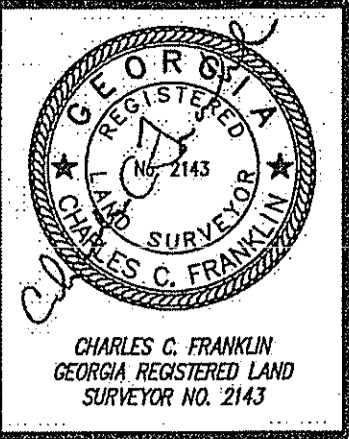


Plat Book 280 Page 214  
 Filed and Recorded 04/27/2021 04:16:00 PM  
 2021-0061889  
 Connie Taylor  
 Clerk of Superior Court  
 Cobb County, GA  
 Participant IDs: 5354338898

AS REQUIRED BY SUBSECTION (h) 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, STAMP, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH 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

*Charles C. Franklin*  
 CHARLES C. FRANKLIN, R.L.S. No. 2143  
 3-04-21  
 DATE



THE PURPOSE OF THIS PLAT IS TO RECORD THE EXISTING PROPERTY TO SHOW THE NEW SINGLE FAMILY RESIDENTIAL LOTS.  
 #4 REBAR TO BE SET ON ALL PROPERTY CORNERS (FUTURE), UNLESS OTHERWISE NOTED.

THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 276 PAGE 131. THE PURPOSE OF THIS REVISION IS TO REUSE THE LOT LINES ON LOTS 34-38.

APPROVED BY:  
*Jana Dowler*  
 DIRECTOR OF COMMUNITY DEVELOPMENT  
 4/27/2021  
 DATE

RESERVED FOR SUPERIOR COURT CLERK  
 DEVELOPER/OWNER:  
**KERLEY FAMILY HOMES**  
 750 CHASTAIN CORNER  
 MARIETTA, GA 30068  
 770-792-5500  
 GKERLEY@KERLEYFAMILYHOMES.COM

SURVEYOR  
**CHARLES C. FRANKLIN R.L.S. NO 2143**  
 1301 SHILOH ROAD, SUITE 1210  
 KENNESAW, GA 30144  
 770-424-0088  
 CCFRANKLIN.CSS@GMAIL.COM

**SURVEYOR'S CERTIFICATE**  
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown thereon actually exist.  
 The field data upon which this plat is based has a closure precision of one foot in 23,759 feet, and an angular error of 2 sec. 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 321,400 feet.

By (name): SEE ORIGINAL SIGNATURES - PB. 277, PG. 775  
 Registered Georgia Land Surveyor No. 2143  
 Date:

**OWNER'S CERTIFICATION AND DEDICATION**

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 herein, 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 of streets and right-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 for alleys, paths, watercourses, drains, easements, and public places hereon shown for the purposes and consideration herein expressed, in consideration of the approval of this 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, easements, drains, cross drains, culverts, water mains, sewer lines, and bridges within the proposed right-of-way and easements shown; and on account of watermain, the collection and discharge of surface water, or the changing of courses of streams. And further, I warrant that I own the 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, culverts, culverts, culverts, or culverts, the changing of courses of streams and rivers, flooding from natural causes 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 my heirs and assigns to defend by deed the title of these presents.

Owner's name: SEE ORIGINAL SIGNATURES - PB. 277, PG. 775  
 Owner's address: 750 Chastain Corner, Marietta, GA 30068  
 Date:

As required by subsection (g) of O.C.G.A. Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or multi-county planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required. The following governmental bodies have approved this map, plat, or plan for filing:

**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.

SEE ORIGINAL SIGNATURES - PB. 277, PG. 775  
 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.

SEE ORIGINAL SIGNATURES - PB. 277, PG. 775  
 Director of Public Works  
 Date:

SEE ORIGINAL SIGNATURES - PB. 277, PG. 775  
 Mayor, City of Powder Springs  
 Date:

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel. The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerks' Cooperative Authority.

LOTS CURVE TABLE				LOTS CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	76.00'	7.94'	7.93'	S44°09'47"E	C21	50.00'	22.59'	22.30'	S82°18'47"W
C2	76.00'	28.46'	28.30'	S30°28'34"E	C22	50.00'	30.30'	29.83'	S52°00'53"W
C3	125.00'	27.96'	27.90'	S20°54'39"E	C23	50.00'	2.16'	2.16'	S33°25'06"W
C4	125.00'	28.06'	28.00'	S38°44'55"E	C24	150.00'	29.27'	29.22'	N82°01'31"W
C5	125.00'	29.83'	29.76'	S52°01'00"E	C25	150.00'	28.98'	28.94'	S86°50'58"W
C6	125.00'	20.26'	20.23'	S63°29'45"E	C26	150.00'	38.11'	38.01'	S74°02'08"W
C7	50.00'	13.21'	13.18'	S26°24'01"E	C27	150.00'	24.71'	24.68'	S62°02'12"W
C8	50.00'	30.10'	29.85'	S51°13'07"E	C28	12.00'	21.61'	18.81'	N71°05'34"W
C9	50.00'	29.06'	28.65'	S85°06'54"E	C29	100.00'	48.26'	47.80'	N33°19'44"W
C10	50.00'	25.79'	25.51'	N63°27'30"E	C30	298.14'	7.58'	7.58'	N90°12'21"E
C11	50.00'	21.76'	21.59'	N07°39'36"W	C31	40.23'	2.06'	2.06'	N74°35'59"E
C12	50.00'	18.39'	18.29'	N13°12'08"E	C32	3911.68'	28.04'	28.04'	N75°07'39"E
C13	50.00'	18.03'	17.93'	N07°39'36"W	C33	3911.68'	28.03'	28.03'	N74°42'57"E
C14	150.00'	26.70'	26.67'	N22°25'30"W	C34	3911.68'	38.02'	38.02'	N74°13'52"E
C15	150.00'	26.61'	26.59'	N32°24'56"W	C35	3911.68'	100.53'	100.53'	N73°13'02"E
C16	50.00'	16.56'	16.48'	N24°24'02"E	C36	75.00'	44.35'	43.70'	N51°11'54"W
C17	50.00'	28.38'	28.29'	N01°55'13"W	C37	12.00'	19.19'	17.20'	N11°51'45"E
C18	50.00'	24.62'	24.38'	N32°51'48"W	C38	100.00'	183.35'	158.85'	S70°05'59"E
C19	50.00'	16.70'	16.62'	N56°32'23"W	C39	24.00'	54.19'	43.39'	S47°09'54"W
C20	50.00'	16.27'	16.19'	N75°25'58"W					

**SITE NOTES:**  
 PROPOSED USE - TOWNHOMES  
 EXISTING ZONING - MUX1  
 TOTAL ACRES - 18.874  
 TOTAL OPEN SPACE - 12.42 ACRES  
 TOTAL AREA IN FLOOD PLAIN - 10.63 ACRES  
 TOTAL UNITS - 44  
 DENSITY - 2.33 UNITS PER ACRE  
 MAX. BUILDING HEIGHT (feet/lot/area) - 35 ft./2 story  
 MAX. IMPERVIOUS SURFACE COVERAGE - 50%  
 MINIMUM HEATED FLOOR AREA - 1900 sq. ft.

**BUILDING SETBACK REQUIREMENTS:**  
 FRONT - 20 FEET (FROM BACK OF CURB)  
 REAR - 25 FEET  
 SIDE - 0 FEET  
 MIN. 20' BETWEEN BUILDINGS

**FLOOD INFORMATION**  
 A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE AS ACCORDING TO COBB COUNTY F.L.M. PANEL 13067C00898 MAP DATED: 12/16/2008.

THE FLOOD PLAN LOCATION IS BASED ON A COBB COUNTY GIS TOPO FILE.

**LOTS LINE TABLE**

LINE	DISTANCE	DIRECTION
L1	20.71'	N85°49'31"E
L2	48.80'	S47°09'18"E
L3	29.65'	S19°30'14"E
L4	0.84'	N19°30'10"W
L5	11.58'	N19°30'10"W
L6	24.04'	N47°09'18"W
L7	24.72'	N00°22'46"E
L8	13.67'	N08°01'20"E
L9	16.93'	N48°28'19"E
L10	22.03'	N07°01'01"W
L11	7.00'	N41°19'08"W

**BOUNDARY CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	228.14'	58.95'	58.86'	N45°16'09"E

**CENTERLINE OF ROAD CURVE TABLE**

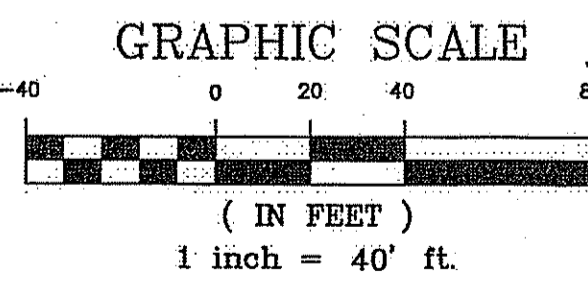
CURVE	RADIUS	LENGTH	CHORD	BEARING
C#1	100.00'	48.26'	47.80'	N33°19'44"W
C#2	100.00'	84.88'	82.36'	S43°49'14"E
C#3	49.80'	110.65'	88.59'	N47°10'22"E
C#4	125.00'	228.44'	188.65'	N70°05'59"W

**GEORGIA 811**  
 UTILITIES PROTECTION CENTER, INC.  
 Know what's below.  
 Call before you dig.

**SURVEY NOTES**  
 TRAVERSE CLOSURE - 1:23,759  
 ANGULAR ERROR - 2.56"/STA.  
 ADJUSTMENT - COMPASS RULE  
 EQUIPMENT - TOPCON 303 TOTAL STATION  
 PLAT CLOSURE - 1:321,400  
 DATE OF FIELD WORK - FEB. 3, 2004

**BOUNDARY LINE TABLE**

LINE	DISTANCE	DIRECTION
L1	39.09'	N38°27'54"E
L2	30.80'	N62°45'47"E
L3	16.37'	N66°59'42"E
L4	15.12'	N69°41'23"E
L5	12.70'	N71°51'18"E



- GENERAL NOTES:**
- ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL 1' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES
  - NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE
  - #4 REBAR TO BE SET ON ALL PROPERTY CORNERS (FUTURE), UNLESS OTHERWISE NOTED
  - SIGNAGE SHALL BE INSTALLED INFORMING PROPERTY OWNERS OF THE STREAM BUFFER
  - THIS PLAT IS SUBJECT TO COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) RECORDED IN DEED BOOK 15534 PAGE 228, COBB COUNTY DEEDS RECORDS WHICH HEREBY BECOME A PART OF THIS PLAT.
  - 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 PROPERTY OWNERS.
  - A MAINTENANCE BOND IN THE AMOUNT OF \$ \_\_\_\_\_ SHALL BE POSTED. THE BOND SHALL EXPIRE TWO (2) YEARS FROM THE DATE OF RECORDATION OF THE FINAL PLAT.
  - SITE IS SERVED BY CITY OF POWDER SPRINGS WATER & SEWER.
  - MAINTENANCE OF LANDSCAPING IN THE RIGHT OF WAY AND THE DETENTION PONDS SHALL BE THE RESPONSIBILITY OF THE HOA. MAINTENANCE OF THE PARKING SHALL BE THE RESPONSIBILITY OF THE HOA.
  - THERE SHALL BE A BLANKET EASEMENT FOR THE INSTALLATION OF PRIVATE UTILITIES AND DRIVeways ACROSS ALL LOTS AND OPEN SPACES.

**FIRE DEPARTMENT RESTRICTIONS**  
 EACH HOUSE SHALL HAVE THE ADDRESS POSTED ON THE HOUSE OR WITHIN THE IMMEDIATE PROXIMITY OF THE HOUSE IN NUMBERS THAT ARE CLEARLY VISIBLE FROM THE STREET FOR IDENTIFICATION BY EMERGENCY PERSONNEL.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

6" WOOD PRIVACY FENCE W/ 10" SHING GATE  
 ALL PONDS TO BE MAINTAINED BY THE HOA.

CONSERVATION EASEMENT AREA 8.908 ACRES

**genterline**  
 Surveying and Land Planning, Inc.  
 1801 SILVERBROOK ROAD, SUITE 1210, KENNESAW, GA 30144  
 PHONE: (770) 424-0088 FAX: (770) 424-2899

**VILLAGE AT WEST COBB**  
 (P.K.A. SILVERBROOK PHASE V)  
 LAND LOT 660, 661, 672 & 673, 9TH DISTRICT, 2ND SECTION  
 CITY OF POWDER SPRINGS  
 COBB COUNTY, GEORGIA

REVISION DESCRIPTION

NO.	DATE	BY	DESCRIPTION
1	11-9-18	ASC	REVISED FRONT BUILDING SETBACK NOTE
2	12-5-18	JMB	REVISED PROPERTY ADDRESSES
3	1-21-19	JMB	REVISED REAR BUILDING LINES TO BE SHOWN ON BACK OF LOTS
4	3-2-21	JMB	REVISED THE LOT LINE ON LOTS 34-38

DRAWN BY: JMB  
 CHECKED BY: MSF  
 DATE: 5-24-18  
 SCALE: 1" = 40'  
 PROJECT No.: 616029FP  
 SHEET No. 1 of 4



RESERVED FOR SUPERIOR COURT CLERK



DEVELOPER/OWNER: KERLEY FAMILY HOMES 750 CRESTLAIN CORNER MARIETTA, GA 30066 770-798-6500

SITE NOTES: PROPOSED USE - TOWNHOMES EXISTING ZONING - MXU TOTAL ACRES - 18.874 TOTAL OPEN SPACE - 12.42 ACRES TOTAL AREA IN FLOOD PLAIN - 10.63 ACRES TOTAL UNITS - 44 DENSITY - 2.33 UNITS PER ACRE MAX. BUILDING HEIGHT (net/airline) - 35 ft./2 story MAX. IMPERVIOUS SURFACE COVERAGE - 50% MINIMUM HEATED FLOOR AREA - 1900 sq. ft.

BUILDING SETBACK REQUIREMENTS: FRONT - 20 FEET (FROM BACK OF CURB) REAR - 25 FEET SIDE - 0 FEET MIN. 20' BETWEEN BUILDINGS

FLOOD INFORMATION A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR SPA ZONE AS ACCORDING TO COBB COUNTY FLOOD PANEL 1306700889 MAP DATED: 12/16/2008. THE FLOOD PLAIN LOCATION IS BASED ON A COBB COUNTY GIS TOPO TILE.

Elliott Road Development - MXU

Motion to approve change in conditions of zoning requested by Sharon McSwain Homes for the Mixed Use District project located at Elliott Road and CH James Parkway, subject to the following:

- 1. The subject MXU District shows on the attached Exhibit A (that certain master plan for Silver Brooke dated April 20, 2004, last revised February 3, 2005) ("the Subject Property") shall remain zoned MXU subject to the following conditions, which supersede and replace all prior zoning conditions.
2. There shall be a maximum of 196 single family detached lots in Units 1, 2A, 2B, 3 and 4 and a maximum of 41 single family cluster lots in Unit 5, all as shown on said Exhibit A.
3. Except as otherwise provided in these conditions, each single family home shall contain a minimum of 1800 square feet of climate-controlled living space and a minimum 2-car garage; provided however that the cluster homes shown in Unit 5 in the Attached Exhibit A shall contain a minimum of 1900 square feet of climate-controlled living space and a minimum 2-car garage.
4. The general architectural style of each single family and cluster home shall be traditional with a combination of brick, stone, stucco or cement based siding such as Hardi-plank, as described more fully below.
5. All residential units throughout the entire development on the subject property shall be for sale units only and marketed and sold to "owner occupied" occupants only. The restrictive covenants for the subject property shall at all times provide that not more than 5% of any and all dwelling units may be leased at any one time and the minimum lease period shall be one (1) year.
6. Sterling Crest shall be an approved builder for 31 lots in said Unit 1, 44 lots in said Units 2A and 2B and 44 lots in said Unit 5.
7. The architectural style of the homes to be built by Sterling Crest shall be substantially similar to the 8 different plans submitted by Sterling Crest and attached to these minutes as Exhibit B1-8. Said 8 plans shall range in size from 1800 square feet to 2250 square feet of climate controlled living space and each of

Elliott Road Development - MXU

Motion to approve change in conditions of zoning requested by Sharon McSwain Homes for the Mixed Use District project located at Elliott Road and CH James Parkway, subject to the following:

- 1. The subject MXU District shows on the attached Exhibit A (that certain master plan for Silver Brooke dated April 20, 2004, last revised February 3, 2005) ("the Subject Property") shall remain zoned MXU subject to the following conditions, which supersede and replace all prior zoning conditions.
2. There shall be a maximum of 196 single family detached lots in Units 1, 2A, 2B, 3 and 4 and a maximum of 41 single family cluster lots in Unit 5, all as shown on said Exhibit A.
3. Except as otherwise provided in these conditions, each single family home shall contain a minimum of 1800 square feet of climate-controlled living space and a minimum 2-car garage; provided however that the cluster homes shown in Unit 5 in the Attached Exhibit A shall contain a minimum of 1900 square feet of climate-controlled living space and a minimum 2-car garage.
4. The general architectural style of each single family and cluster home shall be traditional with a combination of brick, stone, stucco or cement based siding such as Hardi-plank, as described more fully below.
5. All residential units throughout the entire development on the subject property shall be for sale units only and marketed and sold to "owner occupied" occupants only. The restrictive covenants for the subject property shall at all times provide that not more than 5% of any and all dwelling units may be leased at any one time and the minimum lease period shall be one (1) year.
6. Sterling Crest shall be an approved builder for 31 lots in said Unit 1, 44 lots in said Units 2A and 2B and 44 lots in said Unit 5.
7. The architectural style of the homes to be built by Sterling Crest shall be substantially similar to the 8 different plans submitted by Sterling Crest and attached to these minutes as Exhibit B1-8. Said 8 plans shall range in size from 1800 square feet to 2250 square feet of climate controlled living space and each of

said 8 plans shall contain 6 elevations, and 3 of the 6 elevations shall contain porch elevations.
8. Sterling Crest will construct a stone monument adjacent to Lot 1 of Unit 1, which is located at the western Elliott Road entrance, and shall landscape Elliott Road, including landscaped center islands, as shown in the "Conceptual Landscape Development Plan" for Silver Brooke: Elliott Road Entrance prepared by Pollock and Associates, dated May 17, 2005, last revised June 29, 2005 and attached as Exhibit C.
9. On all single family homes in Units 1, 2A, 2B, and 3 as shown on Attached Exhibit A, Sterling Crest will utilize: (a) 10-inch wide detailed columns, high quality cement siding and real wood decorative shingle accents; (b) 8-foot split garage doors to give a semi-custom look either having the longer, out-of-scale, wide single door, unless the homeowner requests a single 16-foot door; (c) paint color on garage doors of a soft tone to blend with the accent colors of the house; (d) no varying color schemes to avoid uniformity and blandness.
10. Further, Sterling Crest shall not repeat building elevations at a rate greater than the same elevation once every other lot along the same street frontage nor across the street from the same elevation. Sterling Crest will limit the use of the Dominant model to a maximum of 17 homes within the development.
11. Sharon McSwain Homes shall be the approved builder for the proposed 77 lots in Unit 4 and the proposed 41 cluster home lots in Unit 5, as shown on the attached Exhibit A, subject to the conditions listed below.
12. The 77-lot development of Unit 4 will have a side setback line of five feet with a minimum of ten, rather than fifteen, feet between buildings. The lot width shall increase to 65 feet, which is expected to decrease the number of lots. The architectural style of the homes within the said 77-lot development of Unit 4 shall substantially conform to the Martin, Virginia, Hillsborough, Wylly, Magnolia, Lantini and Redwood house plans attached as Exhibit D1-6. The exterior siding of said homes shall be brick, stone or cement based siding. Stucco type siding will be limited to architectural accents. Not more than 10 homes may be the minimum size of 1900 square feet of climate-controlled space. Each shall have a minimum 2-car garage.
13. The architectural style and elevations for the development in Unit 4 and Unit 5 shown on the attached Exhibit A shall not be repeated at a rate greater than the same architectural style and elevations: (1) once every four building lots on the same road frontage and across the same street in the 77-lot development in Unit 4; and (2) once every three building lots on the same road frontage and across the same street in the 41-lot development in Unit 5. As used herein, architectural style is the distinctive form of a structure achieved through significant variations in such elements as rooflines, domes, gables, porches, number of stories and building ornamentation, among other structural features. Architectural style differentiates one dwelling from another in such a manner as to constitute a wholly different dwelling. As used herein, elevation is the appearance of the building facade achieved through erection of exterior finishes that differentiates one dwelling from another having an identical architectural style. An elevation having a minor change of another elevation of an identical architectural style shall

streetscape shall be developed and constructed between all commercial parcels and Units 1 through 5 of the Subject Property.
25. In response to the letter from Cobb County dated November 17, 2003 regarding annexation, the applicant is aware of the amount of flood plain on the property. Prior to application for any final disturbance permits for any residential portions of the project, applicant shall conduct extensive hydrological studies to properly delineate the flood plain. All site plans shall comply with these conditions of zoning, and with the 50-foot stream bank buffers and bank grading to areas outside the flood plain. All site plans shall also comply with transportation requirements in the county's forward plan. All site plans for the subject property shall also provide for extensive inter-visit access throughout the development, including installation of curb, gutters and sidewalks along Elliott Road and CH James Parkway. All intersection improvements depicted on said site plans shall be installed.
30. Final plans for Units 1, 2A, 4 and 5 of the residential development, as shown on the attached Exhibit A shall be approved only upon commencement of physical construction of the 3.38 acre large purple parcel (parcel L.P.1) of the Powder Springs Commons Unit 6 as shown on the attached Exhibit A (the "3.38-acre parcel"). Commencement is defined as obtaining the building permits for all three buildings to be constructed on said 3.38-acre tract and providing proof satisfactory to the Mayor and Council of construction financing for said tract. The owner of the aforesaid parcels A, B, C, D, and E as shown on the attached Exhibit A shall continue to utilize its best efforts to develop, sell or lease the said parcels for commercial or office and retail use as contemplated in the original Mixed Use zoning approved on January 5, 2004.
31. No lots in the residential development delineated as Units 2B and 3 on the attached Exhibit A shall receive final approval until all improvements which are the subject of the 4.5 million contribution lots on said 3.38 acre tract have been substantially constructed. Substantially constructed shall be defined as the finished shell of 3 buildings, without tenant space built out, but including all landscaping, parking, and pedestrian and vehicular ingress/egress for said parcel.

controlled space. At least 33% of the homes (26) shall meet or exceed 3000 square feet climate controlled space.
13. The 41-cluster lot development of Unit 5 will include private alleys. The site plan shall conform to the Martin, Virginia, Hillsborough, Wylly, Magnolia, Lantini and Redwood house plans attached as Exhibit D1-6. The exterior siding of said homes shall be brick, stone or cement based siding. Stucco type siding will be limited to architectural accents. Not more than 10 homes may be the minimum size of 1900 square feet of climate-controlled space. Each shall have a minimum 2-car garage.
14. The architectural style of the 41-cluster lot development of Unit 5 shall substantially conform to the Maple, Birchwood, Wylly, Magnolia, Lantini and Redwood house plans attached as Exhibit D1-6. The exterior siding of said homes shall be brick, stone or cement based siding. Stucco type siding will be limited to architectural accents. Not more than 10 homes may be the minimum size of 1900 square feet of climate-controlled space. Each shall have a minimum 2-car garage.
15. The architectural style and elevations for the development in Unit 4 and Unit 5 shown on the attached Exhibit A shall not be repeated at a rate greater than the same architectural style and elevations: (1) once every four building lots on the same road frontage and across the same street in the 77-lot development in Unit 4; and (2) once every three building lots on the same road frontage and across the same street in the 41-lot development in Unit 5. As used herein, architectural style is the distinctive form of a structure achieved through significant variations in such elements as rooflines, domes, gables, porches, number of stories and building ornamentation, among other structural features. Architectural style differentiates one dwelling from another in such a manner as to constitute a wholly different dwelling. As used herein, elevation is the appearance of the building facade achieved through erection of exterior finishes that differentiates one dwelling from another having an identical architectural style. An elevation having a minor change of another elevation of an identical architectural style shall

The front and rear elevations for all 3 structures constructed on said parcel shall conform to the attached Exhibit I1-3.
32. For the commercial development on parcels A, B, C, D, E and the small purple parcel (SP.1) of Unit 6 as shown on Exhibit A, the architectural style shall be substantially similar to the already approved architecture for the 3.38-acre tract as shown on the attached Exhibit L. The said similarity shall include essentially and essentially consistent landscape packages, signage and lighting. There shall be a property owners association governing all of said commercial parcels A, B, C, D, and E and both the small (parcel SP.1) and large (parcel L.P.1) purple parcels of Unit 6, as shown on the attached Exhibit A. The owner of said commercial parcels shall maintain architectural control over said commercial parcels until said Power of Attorney is established and under common ownership and control of the members. When the retail and office parcels of Units A, B, and C located east of the Highway 278 entrance are developed, they shall have interconnecting pedestrian access to the residential development and to said 3.38 acre tract (parcel L.P.1). Construction on all said commercial parcels of Units A, B, C, D, and E and the small purple parcel of Unit 6 (parcel SP.1) shall not occur until plans for same are reviewed and approved by the Mayor and Council.
33. All decorative streetlights in any portion of subject property shall be three-gang and better material and shall be installed and paid for by the developer or builder.
34. Any future changes in the identity of the builder for any residential lots in Units 1 through 5 on the subject property shall be subject to prior review and approval of Mayor and Council.
35. All restrictive covenants, including amendments thereto, to be imposed upon any portion of the subject property shall be made available to the City for approval by the Mayor and Council at the time of review of each and every preliminary plat.
36. All entrance signage on any portion of the subject property shall be ground based monument style signage. The intent of this stipulation is to make clear that no pole signs shall exist at any location on the subject property.
37. No government entity shall be responsible for any portion of the cost of any traffic signals related to the subject property.

not be construed to be a distinct architectural style. These architectural styles and elevations attached herein as Exhibit F1 architectural style and for the Martin, Virginia, Hillsborough, Wylly, Magnolia, Lantini and Redwood house plans and the layout shall conform with differentiation. Additional architectural styles and elevations may be submitted and based on approvals noted above, will not be necessarily withheld.
16. For the 77-lot development in Unit 4, the layout shall further be consistent with the following:

Table with 3 columns: Plan, Number of Elevations, Letter. Rows include Hillsborough (2, A,D), Wylly (4, F,G,H,I), Martin (4, A,B,D,E), Virginia (5, F,G,H,I,J), Wylly (2, F,G,H,I,J), and Carington (5, F,G,H,I,J).

\*\*\* Martin - Master Down Plan - Vary every 3 light/height and 2 across light/height. Builder will vary elements and color of elevation of any repeat at this minimum. All others will vary every 4 light/height and 2 across light/height and builder will vary elements and color of elevation of any repeat at this minimum.

17. For the 41-lot development in Unit 5, the layout shall further be consistent with the following:

Table with 3 columns: Plan, Number of Elevations, Letters. Rows include Magnolia (5, A1,A2,A3,A4,A5), Maple (5, A,B,C,D,E), Redwood (4, A1,A2,A3,A4), Holly (4, A,B,C,D), Birchwood (2, A,B), and Lantini (4, A,B,C,D).

38. A revised site plan for the entire development on the subject property shown on Exhibit A, incorporating and complying with all conditions of zoning and UDC requirements, shall be submitted to the Mayor and Council for review and approval prior to the issuance of any development or building permits for Units 2A, 2B, 3, 4 and 5.
39. As used herein, the terms, "applicant," "investor," "developer," "builder," "lot owner," or "homeowner" shall include the present owner(s) of the subject property as well as all heir, successors and assigns of all or any portion of the Subject Property.

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\*\*\* Birchwood - Master Down Plan - Vary every 3 light/height and 2 across light/height and vary elements and color of elevations of any repeat at this minimum. Other plans will be varied every 3 light/height and 2 across light/height, and builder will vary elements and color of elevation of any repeat at this minimum.

- 18. Sharon McSwain Homes shall include landscaping along the Elliott Road frontage of Unit 5 and at the entrance to Unit 5 on the east side of Elliott Road, consistent with the attached landscaping plan attached as Exhibit G.
19. All homes throughout the community shall utilize upscale or premium decorative mailboxes throughout the entire community substantially similar to the attached Exhibit F.
20. All homes throughout the community shall offer a variety of glass doors for the homeowner to select in addition to wood-style doors.
21. All homes throughout the community that utilize fences shall utilize only those fences shown in the attached fence detail in Exhibit G. Said fences must be constructed with the finished side facing out and the fence posts and wire mesh on the inside of the fence. The location and construction of all fences and must be pre-approved by the architectural control committee in writing. This requirement of written ACC approval shall be described in a written notice given to each homeowner at each closing. The Architectural Control Committee shall include one homeowner member at all times with respect to final approval on all structures.
22. Except for interior walls facing the interior side yard setbacks, no homes throughout the community will feature a black wall but will feature a window having a shade and positioning consistent with other elevations in order to break the elevation.
23. On the Subject Property throughout the entire development, there shall be sidewalks on both sides of all streets, underground utilities and decorative street lighting.
24. There shall be established and recorded deed covenants with an initial 20-year term and automatic renewal terms of 10 years each that will create a mandatory

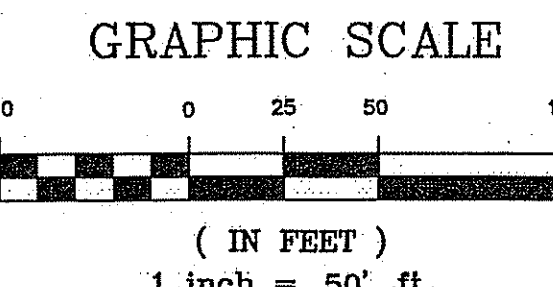
Table with 4 columns: City Council, Meeting Minutes, Final, Date. Rows include ORD 15-001, ORD 15-002, ORD 15-003, ORD 15-004, and PD 15-017.

centerline Surveying and Land Planning, Inc. 1901 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144 PHONE: (770) 424-0088 FAX: (770) 424-2999

FINAL PLAT FOR VILLAGE AT WEST COBB (P.O. BOX 5198, SHILOH PARKWAY, PHASE V) LAND LOT 600, 601, 612 & 613, 9TH DISTRICT, 2nd SECTION CITY OF POWDER SPRINGS COBB COUNTY, GEORGIA

Table with 4 columns: NO., DATE, REVISION DESCRIPTION, BY. Rows 1-4 detailing revisions to setbacks and addresses.

DRAWN BY: JWB CHECKED BY: MSF DATE: 5-24-16 SCALE: 1" = 50' PROJECT No.: 616029FP SHEET No. 3 of 4



NOTE: THE ZONING STIPULATIONS FROM THE JANUARY 5, 2004 AND FEBRUARY 2005, OCTOBER 5, 2015, AND JANUARY 4, 2016 REMAIN IN FULL FORCE AND EFFECT. IN CASE OF CONFLICT REFER TO THE LATEST ZONING CONDITION.

