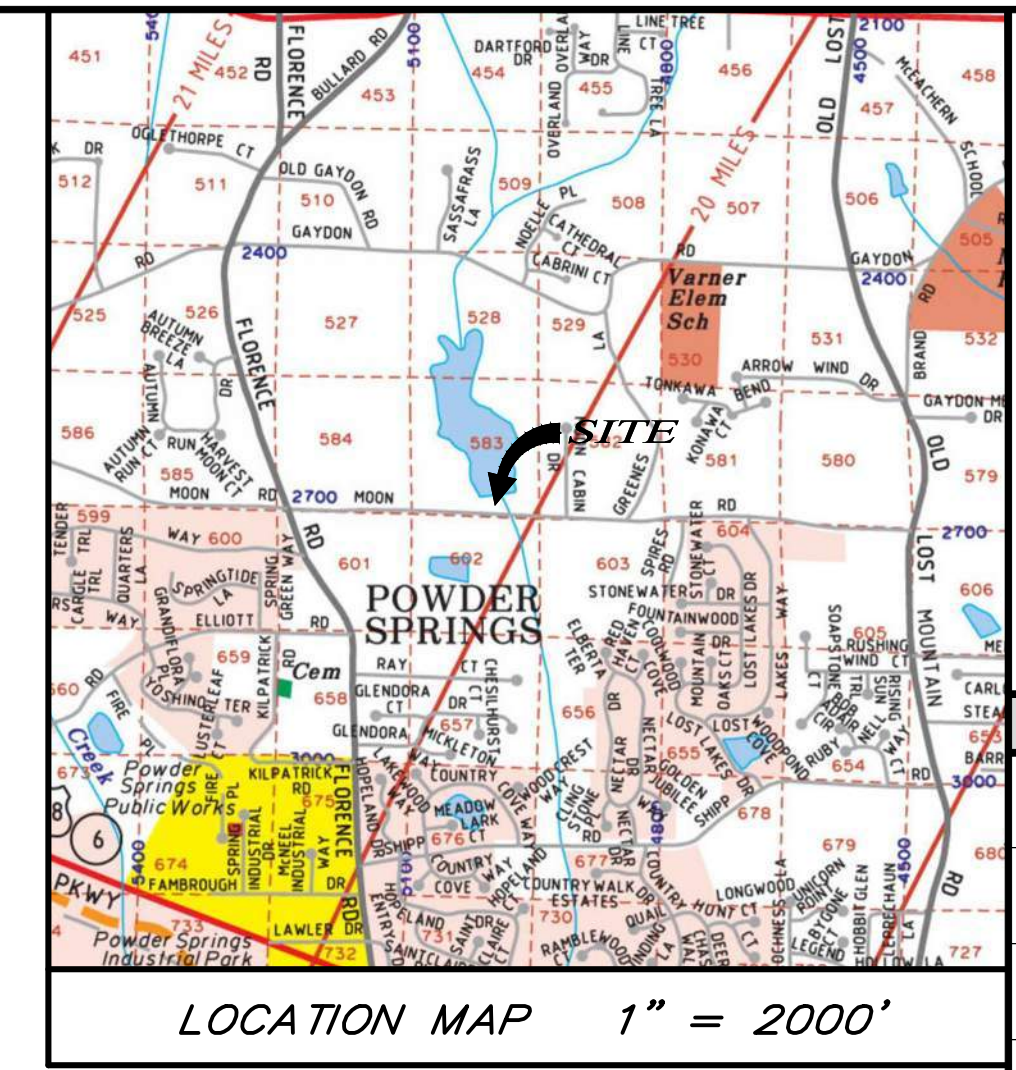


TABLE OF DEDICATION table with columns: STREET NAME, LENGTH IN L.F.

DEVELOPMENT SUMMARY table with columns: OWNER, JURISDICTION, LOTS, OPEN SPACE, SITE AREA, DENSITY, ZONING, PROPOSED USE, SETBACKS, PARKING CALCULATIONS



REVISIONS:

REVISIONS table with columns: REV #, DATE, DRAWN BY, CHECKED BY

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

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

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...

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.CCFMO.ORG

COBB COUNTY WATER SYSTEM NOTES:

- 1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS...

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES) ARE LOCATED UTILIZING RADIO FREQUENCY TECHNIQUE...

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA...

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

CURVE TABLE with columns: CURVE #, BEARING, DISTANCE, RADIUS, ARC

LINE TABLE with columns: LINE #, BEARING, DISTANCE

C/L CURVE DATA table with columns: NO., DATA

FIRE DEMO / CONSTRUCTION NOTES:

- 1. MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE

GPS NOTES:

- 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88. 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...

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130056, MAP NUMBER # 13067C0089G DATED DECEMBER 16, 2008

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...

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...

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: 1/943,777. MATTERS OF TITLE ARE EXCEPTED.

THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK , PAGES , RECORDED , COBB COUNTY DEED RECORDS.

PLAT PURPOSE STATEMENT:

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

THE 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 ORDERS AND/OR CITATION.

OWNER / DEVELOPER:

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

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION...

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

DATE

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...

OWNER'S NAME: PULTE HOME COMPANY, LLC

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

DATE:

CERTIFICATE OF FINAL PLAT APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO FINAL PLATS HAVING BEEN FULFILLED, APPROVAL OF THIS IS HEREBY GRANTED BY THE POWDER SPRINGS DIRECTOR OF COMMUNITY DEVELOPMENT...

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

DIRECTOR OF PUBLIC WORKS DATE

MAYOR, CITY OF POWDER SPRINGS DATE

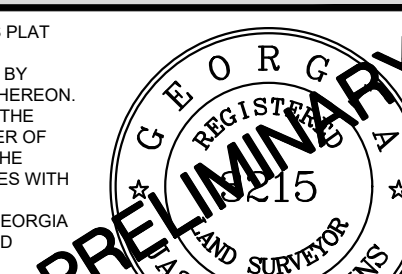
COBB COUNTY WATER SYSTEM APPROVAL

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

COBB COUNTY WATER SYSTEM DATE

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 HEREOF...



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

AS SURVEYOR FOR GASKINS + LECRAW, INC.

FINAL PLAT ADLER SPRINGS LAND LOTS 734 & 735, 19th DISTRICT, 2nd SECTION CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA CLIENT PULTE HOME COMPANY, LLC 2475 NORTHWINDS PARKWAY, SUITE 600 ALPHARETTA, GEORGIA 30009

CALL BEFORE YOU DIG



Know what's below. Call before you dig.

SCALE & NORTH ARROW:

SURVEY INFO:

DRAWN BY: JBS REVIEWED BY: JAH FIELD DATE: 11-16-23 OFFICE DATE: 12-07-23 JOB #: 02303065 A03

FINAL PLAT

City of Powder Springs Meeting Minutes - Final March 21, 2022. Onsite at Patricia Vaughn Cultural Arts Center - 4181 Atlanta Street. Pre-Meeting 6:30pm. Join Zoom Meeting Meeting ID: 838 4195 0045. 1. Call to Order. 2. Invocation and Pledge of Allegiance. 3. Approval of Minutes. 4. Mayor's Comments. 5. Public Reports | Presentations.

City Council Meeting Minutes - Final March 21, 2022. however, all recreation areas or applicable green space must meet ADA requirements for accessibility. 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. 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. 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. 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.

City Council Meeting Minutes - Final March 21, 2022. 6. Citizens Comments. 7. City Attorney. A. Consent Agenda. RESO 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. RESO 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. B. Regular Agenda | Public Hearing.

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 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. 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. 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. 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. 18. As part of the review for the land disturbance permit, access from Powder Springs Dallas Road shall be examined. 19. Property shall be subdivided from the remaining LI zoned property within 6 months of this approval. 20. All existing code violations must be addressed on the parcel 19073400060. All code violations must be corrected within 30 days of this approval, or a rezoning application will be

City Council Meeting Minutes - Final March 21, 2022. ORD 22-005 AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE WITH 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. PZ 21-049 Rezoning Request: 5592 Powder Springs Dallas Road. To consider rezoning from LI to PUD-R. 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. 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. 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%;

OWNER / DEVELOPER: PULTE HOME COMPANY, LLC. SURVEYOR'S CERTIFICATION: AS REQUIRED BY SUBSECTION (D) OF O.G.C.A. SECTION 15-6-67, THIS PLAN 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. JASON A. HOPKINS, AS SURVEYOR FOR GASKINS + LECRAW, INC.

Drawing name: P:\Pulte\SILVER COMETS\SURVEYING\FINAL\ADLER SPRINGS - FNL & ASB.dwg PNL2 Date: 07-2023 12:29pm by: Sally Jordani. CLERK OF THE SUPERIOR COURT RECORDING INFORMATION.

FINAL PLAT ADLER SPRINGS LAND LOTS 734 & 735, 19th DISTRICT, 2nd SECTION CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA CLIENT PULTE HOME COMPANY, LLC 2475 NORTHWINDS PARKWAY, SUITE 600 ALPHARETTA, GEORGIA 30009. CALL BEFORE YOU DIG 811 Know what's below. Call before you dig. SCALE & NORTH ARROW: SURVEY INFO: DRAWN BY: JBS REVIEWED BY: JAH FIELD DATE: 11-16-23 OFFICE DATE: 12-07-23 JOB #: 02303065 A03 FINAL PLAT 2 OF 5

PREPARED IN THE OFFICE OF: GASKINS + LECRAW. © 2023 GASKINS + LECRAW, INC. 1266 POWDER SPRINGS RD SW MARIETTA, GA 30064. REVISIONS: DATE DATE REV # REV # REV TITLE DATE DATE DRAWN BY CHECKED BY.

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

City Council Meeting Minutes - Final March 21, 2022

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 cause shown.

21. All streets shall be public streets.

22. Entrance to subdivision be reviewed by City Engineers for location and required off site improvements.

The motion carried by the following vote:

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

PZ 22-002 Rezoning Request: 4385 Walton Street. To consider rezoning from R-15 to PUD-R, the property within the 19th District, 2nd Section, Land Lot 903, Cobb County, Georgia.

Peter Bright, of Capital City Properties LLC, discussed the redesigned site plans with regards to the buffers, site lines and aesthetics of the town homes. Mr. Bright addressed Ms. Boetcher's questions regarding traffic, hours of construction and rental units.

Council Members asked the applicant to elaborate on the elevations of the building and the price point.

Kim Boetcher, of 4309 Atlanta Street, expressed her concerns if a traffic study had been conducted, the hours of construction and if rentals are allowed.

No other speakers for or against PZ 22-002.

A motion was made by Bordelon, seconded by Dawkins, that this Rezoning PZ 22-002 be 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 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 R-15 to PUD-R with total site acreage of approximately 1.85 acres.

2. The applicant shall submit a revised site plan compliant with these stipulations for Administrative Review. The revised site plan shall be in substantial conformity to site plan prepared by Capital City Properties LLC, dated 02.01.2022. 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 premium amenities and staggering of units. The applicant shall agree to work with TSW (Comprehensive Plan Consultant) to revise the site plan, to determine amenities features, and architectural features of the structures, and shall pay a fee up to \$2500 for this review. Additionally, this review will include potential increased green space or rear entry units.

3. The recreation areas shall feature premium amenities. Such area shall be developed with at least one recreational feature such as a pavilion, gazebo, picnic area, swimming pool, playground, or tennis courts; in addition to the walking trails. 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%; however, all recreation areas or applicable green space must meet ADA requirements for accessibility.

City Council Meeting Minutes - Final March 21, 2022

4. The site plan shall be subject to the review by the Fire Marshal's Office, and amended accordingly, for compliance with the following requirements:
(i) Design of interior streets to provide appropriate access and maneuverability for public safety services and vehicles.
(ii) Compliance with on street parking requirements.

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
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.

6. All residential units shall have two-car garages, and the parking pads/driveway in front of the garage shall be a minimum of 25-feet in length.

7. The setback are as follows:
Front: 15 feet from right-of-way
Perimeter: 25 feet setback
Between buildings: Minimum of 15 feet
Design Review shall be conducted via Administrative Review.

8. Units must be staggered to the extent required by code, they must provide some staggering or variation as approved by an Administrative Design Review.

9. The architectural style and composition of the homes shall consist of traditional 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 rear elevation will contain brick or stone no less than 50% where exposed to the right-of-way. All elevation will contain no less than 50% the front facade. An administrative design review will be required.

10. All areas located in the undisturbed stream buffer shall be placed in a conservation easement.

11. 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.

12. 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 evergreen trees.
- b. Planting plan for 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

City Council Meeting Minutes - Final March 21, 2022

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 substantial conformity to all tree protection measures and the adherence to same during the construction and build out of the Residential Community.

13. 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.

14. 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 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.

15. Walton Street Road frontages will be heavily and professionally landscaped with emphasis 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 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.

16. Requirement for sidewalk and gutter to be developed along the Walton Street will be reviewed at the time of Land Disturbance Permitting; and where applicable shall connect to or improve what may already exist.

17. 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 5%. 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 entities to enforce this provision of the covenants.

18. Traffic impacts will be reviewed as part of the LDP process. Applicant agrees to off site improvements necessitated by this development. All streets shall be public streets.

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

City Council Meeting Minutes - Final March 21, 2022

per a plan approved by the Community Development Director showing compliance with minimum tree canopy, street trees and buffer requirements.

20. Any portion of the recreational area in the undisturbed buffer shall remain undisturbed. Any trail located in the impervious buffer shall be impervious.

The motion carried by the following vote:

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

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) and C.H. James Parkway, within the 19th District, 2nd Section, Land Lots 1049 and 1050, Cobb County, Georgia.

No discussion held. No speakers for or against PZ 22-003.

A motion was made by Lust, seconded by Dawkins, that this Rezoning PZ 22-003 be tabled to April 18, 2022. The motion carried by the following vote:

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

ORD 22-001 Annexation Petition: Dugger Drive. To consider annexing into the city limits of Powder Springs, the property located at Austell Powder Springs Road, Dugger Drive, Smith Drive, and Frank Aikin Road within the 19th District, 2nd Section, Land Lots 1019 and 1020, Cobb County, Georgia.

First Reading: 01/18/22 Second Reading: 02/07/22 - Tabled to 3/21/22

Kevin Moore, Attorney for Dossey LLC, discussed the application of 33 acres in the County identified for annexation in the Comprehensive Plan.

Associated action PZ 22-001.

A motion was made by Lust, seconded by Wisdom, that this Ordinance 22-001 be adopted. The motion carried by the following vote:

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

PZ 22-001 Rezoning Request: Dugger Drive. To consider rezoning from R-20 and GC in the County and R15 in the City, to PUD-R in the City. The property located at Austell Powder Springs Road, Dugger Drive, Smith Drive, and Frank Aikin Road in the 19th District, 2nd Section, Land Lots 1019 and 1020, Cobb County, Georgia. Related Annexation Petition: ORD 22 - 001

Kevin Moore, Attorney for Dossey LLC, discussed the applicants proposed application for 105 single family detached homes.

No other speakers for or against PZ 22-001.

Associated matter ORD 22-001.

A motion was made by Lust, seconded by Green, that this Rezoning PZ 22-001 be approved. A motion to APPROVE with the following conditions:

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

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 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.G.C.A. SECTION 15-6-67.
JASON A. HOPKINS DATE: AS SURVEYOR FOR GASKINS + LECRAW, INC.

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
© 2023 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE: [REDACTED]
FAX: [REDACTED]
www.gaskinslecrow.com
LSF001371

REVISIONS:
Table with columns: REV #, REV TITLE, DATE, DRAWN BY, CHECKED BY.

FINAL PLAT
ADLER SPRINGS
LAND LOTS 734 & 735, 19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA
CLIENT:
PULTE HOME COMPANY, LLC
2475 NORTHWINDS PARKWAY, SUITE 600
ALPHARETTA, GEORGIA 30009

CALL BEFORE YOU DIG
811
Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

SURVEY INFO:
DRAWN BY: JBS
REVIEWED BY: JAH
FIELD DATE: 11-16-23
OFFICE DATE: 12-07-23
JOB #: 02303065 A03

FINAL PLAT
3 OF 5

Drawing name: P:\Pulte\SILVER.COM\SURVEYS\ING\ADLER SPRINGS - FNL & ASB.dwg PNL3 Date: 07/2023 12:30pm by: Sally Jordan

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

ABBREVIATIONS LEGEND

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

STRUCTURES LEGEND

[Symbol]	HEADWALL
[Symbol]	FLARED END SECTION (D.O.T.)
[Symbol]	SINGLE-WING CATCH BASIN
[Symbol]	DOUBLE-WING CATCH BASIN
[Symbol]	WEIR INLET
[Symbol]	JUNCTION BOX
[Symbol]	GRATE INLET
[Symbol]	FIRE HYDRANT
[Symbol]	WATER VALVE
[Symbol]	W.M. - WATER METER
[Symbol]	WATER LINE
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	WATER LINE
[Symbol]	SEWER CLEAN OUT

NOTE: ALL STORM DRAINS ARE BITUMINUS COATED OR TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) UNLESS OTHERWISE NOTED.

PROPERTY CORNER LEGEND

[Symbol]	RBS- REINFORCING BAR SET
[Symbol]	RBF- REINFORCING BAR FOUND
[Symbol]	CTF- CRIMP TOP PIPE FOUND
[Symbol]	OTF- OPEN TOP PIPE FOUND
[Symbol]	RWM- RIGHT-OF-WAY MONUMENT

NOTE:
#4 REBAR SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

★ 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.

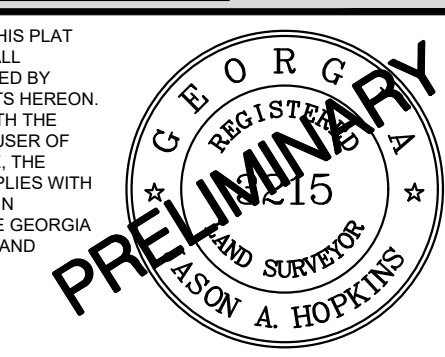
LOT NO.	AREA (SQ. FT.)
1	3454
2	3500
3	3500
4	3500
5	3500
6	3500
7	3500
8	3500
9	3500
10	3500
11	3500
12	3500
30	3543
31	3544
32	3544
55	3862
56	3497
57	3995
58	3995
59	3995
60	3995
61	3995
62	3995
63	3995
64	3945

OWNER / DEVELOPER:

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

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 UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.



JASON A. HOPKINS
DATE: _____
GEORGIA REGISTERED LAND SURVEYOR NO. 3215

AS SURVEYOR FOR
GASKINS + LECRAW, INC.

PREPARED IN THE OFFICE OF:



GASKINS + LECRAW
INC.
© 2023 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30054
PHONE: [REDACTED]
FAX: [REDACTED]
www.gaskinsleccraw.com
LSF001371

REVISIONS:

REV. #	REV. #	REV. #	REV. #	REV. #

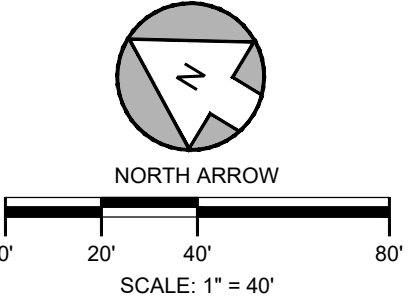
FINAL PLAT
ADLER SPRINGS
LAND LOTS 734 & 735, 19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA
CLIENT
PULTE HOME COMPANY, LLC
2475 NORTHWINDS PARKWAY, SUITE 600
ALPHARETTA, GEORGIA 30009

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



SURVEY INFO:

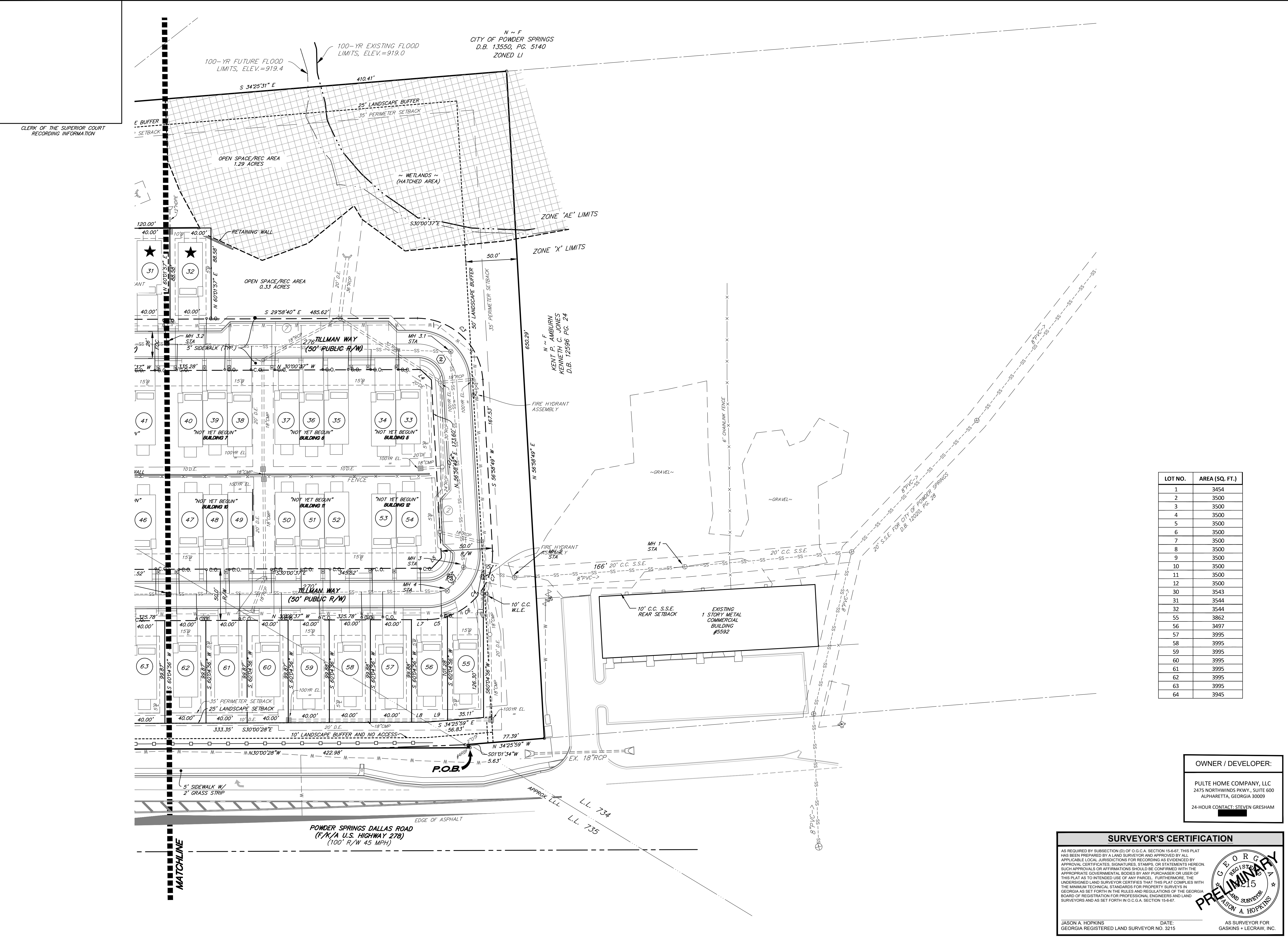
DRAWN BY:	JBS
REVIEWED BY:	JAH
FIELD DATE:	11-16-23
OFFICE DATE:	12-07-23
JOB #:	02303065 A03

FINAL PLAT

4 OF 5

Drawing name: P:\Pulte\ADLER SPRINGS\FINAL\ADLER SPRINGS - FN1 & ASB.dwg PNL1 Date: 07/2023 3:18pm By: Sally Jordan

Drawing name: P:\Pulte\Silver\COMETSURVING\FINAL\ADLER SPRINGS - FNL & ASB.dwg PNL5 Date: 07-2023 3:18pm By: Sally Jordan



LOT NO.	AREA (SQ. FT.)
1	3454
2	3500
3	3500
4	3500
5	3500
6	3500
7	3500
8	3500
9	3500
10	3500
11	3500
12	3500
30	3543
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56	3497
57	3995
58	3995
59	3995
60	3995
61	3995
62	3995
63	3995
64	3945

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

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 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.

DATE: _____ AS SURVEYOR FOR GASKINS + LECRAW, INC.

REGISTRATION NO. 3215
 PRELIMINARY
 JASON A. HOPKINS

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
 © 2023 GASKINS + LECRAW, INC.
 1266 POWDER SPRINGS RD SW
 MARIETTA, GA 30064
 PHONE: _____
 FAX: _____
 www.gaskinslecrow.com
 LSF001371

REVISIONS:

REV #	DATE	REVISION	DRAWN BY	CHECKED BY

FINAL PLAT
ADLER SPRINGS
 LAND LOTS 734 & 735, 19th DISTRICT, 2nd SECTION
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA
 CLIENT: **PULTE HOME COMPANY, LLC**
 2475 NORTHWINDS PARKWAY, SUITE 600
 ALPHARETTA, GEORGIA 30009

CALL BEFORE YOU DIG

Know what's below.
 Call before you dig.

SCALE & NORTH ARROW:

SCALE: 1" = 40'

SURVEY INFO:

DRAWN BY: JBS
 REVIEWED BY: JAH
 FIELD DATE: 11-16-23
 OFFICE DATE: 12-07-23
 JOB #: 02303065 A03

FINAL PLAT
5 OF 5