

Know what's below.
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CERTIFICATE OF PRELIMINARY PLAT APPROVAL
ALL APPLICABLE REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO PRELIMINARY PLATTING HAVING BEEN FULFILLED, APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED BY THE POWDER SPRINGS DIRECTOR OF COMMUNITY DEVELOPMENT AND THE DIRECTOR OF PUBLIC WORKS SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT REGULATIONS.

DIRECTOR OF COMMUNITY DEVELOPMENT (OR DESIGNEE)
DATE: _____

DIRECTOR OF PUBLIC WORKS (OR DESIGNEE)
DATE: _____

THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A DEVELOPMENT PERMIT OR OF A FINAL SUBDIVISION PLAT. THIS CERTIFICATE OF PRELIMINARY PLAT APPROVAL SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL. IF A DEVELOPMENT PERMIT HAS NOT BEEN ISSUED OR A DEVELOPMENT PERMIT HAS BEEN ISSUED BUT DEVELOPMENT ACTIVITY HAS NOT BEEN COMMENCED,

RIDGE PLANNING AND ENGINEERING®
1200 KENNESAW CIRCLE, BLDG A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.938.9000

CONSTRUCTION PLANS
TAPP FARM
(3625 POWDER SPRINGS ROAD)
LAND LOTS 869, 870, 907 & 908
19TH DISTRICT
CITY OF POWDER SPRINGS, GEORGIA

OWNER/DEVELOPER
TRATON HOMES
TRATON HOMES
720 KENNESAW AVE
MARIETTA, GEORGIA 30060
PHONE: 770-427-9064

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 08.01.2021

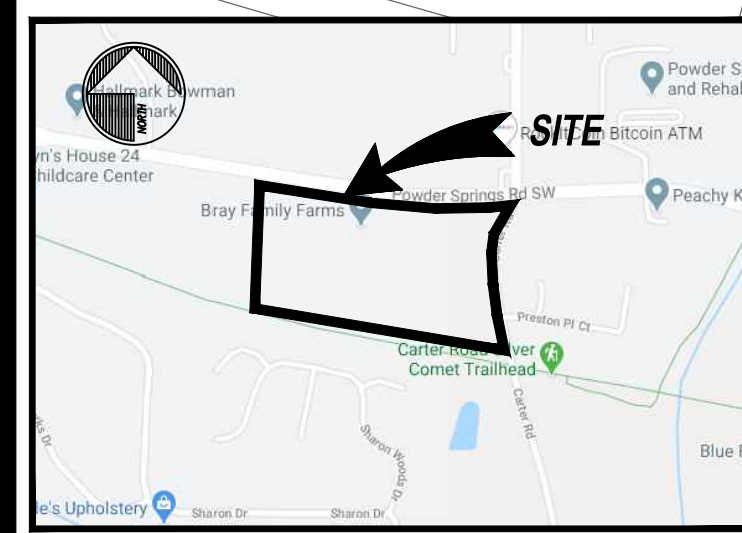


REVISIONS

- 09.02.2020-CITY COMMENTS AND COUNTY COMMENTS
- 12.01.2020-REVISE OCS & STORM PIPE MATERIALS
- 01.21.2021-REVISE ENTRANCE & ADDRESS ZONING COMMENTS
- 03.16.2021-ADD SINGLE WATER SERVICES
- 04.26.2021-REMOVE STORM STRUCTURE 207.4, ADD FLUME
- 05.26.2021-REVISE ENTRANCE, REC AREA & STORM DRAINAGE AT CARTER RD
- 10.22.2021-REVISE SIDEWALKS TO BE 1.5' BEHIND BACK OF CURB; DRIVEWAYS FOR LOTS 38-73 REVISED TO BE 22" BEHIND BACK OF CURB
- 11.22.2021-SIDEWALK REVISION

PRELIMINARY PLAT
C200
19084 SITE NEW.DWG 07/22/2020

N F
1ST SECURITY INVESTORS LP
D.B. 15246 PG. 6219
PARCEL #19087000110
ZONING-L1



LOCATION MAP
SCALE: NTS

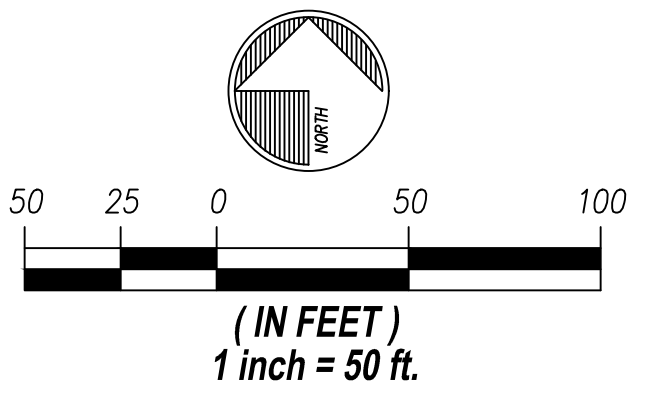
LINE #	LENGTH	BEARING
L2	295.61'	N85° 43' 10"W
L3	248.98'	N80° 25' 54"W
L4	80.37'	S00° 11' 31"W
L5	37.99'	S76° 24' 50"E
L6	43.28'	N30° 50' 54"E
L7	38.52'	S07° 07' 47"E
L8	203.33'	S83° 40' 59"E
L9	122.44'	N00° 52' 33"E
L10	83.57'	N10° 18' 50"W
L11	50.16'	S83° 03' 40"W
L12	111.85'	N89° 07' 27"W
L13	73.83'	N04° 16' 50"E
L1	194.17'	S08° 33' 03"W

CURVE #	RADIUS	LENGTH	DIRECTION	CHORD
C1	3000.00'	276.86'	N83° 04' 31.87"W	276.77'
C2	1500.00'	260.17'	S49° 52' 48.61"W	228.76'
C3	1500.00'	200.55'	S38° 06' 39.29"E	185.95'
C4	1000.00'	126.95'	N67° 13' 02.08"E	118.60'
C5	1600.00'	396.60'	S78° 08' 26.48"E	302.59'
C6	1000.00'	133.61'	S45° 24' 22.85"E	123.89'
C7	1000.00'	166.58'	N48° 35' 47.33"E	147.97'
C8	1000.00'	19.53'	N04° 43' 08.30"W	19.50'
C9	1000.00'	13.64'	S86° 58' 06.71"W	13.63'
C10	125.00'	203.78'	N42° 25' 18.15"W	181.95'

- UTILITY NOTES:**
- DOMESTIC WATER SUPPLY PROVIDED BY COBB COUNTY
 - SANITARY SEWER SERVICE PROVIDED BY COBB COUNTY

- CITY OF POWDER SPRINGS GENERAL NOTES:**
- ANY CONSTRUCTION TRAILERS WILL BE PERMITTED BY THE CITY OF POWDER SPRINGS.
 - SIGNAGE WILL BE PERMITTED SEPARATELY AND WILL COMPLY WITH ARTICLE 7 OF THE UNIFIED DEVELOPMENT CODE.
 - CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY AND MUST BE STORED WITHIN THE SITE.
 - IF MEDIANS/ISLANDS ARE TO BE PLANTED, MINIMUM INTERSECTION SIGHT DISTANCE REQUIREMENTS BE SATISFIED AND WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR THE DEVELOPER. THESE LANDSCAPE MUST HAVE VERIFICATION OF A MINIMUM SIGHT DISTANCE.
 - CONTRACTOR SHALL RESTORE ROADWAY SHOULDERS TO MINIMUM CITY OF POWDER SPRINGS OR COBB COUNTY SPECIFICATIONS.
 - ROADWAY AND DRIVEWAY CROSSINGS SHALL BE BORED AND CASED.
 - DRAINAGE EASEMENTS TO BE MAINTAINED BY HOA
 - ZONING FOR THIS PROPERTY IS PUD-R
 - FRONT, SIDE & REAR YARDS TO BE SOODED.
 - NO VERTICAL STRUCTURES PERMITTED ON PATIOS THAT EXTEND INTO SETBACK.

24 HOUR CONTACT:
BOB HUPP
770.527.3003



PARKING SUMMARY

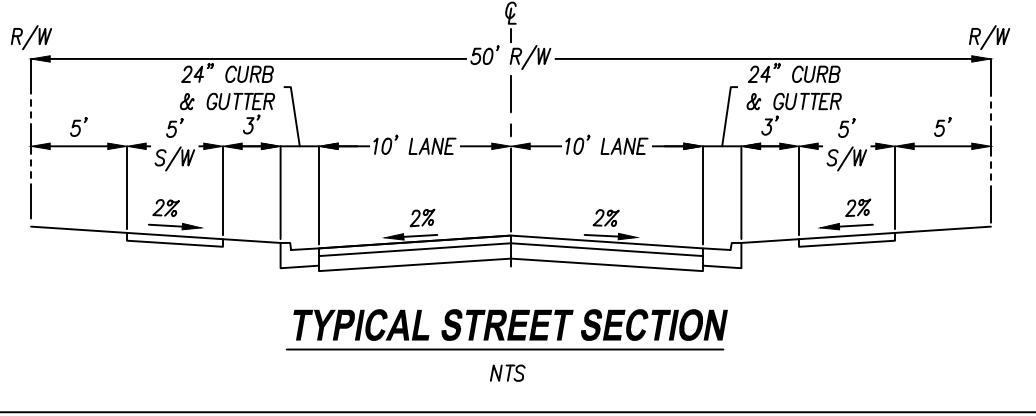
PARKING COMPONENT	PARKING PROVIDED
SINGLE FAMILY RESIDENCE	2 CAR GARAGES
OFF STREET PARKING	2 SPACES/DRIVEWAY
COMMUNITY CENTER (3,500 SF)	55
POOL (SURFACE AREA = 2,100 SF)	

RECREATION AREA/GREEN SPACE CALCULATION

MINIMUM AREA REQUIRED = 1AC(110/50) = 2.20 ACRES	
RECREATION AREA	1.60 AC
GREEN SPACE 1	0.26 AC
GREEN SPACE 2	1.04 AC
TOTAL 2.80 ACRES	

DEVELOPMENT SUMMARY

ZONING	PUD-R
EXISTING ZONING	PUD-R
AREA	20.48 ACRES
SITE AREA	5.36 ACRES (26.1%)
DENSITY	110 UNITS
NUMBER OF UNITS	5.4 UNITS/ACRE
PROPOSED DENSITY	5.4 UNITS/ACRE
SETBACKS	
FRONT	5 FEET
SIDE	5 FEET
REAR	10 FEET
PERIMETER	35 FEET
MAXIMUM BUILDING HEIGHT	35 FEET



NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

NOTE: LOTS 39-41, 45-49, 54, 56, 57, & 61 HAVE REDUCED PATIO DEPTHS IN ORDER FOR THE PATIOS TO REMAIN OUTSIDE OF DRAINAGE EASEMENTS

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

COBB DOT NOTE: PRIVATE CONNECTION FROM SUBDIVISION TO SILVER COMET TRAIL SHALL BE DETERMINED BY THE LAND OWNER OF THE TRAIL AND DISCUSSED AT A LATER TIME.

NO BUILDING PERMITS SHALL BE ISSUED UNTIL A PERMIT FOR THE CONNECTION TO THE SILVER COMET TRAIL IS ISSUED.

ORANGE BARRIER FENCE TO BE PLACED ALONG SILVER COMET TRAIL R/W TO PREVENT ENCROACHMENT DURING CONSTRUCTION