

Plat
Recorded 7/12/2017 5:32 PM
REBECCA KEATON
Clerk of Superior Court
Cobb County, GA
Book 276 Page 584
Participant IDs: 2854823208

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 hereon. 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 all streets and rights-of-way, water mains and sewer lines shown hereon in fee simple to the City of Powder Springs and further dedicate to the use of the public forever all alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of this final plat and other valuable considerations, I further release and hold harmless the City of Powder Springs from any and all claims, damages, or demands arising on account of the design, construction, and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed 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 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: CAMERON SPRINGS, LLC
Owner's address: 1123 Zonolite Road-Suite 30
Atlanta, GA 30306
Phone: 404.596.8422

SEE PLAT BOOK 276 PAGE 110 FOR ORIGINAL SIGNATURES

Sebastian Drapac 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 certified to be recorded.

SEE PLAT BOOK 276 PAGE 110 FOR ORIGINAL SIGNATURES

Director of Community Development

Date:

Note: For subdivisions involving public improvements, signatures of approval of the Director of Public Works and the Mayor of Powder Springs are required and shall be provided.

SEE PLAT BOOK 276 PAGE 110 FOR ORIGINAL SIGNATURES

Director of Public Works

Date:

SEE PLAT BOOK 276 PAGE 110 FOR ORIGINAL SIGNATURES

Mayor, City of Powder Springs

Date:

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON SITE

BENCHMARK: RM 184
ELEV. = 935.86

CHISELED SQUARE ONE FOOT LOWER THAN TRACKS ON CONCRETE WINGWALL ON DOWNSTREAM RIGHT CORNER OF CSX RAILROAD BRIDGE, OVER POWDER SPRINGS CREEK

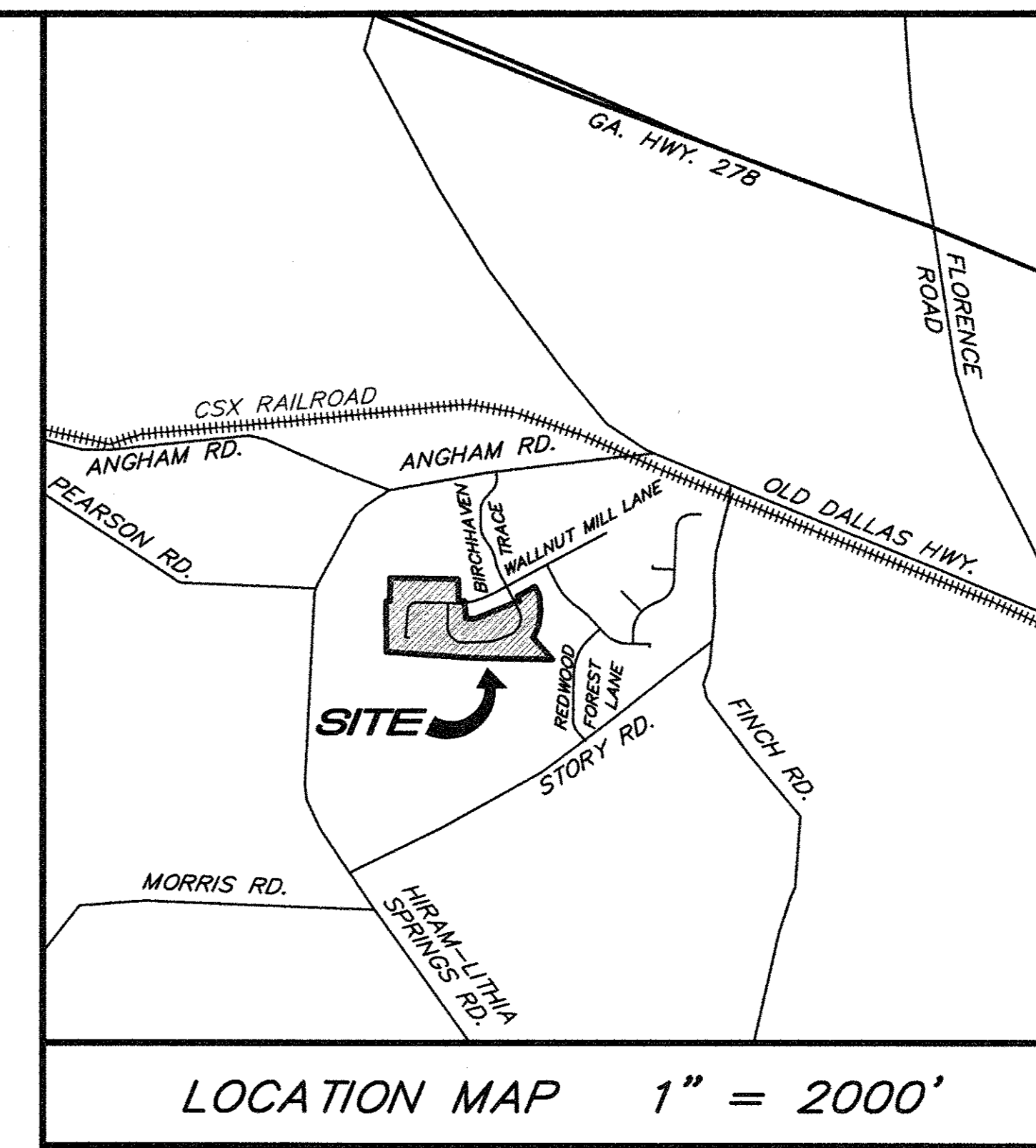
STREET NAME	LENGTH IN L.F.
BIRCHHAVEN TRACE	1117.70'
WALNUT MILL LANE	747.89'

SURVEYOR'S CERTIFICATIONS

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Kristopher P. Manley
10 July 17
Date



CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	25.54	100.00	S31°26'24"E	26.47
C2	46.95	100.00	S33°19'35"W	46.52
C3	37.99	100.00	S57°39'32"W	37.76
C4	39.84	100.00	S79°57'24"W	39.58
C5	25.55	600.00	S89°53'49"E	25.35
C6	28.76	650.00	S89°53'49"E	28.76
C7	18.85	12.00	S46°22'15"W	16.97
C8	170.28	105.00	S45°05'18"E	152.23
C9	97.18	275.00	N78°19'44"E	96.67
C10	1.06	125.00	N67°57'44"E	1.06
C11	209.12	125.00	N19°47'32"E	185.57
C12	1.86	175.00	N27°49'47"W	1.86
C13	67.82	175.00	N16°59'27"W	67.39
C14	68.13	175.00	N05°49'54"E	67.70
C15	66.67	175.00	N27°53'33"E	66.26
C16	66.67	175.00	N64°29'19"E	66.26
C17	23.11	175.00	N16°59'27"W	23.10
C18	28.96	325.00	N70°13'44"E	28.95
C19	72.22	325.00	N78°37'07"E	72.07
C20	19.67	325.00	N05°43'07"E	19.67
C21	16.81	155.00	S88°26'27"E	16.80
C22	65.26	155.00	S73°16'19"E	64.78
C23	65.26	155.00	S49°08'51"E	64.78
C24	65.26	155.00	S25°02'26"E	64.78
C25	38.77	155.00	S05°47'42"E	38.67
C26	18.85	12.00	N43°37'45"W	16.97
C27	75.66	50.00	S48°01'10"W	68.65
C28	2.19	12.00	S03°33'22"E	2.19
C29	14.32	12.00	S39°58'34"E	13.49
C30	77.39	50.00	N29°49'44"W	69.89
C31	41.18	50.00	N38°06'21"E	40.02
C32	42.35	50.00	N85°10'32"E	41.10
C33	40.01	50.00	S46°50'36"E	38.95
C34	24.95	50.00	S09°37'29"E	24.69

- ▲ TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY WATER SYSTEM FOR THE FOLLOWING LOTS PRIOR TO ISSUANCE OF BUILDING PERMIT: LOTS 103-107 & 120-121, WITH TRIANGLE SYMBOL.
- * AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE CITY OF POWDER SPRINGS MUST BE REVIEWED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3') FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA OF 1 FOOT (1') ABOVE THE DOWNSTREAM ROAD LOWPOINT. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED AFTER THE FOUNDATION HAS BEEN POURED.
- * LOT 110 WAS GRANTED IMPERVIOUS SETBACK VARIANCE. SAID VARIANCE WILL BE DEPICTED AT THE TIME OF HLP/BUILDING PERMIT APPLICATION.
- * FOUNDATION FOOTING DESIGN HAS TO BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- * NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET OF THE EDGE OF A PERMANENT WATER OR WASTEWATER EASEMENT ON FRONT AND REAR SETBACKS, OR WITHIN TWO FEET ON SIDE SETBACKS. THE DEPARTMENT DIRECTOR MAY GRANT A VARIANCE TO THIS REQUIREMENT PROVIDED THAT IT CAN BE DEMONSTRATED TO HIS OR HER REASONABLE SATISFACTION THAT SUCH STRUCTURE WILL NOT IMPIDE FUTURE INSTALLATION OR MAINTENANCE WITHIN SAID EASEMENT, COBB COUNTY, GEORGIA, OFFICIAL CODE § 122-123.

SEE PLAT BOOK 276 PAGE 110 FOR ORIGINAL SIGNATURES
COBB COUNTY SEWER AND WATER SYSTEMS DATE

LOT #	M.F.F.E.*	LOT #	M.F.F.E.*
88	110	110	954.0
89	111	111	952.0
90	112	112	949.4
91	113	113	949.4
92	114	114	946.5
93	115	115	946.5
94	116	116	946.5
95	117	117	946.5
96	118	118	946.5
97	119	119	946.5
98	120	120	946.5
99	121	121	946.5
100	962.0	130	964.0
101	962.0	131	956.5
102	131	132	956.5
103	132	133	134
104	133	134	135
105	134	135	136
106	135	136	956.5
107	136		
108			
109			

LOT NUMBER	SETBACK
94-99	30'
100-101	25'
102-109	30'
110-120	25'
121	30'
130-136	30'

ALL OTHER FRONT SETBACKS ARE 35'

- LEGEND**
- P.P. - POWER POLE
 - L.P. - LIGHT POLE
 - F.H. - FIRE HYDRANT
 - M.H. - SANITARY SEWER MANHOLE
 - W.M. - WATER METER
 - G.M. - GAS METER
 - RBS - REINFORCING BAR SET
 - RBF - REINFORCING BAR FOUND
 - CTF - CRIMP TOP PIPE FOUND
 - OTF - OPEN TOP PIPE FOUND
 - R/W MON. - RIGHT-OF-WAY MONUMENT
 - TYPE OF FENCE
 - J.B. - JUNCTION BOX
 - D.I. - DROP INLET / YARD INLET
 - C.B. - CATCH BASIN
 - ==== R.C.P. - REINFORCED CONCRETE PIPE
 - ==== C.M.P. - CORRUGATED METAL PIPE
 - F.F.E. - FINISHED FLOOR ELEVATION
 - WATER VALVE
 - U.E. - UNDERGROUND ELECTRIC
 - S.B.M. - SOUTHERN BELL MANHOLE
 - G. - GAS LINE
 - O.H.P. - OVERHEAD POWER LINES
 - M.H. - MOUND HEADWALL
 - W.L. - WATER LINE
 - P.B.X. - POWERBOX
 - CC SSE - COBB COUNTY SANITARY SEWER EASEMENT

GENERAL PLAT NOTES:

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 11,859 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 351,485 FEET. TOPCON GTS-225 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN "ZONE A" AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13067G 0177G, HAVING AN EFFECTIVE DATE OF 16 DEC 2008.
- 100 YEAR FLOOD ELEVATIONS AND LINE WERE ESTABLISHED FROM A FLOOD PLAIN REPORT FOR THE "STORY ROAD TRACT," DATED 23 JUNE 05, PREPARED BY WOODWARD CONSULTING, INC. AS OF REVISION NO.3 THE ABOVE LISTED FLOOD REPORT WAS UPDATED ON 05-15-15, LAST REVISED ON 06-10-15. THE 100 YEAR FLOOD PLAIN & ELEVATIONS HAVE BEEN CHANGED TO REFLECT THE UPDATED FLOOD REPORT.
- THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRAR ACROSS THE REGISTRAR'S SEAL.
- #4 REBAR FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- COBB COUNTY DOMESTIC WATER AND SANITARY SEWER PROVIDED BY COBB COUNTY. ALL OTHER UTILITIES AND SERVICES MUST COMPLY WITH CITY OF POWDER SPRINGS UDC REGULATIONS.
- CITY OF POWDER SPRINGS AND/OR COBB COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.
- THIS PLAT IS SUBJECT TO THE PROTECTIVE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED 8-22-07, WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK 14528, PAGES 1271-1329, COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.
- OPEN SPACE AREAS #10, AND #11 HAVE BEEN RECORDED AS CONSERVATION EASEMENTS FOR CAMERON SPRINGS RESIDENTS IN DEED BOOK 15350 PAGES 3602-3615.
- INFORMATION PROVIDED BY A STATE WATERS DETERMINATION REPORT PERFORMED BY CORBLU ECOLOGY GROUP, DATED 22 MARCH 2016, CORBLU PROJECT NO.02-031016.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist.

The field data upon which this plat is based has a closure precision of one foot in 11,859 feet, and an angular error of 0.3 per angle point, and was adjusted using Compass rule.

This plat has been calculated for closure and is found to be accurate within one foot in 351,485 feet.

By: Kristopher P. Manley
Cobb County Land Surveyor No. 3301
10 July 17
Date

REVISION NOTE 1 DATE: 10 July 2017
THIS PLAT SUPERCEDES PLAT RECORDED IN PLAT BOOK 276 PAGES 110-113. THE PURPOSE OF THIS REVISION IS TO:
CHANGE THE FRONT SETBACKS FOR LOTS 94-108, 110-121, & 130-136 AS DESCRIBED IN A CITY OF POWDER SPRINGS COUNCIL MINUTES LETTER DATED MAY 19, 2008 GRANTING A VARIANCE TO STATED LOTS. THIS LETTER IS SHOWN ON SHEET 4 OF 4 OF THIS FINAL PLAT FOR PHASE III.
CHANGE THE MINIMUM FINISH FLOOR ELEVATION FOR LOT 136.

By: Tina Garver
DIRECTOR OF PLANNING
7/11/17
DATE

COBB COUNTY FIRE MARSHAL'S OFFICE
SITE APPROVAL ONLY
SEE PLAT BOOK 276 PAGE 110
FOR ORIGINAL SIGNATURES

** AS PER THE COBB COUNTY FIRE MARSHAL, ON JULY 18, 2016, A MINIMUM OF 20 FEET MUST BE MAINTAINED BETWEEN ALL HOUSES

CURRENT ZONING R-15 CLUSTER

SITE ANALYSIS - PHASE III

TOTAL SITE ACREAGE PHASE III	16.26 ACRES
TOTAL LOTS SHOWN	41 LOTS
TOTAL SITE DENSITY	2.52 UNITS/ACRE
OPEN SPACE REQUIRED (21%)	3.41 ACRES
OPEN SPACE PROVIDED	1.34 ACRES

* PER ZONING CONDITIONS, LOTS REQUIRED TO HAVE A 30' UNDISTURBED BUFFER ADJACENT TO AN EXTERNAL PROPERTY LINE SHALL BE REQUIRED TO HAVE A 20' FRONT SETBACK

LOT CRITERIA

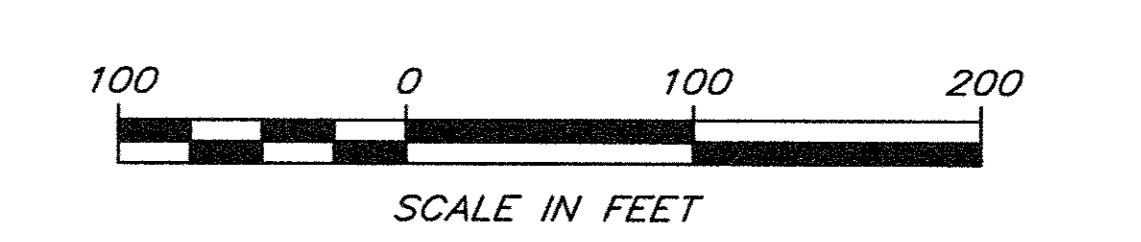
MINIMUM LOT AREA	11,250 S.F.
AVERAGE LOT AREA	13,902 S.F.
MINIMUM LOT FRONTAGE	30 FEET
MINIMUM LOT WIDTH AT SETBACK	80 FEET
MINIMUM FRONT SETBACK*	35 FEET
MINIMUM REAR SETBACK	35 FEET
MINIMUM SIDE SETBACK TO FEET (MINIMUM 15' BETWEEN HOUSES)**	
MINIMUM HOUSE AREA	2,400 S.F.
MINIMUM CLUBHOUSE AREA	1,200 S.F.

C/L CURVE DATA

NO.	DATA
7	Δ = 86°42'08" R = 75.00' L = 113.49' T = 70.80'
8	Δ = 86°20'24" R = 150.00' L = 252.22' T = 167.59'
9	Δ = 207°44'8" R = 300.00' L = 108.01' T = 53.57'
10	Δ = 92°55'06" R = 130.00' L = 210.83' T = 136.80'

EASEMENT LEGEND

ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT



LAND PLANNERS
ENGINEERS SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

PAULSON MITCHELL
INCORPORATED

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

FINAL PLAT FOR:
**CAMERON SPRINGS
PHASE III**
LOCATED IN LAND LOTS 820 AND 821;
19th DISTRICT;
CITY OF POWDER SPRINGS
COBB COUNTY, GEORGIA

NOT VALID WITHOUT SEAL AND SIGNATURE. FOR THE FIRM
PAULSON MITCHELL, INC. LSF 000797.



REVISIONS

01.26.16	CITY COMMENTS
03.25.16	CITY COMMENTS
06.07.16	CITY COMMENTS
06.21.16	CITY COMMENTS
08.08.16	CITY COMMENTS
10.13.16	INTENTIONALLY DELETED SPECIFICATION No.25
7.10.2017	SEE REVISION NO.1

FIELD WORK DATE: SEPT2007
DRAFTING DATE: 03-03-2015
SCALE: 1"=100'
DRAWN BY: NFA
CHECKED BY: DDR
PROJECT NO. 2014150 (2003594)
SHEET 1 OF 4
2014150v-FPIII.DWG

REGULAR CITY COUNCIL MEETING
CITY OF POWDER SPRINGS
MAY 2, 2005

Mayor Vaughn called the meeting to order at 7:00 PM. All members of City Council were present. Also present were City Attorney Ray Buday, City Clerk Betty Brady and Chief of Police Rick Richardson.

Invocation: Council Member Al Thurman.

Mayor Vaughn led the Pledge of Allegiance to the Flag.

Bob Farmer moved to approve the April 18, 2005 regular City Council meeting minutes. Tom Bevitt made the second. Approved 5 to 0.

MAYOR'S COMMENTS:

Mayor Vaughn reminded everyone of the Town Hall meeting on Tuesday, May 3, 2005 at the Ford Center Reception Hall. The SPOLOST presentation will begin at 6:30 PM. The Town Hall meeting will begin at 7:00 PM. Mayor Vaughn will be giving her State of the City address.

Mayor Vaughn announced the National Day of Prayer service at City Hall would be Thursday, May 5, 2005 at 12:00 noon. The First Baptist Church of Powder Springs will be in charge of the program.

Mayor Vaughn reported the City Sanitation Department collected approximately 240 tons of trash during the Reside With Pride Week during the week of April 18-22, 2005.

CITIZEN'S COMMENTS:

No one signed up to speak.

CITY ATTORNEY:

City Attorney Ray Buday opened a public hearing for a Special Use Approval for Trinity Chapel/Reflections of Trinity, 4037 Austell-Powder Springs Road. The current zoning is CRC (Community Retail Commercial) and the request is to allow a general merchandise store at this location. Ms. Estelle Smith, Smyrna, Georgia, was present to represent the store. No one signed up to speak for or against the application. Ms. Smith stated all items in the store are donated; the store has been open for two years; merchandise is stored in the store building, outside building, and at the church; and the store hours are 9:00 AM to 6:00 PM, Monday through Saturday. Ms. Smith stated all proceeds are used to support various missions.

Mr. Farmer inquired if school buses had been used for storage. He stated that he had received complaints about seeing school buses filled with items at this location. Ms. Smith stated the buses were there for a few days so they could be loaded with items that were sent to Mexico.

Mr. Buday reminded the Mayor and Council that the City does not have a specified time frame in the UDC for a Special Use Approval.

Ra Barr stated the Planning & Zoning Commission recommended approval unanimously.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

Regular City Council Meeting
City of Powder Springs
May 2, 2005
Page Five

(C) Keith and Beckley Lovvorn Property:

- i) To install a black, vinyl-clad chain link fence. The right by Mr. and Mrs. Lovvorn, and their successors in title, to join, upon paying the same fees as paid by residents of the proposed subdivision, the homeowner association amenities package for the proposed development;
ii) To provide sewer access to the boundary line of the Lovvorn property with the subject property;
iii) Prior to construction of homes within the subdivision, to pay to the City of Powder Springs the sewer tap-on fee for this connection;
iv) To plant a staggered row of Leyland cypress trees on ten (10) foot centers on the Lovvorn side of the fence;
v) Applicant agrees to remove four (4) trees, as marked by Mr. Lovvorn, on the property blocking the re-location of dog pens. Mr. and Mrs. Lovvorn will remove all pens and fencing on their property and applicant will remove the remainder; and
vi) There shall be an undisturbed buffer thirty (30) feet in width located along the rear of the proposed lot 19 during development and construction.

(D) Lev C. and Patricia Sussel Property:

- i) An undisturbed buffer thirty (30) feet in width along the rear of the lots adjacent to said property during development and construction of the proposed project. In the event any trees are removed as a result of necessary clearing or grading within such thirty (30) foot undisturbed buffer, such trees shall be replaced with either crepe myrtles or Leyland cypress of at least five (5) feet in height so that along the shared property line of the Sussel property and the proposed development there shall be a similar tree line maintained as that which exists today; and
ii) To provide sewer access, if desired, to the lowest elevation legally permitted at the boundary line between said property and the subject property. Said sewer access shall be in the form of a trunk line of at least eight (8) inches in diameter and with all necessary dedications to the appropriate governing authority so that no additional easements are necessary.

(E) David W. Meadows Property:

- i) An undisturbed buffer thirty (30) feet in width along the rear of the lots adjacent to said property during development and construction of the proposed project;
ii) To provide sewer access, if desired, to the boundary line of said property with the subject property;
iii) The right to join, upon payment of the same fees as paid by residents of the proposed subdivision, the homeowner association amenities package for the proposed development; and
iv) A six (6) foot black, vinyl-clad chain link fence along the boundary, which fence may meander to allow preservation of trees.

(F) Jackie Barnes Property:

- i) To install a black, vinyl-clad chain link fence, six (6) feet in height along the entire Barnes boundary with the subject property;
ii) The right by Mr. Barnes, and his successors in title, to join, upon paying the same fees as paid by residents of the proposed subdivision, the homeowner association amenities package for the proposed development;
iii) To provide sewer access to the boundary line of the Barnes property with the subject property;
iv) Prior to construction of homes within the subdivision, to pay to the City of Powder Springs the sewer tap-on fee for this connection; and

MOORE INGRAM JOHNSON & STEELE

Table with 4 columns: Name, Title, Address, Phone. Includes Ms. Pamela B. Conner, Planning and Special Projects, City of Powder Springs, 4488 Pine View Drive, Powder Springs, Georgia 30127.

Ms. Pamela B. Conner
Planning and Special Projects
City of Powder Springs
4488 Pine View Drive
Powder Springs, Georgia 30127

Dear Pam:
As you know, this firm and the undersigned represent HomeLife Communities Group, Inc., the Applicant (hereinafter referred to as "Applicant"), and Mildred Withrow Rudisill, Samses M. Toombs, Wallace Model Pearson, Rena Joyce Hackney, Quinn A. Evans, and Martha P. Evans, the Property Owners (hereinafter collectively referred to as "Property Owners") in their Applications for rezoning of the southerly side of Angham Road, westerly side of Finch Road; and the northerly side of Story Road; Land Lots 807, 808, 820, and 821, 19th District, 2nd Section, Cobb County, Georgia.

MOORE INGRAM JOHNSON & STEELE

Table with 4 columns: Name, Title, Address, Phone. Includes Ms. Pamela B. Conner, Planning and Special Projects, City of Powder Springs, 4488 Pine View Drive, Powder Springs, Georgia 30127.

Ms. Pamela B. Conner
Planning and Special Projects
City of Powder Springs
4488 Pine View Drive
Powder Springs, Georgia 30127

Regular City Council Meeting
City of Powder Springs
May 2, 2005
Page Two

Bob Farmer moved to approve with the stipulation that no more than five days be allowed for outside storage (school buses, containers or any type outside storage). Nancy Arnold amended Mr. Farmer's motion to give a two-year time frame for the Special Use Approval.

Ms. Smith reported the store has an outside storage that is leased. The storage is next to the building and is not attached to the building.

Nancy Arnold made the second. Approved 5 to 0.

Ray Buday opened a public hearing for James S. McTyre, 4018 Lindley Road. The application is for rezoning from CRC (Community Retail Commercial) to LI (Light Industrial) and a Special Use Approval for a general auto repair shop. James McTyre, Lost Mountain Road, Powder Springs, was present. No one signed up to speak for or against the application. Mr. McTyre stated he has owned the business for 32 years. He stated he is requesting the automotive end be rezoned to light industrial for rental purposes; there will not be an increase in traffic; there are no EPA issues; there are no leases at the present time; there will be no expansion of the automotive section and there is room for deliveries by tractor-trailer trucks. Planning & Zoning Commission recommended approval unanimously. Ra Barr moved to approve. Al Thurman made the second. Approved 5 to 0.

Ray Buday reported the rezoning request for Lynn Wilson, 4041 Lawler Drive, from LI to HI was withdrawn at the request of Mr. Wilson. Tom Bevitt moved to allow Mr. Wilson's motion to withdraw the rezoning application, with prejudice. Ra Barr made the second. Approved 4 to 0. Mrs. Arnold abstained from the vote due to the business relationship.

Ray Buday presented an application for annexation/de-annexation and rezoning for HomeLife Communities for property located on Finch Road and Story Road. Mr. Buday opened the public hearing. No one signed up to speak for or against the rezoning application.

John Moore, Attorney for the applicant, was present. Mr. Moore reported that the Cobb County Commissioners, at their last meeting, passed a resolution in support of the annexation/de-annexation at this location. Mr. Moore stated that he had not received a copy of the resolution yet, but that he attended the Commission meeting, where the resolution was passed by the Cobb County Commissioners (Commissioner Keating made the motion and Chairman Olena made the second and approved 5 to 0). Mr. Buday stated that if resolution is not received from Cobb County, the de-annexation is null.

Mr. Moore gave an overview of a plat of the proposed annexation/de-annexation. The annexation is approximately 5.6 acres and the de-annexation is approximately 5.6 acres. Mr. Moore stated the stipulations are as listed in a letter from him to the City dated April 27, 2005.

The stipulations are as follows:

- 1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatever form, which are currently in place on the subject property.
2. Rezoning of the subject property shall be from the R-30 and R-80 zoning categories (Cobb County) to the R-15 Cluster and R-30 zoning categories (City of Powder Springs) with referenced to that certain

Regular City Council Meeting
City of Powder Springs
May 2, 2005
Page Six

- v) To plant a staggered row of Leyland cypress trees on ten (10) foot centers on the Barnes side of the fence.

(G) Michael and Kim Parker Property:

- i) To install a black, vinyl-clad chain link fence, six (6) feet in height along the entire Parker boundary with the subject property;
ii) The right by Mr. and Mrs. Parker, and their successors in title, to join, upon paying the same fees as paid by residents of the proposed subdivision, the homeowner association amenities package for the proposed development;
iii) To provide sewer access to the boundary line of the Parker property with the subject property;
iv) Prior to construction of homes within the subdivision, to pay to the City of Powder Springs the sewer tap-on fee for this connection;
v) To plant a staggered row of Leyland cypress trees on ten (10) foot centers on the Parker side of the fence; and
vi) Applicant agrees to convey by Quitclaim Deed to Mr. and Mrs. Parker that portion of the subject property, being a strip approximately thirty (30) feet by three hundred (300) feet and located immediately adjacent to the Parker property on the north. Said conveyance to be made prior to obtaining a land disturbance permit.

- 24. Applicant agrees that it shall allocate the sum of \$11,400 to the mandatory homeowners association, which sum shall be deposited into the homeowners association account at the turnover of the amenity Cob County (legal descriptions attached) and a legal requirement to be met is that Cobb County passes a resolution that proves the de-annexation and annexation of parcels as described has been met by a vote of the Cobb County Commission. Bob Farmer moved to approve the annexation/de-annexation. Ra Barr made the second. Approved 5 to 0.
25. Intentionally Deleted from the Unified Development Code of the City of Powder Springs as amended by Ordinance No. 2005-03, dated August 17, 2005.
26. Applicant agrees to the construction of sidewalks on both sides of all streets within the proposed subdivision.
27. Applicant agrees to comply with all Cobb County and City of Powder Springs Stormwater Management requirements applicable to the subject property.
28. All setbacks and buffer areas may be presented for purposes of utilities and stormwater management.
29. Applicant agrees to comply with all Cobb County and City of Powder Springs development standards and ordinances relating to project improvements, except as approved by the Mayor and City Council.
30. If applicant, or an affiliated entity of applicant, is not the developer of the proposed subdivision or is not the builder of the homes therein, then any substituted developer or builder must obtain the approval of the Mayor and City Council, such approval shall not be unreasonably withheld.
31. If applicant constructs detention facilities as a part of the stream crossings, the responsibility, as contained within the referenced covenants, shall be for the homeowners association to maintain such facilities and applicant shall provide to the City of Powder Springs a release and hold harmless agreement as to such facilities.
32. Applicant agrees to work with the City of Powder Springs, the Cobb County Department of Transportation, and other authorities having jurisdiction thereof with regard to the construction of a left turn lane at Old Dallas Highway (in the direction going westerly from the City) onto Finch Road and Angham Road.
33. Applicant agrees to loop all water lines within the development, excepting only cul-de-sacs.
34. Applicant agrees that there shall be no pump or lift station.

MOORE INGRAM JOHNSON & STEELE

Table with 4 columns: Name, Title, Address, Phone. Includes Ms. Pamela B. Conner, Planning and Special Projects, City of Powder Springs, 4488 Pine View Drive, Powder Springs, Georgia 30127.

- (5) All residences constructed in the proposed subdivision shall be traditional or European in styling and architecture and shall have a minimum of 2,400 square feet of heated living area, ranging upward to 3,000 square feet and greater.
(6) Front facades of the residences within the proposed subdivision shall be brick, stone, stacked stone, stucco-type, masonry siding, cedar shake shingles, or combinations thereof.
(7) Additionally, the front facades and home elevations shall be varied so that no facade is repeated on either side of any residence or directly across from any residence.
(8) Applicant agrees that all residences within the proposed subdivision shall have two-car garages.
(9) Applicant agrees that there shall be no split-foyer plans within the proposed subdivision; nor shall there be any vinyl siding placed on the exterior of the residences.
(10) The minimum lot size of the proposed subdivision shall be 11,250 square feet, with an overall approximate average lot size of 13,450 square feet.
(11) All lots in the proposed subdivision shall have the following building setbacks:
(a) Front setback - Thirty-five (35) feet;
(b) Rear setback - Thirty-five (35) feet; and
(c) Side setback - Ten (10) feet (minimum fifteen (15) feet between structures).
The above shall apply except as expressly otherwise set forth herein.
(12) All front and side yards of the residences to be constructed within the proposed subdivision shall be sodded.
(13) The entrance to the proposed subdivision shall be ground-based, monument style signage and shall be heavily and professionally landscaped; and shall be irrigated.
(14) Applicant agrees to the creation of a mandatory homeowners association consistent with up-scale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas contained within the proposed subdivision, and specifically, the entire frontages of the subject property along Angham Road, Story Road, and Finch Road.
(15) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed subdivision, in perpetuity, which shall include a provision requiring a third-party management company which shall be responsible for the upkeep and maintenance of all common areas, in-ground irrigation system, landscaped areas, amenity areas, fences, and lighting within the proposed subdivision. Applicant agrees to submit to the Mayor and Council for review the protective covenants for the proposed subdivision. The Mayor and Council shall have the right to approve such covenants, which approval may not be unreasonably withheld. The approval is required prior to the issuance of building permits for the homes to be constructed, excepting only, any model homes.
(16) Amenities within the proposed subdivision shall consist of active and passive recreation, as follows:
(a) Pool;
(b) Clubhouse with sufficient area to contain pool-related space, meeting room and restroom facilities; the exterior of which shall be consistent of that specified for the homes; and
(c) Two (2) tennis courts (lighted with timer).

Regular City Council Meeting
City of Powder Springs
May 2, 2005
Page Three

revised Zoning Plan prepared for HomeLife Communities Group, Inc. by Paulson Mitchell Incorporated dated December 17, 2004.

- 3. Applicant proposes rezoning of the subject property within the City of Powder Springs as follows:
(a) R-15 Cluster - 74.17 acres; and
(b) R-30 - 5.60 acres;
(Designated on Zoning Plan as Story Tracts 1 & 2).
4. The 74.17 acre tract (hereinafter "Subdivision") shall be developed for a single-family residential community containing a maximum of one hundred fifty-two (152) units for a net density of 2.05 units per acre.
5. All residences constructed in the proposed subdivision shall be traditional or European in styling and architecture and shall have a minimum of 2,400 square feet of heated living area, ranging upward to 3,000 square feet and greater.
6. Front facades of the residences within the proposed subdivision shall be brick, stone, stacked stone, stucco-type, masonry siding, cedar shake shingles, or combinations thereof.
7. Additionally, the front facades and home elevations shall be varied so that no facade is repeated on either side of any residence or directly across from any residence.
8. Applicant agrees that all residences within the proposed subdivision shall have two-car garages.
9. Applicant agrees that there shall be no split-foyer plans within the proposed subdivision; nor shall there be any vinyl siding placed on the exterior of the residences.
10. The minimum lot size of the proposed subdivision shall be 11,250 square feet, with an overall approximate average lot size of 13,650 square feet. In the event of any conflict between the Zoning Plan referenced herein and the minimum, the minimum shall control.
11. All lots in the proposed subdivision shall have the following building setbacks:
(a) Front setback - Thirty-five (35) feet;
(b) Rear setback - Thirty-five (35) feet; and
(c) Side setback - Ten (10) feet (Minimum fifteen (15) feet between structures).
The above shall apply except as expressly otherwise set forth herein.
12. All front, rear, and side yards of the residences to be constructed within the proposed subdivision shall be sodded.
13. The entrance to the proposed subdivision shall be ground-based, monument style signage and shall be heavily and professionally landscaped; and shall be irrigated.
14. Applicant agrees to the creation of a mandatory homeowners association consistent with up-scale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas contained within the proposed subdivision, and specifically, the entire frontages of the subject property along Angham Road, Story Road, and Finch Road.
15. Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed subdivision, in perpetuity, which shall include a provision requiring a third-party management company which shall be responsible for the upkeep and maintenance of all common areas, in-ground irrigation system, landscaped areas, amenity areas, fences, and lighting within the proposed subdivision. Applicant agrees to submit to the Mayor and Council for review the protective covenants for the proposed subdivision. The Mayor and Council shall have the right to approve such covenants, which approval may not be unreasonably withheld. The approval is required prior to the issuance of building permits for the homes to be constructed, excepting only, any model homes.
16. Amenities within the proposed subdivision shall consist of active and passive recreation, as follows:
(a) Pool;
(b) Clubhouse with sufficient area to contain pool-related space, meeting room and restroom facilities; the exterior of which shall be consistent of that specified for the homes; and
(c) Two (2) tennis courts (lighted with timer).

Regular City Council Meeting
City of Powder Springs
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Page Seven

- 35. Applicant agrees that it shall strictly enforce the covenants during the period of its control of the homeowners association.
36. Applicant agrees that it shall provide prospective homebuyers with a copy of the covenants at the time of execution of the sales contract and at the time of closing.
37. Applicant agrees that the homeowners shall not be responsible for any financial losses on the amenity package during the period of time during which applicant has control of the homeowners association.
38. All fences to be installed as set forth herein may meander to preserve trees.
39. Applicant joins with area residents in requesting a four-way stop at Finch Road and Story Road.

Stipulation #6 and Stipulation #33 were amended as follows:

#6 - Front facades of the residences within the proposed subdivision shall be brick, stone, stacked stone, concrete stucco, cementitious siding, cedar shake shingles, or combinations thereof.

#33 Applicant agrees to loop all water lines within the development.

The public hearing was closed.

Mr. Buday presented the second reading of Ordinance 2005-03 to annex parcels of property within the unincorporated area of Cobb County to the corporate limits of the City of Powder Springs and to de-annex certain parcels of property with the corporate limits of the City of Powder Springs to the unincorporated areas of Cobb County (legal descriptions attached) and a legal requirement to be met is that Cobb County passes a resolution that proves the de-annexation and annexation of parcels as described has been met by a vote of the Cobb County Commission. Bob Farmer moved to approve the annexation/de-annexation. Ra Barr made the second. Approved 5 to 0.

Ra Barr moved to approve the rezoning request from R-30 to R-15 Cluster for the annexed property as stipulated above with all amendments. Tom Bevitt made the second. Approved 5 to 0.

Ray Buday presented Resolution 2005-18 to authorize the Mayor to enter into a professional services contract with the Atlanta Regional Commission for a study of salary scales for City of Powder Springs employees. The cost of the service is \$60 per fulltime employee for a total of approximately \$4,200. Mayor Vaughn stated there are funds in the budget for this study. The study should be completed by July 1, 2005. Nancy Arnold moved to approve. Ra Barr made the second. Approved 4 to 1. Bob Farmer opposed.

Ray Buday presented Resolution 2005-19 to authorize the Mayor to execute a Community Development Block Grant Multi-year Cooperation Agreement beginning January 1, 2006 and for three years. The agreement is between the City of Powder Springs and Cobb County. Al Thurman moved to approve. Bob Farmer made the second. Approved 5 to 0.

Ray Buday presented the second reading of Ordinance 2005-13 to amend the Code of Ordinances as follows:

Section 10-53 (c) of the Code of Ordinances of the City of Powder Springs shall be amended to read as follows:

- (c) The operation of motorized construction equipment and the performance of outdoor construction and/or demolition activity on any building, structure, road or project shall be prohibited during the following times:
(12) All front and side yards of the residences to be constructed within the proposed subdivision shall be sodded.
(13) The entrance to the proposed subdivision shall be ground-based, monument style signage and shall be heavily and professionally landscaped; and shall be irrigated.
(14) Applicant agrees to the creation of a mandatory homeowners association consistent with up-scale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas contained within the proposed subdivision, and specifically, the entire frontages of the subject property along Angham Road, Story Road, and Finch Road.
(15) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed subdivision, in perpetuity, which shall include a provision requiring a third-party management company which shall be responsible for the upkeep and maintenance of all common areas, in-ground irrigation system, landscaped areas, amenity areas, fences, and lighting within the proposed subdivision. Applicant agrees to submit to the Mayor and Council for review the protective covenants for the proposed subdivision. The Mayor and Council shall have the right to approve such covenants, which approval may not be unreasonably withheld. The approval is required prior to the issuance of building permits for the homes to be constructed, excepting only, any model homes.
(16) Amenities within the proposed subdivision shall consist of active and passive recreation, as follows:
(a) Pool;
(b) Clubhouse with sufficient area to contain pool-related space, meeting room and restroom facilities; the exterior of which shall be consistent of that specified for the homes; and
(c) Two (2) tennis courts (lighted with timer).

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Page Four

- 16. Withheld. The approval is required prior to the issuance of building permits for the homes to be constructed, excepting only, any model homes.
17. Amenities within the proposed subdivision shall consist of active and passive recreation, as follows:
(a) Pool;
(b) Clubhouse with a minimum of 1,200 square feet to contain pool-related space, meeting room, and restroom facilities; the exterior of which shall be consistent of that specified for the homes; and
(c) Two (2) tennis courts (lighted with timer).
18. There shall be open space consisting of approximately 15.58 acres (21 percent) as shown and reflected on the referenced Zoning Plan. The open space area shall be used for active and passive recreational purposes, including walking/nature trails, picnicking, and like purposes. Any such walking/nature trails shall be comprised of natural materials; for example, wood chips.
19. While not a condition to the grant of the within rezoning request, Applicant agrees to convey to the City of Powder Springs, either by deed of gift or by conservation easement, a perpetual green space of the open space hereinabove referenced, said open space to be subject to an easement for the benefit and enjoyment of the residents of the proposed subdivision.
20. The utilities servicing the residences within the proposed subdivision shall be underground.
21. For those lots adjacent to the Norfolk Southern Railway line (proposed lots 25, 26, and 27), there shall be a fifty (50) foot undisturbed buffer adjacent thereto during development and construction of the proposed residences.
22. There shall be a thirty (30) foot undisturbed buffer during development and construction, as shown and reflected on the referenced revised Zoning Plan, together with a reduction of the front setbacks for each lot to which the buffer applies, to twenty (20) feet.
23. Applicant agrees to the following with regard to adjacent property owners:

- (A) James K. Story Property:
i) To install a black, vinyl-clad, chain link fence, six (6) feet in height along the entire Story boundary with the subject property.
(B) Steven A. Amondolia Property:
i) An undisturbed buffer thirty (30) feet in width on the rear of the lots adjacent to the Amondolia Property during development and construction of the proposed project;
ii) To install a black, vinyl-clad chain link fence, six (6) feet in height along the entire Amondolia boundary with the subject property;
iii) To cut back or remove red-tip bushes from the Amondolia property;
iv) The right by Mr. Amondolia, and his successors in title, to join, upon paying the same fees as paid by resident of the proposed subdivision, the homeowner association amenities package for the proposed development;
v) To provide sewer access to the boundary line of the Amondolia property with the subject property at a location on Mr. Amondolia's westerly boundary in the area shown on Exhibit "A" attached hereto;
vi) Prior to construction of homes within the subdivision, to pay to the City of Powder Springs the sewer tap-on fee for this connection; and
vii) To plant a staggered row of Leyland cypress trees on ten (10) foot centers on the Amondolia side of the fence.

Regular City Council Meeting
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Page Eight

Monday through Saturday from 6:00 PM until 7:00 AM during Eastern Standard Time and from 7:00 PM until 7:00 AM during Eastern Daylight Time, and all day Sunday. This provision shall not apply if the noise control administrator determines that the loss or inconvenience that would result to any party in interest is of such a nature as to warrant special consideration. In such cases, the noise control administrator may grant a renewable permit for a period not to exceed ten (10) days for this work to be done, but in no case shall any such work contemplated herein be performed between the hours of 10:00 PM and 8:00 AM.

Mr. Buday stated violation fines to be determined by the Municipal Judge.

Tom Bevitt moved to approve. Ra Barr made the second. Approved 5 to 0.

COUNCIL REPORTS:

Al Thurman reported that he helped the Keep Powder Springs Beautiful Committee plant flowers in the City recently.

Nancy Arnold congratulated Billy Higgs for his twenty years of service to the City. She stated her appreciation to Mr. Higgs as well as all the Public Works employees.

Bob Farmer - no report.

Tom Bevitt reminded everyone of the Town Hall meeting on May 3, 2005. Mr. Bevitt stated he is proud of the City of Powder Springs for having open meetings that the citizens can attend and encouraged participation.

Ra Barr stated he is in agreement with Mr. Bevitt about open meetings in the City. Mr. Barr also congratulated Billy Higgs for his twenty years of service to the City.

Mayor Vaughn called for an executive session to discuss a personnel matter as well as a legal matter. Bob Farmer moved to go into executive session after a five-minute recess. Al Thurman made the second. Approved 5 to 0.

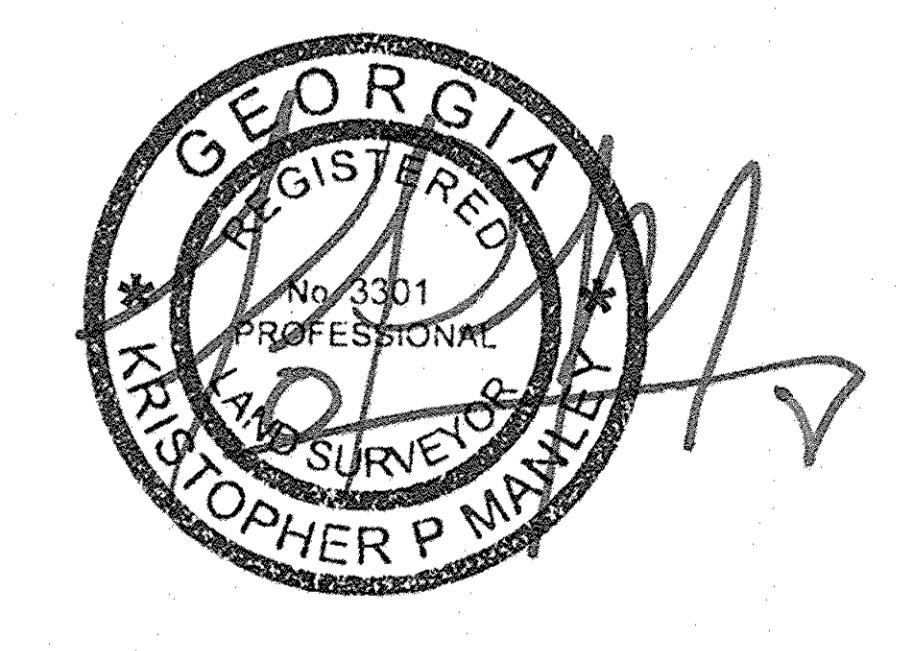
The City Council meeting adjourned at 8:00 PM.

Betty B. Brady
Betty G. Brady
City Clerk

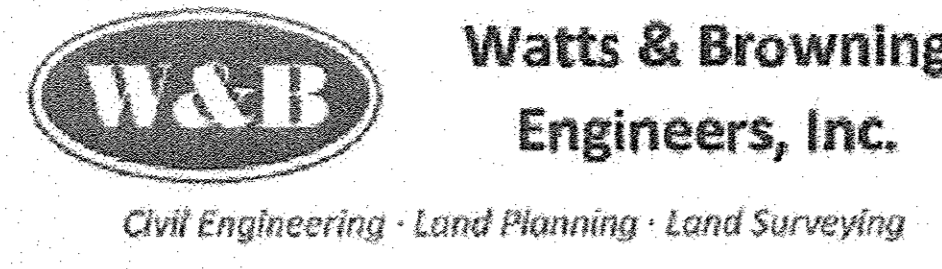
LAND PLANNERS
ENGINEERS SURVEYORS
TRANSPORTATION
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ROSWELL, GEORGIA 30075
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FAX 770.650.7684
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PAULSON MITCHELL
INCORPORATED
FINAL PLAT FOR:
CAMERON SPRINGS
PHASE III
LOCATED IN LAND LOTS 820 AND 821;
19th DISTRICT;
CITY OF POWDER SPRINGS
COBB COUNTY, GEORGIA

NOT VALID WITHOUT SEAL AND SIGNATURE FOR THE FIRM
PAULSON MITCHELL, INC. LSF 000797.



REVISIONS
01.26.16 CITY COMMENTS
03.25.16 CITY COMMENTS
06.07.16 CITY COMMENTS
06.21.16 CITY COMMENTS
08.08.16 CITY COMMENTS
10.13.16 INTENTIONALLY DELETED STIPULATION No.25
7.10.2017 SEE REVISION NO.1
FIELD WORK DATE: SEPT2007
DRAFTING DATE : 03-03-2015
SCALE : 1"=100'
DRAWN BY : NFA
CHECKED BY : DDR
PROJECT NO. 2014150 (2003594)
SHEET 2 OF 4
2014150v-FPIII.DWG



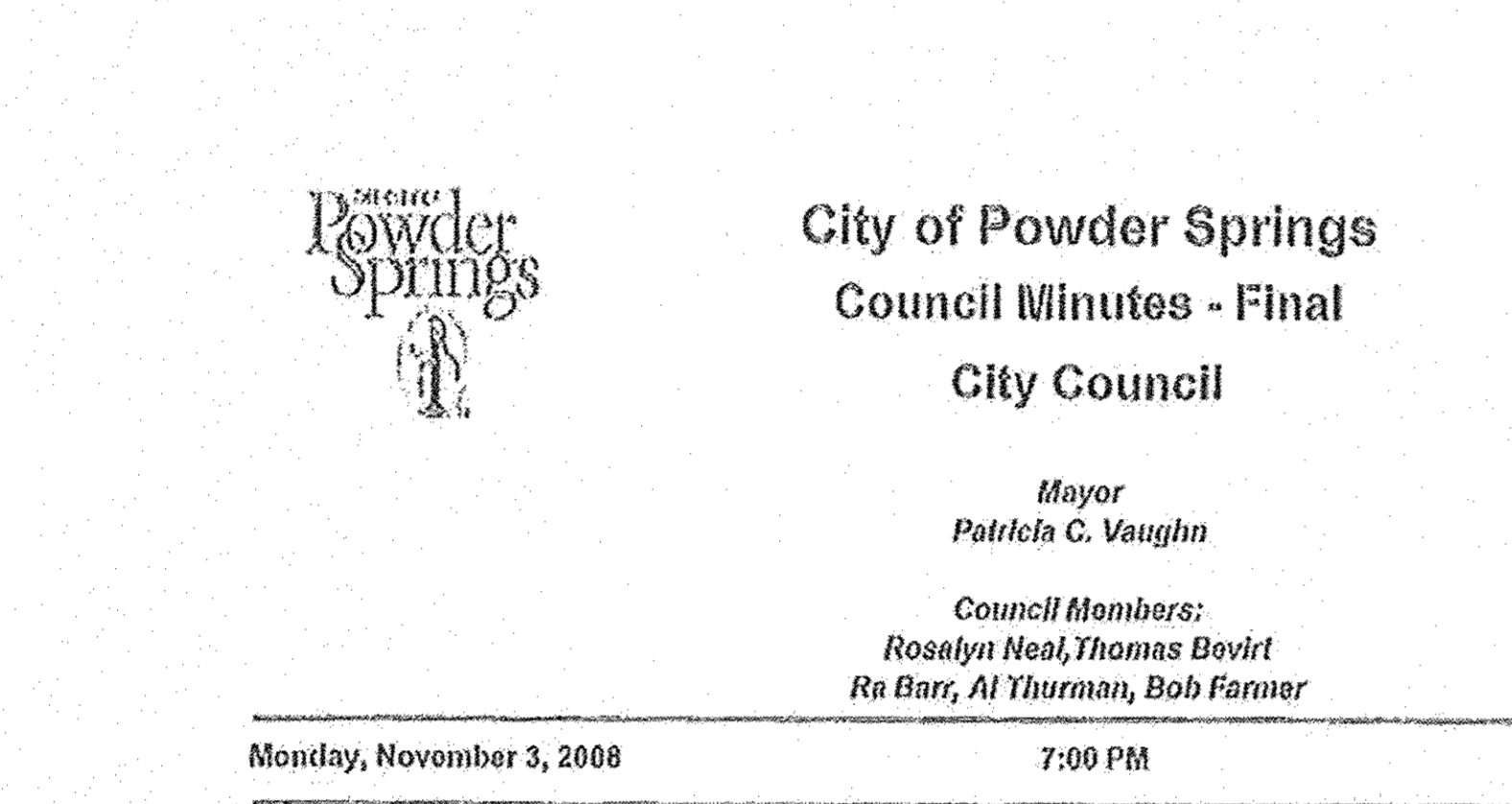
June 28, 2017
This Matter:
City of Powder Springs
Via Email:
Re: Cameron Springs Phase I through 3 MFE Revisions

Dear Mr. Gervey:
Please accept this letter as justification for revised MFE's on select lots for each phase. The following will provide the desired and appropriate MFE as well as reflect the actual lowest elevation of adjacent lot of curb or where basement lots are designated we have provided the actual elevation of the lowest grade at the rear of the property. In the case of lots abutting flood areas we provided the 100 year flood elevation.

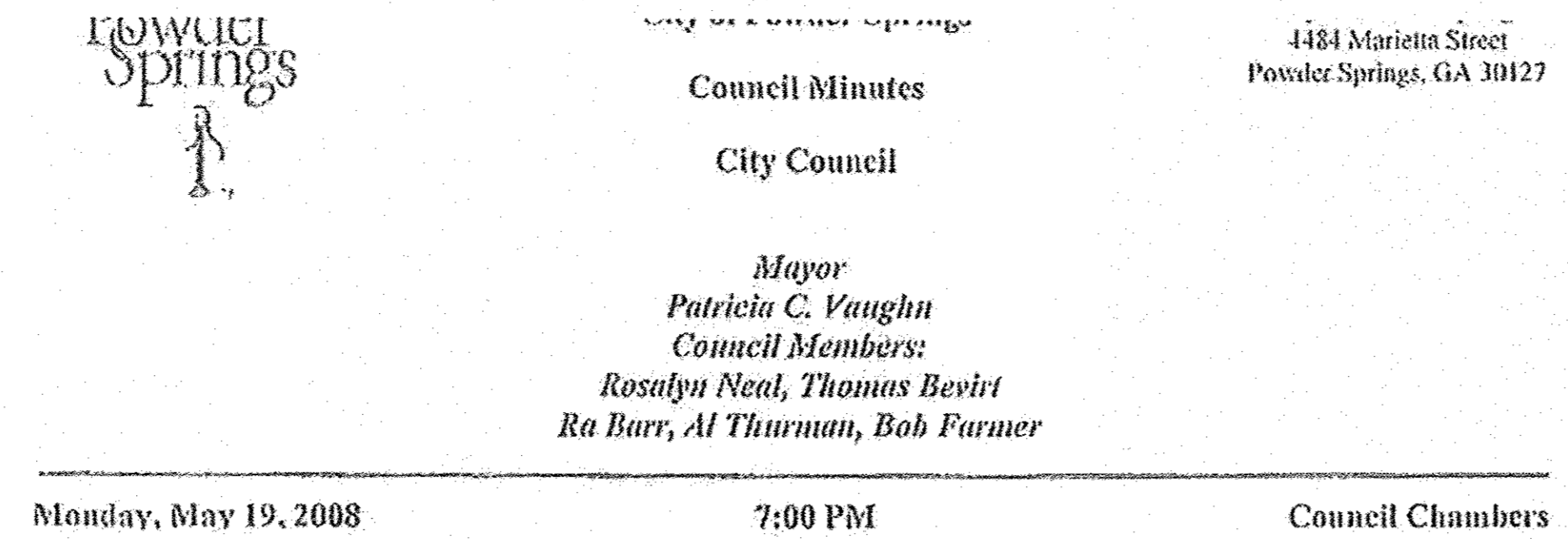
Table with columns: PHASE, LOT #, MFE, LOWEST ADJACENT ELEVATION. Includes data for Phase 1, Phase 2, and Phase 3.

In my opinion the elevations proposed are appropriate to protect the homes from potential stormwater hazard.

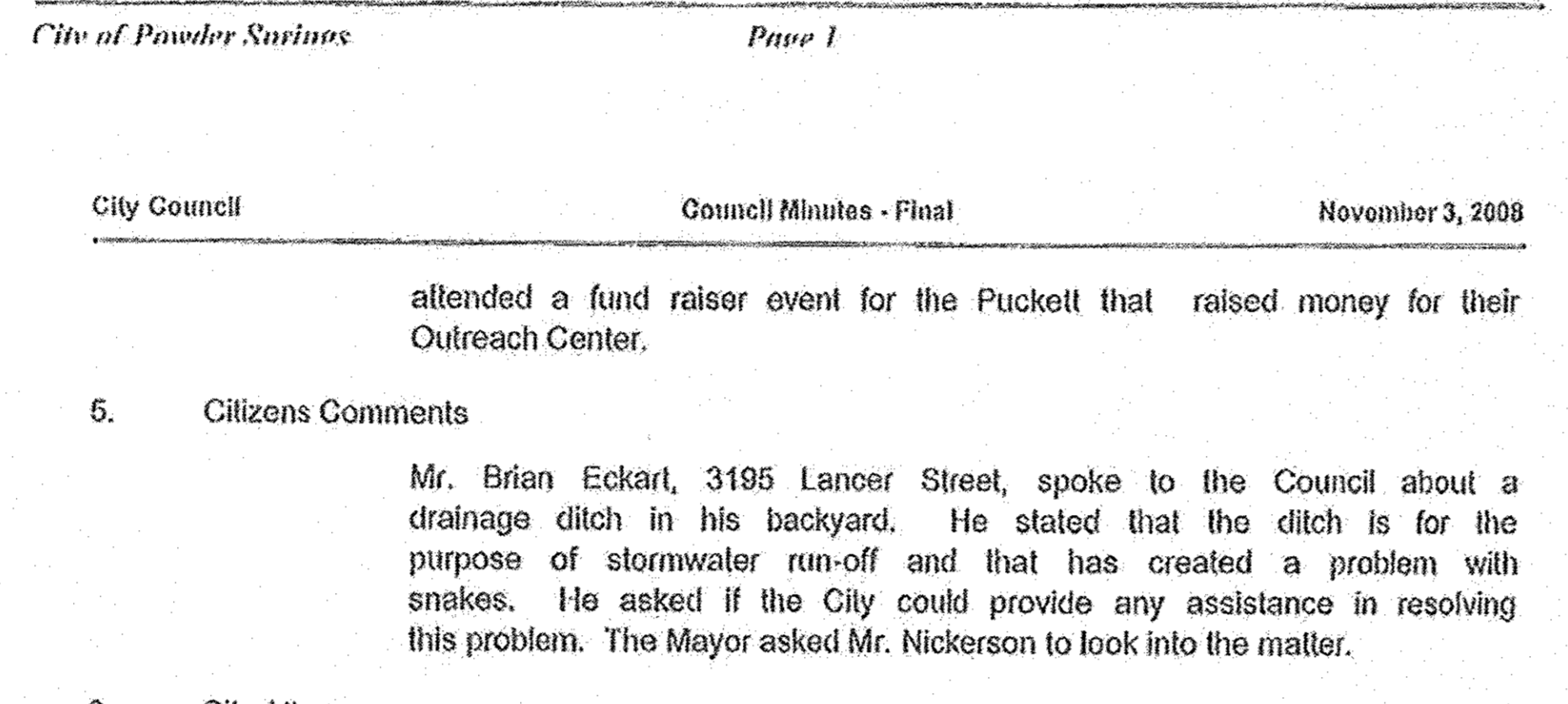
Daryl R. Cook, P.E.
1180 Belk Ferry Road, Marietta, GA 30066 - Phone: 770-451-7433 - Facsimile: 770-455-2955



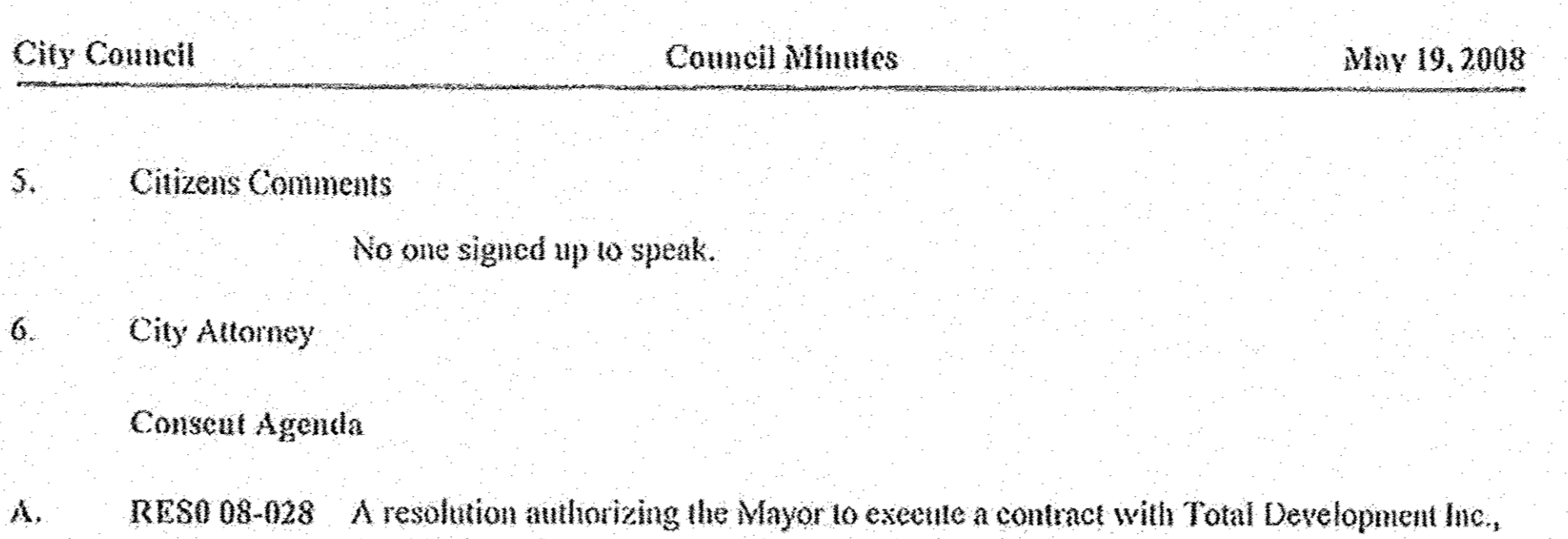
1. Call to Order
The Mayor called the meeting to order at 7:10 p.m. All Council Members were present, also present were City Attorney Richard Colburn, City Manager Charles Nickerson, City Clerk Dawn Davis and Chief Rick Richardson.
2. Invocation and Pledge of Allegiance
Reverend Ray Vaughn of Hill Hill United Methodist Church in Hiram Georgia gave the invocation. Cub Scout Troop 780 presented the colors and led the Pledge of Allegiance.
3. Approval of Minutes for October 20, 2008 City Council Meeting
All Thurman made a motion to approve, Rosalyn Neal seconded, motion carried 4/1 (Bob Farmer abstained since he was not present for the meeting).
4. Mayor's Comments
Mayor Vaughn asked everyone to remember the family of Junior Rainwater. Mr. Rainwater was the Mayor of Powder Springs in 1956 and he passed away last week. She also volunteered her sympathy to Marshall Smith, a Powder Springs Police Officer, who recently lost his father, Earl Smith, in an accident.
The Mayor reminded people to vote on November 4. She said that the Volunteer Banquet would be on November 10th and on November 11th was Veterans Day. There would be two events in the city on Veterans' Day. In the Woodmen of the World were donating a flag pole to the Ron Anderson Recreation Center and the dedication ceremony would be held at 11 a.m. in front of the Ron Anderson Recreation Center. 2-nd American Legion would hold a ceremony at noon at the Veterans' Memorial at the Ford Center.
Mayor Vaughn also stated that she and Councilman Ra Barr had



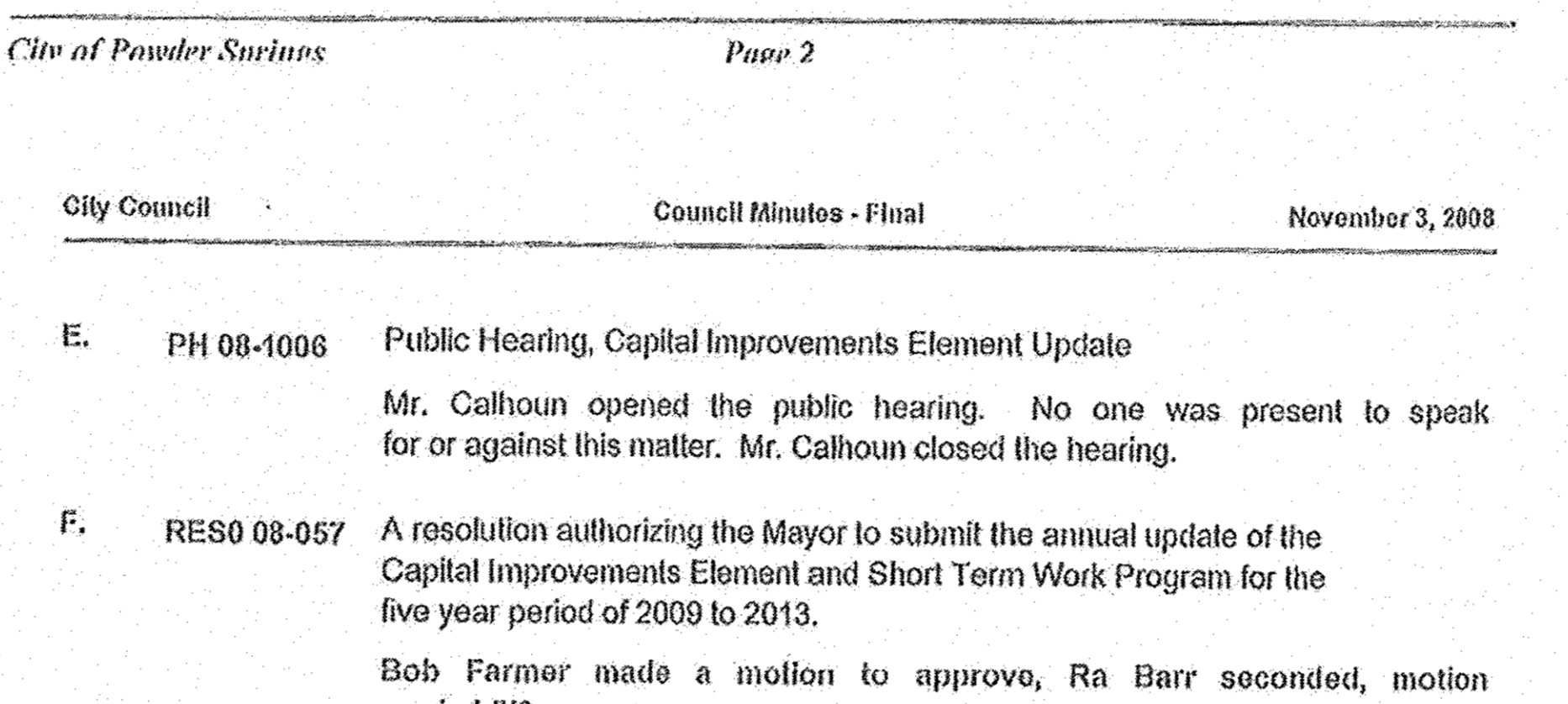
1. Call to Order
The Mayor called the meeting to order at 7:00 p.m. All Council Members were present with the exception of Tom Bevirt. Also present were City Attorney Richard Colburn, City Manager Charles Nickerson, City Clerk Dawn Davis, Jean Davitt, Special Projects Assistant for Zoning and Major Mark Weaver of the Powder Springs Police Department.
2. Invocation and Pledge of Allegiance
Rosalyn Neal gave the invocation and the Mayor led the Pledge of Allegiance.
3. Approval of Minutes
All Thurman made a motion to approve the minutes from the regular City Council Meeting on May 5, 2008. Rosalyn Neal seconded, motion carried 4/0.
Bob Farmer made a motion to approve the minutes from the May 14, 2008 Special Meeting of the City Council. Rosalyn Neal seconded, motion carried 4/0.
4. Mayor's Comments
The Mayor congratulated McEldenen High School Track Team for winning the State Championship. She stated that one of the team members is the National Champion.
The Mayor also congratulated Dr. Phillip Page on being named South Cobb Citizen of the Year.
Mayor Vaughn announced that the week of May 19 through 24 was Public Works Week.
Mayor Vaughn and the Council presented Dawn Davis, City Clerk, with an Above and Beyond Award and thanked her for all she does for them.



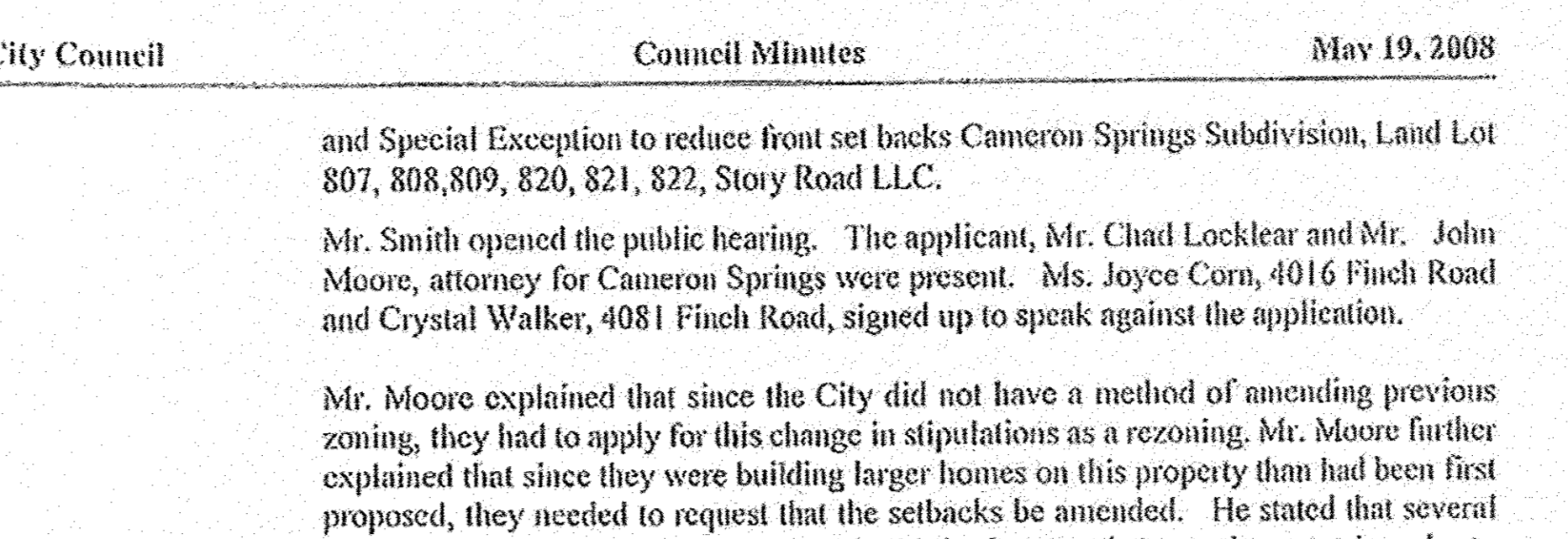
5. Citizens Comments
Mr. Brian Eckart, 3185 Lenox Street, spoke to the Council about a drainage ditch in his backyard. He stated that the ditch is for the purpose of stormwater run-off and that has created a problem with snakes. He asked if the City could provide any assistance in resolving this problem. The Mayor asked Mr. Nickerson to look into this matter.
6. City Attorney
Consent Agenda
A. PW-08-4029 Purchase of two (2) D-R 30" 17 HP Commercial Brushcutter for a total cost of \$5,600.38.
B. PW-08-1030 BID Award to Levaton Construction Company in an amount of \$73,245 for installation of sidewalks for 1) Carter Road from Powder Springs Road to the existing sidewalk; 2) on Powder Springs Road from Deer Creek Drive to Pine Grove Drive; and 3) on Pine Grove Drive from Powder Springs Road to the existing sidewalk.
C. PZ-08-059 Rezoning from LRO & CBD to R-15 First United Methodist Church of Powder Springs 4284 Atlanta Street LL 900.
D. PZ-08-057 Special Use - Ancillary Church Services/Uses First United Methodist Church of Powder Springs 4284 Atlanta Street Land Lot 503
Approved with the following stipulations:
1. That the hours of operation shall be limited to 8:00 am to 11:00 pm, Monday through Sunday.
2. That no expansion of the parking area or building occur.
Richard Colburn opened a Public Hearing for items PZ-08-059 and PZ-08-057. No one spoke for or against these items. Mr. Colburn closed the public hearing.
Ra Barr made a motion to approve the consent agenda, Rosalyn Neal seconded, motion carried 6/0.
Regular Agenda
J. PZ-08-082 Architectural design review for the Inveness Model B for Lot 65 by McCar Homes located on Crossroads Lane, Land Lot 1028.



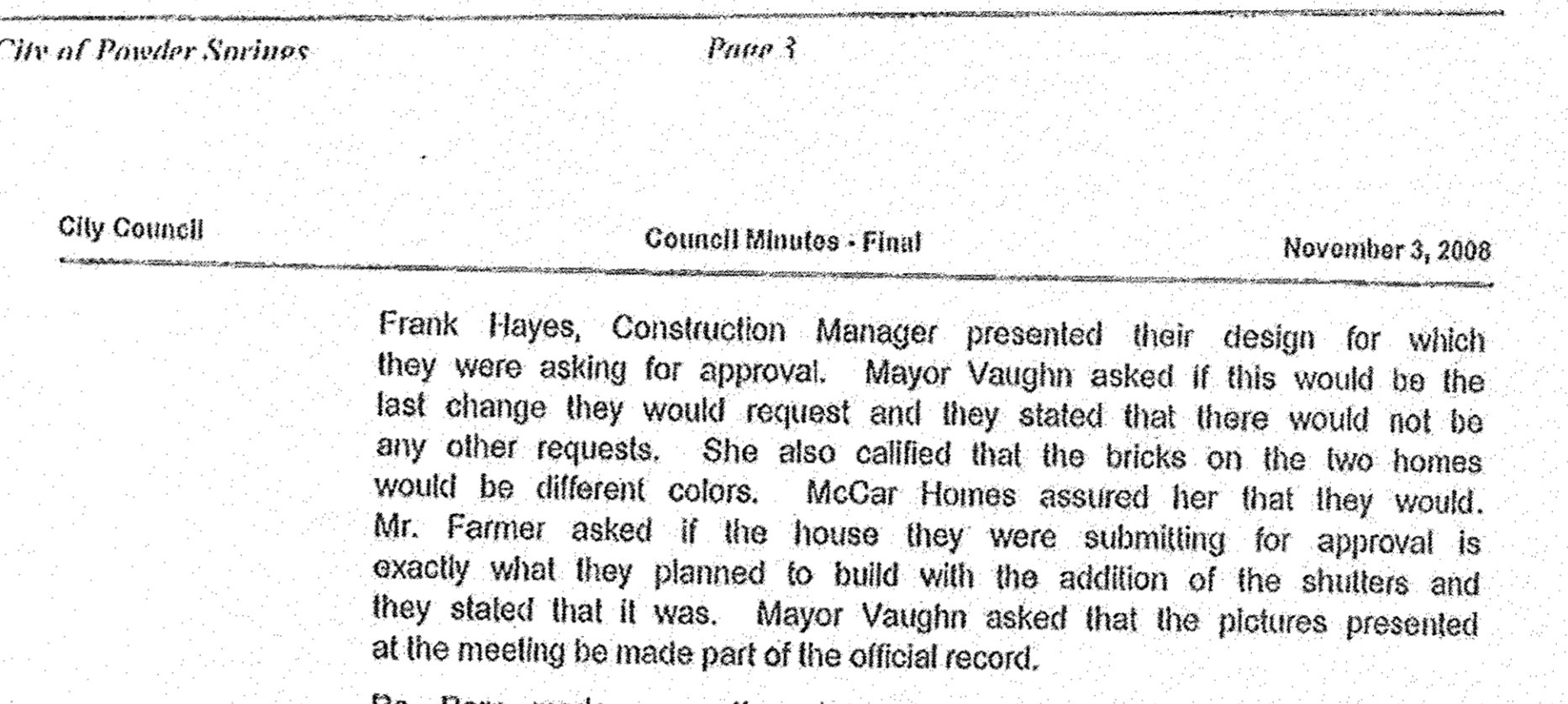
5. Citizens Comments
No one signed up to speak.
6. City Attorney
Consent Agenda
A. RESO 08-028 A resolution authorizing the Mayor to execute a contract with Total Development Inc., for the relocation of the water line on Oglesby Road for an amount not to exceed \$10,800.
B. RESO 08-029 A resolution authorizing the Mayor to execute a contract with Chatfield Contracting, Inc., for the construction of a concrete storage bin for the Public Works Department for an amount not to exceed \$9,475.
C. RESO 08-031 A resolution authorizing the Mayor to execute a contract with Ralph Ardito's Ditching and Pipeline Co. for the repair/replacement of an existing storm drain located at 3559 Ten Oaks Circle. For an amount not to exceed \$5,475.
D. RESO 08-033 A resolution authorizing the Mayor to execute a contract with Centre for Strategic Management for the development of a strategic plan for the city. For an amount not to exceed \$20,000.
Ra Barr made a motion to approve the Consent Agenda. There was no discussion, Rosalyn Neal seconded, motion carried 4/0.
Regular Agenda
E. AL-08-01 Public Hearing, Alcohol License, Pacer Fuels LLC, 3265 Florence Road
Mr. Smith opened the Public Hearing. Justice Ferguson and Paul Tomaszewski, the applicants were present. No one spoke against the application. Ms. Ferguson and Mr. Tomaszewski explained that the original alcohol license was issued in 1999 to Pacer Fuels Retail, LLC. She stated that for the last seven years they have been operating two separate businesses, Pacer Fuels Retail, Inc and Pacer Fuels, LLC. Ms. Ferguson explained that the two companies were being merged and were operating as Pacer Fuels, LLC. Since the Code of Ordinances does not allow transfer of licenses from one entity to another, they were applying for a new license. Mr. Smith closed the public hearing.
Bob Farmer moved to approve the application, Rosalyn Neal seconded, motion carried 4/0.
PZ-08-027 Public Hearing, Change in stipulations of rezoning of the May 2, 2005 approval,



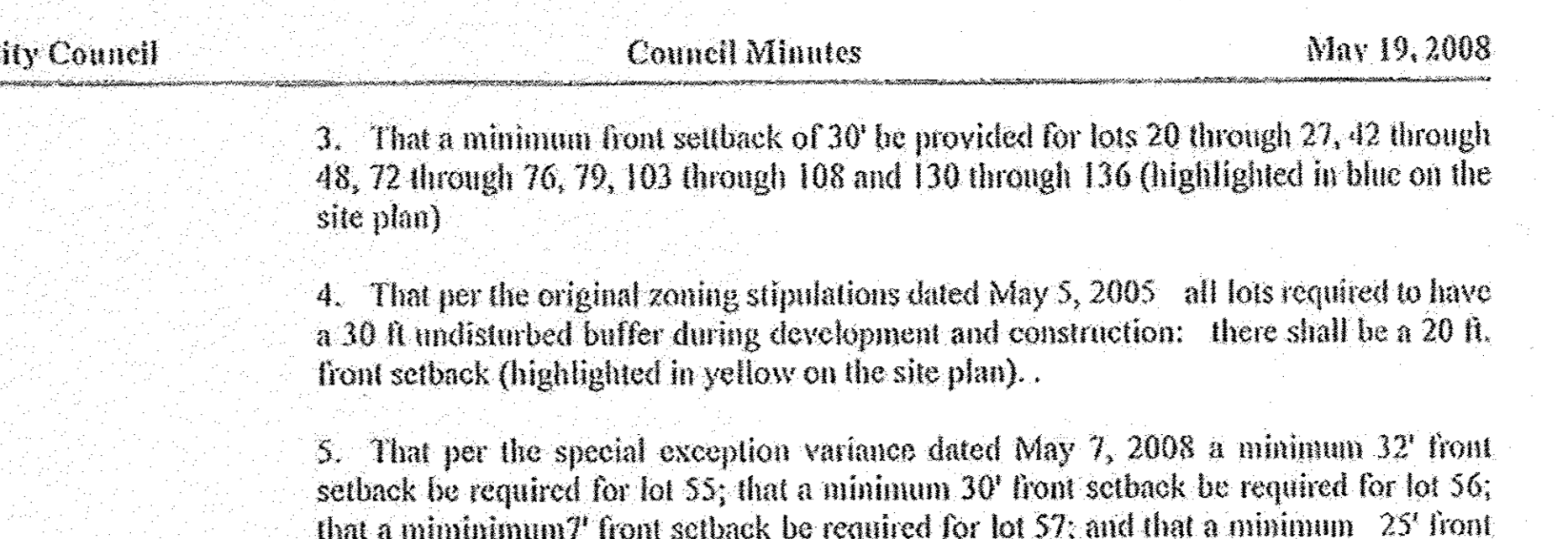
E. PH 08-4006 Public Hearing, Capital Improvements Element Update
Mr. Colburn opened the public hearing. No one was present to speak for or against this matter. Mr. Colburn closed the hearing.
F. RESO 08-007 A resolution authorizing the Mayor to submit the annual update of the Capital Improvements Element and Short Term Work Program for the five year period of 2009 to 2013.
Bob Farmer made a motion to approve, Ra Barr seconded, motion carried 6/0.
G. PZ-08-047 Rezoning from MDR to LRO E618 Pagan Circle 3710 Lynn Drive LL 826
Rosalyn Neal made a motion to allow the applicant to withdraw her application for rezoning, Al Thurman seconded, motion carried 6/0.
H. PZ-08-048 Special Use Approval for group personal care home 6188 Pagan Circle 3710 Lynn Drive LL 826
Rosalyn Neal made a motion to allow the applicant to withdraw her application, Bob Farmer seconded, motion carried 6/0.
I. PZ-08-091 Change in conditions of rezoning Sidewalks along amenities area. Atrous Homes/Cameron Springs Subdivision Land Lot 607, 608, 609, 621 and 622
Ra Barr made a motion to approve with the following stipulations:
1. That the application be subject to the stipulations approved by Mayor and City Council on May 2, 2005, except as herein modified.
2. That sidewalks be provided on both sides of all roads including cul-de-sacs with the exception of the cul-de-sac which contains the amenities area.
3. The sidewalk ending on the right side of the amenities area cul-de-sac have a hand ramp installed in order to allow a handicapped person to move freely between the sidewalk and the street.
Tom Bevirt seconded, motion carried 4/1 (Rosalyn Neal opposed)
J. PZ-08-082 Architectural design review for the Inveness Model B for Lot 65 by McCar Homes located on Crossroads Lane, Land Lot 1028.



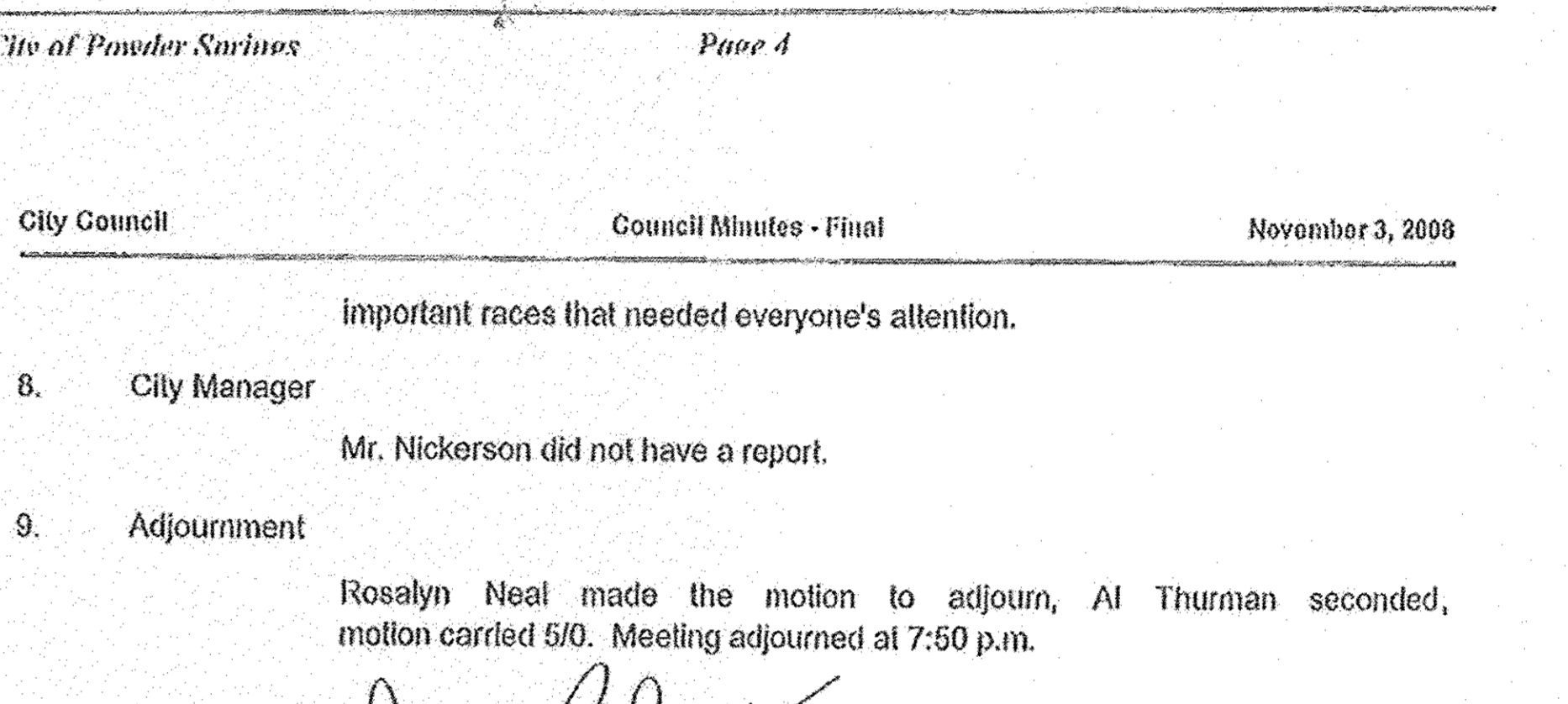
and Special Exception to reduce front set backs Cameron Springs Subdivision, Land Lot 807, 808,809, 820, 821, 822, Story Road LLC.
Mr. Smith opened the public hearing. The applicant, Mr. Chad Lockler and Mr. John Moore, attorney for Cameron Springs were present. Ms. Joyce Corn, 4016 Finch Road and Crystal Walker, 4081 Finch Road, signed up to speak against the application.
Mr. Moore explained that since the City did not have a method of amending previous zoning, they had to apply for this change in stipulations as a rezoning. Mr. Moore further explained that since they were building larger homes on this property than had been first proposed, they needed to request that the setbacks be amended. He stated that several potential buyers had made requests to build the houses closer to the street in order to allow for larger back yards. Mr. Moore stated that all of the setback requests would still allow four cars to be parked in the driveways.
Ms. Corn stated that since this was a rezoning application she was requesting that the applicant be made to have 40% of the subdivision as green space as per an Ordinance that was passed in December 2007. Ms. Walker explained that since some of these houses would have five and six bedrooms parking would definitely be an issue. She also stated that there was already an issue with cars being parked on the street.
Mr. Farmer stated that there appeared to be a major conflict in the Unified Development Code and it needed to be rectified.
Mr. Barr stated that it would not be fair to the applicants to make such a stipulation after the initial rezoning application.
Mr. Thurman asked Mr. Moore if they were in agreement with the recommendations made by the Planning and Zoning Commission. Mr. Moore said that they were with the exception of the requirement of a cistern.
Mr. Smith closed the public hearing and read the proposed stipulations as follows:
1. That the minimum front setback be as shown on the zoning plan entitled "Cameron Springs" dated 04-14-08 except that a minimum front setback be provided as indicated below: That a minimum front setback of 25' be provided for lots 9, 10, 16, 17, 19, 20, 33, 35, 36, 40, 50, 51, 59, 84, 85, 100, 101, 110 through 120, and 140 through 151 (highlighted in pink on the plan).
2. That a minimum front setback of 30' be provided for lots 28, 37, 39, 41, 49, 52, 53, 102, 121 and 139 as well as lots 94-99, 113-13, 137 & 138 (highlighted in green on the site plan).
Bob Farmer moved to approve the application, Rosalyn Neal seconded, motion carried 4/0.
PZ-08-027 Public Hearing, Change in stipulations of rezoning of the May 2, 2005 approval,



E. PH 08-4006 Public Hearing, Capital Improvements Element Update
Mr. Colburn opened the public hearing. No one was present to speak for or against this matter. Mr. Colburn closed the hearing.
F. RESO 08-007 A resolution authorizing the Mayor to submit the annual update of the Capital Improvements Element and Short Term Work Program for the five year period of 2009 to 2013.
Bob Farmer made a motion to approve, Ra Barr seconded, motion carried 6/0.
G. PZ-08-047 Rezoning from MDR to LRO E618 Pagan Circle 3710 Lynn Drive LL 826
Rosalyn Neal made a motion to allow the applicant to withdraw her application for rezoning, Al Thurman seconded, motion carried 6/0.
H. PZ-08-048 Special Use Approval for group personal care home 6188 Pagan Circle 3710 Lynn Drive LL 826
Rosalyn Neal made a motion to allow the applicant to withdraw her application, Bob Farmer seconded, motion carried 6/0.
I. PZ-08-091 Change in conditions of rezoning Sidewalks along amenities area. Atrous Homes/Cameron Springs Subdivision Land Lot 607, 608, 609, 621 and 622
Ra Barr made a motion to approve with the following stipulations:
1. That the application be subject to the stipulations approved by Mayor and City Council on May 2, 2005, except as herein modified.
2. That sidewalks be provided on both sides of all roads including cul-de-sacs with the exception of the cul-de-sac which contains the amenities area.
3. The sidewalk ending on the right side of the amenities area cul-de-sac have a hand ramp installed in order to allow a handicapped person to move freely between the sidewalk and the street.
Tom Bevirt seconded, motion carried 4/1 (Rosalyn Neal opposed)
J. PZ-08-082 Architectural design review for the Inveness Model B for Lot 65 by McCar Homes located on Crossroads Lane, Land Lot 1028.



2. That a minimum front setback of 30' be provided for lots 20 through 27, 47 through 48, 72 through 76, 79, 103 through 108 and 130 through 136 (highlighted in blue on the site plan)
4. That per the original zoning stipulations dated May 5, 2005 all lots required to have a 30 ft undisturbed buffer between development and construction: there shall be a 20 ft front setback (highlighted in yellow on the site plan) .
5. That per the special exception variance dated May 7, 2008 a minimum 32' front setback be required for lot 55, that a minimum 30' front setback be required for lot 56; that a minimum 17' front setback be required for lot 57; and that a minimum .25' front setback be required for lot 58.
6. That the building perimeter reflect the above conditions.
7. That all previous stipulations be in full force and effect except as herein modified.
Ra Barr made a motion to approve the rezoning with the stipulations as read by the City Attorney Steve Smith and incorporated with the highlighted copy of the map with the minutes, Al Thurman seconded, a vote was cast, Rosalyn Neal and Bob Farmer opposed and Ra Barr and Al Thurman in favor of the application. The Mayor voted in favor of the change in stipulations as read by the City Attorney, motion carried 3/2.
City Council Reports
Ra Barr: Mr. Barr reminded everyone of the Memorial Day Ceremony in front of the Veterans Memorial at 11AM on May 26, 2008.
Tom Bevirt: Mr. Bevirt was not present.
Bob Farmer: Mr. Farmer did not have anything to report.
Rosalyn Neal: Ms. Neal congratulated McEldenen track team.
Al Thurman: Mr. Thurman thanked Ms. Davis for her hard work.
City Manager
Adjournment
Rosalyn Neal made the motion to adjourn, Ra Barr seconded, motion carried 4/0.
Dawn R. Davis, City Clerk



Frank Hayes, Construction Manager presented their design for which they were asking for approval. Mayor Vaughn asked if this would be the last change they would request and they stated that there would not be any other requests. She also called that the bricks on the two homes would be different colors. McCar Homes assured her that they would. Mr. Farmer asked if the plans they were submitting for approval included what they planned to build with the addition of the shutters and they stated that it was. Mayor Vaughn asked that the pictures presented at the meeting be made part of the official record.
Ra Barr made a motion to approve the design review with the following stipulations:
1. That the plans be substantially in accordance with the elevations submitted for staff review entitled "Inveness Elevation II, Revision #2008-02" as prepared by McCar Homes and the rendering entitled "Inveness Elevation B for Lot 65" preparator unknown. Elevation and rendering date stamped received 11-03-08 and attached to the minutes are color photos "Exhibit A" submitted and date stamped received 11-03-08. Tom Bevirt seconded, motion carried 4/1 (Rosalyn Neal opposed).
City Council Reports
Al Thurman: Mr. Thurman expressed appreciation to Mr. Nickerson and staff for the successful West 2 meeting that had taken place on October 23, 2008 at the Ron Anderson Recreation Center.
Bob Farmer: Mr. Farmer stated that it was good to be back from his vacation. He encouraged everyone to vote and that was important to cast our ballots. He asked that people attend the Veterans' Day ceremonies.
Rosalyn Neal: Ms. Neal thanked Cub Scout Troop 780 for leading the Pledge of Allegiance and stated that they did a good job. She also stated that during Resale with Pride week the Public Works Department had collected 50 to 75 bicycles. She said that Tommy and Teresa Rogers of Powder Springs for these bikes and distribute to children at Christmas.
Ra Barr: Mr. Barr also encouraged everyone to vote. He thanked Mr. Farmer's and Ms. Neal's comments.
Tom Bevirt: Mr. Bevirt stated that he had attended the West 2 meeting and thought that it was a very good meeting. He said that he hopes that we can incorporate some of the elements of that went into the citywide Town Hall meeting. Mr. Bevirt also asked everyone to vote tomorrow and to be sure to vote for the other items on the ballot and not just for the President of the United States. He said that those were

NO STREET PARKING HAS BEEN PROVIDED FOR THIS DEVELOPMENT

City of Powder Springs Meeting Minutes - Final City Council February 6, 2017. Includes sections for Call to Order, Invocation and Pledge of Allegiance, Approval of Minutes, Mayor's Comments, Public Reports, Citizens Comments, and City Attorney.

City of Powder Springs Meeting Minutes - Final City Council February 6, 2017. Includes sections for Approval of the Consent Agenda, Regular Agenda, and City Attorney.

City of Powder Springs Meeting Minutes - Final City Council February 6, 2017. Includes sections for Approval of the Consent Agenda, Regular Agenda, and City Attorney.

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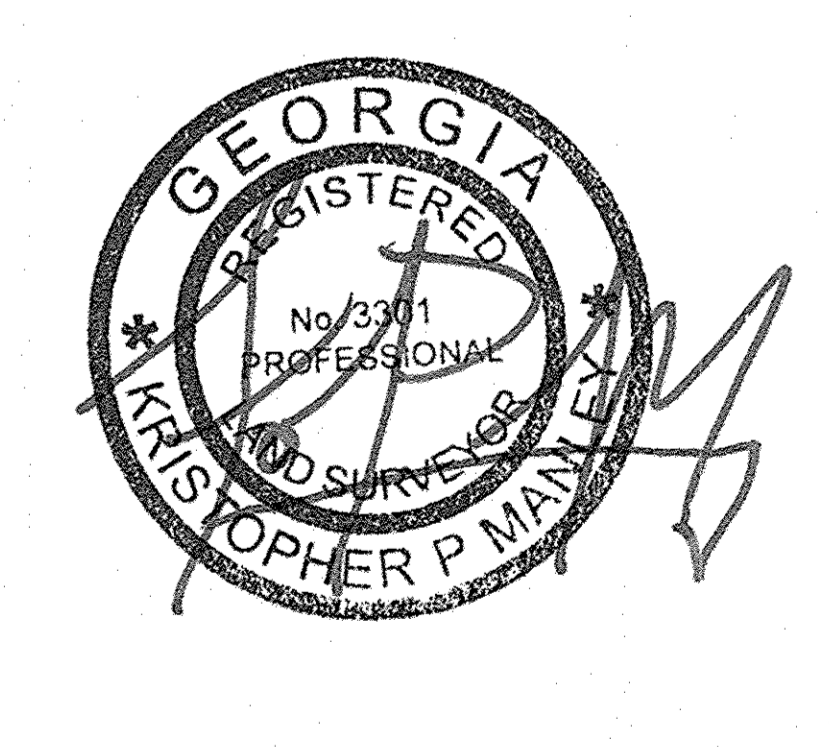
City of Powder Springs Meeting Minutes - Final City Council February 6, 2017. Includes sections for City Manager and City Council Reports, Executive Session, and Adjournment.

LAND PLANNERS ENGINEERS SURVEYORS TRANSPORTATION LANDSCAPE ARCHITECTS



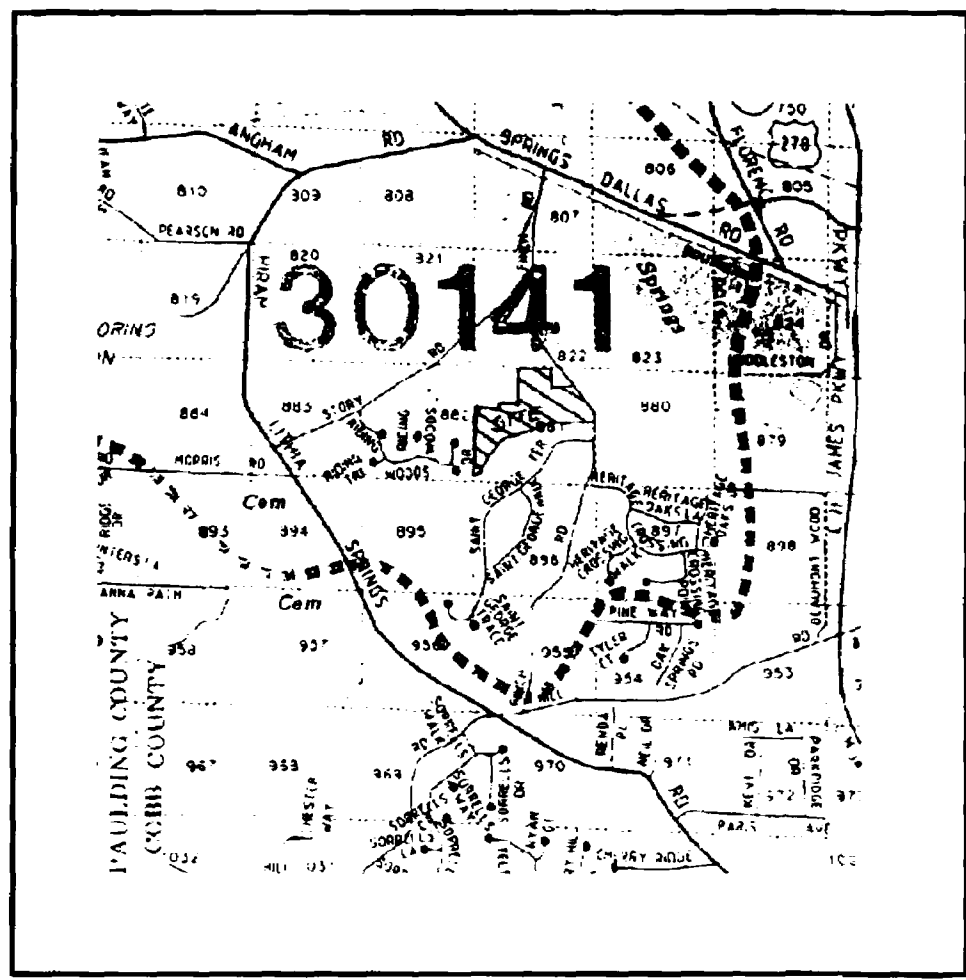
FINAL PLAT FOR: CAMERON SPRINGS PHASE III LOCATED IN LAND LOTS 820 AND 821; 19th DISTRICT; CITY OF POWDER SPRINGS COBB COUNTY, GEORGIA

NOT VALID WITHOUT SEAL AND SIGNATURE FOR THE FIRM PAULSON MITCHELL, INC. LSF 000797.



REVISIONS table with columns for date and description of changes.

FIELD WORK DATE: SEPT2007 DRAFTING DATE : 03-03-2005 SCALE : 1"=100' DRAWN BY : NFA CHECKED BY : DDR PROJECT NO. 2014150 (2003594) SHEET 4 OF 4 2014150V-FPIII.DWG



LOCATION SKETCH

RAY JONES AND JO ANNE JONES
AREA = 209595 SF
4.81 ACRES

LOT CALLS

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 67°52'37" E	96.59'	97.86'	175.00'
C2	S 81°33'50" W	87.87'	88.82'	175.00'
C3	N 85°17'16" E	23.23'	24.16'	25.00'
C4	N 68°16'04" E	23.33'	23.46'	63.00'
C5	N 51°14'53" E	23.23'	24.16'	25.00'
C6	N 57°52'50" W	169.15'	179.70'	150.00'
C7	N 58°48'16" E	27.52'	29.14'	25.00'
C8	S 65°18'37" E	109.99'	171.41'	55.00'
C9	N 69°12'10" E	78.09'	86.84'	55.00'
C10	N 07°11'47" W	25.88'	27.20'	25.00'
C11	N 18°40'57" W	101.04'	103.05'	150.00'
C12	S 32°17'00" E	109.75'	116.18'	100.00'
C13	S 76°40'56" E	38.56'	38.80'	100.00'
C14	N 57°52'50" E	112.77'	119.80'	100.00'
C15	N 04°07'43" W	123.23'	24.16'	25.00'
C16	N 68°16'04" E	124.05'	220.10'	63.00'
C17	S 39°20'09" E	23.23'	24.16'	25.00'
C18	S 81°33'50" W	62.76'	63.44'	125.00'
C19	N 67°52'37" E	68.99'	69.90'	125.00'
C20	N 67°52'37" E	59.46'	59.75'	175.00'
C21	N 77°39'51" E	38.03'	38.10'	175.00'
C22	N 84°22'53" E	2.96'	2.96'	175.00'
C23	S 81°04'44" E	85.00'	85.86'	175.00'
C24	N 32°00'26" E	44.07'	44.23'	150.00'
C25	N 50°19'02" E	51.39'	51.64'	150.00'
C26	N 70°08'11" E	51.87'	52.13'	150.00'
C27	N 86°08'49" E	31.64'	31.70'	150.00'
C28	N 56°01'18" E	56.02'	58.72'	55.00'
C29	S 76°24'55" E	32.07'	32.54'	55.00'
C30	N 04°28'02" E	35.81'	36.48'	55.00'
C31	S 01°15'06" W	42.49'	43.62'	55.00'
C32	N 71°39'38" E	70.18'	71.70'	100.00'
C33	N 37°20'23" E	47.64'	48.10'	100.00'
C34	N 00°40'44" W	20.53'	21.15'	25.00'
C35	N 28°22'02" W	3.01'	3.01'	25.00'
C36	N 00°17'09" W	65.89'	69.34'	63.00'
C37	N 56°02'50" E	52.86'	54.54'	63.00'
C38	S 77°35'28" E	46.30'	47.41'	63.00'
C39	S 33°50'23" E	47.59'	48.80'	63.00'

BOUNDARY CALLS

COURSE	BEARING	DISTANCE
L1	S 86°26'11" W	42.10'
L2	S 87°25'47" W	75.26'
L3	S 85°54'27" W	68.32'
L4	N 86°46'23" W	59.83'
L5	S 66°29'30" W	75.33'
L6	S 50°40'55" W	41.24'
L7	S 33°49'40" W	33.94'
L8	S 72°45'07" W	28.97'
L9	S 05°03'14" W	30.93'
L10	S 39°50'10" W	48.20'
L11	S 53°49'40" W	33.94'
L12	N 00°58'10" E	62.24'
L13	S 36°06'42" E	61.75'
L14	S 31°50'44" E	39.83'
L15	S 33°50'23" E	73.34'

LOT CALLS

LINE	BEARING	DISTANCE
L16	N 51°51'27" E	18.81'
L17	S 51°51'27" W	58.10'
L18	S 60°53'54" E	32.22'
L19	S 33°03'37" W	66.06'
L20	S 57°05'47" W	55.41'
L21	S 68°55'24" W	40.99'
L22	S 26°04'40" E	45.64'
L23	S 73°04'24" W	28.67'
L24	N 78°51'57" W	42.96'
L25	N 00°59'58" E	13.22'
L26	S 00°59'58" W	12.17'
L27	N 51°51'27" E	18.71'

GENERAL NOTES

- The 16.9 acre CS developed as follows:
 - Maximum 1.92 units per acre or 26 units.
 - Minimum front yard setback 15'.
 - Minimum side yard setback 0', 15' between structures.
 - Minimum rear yard setback 25' on lots along exterior property lines. No requirement on interior lots.
- An undisturbed buffer is provided 50' each way from the bank of streams.
- Minimum of 5.91 acres reserved for open space or public use with a minimum of 2.51 acres of this space located outside a flood plain and remaining pervious.
- Sidewalks provided along one side of all streets. Underground utilities and street lighting provided along all streets.
- Property tied to public water and sanitary sewer.
- EXISTING ZONING IS CS.
- 24' BOC TO BOC STREET WIDTH TYPICAL
- DATE OF DRAWING - 3-31-05
- SOURCE OF TOPOGRAPHY - QUAD SHEET AND PARTIAL FIELD TOPO VERTICAL DATUM SOURCE - GPS
- NO WETLANDS LOCATED OUTSIDE OF FLOOD PLAIN.
- NO CEMETERIES, ARCHAEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST IN THE SITE.
- VERTICAL DATUM DATA IS NAVD83

STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENTS SHALL BE THE PROPERTY OWNERS.

PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY REFERENCED IN SECTION 205 OF THE COBB COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS WILL BECOME EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.

SHEET ONE OF ONE

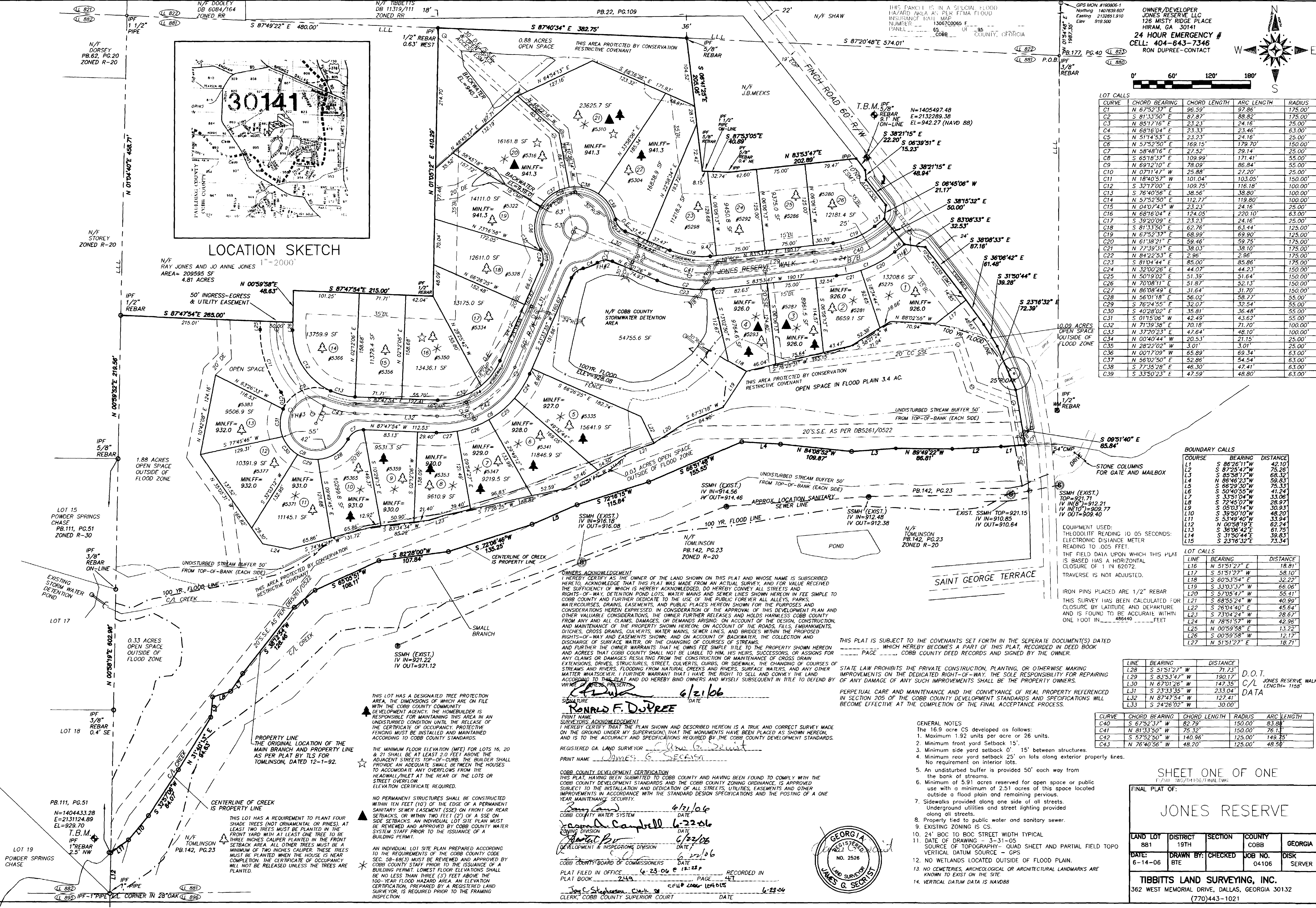
FINAL PLAT OF:

JONES RESERVE

LAND LOT	DISTRICT	SECTION	COUNTY	GEORGIA
881	19TH		COBB	GEORGIA

DATE: 6-14-06 DRAWN BY: BTE CHECKED: JAMES G. SECRETARY JOB NO. 04106 DISK SERVER

TIBBITTS LAND SURVEYING, INC.
362 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132
(770)443-1021



OWNERS ACKNOWLEDGEMENT

I HEREBY CERTIFY AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN TO ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, DETENTION POND LOTS, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO COBB COUNTY AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES HERON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HERIN EXPRESSED IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS 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, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINAGE, 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 THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND ACRES THAT COBB COUNTY SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DITCHES, STRUCTURES, STREET, CULVERTS, CURBS, OR SIDEWALK, 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 VIRTE OF THESE PRESENTS.

Signature 6/21/06
RONALD F. DUPREE DATE

PRINT NAME: *James G. Secretary*
REGISTERED GA. LAND SURVEYOR
PRINT NAME: **JAMES G. SECRETARY**

THIS LOT HAS A DESIGNATED TREE PROTECTION AREA, THE DIMENSIONS OF WHICH ARE ON FILE WITH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. THE HOMEOWNER IS RESPONSIBLE FOR MAINTAINING THIS AREA IN AN UNDISTURBED CONDITION UNTIL THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. PROTECTIVE FENCING MUST BE INSTALLED AND MAINTAINED ACCORDING TO COBB COUNTY STANDARDS.

THE MINIMUM FLOOR ELEVATION (MFE) FOR LOTS 16, 20 & 21 SHALL BE AT LEAST 2.0 FEET ABOVE THE ADJACENT STREET TOP-OF-CURB. THE BUILDER SHALL PROVIDE AN ADEQUATE SWALE BETWEEN THE HOUSES TO ACCOMMODATE ANY OVERFLOWS FROM THE HEADWALL/INLET AT THE REAR OF THE LOTS OR STREET OVERFLOW ELEVATION CERTIFICATE REQUIRED.

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT SANITARY SEWER EASEMENT (SSE) ON FRONT OR REAR SETBACKS, OR WITHIN TWO FEET (2') OF A SSE ON SIDE SETBACKS. AN INDIVIDUAL LOT SITE PLAN MUST BE REVIEWED AND APPROVED BY COBB COUNTY WATER SYSTEM STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE FRAMING INSPECTION.

AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF COBB COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS MUST BE REVIEWED AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE FRAMING INSPECTION.

THIS LOT HAS A REQUIREMENT TO PLANT FOUR SHADE TREES (NOT ORNAMENTAL OR PINES), AT LEAST TWO TREES MUST BE PLANTED IN THE FRONT YARD WITH AT LEAST ONE TREE TO BE THREE INCHES CALIPER PLANTED IN THE FRONT SETBACK AREA. ALL OTHER TREES MUST BE A MINIMUM OF TWO INCHES CALIPER. THESE TREES MUST BE PLANTED WHEN THE HOUSE IS NEAR COMPLETION. THE CERTIFICATE OF OCCUPANCY WILL NOT BE RELEASED UNLESS THE TREES ARE PLANTED.

PROPERTY LINE
THE ORIGINAL LOCATION OF THE MAIN BRANCH AND PROPERTY LINE AS PER PLAT BY T.S. FOR TOMLINSON, DATED 12-1-92.

CENTERLINE OF CREEK IS PROPERTY LINE

THIS LOT HAS A REQUIREMENT TO PLANT FOUR SHADE TREES (NOT ORNAMENTAL OR PINES), AT LEAST TWO TREES MUST BE PLANTED IN THE FRONT YARD WITH AT LEAST ONE TREE TO BE THREE INCHES CALIPER PLANTED IN THE FRONT SETBACK AREA. ALL OTHER TREES MUST BE A MINIMUM OF TWO INCHES CALIPER. THESE TREES MUST BE PLANTED WHEN THE HOUSE IS NEAR COMPLETION. THE CERTIFICATE OF OCCUPANCY WILL NOT BE RELEASED UNLESS THE TREES ARE PLANTED.

AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF COBB COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS MUST BE REVIEWED AND APPROVED BY COBB COUNTY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3) FEET ABOVE THE 100-YEAR FLOOD HAZARD AREA. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO THE FRAMING INSPECTION.

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE SECURITY.

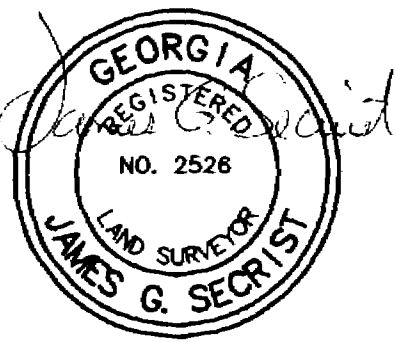
Signature 6/21/06
James G. Secretary DATE

PRINT NAME: **JAMES G. SECRETARY**

REGISTERED GA. LAND SURVEYOR
PRINT NAME: **JAMES G. SECRETARY**

PLAT FILED IN OFFICE: 6-23-06 12:23 P
PLAT BOOK: 249 PAGE: 47 RECORDED IN: 6-29-06

CLERK: COBB COUNTY SUPERIOR COURT DATE: 6-29-06



I HEREBY CERTIFY THAT THE PLAN SHOWN & DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY SUBDIVISION REGULATIONS.

THIS PLAT HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE MASTER PLAN, THE COBB COUNTY SUBDIVISION REGULATIONS AND THE COBB COUNTY ZONING REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS.

Filed in office 11-6-86
Plat Book 111 Page 51
Jay C. Stephenson, Clerk
Prot. Cov. Book 4196 page 360

John C. Gaskins
REGISTERED LAND SURVEYOR.

2/12/86 David Hankinson
DATE ENGINEERING DEPT.

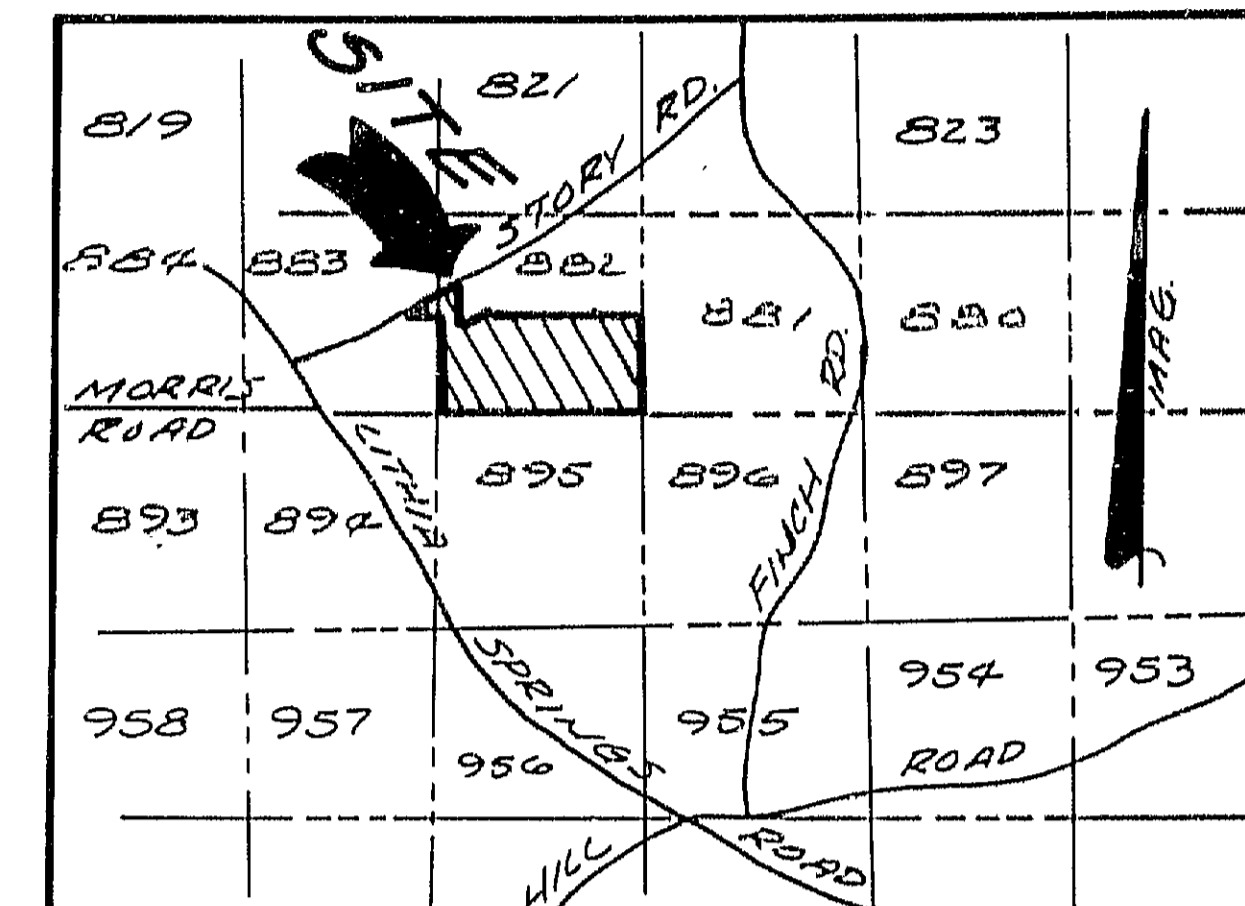
THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED

2-11-86 Earl E. Smith
DATE ZONING DEPT.

7/17/86 Earl E. Smith
DATE BOARD OF COMMISSIONERS

Charles Kastner
OWNER

THIS PLAT SUPERCEDES THE PLAT RECORDED IN P.B. 100 PG. 40. THE REVISION MADE IS THE COMBINATION OF LOTS 8 & 9 AND LOTS 16 & 17.
11-6-86 David Hankinson
DATE DEVELOPMENT CONTROL DEPT.



LOCATION MAP
SCALE: 1" = 2000'

THIS PLAT HAS BEEN APPROVED FOR INDIVIDUAL SEPTIC TANK SYSTEMS, EXCEPT AS NOTED, & INDIVIDUAL SEPTIC TANK PERMITS WILL BE ISSUED UPON RECEIPT OF INDIVIDUAL PLOT PLANS SHOWING THE SEPTIC TANK SYSTEM IN A SUITABLE PLACE ON THE LOT.

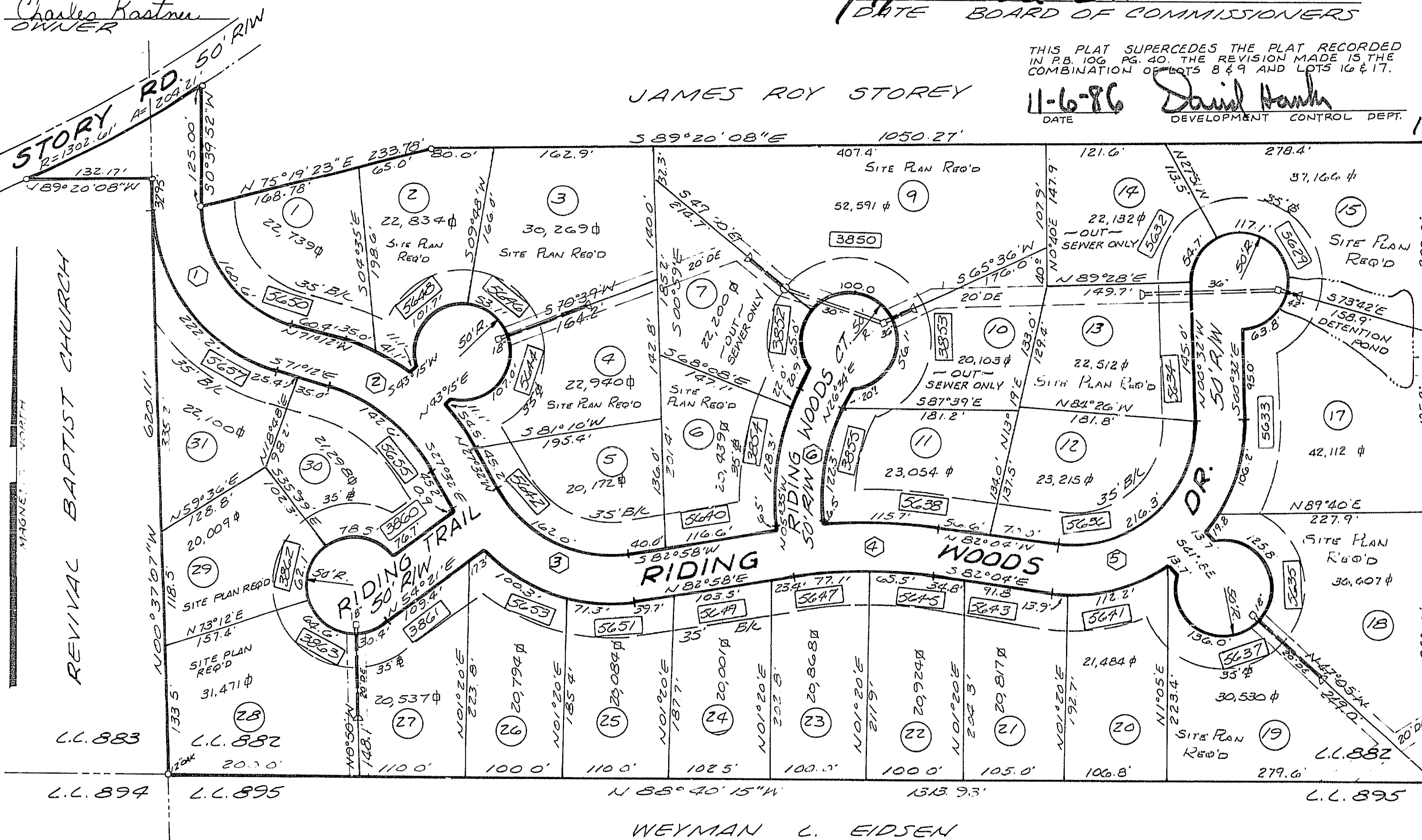
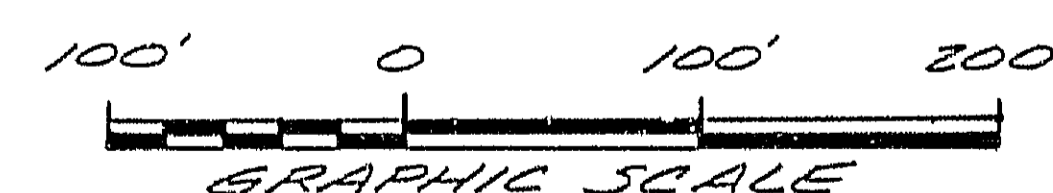
THIS 4th DAY OF Feb 1986

James Brantley
COUNTY HEALTH OFFICER

This parcel of land is not in the flood hazard area as per panel 12 of the official Cobb County Flood Hazard Maps adopted July, 1977 and prepared by the U.S. Corps of Engineers.

AREA: 19.91 AC.
ZONED R-20
MIN. HOUSE SIZE: 1250 #

Filed in office 2-17-86
Plat Book 106 Page 40
Jay C. Stephenson, Clerk



JAMES ROY STOREY

WEYMAN C. EIDSEN

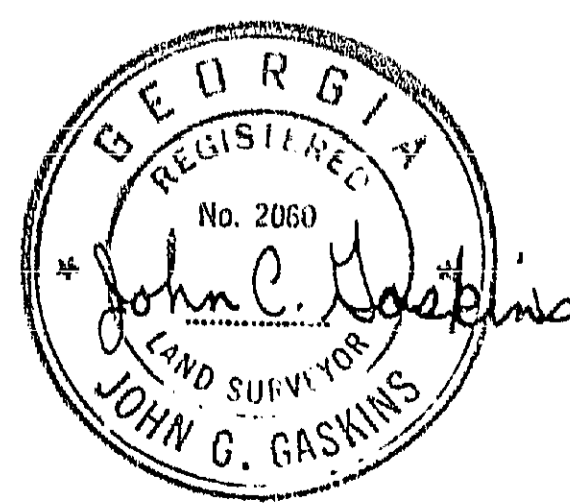
No.	DELTA	R.	T.	L.
1.	70°35'02"	155.41'	110.00'	191.45'
2.	43°40'38"	212.10'	85.00'	161.69'
3.	69°29'55"	158.57'	110.00'	192.34'
4.	14°57'38"	571.21'	75.00'	149.15'
5.	98°28'25"	150.86'	175.00'	259.28'
6.	32°08'55"	242.93'	70.00'	136.31'

The Field Data upon which this plat was based has a Closure Precision of one foot in 10,000 ± Feet, and an Angular error of 02" Per Angle Point, and was adjusted using Crandall's rule

All bearings are calculated from angles turned and are based upon an observed magnetic bearing.

THIS SURVEY WAS RUN USING A TOPCON GTS-2 S/N WITH A SINGLE PRISM AND A 100' STEEL TAPE.

This survey has been calculated for closure by latitudes and departures and is found to be accurate within one foot in 25,000 ± feet.



DATE	10-15-85	REVISIONS	11-6-86
SCALE	1"=100'		
DRAWN BY	R.A.G.		
CHECKED BY	J.C.G.		

GASKINS SURVEYING CO.

1266 POWDER SPRINGS RD.
MARIETTA, GEORGIA

PHONE 424-7168

FINAL PLAT
OF
POWDER SPRINGS
CHASE
LOCATED IN L.L. 5882 & 883
19TH DISTRICT EMULATION
COBB COUNTY, GEORGIA