PZ 23-005

C/L CURVE DATA

NO.	DATA
1	Δ = 46°03'17" R = 100.00' L = 80.38' T = 42.50'
2	Δ = 90°00' R = 32.00' L = 50.12' T = 32.00'
3	Δ = 92°51'41" R = 32.00' L = 51.97' T = 35.90'
4	Δ = 193°08" R = 100.00' L = 34.12' T = 17.23'
5	Δ = 164°37" R = 100.00' L = 29.13' T = 14.67'
6	Δ = 52°25'31" R = 100.00' L = 91.50' T = 49.23'
7	Δ = 22°55'36" R = 300.00' L = 120.07' T = 60.85'
8	Δ = 06°14'29" R = 200.00' L = 21.79' T = 10.90'

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

NOTES:
1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
2. 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.
3. THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
4. THERE ARE NO KNOWN ENCROACHMENTS IN STORMWATER EASEMENTS.
5. HOA TO MAINTAIN LANDSCAPING IN THE RIGHT OF WAY.

COBB COUNTY WATER SYSTEM NOTES:
1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-133.
2. WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-135.
3. WATER AND SEWER UTILITIES WITHIN THE CITY OF POWDER SPRINGS RIGHT OF WAY WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY CCWS.

NOTE:
1. ALL AREAS OUTSIDE OF PUBLIC RIGHT OF WAY, SINGLE FAMILY LOTS AND ALL CITY OF POWDER SPRINGS OWNED STORM DRAINAGE EASEMENTS (AS LABELED ON PLAT) TO BE OWNED AND MAINTAINED BY H.O.A.
2. H.O.A. IS RESPONSIBLE FOR PARKING AND LANDSCAPING IN THE RIGHT OF WAY.

FIRE NOTES:
1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCFMO. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG
2. NO GATE SHALL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL
3. ANY STAIRS OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION
4. ALL COBB COUNTY FIRE MARSHAL INSPECTION ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG
5. ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (CODES 503.01.02)
6. IWS SITE MEETS GUEST PARKING REQUIREMENTS. EACH DWELLING UNIT WILL HAVE A TWO CAR GARAGE WITH A DRIVEWAY OF 22 FEET LONG AND 20 FEET WIDE. ADDITIONAL GUEST PARKING IS PROVIDED AT THE RATE OF 0.5 SPACES PER DWELLING UNIT.

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

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

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

NOTE:
THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARAION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WEST OAK TRACE, RECORDED IN OFFICIAL RECORD VOLUME 16121, PAGE 4259 IN THE COBB COUNTY, GEORGIA AS MAY BE AMENDED OR SUPPLEMENTED.

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

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

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

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

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130056, MAP NUMBER # 13067C0177G DATED DECEMBER 16, 2008

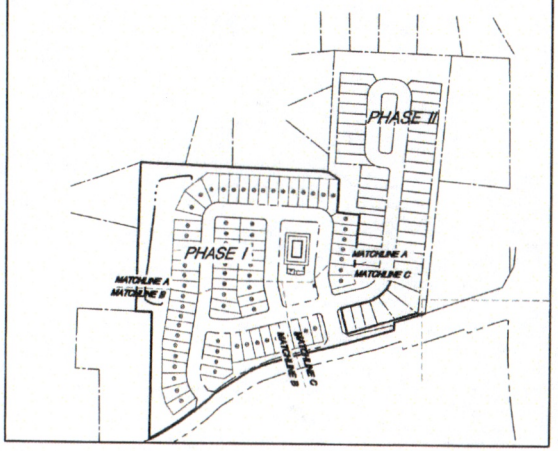
GPS NOTES:

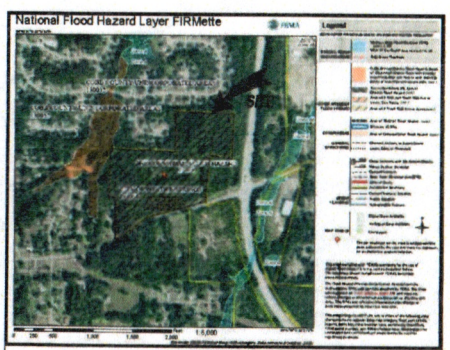
1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FHE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE: 1/36,812 ; ANGULAR ERROR: 03" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/319,895. MATTERS OF TITLE ARE EXCEPTED.

PHASE MAP - SCALE: 1"-200'





FEMA MAP
SCALE: NTS

TOTAL PARKING SUMMARY

PROVIDED	PARKING PROVIDED
2 SPACES PER (GARAGE)	232 SPACES
2 SPACES PER (DRIVEWAY) (22' LONG X 20' WIDE)	232 SPACES
GUEST PARKING (ON-STREET) INCL. 2 ADA	68 SPACES
TOTAL PARKING PROVIDED	526 SPACES
REQUIRED (ON-STREET)	
0.5 SPACES PER DWELLING (0.5 X 116)	58 SPACES
1 SPACE PER 150 SF OF POOL WATER SURFACE (1,700 SF / 150 SF)	12 SPACES
TOTAL PARKING REQUIRED (ON-STREET)	70 SPACES

PHASE 1 PARKING SUMMARY

PROVIDED	PARKING PROVIDED
2 SPACES PER (GARAGE)	142 SPACES
2 SPACES PER (DRIVEWAY) (22' LONG X 20' WIDE)	142 SPACES
GUEST PARKING (ON-STREET) INCL. 2 ADA	53 SPACES
TOTAL PARKING PROVIDED	337 SPACES
REQUIRED (ON-STREET)	
0.5 SPACES PER DWELLING (0.5 X 71)	35.5 SPACES
1 SPACE PER 150 SF OF POOL WATER SURFACE (1,700 SF / 150 SF)	12 SPACES
TOTAL PARKING REQUIRED (ON-STREET)	47.5 SPACES

TOTAL RECREATION AREA/GREEN SPACE

MINIMUM AREA REQUIRED = 1 AC.(110/50) = 2.20 ACRES	
RECREATION AREA	0.85 ACRES
OPEN SPACE PHASE 1	1.79 ACRES
OPEN SPACE PHASE 2	2.08 ACRES
	TOTAL 4.72 ACRES

DEVELOPMENT SUMMARY

TOTAL AREA = 210.05 ACRES
OPEN SPACE AREA = 4.11 ACRES (20.5%)
TOTAL NO. OF UNITS = 116
DENSITY / YIELD = 5.8 UNITS PER ACRE
PRESENT ZONING - PUD-R (CASE PZ: 21-008)
MINIMUM LOT SIZE = 2,800 S.F.
FRONT SETBACKS = 10'
SIDE SETBACKS = 5'
MAJOR SIDE SETBACKS = 5'
REAR SETBACK = 10'
PERIMETER SETBACK = 35'
MINIMUM BETWEEN BUILDINGS = 10'
MAXIMUM BUILDING HEIGHT = 35'

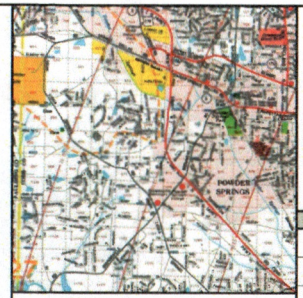
NOTE: ALL UNITS TO BE SINGLE-FAMILY DETACHED HOMES. NO TOWNHOMES TO BE PROPOSED.

PHASE 1 DEVELOPMENT SUMMARY

TOTAL AREA = 12.96 ACRES
OPEN SPACE AREA = 1.79 ACRES
AMENITIES/RECREATION AREA = 0.85 ACRES
STORMWATER DETENTION POND AREA = 1.24 ACRES
TOTAL NO. OF LOTS = 71

PHASE 1 RECREATION AREA/GREEN SPACE

RECREATION AREA	0.85 ACRES
OPEN SPACE 1	0.1 ACRES
OPEN SPACE 2	0.03 ACRES
OPEN SPACE 3	0.31 ACRES
OPEN SPACE 4	0.07 ACRES
OPEN SPACE 5	1.28 ACRES
	TOTAL 2.64 ACRES



LOCATION MAP 1" = 2000'

PUBLIC STREET DATA

STREET NAME	L.F.
HILLMONT LANE	1,580
WOODLAND HILLS	690
LEATHERWOOD LANE	362

COBB COUNTY WATER SYSTEM APPROVAL

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

Brian Hadley 4/3/23
COBB COUNTY WATER SYSTEM DATE

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.

Tina Sowa 4/3/2023
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

Dwayne Eberhart
DIRECTOR OF PUBLIC WORKS DATE

4/4/23
MAYOR, CITY OF POWDER SPRINGS DATE

OWNER'S CERTIFICATE 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 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 TO COBB COUNTY IN FEE-SIMPLE, GEORGIA ALL WATER MAINS, WATER LINES, SANITARY SEWER LINES AND THE LIKE TO FUNCTION AS PART OF THE COBB COUNTY WATER SYSTEM AND FURTHER CONVEY ALL STREETS AND RIGHTS-OF-WAY AND MAJOR STORMWATER EASEMENTS INDICATED AS STORMWATER STRUCTURES TO THE FIRST JUNCTION BOX OR WHERE WATER COMBINES WITH A PRIVATE SYSTEM, 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 HEREON EXPRESSED. DRAINAGE EASEMENTS AND STORMWATER PONDS ARE DEDICATED TO ALLOW WATER TO FLOW AND ARE TO BE MAINTAINED BY THE OWNER OF THE PROPERTY. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, I FURTHER RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS AND COBB COUNTY 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, DITCHES, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LIENS, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.
AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF POWDER SPRINGS AND COBB COUNTY 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, 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.

OWNER'S NAME: HILL ROAD DEVELOPMENT, LLC

OWNER'S ADDRESS: 720 KENNESAW AVE., MARIETTA, GA, 30060

DATE: 3/28/23

BENCHMARK: TOP OF FIRE HYDRANT
ELEV= 962.30'
TOP OF FIRE HYDRANT
NEAR LOT 40

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1891
MARIETTA, GA 30061
VONDALE TIPTON
470-390-7289

OWNER/DEVELOPER:
TRATON HOMES, LLC
720 KENNESAW AVE.
MARIETTA, GA 30060

24 HOUR CONTACT:
BOB HUPP
770-427-9064

"THIS DOCUMENT WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA AND DIGITALLY SIGNED BY THE SURVEYOR UTILIZING NITRO PRO PDF EDITOR AT THE TIME AND DATE SHOWN AND A COPY OF THE ORIGINAL DOCUMENT IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY MODIFICATIONS MADE THEREAFTER ARE INVALID. ANY DIGITAL COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN A SIGNATURE VALIDATION AT THE SAME TIME AND DATE OR CONTAINS PDF EDITS HAS BEEN MODIFIED. ANY DIGITAL OR PAPER COPIES CAN BE AUTHENTICATED USING THE ORIGINAL SURVEYOR'S DOCUMENT"

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 APPROPRIATE SIGNATURES OR CERTIFICATES ON THIS PLAT. ADDITIONALLY, THE SURVEY AND PLAT WERE PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF 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.

Clinton R. Coulter
CLINTON R. COULTER DATE AS SURVEYOR FOR
GEORGIA REGISTERED LAND SURVEYOR NO. 3471 GASKINS + LECRAW, INC

GEORGIA REGISTERED LAND SURVEYOR 3471 CLINTON R. COULTER

LOT ADDRESS CHART

LOT NO.	HOUSE NO.	STREET NAME	LOT NO.	HOUSE NO.	STREET NAME
1	4019	HILLMONT LANE	38	4093	HILLMONT LANE
2	4021	HILLMONT LANE	39	4095	HILLMONT LANE
3	4023	HILLMONT LANE	40	4097	HILLMONT LANE
4	4025	HILLMONT LANE	86	5026	WOODLAND HILLS
5	4027	HILLMONT LANE	87	5024	WOODLAND HILLS
6	4029	HILLMONT LANE	88	5022	WOODLAND HILLS
7	4031	HILLMONT LANE	89	5020	WOODLAND HILLS
8	4033	HILLMONT LANE	90	5018	WOODLAND HILLS
9	4035	HILLMONT LANE	91	5016	WOODLAND HILLS
10	4037	HILLMONT LANE	92	5014	WOODLAND HILLS
11	4039	HILLMONT LANE	93	5012	WOODLAND HILLS
12	4041	HILLMONT LANE	94	5010	WOODLAND HILLS
13	4043	HILLMONT LANE	AMENITY	5023	WOODLAND HILLS
14	4045	HILLMONT LANE	95	4111	LEATHERWOOD LANE
15	4047	HILLMONT LANE	96	4113	LEATHERWOOD LANE
16	4049	HILLMONT LANE	97	4115	LEATHERWOOD LANE
17	4051	HILLMONT LANE	98	4117	LEATHERWOOD LANE
18	4053	HILLMONT LANE	99	4119	LEATHERWOOD LANE
19	4055	HILLMONT LANE	100	4121	LEATHERWOOD LANE
20	4057	HILLMONT LANE	101	4123	LEATHERWOOD LANE
21	4059	HILLMONT LANE	102	4125	LEATHERWOOD LANE
22	4061	HILLMONT LANE	103	4127	LEATHERWOOD LANE
23	4063	HILLMONT LANE	104	4052	HILLMONT LANE
24	4065	HILLMONT LANE	105	4050	HILLMONT LANE
25	4067	HILLMONT LANE	106	4048	HILLMONT LANE
26	4069	HILLMONT LANE	107	4046	HILLMONT LANE
27	4071	HILLMONT LANE	108	4044	HILLMONT LANE
28	4073	HILLMONT LANE	109	4042	HILLMONT LANE
29	4075	HILLMONT LANE	110	4040	HILLMONT LANE
30	7077	HILLMONT LANE	111	4038	HILLMONT LANE
31	4079	HILLMONT LANE	112	4036	HILLMONT LANE
32	4081	HILLMONT LANE	113	4026	HILLMONT LANE
33	4083	HILLMONT LANE	114	4024	HILLMONT LANE
34	4085	HILLMONT LANE	115	4022	HILLMONT LANE
35	4087	HILLMONT LANE	116	4020	HILLMONT LANE
36	4089	HILLMONT LANE	OPEN SPACE 3	4018	HILLMONT LANE
37	4091	HILLMONT LANE			

PREPARED IN THE OFFICE OF
GASKINS + LECRAW
© 2023 GASKINS + LECRAW, INC.
1286 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
FAX - 770.424.7891
www.gaskinsalecraw.com
LSF001371

REVISIONS:

REV #	DATE	DRAWN BY	CHECKED BY
1			
2			
3			
4			
5			

CLIENT
HILL ROAD DEVELOPMENT, LLC
720 KENNESAW AVE
MARIETTA, GEORGIA 30060
PROJECT
WEST OAK TRACE PHASE I
LAND LOT 653, 19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
SCALE: 1" = 30'

SURVEY INFO:

DRAWN BY:	DEF
REVIEWED BY:	CRC
FIELD DATE:	9-28-22
OFFICE DATE:	10-11-22
JOB #:	2101074

FINAL PLAT

1 OF 7

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4. ALL COBB COUNTY FIRE ADDITIONAL INSPECTION ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFIRE.ORG
5. ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO AWS A21.51 OR AWWA C151 (ODSE 503.01.06)
6. THIS SITE MEETS GUEST PARKING REQUIREMENTS. EACH DWELLING UNIT WILL HAVE A TWO CAR GARAGE WITH A DRIVEWAY OF 22 FEET LONG AND 20 FEET WIDE. ADDITIONAL GUEST PARKING IS PROVIDED AT THE RATE OF 0.3 SPACES PER DWELLING UNIT.

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

THE OWNER HEREBY DESIGNATES ROB HUPP AS THE FIRE PREVENTION PROGRAM SUPERVISOR/DUTY. THE ABOVE-NAMED PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IFC CHAPTER 3308 IN ITS ENTIRETY AND NFPA 241—OR FAILURE TO COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATION.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

TOTAL PARKING SUMMARY

PROVIDED	PARKING PROVIDED
2 SPACES PER (GARAGE)	332 SPACES
2 SPACES PER (DRIVEWAY) (22' LONG X 20' WIDE)	332 SPACES
GUEST PARKING (ON-STREET) INCL. 2 ADA	68 SPACES
TOTAL PARKING PROVIDED	528 SPACES
REQUIRED (ON-STREET)	
0.3 SPACES PER DWELLING (0.3 X 116)	58 SPACES
1 SPACE PER 150 SF OF POOL WATER SURFACE (1,700 SF / 150 SF)	12 SPACES
TOTAL PARKING REQUIRED (ON-STREET)	70 SPACES

PHASE 1 PARKING SUMMARY

PROVIDED	PARKING PROVIDED
2 SPACES PER (GARAGE)	142 SPACES
2 SPACES PER (DRIVEWAY) (22' LONG X 20' WIDE)	142 SPACES
GUEST PARKING (ON-STREET) INCL. 2 ADA	53 SPACES
TOTAL PARKING PROVIDED	337 SPACES
REQUIRED (ON-STREET)	
0.3 SPACES PER DWELLING (0.3 X 71)	35.5 SPACES
1 SPACE PER 150 SF OF POOL WATER SURFACE (1,700 SF / 150 SF)	12 SPACES
TOTAL PARKING REQUIRED (ON-STREET)	47.5 SPACES

TOTAL RECREATION AREA/GREEN SPACE

MINIMUM AREA REQUIRED = 1 AC/(10/DU) = 2.90 ACRES	
RECREATION AREA	0.85 ACRES
OPEN SPACE PHASE 1	1.76 ACRES
OPEN SPACE PHASE 2	2.08 ACRES
TOTAL	4.70 ACRES

DEVELOPMENT SUMMARY

TOTAL AREA = 20.05 ACRES	
OPEN SPACE AREA = 4.11 ACRES (20.5%)	
TOTAL NO. OF UNITS = 116	
DENSITY / YIELD = 5.8 UNITS PER ACRE	
PRESENT ZONING = PUD-R (CASE #: 21-006)	
MINIMUM LOT SIZE = 2,800 S.F.	
FRONT SETBACKS = 10'	
SIDE SETBACKS = 3'	
MAJOR SIDE SETBACKS = 5'	
REAR SETBACK = 10'	
PERIMETER SETBACK = 35'	
MINIMUM BETWEEN BUILDINGS = 10'	
MAXIMUM BUILDING HEIGHT = 35'	

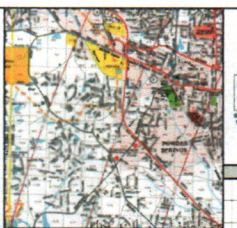
NOTE: ALL UNITS TO BE SINGLE-FAMILY DETACHED HOMES. NO TOWNHOUSES TO BE PROPOSED.

PHASE 1 DEVELOPMENT SUMMARY

TOTAL AREA = 12.80 ACRES	
OPEN SPACE AREA = 1.79 ACRES	
AMENITIES/RECREATION AREA = 0.80 ACRES	
STORMWATER DETENTION POND AREA = 1.24 ACRES	
TOTAL NO. OF LOTS = 71	

PHASE 1 RECREATION AREA/GREEN SPACE

RECREATION AREA	0.85 ACRES
OPEN SPACE 1	0.1 ACRES
OPEN SPACE 2	0.03 ACRES
OPEN SPACE 3	0.31 ACRES
OPEN SPACE 4	0.07 ACRES
OPEN SPACE 5	1.28 ACRES
TOTAL	2.64 ACRES



LOCATION MAP 1" = 2000'

PUBLIC STREET DATA

STREET NAME	L.F.
HILLMONT LANE	1,580
WOODLAND HILLS	650
LEATHERWOOD LANE	352

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

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

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT MAY BE SHOWN AND SURVEYED IF PROVIDED WITH DATA.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

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

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130064 MAP NUMBER 13067C0159H
J. CHRISTOPHER DATED DECEMBER 16, 2008

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TYPE 'SECOND ORDER' DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE 1' X SQ.RT.(D) ; ANGULAR ERROR: 15" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT 1/195,000. METHODS OF FIELD AND EXCEPTED

NOTE:
THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WEST OAK TRACE, RECORDED IN OFFICIAL RECORD VOLUME 18121, PAGE 4358 IN THE COBB COUNTY, GEORGIA AS MAY BE AMENDED OR SUPPLEMENTED.

GPS NOTES:
1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.
2.) THE NORTHING, EASTING, AND ELEVATION OF THE STATING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE R800 GPS RECEIVER. THE RECEIVER RECEIVED THE COORDINATE INFORMATION FROM SATELLITES VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED MAKES RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

COBB COUNTY WATER SYSTEM APPROVAL

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

Brian Haley 4/3/23
COBB COUNTY WATER SYSTEM DATE

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.

4/3/2023
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

Dwayne Eberhart
DIRECTOR OF PUBLIC WORKS DATE

MAYOR, CITY OF POWDER SPRINGS DATE

OWNER'S CERTIFICATE 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 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 TO COBB COUNTY IN FEE-SIMPLE, GEORGIA ALL WATER MAINS, WATER LINES, SANITARY SEWER LINES AND THE LINE TO FUNCTION AS PART OF THE COBB COUNTY WATER SYSTEM AND FURTHER CONVEY ALL STREETS AND RIGHTS-OF-WAY AND MAJOR STORMWATER EASEMENTS INDICATED AS STORMWATER STRUCTURES TO THE FIRST INSPECTION BOX OR WHERE NO BOX COMMENCES WITH A PRIVATE SYSTEM, 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. DRAINAGE EASEMENTS AND STORMWATER PONDS ARE DEDICATED TO ALLOW WATER TO FLOW AND ARE TO BE MAINTAINED BY THE OWNER OF THE PROPERTY. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, I AGREE TO AND HOLD HARMLESS THE CITY OF POWDER SPRINGS AND COBB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE CONSTRUCTION, USE AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF ALL 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, OR THE CHANGING OF COURSES OF STREAMS.
AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND ADMIT THAT THE CITY OF POWDER SPRINGS AND COBB COUNTY 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, OTHER STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM RAINFALL, CREEKS AND RIVERS, SURFACE IMPROVEMENTS 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 WRITTEN OF THESE PRESENTS.

OWNER'S NAME: HILL ROAD DEVELOPMENT, LLC

OWNER'S ADDRESS: 720 KENNESAW AVE., MARIETTA, GA. 30060

DATE: 3/28/23

BENCHMARK: TOP OF FIRE HYDRANT
ELEV.= 862.30'
TOP OF FIRE HYDRANT
NEAR LOT 40

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1861
MARIETTA, GA 30061
WENDALL TIPTON
470-590-7289

OWNER/DEVELOPER:
TRATON HOMES, LLC
720 KENNESAW AVE.
MARIETTA, GA 30060

24 HOUR CONTACT:
BOB HUPP
770-427-9064

THIS DOCUMENT WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA AND DIGITALLY SIGNED BY THE SURVEYOR UTILIZING NTRO PKC PGP EDITOR AT THE TIME AND DATE SHOWN AND A COPY OF THE ORIGINAL DOCUMENT IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY MODIFICATIONS MADE THEREAFTER ARE INVALID. ANY DIGITAL COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN THE REQUISITE DIGITAL SIGNATURE IS NOT THE SAME TIME AND DATE CONTAINS PGP EDITS HAS BEEN MODIFIED AND ANY DIGITAL OR PAPER COPIES OBTAINED WITHOUT THE ORIGINAL SURVEYOR'S DOCUMENT.

SURVEYOR'S CERTIFICATION

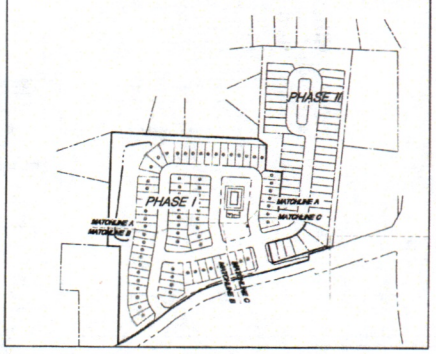
AS PROFESSIONAL SURVEYOR UNDER GEORGIA LAWS AND RULES, I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THE PLAT HEREON IS A TRUE AND ACCURATE SURVEY OF THE LAND SHOWN HEREON. THE SURVEY IS MADE FOR THE PURPOSE OF DEDICATION OF THE PROPERTY TO PUBLIC USE AND/OR FOR THE PURPOSE OF RECORDING A SUBDIVISION PLAT. THE SURVEY IS MADE IN ACCORDANCE WITH THE GEORGIA LAWS AND RULES GOVERNING LAND SURVEYING IN EFFECT AT THE TIME OF THE SURVEY. THE SURVEY IS MADE TO THE APPROPRIATE ENVIRONMENTAL STANDARD AS SET FORTH BELOW ON LINES OF PROPERTY OWNERSHIP, STREET RIGHTS-OF-WAY, AND ALL EASEMENTS, BUILDINGS, AND OTHER IMPROVEMENTS, UNDERGROUND UTILITIES AND SUBSURFACE CONDITIONS MAY EXIST. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THE LOCATION OF UTILITIES OBTAINED BY USE OF THE GEORGIA TECHNICAL STANDARDS FOR PROPERTY SURVEYS IS ACCURATE TO THE EXTENT THAT THE LOCATION OF THE UTILITIES REPRESENTED REPRESENTS THE BEST INFORMATION AVAILABLE TO THE SURVEYOR AND SUBMITTED AND AS SET FORTH IN THE GEORGIA TECHNICAL STANDARDS FOR PROPERTY SURVEYS.

Clinton Chatten
SURVEYOR SIGNATURE DATE
GEORGIA REGISTERED LAND SURVEYOR NO. 3471

REGISTERED GEORGIA LAND SURVEYOR 3471 CLINTON R. CHATTEN

Clinton Chatten
AS SURVEYOR FOR GASKINS + LECRAW INC.

PHASE MAP - SCALE: 1"=200'



FEMA MAP
SCALE: ETS

LOT ADDRESS CHART

LOT NO.	HOUSE NO.	STREET NAME	LOT NO.	HOUSE NO.	STREET NAME
1	4019	HILLMONT LANE	38	4093	HILLMONT LANE
2	4021	HILLMONT LANE	39	4095	HILLMONT LANE
3	4023	HILLMONT LANE	40	4097	HILLMONT LANE
4	4025	HILLMONT LANE	86	5406	WOODLAND HILLS
5	4027	HILLMONT LANE	87	5024	WOODLAND HILLS
6	4029	HILLMONT LANE	88	5012	WOODLAND HILLS
7	4031	HILLMONT LANE	89	5020	WOODLAND HILLS
8	4033	HILLMONT LANE	90	5016	WOODLAND HILLS
9	4035	HILLMONT LANE	91	5008	WOODLAND HILLS
10	4037	HILLMONT LANE	92	5034	WOODLAND HILLS
11	4039	HILLMONT LANE	93	5012	WOODLAND HILLS
12	4041	HILLMONT LANE	94	5010	WOODLAND HILLS
13	4043	HILLMONT LANE	AMENITY	5003	WOODLAND HILLS
14	4045	HILLMONT LANE	95	4113	LEATHERWOOD LANE
15	4047	HILLMONT LANE	96	4133	LEATHERWOOD LANE
16	4049	HILLMONT LANE	97	4131	LEATHERWOOD LANE
17	4051	HILLMONT LANE	98	4117	LEATHERWOOD LANE
18	4053	HILLMONT LANE	99	4110	LEATHERWOOD LANE
19	4055	HILLMONT LANE	100	4121	LEATHERWOOD LANE
20	4057	HILLMONT LANE	101	4123	LEATHERWOOD LANE
21	4059	HILLMONT LANE	102	4125	LEATHERWOOD LANE
22	4061	HILLMONT LANE	103	4127	LEATHERWOOD LANE
23	4063	HILLMONT LANE	104	4052	HILLMONT LANE
24	4065	HILLMONT LANE	105	4050	HILLMONT LANE
25	4067	HILLMONT LANE	106	4048	HILLMONT LANE
26	4069	HILLMONT LANE	107	4046	HILLMONT LANE
27	4071	HILLMONT LANE	108	4044	HILLMONT LANE
28	4073	HILLMONT LANE	109	4042	HILLMONT LANE
29	4075	HILLMONT LANE	110	4040	HILLMONT LANE
30	2077	HILLMONT LANE	111	4038	HILLMONT LANE
31	4079	HILLMONT LANE	112	4036	HILLMONT LANE
32	4081	HILLMONT LANE	113	4026	HILLMONT LANE
33	4083	HILLMONT LANE	114	4024	HILLMONT LANE
34	4085	HILLMONT LANE	115	4022	HILLMONT LANE
35	4087	HILLMONT LANE	116	4020	HILLMONT LANE
36	4089	HILLMONT LANE	OPEN SPACE 3	4038	HILLMONT LANE
37	4091	HILLMONT LANE			

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw Inc. shall be deemed liable to Gaskins + LeCraw Inc. Executive Revision + LeCraw Inc. 10/05

PREPARED IN THE OFFICES OF
GASKINS +LECRAW
© 2023 GASKINS + LECRAW, INC.
1200 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7855
FAX - 770.424.7893
www.gaskinslecraw.com
LS#001211

REVISIONS

NO.	DATE	DRAWN BY	DESCRIPTION
1	3/28/23	DRC	PER COMMENTS

CLIENT
HILL ROAD DEVELOPMENT, LLC
720 KENNESAW AVE
MARIETTA, GEORGIA 30060

WEST OAK TRACE PHASE I
PRELIMINARY PLAT
LOT 2 OF LL 19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

SCALE & NORTH ARROW
NORTH ARROW
SCALE: 1" = 50'
0 20 40 80

SURVEY INFO

DRAWN BY:	DRC
REVIEWED BY:	CRC
FIELD DATE:	5-25-22
OFFICE DATE:	10-11-22
JOB #:	21-0174

FINAL PLAT

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

Memorandum

Date: March 30, 2022
To: [illegible]
From: [illegible]
Subject: RZ 22-005 West Oak Trace - Phase 2 Final Plat, 69 Acres in Land Lots 253 & 254 of the 20th District, 2nd Section, Cobb County, Georgia

Attn:

[illegible]

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1891
MARIETTA, GA 30061
VONDALE TIFFEN
470-390-7289

OWNER/DEVELOPER:
TRATON HOMES, LLC
720 KENNESAW AVE
MARIETTA, GA 30060

24 HOUR CONTACT:
BOB HUFF
770-427-9064

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

[illegible]

SURVEYOR'S CERTIFICATION

[illegible]

GEORGIA REGISTERED L.L.S. NO. [illegible]

3471 LICENSED LAND SURVEYOR CLAYTON & COLLINS

N.T.S. AS OF FOR
DF: 1-18-1 DET - AS INC

City Council — Meeting Minutes - Final — June 7, 2021

RZ 21-008 — Rezoning from NSC to PLD-H, Hill Road Project, LL 898, 911

[illegible]

City Council — Meeting Minutes - Final — June 7, 2021

[illegible]

City Council — Meeting Minutes - Final — June 7, 2021

[illegible]

City Council — Meeting Minutes - Final — June 7, 2021

[illegible]

GASKINS + LECRAW

REVISIONS:

	DATE	BY

CLIENT
HILL ROAD DEVELOPMENT, LLC
720 KENNESAW AVE
MARIETTA, GEORGIA 30060

WEST OAK TRACE PHASE I
LAND LOT 898, 911 1ST DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

CALL BEFORE YOU DIG!
811
Know what's below. Call before you dig.

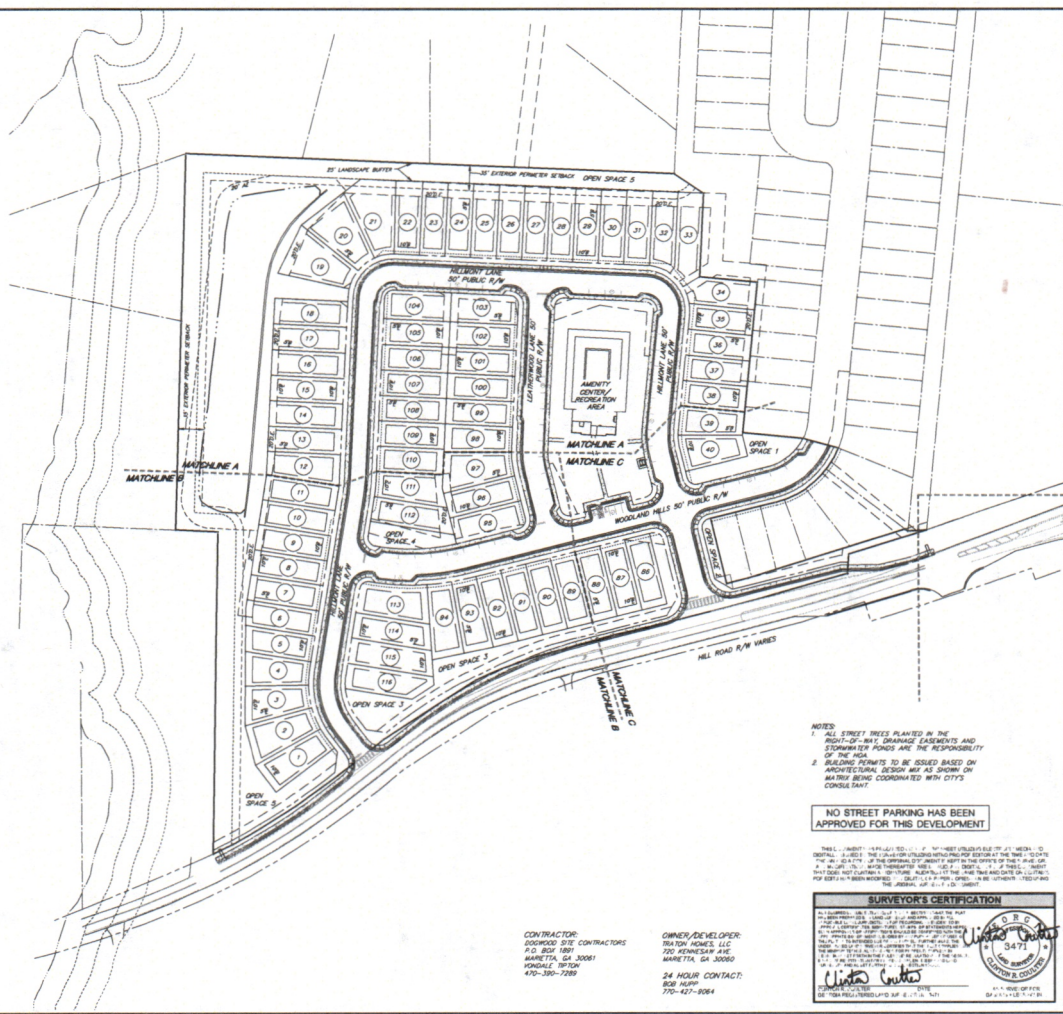
SCALE & NORTH ARROW:
N
HORIZONTAL
0 10 20 40
GRAPHIC SCALE

SURVEY INFO:
DRAWN: DEF
REVIEWED: CLS
FIELD DATE: 5-Sep
OFFICE DATE: 5-15-
JOB #: 2021-4

FINAL PLAT

2 OF 7

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION



NOTES:
1. ALL STREET TREES PLANTED IN THE RIGHT-OF-WAY, DRAINAGE EASEMENTS AND STORMWATER PONDS ARE THE RESPONSIBILITY OF THE HOA.
2. BUILDING PERMITS TO BE ISSUED BASED ON ARCHITECTURAL DESIGN MIX AS SHOWN ON MATRIX BEING COORDINATED WITH CITY'S CONSULTANT.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

THIS [illegible] WAS PREPARED [illegible] WEST UTILIZES ELECTRONIC MEDIA TO DIGITALLY [illegible] THE DRAWING FOR UTILIZING METHOD PRO FORMA AT THE TIME [illegible] DATE [illegible] THE DRAWING [illegible] THE OWNER'S OF THIS [illegible] THAT DOES NOT CONTAIN A SIGNATURE AND THE TIME AND DATE OF [illegible] FOR WHICH HAS BEEN MODIFIED [illegible] THE ORIGINAL AND OFFICIAL DOCUMENT.

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1891
MARIETTA, GA 30061
VONDALE TIPTON
470-390-7289

OWNER/DEVELOPER:
TRATON HOMES, LLC
720 KENNESAW AVE.
MARIETTA, GA 30060

24 HOUR CONTACT:
BOB HUPP
770-427-9064

SURVEYOR'S CERTIFICATION

[illegible]

PRINCIPAL CONTACT DATE
DE TOBA REGISTERED LAND SURVEYOR [illegible]

GEORGIA REGISTERED LAND SURVEYOR
No. 3471
CLAYTON & COVINGTON

GASKINS + LECRAW

REVISIONS:

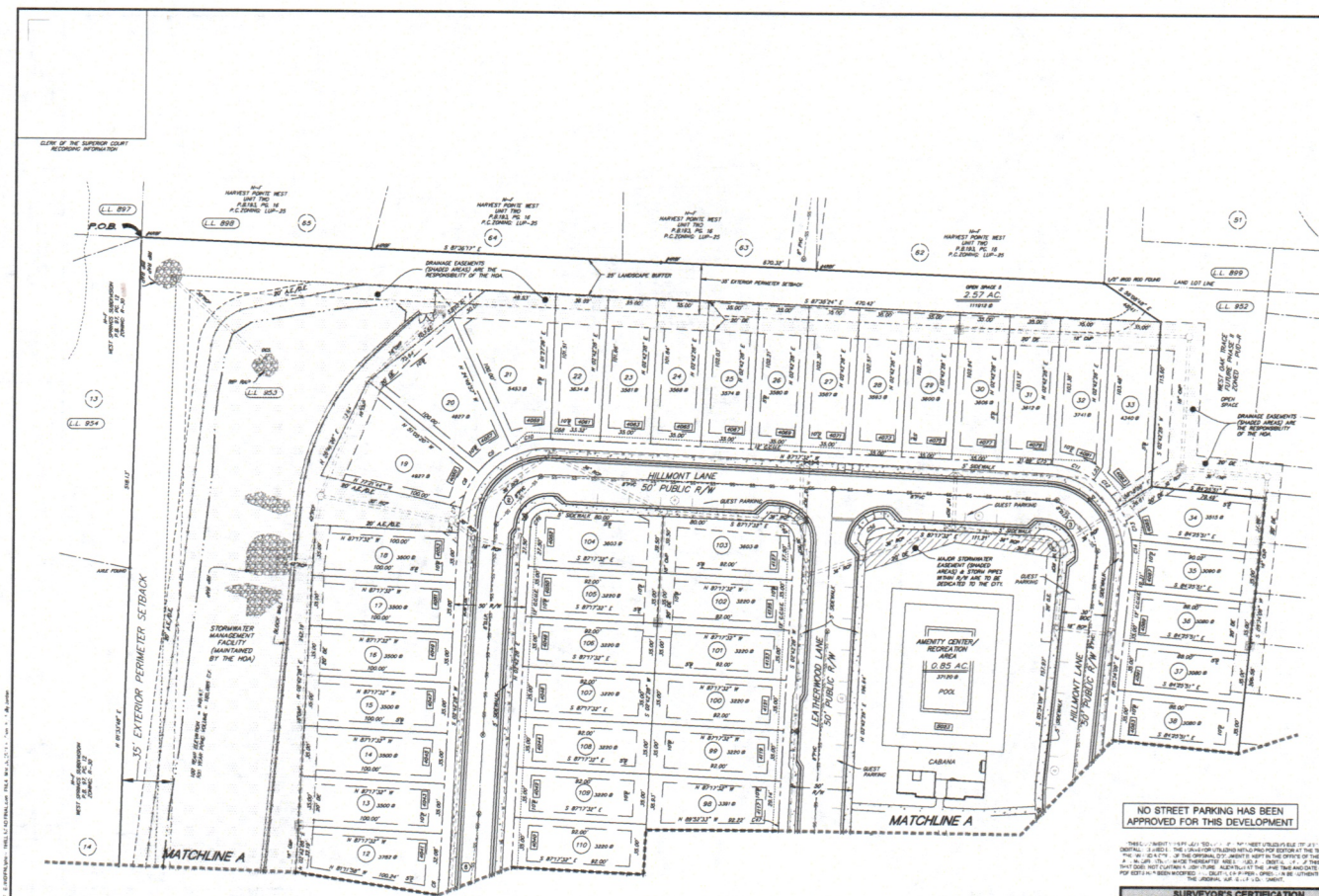
CLIENT
HILL ROAD DEVELOPMENT, LLC
720 KENNESAW AVE.
MARIETTA, GEORGIA 30060
PROJECT
WEST OAK TRACE PHASE I
LAND LOT 953, 19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

CALL BEFORE YOU DIG
811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
SCALE 1" = 40'

SURVEY INFO:
DRAWN: BEF
REVIEWED: [illegible]
FIELD LITE: [illegible]
FIELD DATE: [illegible]
FILE: [illegible]

OVERALL PHASE
3 OF 7



NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

NOTES:
1. ALL STREET TREES PLANTED IN THE RIGHT-OF-WAY, DRAINAGE EASEMENTS AND STORMWATER PONDS ARE THE RESPONSIBILITY OF THE HOA.
2. BUILDING PERMITS TO BE ISSUED BASED ON ARCHITECTURAL DESIGN MIX AS SHOWN ON MATRIX BEING COORDINATED WITH CITY'S CONSULTANT.

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1897
MARIETTA, GA 30061
KENDALL TIPTON
470-390-7289

OWNER/DEVELOPER:
TRATON HOMES, LLC
720 KENNESAW AVE.
MARIETTA, GA 30060

24 HOUR CONTACT:
BOB HUFF
770-427-9064

THIS SURVEY WAS PREPARED FOR THE USE OF THE PARTIES LISTED IN THE TITLE BLOCK. THE SURVEYOR UTILIZED INFORMATION PROVIDED BY OTHERS AT THE TIME OF DATE. THE SURVEYOR DID NOT CONFIRM THE ACCURACY OF THE ORIGINAL DOCUMENTS. ANY REPORT IN THE OFFICE OF THE SURVEYOR THAT DOES NOT CONTAIN A DOCUMENT NUMBER, AGENTS AT THE TIME AND DATE OF CONTACT PER SOFTWARE BEEN MODIFIED, DELETED OR OTHERWISE ALTERED. THE ORIGINAL SURVEY DOCUMENT.

SURVEYOR'S CERTIFICATION

AS A GUARANTEE, WARRANTY, OPINION OF TITLE, OR OTHER SUCH THE PLAT OF SURVEY HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH BY THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RIGHTS OF WAY, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE SURVEYOR HAS NOT PERFORMED ANY SEARCH FOR ENVIRONMENTAL RELATED MATTERS. THE SURVEYOR HAS NOT PERFORMED ANY SEARCH FOR ZONING INFORMATION. THE SURVEYOR HAS NOT PERFORMED ANY SEARCH FOR ZONING INFORMATION. THE SURVEYOR HAS NOT PERFORMED ANY SEARCH FOR ZONING INFORMATION.

GEORGIA REGISTERED LAND SURVEYOR 3471 — CLIFTON K. COUTTER

DATE OF PLAT OR MAP: 07-15-2016

REVISIONS:

1	07/15/16	CKC	REVISED PER CITY COMMENTS
1	08/01/16	CKC	REVISED PER CITY COMMENTS
1	08/18/16	CKC	REVISED PER CITY COMMENTS
1	09/15/16	CKC	REVISED PER CITY COMMENTS

GASKINS + LECRAW
PROFESSIONAL LAND SURVEYORS
MARIETTA, GA 30064
PHONE: 770-422-1776
FAX: 770-422-0774
WWW.GASKINSLECRAW.COM
LSF-000213

CLIENT
HILL ROAD DEVELOPMENT, LLC
720 KENNESAW AVE
MARIETTA, GEORGIA 30060
PROJECT
WEST OAK TRACE PHASE I
LAND LOT 953, 19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

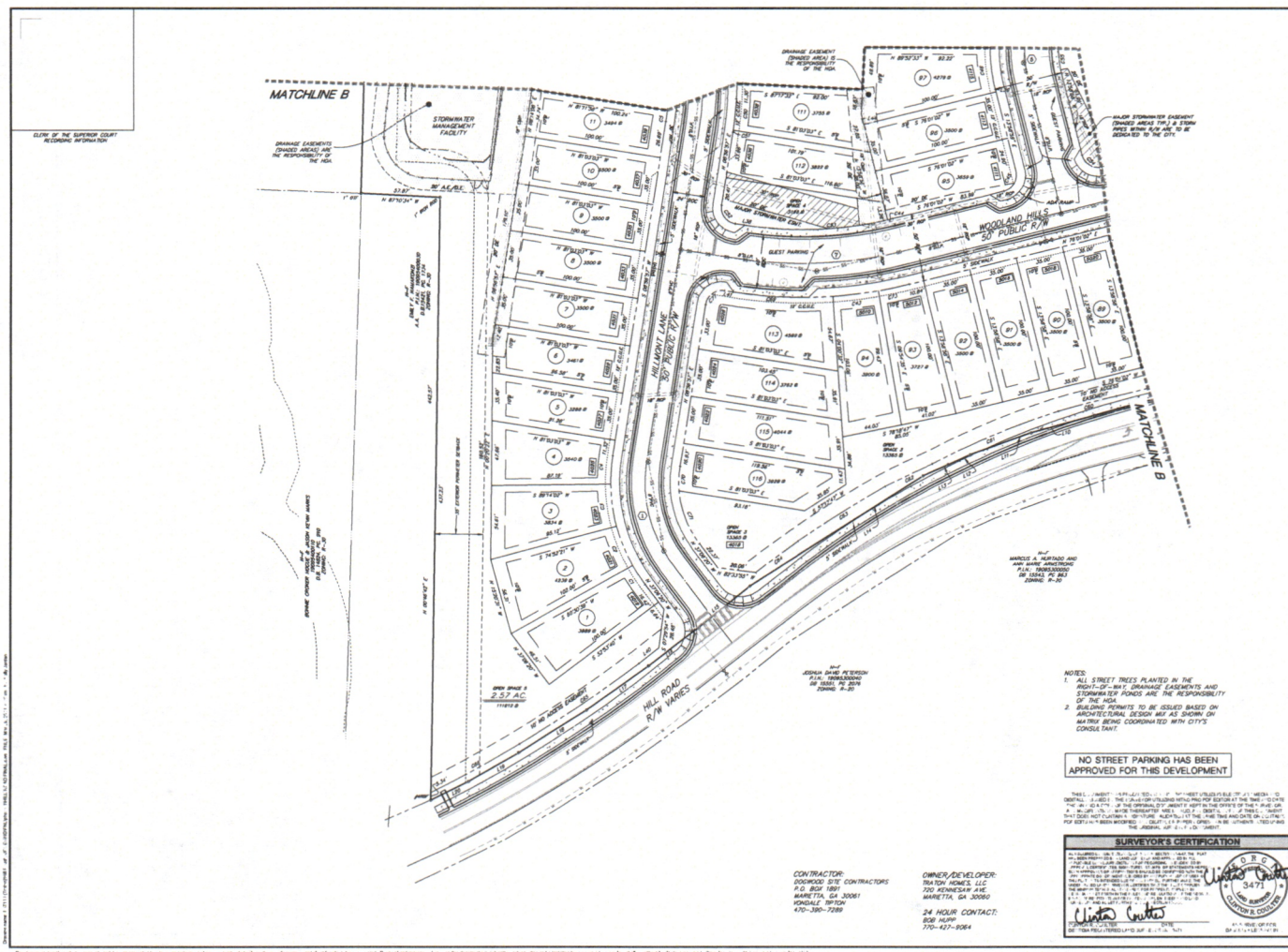
CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

SCALE & NORTH ARROW
NORTH ARROW
SCALE: 1" = 1'

SURVEY INFO:

DRAWN BY:	DEV
REVIEWED BY:	CKC
FIELD DATE:	5-5-16
PREV. DATE:	5-27-16
FB #	1004

FINAL PLAT



NOTES:

1. ALL STREET TREES PLANTED IN THE RIGHT-OF-WAY, DRAINAGE EASEMENTS AND STORMWATER PONDS ARE THE RESPONSIBILITY OF THE HOA.
2. BUILDING PERMITS TO BE ISSUED BASED ON ARCHITECTURAL DESIGN MIX AS SHOWN ON MATRIX BEING COORDINATED WITH CITY'S CONSULTANT.

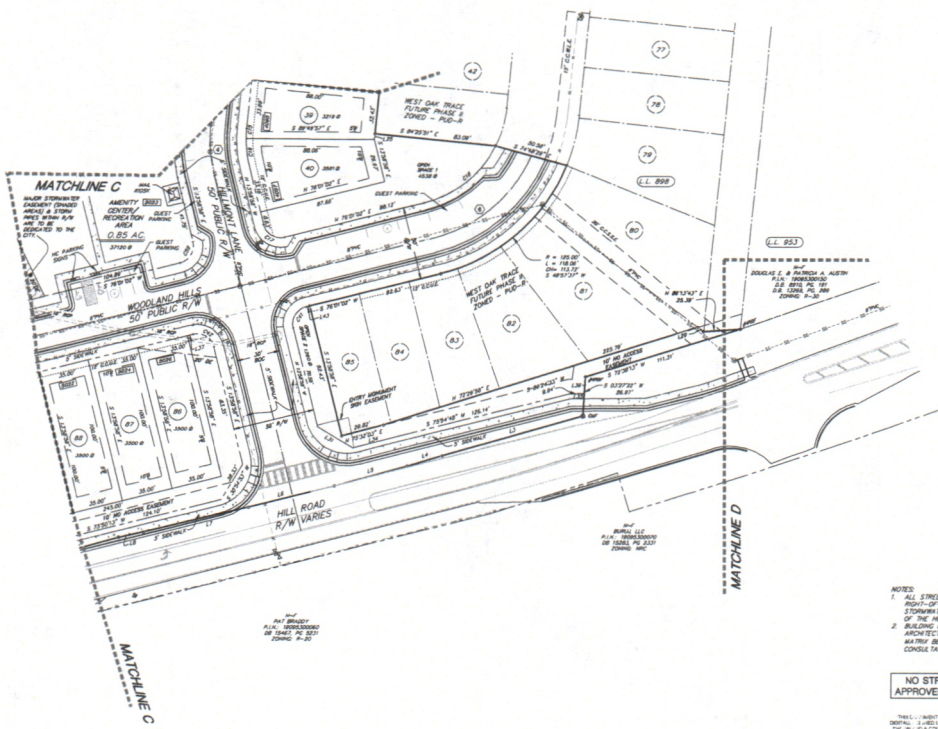
NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

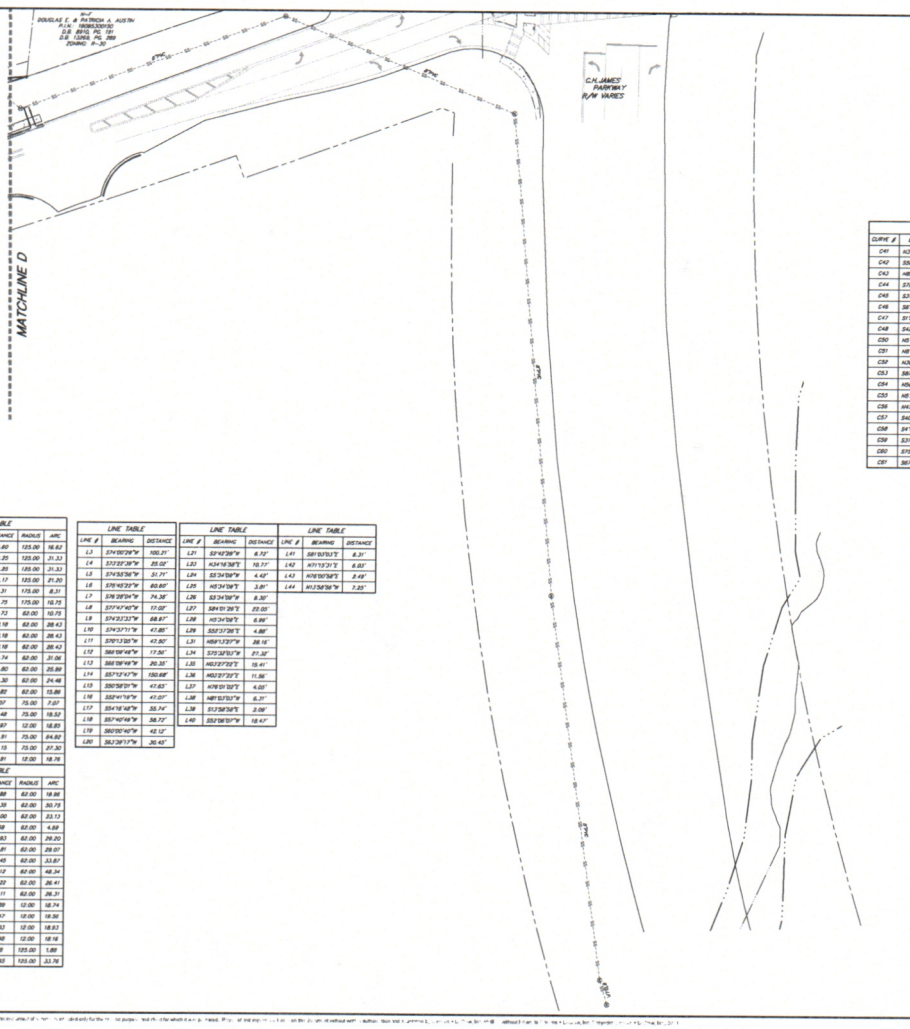
THIS PLAT WAS PREPARED USING FIELD-PROPER SURVEY AT THE TIME OF SURVEY UNLESS OTHERWISE SHOWN. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PLAT WAS PREPARED IN ACCORDANCE WITH THE RULES OF THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AS SET FORTH IN THE RULES OF THE STATE OF GEORGIA, CHAPTER 180-7, AND THAT THE PLAT DOES NOT CONTAIN ALL OF THE LAND TO BE DEDICATED TO PUBLIC USE, UNLESS OTHERWISE INDICATED. THE ORIGINAL PLAT IS ON FILE IN THE OFFICE OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION

ALL BOUNDARIES, LOT TIES, BUILDING TIES, AND THE PLAT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. ALL LOT CORNERS, BUILDING CORNERS, AND PROPERTY CORNERS WERE PLACED OR FOUND AS SHOWN. THE ERROR OF CLOSURE FOR THE PROPERTY BOUNDARY WAS FOUND TO BE 1 IN 100,000 OR GREATER.

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION


MATCHLINE C
MATCHLINE D
WOODLAND HILLS
50' PUBLIC R/W
HILL ROAD
R/W VARIES
WEST OAK TRACE
FUTURE PHASE II
ZONED - PUD-R
AMENITY CENTER/ RECREATION AREA
0.85 AC.
GUEST PARKING
OPEN SPACE 1
43,538 SF
L.L. 898
L.L. 953
DOUGLAS E. & DEBORAH A. AUSTIN
P.I.N. 19059300150
D.B. 8810, PG. 191
D.B. 12849, PG. 289
ZONING: R-30
BRUSH LLC
P.I.N. 19059300070
DB 18061, PG. 331
ZONING: MRC
PAT BRADDY
P.I.N. 19059300080
DB 19467, PG. 5231
ZONING: R-20
DUSTY MIDNIGHT
SIGN EASEMENT
20' R/W EASEMENT
DB 18061, PG. 331
R = 165.00'
L = 118.06'
CH= 113.72'
S 48°57'27" W
S 78°59'58" W
S 72°29'58" E
S 72°29'58" W
S 03°37'33" W
S 19°08'13" W
S 88°34'22" W
S 88°11'43" E
S 79°29'14" W
S 79°29'14" E
S 79°29'14" W
S 79°29'14" E
S 79°29'14" W
S 79°29'14



SANITARY SEWER LEGEND

EXISTING SANITARY SEWER LINE	
EXISTING MANHOLE	
NEW SANITARY SEWER LINE	
NEW MANHOLE	
FLOW ARROW	
CLEAN OUT	●C.O.

CURVE TABLE

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C1	S33°17'30"E	16.60	125.00	16.62
C2	S22°16'20"E	31.25	125.00	31.33
C3	S7°56'48"E	31.85	125.00	31.33
C4	S4°05'20"W	21.17	125.00	21.20
C5	S7°30'21"W	8.31	125.00	8.31
C6	S4°28'08"W	10.75	125.00	10.75
C7	S7°40'22"W	10.73	62.00	10.75
C8	S25°46'28"W	36.18	62.00	36.43
C9	S52°03'31"W	36.18	62.00	36.43
C10	S78°19'41"W	36.18	62.00	36.43
C11	N70°04'08"W	30.74	62.00	31.06
C12	N43°42'37"W	25.80	62.00	25.88
C13	N20°23'41"W	24.30	62.00	24.46
C14	N1°43'46"W	13.82	62.00	13.86
C15	N2°53'58"E	7.07	75.00	7.07
C16	N6°34'28"W	18.48	75.00	18.52
C17	N38°38'38"W	16.87	12.00	18.85
C18	S51°13'13"W	62.81	75.00	64.82
C19	S13°39'47"W	27.13	75.00	27.30
C20	S34°13'38"E	16.81	12.00	18.78

CURVE TABLE

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C21	S74°48'00"E	19.88	62.00	19.98
C22	S42°07'29"E	48.35	62.00	50.15
C23	S7°30'13"E	33.00	62.00	33.13
C24	S1°31'36"W	4.68	62.00	4.69
C25	S20°31'16"W	28.83	62.00	29.20
C26	S47°26'47"W	28.81	62.00	29.07
C27	S76°31'41"W	33.45	62.00	33.87
C28	N83°29'13"W	47.12	62.00	48.34
C29	N30°36'48"W	26.20	62.00	26.41
C30	N6°35'10"W	26.11	62.00	26.31
C31	N47°26'18"E	16.89	12.00	18.74
C32	S41°07'28"E	17.47	12.00	19.56
C33	S80°46'22"W	17.03	12.00	18.83
C34	N40°28'42"W	16.48	12.00	18.18
C35	N3°38'39"E	1.88	125.00	1.88
C36	N14°10'01"E	33.65	125.00	33.76

LINE TABLE

LINE #	BEARING	DISTANCE
L3	S74°00'28"W	100.21'
L4	S73°23'28"W	85.00'
L5	S74°53'38"W	31.71'
L6	S78°45'23"W	60.60'
L7	S78°28'04"W	74.38'
L8	S77°47'40"W	17.00'
L9	S74°33'33"W	88.87'
L10	S74°37'11"W	47.85'
L11	S70°13'35"W	47.50'
L12	S69°09'48"W	17.56'
L13	S68°08'46"W	20.35'
L14	S57°57'47"W	100.68'
L15	S50°58'01"W	47.65'
L16	S52°41'19"W	47.07'
L17	S54°16'48"W	35.74'
L18	S57°40'46"W	38.72'
L19	S60°05'46"W	42.12'
L20	S62°31'17"W	30.43'

LINE TABLE

LINE #	BEARING	DISTANCE
L21	S24°42'28"W	8.73'
L22	N24°16'38"E	10.17'
L23	S23°36'58"W	4.42'
L25	N3°34'08"E	3.81'
L26	S23°41'08"W	8.30'
L27	S84°01'26"E	22.05'
L28	N3°34'08"E	6.86'
L29	S52°31'26"E	4.88'
L31	N89°13'27"W	38.16'
L34	S70°32'53"W	27.32'
L35	N02°27'32"E	15.41'
L36	N02°27'32"E	11.56'
L37	N76°01'01"E	4.00'
L38	N81°53'13"W	6.31'
L39	S13°58'38"E	2.09'
L40	S52°08'07"W	18.47'

LINE TABLE

LINE #	BEARING	DISTANCE
L41	S81°53'13"E	8.31'
L42	N71°13'31"E	8.03'
L43	N76°55'58"E	2.49'
L44	N13°58'38"W	2.25'

CURVE TABLE

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C41	N31°01'30"E	16.87	12.00	18.85
C42	S58°58'38"E	16.87	12.00	18.85
C43	N83°06'27"E	33.46	325.00	33.47
C44	S76°26'04"W	4.01	275.00	4.01
C45	S31°01'30"W	16.87	12.00	18.85
C46	S8°55'48"E	30.70	125.00	30.78
C47	S13°47'38"W	3.84	125.00	3.84
C48	S42°17'32"E	16.87	12.00	18.85
C50	N6°36'28"E	33.16	325.00	33.17
C51	N8°46'44"E	1.34	325.00	1.34
C52	N38°03'03"W	16.87	12.00	18.85
C53	S87°54'03"W	105.40	275.00	106.06
C54	N58°58'38"W	16.87	12.00	18.85
C55	N6°38'13"W	21.77	75.00	21.85
C56	N47°42'28"E	16.87	12.00	18.85
C57	S40°51'41"E	17.39	12.00	19.45
C58	S41°12'25"E	42.43	125.00	42.66
C59	S31°01'30"W	16.87	11.99	18.85
C60	S70°16'36"W	43.94	788.83	43.94
C61	S67°21'10"W	99.88	385.84	99.88

CURVE TABLE

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C62	S84°10'46"W	38.52	724.83	38.52
C63	S57°31'30"W	75.56	773.81	75.59
C64	S53°16'44"W	38.67	775.77	38.67
C65	S53°46'32"W	105.56	977.84	105.61
C66	S61°04'31"W	73.60	948.87	73.62
C68	N87°55'31"W	1.35	82.00	1.35
C69	S87°31'47"E	73.33	325.00	73.50
C70	N15°58'48"E	18.80	75.00	18.75
C71	N31°02'30"W	41.48	75.00	42.04
C72	N19°07'24"E	23.10	325.00	23.10
C75	N85°31'26"W	3.11	81.88	3.11
C76	N47°42'28"E	16.87	12.00	18.85
C77	N53°56'57"E	16.87	12.00	18.85

NOTES:
1. ALL STREET TREES PLANTED IN THE RIGHT-OF-WAY, DRAINAGE EASEMENTS AND STORMWATER PONDS ARE THE RESPONSIBILITY OF THE HOA.
2. BUILDING PERMITS TO BE ISSUED BASED ON ARCHITECTURAL DESIGN MIX AS SHOWN ON MATRIX BEING COORDINATED WITH CITY'S CONSULTANT.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1891
MARIETTA, GA 30061
WINDALE TIPTON
470-390-7289

OWNER/DEVELOPER:
TRATON HOMES, LLC
720 KENNESAW AVE.
MARIETTA, GA 30060

24 HOUR CONTACT:
BOB HUPP
770-427-9064

THIS L[illegible]MENT WAS PREPARED USING A [illegible] SHEET UTILIZING ELECTRONIC DATA MEDIA AND EMAIL. THE INDIVIDUAL OR ORGANIZATION RECEIVING THE DOCUMENT ASSUMES THE RISK OF ANY MODIFICATION MADE TO THE ORIGINAL DOCUMENT BY ANOTHER PARTY. IF THE ORIGINAL DOCUMENT IS ALTERED, THE ALTERED DOCUMENT SHALL BE MARKED ACCORDINGLY. [illegible] THIS DOCUMENT THAT DOES NOT CONTAIN A WET SEAL AND SIGNATURE IS NOT FOR CONSTRUCTION PURPOSES. [illegible] THE ARCHITECT RESERVES THE UNIFORM STATUTORY RIGHTS.

SURVEYOR'S CERTIFICATION

AS SURVEYED: [illegible] THE PLAT [illegible] THE PLAT [illegible] ACCURATELY [illegible] SURVEYED. [illegible] ACCURATELY [illegible] SURVEYED. [illegible] ACCURATELY [illegible] SURVEYED. [illegible] THE PLAT [illegible] SHOWN. [illegible] THE PLAT [illegible] SHOWN. [illegible] THE PLAT [illegible] SHOWN

C/L CURVE DATA

NO.	DATA
1	Δ = 46°57'17" R = 105.00' L = 86.08' T = 45.70'
2	Δ = 90°00' R = 37.00' L = 58.12' T = 37.00'
3	Δ = 82°29'41" R = 37.00' L = 53.97' T = 32.90'
4	Δ = 19°33'08" R = 100.00' L = 34.12' T = 17.23'
5	Δ = 16°41'27" R = 100.00' L = 29.13' T = 14.67'
6	Δ = 93°35'27" R = 35.00' L = 57.20' T = 40.83'
7	Δ = 23°30'39" R = 300.00' L = 123.07' T = 62.55'
8	Δ = 06°41'29" R = 200.00' L = 21.70' T = 10.86'

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

NOTES:
1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
2. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS IN THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING ANY DAMAGE OF ANY SUCH IMPROVEMENT LIES WITH THE PROPERTY OWNER.
3. THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS STACKING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FIRST CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY, OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERNAL PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND ENGINEERING DESIGN AND MAY VARY.
4. SHRUBS ARE NOT ALLOWED IN DRAINAGE EASEMENTS IN STORMWATER EASEMENTS.
5. HOA TO MAINTAIN LANDSCAPING IN THE RIGHT OF WAY.

COBB COUNTY WATER SYSTEM NOTES:
1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10) FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OF REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.
2. WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED AREAS, OR IN ANY OTHER LOCATION THAT PREVENTS ACCESS TO THE METER.
3. WATER AND SEWER LOCATED WITHIN THE CITY OF POWDER SPRINGS RIGHT OF WAY WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY CCWS.

NOTE:
1. ALL AREAS OUTSIDE OF PUBLIC RIGHT OF WAY, SINGLE FAMILY LOTS AND ALL CITY OF POWDER SPRINGS OWNED STORM DRAINAGE EASEMENTS (AS LABELED ON PLAT) TO BE OWNED AND MAINTAINED BY H.O.A.
2. H.O.A. IS RESPONSIBLE FOR PARKING AND LANDSCAPING IN THE RIGHT OF WAY.

FIRE NOTES:
1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED BY SEPARATE PERMIT TO CCFRD. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFIRE.ORG
2. NO GAS SHALL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL.
3. ANY ESIGNS OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY FIRE MARSHALL'S OFFICE PRIOR TO CONSTRUCTION.
4. ALL FIRE LINES SHALL BE INSPECTED BY MARSHAL INSPECTION ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFIRE.ORG
5. ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (D200 SCH.50).
6. THIS SITE MEETS GUEST PARKING REQUIREMENTS. EACH DWELLING UNIT WILL HAVE A TWO CAR GARAGE WITH A DRIVEWAY OF 20 FEET LONG AND 20 FEET WIDE. ADDITIONAL GUEST PARKING IS PROVIDED AT THE RATE OF 0.5 SPACES PER DWELLING UNIT.

NOTE:
THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR WEST OAK TRACE, RECORDED IN OFFICIAL RECORD VOLUME 18121, PAGE 4259 IN THE COBB COUNTY, GEORGIA AS MAY BE AMENDED OR SUPPLEMENTED.

FIRE DEMO/CONSTRUCTION NOTES:
1. MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE 4.5 20' WIDE.
2. THE OWNER AND DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA.

THE OWNER HEREBY DESIGNATES BOB HUPP AS THE FIRE PREVENTION PROGRAM SUPERINTENDENT. THE ABOVE-NAMED PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IFC CHAPTER 3300 IN ITS ENTIRETY AND NFPA 241-08. FAILURE TO COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATION.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

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

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION STRUCTURES) ARE LOCATED UTILIZING DATA PROVIDED BY STORMWATER MANAGEMENT, SEWER, WATER, GAS, TELEPHONE, CABLE TELEVISION UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) WILL NOT BE LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE LOCATED UTILITIES THE TECHNIQUE MAY EXIST ON THIS SITE BUT MAY NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

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

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 135508 MAP NUMBER 0 DATE 08/08/08

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE - 1/30,000 - ANGULAR ERROR: 05" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT EXCEEDS MATERIALS OF FIELD AND EXCEEDED

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE R8GNSS GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE EGPS SOLUTIONS REAL TIME NETWORK (REFERENCED BY EGPS SOLUTIONS) WITH THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

TOTAL PARKING SUMMARY

PROVIDED	PARKING PROVIDED
2 SPACES PER (GARAGE)	332 SPACES
2 SPACES PER (DRIVEWAY) (22' LONG X 20' WIDE)	332 SPACES
GUEST PARKING (ON-STREET) INCL. 2 ADA	68 SPACES
TOTAL PARKING PROVIDED	528 SPACES
REQUIRED (ON-STREET)	
0.5 SPACES PER DWELLING (0.5 X 116)	58 SPACES
1 SPACE PER 150 SF OF POOL WATER SURFACE (1,700 SF / 150 SF)	12 SPACES
TOTAL PARKING REQUIRED (ON-STREET)	70 SPACES

PHASE 1 PARKING SUMMARY

PROVIDED	PARKING PROVIDED
2 SPACES PER (GARAGE)	142 SPACES
2 SPACES PER (DRIVEWAY) (22' LONG X 20' WIDE)	142 SPACES
GUEST PARKING (ON-STREET) INCL. 2 ADA	53 SPACES
TOTAL PARKING PROVIDED	337 SPACES
REQUIRED (ON-STREET)	
0.5 SPACES PER DWELLING (0.5 X 71)	35.5 SPACES
1 SPACE PER 150 SF OF POOL WATER SURFACE (1,700 SF / 150 SF)	12 SPACES
TOTAL PARKING REQUIRED (ON-STREET)	47.5 SPACES

TOTAL RECREATION AREA/GREEN SPACE

MINIMUM AREA REQUIRED = 1 AC/(116/20) = 5.80 ACRES	
RECREATION AREA	0.85 ACRES
OPEN SPACE PHASE 1	1.79 ACRES
OPEN SPACE PHASE 2	2.08 ACRES
	TOTAL 4.72 ACRES

DEVELOPMENT SUMMARY

TOTAL AREA = 20.03 ACRES	
OPEN SPACE AREA = 4.11 ACRES (20.5%)	
TOTAL NO. OF UNITS =116	
DENSITY / YIELD = 5.8 UNITS PER ACRE	
PRESENT ZONING = PUD-H (CASE #: 21-906)	
MINIMUM LOT SIZE = 2,600 S.F.	
FRONT SETBACKS = 10'	
SIDE SETBACKS = 5'	
REAR SETBACKS = 3'	
PERIMETER SETBACK = 35'	
MINIMUM BETWEEN BUILDINGS = 10'	
MAXIMUM BUILDING HEIGHT = 35'	

NOTE: ALL UNITS TO BE SINGLE-FAMILY DETACHED HOMES. NO TOWNHOMES TO BE PROPOSED.

PHASE 1 DEVELOPMENT SUMMARY

TOTAL AREA = 12.96 ACRES	
OPEN SPACE AREA = 1.79 ACRES	
AMENITIES/RECREATION AREA = 0.85 ACRES	
STORMWATER DETENTION POND AREA = 1.24 ACRES	
TOTAL NO. OF LOTS = 71	

PHASE 1 RECREATION AREA/GREEN SPACE

RECREATION AREA	0.85 ACRES
OPEN SPACE 1	0.1 ACRES
OPEN SPACE 2	0.67 ACRES
OPEN SPACE 3	0.31 ACRES
OPEN SPACE 4	0.07 ACRES
OPEN SPACE 5	1.28 ACRES
	TOTAL 2.84 ACRES

LOCATION MAP 1" = 2000'

PUBLIC STREET DATA

STREET NAME	L.F.
HILLMONT LANE	1,560
WOODLAND HILLS	690
LEATHERWOOD LANE	352

COBB COUNTY WATER SYSTEM APPROVAL

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

Brian Hosley 4/3/23
COBB COUNTY WATER SYSTEM DATE

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.

4/3/2023
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

DIRECTOR OF PUBLIC WORKS DATE

MAYOR, CITY OF POWDER SPRINGS DATE

OWNER'S CERTIFICATE 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 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 TO COBB COUNTY IN FEE-SIMPLE, GEORGIA ALL WATER MAINS, WATER LINES, SANITARY SEWER LINES AND THE LINE TO FUNCTION AS PART OF THE COBB COUNTY WATER SYSTEM AND FURTHER CONVEY ALL STREETS AND RIGHTS-OF-WAY AND MAJOR DRAINAGE EASEMENTS SHOWN HEREON AS DEDICATED TO THE PUBLIC TO THE FIRST AND SOLE USE OF THE PUBLIC IN FEE SIMPLE WITH THE PRIVATE SYSTEM SHOWN HEREON IN FEE SIMPLE TO THE CITY OF POWDER SPRINGS AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERWAYS, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. DRAINAGE EASEMENTS AND STORMWATER PONDS ARE DEDICATED TO ALLOW WATER TO FLOW AND ARE TO BE MAINTAINED BY THE OWNER OF THE PROPERTY. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, I FURTHER RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS AND COBB COUNTY 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 POND, 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, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF POWDER SPRINGS AND COBB COUNTY SHALL NOT BE LIABLE FOR, BY MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIM OR DEMAND, DAMAGE, LOSS, OR EXPENSE ARISING OUT OF THE MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRAINS, STRUCTURES, CULVERTS, 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.

OWNER'S NAME: HILL ROAD DEVELOPMENT, LLC

OWNER'S ADDRESS: 720 KENNESAW AVE, MARIETTA, GA, 30060

DATE: 3/20/23

BENCHMARK: TOP OF FIRE HYDRANT
ELEV.= 962.30'
TOP OF FIRE HYDRANT
NEAR LOT 40

CONTRACTOR:
DOOWOOD SITE CONTRACTORS
P.O. BOX 1891
MARIETTA, GA 30061
VONDALE SIPTON
470-590-7269

OWNER/DEVELOPER:
TIN TOM HOMES, LLC
720 KENNESAW AVE.
MARIETTA, GA 30060

24 HOUR CONTACT:
BOB HUPP
770-427-9064

"THIS DOCUMENT WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA AND DIGITALLY SIGNED BY THE SURVEYOR UTILIZING MYKEY PKI. THE EDITS BY THE SURVEYOR AT THE TIME AND DATE SHOWN AND A COPY OF THE ORIGINAL DOCUMENT IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY MODIFICATIONS/EDITS THEREAFTER ARE INVALID. ANY DIGITAL COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN A DIGITAL SIGNATURE UNLESS TO AT THE SAME TIME AND DATE OF CONTAINING PDF EDITS HAS BEEN MODIFIED. ANY DIGITAL OR PAPER COPIES OF THIS DOCUMENT MUST BE THE ORIGINAL SURVEYOR'S DOCUMENT."

SURVEYOR'S CERTIFICATION

AS PROFESSIONAL SURVEYOR FOR G.L.S.A. AND THEIR "SUBJECT" THIS PLAT AND TO BE A PROFESSIONAL OF A LAND SURVEYOR AND APPROVED BY ALL APPROVAL ENTITY FOR THE PURPOSE OF RECORDING THE PROPERTY DESCRIBED ON THIS PLAT, ALL APPROVALS, ENTITY FOR THE PURPOSE OF RECORDING THE PROPERTY DESCRIBED ON THIS PLAT, ALL APPROVALS OF ANY APPROVAL ENTITY FOR THE PURPOSE OF RECORDING THE PROPERTY DESCRIBED ON THIS PLAT, ALL APPROVALS OF ANY APPROVAL ENTITY FOR THE PURPOSE OF RECORDING THE PROPERTY DESCRIBED ON THIS PLAT, THAT THE PLAT IS TRANSFERRED LEGAL TO ANY PURPOSE, TO PURCHASERS, THE UNDERSIGNED, AND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS DEFINED IN THE "RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS" AND THAT THE PLAT IS TRUE AND ACCURATE.

CLIFFORD R. COULTER
GEORGIA REGISTERED LAND SURVEYOR NO. 3471

DATE

AS SURVEYOR FOR GASKINS + LECRAW, INC.

GASKINS + LECRAW
© 2023 GASKINS + LECRAW, INC.
1355 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7650
FAX - 770.424.7693
www.gaskinsandlecraw.com
LSF001371

REVISIONS

DATE	DESCRIPTION

CLIENT
HILL ROAD DEVELOPMENT, LLC
720 KENNESAW AVE
MARIETTA, GEORGIA 30060

WEST OAK TRACE PHASE I
LAND LOT 883, 19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

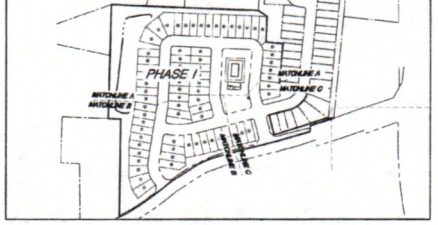
SCALE & NORTH ARROW
NORTH ARROW
SCALE: 1" = 50'

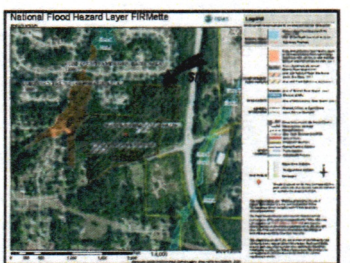
SURVEY INFO

DRAWN BY:	DBF
REVIEWED BY:	CRC
FIELD DATE:	5-25-22
OFFICE DATE:	10-11-22
JOB #:	2021064

FINAL PLAT

PHASE MAP - SCALE: 1"-200'





FEMA MAP
SCALE: NTS

LOT ADDRESS CHART

LOT NO.	HOUSE NO.	STREET NAME	LOT NO.	HOUSE NO.	STREET NAME
1	4019	HILLMONT LANE	38	4095	HILLMONT LANE
2	4021	HILLMONT LANE	39	4095	HILLMONT LANE
3	4023	HILLMONT LANE	40	4097	HILLMONT LANE
4	4025	HILLMONT LANE	86	5026	WOODLAND HILLS
5	4027	HILLMONT LANE	87	5024	WOODLAND HILLS
6	4029	HILLMONT LANE	88	5022	WOODLAND HILLS
7	4031	HILLMONT LANE	89	5020	WOODLAND HILLS
8	4033	HILLMONT LANE	90	5018	WOODLAND HILLS
9	4035	HILLMONT LANN	91	5016	WOODLAND HILLS
10	4037	HILLMONT LANE	92	5014	WOODLAND HILLS
11	4039	HILLMONT LANE	95	5012	WOODLAND HILLS
12	4041	HILLMONT LANE	94	5010	WOODLAND HILLS
13	4043	HILLMONT LANE	AMENITY	5013	WOODLAND HILLS
14	4045	HILLMONT LANE	95	4113	LEATHERWOOD LANE
15	4047	HILLMONT LANE	96	4133	LEATHERWOOD LANE
16	4049	HILLMONT LANE	97	4135	LEATHERWOOD LANE
17	4051	HILLMONT LANE	98	4137	LEATHERWOOD LANE
18	4053	HILLMONT LANE	99	4139	LEATHERWOOD LANE
19	4055	HILLMONT LANE	100	4121	LEATHERWOOD LANE
20	4057	HILLMONT LANE	101	4123	LEATHERWOOD LANE
21	4059	HILLMONT LANE	102	4125	LEATHERWOOD LANE
22	4061	HILLMONT LANE	103	4127	LEATHERWOOD LANE
23	4063	HILLMONT LANE	104	4052	HILLMONT LANE
24	4065	HILLMONT LANE	105	4050	HILLMONT LANE
25	4067	HILLMONT LANE	106	4048	HILLMONT LANE
26	4069	HILLMONT LANE	107	4046	HILLMONT LANE
27	4071	HILLMONT LANE	108	4044	HILLMONT LANE
28	4073	HILLMONT LANE	109	4042	HILLMONT LANE
29	4075	HILLMONT LANE	110	4040	HILLMONT LANE
30	4077	HILLMONT LANE	111	4038	HILLMONT LANE
31	4079	HILLMONT LANE	112	4036	HILLMONT LANE
32	4081	HILLMONT LANE	113	4026	HILLMONT LANE
33	4083	HILLMONT LANE	114	4024	HILLMONT LANE
34	4085	HILLMONT LANE	115	4022	HILLMONT LANE
35	4087	HILLMONT LANE	116	4020	HILLMONT LANE
36	4089	HILLMONT LANE	OPEN SPACE 2	4038	HILLMONT LANE
37	4091	HILLMONT LANE			

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw. Inc. Foundation Elevation + LeCraw Inc. 10/20

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

Memorandum

Date:
To:
From:
Subject:
Action:

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1891
MARETTA, GA 30061
VONDALL TIPTON
470-390-7289

OWNER/DEVELOPER:
TRITON HOMES, LLC
720 KENNESAW AVE.
MARETTA, GA 30060

24 HOUR CONTACT:
BOB HUFF
770-427-9064

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

SURVEYOR'S CERTIFICATION

GEORGIA REGISTERED LAND SURVEYOR 3471 CLINTON S. COULTER

City Council — Meeting Minutes - Final — June 7, 2021

RZ 21-008 Rezoning from NRC to PUD-H, 168 Road Project, LL 950, 951

Kevin Moore on behalf of Triton Homes proposed Rezone of the total 22.3 acre tract, with the 200 Road to CH James Parkway residential, allowing a project of 164 detached homes with full amenities located from 4820 Applicants' The remaining 2.3 acres (Stipulation #16) will remain commercial (NRC).

Mayor and Council Discussion with applicant answering questions per a request from Council Member Farmer. Applicant further stated they would be working with and communicating with the Interim PDHA throughout the project.

No speakers for or against this matter.

A Motion to approve with conditions

1. The revised stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions to whatever force and effect, if any, still in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning. The rezoning is from Neighborhood Retail Commercial (NRC) to Planned Unit Development-H (PUD-H) on property located at the intersection of Powder Springs Road and 168 road consisting of approximately 22.3 acres.
2. The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Kelly Christine and Associates, for Triton Homes.
3. All outside public roads are to be taken. Internal roads are dead-end to others.
4. The construction of a maximum number of Five Hundred and Twenty-one (521) single-family homes was overall maximum density of 3.5 dwelling units per acre. Minimum lot size of 12,000 square feet.
5. The unit mix are as follows:
Front: 50 feet front setbacks
Side - 7 feet
Side corner - 15 feet
Rear - 30 feet
30 feet permanent setback
Between buildings - minimum of 30 feet
6. Approved variances
a) Section 23-10 (g) to remove 25% minimum lot coverage
b) Section 6-79 - requesting to allow front and corner
d) Variance to allow a minimum horizontal curve radius of 27 feet
e) Section 12-12 (g) to remove 50% minimum lot coverage
f) Section 8-79 - requesting to allow front and corner.
g) Variance to allow a minimum horizontal curve radius of 27 feet
h) Section 12-12 (g) requesting to clear more than 8 acres of the site.
7. The architectural style and composition of the house shall consist of traditional architecture or all white. Variety in the neighborhood will be provided by the use of stone and different shades of brick in the area shown as brick on the rendering. All side elevation visible from the right-of-way will contain brick or stone no less than 50% when exposed to the right-of-way.
All elevation will contain no less than 50% brick on the front facade.
Rendering provided shall be in conformity with attached exhibit to include front and rear load units. Any amendment to design review will be required according consistency with approved stipulations. Design review shall be reviewed administratively.
8. The creation of a mandatory Home owners' Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CC&R") during the Plan Review process, which shall include, among other components, area architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, open space areas, sidewalks, community pool, playground, detention and 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 approved by the Community Development Director. Additionally, the landscape plan shall include, but not limited to, the following:
a. Enhancement of the detention pond which is to be visible from Powder Springs Road.
b. Landscaping and screening around the perimeter of the site and other quality areas with Crapemyrtle, Arborvitae and other color or express area.
c. A decorative fence (DF) landscape buffer around the perimeter of the Subject Property.
d. Compliance with landscape/buffer requirements/plans, which will be submitted under separate cover during the Plan Review process.
e. The installation of underground utilities and the utilization of decorative lighting thereof in the architectural style and composition as shown mentioned.
f. All HVAC, mechanical units and meter stations 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 designed.
h. The installation of red brick, 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.
j. 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 and does so the Hold neither a determination that it can authorize such responsibilities.
10. 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 presented through the Plan Review process and thereafter recognize 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 a more restrictive zoning district.
c. Increase the height of a building which is adjacent to property which is zoned to the same or more restrictive zoning district.
d. Change zoning conditions in different rights of way.
11. The Plan must be in compliance with PUD-H regulations and all other applicable regulations identified in the Unified Development Code.
12. If the development on the site fails for a period of 6 months or more, the site be replaced per a plan approved by the Community Development Director showing compliance with applicable zoning, structure and buffer requirements.
13. Access and landscaping along CH James Pkwy and Old Road be reviewed and distinct and unique areas. The tree line shall be substantially buffered from the right-of-way.
14. All lots have a deed acknowledgment that states the adjacent parcel fronting CH James Pkwy and located at Old Road may be developed as commercial property in the future.
15. Subject to Cobb DOT approval.
16. Applicant agrees to dedicate and donate to the Development Authority of Powder Springs a portion of the Property identified on the site plan as the "Commercial Parcel" containing approximately 2.3 acres located along CH. James Parkway.

ADDITIONAL NOTE FOR CLARIFICATION: THE FRONT 2.3 ACRE PARCEL (REFERENCED IN STIPULATION #16) WILL REMAIN ZONED NRC.

A motion was made by Lott, seconded by Davis, that this Rezoning RZ 21-008 be approved with the following stipulations.

City of Powder Springs — Page 6 — Printed on 6/8/2021

City Council — Meeting Minutes - Final — June 7, 2021

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City of Powder Springs — Page 7 — Printed on 6/8/2021

City Council — Meeting Minutes - Final — June 7, 2021

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f. All HVAC, mechanical units and meter stations within the community shall be screened by way of fencing and/or landscaping.
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h. The installation of red brick, side and rear yards.
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j. 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 and does so the Hold neither a determination that it can authorize such responsibilities.
10. 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 presented through the Plan Review process and thereafter recognize 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 a more restrictive zoning district.
c. Increase the height of a building which is adjacent to property which is zoned to the same or more restrictive zoning district.
d. Change zoning conditions in different rights of way.
11. The Plan must be in compliance with PUD-H regulations and all other applicable regulations identified in the Unified Development Code.
12. If the development on the site fails for a period of 6 months or more, the site be replaced per a plan approved by the Community Development Director showing compliance with applicable zoning, structure and buffer requirements.
13. Access and landscaping along CH James Pkwy and Old Road be reviewed and distinct and unique areas. The tree line shall be substantially buffered from the right-of-way.
14. All lots have a deed acknowledgment that states the adjacent parcel fronting CH James Pkwy and located at Old Road may be developed as commercial property in the future.
15. Subject to Cobb DOT approval.
16. Applicant agrees to dedicate and donate to the Development Authority of Powder Springs a portion of the Property identified on the site plan as the "Commercial Parcel" containing approximately 2.3 acres located along CH. James Parkway.

ADDITIONAL NOTE FOR CLARIFICATION: THE FRONT 2.3 ACRE PARCEL (REFERENCED IN STIPULATION #16) WILL REMAIN ZONED NRC.

A motion was made by Lott, seconded by Davis, that this Rezoning RZ 21-008 be approved with the following stipulations.

City of Powder Springs — Page 8 — Printed on 6/8/2021

City Council — Meeting Minutes - Final — June 7, 2021

b. The installation of red brick, side and rear yards.
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ADDITIONAL NOTE FOR CLARIFICATION: THE FRONT 2.3 ACRE PARCEL (REFERENCED IN STIPULATION #16) WILL REMAIN ZONED NRC.

The motion carried by the following vote:

Yes: 4 - Davis, Walker, Reminder, and Lott

No: 1 - Farmer

City of Powder Springs — Page 9 — Printed on 6/8/2021

PREPARED BY/RETURN TO:
GASKINS + LECRAW
CIVIL ENGINEERS • SURVEYORS
1000 COBB PLACE BLVD, NE
SUITE 100
KENNESAW, GA 30144
770-429-1499
www.gaskinslecraw.com

REVISIONS:

NO.	DATE	DRAWN	CHKD	REVISION
1				
2				
3				
4				
5				

CLIENT:
HILL ROAD DEVELOPMENT, LLC
720 KENNESAW AVE
MARIETTA, GEORGIA 30060

WEST OAK TRACE PHASE I
LAND LOT 950, 951 1ST DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

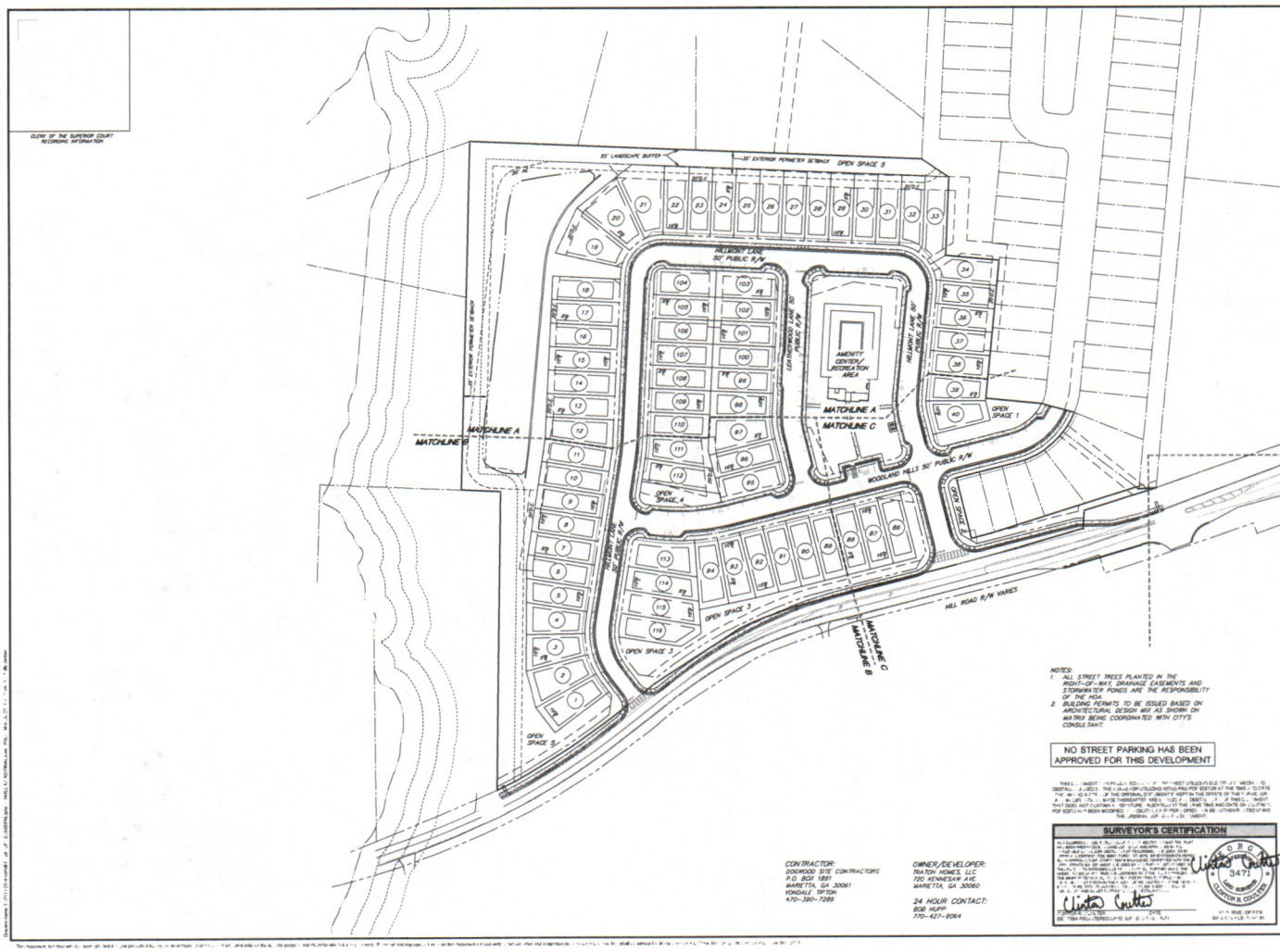
CALL BEFORE YOU DIG
811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW
NORTH ARROW
0 10 20 40
SCALE 1" = 20'

SURVEY INFO.

DRAWN BY:	DEF
REVIEWED BY:	CTC
FIELD DATE:	N/ Bad
OFFICE DATE:	5-27-21
JOB #	2017-4

FINAL PLAT



NOTES:

1. ALL STREET TREES PLANTED IN THE RIGHT-OF-WAY, DRAINAGE EASEMENTS AND STORMWATER PONDS ARE THE RESPONSIBILITY OF THE HOA.
2. BUILDING PERMITS TO BE ISSUED BASED ON ARCHITECTURAL DESIGN MIX AS SHOWN ON MATRIX BEING COORDINATED WITH CITY'S CONSULTANT.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

THIS PLAT OR PLAN IS DEDICATED TO THE PERMANENT USE OF THE PUBLIC FOR ELECTRIC, GAS, WATER, SEWER, OR DRAINAGE UTILITIES WITHIN PRESCRIPTIVE EASEMENTS AT THE TIME OF DATE OF THE ORIGINAL DEDICATION OF THE ORIGINAL DEDICATION PLAT KEPT IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT. NOTE THEREAFTER MODIFICATIONS TO THE DEDICATION OF THIS PLAT THAT DOES NOT CONTAIN A SIGNATURE ALONG WITH THE NAME TITLE AND DATE OF COURTESY POST EVENT HAVE BEEN MODIFIED OBJECT TO OR PROPOSED TO BE OTHERWISE MODIFIED AND THE ORIGINAL DEDICATION PLAT.

SURVEYOR'S CERTIFICATION

ALL BOUNDARIES, LOT LINES, BUILDING LINES, EASEMENTS, AND THE PLAT OF SUBDIVISION SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THE ERROR OF CLOSURE DOES NOT EXCEED ONE FOOT IN 10,000 FEET. I FURTHER CERTIFY THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, AND THE PLAT OF SUBDIVISION SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION.

GEORGIA REGISTERED LAND SURVEYOR 3471 CLAYTON R. CROCKER

SIGNATURE OF SURVEYOR — DATE

SEE TITLE REGISTERED LAND SURVEYOR

AT THE DIRECTION OF THE GEORGIA REGISTERED LAND SURVEYOR

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1891
MARIETTA, GA 30061
VONDALE SPITZER
470-390-7289

OWNER/DEVELOPER:
TRATON HOMES, LLC
720 KENNESAW AVE
MARIETTA, GA 30060

24 HOUR CONTACT:
BOB HUFF
770-427-2064

GASKINS + LECRAW

REVISIONS:

SIGNATURE

HILL ROAD DEVELOPMENT, LLC
720 KENNESAW AVE
MARIETTA, GEORGIA 30060
770-427-2064

WEST OAK TRACE PHASE I
LAND LOT 363, 19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

SCALE & NORTH ARROW

NORTH ARROW

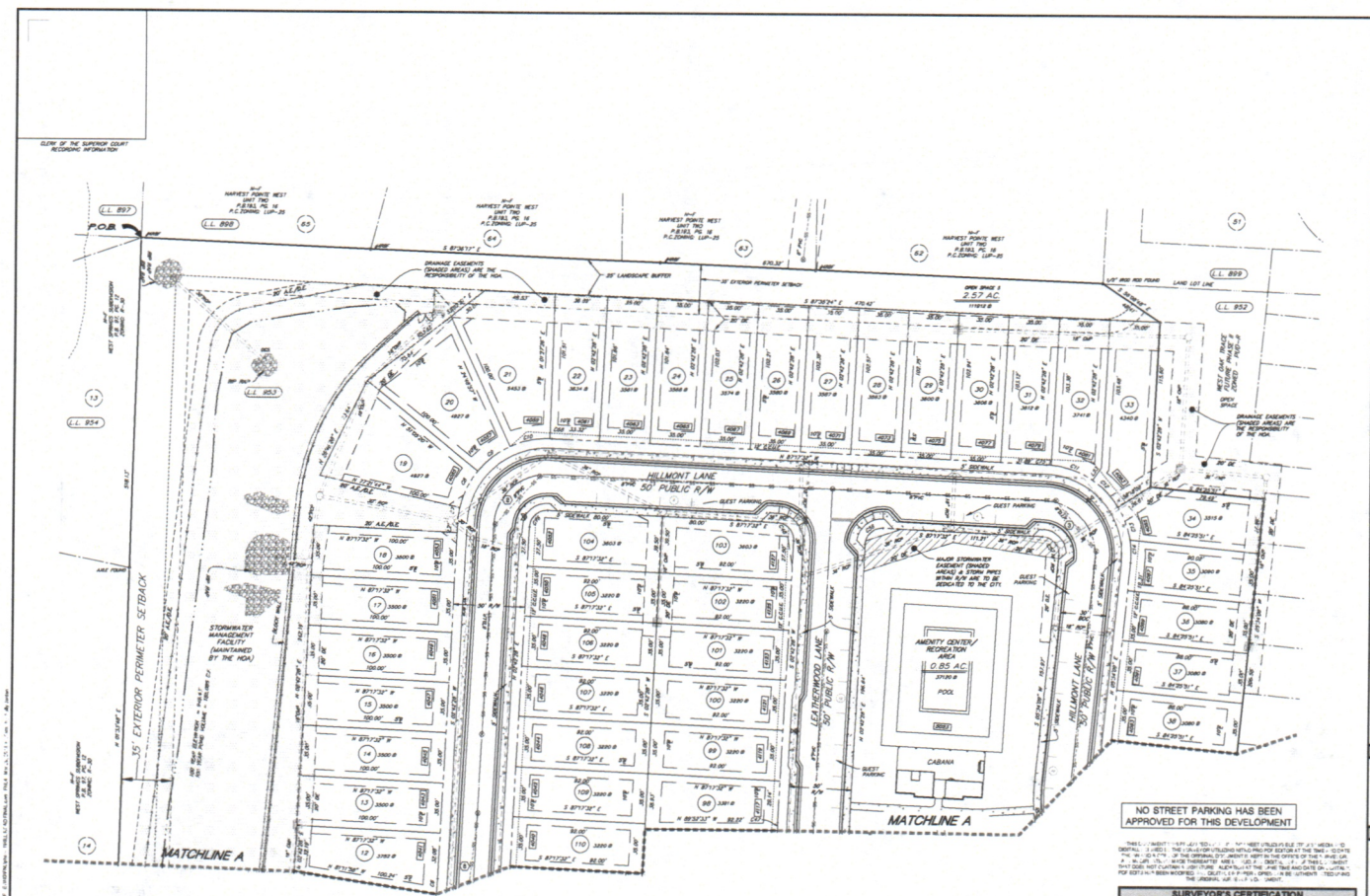
0 50' 100' 150'

SURVEY INFO.

DRAWN BY:	SEF
REVIEWED BY:	CRC
FIELD DATE:	5-6-22
PARTY CHIEF:	SURVEY 4
FIELD BOOK:	1 OF 4

OVERALL PHASE

3 OF 7



NOTES:
1. ALL STREET TREES PLANTED IN THE RIGHT-OF-WAY, DRAINAGE EASEMENTS AND STORMWATER PONDS ARE THE RESPONSIBILITY OF THE HOA.
2. BUILDING PERMITS TO BE ISSUED BASED ON ARCHITECTURAL DESIGN MIX AS SHOWN ON MATRIX BEING COORDINATED WITH CITY'S CONSULTANT.

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1891
MARIETTA, GA 30061
VONDALE TIPTON
470-390-7289

OWNER/DEVELOPER:
TRATON HOMES, LLC
720 KENNESAW AVE.
MARIETTA, GA 30060

24 HOUR CONTACT:
BOB HURR
770-427-9064

SURVEYOR'S CERTIFICATION

GASKINS + LECRAW

REVISIONS:

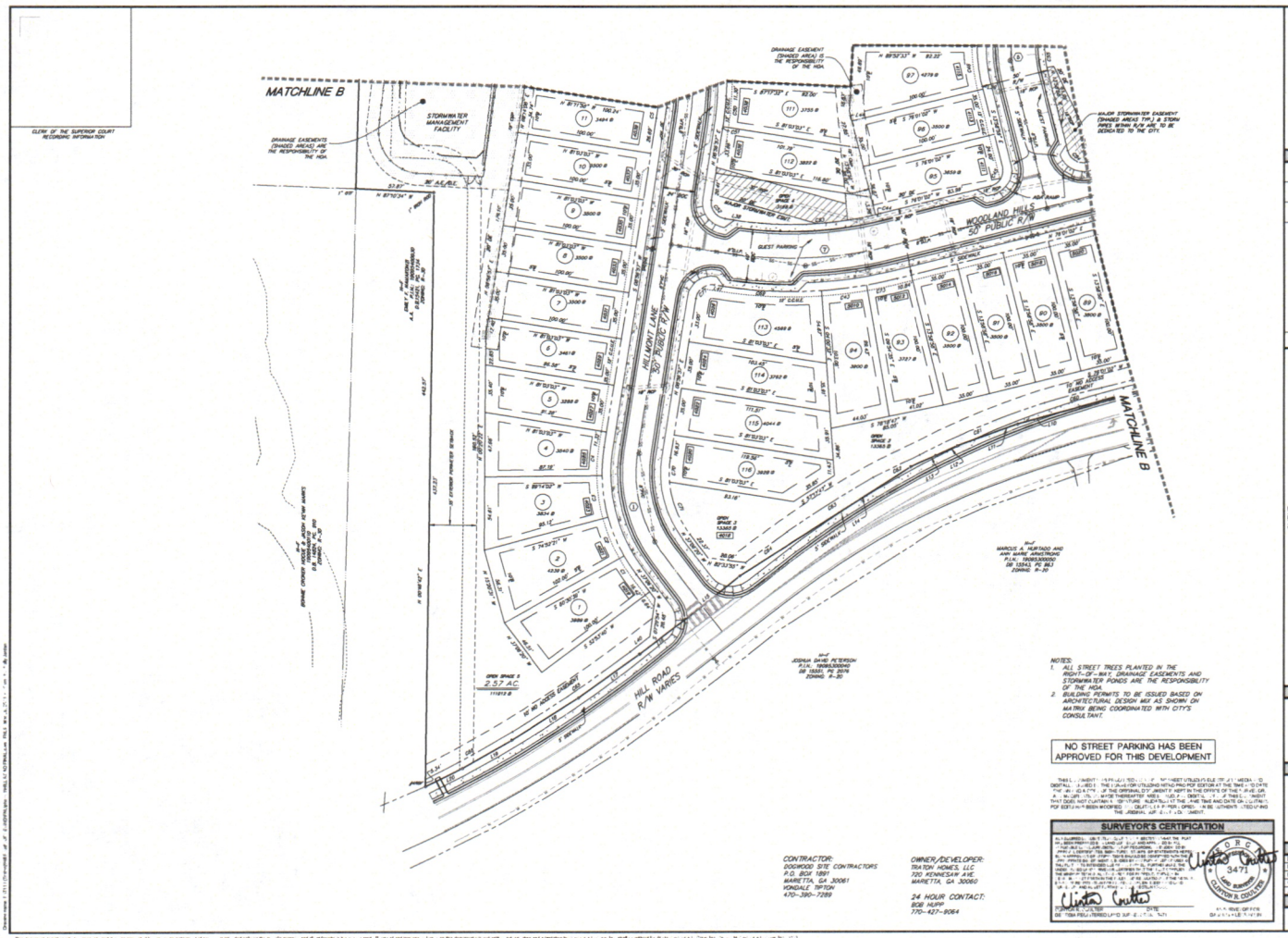
CLIENT
HILL ROAD DEVELOPMENT, LLC
720 KENNESAW AVE
MARIETTA, GEORGIA 30060
PROJECT
WEST OAK TRACE PHASE I
LAND LOT 953, 19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

CALL BEFORE YOU DIG
811 Know what's below. Call before you dig.

SCALE & NORTH ARROW

SURVEY INFO:
DRAWN BY: DEV
REVIEWED BY: CTT
FIELD DATE: 5-8-23
PREPARED DATE: 5-17-23
JOB #: 22-0274

FINAL PLAT



NOTES:
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2. BUILDING PERMITS TO BE ISSUED BASED ON ARCHITECTURAL DESIGN MIX AS SHOWN ON MATRIX BEING COORDINATED WITH CITY'S CONSULTANT.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1891
MARIETTA, GA 30061
HONDALE TIPTON
470-390-7289

OWNER/DEVELOPER:
TRATON HOMES, LLC
720 KENNESAW AVE.
MARIETTA, GA 30060

24 HOUR CONTACT:
BOB HUPP
770-427-9064

SURVEYOR'S CERTIFICATION

GASKINS + LECRAW

REVISIONS

CLIENT
HILL ROAD DEVELOPMENT, LLC
720 KENNESAW AVE.
MARIETTA, GEORGIA 30060

PROJECT
WEST OAK TRACE PHASE I
LAND LOT 953, 19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

CALL BEFORE YOU DIG
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SCALE & NORTH ARROW

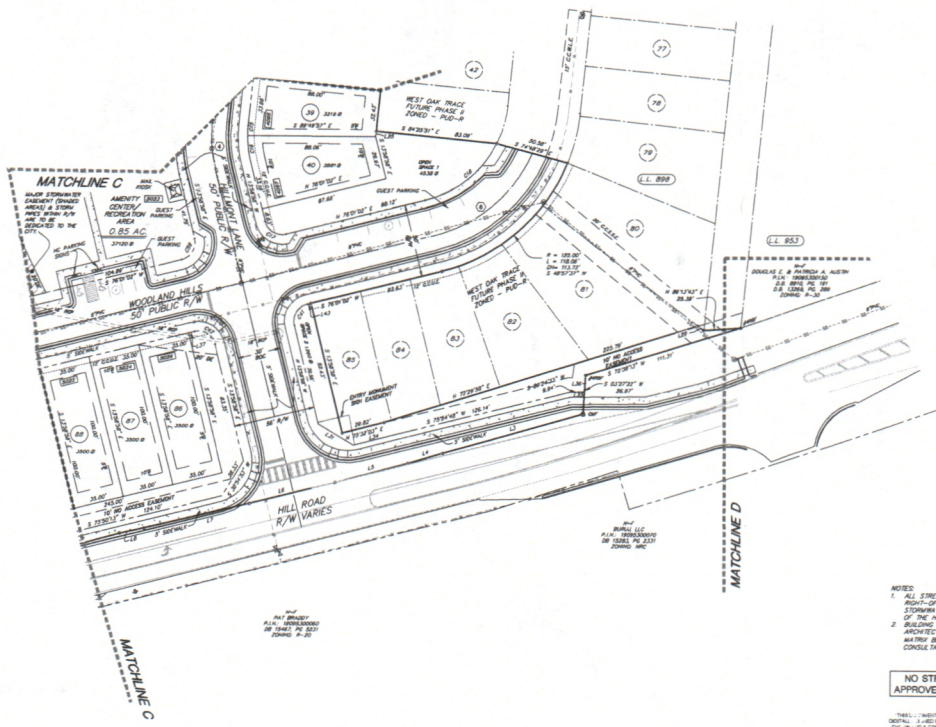
SURVEY INFO:

DRAWN:	DFF
REVIEWED:	CFS
FIELD DATE:	5-6-22
PLOT DATE:	5-27-22
FILE:	0024-8

FINAL PLAT

5 OF 7

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION



NOTES:
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2. BUILDING PERMITS TO BE ISSUED BASED ON ARCHITECTURAL DESIGN MIX AS SHOWN ON MATRIX BEING COORDINATED WITH CITY'S CONSULTANT.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

THESE [illegible] INDICATE [illegible] UTILIZED METALS PRIOR TO EXCAVATION AT THE TIME [illegible] TO DIGITALLY [illegible] THE [illegible] FOR UTILIZING METALS PRIOR TO EXCAVATION AT THE TIME [illegible] TO DIGITALLY [illegible] THE [illegible] OF THE ORIGINAL DOCUMENT. [illegible] THE ORIGINAL DOCUMENT. [illegible] THIS [illegible] DOCUMENT THAT DOES NOT CONTAIN A [illegible] AT THE [illegible] TIME AND DATE ON [illegible] FOR SOFTWARE HAS BEEN MODIFIED [illegible] THE [illegible] DOCUMENT.

SURVEYOR'S CERTIFICATION

[illegible]

CLINTON R. COULTER
DATE
DB 7534 PG 1 / PLAT BOOK 41 PG 8 [illegible]

REGISTERED
3471
GEORGIA
CLINTON R. COULTER

[illegible]

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1891
MARIETTA, GA 30061
HONDALE, DIFTON
470-390-7389

OWNER/DEVELOPER:
TRATON HOME'S, LLC
720 KENNESAW AVE
MARIETTA, GA 30060

24 HOUR CONTACT:
BOB HUFF
770-427-9064

PREPARED BY THE OFFICE OF:
GASKINS + LECRAW
[illegible]
MARIETTA, GA 30064
PHONE: [illegible]
FAX: [illegible]
[illegible]

REVISIONS:

CLIENT
HILL ROAD DEVELOPMENT, LLC
720 KENNESAW AVE
MARIETTA, GEORGIA 30060

PROJECT
WEST OAK TRACE PHASE I
LAND LOT 953, 19TH DISTRICT, 2ND SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

CALL BEFORE YOU DIG
811
Know what's below.
Call before you dig.

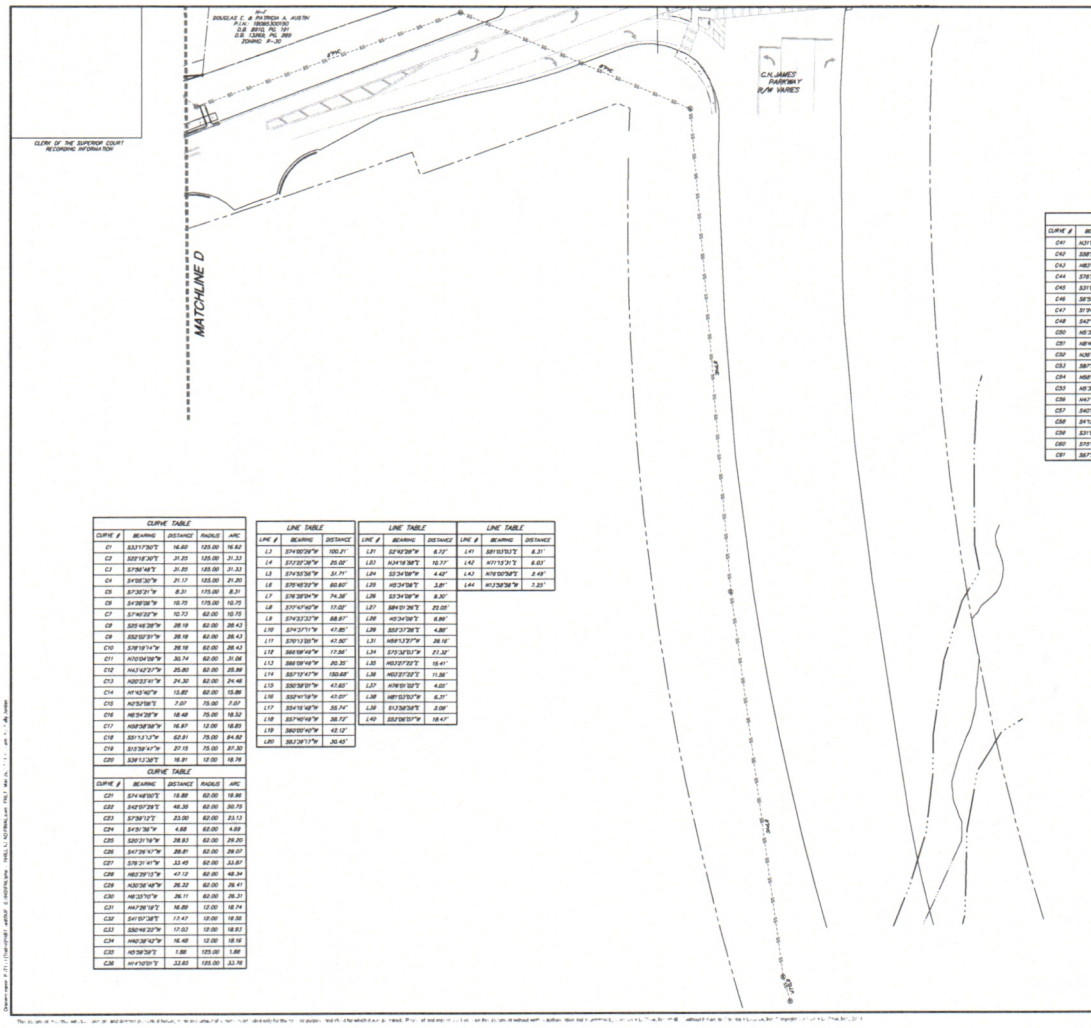
SCALE & NORTH ARROW
N
0 10 20 40
1"=20' (ARCH D)

SURVEY INFO:

DRAWN:	DFF
REVIEWED:	CRC
FIELD: CR	4-5-22
FIELD DATE	4-1-22
FILE	22-074

FINAL PLAT

6 OF 7



CURVE TABLE				
CURVE #	BEARING	DISTANCE	RADIUS	ARC
C1	S33°17'30"E	16.60'	125.00'	16.62'
C2	S35°18'30"E	31.33'	125.00'	31.33'
C3	S7°56'46"E	21.85'	125.00'	21.33'
C4	S4°05'30"W	21.17'	125.00'	21.20'
C5	S7°32'21"W	8.31'	175.00'	8.31'
C6	S4°39'08"W	10.75'	175.00'	10.75'
C7	S7°46'23"W	10.72'	62.00'	10.73'
C8	S25°46'39"W	28.18'	62.00'	28.43'
C9	S32°02'31"W	28.18'	62.00'	28.43'
C10	S78°19'14"W	28.18'	62.00'	28.43'
C11	N70°04'08"W	30.74'	62.00'	31.06'
C12	N42°42'37"W	25.80'	62.00'	25.88'
C13	N20°23'41"W	24.30'	62.00'	24.46'
C14	N1°43'40"W	13.82'	62.00'	13.86'
C15	N13°52'06"E	7.07'	75.00'	7.07'
C16	N6°34'28"W	18.48'	75.00'	18.52'
C17	N30°28'38"W	18.87'	12.00'	18.83'
C18	S51°12'12"W	63.81'	75.00'	64.82'
C19	S13°36'41"W	27.15'	75.00'	27.30'
C20	S39°13'38"E	16.91'	12.00'	18.76'

CURVE TABLE				
CURVE #	BEARING	DISTANCE	RADIUS	ARC
C21	S74°46'00"E	18.88'	62.00'	18.96'
C22	S40°07'28"E	48.36'	62.00'	50.15'
C23	S7°36'12"E	23.00'	62.00'	23.13'
C24	S4°31'38"W	4.68'	62.00'	4.69'
C25	S20°31'16"W	28.83'	62.00'	29.20'
C26	S47°26'40"W	28.81'	62.00'	29.07'
C27	S76°31'41"W	33.45'	62.00'	33.87'
C28	N82°28'13"W	47.12'	62.00'	48.34'
C29	N30°56'48"W	26.32'	62.00'	26.41'
C30	N6°33'10"W	26.11'	62.00'	26.31'
C31	N41°28'18"E	16.89'	12.00'	18.74'
C32	S41°07'28"E	17.47'	12.00'	18.56'
C33	S80°46'23"W	17.03'	12.00'	18.93'
C34	N40°38'42"W	16.48'	12.00'	18.16'
C35	N5°39'39"E	1.88'	125.00'	1.88'
C36	N14°10'01"E	33.65'	125.00'	33.76'

LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S74°00'28"W	100.21'
L4	S73°22'28"W	25.02'
L5	S74°53'36"W	31.77'
L6	S70°45'33"W	60.60'
L7	S78°38'06"W	74.38'
L8	S77°47'40"W	17.02'
L9	S74°33'33"W	88.87'
L10	S74°37'11"W	47.85'
L11	S70°13'35"W	47.50'
L12	S66°08'49"W	17.56'
L13	S66°08'49"W	20.35'
L14	S5°13'47"W	150.68'
L15	S30°58'01"W	47.60'
L16	S32°41'19"W	47.07'
L17	S54°16'48"W	30.74'
L18	S57°40'49"W	38.73'
L19	S60°05'40"W	42.12'
L20	S63°39'17"W	30.45'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S2°42'28"W	6.73'
L22	N34°16'38"E	10.77'
L24	S3°34'09"W	4.42'
L25	N5°34'08"E	3.81'
L26	S3°34'08"W	8.30'
L27	S84°01'26"E	23.05'
L28	N5°34'08"E	6.86'
L29	S53°37'26"E	4.88'
L31	N59°13'37"W	28.16'
L34	S73°33'51"W	21.38'
L35	N53°22'32"E	15.41'
L36	N53°22'32"E	11.56'
L37	N76°01'02"E	4.05'
L38	N81°51'01"W	6.31'
L39	S13°36'53"E	2.06'
L40	S52°06'10"W	18.47'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	S81°01'01"E	6.31'
L42	N71°13'21"E	6.03'
L43	N76°05'58"E	2.49'
L44	N13°36'36"W	7.25'

CURVE TABLE				
CURVE #	BEARING	DISTANCE	RADIUS	ARC
C41	N31°01'32"E	16.97'	12.00'	18.85'
C42	S58°36'38"E	16.97'	12.00'	18.85'
C43	N85°02'31"E	33.46'	325.00'	33.47'
C44	S79°36'04"W	4.01'	275.00'	4.01'
C45	S31°01'32"W	16.97'	12.00'	18.85'
C46	S8°55'46"E	30.70'	125.00'	30.78'
C47	S1°34'38"W	5.64'	125.00'	5.64'
C48	S47°17'32"E	16.97'	12.00'	18.85'
C50	N5°36'30"E	33.16'	325.00'	33.17'
C51	N8°46'44"E	1.34'	325.00'	1.34'
C52	N36°03'32"W	16.97'	12.00'	18.85'
C53	S8°54'02"W	105.40'	275.00'	106.06'
C54	N58°56'36"W	16.97'	12.00'	18.85'
C55	N5°36'13"W	21.77'	75.00'	21.83'
C56	N43°42'28"E	16.97'	12.00'	18.85'
C57	S40°51'41"E	17.39'	12.00'	18.43'
C58	S41°12'25"E	42.43'	125.00'	42.64'
C59	S31°01'32"W	16.97'	11.99'	18.85'
C60	S70°36'36"W	43.84'	198.23'	43.84'
C61	S67°31'10"W	94.86'	565.84'	94.94'

CURVE TABLE				
CURVE #	BEARING	DISTANCE	RADIUS	ARC
C62	S84°10'48"W	38.52'	724.23'	38.52'
C63	S57°31'33"W	75.56'	773.81'	75.59'
C64	S53°18'44"W	38.67'	773.77'	38.67'
C65	S50°46'33"W	105.56'	871.94'	105.61'
C66	S61°04'33"W	73.60'	948.81'	73.62'
C68	N87°33'33"W	1.35'	62.00'	1.35'
C69	S87°31'47"E	73.33'	325.00'	73.50'
C70	N1°58'48"E	18.80'	75.00'	18.85'
C71	N21°02'36"W	41.48'	75.00'	42.04'
C72	N16°03'14"E	33.10'	325.06'	33.10'
C75	N83°31'26"W	3.11'	61.99'	3.11'
C76	N47°42'28"E	16.97'	12.00'	18.85'
C77	N53°36'37"E	16.97'	12.00'	18.85'

NOTES:
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NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1891
MARIETTA, GA 30061
HONDALE BRYSON
470-390-7289

OWNER/DEVELOPER:
TRATON HOMES, LLC
720 KENNESAW AVE.
MARIETTA, GA 30060

24 HOUR CONTACT:
BOB HUPP
770-427-9064

THIS DOCUMENT WAS PREPARED USING A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA. THE ORIGINAL MEDIA, THE "DGN" FILE OR UTILIZED METRICS AND PROPERTIES AT THE TIME AND IN THE FORMAT AS PRESENTED. THE "DGN" FILE MAY BE CONVERTED TO OTHER FORMATS AND MEDIA BY THE USER, BUT THE INFORMATION THEREBY MAY BE ALTERED, DELETED, OR OTHERWISE CHANGED THAT DOES NOT CONTAIN ADDITIONAL AUTHENTICATION. THE "DGN" FILE AND ITS CONTENTS PROPERLY HAVE BEEN MODIFIED BY ANYONE OTHER THAN THE ORIGINATOR, THE ORIGINATOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DRAWING.

SURVEYOR'S CERTIFICATION

ALL BOUNDARY, LOT, BLOCK, BUILDING, AND UTILITY LINES THAT THE PLAT PROPERLY SHOWS ARE SHOWN ON THE PLAT. ALL MONUMENTS, LOT CORNERS, BUILDING CORNERS, AND UTILITY LINES ARE SHOWN ON THE PLAT. ALL MONUMENTS, LOT CORNERS, BUILDING CORNERS, AND UTILITY LINES ARE PROPERLY SHOWN ON THE PLAT. THE ERROR OF CLOSURE OF THE PLAT IS NOT EXCEEDED. ALL EASEMENTS, RIGHTS OF WAY, OR OTHER RESTRICTIVE COVENANTS ON REGISTRY REFERENCED ABOVE AS ALSO SHOWN ON THE PLAT. THE PLAT IS A SURVEY OF THE LAND DESCRIBED ABOVE, AND THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, AND THE SURVEY AND PLAT MEET THE REQUIREMENTS OF THE GEORGIA MINIMUM STANDARDS FOR LAND SURVEYS.

Victor Cutter
COMMISSION EXPIRATION DATE
GEORGIA REGISTERED LAND SURVEYOR

GEORGIA REGISTERED LAND SURVEYOR
GEORGIA REGISTRATION NO.

GEORGIA REGISTERED LAND SURVEYOR
3471
VICTOR N. CUTTER
LAND SURVEYOR

GASKINS + LECRAW

REVISIONS:

DATE	DRAWN BY	REV. NO.
		1
		1
		1
		1

CLIENT
HILL ROAD DEVELOPMENT, LLC
720 KENNESAW AVE
MARIETTA, GEORGIA 30060

PROJECT
WEST OAK TRACE PHASE I
LAND LOT 1080 & 1081, DISTRICT 19
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

CALL BEFORE YOU DIG
811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW
N
0 10 20 40
SCALE IN FEET

SURVEY INFO.

DRAWN	DEF
REVIEWED	VNC
FIELD DATE	9-6-22
LAYOUT DATE	11-7-22
JOB #	2021-4

FINAL PLAT

7 OF 7