

**FILING INFORMATION BOX**

# OLD LOST MOUNTAIN ESTATES (FKA OLD LOST MOUNTAIN ROAD TRACT)

LAND LOT 680 & 727  
19TH DISTRICT, 2ND SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GEORGIA

PROJECT# SPR-2020-P002

**OWNER / DEVELOPER**  
KERLEY FAMILY HOMES  
750 CHASTAIN CORNER ROAD  
MARIETTA, GEORGIA 30066  
PHONE: 770-792-5500

**DESIGNED BY:**  
RIDGE PLANNING AND ENGINEERING  
1290 KENNESTONE CIRCLE-BLDG.A, SUITE 200  
1301 SHILOH ROAD, SUITE 1210  
MARIETTA, GA 30066  
(770) 938-9000  
CONTACT: JEFF SMITH, P.E.  
EMAIL: JEFF@RIDGEPE.COM

**WATER PIPE LINE CONTRACTOR**  
TIPPINS CONTRACTING CO., INC.  
139 MIDWAY RD.  
MARIETTA, GA 30064  
(770) 428-8530

**SANITARY SEWER CONTRACTOR**  
GEM CONTRACTING CO., INC.  
1499 OLD HWY 41  
MARIETTA, GA 30064  
(770) 421-1499

**24 HOUR CONTACT**  
ERNIE GADDY  
PHONE: 770-560-8527



**NORTHPOINT  
LAND SURVEYING**  
3104 CREEKSIDE VILLAGE DRIVE  
KENNESAW, GEORGIA 30144  
PHONE: (770) 315-5129  
EMAIL: RS@NP.LandSurveying.com  
www.NPLandSurveying.com



LOCATED IN L.L. 680 & 727  
19th DISTRICT, 2nd SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GA.

**SITE NOTES**  
TOTAL AREA= 24.23 AC  
ZONING: PUD-R  
DENSITY:  
RECREATION AREA REQUIRED 1.46 ACRES  
RECREATION AREA PROVIDED (INCLUDING POND)= 3.29 ACRES  
NUMBER OF UNITS= 73  
PROPOSED DENSITY= 3 UNITS/ACRE  
MINIMUM LOT SIZE= 6,000 SF  
MINIMUM BUILDING SEPERATION= 10 FEET  
SETBACKS:  
FRONT=20'  
SIDE=5'  
SIDE MAJOR=5'  
REAR=20'  
PERIMETER=35'  
LOT 35 AND 36 SETBACK NOTE:  
THE BUILDING SET BACK LINES ON THE WEST SIDE OF THESE LOTS ARE CONTROL BY THE GEORGIA POWER EASEMENT AND THE 10' LANDSCAPE STRIP.  
SEE ZONING MEETING MINUTES FOR FURTHER INFO

**FEMA FLOOD STATEMENT**  
NO PORTION OF THIS PROPERTY IS IN A F.I.R.M. FLOOD HAZARD ZONE PER PANEL NUMBERS SHOWN BELOW: 13067 C0093H DATED MARCH 3, 2013

**SURVEY NOTES**  
EQUIPMENT USED:  
SPECTRA PRECISION, FOCUS 30 TOTAL STATION  
TRIMBLE R6 GPS RECEIVER ON THE eGPS NETWORK  
FIELD SURVEY COMPLETED: 7-22-21  
DATUM:  
HORIZONTAL: STATE PLANE GRID(NAD83-GA WEST)  
DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES  
VERTICAL: NAVD-88  
ESTABLISHED VIA GPS OBSERVATION  
CLOSURE STATEMENT:  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN 1:260,182.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1:21,417 AND AN ANGULAR ERROR OF 5" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.  
UTILITIES:  
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, ELEVATION, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS BASED ON MEASUREMENTS MADE FROM THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE EXCAVATION WAS NOT PERFORMED IN ANYWAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON.  
CERTIFICATION:  
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICE AND IS NON-TRANSFERABLE.  
WETLAND & HAZARDOUS WASTE:  
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS, CREEKS OR HAZARDOUS WASTE IN THE SURVEY AREA.  
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED AND UNRECORDED.  
THE TERM "CERTIFICATION" AS USED IN RULE "180-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.  
THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTED (OCGA) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**CCWS NOTES**  
▲ 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 6, 7, 18, 19, 63, & 64.

**SEWER & WATER SETBACK NOTE**  
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2) FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.  
**COVENANTS NOTE**  
THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED \_\_\_\_\_ WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

**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.  
COBB COUNTY WATER SYSTEM \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,903 FEET, AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 260,182 FEET.  
BY RYAN M. SCHULTZ:  
REGISTERED GEORGIA LAND SURVEYOR NO. 3219  
DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
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.  
SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_  
RYAN M. SCHULTZ, RLS  
REGISTERED NUMBER: 3219

**POWDER SPRINGS DEVELOPMENT CERTIFICATION**  
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.  
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:  
DIRECTOR OF PUBLIC WORKS  
DATE: \_\_\_\_\_  
MAYOR, CITY OF POWDER SPRINGS  
DATE: \_\_\_\_\_

**OWNERS ACKNOWLEDGMENT**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED. I DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, DETENTION POND LOTS, 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 DEVELOPMENT PLAN 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, 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 VIRTUE OF THESE PRESENTS.  
SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_

**FINAL PLAT  
FOR  
OLD LOST MOUNTAIN  
ESTATES  
(FKA OLD LOST MOUNTAIN ROAD TRACT)**

DATE : 7/30/2021  
PROJECT NO. : 036-20  
SCALE : 1" = 50'  
DRAWN BY : RYAN SCHULTZ  
CHECKED BY : JOSEPH JONES  
FIELD CREW : MICHAEL ROLADER  
JASON HULSEY  
24x36 DWG PATH : 2020/06-20/06-20/FINAL/PLAT  
SHEET : 1 OF 4

PZ 20-010 Rezoning Old Lost Mountain Road/ Macedonia Road: To rezone from R20 to PUD-R to accommodate a residential development, LL 680 and 727. Kerley Family Homes

PZ 20-010 and ORD 20-102

Applicant, represented by their attorney, Kevin Moore, provided Mayor and Council an overview of the proposed development by Kerley Family Homes and their request to annex into the City. Mr. Moore stated the home count would be 73 starting in the mid 300's; an update site plan was submitted that relocated the entrance, as requested and an additional park amenity was added.

Planning and Zoning recommends approval with conditions on the future zoning action. Staff also recommends approval with conditions - applicant agrees with conditions. Mayor and Council discussed the development with Mr. Moore - in specific any potential traffic issues/traffic study.

Stipulations:

1. The revised 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 concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning. The rezoning is from Single-Family Residential (R-20, Cobb County) to Planned Unit Development-R (PUD-R) on property located along Old Lost Mountain Road and Macedonia Avenue consisting of approximately 24.23 acres.
2. The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Ridge Planning and Engineering for Kerley Family Homes dated 5/28/2020.
3. The construction of a maximum number of seventy three (73) single-family residential homes at an overall maximum density of 3.0 dwelling units per acre.
4. The setback are as follows:
  - a. Front: 20 feet from right-of-way.
  - b. Side: 5 feet
  - c. Side major: 5 feet
  - d. Rear: 20 feet
  - e. Between buildings: minimum of 10 feet
5. Reduction in lot size from 8,400 square feet to a minimum of 6,000 square feet.
6. The architectural style and composition of the homes shall consist of traditional architecture on all sides. Variety in the neighborhood will be provided by the use of stone and different shades of brick in the area shown as brick on the rendering. All side elevation visible from the right-of-way will contain brick or stone no less than 50% where exposed to the right-of-way. All elevation will contain no less than 50% brick on the front facade. For all interior units a brick water table will be provided on both sides of a dwelling unit.
7. The creation of a mandatory Homeowners' Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs") during the Plan Review process, which shall include, among other components, strict architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, open space areas, sidewalks, community areas, stormwater detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.
8. The submission of a landscape plan during the Plan Review process which shall be subject to review and approval by the Community Development Director. Additionally, the landscape plan shall include, but not necessarily be limited to, the following:
  - a. Landscaping and screening around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees.
  - b. A twenty-five foot (25') landscape buffer around the perimeter of the Subject Property.

c. Compliance with landscape section renderings/elevations which will be submitted under separate cover during the Plan Review process.

d. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degree Horticulturist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.

e. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.

f. All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.

g. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.

h. The installation of landscaped front, side and rear yards. Sod must be installed in the front side and rear yards.

i. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to all tree protection measures and the adherence to same during the construction and build out of the Residential Community.

9. A third party management company shall be hired to manage the day-to-day operations of the HOA and shall also be responsible for the management of all Association monies as well as insuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.

10. Subject to recommendations from the City of Powder Springs Engineer and/or the City's consultants concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:

- a. Providing the City Engineer and/or the City's consultants with a Hydrology Plan for the Subject Property during the Plan Review process.
- b. Verifying all points of discharge with respect to detention/water quality.
- c. Compliance with the protections required under State and Local Law concerning adjacent and on-site streambank buffers.
11. The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the stipulations and the overall proposal as it proceeds through the Plan Review process and thereafter except for those that:
  - a. Increase the density of the Residential Community.
  - b. Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.
  - c. Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.
  - d. Change access locations to different rights-of-way.
12. Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code.
13. The applicant will comply with the recommendations from Cobb DOT: TRANSPORTATION COMMENTS & RECOMMENDATIONS

The following comments and recommendations are based on office review of the subject annexation/rezoning case:

Reviewed plans do not show detailed plans and/or specific uses. Additional concerns/comments will be provided after plans have been submitted to Cobb County via the formal Plan Review Process.

Old Lost Mountain Rd and Macedonia Rd are both classified as a major collector road. RW does not appear to meet the minimum requirements.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way along

Old Lost Mountain Road 40' from road centerline, by donation of right-of-way along Macedonia Road 40' from road centerline.

Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement.

Recommend curb, gutter and sidewalk entire property frontage along Old Lost Mountain Road.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Plans to be submitted for Cobb County Plan Review and approval.

14. Road frontages will be heavily and professionally landscaped which may include the use of berms, fencing, and substantial plant material to provide for visual screening.

15. All perimeter and roadway buffer areas will either be owned by the HOA or deed restricted with maintenance easements in favor of the HOA.

16. No more than 50% of building permits for the subdivision will be issued prior to the completion of the amenity, as evidenced by a certificate of completion.

A motion was made by Dawkins, seconded by Lant, that this Rezoning PZ 20-010 was approved with the following conditions:

1. The revised 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 concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning. The rezoning is from Single-Family Residential (R-20, Cobb County) to Planned Unit Development-R (PUD-R) on property located along Old Lost Mountain Road and Macedonia Avenue consisting of approximately 24.23 acres.
2. The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Ridge Planning and Engineering for Kerley Family Homes dated 5/28/2020.
3. The construction of a maximum number of seventy three (73) single-family residential homes at an overall maximum density of 3.0 dwelling units per acre.
4. The setback are as follows:
  - a. Front: 20 feet from right-of-way.
  - b. Side: 5 feet
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  - d. Rear: 20 feet
  - e. Between buildings: minimum of 10 feet
5. Reduction in lot size from 8,400 square feet to a minimum of 6,000 square feet.
6. The architectural style and composition of the homes shall consist of traditional architecture on all sides. Variety in the neighborhood will be provided by the use of stone and different shades of brick in the area shown as brick on the rendering. All side elevation visible from the right-of-way will contain brick or stone no less than 50% where exposed to the right-of-way.

All elevation will contain no less than 50% brick on the front facade. For all interior units a brick water table will be provided on both sides of a dwelling unit.

7. The creation of a mandatory Homeowners' Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs") during the Plan Review process, which shall include, among other components, strict architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, open space areas, sidewalks, community areas, stormwater detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.

8. The submission of a landscape plan during the Plan Review process which shall be subject to review and approval by the Community Development Director. Additionally, the landscape plan shall include, but not necessarily be limited to, the following:

- a. Landscaping and screening around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees.
- b. A twenty-five foot (25') landscape buffer around the perimeter of the Subject Property.
- c. Compliance with landscape section renderings/elevations which will be submitted under separate cover during the Plan Review process.
- d. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degree Horticulturist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.
- e. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.
- f. All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
- g. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.
- h. The installation of landscaped front, side and rear yards. Sod must be installed in the front side and rear yards.
- i. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to all tree protection measures and the adherence to same during the construction and build out of the Residential Community.

9. A third party management company shall be hired to manage the day-to-day operations of the HOA and shall also be responsible for the management of all Association monies as well as insuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.

10. Subject to recommendations from the City of Powder Springs Engineer and/or the City's consultants concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:

- a. Providing the City Engineer and/or the City's consultants with a Hydrology Plan for the Subject Property during the Plan Review process.
- b. Verifying all points of discharge with respect to detention/water quality.
- c. Compliance with the protections required under State and Local Law concerning adjacent and on-site streambank buffers.
11. The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the stipulations and the overall proposal as it proceeds through the Plan Review process and thereafter except for those that:
  - a. Increase the density of the Residential Community.
  - b. Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.
  - c. Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.

4. Change access locations to different rights-of-way.

12. Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code.

13. The applicant will comply with the recommendations from Cobb DOT: TRANSPORTATION COMMENTS & RECOMMENDATIONS

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Old Lost Mountain Road 40' from road centerline, b) donation of right-of-way along Macedonia Road 40' from road centerline.

Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement.

Recommend curb, gutter and sidewalk entire property frontage along Old Lost Mountain Road.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Plans to be submitted for Cobb County Plan Review and approval.

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15. All perimeter and roadway buffer areas will either be owned by the HOA or deed restricted with maintenance easements in favor of the HOA.

16. No more than 50% of building permits for the subdivision will be issued prior to the completion of the amenity, as evidenced by a certificate of completion.

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

DATE	: 7/30/2021
PROJECT NO.	: 036-20
SCALE	: 1" = 50'
DRAWN BY	: RYAN SCHULTZ
CHECKED BY	: JOSEPH JONES
FIELD CREW	: MICHAEL ROLADER JASON HULSEY
24x36 DWG PATH	: 2020/03/20-20/03/20/FINAL PLAT
SHEET	: 2 OF 4

**NORTH POINT LAND SURVEYING**  
 3104 CREEKSIDE VILLAGE DRIVE  
 KENNESAW, GEORGIA 30144  
 PHONE: (770) 315-5129  
 EMAIL: RS@NPLandSurveying.com  
 www.NPLandSurveying.com



LOCATED IN L.L. 680 & 727  
 19th DISTRICT, 2nd SECTION  
 CITY OF POWDER SPRINGS  
 COBB COUNTY, GA.

**FINAL PLAT FOR OLD LOST MOUNTAIN ESTATES**  
 (FKA OLD LOST MOUNTAIN ROAD TRACT)

FILING INFORMATION BOX

OWNER / DEVELOPER  
**KERLEY FAMILY HOMES**  
 750 CHASTAIN CORNER ROAD  
 MARIETTA, GEORGIA 30066  
 PHONE: 770-792-5500



SPC Georgia  
 West Zone

LINE#	LENGTH	BEARING
L1	22.29	N59°01'34"E
L2	8.23	S76°45'42"E
L3	1.58	S87°57'47"E
L4	3.01	N88°00'54"W
L5	26.81	N51°23'33"W
L6	26.81	S51°23'33"E
L7	35.62	S28°48'17"E
L8	39.93	S28°48'17"E
L9	33.85	S01°23'50"W
L10	7.01	S46°22'21"E
L11	8.40	N07°38'04"E
L12	23.56	N43°38'49"W
L13	12.84	N28°48'17"W
L14	14.85	S66°14'26"E
L15	63.71	N28°48'17"W
L16	128.95	N02°08'53"E
L17	45.21	N02°08'53"E
L18	12.34	S88°00'54"E
L19	22.23	N00°19'12"E
L20	13.67	N87°57'47"W
L21	20.13	N76°45'42"W
L22	5.33	N32°27'36"W
L23	25.41	N11°45'43"E
L24	25.13	N88°41'16"W
L25	25.91	N15°53'14"E

Curve #	Length	Radius	Ch Brg	Ch Length
C1	43.99	225.00	S82°21'44"E	43.92
C1A	5.65	75.00	S85°48'14"E	5.65
C2	109.91	75.00	S41°39'45"E	100.34
C3	119.99	75.00	S46°09'09"W	107.60
C4	1.45	125.00	N88°20'51"W	1.45
C5	46.83	125.00	S80°35'19"W	46.55
C6	33.99	125.00	S62°04'00"W	33.89
C7	15.57	12.00	N88°33'30"W	14.50
C8	45.84	125.00	N61°53'53"W	45.58
C9	43.15	125.00	N82°17'35"W	42.94
C10	1.75	25.00	S89°49'24"W	1.75
C11	17.29	25.00	N68°21'37"W	16.95
C12	45.90	50.00	N74°50'53"W	44.30
C13	38.84	50.00	S56°36'03"W	37.87
C14	38.84	50.00	S12°05'43"W	37.87
C15	38.84	50.00	S32°27'37"E	37.87
C16	38.84	50.00	S76°54'57"E	37.87
C17	39.22	50.00	N58°21'41"E	38.22
C18	26.31	25.00	N66°02'45"E	25.12
C19	42.42	75.00	S67°35'46"E	41.86
C20	15.57	12.00	S14°13'37"E	14.50

Curve #	Length	Radius	Ch Brg	Ch Length
C21	42.25	125.00	S13°15'23"W	42.05
C22	3.11	125.00	S02°51'39"W	3.11
C23	2.72	225.00	S01°48'04"W	2.72
C24	50.39	225.00	S04°57'44"E	50.29
C25	47.91	225.00	S17°49'25"E	50.51
C26	17.81	225.00	S26°32'11"E	17.81
C27	64.98	175.00	S18°10'01"E	64.61
C28	27.26	175.00	S03°03'57"E	27.24
C29	18.87	12.00	N46°26'17"E	16.98
C30	24.98	60.00	N80°24'25"E	24.80
C31	38.48	60.00	N50°06'18"E	37.83
C32	43.46	60.00	N10°58'42"E	42.52
C33	41.02	60.00	N29°21'29"W	40.22
C34	40.93	60.00	N68°29'09"W	40.14
C35	59.43	60.00	S63°35'36"W	57.03
C36	23.52	60.00	S23°59'02"W	23.37
C37	37.10	27.00	S52°06'55"W	34.25
C38	18.63	12.00	N43°33'43"W	16.96
C39	27.95	225.00	N02°09'41"W	27.93
C40	52.77	225.00	N12°26'21"W	52.65

Curve #	Length	Radius	Ch Brg	Ch Length
C41	37.88	225.00	N23°58'54"W	37.84
C42	94.54	175.00	N13°19'42"W	93.39
C43	117.60	75.00	N47°03'59"E	105.92
C44	169.62	125.00	N53°06'43"E	156.90
C45	30.37	125.00	N07°16'45"E	30.29
C46	9.73	27.00	N10°38'23"E	9.67
C47	13.64	27.00	N35°25'46"E	13.49
C48	49.36	53.00	N23°13'12"E	47.59
C49	38.60	53.00	N24°19'27"W	37.75
C50	36.33	53.00	N64°49'43"W	35.63
C51	48.98	53.00	S69°03'19"W	47.26
C52	20.88	27.00	S64°43'54"W	20.36
C53	2.43	27.00	S89°27'39"W	2.43
C54	34.21	175.00	S82°21'44"E	34.16
C55	33.59	2030.00	N88°12'49"W	33.59
C56	78.22	2030.00	N86°38'09"W	78.21
C57	25.08	2030.00	S85°07'30"E	24.99
C58	29.48	25.00	N26°33'01"W	27.80
C59	12.42	25.00	N74°33'34"W	12.29
C60	42.29	25.00	N40°50'33"W	37.43

LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES
1	6825	0.157	21	6686	0.154	41	6916	0.159	61	7911	0.182
2	6403	0.147	22	10852	0.249	42	6913	0.159	62	6134	0.141
3	6394	0.147	23	7955	0.183	43	6910	0.159	63	6500	0.149
4	8125	0.187	24	6447	0.148	44	6907	0.159	64	6370	0.146
5	12385	0.284	25	6578	0.151	45	6885	0.159	65	7729	0.177
6	7500	0.172	26	6400	0.147	46	7819	0.179	66	9970	0.229
7	9702	0.223	27	6400	0.147	47	8050	0.185	67	11587	0.266
8	10666	0.245	28	6400	0.147	48	6426	0.148	68	7483	0.172
9	9764	0.224	29	6400	0.147	49	6767	0.155	69	7674	0.176
10	6384	0.147	30	6400	0.147	50	6767	0.155	70	7159	0.164
11	6324	0.145	31	6401	0.147	51	6426	0.148	71	7558	0.174
12	7670	0.176	32	6445	0.148	52	6508	0.149	72	7938	0.182
13	6873	0.158	33	6412	0.147	53	8832	0.203	73	10028	0.230
14	6406	0.147	34	6413	0.147	54	8878	0.204			
15	9276	0.213	35	6820	0.157	55	6848	0.157			
16	6600	0.152	36	10223	0.235	56	6006	0.138			
17	6600	0.152	37	7645	0.176	57	8786	0.202			
18	9349	0.215	38	7642	0.175	58	7318	0.168			
19	7689	0.177	39	6922	0.159	59	13533	0.311			
20	6686	0.154	40	6919	0.159	60	7793	0.179			
SQ. FT. ACRES			SQ. FT. ACRES			SQ. FT. ACRES			SQ. FT. ACRES		
OPEN SPACE 1		295141	6.775	OPEN SPACE 2		25149	0.577				



**LEGEND & ABBREVIATIONS**

— FENCE	— STORM SEWER EASEMENT	— SANITARY SEWER	— WATER LINE	— GAS LINE	— UNDERGROUND POWER LINE	— OVERHEAD POWER LINE	— TELEPHONE LINE	— FIBER OPTIC	— CABLE TELEVISION	— TOPOGRAPHIC CONTOUR	— PROPERTY LINE	— CATCH BASIN (WCB)	— DRAIN INLET (DI)	— JUNCTION BOX (JB)	— SS MANHOLE (MH)	— TRANSFORMER BOX (TX)	— FLAG POLE (FP)	— CALCULATED POINT	— FIRE HYDRANT (FH)	— WATER VALVE (WV)	— WATER METER (WM)	— LIGHT POLE (LP)	— GAS METER (GM)	— GAS VALVE (GV)	— HEAD WALL (HW)	— CURB AND GUTTER (CG)	— SPOT ELEVATION	— ELECTRIC METER (EM)	— POWER POLE (PP)	— SIGN	— BENCHMARK	— CLEANOUT (CO)
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**SURVEYOR'S CERTIFICATE**

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AND APPROVED BY ANY 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 PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN 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.

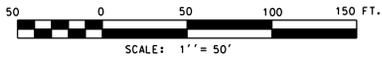
SIGNATURE: \_\_\_\_\_ PRINTED NAME: RYAN M. SCHULTZ, RLS REGISTERED NUMBER: 3219 DATE: \_\_\_\_\_

**NORTHPOINT**  
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 EMAIL: RS@NPLandSurveying.com  
 www.NPLandSurveying.com

LOCATED IN L.L. 680 & 727  
 19th DISTRICT, 2nd SECTION  
 CITY OF POWDER SPRINGS  
 COBB COUNTY, GA.

**FINAL PLAT**  
 FOR  
**OLD LOST MOUNTAIN**  
**ESTATES**  
 (FKA OLD LOST MOUNTAIN ROAD TRACT)

DATE: 7/30/2021  
 PROJECT NO.: 036-20  
 SCALE: 1" = 50'  
 DRAWN BY: RYAN SCHULTZ  
 CHECKED BY: JOSEPH JONES  
 FIELD CREW: MICHAEL ROLADER, JASON HULSEY  
 24x36 DWG PATH: 2020/06/20/036-20/FINAL.PLT  
 SHEET: 3 OF 4



FILING INFORMATION BOX



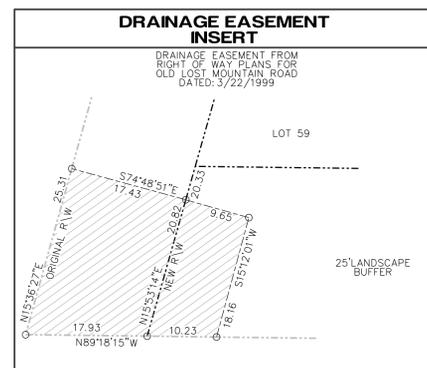
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24x36 DWG PATH	: 2020/06-20/06-20/FINAL PLAT
SHEET	: 4 OF 4



**CENTERLINE DATA**  
**DOWNSING LANE**

STATION	NORTHING	EASTING
POB 0+00.00	1411191.3551	2139643.7175
PC 0+39.83	1411182.2349	2139682.4853
Tangent Direction: S 76°45'42.0390" E		
PT 0+39.83	1411182.2349	2139682.4853
PC 1+03.29	1411177.0465	2139721.1764
Radius: 200.0000		
Chord: 39.0375		
Chord Direction: S 82°21'44.2772" E		
PT 1+03.29	1411177.0465	2139721.1764
PC 6+39.39	1411157.9899	2140256.9428
Tangent Direction: S 87°57'46.5154" E		
PT 6+39.39	1411157.9899	2140256.9428
PC 7+93.47	1411057.4947	2140353.3866
Radius: 100.0000		
Chord: 139.2864		
Chord Direction: S 43°49'17.3172" E		
PT 7+93.47	1411057.4947	2140353.3866
PC 8+81.51	1410969.4587	2140352.8950
Tangent Direction: S 01°11'1.8810" W		
PT 8+81.51	1410969.4587	2140352.8950
PC 10+41.50	1410870.0772	2140249.4327
Radius: 100.0000		
Chord: 143.4613		
Chord Direction: S 46°09'08.9994" W		
PT 10+41.50	1410870.0772	2140249.4327
PC 13+18.79	1410879.6820	2139972.3107
Tangent Direction: N 88°00'53.8822" W		
PT 13+18.79	1410879.6820	2139972.3107
PC 13+18.79	1410879.6820	2139972.3107
PC 14+75.58	1410783.4900	2139868.9171
Radius: 100.0000		
Chord: 141.2202		
Chord Direction: S 47°03'59.3525" W		
PT 14+75.58	1410783.4900	2139868.9171
PC 16+49.75	1410609.4456	2139862.3894
Tangent Direction: S 2°08'52.5872" W		
PT 16+49.75	1410609.4456	2139862.3894
PC 17+57.79	1410505.5846	2139886.9554
Radius: 200.0000		
Chord: 106.7360		
Chord Direction: S 13°19'42.1191" E		
PT 17+57.79	1410505.5846	2139886.9554
PC 18+88.34	1410391.1924	2139949.8951
Tangent Direction: S 28°48'16.8255" E		
PT 18+88.34	1410391.1924	2139949.8951
PC 19+93.76	1410289.9506	2139974.5822
Radius: 200.0000		
Chord: 104.2081		
Chord Direction: S 13°42'13.4366" E		
PT 19+93.76	1410289.9506	2139974.5822
END 22+62.93	1410045.3254	2139968.6156
Tangent Direction: S 123°49'59.237" W		

**CENTERLINE DATA**  
**QUILTER STREET**

STATION	NORTHING	EASTING
PI 0+00	1410842.1401	2139890.7029
PC 0+58.71	1410878.7774	2139844.8204
Tangent Direction: N 51°23'33.2678" W		
PT 0+58.71	1410878.7774	2139844.8204
PC 1+38.95	1410899.8083	2139769.6027
Radius: 100.0000		
Chord: 78.1025		
Chord Direction: N 74°22'44.2394" W		
PT 1+38.95	1410899.8083	2139769.6027
END 2+19.84	1410859.4381	2139889.3762
Tangent Direction: S 82°38'04.7890" W		

**CENTERLINE DATA**  
**DEMESNE WAY**

STATION	NORTHING	EASTING
PI 0+00	1410202.7314	2139972.4549
PC 1+37.99	1410199.1699	2140110.4053
Tangent Direction: S 88°31'15.8783" E		
PT 1+37.99	1410199.1699	2140110.4053
PC 2+14.64	1410225.3361	2140180.4657
Radius: 100.0000		
Chord: 74.7873		
Chord Direction: N 69°31'13.1865" E		
PT 2+14.64	1410225.3361	2140180.4657
END 2+69.77	1410262.5389	2140221.1532
Tangent Direction: N 47°33'41.7009" E		

