TABLE OF DEDICATION STREET NAME LENGTH IN L.F. TILLMAN WAY (50' R/W) BOWMAN LANE (50' R/W)

DEVELOPMENT SUMMARY PULTE HOME COMPANY, LLC PROPOSED USE: SINGLE FAMILY RESIDENTIAL JURISDICTION: CITY OF POWDER SPRINGS COBB COUNTY, GA

OPEN SPACE: 3.22 ACRES SITE AREA: 11 65 ACRES DENSITY: 5.0 UNITS / ACRE

SETBACKS: FRONT: REAR: SIDE: PARKING CALCUATIONS: 0.5 SPACES/UNITS (64) = 32 SPACES PROVIDED PARKING = 32 SPACES DRIVEWAY LENGTH - 22' (FROM B.O.C. / SW

TO BUILDING)

LOCATION MAP 1" = 2000

© 2023 GASKINS + LECRAW, INC 1266 POWDER SPRINGS RD SW MARIETTA, GA 30064 PHONE www.gaskinslecraw.com LSF001371 **REVISIONS:**

PREPARED IN THE OFFICE OF:

DATE

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAN SHOWN AND 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 PAULDING COUNTY DEVELOPMENT STANDARDS

JASON A. HOPKINS, GEORGIA REGISTERED LAND SURVEYOR NO. 3215

OWNER'S CERTIFICATION AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I DO HEREBY CONVEY TO COBB COUNTY, GEORGIA ALL WATER MAINS, WATER LINES, SANITARY SEWER LINES AND THE LIKE TO FUNCTION AS PART OF THE COBB COUNTY WATER SYSTEM AND FURTHER CONVEY ALL STREETS AND RIGHTS-OF-WAY AND MAJOR STORMWATER EASEMENTS INDICATED AS STORMWATER STRUCTURES TO THE FIRST JUNCTION BOX OR WHERE WATER COMBINES WITH A PRIVATE SYSTEM, SHOWN HEREON IN FEE SIMPLE TO THE CITY OF POWDER SPRINGS AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS PARKS WATERCOURSES DRAINS FASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. DRAINAGE EASEMENTS AND STORMWATER PONDS ARE DEDICATED TO ALLOW WATER TO FLOW AND ARE TO BE MAINTAINED BY THE OWNER OF THE PROPERTY. IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS. LEURTHER RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS AND COBB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING: ON ACCOUNT OF THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, WATER MAINS, SEWER LIENS, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF POWDER SPRINGS AND COBB COUNTY SHALL NOT BE LIABLE TO

ME MY HEIRS SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OF DAMAGES PESULTIN 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: PULTE HOME COMPANY, LLC

OWNER'S ADDRESS: 2475 NORTHWINDS PKWY., SUITE 600 ALPHARETTA, GA 30009

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 DIRECTOR OF PUBLIC WORKS

COBB COUNTY WATER SYSTEM APPROVAL

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

COBB COUNTY WATER SYSTEM

MAYOR, CITY OF POWDER SPRINGS

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

SURVEYOR'S CERTIFICATION

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.

S

ADL

SCALE & NORTH ARROW:

THE ORIGINAL SURVEYOR'S DOCUMENT.

JASON A. HOPKINS

AS SURVEYOR FOR GASKINS + LECRAW, INC.

CALL BEFORE YOU DIG

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

SURVEY INFO: IELD DATE: 11-16-23 12-07-23

02303065.A03 FINAL PLAT

BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING

ANY ADJACENT LOT OR PUBLIC ROADWAY. 2. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY

OWNERS. THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL

GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS. 4. THERE ARE NO KNOWN ENCROACHMENTS IN STORMWATER EASEMENTS.

HOA TO MAINTAIN LANDSCAPING IN THE RIGHT OF WAY. 6. GUEST PARKING IS THE RESPONSIBILITY OF THE HOA.

CLERK OF THE SUPERIOR COURT

RECORDING INFORMATION

COBB COUNTY WATER SYSTEM NOTES: 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

2. WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER

COUNTY CODE SEC. 122-125. 3. WATER AND SEWER UTILITIES WITHIN THE CITY OF POWDER SPRINGS RIGHT OF WAY WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY CCWS.

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

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

THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION

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

ZONING NOTES:

1. PER SEC. 5-64 OF THE UDC, FLOOR PLANS AND BUILDING ELEVATIONS SHALL NOT BE REPEATED AT A RATE GREATER THAN THE SAME PLAN AND ELEVATION ONCE EVERY FIVE BUILDING LOTS ALONG THE SAME STREET FRONTAGE, NOR ANY FOUR BUILDING LOTS ACROSS THE STREET. THE UNITS SHOULD BE FURTHER DIFFERENTIATED BY VARYING THE SELECTION OF ARCHITECTURAL MATERIALS WITHIN THE APPROVED ELEVATIONS. ANY RESIDENTIAL SUBDIVISION, TOWNHOME OR CONDOMINIUM DEVELOPMENT AND MULTI-FAMILY COMPLEX SHALL BE REQUIRED TO SUBMIT A COPY OF THE APPROVED PLAT OR SITE PLAN DENOTING OR IDENTIFYING MODEL NAMES ARTICLE 5, SITE AND ARCHITECTURAL DESIGN REVIEW, POWDER SPRINGS UNIFIED DEVELOPMENT CODE 181 OR ARCHITECTURAL ELEVATIONS (WHICH MUST ACCOMPANY THE PLAT OR SITE PLAN AS ATTACHMENTS) THAT DEMONSTRATES COMPLIANCE WITH THIS SECTION. THE DESIGNER RESPONSIBLE FOR PREPARING THIS EXHIBIT DEMONSTRATING COMPLIANCE SHALL ALSO CERTIFY THAT THE MODEL NAMES OR ARCHITECTURAL ELEVATIONS REFERENCED MEET THE

REQUIREMENTS OF SECTIONS 5-53, 5-57, 5-62 AND 5-63 OF THE UDC. 2. ALL LOTS WILL BE FRONT LOADED. NO LOTS SHALL BE REAR LOADED AS REQUIRED BY THE ZONING STIPULATIONS.

FIRE NOTES:

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

NO GATE SHALL BE INSTALLED WITHOUT FIRE MARSHAL APPROVAL ANY STAIRS OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY FIRE

MARSHAL'S OFFICE PRIOR TO CONSTRUCTION 4. ALL COBB COUNTY FIRE MARSHAL INSPECTION ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMO.ORG

ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (CCDS 503.01.02) THIS SITE MEETS GUEST PARKING REQUIREMENTS. EACH DWELLING

AT THE RATE OF 0.5 SPACES PER DWELLING UNIT.

UNIT WILL HAVE A TWO CAR GARAGE WITH A DRIVEWAY OF 22 FEET

LONG AND 20 FEET WIDE. ADDITIONAL GUEST PARKING IS PROVIDED

FIRE DEMO / CONSTRUCTION NOTES:

THE STATE OF GEORGIA

1. MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE

2. THE OWNER AND DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH THE IFC 3308 AND NFPA 241 AS ADOPTED BY

WEIGH, FLOOD HAZARD AMAIL SARBIET !

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MAP REVISED

OTHER PLOCES MICHEL

CURVE TABLE						
CURVE #	BEARING	DISTANCE	RADIUS	ARC		
C1	S 741519" E	247.42'	175.00'	274.79		
C2	N 74°15′19" W	176.73'	125.00'	196.28		
C3	S 13°21'47" W	86.96°	64.02'	95.59°		
C4	N 7678'01" W	91.77*	63.81	102.41		
C5	N 39°05'44" W	19.47'	63.81	19.54		
C6	N 68°22'04" W	44.69'	63.81	45.66'		

C7 | S 74°25'40" W | 36.69' | 63.81'

LINE TABLE					
LINE #	BEARING	DISTANCE			
L1	N 15°22'31" E	14.24'			
L2	S 7474'22" E	14.14'			
L3	S 15°45'38" W	14.14			
L4	N 13°32'36" E	14.63'			
L5	S 76°30'54" E	13.77'			
L6	N 74°57'51" W	14.15			
<i>L7</i>	N 30°00'37" W	15.78°			
L8	S 30°00'28" E	13.35'			
<i>L9</i>	S 34°25'59" E	21.72'			

C/L CURVE DATA					
NO.	DA TA				
1	$\triangle = 89^{\circ}58'06''$ $R = 150.00'$ $L = 235.54'$ $T = 149.92'$				
(2)	$\triangle = 86'57'17''$ $R = 38.00'$ $L = 57.67'$ $T = 36.03'$				
(3)	$\triangle = 93'00'34''$ $R = 38.00'$ $L = 61.69'$ $T = 40.05'$				

DECLARATION OF

, RECORDED

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL

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

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE <u>AE</u>; ACCORDING TO F.E.M.A. (F.I.A., COMMUNITY NUMBER # 130056 , MAP NUMBER

WETLANDS SHOWN WITHIN THE BOUNDARY OF THIS SITE (SHADED AREAS) ARE PROTECTED BY FEDERAL LAW AND ARE UNDER THE JURISDICTION OF THE UNITED STATES CORPS OF ENGINEERS. DISTURBANCE OF THESE WETLAND AREAS MUST BE APPROVED PRIOR TO ANY ACTION.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY, USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/50,942; ANGULAR ERROR: 01" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/842,777 . MATTERS OF TITLE ARE EXCEPTED.

GPS NOTES:

DATUM IS NAVD 88.

13067C0089G DATED DECEMBER 16, 2008

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2023

CTHORNESS PRINCIPLY MICHIGANI 175 ethal their factor factors Burder, Driding Space, Florid House, Date, Spring St. Spring, Spring Florid House, of Street Spring, Spring Spring, Spring Spring, Spring Spring, Spri (I) And the final flames are all the section in the final flames are are under only one on the final flames are are under only one on the final flames are are under only one on the final flames are are under only one on the final flames are are under only one on the final flames are are under only one on the final flames are are under only one of the final flames are are under only one of the final flames are are under only one of the final flames are are under only one of the final flames are are an increased and the final flames are are are also are also are are also are are also ar UNIV. SERVICE SHOULD SHOW IN NO. AND ADDRESS OF THE PARTY SHOWS AND ADDRESS OF THE PARTY SHOW BECOME PT THE SECRET STATE OF THE PARTY OF T DANGER A STATE OF THE COMMENT OF THE STATE ASSESSED AS THE COMMENT OF THE COMMENT Mach digressions on the last color. NUMBER OF STREET SAME NUMBER OF STREET SAME AND STREET SAME OFFECTOR SATELY, IN RECOGNATION TO THE PARK I A CHARLES WAS RECORD TO THE PARK THE PA To extend of that recipies a author of the committee, contact year frequency of the below That is contact traject of 1 this expension. PANEL 0009G FIRM FLOOD INSURANCE RATE MAP COBB COUNTY. GEORGIA
AND INCORPORATED AREAS PANEL 89 OF 252 DERNOC SAME SEE ACTA

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

THIS PLAT IS SUBJECT TO

, COBB COUNTY DEED RECORDS.

PLAT PURPOSE STATEMENT:

ORDERS AND/OR CITATION.

IN DEED BOOK

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

COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED

, PAGES

OWNER / DEVELOPER:

PULTE HOME COMPANY, LLC 2475 NORTHWINDS PKWY., SUITE 600 ALPHARETTA, GEORGIA 30009 24-HOUR CONTACT: STEVEN GRESHAM

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

GEORGIA REGISTERED LAND SURVEYOR NO. 3215

OFFICE DATE:

JOB #: OF 5 CLERK OF THE SUPERIOR COURT

RECORDING INFORMATION

City of Powder Springs 4426 Marietta Street Powder Springs, GA 30127

March 21, 2022

Printed on 4/5/2022

City of Powder Springs

Meeting Minutes - Final

Albert Thurman

City Council

Council Members:

Henry Lust, Doris Dawkins, Dwayne Green, Patrick Bordelon, Patricia

Monday, March 21, 2022 Patricia Vaughn Cultural Arts Center & VIA ZOOM

Onsite at Patricia Vaughn Cultural Arts Center - 4181 Atlanta Street

Pre-Meeting 6:30pm

Join Zoom Meeting Meeting ID: 838 4195 0045 https://us06web.zoom.us/j/83841950045 Dial: 1-929-205-6099

1. Call to Order

Mayor Thurman called the meeting to order at 7:00 pm. All Council Members were present on site. Also present were City Attorney Richard Calhoun (Via Zoom), City Manager Pam Conner and City Clerk Kelly Axt were on site.

Staff in attendance: Lance Cadwell, Tina Garver, Shaun Myers, Tamara Newkirt, Travis Sims and Bill Tanks.

2. Invocation and Pledge of Allegiance

Invocation was led by Council Member Green and the Pledge of Allegiance by Council Member Bordelon.

3. Approval of Minutes

Council Agenda Minutes 03/07/2022 Council Work Session Minutes 03/16/2022

A motion was made by Dawkins, seconded by Wisdom, that Council Agenda Minutes 03/07/2022 and Council Work Session Minutes 03/16/2022 be approved. The motion carried by the following vote:

Yes: 5 - Dawkins, Wisdom, Bordelon, Lust, and Green

4. Mayor's Comments

City Council

City of Powder Springs

Mayor Thurman echoed the congratulatory sentiments of Council. Mayor Thurman discussed that he attended a GMA Trustee Board meeting about money management.

5. Public Reports | Presentations

Chief Cadwell introduced to Council, Executive Assistant Tracey Provitt and Mayor Thurman

City of Powder Springs Printed on 4/5/2022

Meeting Minutes - Final

however, all recreation areas or applicable green space must meet ADA requirements for

accessibility. Silver Comet Trail approved and designed prior to issuance of LDP.

City Council **Meeting Minutes - Final**

6. Citizens Comments

Joyce Corn, of 4016 Finch Road, discussed her opposition to the PZ 22-008 variance request

7. City Attorney

swore in Officer Paul Philpot.

A. Consent Agenda

RES0 22-041 A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A VENDOR

APPLICATION WITH ACE HARDWARE FOR THE REPAIR OF SMALL EQUIPMENT USED BY THE PUBLIC WORKS DEPARTMENT IN ITS MAINTENANCE OF FACILITIES AND RIGHTS OF WAY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RES0 22-042 A RESOLUTION AUTHORIZING THE TEMPORARY CLOSURE OF BROAD STREET ON THE FIRST AND THIRD THURSDAY EVENINGS FROM APRIL

THROUGH SEPTEMBER TO ACCOMMODATE A FARMER'S MARKET; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESO 22-043 A RESOLUTION ACCEPTING THE DEDICATION OF CERTAIN

PROPERTY LOCATED WITHIN THE SILVER SPRING RESIDENTIAL DEVELOPMENT; EXPRESSLY DISCLAIMING THE ACCEPTANCE OF OTHER ITEMS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESO 22-044 A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO ITS PARTNERSHIP IN EDUCATION

AGREEMENT WITH TAPP MIDDLE SCHOOL; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Approval of the Consent Agenda

A motion was made by Dawkins, seconded by Green, to approve the Consent Agenda as read by City Attorney Richard Calhoun. The motion carried by the following vote:

Yes: 5 - Dawkins, Wisdom, Bordelon, Lust, and Green

B. Regular Agenda | Public Hearing

City of Powder Springs Printed on 4/5/2022 Page 2

ORD 22 AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE WITH <u>-005</u> REGARDING THE PROCEDURES FOR CALLING AND CONDUCTING PUBLIC HEARINGS; TO REPEAL CONFLICTING UNIFIED DEVELOPMENT CODE; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. 1st Reading 3/7/22 2nd Reading 3/21/22 No discussion held. A motion was made by Bordelon, seconded by Green, that this Ordinance 22-005 be adopted. The motion carried by the following vote: Yes: 5 - Dawkins, Wisdom, Bordelon, Lust, and Green PZ 21--049 Rezoning Request: 5592 Powder Springs Dallas Road. To consider rezoning from LI to PUD-R Kevin Moore, Attorney for Blue River Development LLC, discussed the rezoning application of 11.5 acres of land located on Powder Springs Dallas Road from light industrial to 70 homes (single family and town homes). Mayor and Council asked for confirmation if the streets will be dedicated to the City, will there be connections to the Silver Comet Trail, will grading be verified and if a there is a remedy in case grading doesn't allow for a trail connection. No speakers for or against PZ 21-049. A motion was made by Lust, seconded by Bordelon, that this Rezoning PZ 21-049 be approved. A motion to APPROVE this rezoning request with the following conditions: 1. The applicant shall submit a revised site plan consistent with the Comprehensive Plan concept and compliant with these stipulations for Administrative Review. Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code. The revised site plan shall consider the addition of green space and varying housing types as recommended by the Comprehensive Plan. The applicant shall agree to work with TSW (Comprehensive Plan Consultant) to revise the site plan and architectural features of the structures and shall pay a fee up to \$2500 for this review. 2. The buffer on the southern boundary of the proposed site, adjacent to existing light industrial (LI) use, shall be 85 feet as provided in table 2-4 of the Unified Development Code (UDC) for LI buffer width minimum within setback abutting residential zoning district, unless a smaller buffer is recommended for consideration by TSW. If so, this may be amended by a design review with Mayor and Council. 3. The 85' buffer on the southern boundary shall be planted as provided in table 12-3 of the UDC: eight staggered rows of evergreen trees having a minimum height of eight feet with branching to the ground and planted 30 feet on center. 4. The recreation areas shall connect to the Silver Comet Trail. The applicant shall seek approval from Cobb County to connect recreational areas to the trail. Such area shall be developed with at least one recreational feature, such as a walking trail, pavilion, gazebo, picnic area, swimming pool, playground, or tennis courts. Recreational areas must be outside of any

floodplain area. Any recreation area must be located in an area with a slope of less than 15%;

Meeting Minutes - Final

City Council

City of Powder Springs

March 21, 2022

PREPARED IN THE OFFICE OF:

© 2023 GASKINS + LECRAW, INC.

1266 POWDER SPRINGS RD SW

www.gaskinslecraw.com

LSF001371

REVISIONS:

PHONE -

MARIETTA, GA 30064

March 21, 2022

ADLER LAND LOTS ITY OF POWI

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

SURVE AS SURVEYOR FOR GASKINS + LECRAW, INC.

OWNER / DEVELOPER: PULTE HOME COMPANY, LLC 2475 NORTHWINDS PKWY., SUITE 600

ALPHARETTA, GEORGIA 30009 24-HOUR CONTACT: STEVEN GRESHAM

Printed on 4/5/2022

SURVEYOR'S CERTIFICATION AS REQUIRED BY SUBSECTION (D) OF O.G.C.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 INDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RUI ES 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.

JASON A. HOPKINS GEORGIA REGISTERED LAND SURVEYOR NO. 3215 SCALE & NORTH ARROW:

SURVEY INFO: EVIEWED BY FIELD DATE: 11-16-23 OFFICE DATE: 12-07-23 JOB #: 02303065.A03

2 OF 5

FINAL PLAT

5. All residential units shall have two-car garages, and the parking pads/driveway in front of the garage shall be a minimum of 22 feet in length. 6. The setback are as follows: Front: 15 feet from right-of-way Perimeter: 35 feet setback Between buildings: Minimum of 10 feet Design Review shall be conducted via Administrative Review. 7. Units must be staggered to the extent required by code, they must provide some staggering or variation as approved by an Administrative Design Review. 8. The architectural style and composition of the homes shall consist of traditional architecture on all sides. Variety in the neighborhood will be provided using stone and different shades of brick. All side elevation will contain brick or stone no less than 50% where exposed to the right-of-way. All elevations will contain no less than 50% brick on the front façade. An administrative design review will be required. If front porches are proposed, steps and railing must be decorative and subject to design review by the Community Development director. 9. 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, storm water detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities. 10. 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. Detention pond landscaping and screening plan for around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees. b. Planting plan for 85' buffer adjacent to Existing LI use. 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 degreed 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. i. Compliance with the City's current Tree Preservation & Replacement Ordinance and

City Council **Meeting Minutes - Final** March 21, 2022 11. 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. 12. The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the site plan and the overall proposal as it proceeds through the Plan Review process and thereafter except for 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. 13. 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. All perimeter and roadway buffer areas will either be owned by the HOA or deed restricted with maintenance easements in favor of the HOA. 14. Sidewalk and gutter shall be developed along the Powder Springs Dallas Road frontage. 15. If the development on the site stalls for a period of 6 months or more, the site be replanted per a plan approved by the Community Development Director showing compliance with minimum tree canopy, street trees and buffer requirements. 16. Declarant or any builder construction homes within the proposed community must sell any such home for owner occupancy only. Thereafter, leasing of any units within the entire development, with a minimum lease term of one (1) year. The mandatory homeowners association must maintain records dealing with any lease within the Development, and such records shall be subject to review by the City of Powder Springs personnel with regard to enforcement of this provision limiting the total number of leases within the Development to no more than 7%. The homeowner association shall agree to provide, upon request to the City of Powder Springs, and all information relating to existing leases at the time of any such request by the City. The City shall be named a third-party beneficiary entitles to enforce this provision of the covenants. 17. As part of the land disturbance plan for this development, the developer shall prepare a site plan (with site feasibility reviewed) for the remaining LI zoned area of the parcel 19073400060 showing this area as a continuation of this residential development. Shared access shall be identified on the final plat to accommodate any adjacent future phase of the residential 18. As part of the review for the land disturbance permit, access from Powder Springs Dallas Road shall be examined. The developer shall contribute \$70,000 toward the installation of a

right turn lane at Powder Springs Dallas Road and CH James Pkwy. The fee shall be paid to the

19. Property shall be subdivided from the remaining LI zoned property within 6 months of this

violations must be corrected within 30 days of this approval, or a rezoning application will be

Printed on 4/5/2022

20. All existing code violations must be addressed on the parcel 19073400060. All code

City of Powder Springs prior to the issuance of a land disturbance permit.

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construction and build out of the Residential Community.

substantial conformity to all tree protection measures and the adherence to same during the

Meeting Minutes - Final March 21, 2022 **Meeting Minutes - Final** City Council City Council 4. The site plan shall be subject to the review by the Fire Marshal's Office, and amended required. This stipulation is in addition to any code enforcement action taken on the property. One extension may be granted on this request subject to Mayor and Council approval for good accordingly, for compliance with the following requirements: cause shown. (i) Design of interior streets to provide appropriate access and maneuverability for public safety services and vehicles. 21. All streets shall be public streets. (ii) Compliance with on street parking requirements. 22. Entrance to subdivision be reviewed by City Engineers for location and required off site 5. The approval of following variance requests are included with the approval of the rezoning request to PUD-R. 1. Variance to Section 2-15. To allow an overall tract size of 1.85 acres The motion carried by the following vote: 2. Variance to Section 8-70 (b) to allow hammer head streets. A dead-end street other than a cul-de-sac shall not be allowed. Hammer heads on site plan considered dead ends. Yes: 5 - Dawkins, Wisdom, Bordelon, Lust, and Green 6. All residential units shall have two-car garages, and the parking pads/driveway in front of PZ 22--002 Rezoning Request: 4385 Walton Street. To consider rezoning from R-15 to PUD-R, the garage shall be a minimum of 25-feet in length. the property within the 19th District, 2nd Section, Land Lot 903, Cobb County, 7. The setback are as follows: Front: 15 feet from right-of-way Perimeter: 25 feet setback Peter Bright, of Capital City Properties LLC, discussed the redesigned site plans with regards Between buildings: Minimum of 15 feet to the buffers, site lines and aesthetics of the town homes. Mr. Bright addressed Ms. Boettcher's questions regarding traffic, hours of construction and rental units. Design Review shall be conducted via Administrative Review. 8. Units must be staggered to the extent required by code, they must provide some staggering Council Members asked the applicant to elaborate on the elevations of the building and the or variation as approved by an Administrative Design Review. price point. 9. The architectural style and composition of the homes shall consist of traditional Kim Boettcher, of 4309 Atlanta Street, expressed her concerns if a traffic study had been conducted, the hours of construction and if rentals are allowed. architecture on all sides, consistent with the product images submitted. Variety in the neighborhood will be provided using stone and different shades of brick, and by mixing front facades of 50% brick and 100% brick as shown in submitted product images. All side and No other speakers for or against PZ 22-002. rear elevation will contain brick or stone no less than 50% where exposed to the right-of-way. A motion was made by Bordelon, seconded by Dawkins, that this Rezoning PZ 22-002 be All elevation will contain no less than 50% the front façade. An administrative design review approved. A motion to APPROVE this rezoning request with the following conditions: 1. The stipulations and conditions set forth herein shall replace and supersede in full any and 10. All areas located in the undisturbed stream buffer shall be placed in a conservation all prior stipulations and conditions in whatsoever 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 R-15 to PUD-R with total site acreage of approximately 11. The creation of a mandatory Homeowners' Association ("HOA") and the submission of 1.85 acres. Declaration of Covenants, Conditions and Restrictions ("CCRs") during the Plan Review process, which shall include, among other components, strict architectural controls. The 2. The applicant shall submit a revised site plan compliant with these stipulations for mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, Administrative Review. The revised site plan shall be in substantial conformity to site plan open space areas, sidewalks, community areas, storm water detention and/or water quality prepared by Capital City Properties LLC, dated 02.01.2022. Site Plan must be consistent with ponds, lighting, the entrance to the Residential Community and any amenities. PUD-R regulations and all other applicable regulations identified in the Unified Development Code. The revised site plan shall consider the addition premium amenities and staggering of 12. The submission of a landscape plan during the Plan Review process which shall be subject units. The applicant shall agree to work with TSW (Comprehensive Plan Consultant) to revise to review and approval by the Community Development Director. Additionally, the landscape the site plan, to determine amenities features, and architectural features of the structures, and plan shall include, but not necessarily be limited to, the following: shall pay a fee up to \$2500 for this review. Additionally, this review will include potential a. Detention pond landscaping and screening plan for around the proposed detention and increased green space or rear entry units. water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees. b. Planting plan for a twenty-five-foot (25') landscape buffer around the perimeter of the 3. The recreation areas shall feature premium amenities. Such area shall be developed with at Subject Property. least one recreational feature such as a pavilion, gazebo, picnic area, swimming pool, c. Compliance with landscape section renderings/elevations which will be submitted under playground, or tennis courts; in addition to the walking trails. Recreational areas must be separate cover during the Plan Review process. outside of any floodplain area. Any recreation area must be located in an area with a slope of d. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered less than 15%; however, all recreation areas or applicable green space must meet ADA Landscape Architect or a degreed Horticulturist and shall identify open space areas; requirements for accessibility. landscaped common areas; and other components of the proposed Residential Community which Printed on 4/5/2022 City of Powder Springs City of Powder Springs City Council Meeting Minutes - Final March 21, 2022 City Council Meeting Minutes - Final will be further identified during the Plan Review process. per a plan approved by the Community Development Director showing compliance with e. The installation of underground utilities and the utilization of decorative lighting themed minimum tree canopy, street trees and buffer requirements. to the architectural style and composition as above mentioned. 20. Any portion of the recreational area in the undisturbed buffer shall remain undisturbed. f. All HVAC, mechanical systems and home utilities within the community shall be screened Any trail located in the impervious buffer shall be impervious. by way of fencing and/or landscaping. g. Entry signage for the proposed Residential Community shall be ground-based, The motion carried by the following vote: monument-style, landscaped, lighted and irrigated. h. The installation of landscaped front, side and rear yards. Yes: 5 - Dawkins, Wisdom, Bordelon, Lust, and Green 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. PZ 22--003 Rezoning Request: Lewis / Oglesby Road. To consider rezoning from CRC to PUD-R, the property located at 4596 Lewis Road and 4401 Oglesby Road (portion) 13. A third-party management company shall be hired to manage the day-to-day operations of and C.H. James parkway, within the 19th District, 2nd Section, Land Lots 1049 and the HOA and shall also be responsible for the management of all Association monies as well as 1050, Cobb County, Georgia. insuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities. No discussion held. No speakers for or against PZ 22-003. 14. The Community Development Director shall have the authority to approve minor A motion was made by Lust, seconded by Dawkins, that this Rezoning PZ 22-003 be tabled to modifications to these stipulations, the architectural renderings/elevations, the site plan and April 18, 2022. The motion carried by the following vote: the overall proposal as it proceeds through the Plan Review process and thereafter except for Yes: 5 - Dawkins, Wisdom, Bordelon, Lust, and Green 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 Annexation Petition: Dugger Drive. To consider annexing into the city limits of Powder same or in a more restrictive zoning district. Springs, the property located at Austell Powder Springs Road, Dugger Drive, Smith c) Increase the height of a building which is adjacent to property which is zoned in the same Drive, and Frank Aikin Road within the 19th District, 2nd Section, Land Lots 1019 or more restrictive zoning district. and 1020, Cobb County, Georgia. d) Change access locations to different rights-of-way. 15. Walton Street Road frontages will be heavily and professionally landscaped with emphasis First Reading: 01/18/22 Second Reading: 02/07/22 - Tabled to 3/21/22 on maintaining or installing a screen of tall evergreens to obscure the visibility of the town homes from the street. Additionally, landscaping along road frontages may include the use of Kevin Moore, Attorney for Dossey LLC, discussed the application of 33 acres in the County berms, fencing, and substantial plant material to provide for visual screening. All perimeter identified for annexation in the Comprehensive Plan. and roadway buffer areas will either be owned by the HOA or deed restricted with maintenance easements in favor of the HOA. A motion was made by Lust, seconded by Wisdom, that this Ordinance 22-001 be adopted. The 16. Requirement for sidewalk and gutter to be developed along the Walton Street will be motion carried by the following vote: reviewed at the time of Land Disturbance Permitting; and where applicable shall connect to or improve what may already exist. Yes: 5 - Dawkins, Wisdom, Bordelon, Lust, and Green 17. Declarant or any builder construction homes within the proposed community must sell any PZ 22--001 Rezoning Request: Dugger Drive. To consider rezoning from R-20 and GC in the such home for owner occupancy only. Thereafter, leasing of any units within the entire County and R15 in the City, to PUD-R in the City. The property located at Austell development, with a minimum lease term of one (1) year. The mandatory homeowners association must maintain records dealing with any lease within the Development, Powder Springs Road, Dugger Drive, Smith Drive, and Frank Aikin Road in the 19th and such records shall be subject to review by the City of Powder Springs personnel with District, 2nd Section, Land Lots 1019 and 1020, Cobb County, Georgia. regard to enforcement of this provision limiting the total number of Related Annexation Petition: ORD 22 - 001 leases within the Development to no more than 5%. The homeowner association shall agree to provide, upon request to the City of Powder Springs, and all information relating to existing Kevin Moore, Attorney for Dossey LLC, discussed the applicants proposed application for 105



March 21, 2022

Printed on 4/5/2022

March 21, 2022

Printed on 4/5/2022

JASON A. HOPKINS

single family detached homes.

Associated matter ORD 22-001.

City of Powder Springs

No other speakers for or against PZ 22-001.

motion to APPROVE with the following conditions:

A motion was made by Lust, seconded by Green, that this Rezoning PZ 22-001 be approved. A

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ADLER

CALL BEFORE YOU DIG

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SCALE & NORTH ARROW:

SURVEY INFO: IELD DATE: OFFICE DATE:

11-16-23 12-07-23 02303065.A03 FINAL PLAT 3 OF 5

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City of Powder Springs

leases at the time of any such request by the City. The City shall be

named a third-party beneficiary entitles to enforce this provision of the covenants.

improvements necessitated by this development. All streets shall be public streets.

18. Traffic impacts will be reviewed as part of the LDP process. Applicant agrees to off site

19. If the development on the site stalls for a period of 6 months or more, the site be replanted

Printed on 4/5/2022

CLERK OF THE SUPERIOR COURT

RECORDING INFORMATION

OWNER / DEVELOPER:

PULTE HOME COMPANY, LLC 2475 NORTHWINDS PKWY., SUITE 600

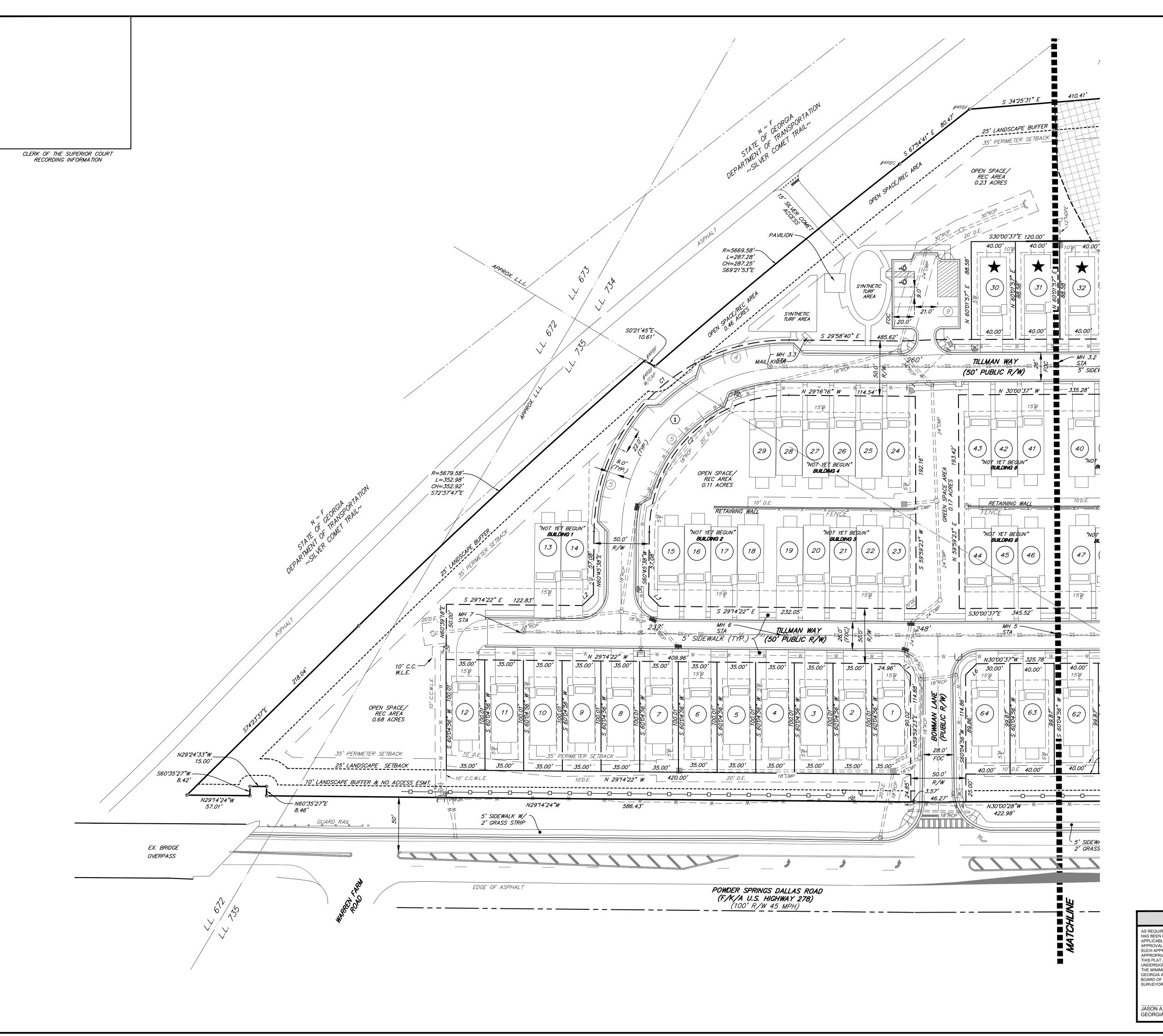
ALPHARETTA, GEORGIA 30009

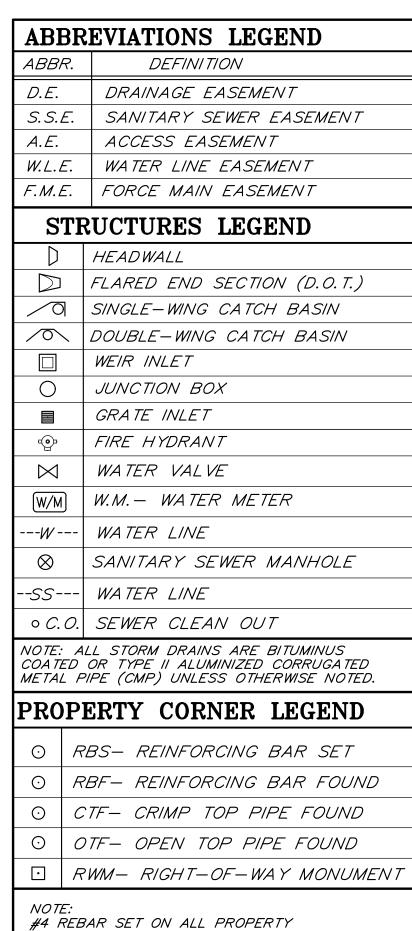
24-HOUR CONTACT: STEVEN GRESHAM

AS SURVEYOR FOR

GASKINS + LECRAW. INC.

JOB #:





COMPLIANCE WITH POWDER SPRINGS ARTICLE 10, SEC. 10-43 IS REQUIRED. ELEVATION CERTIFYING LOWEST FLOOR ELEVATION AND THE HEATING AND CONDITIONING EQUIPMENT IS SUFFICIENTLY ELEVATED WILL BE PROVIDED FOR LOTS 30—32;

CORNERS UNLESS OTHERWISE NOTED.

OWNER / DEVELOPER:

PULTE HOME COMPANY, LLC 2475 NORTHWINDS PKWY., SUITE 600 ALPHARETTA, GEORGIA 30009

SURVEYOR'S CERTIFICATION 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.

GEORGIA REGISTERED LAND SURVEYOR NO. 3215

AS SURVEYOR FOR GASKINS + LECRAW, INC.

GASKINS +LECRAW © 2023 GASKINS + LECRAW, INC. 1266 POWDER SPRINGS RD SW MARIETTA, GA 30064 PHONE www.gaskinslecraw.com LSF001371 **REVISIONS:**

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CALL BEFORE YOU DIG

Know what's below.

Call before you dig.

SCALE & NORTH ARROW:

NORTH ARROW

SCALE: 1" = 40'

SURVEY INFO:

11-16-23 OFFICE DATE: 12-07-23 02303065.A03

> FINAL PLAT 4 OF 5

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