

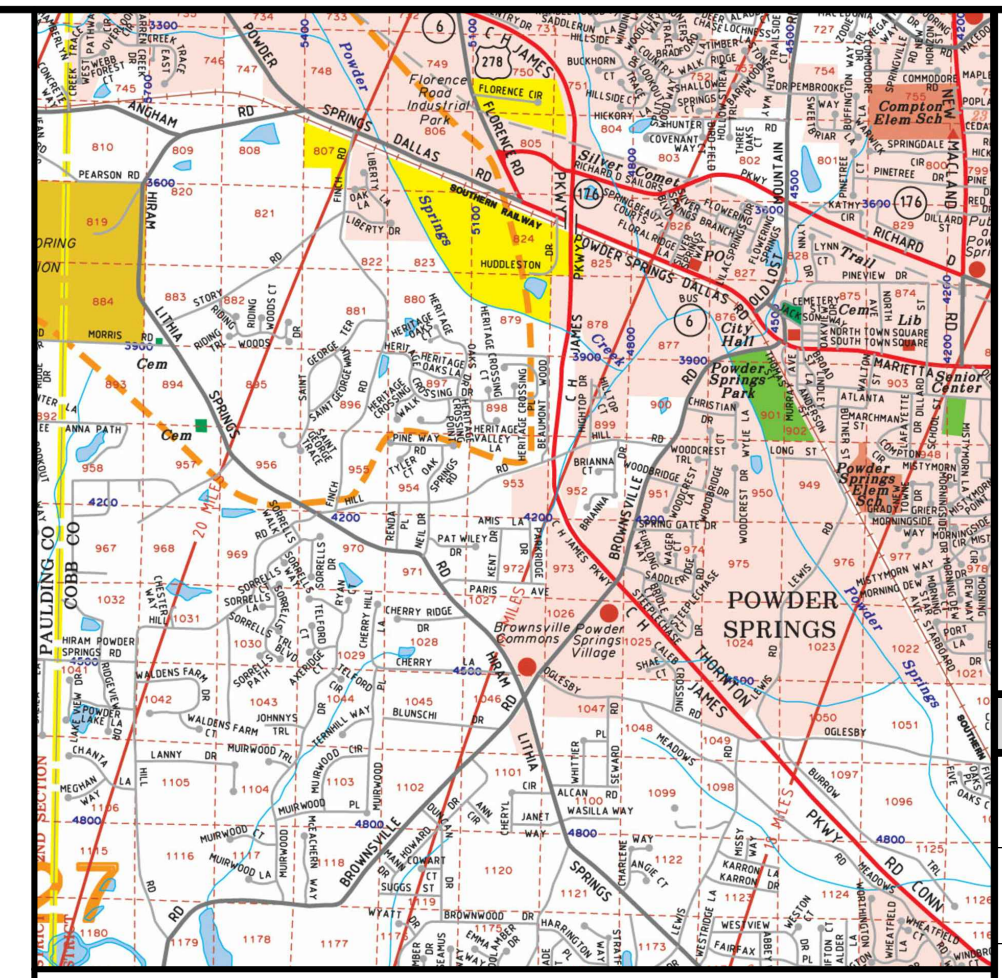


GASKINS + LECRAW

© 2022 GASKINS + LECRAW, INC. 1268 POWDER SPRINGS RD SW MARIETTA, GA 30064 PHONE: FAX: www.gaskinslecrow.com LSF001371

REVISIONS:

Table with columns for REV #, DATE, DRAWN BY, CHECKED BY, and BY.



LOCATION MAP 1" = 2000'

TOTAL PARKING SUMMARY table with columns PROVIDED and PARKING PROVIDED.

DEVELOPMENT SUMMARY table with various metrics like TOTAL AREA, OPEN SPACE AREA, etc.

TOTAL RECREATION AREA/GREEN SPACE table with columns RECREATION AREA and OPEN SPACE.

PHASE 1 DEVELOPMENT SUMMARY table with metrics like TOTAL AREA, OPEN SPACE AREA, etc.

PUBLIC STREET DATA table with columns STREET NAME and L.F.

C/L CURVE DATA table with columns NO. and DATA.

- NOTES: 1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES... 2. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED 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...

FIRE NOTES:

- 1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT COBMO. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBMO.ORG

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

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.

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.

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.

OWNER'S CERTIFICATE AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT FOR 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, 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 SHOWN HEREON IN FE 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 HEREOF SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

OWNER'S NAME: SP POWDER SPRINGS, LLC, A GEORGIA LIMITED LIABILITY COMPANY

OWNER'S ADDRESS: 5755 DUPREE DRIVE ATLANTA, GA 30327

DATE:

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.

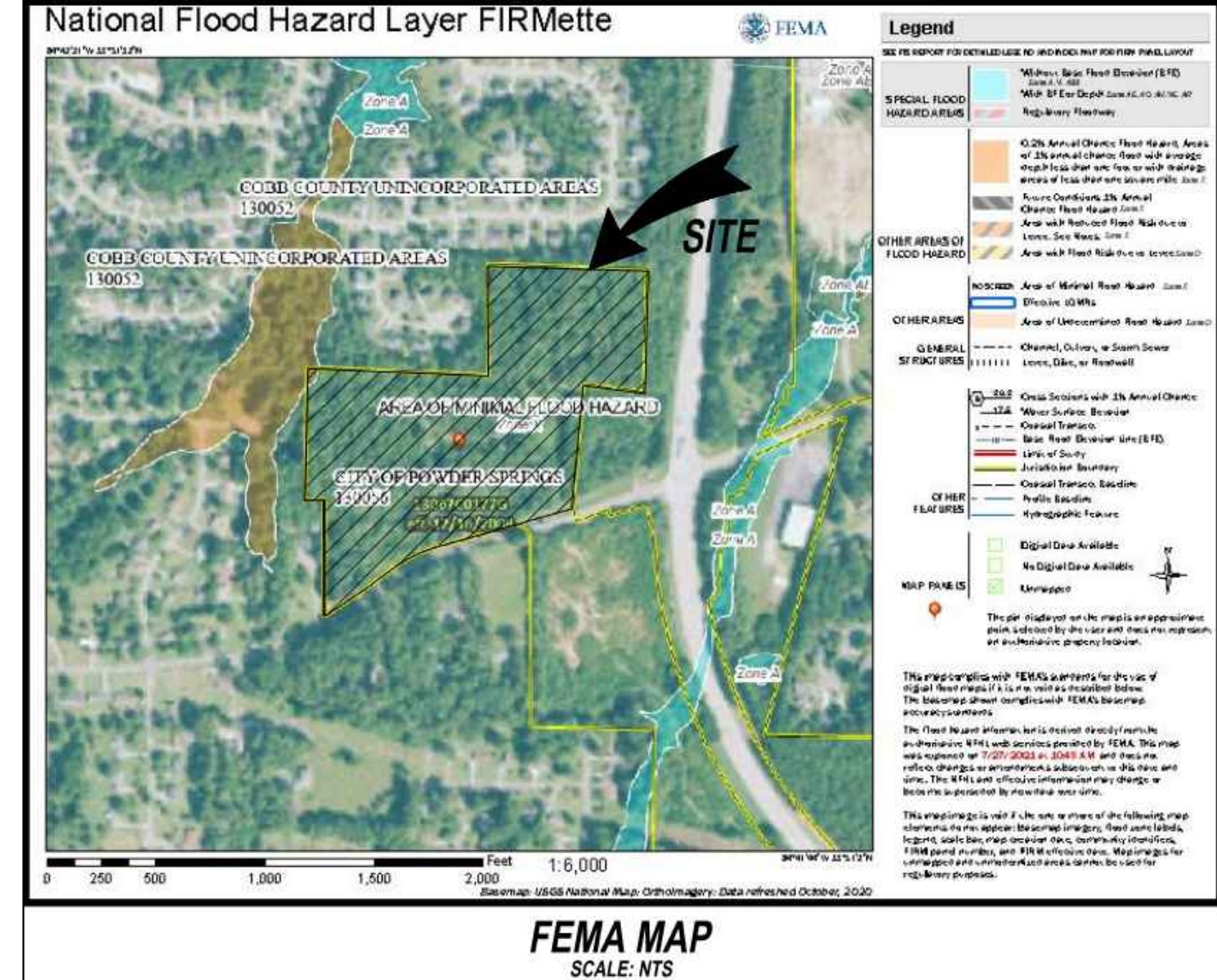
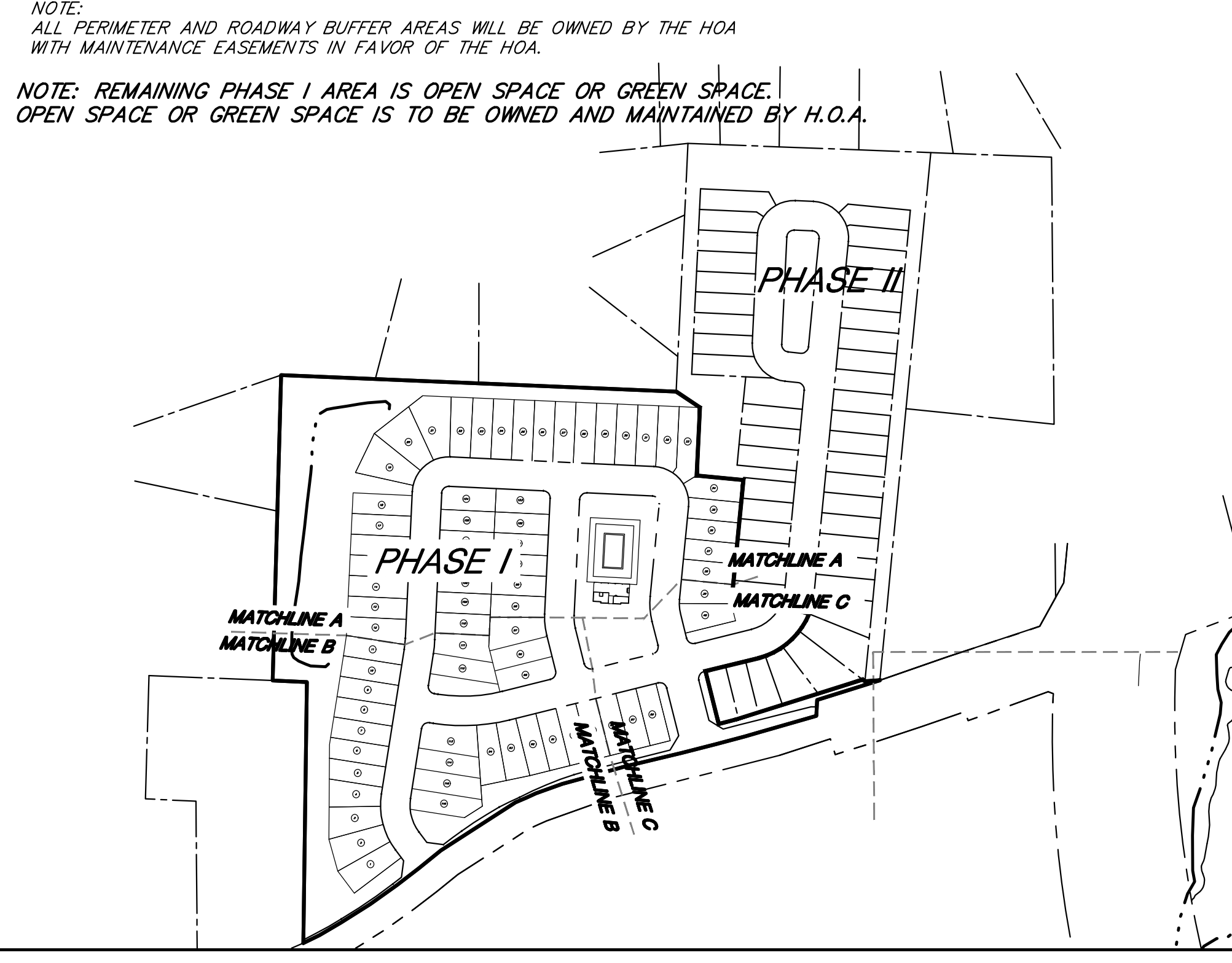
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.

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 13067C0177C DATED DECEMBER 16, 2008.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE 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: 1/411,937. MATTERS OF TITLE ARE EXCEPTED.

PHASE MAP - SCALE: 1"=200'



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 TRIPTON

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

24 HOUR CONTACT: BOB HUPP

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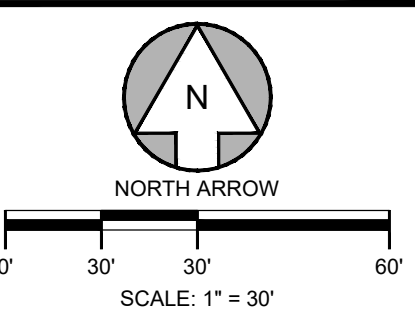
SURVEYOR'S CERTIFICATION section with signature of CLAYTON R. COULTER and professional seal.

CLIENT: TRATON HOMES 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



SCALE & NORTH ARROW:



SURVEY INFO: DRAWN BY: DEF REVIEWED BY: CRC FIELD DATE: 9-26-22 OFFICE DATE: 10-11-22 JOB #: 2101074

FINAL PLAT 1 OF 6

City Council Meeting Minutes - Final June 7, 2021
City of Powder Springs Page 6 Printed on 6/21/2021

City Council Meeting Minutes - Final June 7, 2021
City of Powder Springs Page 6 Printed on 6/21/2021

City Council Meeting Minutes - Final June 7, 2021
City of Powder Springs Page 7 Printed on 6/21/2021

City Council Meeting Minutes - Final June 7, 2021
City of Powder Springs Page 9 Printed on 6/21/2021

CURVE TABLE with columns CURVE #, BEARING, DISTANCE, RADIUS, ARC. Includes curves C1 through C20.

CURVE TABLE with columns CURVE #, BEARING, DISTANCE, RADIUS, ARC. Includes curves C21 through C36.

LINE TABLE with columns LINE #, BEARING, DISTANCE. Includes lines L1 through L20.

LINE TABLE with columns LINE #, BEARING, DISTANCE. Includes lines L21 through L40.

LINE TABLE with columns LINE #, BEARING, DISTANCE. Includes lines L41 through L44.

CURVE TABLE with columns CURVE #, BEARING, DISTANCE, RADIUS, ARC. Includes curves C41 through C61.

CURVE TABLE with columns CURVE #, BEARING, DISTANCE, RADIUS, ARC. Includes curves C62 through C77.

Vertical text on the left margin: Drawing name: P:\113 (Traton)\Hill Road\SURVEYING\FINAL\ROAD.FINAL.dwg

The motion carried by the following vote:
Yes: 4 - Dawkins, Wisdom, Borden, and Lust
No: 1 - Farmer

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

OWNER/DEVELOPER:
TRATON HOMES, LLC
720 KENNESAW AVE.
MARIETTA, GA 30060
24 HOUR CONTACT:
BOB HUPP

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SURVEYOR'S CERTIFICATION box containing text, a north arrow, a scale bar (1" = 30'), and a circular seal for G. E. ORG. LAND SURVEYOR CLAYTON R. COULTER.

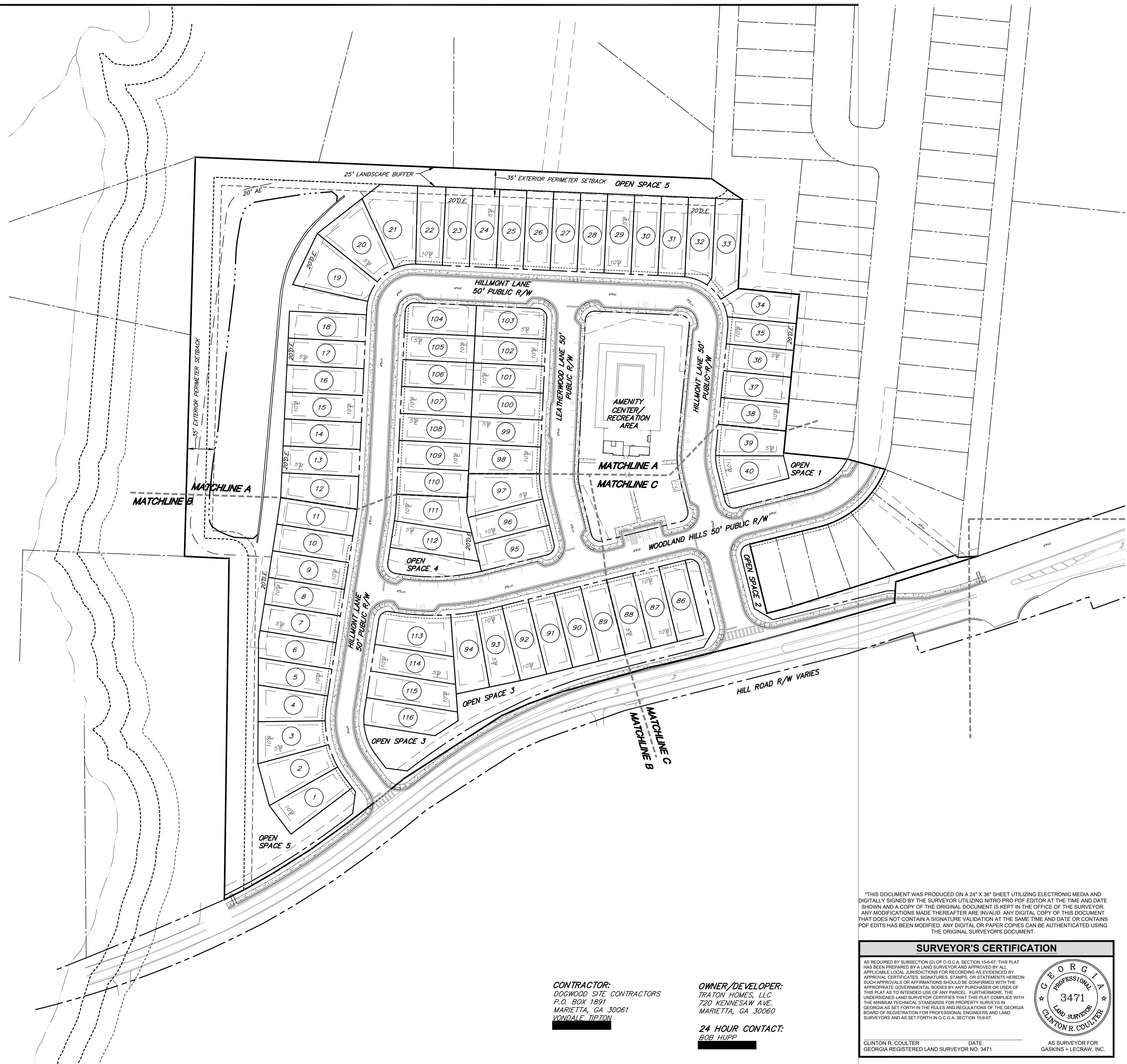
Right margin containing GASKINS + LECRAW logo, contact information, a REVISIONS table, CLIENT information for TRATON HOMES, and a large '2 OF 6' page indicator.



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FAX: [REDACTED]
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CLIENT
TRATON HOMES
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



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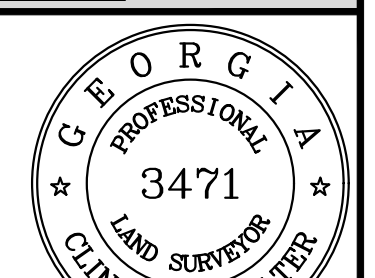


SCALE: 1" = 60'

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CLINTON R. COULTER DATE: _____
GEORGIA REGISTERED LAND SURVEYOR NO. 3471

AS SURVEYOR FOR
GASKINS + LECRAW, INC.

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1897
MARIETTA, GA 30061
VONDALE TIPTON

OWNER/DEVELOPER:
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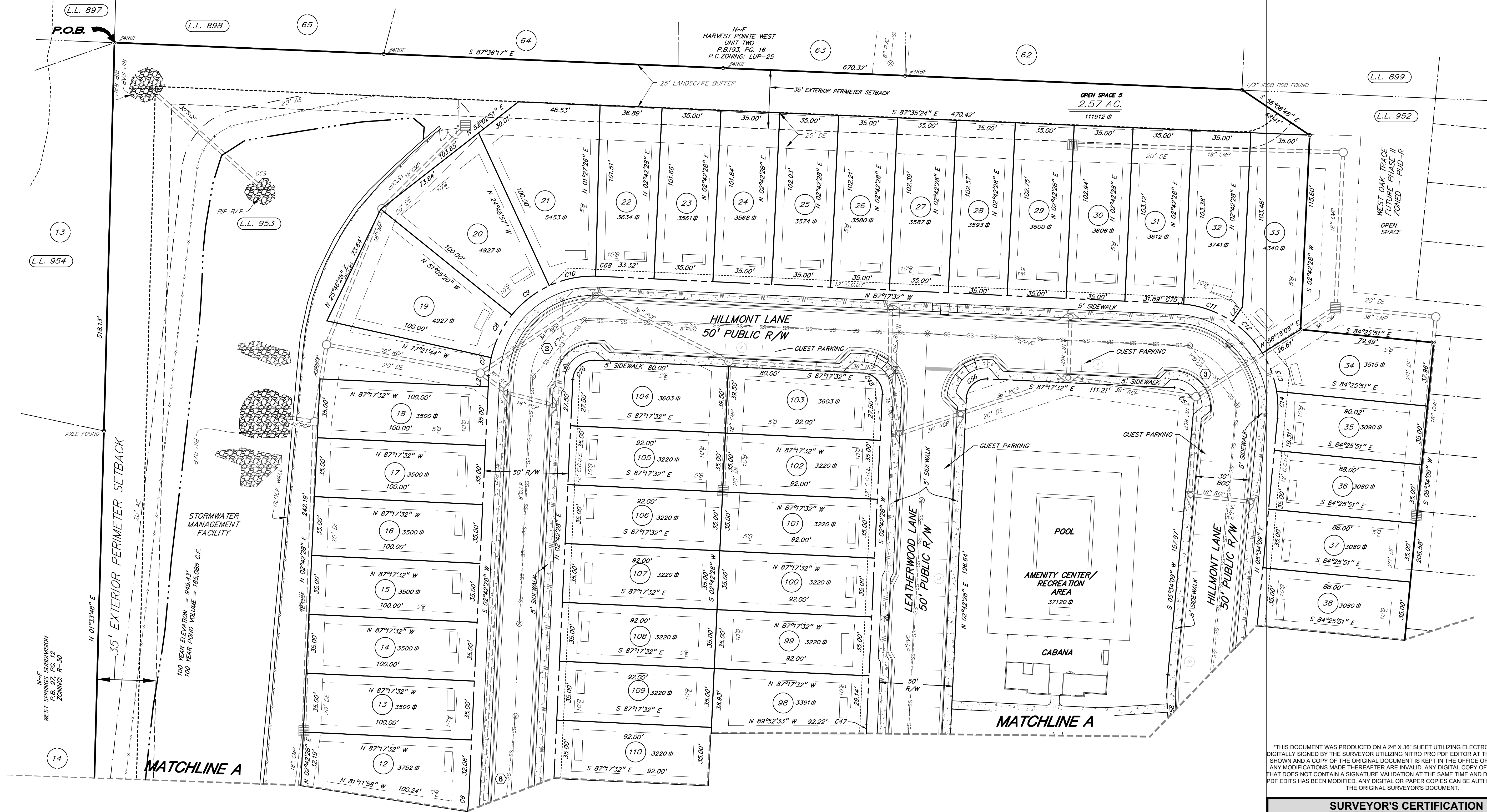
OVERALL PHASE



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L.L. 897

L.L. 898

65

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L.L. 952

L.L. 953

13

L.L. 954

CLIENT
TRATON HOMES
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

35' EXTERIOR PERIMETER SETBACK

STORMWATER
MANAGEMENT
FACILITY

100 YEAR ELEVATION = 949.43'
100 YEAR POND VOLUME = 186,085 C.F.

HILLMONT LANE
50' PUBLIC R/W

LEATHERWOOD LANE
50' PUBLIC R/W

POOL
AMENITY CENTER/
RECREATION
AREA
37120 sq ft
CABANA

MATCHLINE A

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CLINTON R. COULTER DATE: [REDACTED] AS SURVEYOR FOR GASKINS + LECRAW, INC.

3471
CLAYTON R. COULTER
PROFESSIONAL LAND SURVEYOR

CONTRACTOR:
DOGWOOD SITE CONTRACTORS
P.O. BOX 1897
MARIETTA, GA 30061
VONDALE TIPTON

OWNER/DEVELOPER:
TRATON HOMES, LLC
720 KENNESAW AVE.
MARIETTA, GA 30060
24 HOUR CONTACT:
BOB HUPP



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4 OF 6



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MATCHLINE B

STORMWATER
MANAGEMENT
FACILITY

N-F
EMILY F. HARRIS
P.L.N.: 1909540030
D.B.1547, PG. 1734
ZONING: R-30

N-F
BONNIE CROKER HOOBLE & JASON KEVIN MARKS
P.L.N.: 1909540010
D.B.1547, PG. 1734
ZONING: R-30

**WOODLAND HILLS
50' PUBLIC R/W**

**HILLMONT LANE
50' PUBLIC R/W**

**HILL ROAD
R/W VARIES**

MATCHLINE B

OPEN SPACE 5
2.57 AC.
111912 sq ft

N-F
JOSHUA DAVID PETERSON
P.L.N.: 19095300040
DB 15551, PG 2076
ZONING: R-20

N-F
MARCUS A. HURTADO AND
ANN MARIE ARMSTRONG
P.L.N.: 19095300050
DB 15543, PG 963
ZONING: R-20

CLIENT
TRATON HOMES
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



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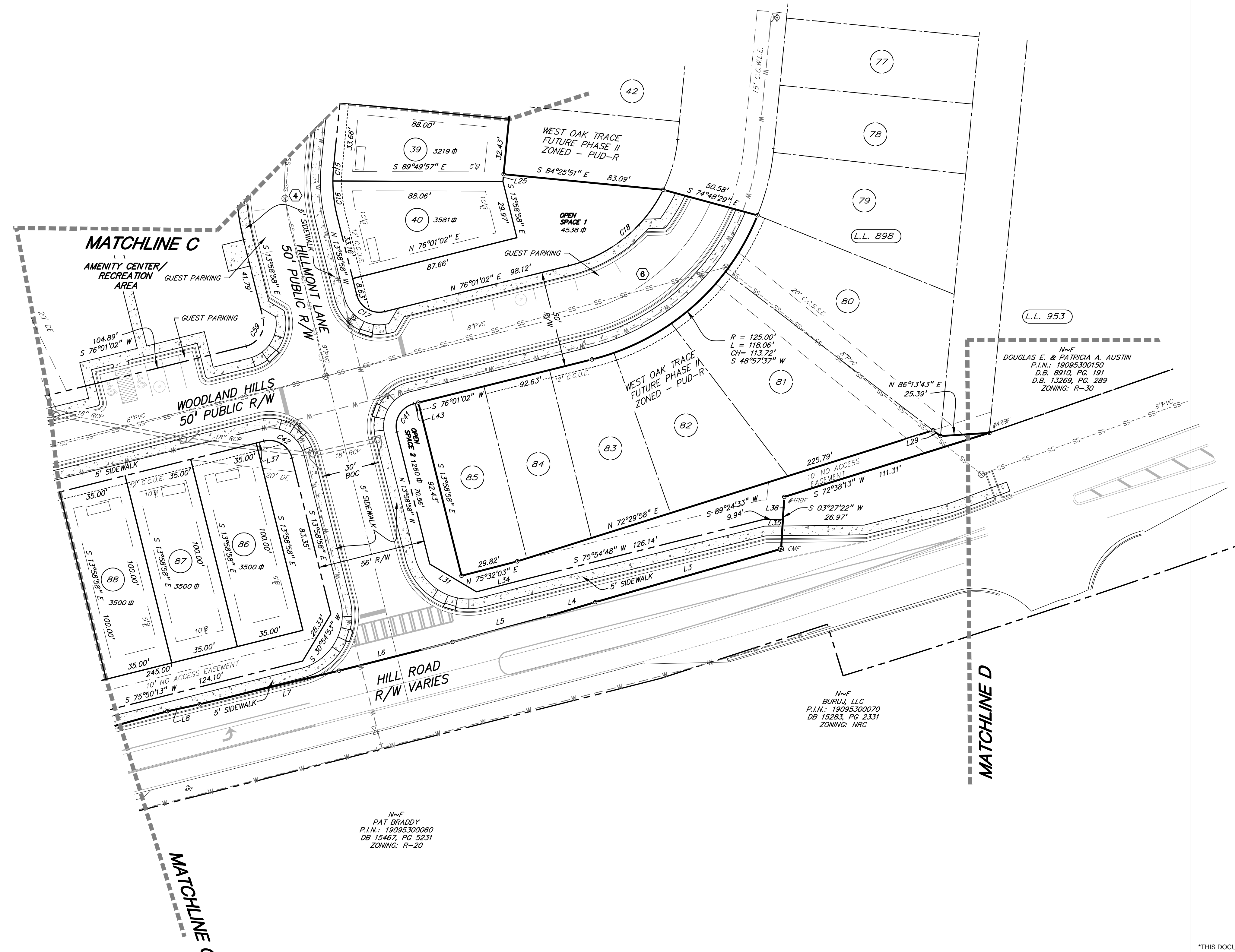
FINAL PLAT
5 OF 6



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Drawing name: P:\113 (Triton)\Hill Road\SURVEYING\HILL ROAD FINAL.dwg FILE: Oct 11, 2022, 4:04pm by: Sully_Jordan

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TRATON HOMES
720 KENNESAW AVE
MARIETTA, GEORGIA 30060
PROJECT

WEST OAK TRACE PHASE I
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CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA



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FINAL PLAT
6 OF 6