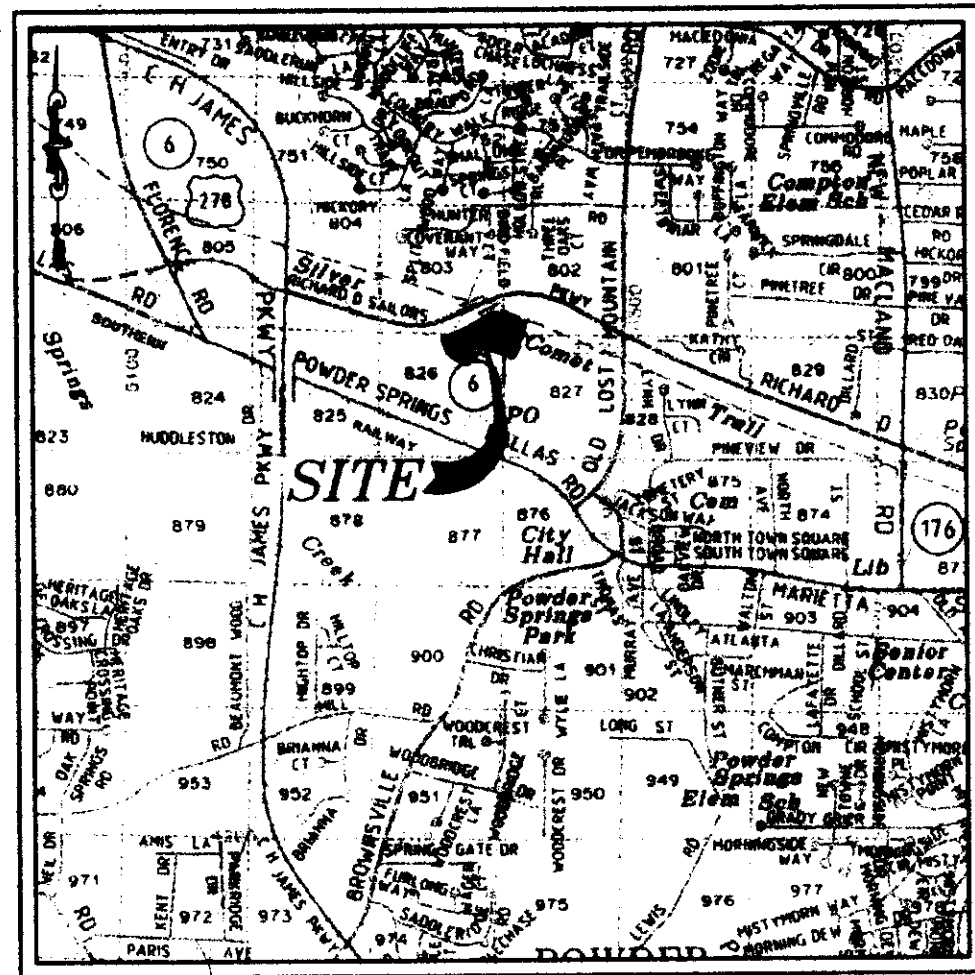


FINAL PLAT OF:
SILVER SPRINGS II
 (f.k.a. GARDEN GATE)

CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA
 LAND LOTS 802, 803, 826 & 827
 19TH DISTRICT
 PARCEL # 19082700010



VICINITY MAP
 (NOT TO SCALE)

CERTIFICATE OF FINAL PLAT APPROVAL:

FOR RECORDATION
 ALL REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT AND THE RELATED AS-BUILT SURVEYS APPROVED ON OCTOBER 10, 2014, THE UNDERSIGNED ACTING UNDER THE AUTHORITY OF THE MAYOR AND CITY COUNCIL OF POWDER SPRINGS, GEORGIA, HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF SUPERIOR COURT. THIS APPROVAL RECOGNIZES THE RECEIPT OF APPROPRIATE SURETIES BY THE MAYOR AND THE CITY COUNCIL OF POWDER SPRINGS TO ASSURE THE COMPLETION AND MAINTENANCE OF ALL IMPROVEMENTS REQUIRED BY THE CITY TO BE COMPLETED WITHIN SAID SUBDIVISION.

FOR ORIGINAL SIGNATURE, SEE PLAT BOOK 274, PAGES 834-840

SIGNATURE, DIRECTOR OF PUBLIC WORKS DATE
[Signature] 5/16/16

IN THE EVENT OF ANY CONFLICT WITH ANY COVENANTS, CONDITIONS, OR RESTRICTIONS IMPOSED UPON THE PROPERTY SHOWN HEREON, (INCLUDING WITHOUT LIMITATION THAT CERTAIN DECLARATION RECORDED AT DEED BOOK 15191, PAGES 4399-4445, COBB COUNTY, GEORGIA RECORDS, AND ANY AMENDMENTS THERE TO) THE DECLARATIONS, CERTIFICATIONS, ACKNOWLEDGMENTS, DEDICATIONS, EASEMENTS, RELEASES NOTES AND OTHER PROVISIONS CONTAINED WITHIN THIS FINAL PLAT SHALL PREVAIL.

A HOMEOWNERS' ASSOCIATION SHALL BE CREATED FOR THIS SUBDIVISION, AND THE INSTRUMENT OF SUCH CREATION AND FINANCIAL ENDOWMENT ARE RECORDED IN DEED BOOK 15191, PAGES 4399-4445.

OWNER'S CERTIFICATE AND DEDICATION:

STATE OF GEORGIA
 COUNTY OF COBB

THE UNDERSIGNED CERTIFIES THAT HE OR SHE IS THE FEE SIMPLE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE.

THE UNDERSIGNED FURTHER CERTIFIES AS THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY CONVEY ALL WATER MAINS, WATER LINES AND SANITARY SEWER LINES SHOWN HEREON IN FEE SIMPLE TO THE CITY OF POWDER SPRINGS AND FURTHER DEDICATES TO THE CITY ALL ACCESS AND UTILITY EASEMENTS HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. THE OWNER SPECIFICALLY RESERVES FOR ITS OWNERSHIP AND MAINTENANCE UNTIL HEREAFTER CONVEYED TO THE HOMEOWNERS' ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION, ALL PARKING AREAS, DRIVEWAYS, STREETS, ALLEYS, SIDEWALKS, TREES, LANDSCAPED AREAS, IMPROVED MEDIANS, AMENITY AREAS AND FEATURES, COMMON OPEN SPACE, STORMWATER INFRASTRUCTURE AND FEATURES, AND DETENTION AND RETENTION PONDS. IN THE EVENT THE OWNER HAS NOT BY SEPARATE CONVEYANCE TRANSFERRED SAID NAMED IMPROVEMENTS TO SAID HOMEOWNERS' ASSOCIATION BY DECEMBER 31, 2014, THEN TITLE TO SAID NAMED IMPROVEMENTS SHALL, SUBJECT TO THE CITY'S ACCESS AND UTILITY EASEMENT, AUTOMATICALLY VEST IN SAID HOMEOWNERS' ASSOCIATION. THE OWNER FURTHER RELEASES AND HOLDS HARMLESS THE CITY OF POWDER SPRINGS FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION OR MAINTENANCE OF THE PROPERTY SHOWN HEREON, THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SANITARY SEWER LINES, STORMWATER LINES AND BRIDGES WITHIN THE PROPOSED EASEMENTS SHOWN, AND ON ACCOUNT OF ANY BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER OR THE CHANGING OF COURSES OF STREAMS. FURTHER, THE OWNER WARRANTS THAT IT OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY SHALL NOT BE LIABLE TO IT, ITS SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS/ROADS/ALLEYS/DRIVES, STORMWATER LINES, CULVERTS, CURBS OR SIDE-WALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTERS WHATSOEVER. THE UNDERSIGNED FURTHER WARRANTS THAT IT HAS THE RIGHT TO SELL AND CONVEY THE LANDS ACCORDING TO THIS PLAT AND DOES HEREBY BIND ITSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

OWNER'S NAME: FALLWOOD BUILDERS, LLC
 OWNER'S ADDRESS: 4985 LOWER ROSWELL ROAD
 MARIETTA, GA 30068

FOR ORIGINAL SIGNATURE, SEE PLAT BOOK 274, PAGES 834-840

OWNER'S SIGNATURE DATE
 OWNER'S NAME: PARAN HOMES, LLC SEE:
 OWNER'S ADDRESS: 3005 BRECKINRIDGE BLVD., SUITE 200 DEED BOOK 15288, PAGE 1070
 ATLANTA, GA 30096
[Signature] 5-16-16

OWNER'S SIGNATURE DATE

PLAT BOOK: 275 PG: 667
 Filed and Recorded: 05/18/2016 2:41:10 PM
 CFN#: 2016-0057555

[Signature]
 REBECCA KEATON
 CLERK OF SUPERIOR COURT Cobb Cty, GA

PLAT REVISION NOTICE:

THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 274, PAGES 834-840, COBB COUNTY RECORDS. THE PURPOSE OF THIS REVISION IS TO RENAME THE SUBDIVISION FROM "GARDEN GATE" TO "SILVER SPRINGS II" IN ASSOCIATION WITH ITS ANNEXATION TO SILVER SPRINGS VILLAGE AND TO ADDRESS THE REQUIREMENTS OF THE CITY OF POWDER SPRINGS ASSOCIATED WITH THE SAME.

APPROVED BY: *[Signature]* 5/16/16
 CITY OF POWDER SPRINGS - PUBLIC WORKS DEPARTMENT DATE
[Signature] 5/16/16
 CITY OF POWDER SPRINGS - COMMUNITY DEVELOPMENT DEPARTMENT DATE

REFERENCE TO COVENANTS & ANNEXATION:

THE CURRENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GARDEN GATE SUBDIVISION RECORDED IN DEED BOOK 15191, PAGES 4399-4445, COBB COUNTY RECORDS ARE IN EFFECT UNTIL SUCH TIME AS THE SILVER SPRINGS VILLAGE AMMENDS THEIR COVENANTS PER THE ANNEXATION AGREEMENT. THE CURRENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SILVER SPRINGS VILLAGE ARE RECORDED IN DEED BOOK 13511, PAGES 3869-3922, COBB COUNTY RECORDS. A SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SILVER SPRINGS VILLAGE, SILVER SPRINGS II, IS RECORDED AT DEED BOOK 15324, PAGES 4281-4289.

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 AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN +10,000 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: AN ELECTRONIC TOTAL STATION.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +100,000 FEET.

BY: JOHN W. STANZILIS *[Signature]* 5-12-16 DATE
 REGISTERED GEORGIA LAND SURVEYOR NO. 2109
 1280 KENNESTONE CIRCLE
 MARIETTA, GA 30060
 PH: [REDACTED]

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

SOLAR LAND SURVEYING COMPANY
 P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
 TELEPHONE [REDACTED] / FAX [REDACTED]

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECONVEYANCE BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

FINAL SUBDIVISION PLAT PREPARED FOR: **PARAN HOMES, LLC**
 LAND LOT 802, 803, 826 & 827 19th DISTRICT 2nd SECTION
 BLOCK [REDACTED] UNIT [REDACTED]
 SUBDIVISION **SILVER SPRINGS II (FKA GARDEN GATE)**
 SURVEYED: SLS DRAFTED: PAH
 PLOTTED: SLS DISC #: 1601396.DWG
 APPROVED: JMS REF: 1400626(1).DWG

FIELD DATE: 09/16/14 MAP DATE: 04/04/16
 SCALE: 1" = 50'

COBB COUNTY, GEORGIA
 BY: DATE:
 CITY OF POWDER SPRINGS COMMENTS: RLM 05/12/16

JOB # 16-1396 A
 PLAT BOOK [REDACTED] PAGE [REDACTED]
 DEED BOOK [REDACTED] PAGE [REDACTED]

GENERAL NOTES

- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT 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. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
 - RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
 - ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
 - NO VISIBLE EVIDENCE OF A CEMETERY FOUND
 - BEARINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN PLAT BOOK 219 - PAGE 70 & 71.
 - TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL, BENCHMARK USED WAS COBB COUNTY D.O.T. MONUMENT NUMBER 190828-1, ELEVATION = 937.48.
 - THERE ARE NO STREAMS THAT EXIST ON SITE.
 - THERE ARE NO WETLANDS THAT EXIST ON SITE. (PER VISUAL INSPECTION AND NW MAPS)
 - THERE IS NO VISIBLE EVIDENCE OF GROUNDWATER RECHARGE AREAS LOCATED ON SITE.
 - CONCRETE SIDEWALK SHALL BE 5' WIDE AND 4" THICK.
 - TRASH SERVICE SHALL BE BY INDIVIDUAL TRASH PICK-UP. NO DUMPSTER IS PROPOSED.
 - DOMESTIC WATER SUPPLY PROVIDED BY CITY OF POWDER SPRINGS.
 - SANITARY SEWER SERVICE PROVIDED BY CITY OF POWDER SPRINGS.
 - ZONING: MDR MEDIUM DENSITY RESIDENTIAL (SINGLE FAMILY DETACHED) [PZ-13-026, PZ-13-035 & PZ 14-016] COMMON AREA, COMMUNITY SPACE, DETENTION POND, SIDEWALKS AND ACCESS PATH TO SILVER COMET TRAIL TO BE DEEDED TO GARDEN GATE H.O.A. FOR MAINTENANCE.
- NUMBER OF LOTS: 29 (MIN. LOT SIZE: 4,725 S.F.)
 MINIMUM FRONTAGE: 35'
 MIN. HEATED AND COOLED SPACE: 2,000 S.F.
- DENSITY: 5.84 UNITS/ACRE PARKING CALCULATIONS
 REQUIRED: 2 PER LOT OR 58
 VISITOR STALLS: 21
 PER LOT (2)-DRIVEWAY & GARAGE: 58
 PROVIDED: 69 > 58 REQD.
- SETBACKS: FRONT: 5'
 REAR: 25'
 FROM SIDE INTERIOR LINE: 0' W/ MIN. 10' BETWEEN DWELLINGS
- PARKING: 2 SPACES PER LOT. EACH UNIT SHALL CONTAIN TWO CAR GARAGE TO SATISFY THESE REQUIREMENTS.
- COMMUNITY OPEN SPACE REQUIRED: 40% OR 1.99 ACRES
 COMMUNITY OPEN SPACE PROVIDED: 19.5% OR 0.97 ACRES (VARIANCE REQUIRED AND APPROVED BY PZ 13-035)
 PRIVATE OPEN SPACE REQUIRED: 400 S.F./LOT
 PRIVATE OPEN SPACE PROVIDED: 400 S.F./LOT
- WATER LINES AND SANITARY SEWER LINES, (BUT NOT STORM WATER LINES OR RETENTION OR DETENTION PONDS), AND ALL EASEMENTS FOR MAINTENANCE OF SAID WATER LINES AND SANITARY SEWER LINES SHALL BELONG TO AND BE MAINTAINED BY THE CITY OF POWDER SPRINGS.
 - SIDEWALKS, PARKING AREAS, DRIVEWAYS, TREES, IMPROVED MEDIANS, ISLANDS, ALLEYS, AMENITY FEATURES, OPEN SPACES, STORMWATER DRAINS AND DETENTION OR RETENTION PONDS SHALL BELONG TO AND BE PERPETUALLY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION ESTABLISHED FOR THE GOVERNANCE OF THE GARDEN GATE SUBDIVISION, ITS SUCCESSORS AND ASSIGNS.
 - #4 REBAR OR PK NAIL SET AT ALL PROPERTY CORNERS (FUTURE), UNLESS OTHERWISE NOTED.
 - THE FMO (FIRE MARSHAL OFFICE) APPROVAL OF THE SITE PLAN AND PRELIMINARY PLAT WAS 11/04/13.
 - THE ALLEYS, ROADS, STREETS AND DRIVES WITHIN THIS PLATTED DEVELOPMENT ARE PRIVATELY OWNED AND MAINTAINED BUT ARE SUBJECT TO AN ACCESS AND UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY TO ALLOW PUBLIC SAFETY, SANITATION AND EMERGENCY SERVICES PROPER ACCESS TO, ACROSS AND FROM THE PRIVATE ROAD THROUGH ALL GATES. PER SECTION 8-4 OF THE POWDER SPRINGS UDC, THE CITY IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS WITHIN THIS PLATTED DEVELOPMENT OR FOR ANY EASEMENT FOR SUCH PRIVATE STREET/ROAD/DRIVE/ALLEY. THIS ACCESS AND UTILITY EASEMENT SHOWN THIS PLAT FOR PRIVATE STREETS/ROADS/ALLEYS/DRIVES SHALL BE LIBERALLY CONSTRUED TO PROVIDE ALL NECESSARY AUTHORITY TO THE CITY, PUBLIC SAFETY PERSONNEL AND TO PUBLIC OR PRIVATE UTILITY PROVIDERS SERVING THE SUBDIVISION FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, WATER LINES, SEWER LINES, CABLE TELEVISION LINES, AND FIBER OPTIC CABLES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES AND THE RIGHT TO PROVIDE SANITATION, FIRE AND EMERGENCY SERVICES.
 - THIS IS A FULLY PRIVATE DEVELOPMENT THAT IS GATED AND DOES NOT INCLUDE PUBLIC STORMWATER MAINTENANCE OR PUBLIC ROAD/STREET/DRIVE/ALLEY MAINTENANCE.
 - THE CONVEYANCE DOCUMENTS FOR EACH LOT SHALL INCLUDE AN ACKNOWLEDGMENT AND AGREEMENT BY EACH GRANTEE TO THE RELEASE AND HOLD HARMLESS PROVISIONS OF PARAGRAPH 27 BELOW AS FOLLOWS: "FOR AND IN CONSIDERATION OF THE SUM OF \$10.00 THE UNDERSIGNED DOES HEREBY ACKNOWLEDGE THAT, EXCLUSIVE OF WATER AND SANITARY SEWER LINES, THE INFRASTRUCTURE WITHIN THE GARDEN GATE SUBDIVISION IS PRIVATELY, RATHER THAN PUBLICLY, OWNED AND MAINTAINED, AND DOES FURTHER HEREBY RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS FROM AND AGAINST ANY AND ALL OBLIGATIONS, CLAIMS, DEMANDS AND LIABILITY FOR, OR ARISING OUT OF, THE MAINTENANCE, USE, OR OPERATION OF ALL PRIVATELY OWNED STREETS, SIDEWALKS, ALLEYS, PARKS, COMMON AREAS, DRAINS, SEWERS, DETENTION AREAS OR OTHER INFRASTRUCTURE WITHIN SAID SUBDIVISION WHICH HAS NOT BEEN EXPRESSLY DEDICATED TO, AND EXPRESSLY ACCEPTED BY, THE CITY OF POWDER SPRINGS.
- THIS 16 DAY OF May, 2014, _____ OWNER.
- PLANS FOR THE AMENITY AREA WILL BE TURNED OVER TO THE HOA FOR THEIR USE AND MAINTENANCE.
 - ALL AD VALOREM TAXES HAVE BEEN PAID ON SUBJECT PROPERTY.
 - THERE ARE NO INERT WASTE BURY PITS ON SITE (PER DEVELOPER).
 - MAXIMUM IMPERVIOUS AREA PER LOT 2.350 PER HYDROLOGY STUDY.
 - NOTE, A DESIGN REVIEW APPROVAL FOR THE MODELS WAS APPROVED ON APRIL 16, 2014 FOR THE APPLIGATE AND THE CANNONGATE PLANS WITH VARIOUS ELEVATIONS.
 - IN CONSIDERATION OF THE APPROVAL HEREOF, THE OWNER OF THE PROPERTY, FOR ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS AND TRANSFEREES (INCLUDING WITHOUT LIMITATION ANY PROPERTY OWNERS ASSOCIATION ESTABLISHED FOR THE GOVERNANCE OF SAID PROPERTY) DOES HEREBY RELEASE THE CITY OF POWDER SPRINGS FROM AND AGAINST ANY AND ALL OBLIGATIONS, CLAIMS, DEMANDS, OR LIABILITY FOR, ARISING OUT OF, THE MAINTENANCE, USE, OR OPERATION OF ALL PRIVATELY OWNED STREETS, SIDEWALKS, ALLEYS, PARKS, COMMON AREAS, DRAINS, SEWERS, DETENTION AREAS AND OTHER INFRASTRUCTURE IN SAID SUBDIVISION WHICH HAS NOT BEEN SPECIFICALLY DEDICATED TO, AND ACCEPTED BY, THE CITY OF POWDER SPRINGS.
 - APPROVAL OF THE DEVELOPMENT BY IMPLICATION APPROVED A 10' DRAINAGE EASEMENT FOR THE BENEFIT OF THE HOA. THE PROPERTY OWNER ON WHOSE PARCEL SAID EASEMENT EXISTS MAY NOT INTERFERE WITH OR COMPROMISE THE EASEMENT AREA.

LEGEND

IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	OHUL	OVERHEAD UTILITY LINE(S).
CT	CRIMP TOP PIN	SMH	SEWER MAN HOLE
RB	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	CB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LL	LAND LOT	DI	DROP INLET
L	LINE	LLL	LAND LOT LINE
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LIGHT POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.1306700177G - EFFECTIVE DATE OF MARCH 4, 2013. ZONE "X", AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

PLAT BOOK: 275 PG: 668
 REBECCA KEATON
 CLERK OF SUPERIOR COURT Cobb Cty. GA

CURVE TABLE

CURVE	LENGTH	RADIUS	Bearing	Chord
	254.01	88.50	N77°25'36"W	178.94
	64.88	1990.00	N68°24'22"W	64.88
	213.96	5864.58	N74°38'38"W	213.96
	62.37	1880.00	N68°29'57"W	62.37
	254.02	270.00	S41°46'45"E	244.75
	5.19	94.50	S24°38'35"W	5.19
	22.93	94.50	S37°46'32"W	22.87
	254.01	88.50	N77°25'36"W	178.94
	64.88	1990.00	N68°24'22"W	64.88
	213.96	5864.58	N74°38'38"W	213.96
	62.37	1880.00	N68°29'57"W	62.37
	254.02	270.00	S41°46'45"E	244.75
	5.19	94.50	S24°38'35"W	5.19
	22.93	94.50	S37°46'32"W	22.87
	254.01	88.50	N77°25'36"W	178.94
	64.88	1990.00	N68°24'22"W	64.88
	213.96	5864.58	N74°38'38"W	213.96
	62.37	1880.00	N68°29'57"W	62.37
	254.02	270.00	S41°46'45"E	244.75
C6	34.10	5864.58	N75°53'53"W	34.10
C7	35.25	5864.58	N75°32'31"W	35.25
C8	35.22	5864.58	N75°11'07"W	35.22
C9	35.20	5864.58	N74°48'45"W	35.20
C10	35.18	5864.58	N74°28'24"W	35.18
C11	39.01	5864.58	N74°05'53"W	39.01
C12	51.63	1880.00	N68°18'50"W	51.63
C13	10.74	1880.00	N68°23'25"W	10.74
C14	35.05	89.50	N07°20'22"W	34.82
C15	43.78	89.50	N32°34'15"W	43.34
C16	35.85	89.50	N58°03'37"W	35.61
C17	38.07	89.50	N61°06'02"W	38.83
C18	35.97	89.50	S75°31'20"W	35.73
C19	45.96	89.50	S48°37'51"W	45.46
C20	21.32	89.50	S28°05'38"W	21.27
C21	40.94	27.75	S24°31'08"W	37.32
C22	55.47	27.75	S87°35'28"E	42.72
C23	88.79	270.00	S59°16'38"E	88.39
C24	185.23	270.00	S32°21'28"E	182.86
C25	32.59	89.50	S31°42'02"W	32.41
C26	31.42	20.00	N74°08'14"W	28.28
C27	13.83	20.00	S41°04'57"W	13.56
C28	45.43	51.93	N68°52'36"W	44.00
C29	57.37	51.86	N37°01'38"W	54.49
C30	15.04	1880.00	N67°40'56"W	15.04
C31	27.01	49.88	N42°33'14"E	26.88
C32	48.31	49.88	N84°40'34"E	44.66
C33	37.53	60.00	S50°47'54"E	36.92
C34	12.51	20.00	N50°47'54"W	12.31
C35	17.59	20.00	S88°05'20"W	17.03
C36	31.42	20.00	S15°53'46"W	28.28
C37	7.87	15.00	S48°38'25"E	7.59
C38	42.32	89.50	S55°40'39"W	41.92
C39	60.82	19.36	N21°16'53"E	36.72
C40	19.70	31.50	S50°47'54"E	19.38
C41	11.32	4.50	S39°12'06"W	8.56
C42	7.07	4.50	N23°43'07"W	6.36
C43	7.07	4.50	S68°16'53"W	6.36

LINE TABLE

LINE	LENGTH	BEARING
L1	49.33	S56°09'57"W
L2	13.00	S29°06'14"E
L3	10.00	N29°06'14"W
L4	3.32	N29°06'14"W
L5	18.44	S68°43'07"E
L6	27.03	N29°39'20"W
L7	24.84	N18°22'03"E
L8	2.01	N61°27'17"W
L9	44.10	S60°53'46"W
L10	22.69	N60°53'46"E
L11	9.59	S60°53'46"W
L12	35.48	N29°06'14"W
L13	35.80	N34°57'04"W
L14	44.73	N34°57'04"E
L15	6.86	N29°06'14"W
L16	21.94	N60°53'46"E
L17	20.47	S60°53'46"W
L18	40.56	S56°09'57"W
L19	4.46	N63°39'09"W
L20	6.07	S76°21'01"W
L21	17.90	N30°55'24"E
L22	33.28	N21°16'07"E
L23	7.67	N08°48'00"E
L24	4.50	N61°32'29"E
L25	9.88	N60°53'46"E
L26	15.81	S29°06'14"E
L27	25.11	N18°22'03"E
L28	10.01	N68°43'07"W
L29	10.96	N18°22'03"E
L30	9.01	S25°39'20"E
L31	5.59	S08°49'24"E
L32	8.83	N68°28'11"W
L33	12.93	S68°43'07"E
L34	32.50	N21°16'53"E
L35	103.24	S68°43'07"E
L36	42.03	S32°52'42"E
L37	24.38	N68°43'07"W
L38	15.50	N21°16'53"E
L39	109.00	N68°43'07"W
L40	15.50	S21°16'53"W
L41	10.73	N68°43'07"W
L42	48.66	S21°16'53"W
L43	20.38	N31°18'48"E
L44	18.87	N26°30'48"E
L45	30.64	S29°06'14"E

SOLAR LAND SURVEYING COMPANY
 P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
 TELEPHONE / FAX

PARAN HOMES, LLC

LAND LOT 802, 803, 826 & 827 19th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA

LOT 1-29 BLOCK -

SUBDIVISION SILVER SPRINGS II (FKA GARDEN GATE)

SURVEYED: SLS DRAFTED: PAH DISC #: 1601396.DWG REF: 1400826(X).DWG

PLOTTED: SLS APPROVED: JWS

PLAT BOOK _____ PAGE _____

DEED BOOK _____ PAGE _____

JOB # 16-1396 A

FIELD DATE: 09/16/14 MAP DATE: 04/04/16 SCALE: 1" = 50'

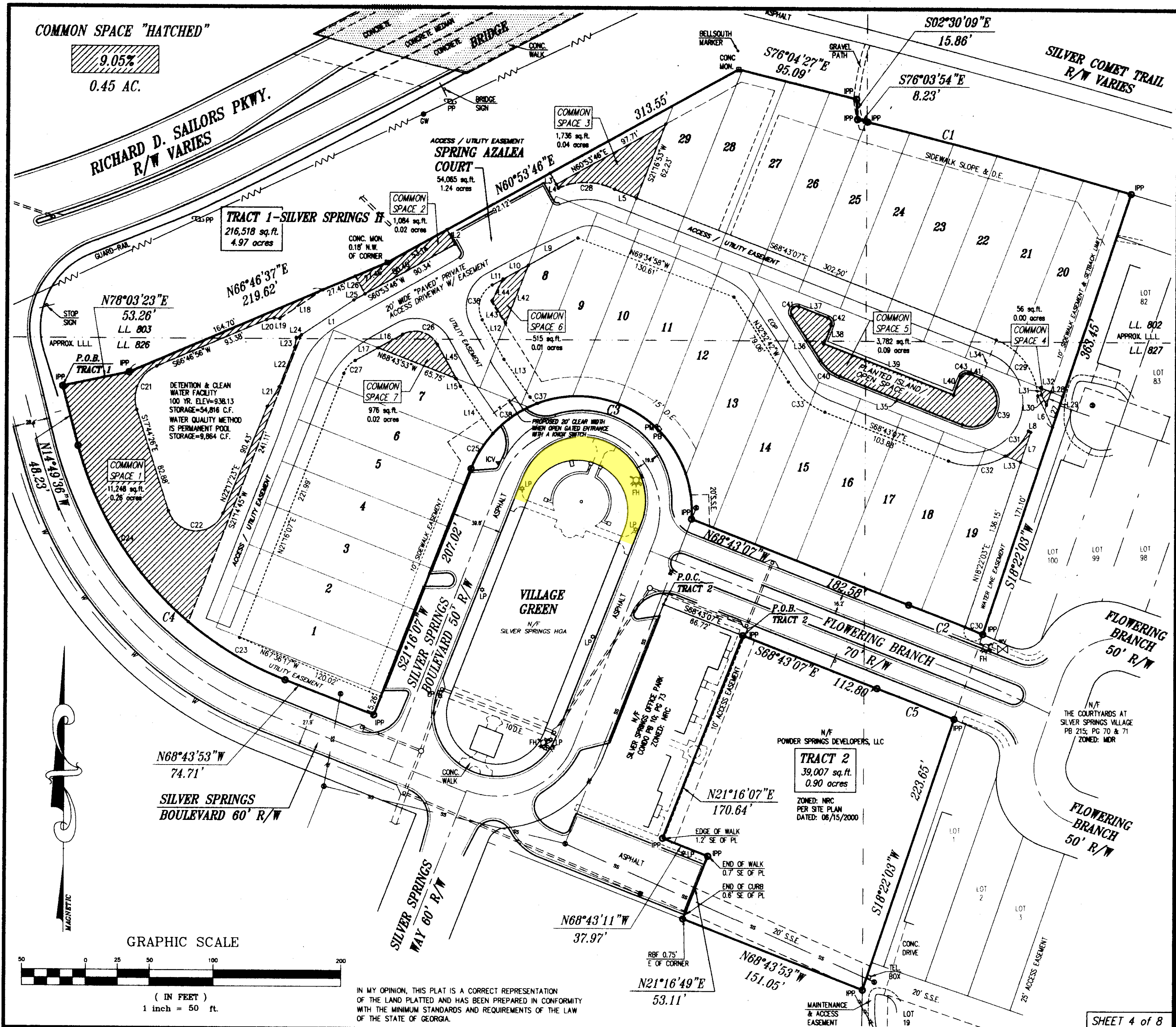
REVISION CITY OF POWDER SPRINGS COMMENTS DATE: 05/12/16

BY: _____

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

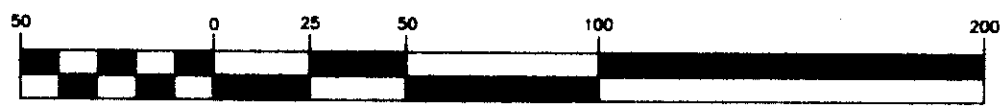




COMMON SPACE "HATCHED"
 9.05%
 0.45 AC.



GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

SOLAR LAND SURVEYING COMPANY
 P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
 TELEPHONE / FAX

FINAL SUBDIVISION PLAT PREPARED FOR:
PARAN HOMES, LLC

LAND LOT: 802, 803, 826 & 827 19th DISTRICT 2nd SECTION UNIT -
 BLOCK -
 LOT 1-29

MAP DATE: 04/04/16
 FIELD DATE: 04/04/16
 SCALE: 1" = 50'

COBB COUNTY, GEORGIA

BY: DATE: 05/12/16

CITY OF POWDER SPRINGS COMMENTS: RLM
 SURVEYED: SLS
 PLOTTED: SLS
 APPROVED: JMS

DISC #: 1601396.DWG
 REF: 1400626(1).DWG

NO. 2109
 J. W. STANZILLIS, JR.
 LAND SURVEYOR

PLAT BOOK: PAGE
 DEED BOOK: PAGE

JOB # 16-1396 A

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

Garden Gate Zoning Stipulations

Exhibit
A
9/25/13

- As used herein, the term "Property" means and includes that certain 4.87 acre site shown as Tract 1 on the Applicant's site plan, dated 8-15-2013 and attached hereto. To the extent that different or additional conditions to said site plan are contained in the following conditions, said different or additional conditions shall control. Additionally, upon review and approval by the city zoning department, said plan may be modified to allow a smaller number of lots. The .90 acre site shown as Tract 2 on said site plan shall remain zoned NRC and subject to all existing zoning conditions not inconsistent with the conditions contained herein.
- Each home constructed on the Property shall provide a two car rear loaded garage; there shall be no front entry garages.
- The Property shall be rezoned to the MDR zoning district classification, and each lot shall contain a minimum of 4,725 square feet.
- Each lot on the Property shall have a minimum frontage of 35 feet.
- Each home on the Property shall have a minimum 2,000 square feet of heated and cooled living space.
- The applicant or owner shall seek and obtain design review, lighting plan approval, and preliminary plat approval for the proposed homes within 90 days of approval of this application by the Mayor and City Council.
- The applicant or owner shall apply for and secure a building permit for at least one residential structure on the Property by June 18, 2014. In the event no such building permit is obtained, the zoning classification of the entire Property shall, without further action from the City, revert to the NRC zoning district classification consistent with the original site plan approval.
- The applicant or owner shall comply with all requirements of (including alley widths and gating) and receive approval from, the Cobb County Fire Marshal's office prior to preliminary plat approval.
- Prior to the sale of any lot, the applicant or owner shall record restrictive covenants which shall include a mandatory homeowner's association ("HOA") responsible for the ownership, upkeep and maintenance of all common areas, including the amenity, entrance and retention or detention pond areas, which areas shall be defined by the covenants and delineated on the final plat. To the extent this responsibility requires access easements to the common areas, such access easements shall be delineated on the final plat. The applicant, owner and any subsequent developer or builder agrees to strictly enforce the provisions of the covenants until responsibility for maintenance of the common areas, is transferred from the Applicant or owner to the HOA. The covenants shall be substantially similar to the attached covenants, with modifications as approved by the City Attorney. If Silver Springs Village homeowner's association votes to allow the lot owners in the development proposed to be constructed on the Property to join

Monday, September 23, 2013 1 | Page

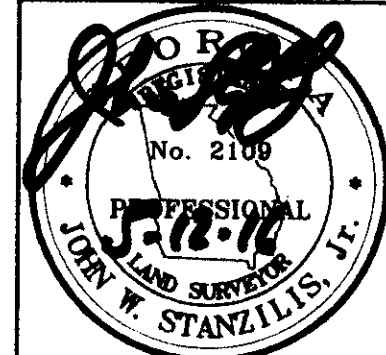
Garden Gate Zoning Stipulations

- the Silver Springs Village HOA, the requirements for a separate amenity area and separate covenants may be removed through a change in zoning stipulations.
- All property owners shall become and remain members of the HOA and shall abide by all covenants applicable to the Property.
 - The homes shall have a side yard setback of 0 feet and a minimum of 10 feet shall be maintained between the homes.
 - There shall be a continuous sidewalk along the front of the homes within the development, but no sidewalk connection to lot 82 of the Courtyards of Silver Springs. The sidewalk on Flowering Branch shall tie into the existing sidewalk for Silver Springs Village development, and shall be maintained by the Garden Gate HOA established for the governance of the Property.
 - All previous zoning stipulations applicable to the Property not in conflict herewith shall remain in full force and effect.
 - Except as varied herein, the applicant and owner shall comply with all requirements of the Unified Development Code.
 - The height of the homes to be constructed upon the Property shall be transitioned from the existing one story homes in Silver Springs Village to the one-half story to two story homes proposed by the applicant as shown in the attached renderings.
 - No lot on the property shall have a front set back that exceeds 20 feet.
 - The applicant or owner shall include an amenity package in the area(s) designated as such on the site plan dated 8-15-2013. The amenity package shall include those features displayed in photographs submitted by the applicant (gazebo, fire pit, swing and fountain) and attached hereto and shall be a part of the common area maintained by the HOA. The site plan shall also include the specification of required open space under Section 4-15 of the UDC, as well as a certification of the amount of open space provided pursuant to the site plan. Additionally, said site plan shall delineate the location of each 400 square foot private yard or patio per the requirements of Section 4-12 of the UDC.
 - In addition to any annual dues, at the time of closing for each lot, the purchaser of the lot shall pay to the HOA an initiation fee in an amount that is the greater of \$1000 or the amount set forth in the covenants of the HOA.
 - No action by the City on this application obligates the City to acquire any offsite easements for the Property.
 - All residential and nonresidential plans, exterior materials and building colors are subject to design review approval and shall be consistent with and complementary to the existing residential and nonresidential development of the adjoining Silver Springs Village development. The models and elevations shall be complementary to the existing development and subject to design review approval by Mayor and Council prior to

Monday, September 23, 2013 2 | Page

PLAT BOOK: 275 PG: 671
REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA

SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE / FAX		THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.	
FIELD DATE: 08/16/14 DATE: 04/04/16 SCALE: 1" = 50' COBB COUNTY, GEORGIA	MAP DATE: 04/04/16 DATE: 05/12/16 BY: RLM	REVISION: CITY OF POWDER SPRINGS COMMENTS UNIT: 19th DISTRICT 2nd SECTION BLOCK: 827 LOT: 1-29	SUBDIVISION: SILVER SPRINGS II (FKA GARDEN GATE) SURVEYED: SLS PLOTTED: SLS APPROVED: JMS
FINAL SUBDIVISION PLAT PREPARED FOR: PARAN HOMES, LLC		DRAFTED: PAH DISC #: 1801396.DWG REF: 14006254(1).DWG	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



PLAT BOOK: 275 PG: 672
 REBECCA KEATON
 CLERK OF SUPERIOR COURT Cobb Cty. GA

Garden Gate Zoning Stipulations

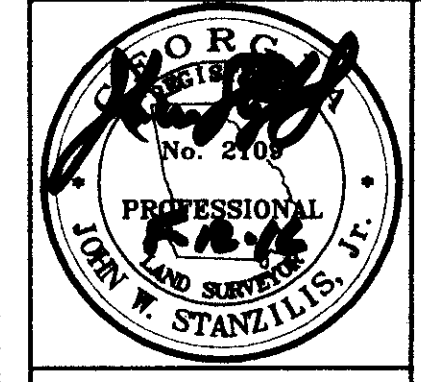
issuance of any land development permits.

22. All nonresidential development shall be confined to the area delineated as Tract 2 on the site plan and shall be oriented perpendicular to the existing office development in the manner as shown on the originally approved site plan dated 6-15-2000. Access to this nonresidential site shall be from Silver Springs Boulevard only, and an interparcel access agreement required by Article 6 of the Unified Development Code shall be executed and recorded prior to the issuance of any the land development permit for the Property, or any portion thereof. All nonresidential structures shall be consistent with and complementary to the existing adjoining nonresidential structures in design, material and color. A landscape plan shall be developed for the Property that shall include a buffer and screening on the eastern boundary adjacent to the residential unit at Silver Springs Village, and a landscape strip fronting Flowering Branch Dr. There shall be no vehicular access to the nonresidential site, or any portion thereof, from Flowering Branch. The nonresidential portion shall only include office uses, and the following uses: specialty boutique stores, specialty food store, snack shop (such as coffee shop) and drop-off dry cleaner (no coin operated laundry).
23. The applicant or owner is responsible to pay for any and all design, engineering and construction of any connection to the Silver Comet Trail. The City will cooperate with applicant or owner in seeking approval from Cobb County for any such connection. The applicant or owner shall pay for any fees that the County or others may assess for approving any connections to the Silver Comet Trail.
24. The detention pond for the Property shall be titled in the name of, and conveyed to, the HOA by separate deed recorded simultaneously with the final plat. Said pond shall be heavily landscaped, screening the pond from public view. A comprehensive stormwater management plan shall be filed with the City as required by the Unified Development Code and shall specifically set forth a maintenance schedule that shall be implemented in perpetuity by the HOA.
25. The development of the Property shall strictly conform to the site plan dated 8-15-2013 and attached hereto, except as modified by these stipulations.
26. The final plat for the Property shall delineate all potable water and sanitary sewer easements that shall be granted to the City for maintenance of said water and sewer infrastructure. The plat shall delineate all common, parking, amenity, retention or detention and entrance areas and sidewalks that shall be the responsibility of the HOA and not the City. The plat shall delineate those areas that are property of the adjoining Silver Springs Village development, including the Village Green.
27. The Applicant and owner and HOA shall at all times provide the City sanitation department the gate access code for entry to the rear of the homes for sanitation services. The access drive shall have sufficient turning radii to access the parking area to the rear of the lots, and the drives and lot shall meet all construction and material specifications and processes that will support the weight of the sanitation trucks, subject

Garden Gate Zoning Stipulations

to approval by the public works director. There shall be sufficient radius at lot 7 to allow forward and backward movement behind lots 1-7, subject to approval by the public works director. The maintenance of the private access drive shall be the responsibility of the HOA in perpetuity and the HOA shall not hold the City liable for any maintenance issues related to the process of garbage collection and the ingress, egress and all movement of the sanitation vehicles, whether those vehicles are operated directly by the city or by the city's sanitation service provider.

28. Before any permit other than for the model home is issued, the amenity area of the fire pit, gazebo, swing and fountain (consistent with the attached photos) shall be completed.
29. Prior to review and approval of the land disturbance permit, the site plan dated 8/15/2013 shall be revised as follows: (1) correct the set back dimensions of front 5'; rear 25' and side 0 with a 10-foot separation between units; (2) identify the location and dimensions of the required 20% open space that does not include the detention pond or yards of individual lots; (3) extend the sidewalk on Silver Springs Boulevard to Richard D. Sailors Parkway; (4) identify the location of the fencing required in paragraph 31 of these stipulations; (5) show the sidewalk located on private property instead of public right of way.
30. No open swale or drainage ditch shall exist on the Property; all required drainage shall be conveyed in a storm drain pipe.
31. Applicant shall install on the eastern boundary of Tract 2 and on the eastern boundary of Lots 19 and 20 of Tract 1 a picket, wrought iron or similar decorative style fence not taller than 4 feet in height beginning three feet behind the proposed sidewalk and extending north approximately 325 feet on Tract 1 and south approximately 185 feet on Tract 2. The fence shall be subject to design review by staff and shall include a column or similar design feature on Flowering Branch that will serve to mark the entrance to the Courtyards of Silver Springs. Landscaping shall be installed along the fence in the front yards of Lot 19 of Tract 1 and in the front yard of Tract 2.



PLAT BOOK _____ PAGE _____
 DEED BOOK _____ PAGE _____

JOB # 16-1396 A

FINAL SUBDIVISION PLAT PREPARED FOR:

PARAN HOMES, LLC

FIELD DATE: 04/09/16
 MAP DATE: 04/04/16

SOLAR LAND SURVEYING COMPANY
 P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
 TELEPHONE / FAX

SCALE 1" = 50'
 COBB COUNTY, GEORGIA

REVISION
 CITY OF POWDER SPRINGS COMMENTS

LAND LOT 802, 803, 826 & 827 19th DISTRICT 2nd SECTION

LOT 1-29 BLOCK -- UNIT --

SUBDIVISION SILVER SPRINGS II (FKA GARDEN GATE)

SURVEYED: SLS DRAFTED: PAH

PLOTTED: SLS DISC # 1601396.DWG

APPROVED: JWS REF: 1400626(1).DWG

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO UNNAMED PERSONS, PERSONS, OR ENTITY WITHOUT EXPRESS REIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

PLAT BOOK: 275 PG: 673
 REBECCA KEATON
 CLERK OF SUPERIOR COURT Cobb Cty. GA

City Council Council Minutes December 2, 2013

Adams, was present. Mr. Adams explained that he was planning to open a Retail Package store on C H James Parkway. No one spoke for or against the application. Mr. Calhoun closed the hearing. Mayor Vaughn asked Mr. Adams if he was aware of the Council's zero tolerance towards selling alcohol to minors. Mr. Adams stated that he is aware and had taken the Cobb County alcohol awareness course.

Rosalyn Neal made a motion to approve. Cheryl Sarvis seconded, motion carried 3-1 (Nancy Hudson opposed).

PZ-13-036 Variances for open space and tree canopy; Land Lots 802, 803, 826, and 827 Fallwood Builders-Garden Gate Subdivision.

Richard Calhoun opened a public hearing. Chet Tisher was present representing Fallwood Builders. Mr. Tisher explained that this development was started in 2000 and the builder is ready to complete the last phase. He stated that the builder was planning to start the phase three years ago but the economic conditions were not conducive to moving forward. Since the time they built the original subdivision the city has adopted a Unified Development Code (UDC). Fallwood Builders is now trying to finish the subdivision that was built prior to the adoption of the UDC. He stated that they want to blend in with the rest of the community with similar houses, setbacks and green space. They want to keep the streetscape the same. Mr. Tisher said that in order to blend with the rest of the community, they need to have some variances approved. The two variances they were seeking were to change the open space requirement from 20% to 25 acres. The other variance was for the tree canopy from 10% to 147 trees.

Kenneth Lane, 3566 Lilac Springs Dr spoke in opposition. He stated that he would like to see the Council follow the recommendation of the Planning and Zoning Commission.

Marilyn Rytkowski asked how much is 20% of the development and Mr. Tisher stated that 20% represented 1 acre.

Mr. Calhoun closed the public hearing.

Rosalyn Neal made a motion to approve the variances, Nancy Hudson seconded, motion carried 4-0.

PZ-13-032 Special Use - Grace Baptist Church Church use-recreational area; LI 675 - 5790 Powder Springs Dallas Rd.

Mr. Calhoun opened a public hearing. Michael Elliott was present for Grace Baptist Church. Mr. Elliott explained that the church wants to have another recreational field. Chris Wizner read the proposed stipulations. 1. That the approval is specific to Grace Baptist Church. 2. That a lighting plan be approved by the Mayor and Council prior to

City of Powder Springs Page 1 Printed on 12/2/13

PZ 14-016
Rezoning - Change in Conditions of Approval - Garden Gate Development - Remove Building Permit Deadline - City Initiated Application

Motion to Approve a Change in Conditions of Zoning to remove the original zoning stipulation that required issuance of a building permit before June 2014.

PZ 14-017
Rezoning - Light Industrial to Mixed Use - 3825 Siniard Street; Land Lot 872 - City Initiated

Motion to Approve Rezoning from LI to MXU, with the knowledge and consent of the property owner, property located at 3825 Siniard Street subject to the following conditions:

1. Prior to development of the subject property, the property owner shall submit a site plan consistent with the mixed use zoning district, integrating a well planned mixture of uses appropriate for the site.
2. Plans must also be submitted to the Cobb County Fire Marshal to initiate the occupancy process.

PZ 14-018

Variance - Lot Dimensions & Standards - 5000 and 5020 McNeel Industrial Way; LI 675 - Jack Kiger and Jim Talley

Motion to Approve Variance to reduce the Lot Size to allow two resulting Light Industrial properties with less than 40,000 square feet, subject to the following conditions:

1. The applicant/owner (Mr. Kiger) and the tenant/purchaser (Mr. Talley) each grant cross access easements for purposes of public safety and submit the cross access easement, recorded plat and deed to the City by October 1, 2014.
2. Applicant/owner and successors in interest shall submit plans for review and comment if there is any work that will be conducted near Florence Road due to the subdivision of property (CCMWA owns a 20" PCCP water main on the western side of Florence Road).
3. Violations of the conditions will render the approval null and void and the use vacated from the property.

Page 3 of 5

City of Powder Springs
 City Council Meeting
 June 2, 2014
 Exhibit A

Stipulations

SOLAR LAND SURVEYING COMPANY
 P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
 TELEPHONE / FAX

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

FIELD DATE: 04/09/16	MAP DATE: 04/04/16	SCALE: 1" = 50'	COBB COUNTY, GEORGIA
REVISION	DATE	BY	DATE
CITY OF POWDER SPRINGS COMMENTS	RLM		05/12/16
LAND LOT 802, 803, 826 & 827	19th DISTRICT	2nd SECTION	UNIT --
LOT 1-29	BLOCK --		
SUBDIVISION SILVER SPRINGS II (FKA GARDEN GATE)			
SURVEYED: SLS	DRAFTED: PAH		
PLOTTED: SLS	DISC #: 1601366.DWG		
APPROVED: JMS	REF: 1400626(1).DWG		

FINAL SUBDIVISION PLAT PREPARED FOR:
PARAN HOMES, LLC

PLAT BOOK -- PAGE --
 DEED BOOK -- PAGE --

JOB # 16-1396 A

PZ 16-004 Zoning - Garden Gate - Landscape Buffer
 Because the Garden Gate development within Silver Springs Village will become a part of the Silver Springs Village neighborhood and HOA, this application is initiated by the City on behalf of the builder and HOA to remove the previously required landscape buffer that would have provided a physical separation and screening between the new homes and existing homes.
Mr. Kendall King with Paron Homes also present to address this zoning request.
Staff recommends removal of stipulation 31 of the September 2013 zoning action with conditions:

1) That a letter is received from the Silver Springs Village Homeowner Association requesting removal of the landscaping requirement.
 Stipulation was met as the letter from the Silver Springs Village HOA was received in accordance with the stipulation.
 No discussion was held.
 A motion was made by Sarvis, seconded by Wisdom, that this Rezoning was approved. The motion carried by the following vote:
 Yes: 5 - Sarvis, Hudson, Dawkins, Wisdom, and Bordelon

PZ 16-003 Change in Zoning Conditions for the Sweetwater Landing - City Initiated Application
 Land Lots 825, 826, 876, 877, 878, 900, 901 Public Streets. This application initiated by the City will establish the streets within the subdivision as public rather than private streets.
City Initiated Request
Staff recommends a motion to approve of a change in conditions of zoning to allow public streets and to maintain the approved front setback as 10 feet from back of sidewalk and 20 feet from back of curb.
 No discussion held.
 A motion was made by Dawkins, seconded by Sarvis, that this Rezoning was approved. The motion carried by the following vote:
 Yes: 5 - Sarvis, Hudson, Dawkins, Wisdom, and Bordelon

PZ 15-015 Rezoning - Change in Conditions of Approval - Garden Gate Development - 1) Removal of requirement for gate from approved site plan, 2) If existing HOA permits, allow Garden Gate to join Silver Springs Village HOA- City Initiated Application
Stipulation: Must be part of the existing HOA of Silver Springs to waive inclusion of new amenities with new development.
 A motion was made by Sarvis, seconded by Wizner, that this Rezoning was approved. The motion carried by the following vote:
 Yes: 4 - Sarvis, Hudson, Neal, and Wizner

8. City Manager and City Council Reports
No Reports Provided by the City Manager or Council Members except as noted below:
 Council Member Wisner - Invited everyone of the Candidate Forum on Thursday, 9/24 at 7 PM at the Ford Center
 Council Member Neal - congratulated Mr. Paul Stewart on his DAPS appointment
 Mayor Vaughn - extended condolences to the family of Ms. Virginia Reagan, a long serving Asst. Council Member, who passed away unexpectedly

9. Executive Session, if called for purposes of Real Estate, Litigation or Personnel Matters
No Executive Session Called

10. Adjournment
 A motion was made by Neal, seconded by Hudson, that this was approved. The motion carried by the following vote:
 Yes: 4 - Sarvis, Hudson, Neal, and Wizner

SOLAR LAND SURVEYING COMPANY
 P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
 TELEPHONE / FAX

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

FINAL SUBDIVISION PLAT PREPARED FOR:
PARAN HOMES, LLC

LAND LOT 802, 803, 826 & 827 19th DISTRICT 2nd SECTION UNIT --
 BLOCK --

LOT 1-29

SUBDIVISION SILVER SPRINGS II (FKA GARDEN GATE)

MAP DATE: 04/04/16
 FIELD DATE: 08/16/14
 SCALE: 1" = 50'

COBB COUNTY, GEORGIA

REVISION: CITY OF POWDER SPRINGS COMMENTS: RIM

DATE: 05/12/16

BY: [Signature]

SURVEYED: SLS
 PLOTTED: SLS
 APPROVED: JWS

DRAFTED: PAH
 DISC #: 1601396.DWG
 REF: 1400626(1).DWG

