETTA, GEORGIA 30060
 PHONE: (770) 429-1100
 FAX: (770) 429-1101
 WWW.WBENGR.COM
 LSF000429 - PEF000714

SCALE:

1" = 50'

DATE SURVEYED:	09/20/2023
DATE UPDATED:	N/A
SURVEYED BY:	RKG
DATE DRAFTED:	TBD
UPDATE DRAFTED:	N/A
DRAWN BY:	JJT
CHECKED BY:	BUB
FIELD BOOK #:	2874
JOB NUMBER:	201006
FOLDER NUMBER:	201006
COGO FILE:	N/A
DISC FILE:	6/ENR/201006/DMS/FINAL PLAT
COUNTY/LL/D/S:	COBB/869/19/2
PLAT FILE:	B
SHEET:	4 OF 4

