



## City of Powder Springs

4484 Marietta Street, Powder Springs, GA 30127

Phone 770-943-1666 / FAX 770-222-6935

[www.cityofpowdersprings.org](http://www.cityofpowdersprings.org)

July 13, 2018

Matt Frey  
Centerline Surveying

Subject: 1<sup>st</sup> Staff Review  
Reference: Villas at West Cobb Final Plat

Dear Mr. Frey:

The City of Powder Springs Public Works Department, Stormwater Management Division and Community Development Department have completed a Final Plat review of the plans submitted June 26, 2018 for the referenced project. At this time we offer the following comments:

### **Floodplain Comments:**

1. Update the note below to state that:
  - a. Portion of the property is located in SFHA Zone AE.
  - b. Update the FIRM panel to 13067C0089G, with effective date of 12/16/2008.

#### **FLOOD INFORMATION**

THIS PROPERTY IS LOCATED WITHIN A FEMA  
100 YEAR SFHA ZONE AE ACCORDING TO COBB  
COUNTY F.I.R.M. PANEL 0088 G, COMMUNITY  
NO. 130056, MAP DATED; DEC. 16, 2008

2. Recommend showing the 100-yr floodplain delineation limits on the plans.
3. If any lots are located near the floodplain recommend establishing Min FFE.

### **Per Zoning:**

4. Please indicate on Plat “formally known as “Silverbrooke Phase V”
5. Please indicate uses, zoning district and property owner of adjacent property located to the west of the subject site.
6. Please include all zoning stipulations on the plat. Please provide the minutes from all applicable Mayor and Council Meeting, ensuring all approved stipulations are included.
7. Please show note describing the purpose of the plat.
8. Please ensure full contact information is provided for owner and all professionals preparing the final plat (name, telephone, address and email).

**Per Public Works:**

1. Fill out owner and surveyor's certifications.
2. Show the direction of flow in the storm drains.
3. Drainage Easement appears to be warranted for the storm drains near curve C#3.
4. Verify that the proposed parking meets code.
5. Show the water line on the plans.

**Additional Comments:**

1. Some driveways appear close to the property line. What will be done to ensure that driveways will not encroach on neighboring properties?
2. Fire Marshal approval required before City approval.
3. Need conservation easement for review, after approval of conservation easement recorded easement must be referenced on the plat.
4. Need covenants for review, after approval from the City, recorded covenants must be recorded on the plat.
5. Add street names approved by Cobb County and addresses to the plat.
6. Add notes to plat regarding maintenance of landscaping in the right-of-way and detention ponds. These areas are not be maintained by the City. Address how parking spaces will be maintained.
7. Clearly delineate the boundaries of the parcel labeled Open Space/ Park.
8. As-Built of all infrastructure will be required prior to recordation.
9. Provide proof of road improvements completed per Cobb DOT requirements.
10. After all corrections are made, electronic copy of plat in CAD or GIS format is required.
11. Prior to recordation, all development construction must be complete. Performance guarantee is required for any outstanding issues (i.e. final topping of the roads, performance guarantee of landscaping, etc.) and Maintenance Guarantee for all completed improvements per Section 15-62 of the UDC.

12. Provide proof of compliance with street lighting requirements as outlined in Section 8-76.

**Sec. 8-76. Street Lighting.**

(a) **Required.** Street lighting shall be required on all public and private streets and shall be installed according design standards of the power company servicing the subdivision or development.

(b) **Plan.** The subdivider or developer shall submit a street light layout prepared by the utility company which will provide the lighting service showing the exact location of street lights within the subdivision. The lighting layout must be approved by the public works director.

(c) **Costs.** The subdivider or developer must pay for all costs to the power company for pole fixtures, and other related items or materials necessary for the installation. The subdivider or developer shall bear the costs for all monthly street light charges for a full year payable in advance at the time of final plat approval.

Please note these comments are based on the City of Powder Springs Unified Development Code, and that any page numbers listed refer to the corresponding page of the UDC. Also note that although the comments are based on the UDC, they are not an official document published by the City of Powder Springs, and should not be considered to be a comprehensive list of all of the design requirements listed in the UDC. Please refer to the latest version of the UDC, available for download on the City of Powder Springs website.

Please revise and resubmit 4 sets of revised hard copy and 1 digital copy of the plans at your earliest convenience. Feel free to contact me at 770-943-8001 ext. 307 should you have any questions.

Sincerely,

*Alex Almodovar*

Alex Almodovar, MPA

cc: Tina Garver, Community Development Director  
Michael Anderson, Director, Public Works Department  
Shauna Edwards, Special Projects Coordinator  
John Schnall, Special Projects Coordinator