

CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

- NOTES:
- BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
  - 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 CONSIDERED AS EXISTING 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.
  - NO BUILDING PERMITS SHALL BE ISSUED UNTIL A PERMIT FOR THE CONNECTION TO SILVER COMET TRAIL IS ISSUED BY COBB COUNTY.
  - THERE ARE NO KNOWN ENCROACHMENTS IN STORMWATER EASEMENTS.
  - THE CONNECTION TO SILVER COMET TRAIL WILL BE COMPLETED WITH THE PHASE 2 FINAL PLAN.

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 122-12.3.
- WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-12.6.
- 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.

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

TOTAL RECREATION AREA/GREEN SPACE	
MINIMUM AREA REQUIRED = 1 AC.(110/50)	= 2.20 ACRES
RECREATION AREA	1.60 ACRES
GREEN SPACE PHASE 1	1.54 ACRES
GREEN SPACE PHASE 2	1.09 ACRES
	TOTAL 4.23 ACRES

PUBLIC STREET DATA	
STREET NAME	L.F.
SILVERY WAY	1,854'
SPRINGFIELD DRIVE	277'
TAPPERLY DRIVE	319'

DEVELOPMENT SUMMARY	
TOTAL AREA = 20.34 ACRES	
OPEN SPACE AREA = 4.44 ACRES (21.8%)	
TOTAL NO. OF LOTS = 110	
DENSITY / YIELD = 5.37 LOTS PER ACRE	
PRESENT ZONING - PUD-R (CASE PZ: 20-011)	
FRONT SETBACKS = 5'	
SIDE SETBACKS = 5'	
MAJOR SIDE SETBACKS = 5'	
REAR SETBACK = 10'	
PERIMETER SETBACK = 35'	
MAXIMUM BUILDING HEIGHT = 35'	

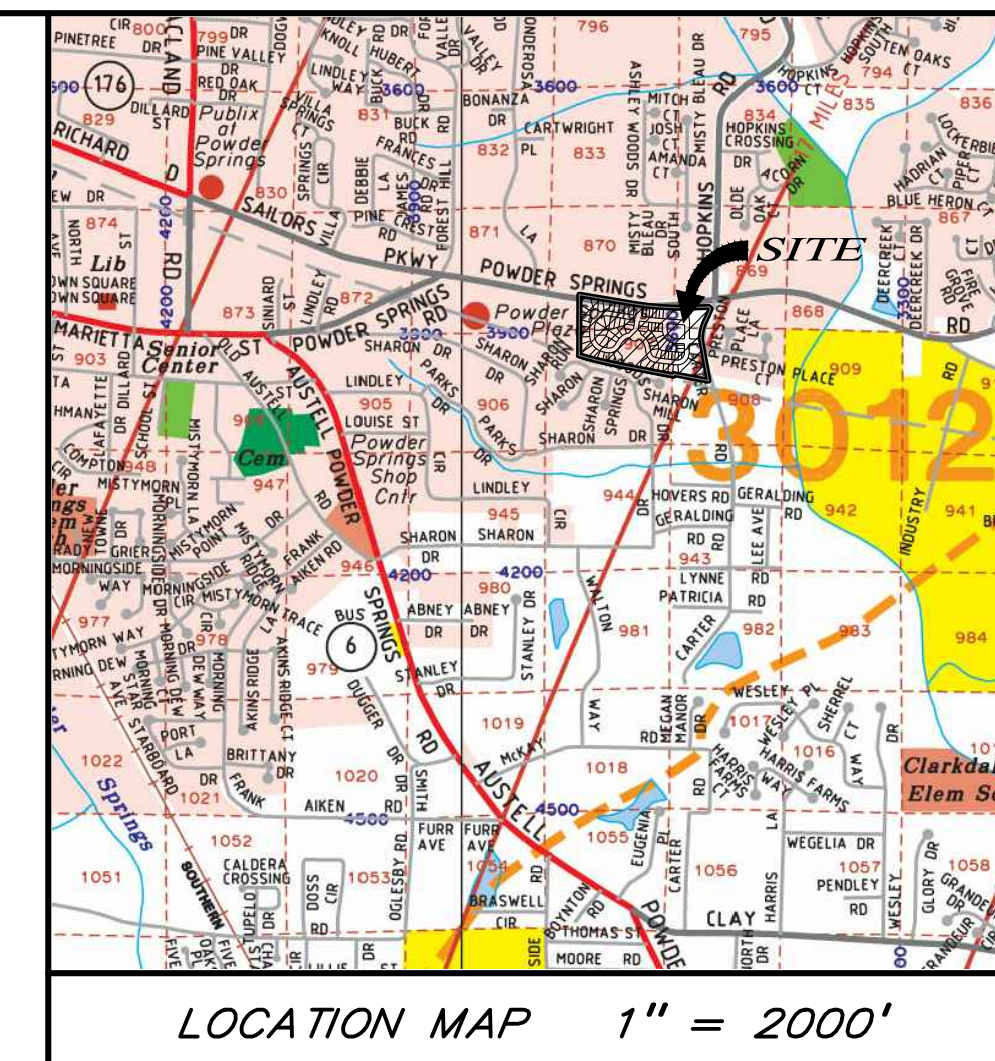
MINIMUM FLOOR ELEVATION (MFE) NOTE:

LOTS 3, 4, 58, 68, 70, 71, 81, 82, 96 AND 97 HAVE MINIMUM FLOOR ELEVATIONS NOTED ON THE LOT

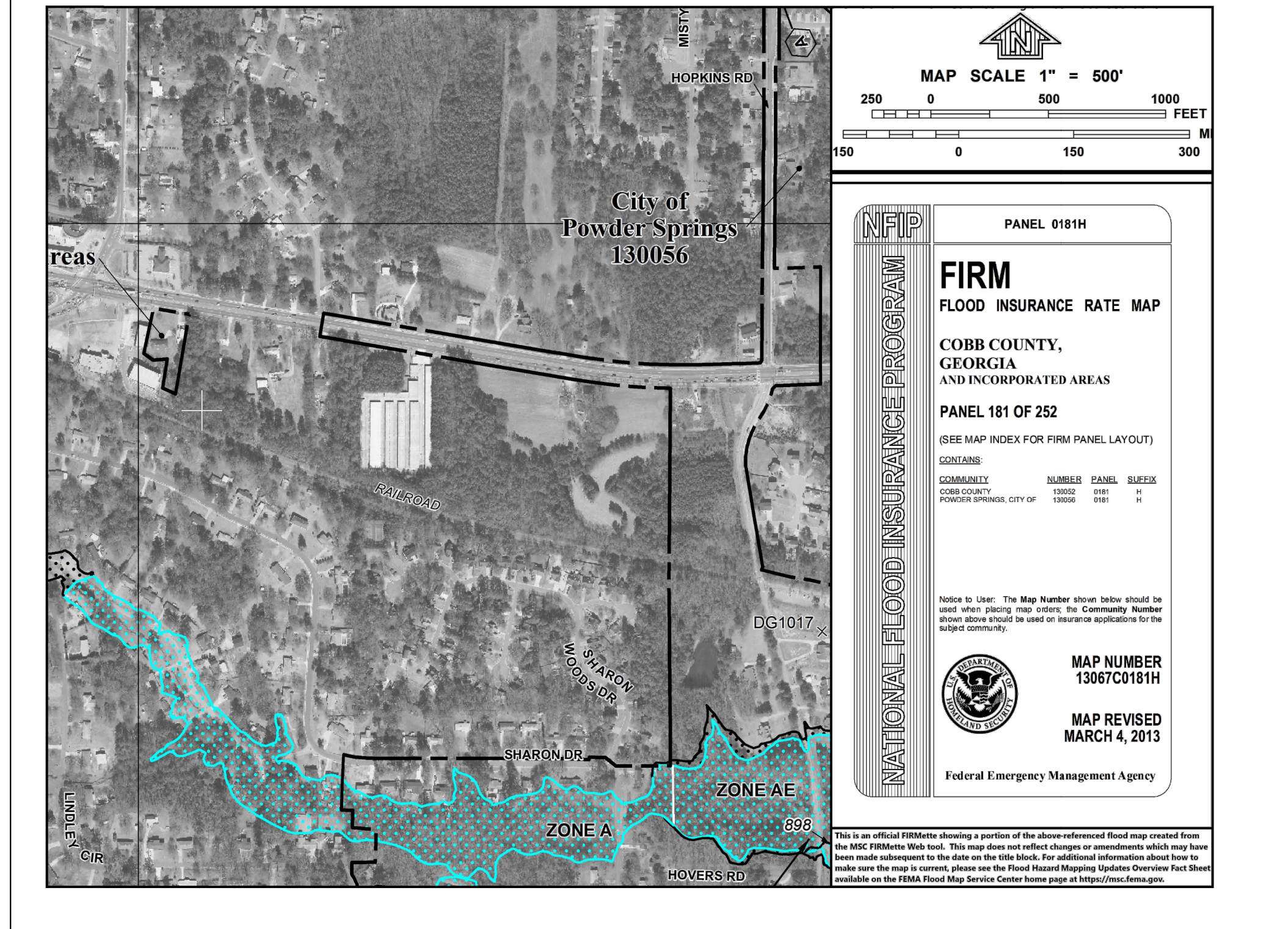
PHASE 1 DEVELOPMENT SUMMARY	
TOTAL AREA = 6.58 ACRES	
OPEN SPACE AREA = 2625 S.F.	
GREEN SPACE AREA = 66,735 S.F.	
STORMWATER DETENTION POND AREA = 1.07 ACRES	
TOTAL NO. OF LOTS = 19	
TOTAL NO. OF TOWNHOMES = 21	

PHASE 2 DEVELOPMENT SUMMARY	
TOTAL AREA = 13.76 ACRES	
OPEN SPACE AREA = 3694 S.F.	
GREEN SPACE AREA = 40,003 S.F.	
AMENITY ARE = 1.60 ACRES	
TOTAL NO. OF LOTS = 58	
TOTAL NO. OF TOWNHOMES = 12	

TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY WATER SYSTEM FOR THE FOLLOWING LOTS PRIOR TO ISSUANCE OF BUILDING PERMIT: LOTS 93-102.



ADDRESS CHART					
LOT NO.	HOUSE NO.	STREET NAME	LOT NO.	HOUSE NO.	STREET NAME
1	3628	SILVERY WAY	76	3687	SILVERY WAY
2	3626	SILVERY WAY	77	3683	SILVERY WAY
3	3624	SILVERY WAY	78	3679	SILVERY WAY
4	3622	SILVERY WAY	79	3675	SILVERY WAY
5	3620	SILVERY WAY	80	3669	SILVERY WAY
6	3618	SILVERY WAY	81	3663	SILVERY WAY
7	3614	SILVERY WAY	82	3659	SILVERY WAY
8	3612	SILVERY WAY	83	3655	SILVERY WAY
9	3610	SILVERY WAY	84	3647	SILVERY WAY
10	3608	SILVERY WAY	85	3643	SILVERY WAY
11	3606	SILVERY WAY	86	3641	SILVERY WAY
12	3604	SILVERY WAY	87	3639	SILVERY WAY
13	3602	SILVERY WAY	88	3637	SILVERY WAY
14	3600	SILVERY WAY	89	3676	SILVERY WAY
38	3693	SILVERY WAY	90	3674	SILVERY WAY
39	3695	SILVERY WAY	91	3672	SILVERY WAY
40	3697	SILVERY WAY	92	3670	SILVERY WAY
58	3916	SPRINGFORD DRIVE	93	3668	SILVERY WAY
59	3912	SPRINGFORD DRIVE	94	3666	SILVERY WAY
60	3908	SPRINGFORD DRIVE	95	3664	SILVERY WAY
61	3904	SPRINGFORD DRIVE	96	3662	SILVERY WAY
62	3885	SPRINGFORD DRIVE	97	3660	SILVERY WAY
63	3889	SPRINGFORD DRIVE	98	3658	SILVERY WAY
64	3893	SPRINGFORD DRIVE	99	3656	SILVERY WAY
65	3897	SPRINGFORD DRIVE	100	3654	SILVERY WAY
66	3901	SPRINGFORD DRIVE	101	3652	SILVERY WAY
67	3905	SPRINGFORD DRIVE	102	3650	SILVERY WAY
68	3617	SILVERY WAY	103	3648	SILVERY WAY
69	3619	SILVERY WAY	104	3646	SILVERY WAY
70	3621	SILVERY WAY	105	3644	SILVERY WAY
71	3625	SILVERY WAY	106	3642	SILVERY WAY
72	3906	TAPPERLY DRIVE	107	3640	SILVERY WAY
73	3902	TAPPERLY DRIVE	108	3638	SILVERY WAY
74	3905	TAPPERLY DRIVE	109	3636	SILVERY WAY
75	3901	TAPPERLY DRIVE	110	3634	SILVERY WAY



**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 \_\_\_\_\_

**CERTIFICATE OF FINAL PLAT APPROVAL**

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

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR, CITY OF POWDER SPRINGS \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATE 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 SHOWN HEREON IN FEE SIMPLE TO THE CITY OF POWDER SPRINGS AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HERON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREBY EXPRESSED IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATIONS, I FURTHER 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 OF COURSES OF STREAMS.

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF POWDER SPRINGS AND COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRAINS, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALKS, OR 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: SP POWDER SPRINGS, LLC,  
A GEORGIA LIMITED LIABILITY COMPANY  
BY: CEDAR PACIFIC, LLC AS ITS MANAGER

OWNER'S ADDRESS: 5755 DUPREE DRIVE  
ATLANTA, GA 30327

DATE: \_\_\_\_\_

- FIRE NOTES:**
- SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT CCMD. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMD.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
  - ALL COBB COUNTY FIRE MARSHAL INSPECTION ARE REQUIRED TO BE SCHEDULED ONLINE AT WWW.COBBFMD.ORG
  - ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR ANWA C151 (CCDS 503.01.02)
- FIRE DEMO/CONSTRUCTION NOTES:**
- 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
  - 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 THE STATE OF GEORGIA

**ADMINISTRATIVE VARIANCE NOTE:**

1. AN ADMINISTRATIVE VARIANCE IS UNDER REVIEW TO REDUCE DRIVEWAY LENGTH FROM 22' TO 20' PER APPROVAL FROM THE CITY OF POWDER SPRINGS.

**SURVEYOR'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,539 FEET, AND AN ANGULAR ERROR OF "05" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 411,937 FEET.

BY: *[Signature]* 12/03/21  
CHRISTOPHER A. EVANS, REGISTERED GEORGIA LAND SURVEYOR NO. 2784

DATE: \_\_\_\_\_

**PLAT PURPOSE STATEMENT:**  
THE PURPOSE OF THIS PLAT IS TO SHOW THE UTILITIES FOR TOWNHOME BUILDINGS AND SUBDIVIDE THE OVERALL TRACT INTO SINGLE FAMILY LOTS.

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 LOCATED.

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 EXCAVATION. 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 AVAILABLE.

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

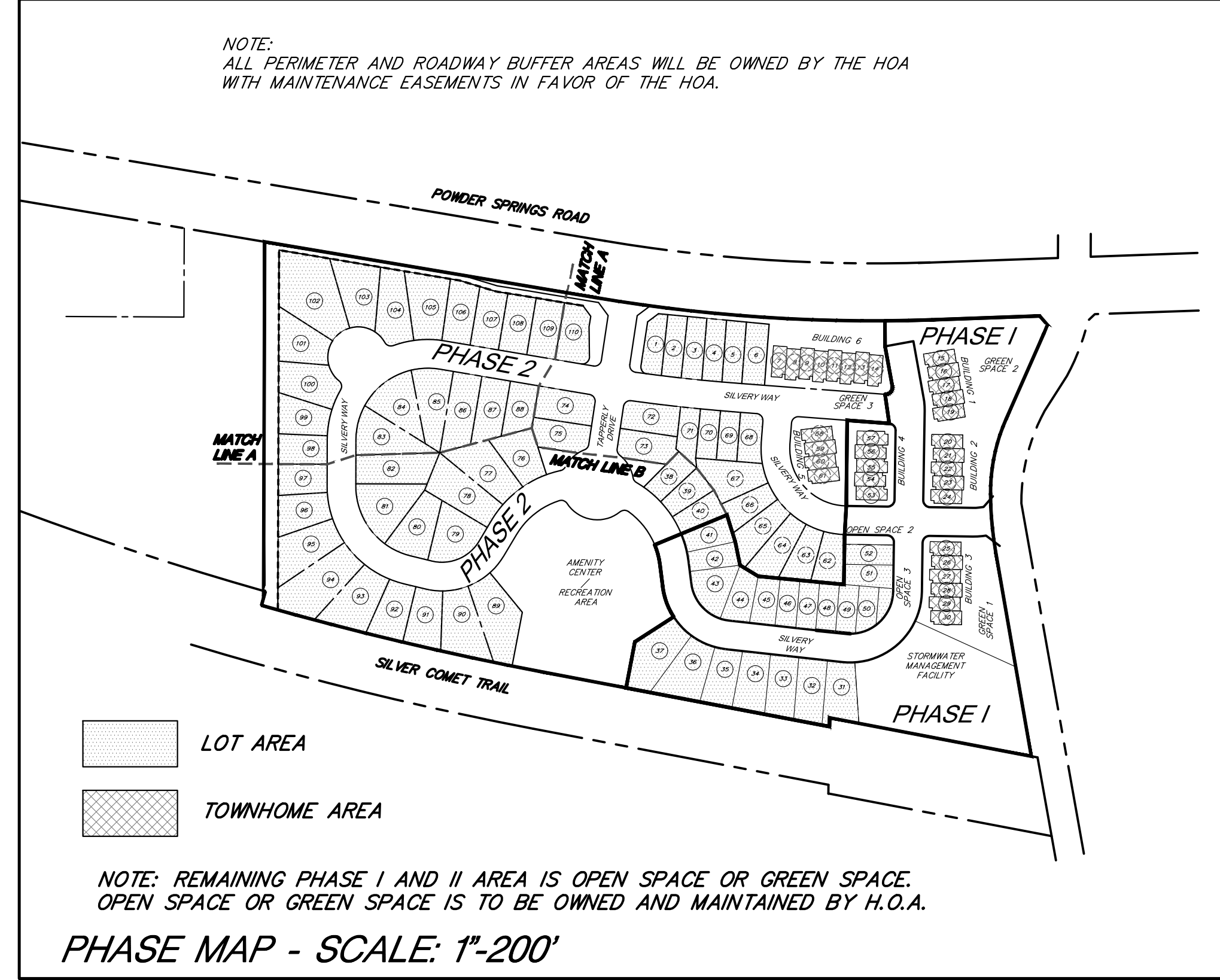
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 13067C MAP NUMBER # 13067C1081H DATED MARCH 04, 2013.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/34,539; ANGULAR ERROR: 05" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/362,822. MATTERS OF TITLE ARE EXCEPTED.

**NOTE:**  
THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR CREEKWOOD, RECORDED IN OFFICIAL RECORD VOLUME 15959, PAGE 3829 IN THE COBB COUNTY, GEORGIA AS MAY BE AMENDED OR SUPPLEMENTED.

**GPS NOTES:**

- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE 7502 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.



NOTE: REMAINING PHASE I AND II AREA IS OPEN SPACE OR GREEN SPACE. OPEN SPACE OR GREEN SPACE IS TO BE OWNED AND MAINTAINED BY H.O.A.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

BENCHMARK: TOP OF FIRE HYDRANT ELEV. = 934.04'  
TOP OF FIRE HYDRANT BETWEEN LOTS 40 AND 41

**OWNER/DEVELOPER:**  
TRATON HOMES  
720 KENNESAW AVENUE  
MARIETTA, GEORGIA 30060

**ENGINEER:**  
RIDGE PLANNING & ENGINEERING  
1290 KENNESAW CIRCLE  
BUILDING A, SUITE 200  
MARIETTA, GA 30066

DRAWN BY: SJJ
CHECKED BY: CAE
FILE: P:\7113
FIELD DATE: 11/08/21
OFFICE DATE: 11/12/21
SCALE: AS SHOWN
REVISIONS

**Gaskins**  
ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT

www.gaskinsurvey.com LSP# 1789

Marietta Office  
1266 Powder Springs Rd  
Marietta, GA 30064  
Phone: (770) 424-7168

Canton Office  
147 Reinhardt College Pkwy  
Ste. 3 Canton, GA 30114  
Phone: (770) 79-9698

Newnan Office  
558 Old Norcross Rd Ste. 204  
Lawrenceville, GA 30046  
Phone: (770) 299-1083

Newnan Office  
4046 Ga. Hwy. 154, Ste. 109  
Newnan, GA 30265  
Phone: (770) 424-7168

FINAL PLAT FOR:  
**TAPP FARM  
PHASE 2**

LOCATED IN L.L. 870 & 907  
19th DISTRICT, 2nd SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GA.

SHEET 1 OF 6



CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

City Council Meeting Minutes - Final June 15, 2020

**PZ 20-011** Rezoning – Powder Springs Road: To rezone from LI (Cobb County/Powder Springs) to PUD-R to accommodate a single-family residential development, LL 869, 908 Traton Homes

PZ 20-011 and ORD 20-013

Applicant, represented by their attorney, Kevin Moore, provided Mayor and Council an overview of the proposed development by Traton Homes and their request to annex into the City.

Mr. Moore stated the site plan submitted reduces the house count from 120 to 110 for this mixed use community. Mr. Moore addressed questions about entrance/cit to the community from Powder Springs Road. He stated it would be right in/riight only to Powder Springs Road. There is also an entrance from Carter Road. Mayor and Council and Mr. Moore discussed improvement partnerships for Powder Springs Road and modified condition #16 to remove the last sentence referencing "agreement" wording as there were not details yet to agree to and substituted "subject to final approval by Mayor and Council"

Planning and Zoning recommends approval with conditions. Staff also recommends approval with conditions.

Stipulations: #16 modified as noted below.

- The revised stipulations and conditions set forth herein shall replace and supersede in full any and 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 Light Industrial, Powder Springs and Light Industrial, Cobb County to Planned Unit Development-R (PUD-R) on property located at the intersection of Powder Springs Road and Carter Road consisting of approximately 20.48 acres.
- The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Ridge Planning and Engineering for Traton Homes dated 6/1/2020.
- The construction of a maximum number of One Hundred and Ten (110) units consisting of a maximum 77 single-family residential units and 33 townhomes at an overall maximum density of 5.4 dwelling units per acre. The minimum lot size is 4,000 square feet.
- The setback are as follows:  
Front: 5 feet  
Side: 5 feet; Side Major: 5 feet  
Rear: 10 feet  
Between buildings: minimum of 10 feet
- There shall be no patio within the building setback
- A study of the existing farm house shall be conducted which documents any historical context with such study being provided to the local historical commission or city for purposes of preserving a historical record of the house. The study shall also incorporate the specimen tree located at the front of the site.
- The architectural style and composition of the homes shall consist of traditional architecture on all sides Variety in the neighborhood will be provided by the use of stone and different shades of brick in the area shown as brick on the rendering. All side elevation visible from the right-of-way will contain brick or stone no less than 50% where exposed to the right-of-way. All other elevation will contain no less than 50% brick on the front facade. Interior lots shall include a water on both side of a unit.
- The creation of a mandatory Homeowners' Association ("HOA") and the submission of

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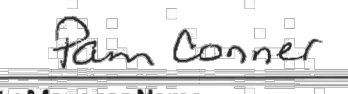


**STAFF DETERMINATION AND ANALYSIS:**

To administratively approve the request identified above

**Additional Comments:**  
Staff recommends approval of administrative variance requested with the following conditions:

- Variance to allow dead-end road.
- Variance to allow a minimum lot size of 2,600 square feet (PUD-R Section 2-15).
- Variance to eliminate requirement to maintain 75% existing tree canopy (Section 12-13).
- Variance to allow patio in the existing setback (Table 2-2).
- Variance to waive 25-foot buffer adjacent to southern property line (PUD-R Section 2-15).
- Variance to waive requirement for planting street trees in front of residential units (Section 12-32. d).
- Areas where street trees cannot be met please provide at a minimum shrub in these areas where feasible.
- Please ensure at a minimum one canopy tree is provided in the rear of lots that abuts the Silver Comet Trail.
- No vertical structures will be built on patios that are in the building setback. A note must be placed on all House Location Plans/Foundation Plans.

Signature:

 City Manager Name	 Signature	11/19/2020 Date
Tina Garver Community Development Director	 Signature	11/19/2020 Date

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City Council Meeting Minutes - Final June 15, 2020

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

- 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:
  - Landscaping and screening around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees.
  - A twenty-five foot (25') landscape buffer around the perimeter of the Subject Property.
  - Compliance with landscape section renderings/elevations which will be submitted under separate cover during the Plan Review process.
  - The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degree Horticulturist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.
  - The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.
  - All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
  - Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.
  - Sod must be added to the front, side and rear yard
  - 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.
  - 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.
  - Subject to recommendations from the City of Powder Springs Engineer and/or the City's consultants concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:
    - Providing the City Engineer and/or the City's consultants with a Hydrology Plan for the Subject Property during the Plan Review process.
    - Verifying all points of discharge with respect to detention/water quality.
    - Compliance with the protections required under State and Local Law concerning adjacent and on-site streambank buffers.
  - 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:
    - Increase the density of the Residential Community.
    - Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.
    - Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.
    - Change access locations to different rights-of-way.
  - Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code
  - Road frontages will be heavily and professionally landscaped which may include the use of

City of Powder Springs Page 16 Printed on 7/28/2020

City Council Meeting Minutes - Final June 15, 2020

Rear: 10 feet  
Between buildings: minimum of 10 feet

- There shall be no patio within the building setback
- A study of the existing farm house shall be conducted which documents any historical context with such study being provided to the local historical commission or city for purposes of preserving a historical record of the house. The study shall also incorporate the specimen tree located at the front of the site.
- The architectural style and composition of the homes shall consist of traditional architecture on all sides Variety in the neighborhood will be provided by the use of stone and different shades of brick in the area shown as brick on the rendering. All side elevation visible from the right-of-way will contain brick or stone no less than 50% where exposed to the right-of-way. All other elevation will contain no less than 50% brick on the front facade. Interior lots shall include a water on both side of a unit.
- The creation of a mandatory Homeowners' Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs") during the Plan Review process, which shall include, among other components, strict architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, open space areas, sidewalks, community areas, stormwater detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.
- 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:
  - Landscaping and screening around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees.
  - A twenty-five foot (25') landscape buffer around the perimeter of the Subject Property.
  - Compliance with landscape section renderings/elevations which will be submitted under separate cover during the Plan Review process.
  - The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degree Horticulturist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.
  - The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.
  - All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
  - Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.
  - Sod must be added to the front, side and rear yard
  - 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.
  - 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.
  - Subject to recommendations from the City of Powder Springs Engineer and/or the City's consultants concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:
    - Providing the City Engineer and/or the City's consultants with a Hydrology Plan for the Subject Property during the Plan Review process.
    - Verifying all points of discharge with respect to detention/water quality.
    - Compliance with the protections required under State and Local Law concerning adjacent

City of Powder Springs Page 18 Printed on 7/28/2020

City Council Meeting Minutes - Final June 15, 2020

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.
- The applicant will continue to review traffic impacts on Powder Springs Road and Carter Road. The entrance to the subdivision on Powder Springs Road will be limited to right-in/right out unless an alternate design is approved by staff incorporating concepts from the Powder Springs Corridor and Connectivity Plan, dated Fall 2018. Additionally, the applicant and staff will continue to review options for a joint public/private project improving the area of Powder Springs Road directly adjacent to the development subject to final approval of Mayor and Council.
- No more than 50% of building permits for the subdivision will be issued prior to the completion of the amenity (including connection to the Silver Comet Trail), as evidenced by a certificate of completion.
- The applicant meet all recommendations provided by Cobb County DOT. There recommendations below may be amended by Cobb County DOT. TRANSPORTATION COMMENTS AND RECOMMENDATION
  - The following comments and recommendations are based on office review of the subject rezoning case:
    - Reviewed plans do not show detailed plans and/or specific uses.

Additional concerns/comments will be provided after plans have been submitted to Cobb County's formal Plan Review Process.

  - Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns:
    - donation of right-of-way along Powder Springs Road 50' from road centerline.
    - Recommend applicant construct a deceleration lane at proposed driveway entry along Powder Springs Road. Recommend applicant construct a deceleration lane at intersection of Powder Springs Road and Carter Road.
    - Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement.
    - Recommend curb, gutter and sidewalk entire property frontage along Powder Springs Road and Carter Road.
    - Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
    - Plans to be submitted for Cobb County Plan Review and approval.

A motion was made by Dawkins, seconded by Lusk, that this Rezoning PZ 20-011 was approved with the following conditions:

Stipulations: #16 modified as noted below.

  - The revised stipulations and conditions set forth herein shall replace and supersede in full any and 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 Light Industrial, Powder Springs and Light Industrial, Cobb County to Planned Unit Development-R (PUD-R) on property located at the intersection of Powder Springs Road and Carter Road consisting of approximately 20.48 acres.
  - The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Ridge Planning and Engineering for Traton Homes dated 6/1/2020.
  - The construction of a maximum number of One Hundred and Ten (110) units consisting of a maximum 77 single-family residential units and 33 townhomes at an overall maximum density of 5.4 dwelling units per acre. The minimum lot size is 4,000 square feet.
  - The setback are as follows:  
Front: 5 feet  
Side: 5 feet; Side Major: 5 feet

City of Powder Springs Page 17 Printed on 7/28/2020

City Council Meeting Minutes - Final June 15, 2020

and on-site streambank buffers.

- 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:
  - Increase the density of the Residential Community.
  - Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.
  - Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.
  - Change access locations to different rights-of-way.
- Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code
- 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.
- The applicant will continue to review traffic impacts on Powder Springs Road and Carter Road. The entrance to the subdivision on Powder Springs Road will be limited to right-in/right out unless an alternate design is approved by staff incorporating concepts from the Powder Springs Corridor and Connectivity Plan, dated Fall 2018. Additionally, the applicant and staff will continue to review options for a joint public/private project improving the area of Powder Springs Road directly adjacent to the development subject to final approval of Mayor and Council.
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    - Recommend curb, gutter and sidewalk entire property frontage along Powder Springs Road and Carter Road.
    - Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
    - Plans to be submitted for Cobb County Plan Review and approval.


The motion carried by the following vote:  
Yes: 4 - Dawkins, Wisdom, Bordelon, and Lusk

City of Powder Springs Page 19 Printed on 7/28/2020

**OWNER/DEVELOPER:**  
TRATON HOMES  
720 KENNESAW AVENUE  
MARIETTA, GEORGIA 30060

**ENGINEER:**  
RIDGE PLANNING & ENGINEERING  
1290 KENNESAW CIRCLE  
BUILDING A, SUITE 200  
MARIETTA, GA 30066

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT 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.



DRAWN BY: SJJ
CHECKED BY: CAE
FILE #: 17113
FIELD DATE: 11/08/21
OFFICE DATE: 11/12/21
SCALE: AS SHOWN
REVISIONS

**Gaskins**  
ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT

www.gcsurvey.com | SF# 789

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Lawrenceville Office 558 Old Norcross Rd Ste. 204 Lawrenceville, GA 30046 Phone: (770) 295-1083	Newnan Office 4046 Ga. Hwy. 154, Ste. 109 Newnan, GA 30285 Phone: (770) 424-7168

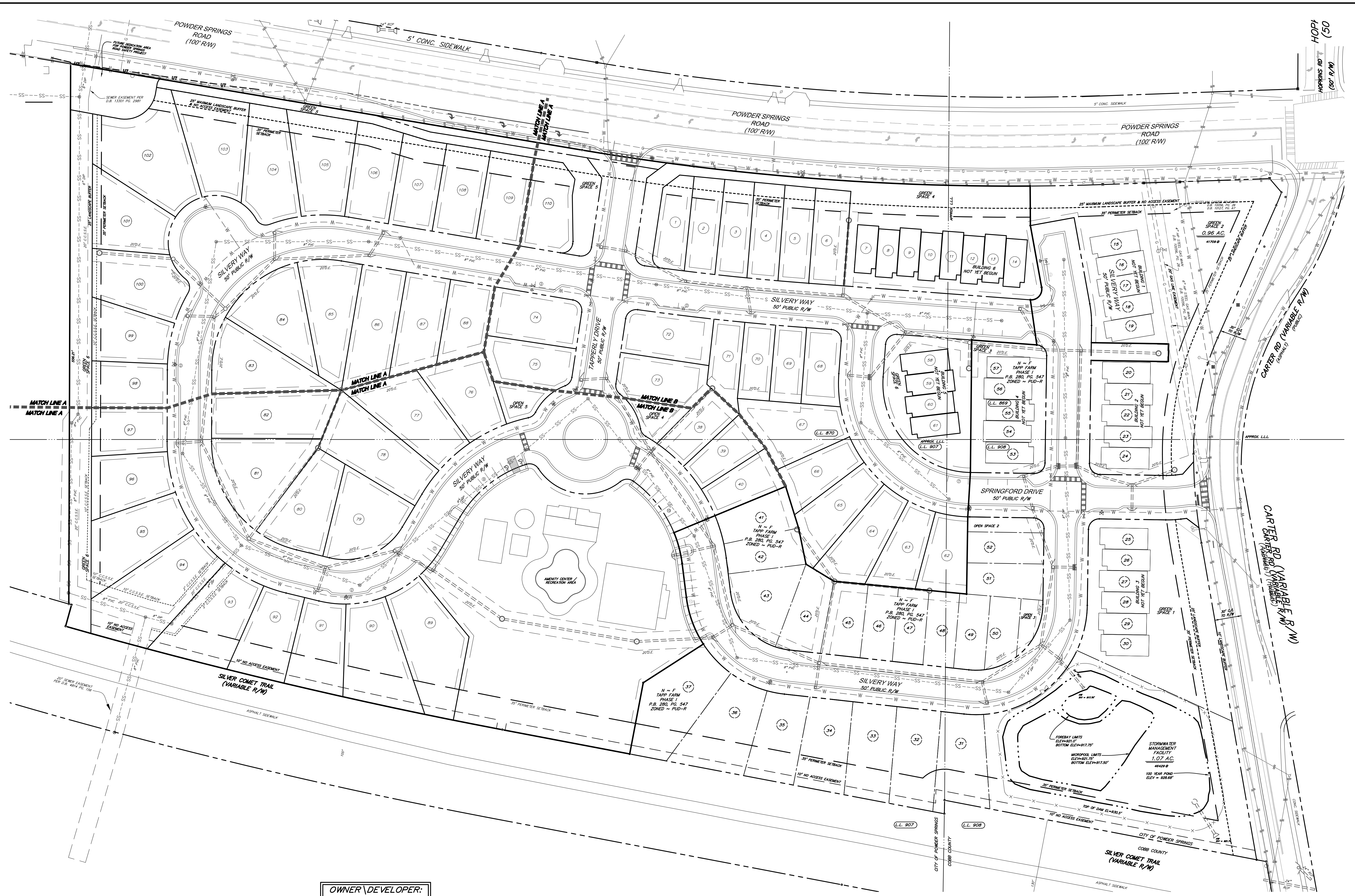
FINAL PLAT FOR:  
**TAPP FARM  
PHASE 2**

LOCATED IN L.L. 870 & 907  
19th DISTRICT, 2nd SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GA.

SHEET 2 OF 6

Drawing Name: P: 17113 (Final) | App. Form: SURV-ENG-PKG-FINAL (PHASE 2) | App. Form: PLS-ENG-REG-ENG





CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

GRID NORTH ~ GA. WEST ZONE

HOPKINS RD  
(50' R/W)

CARTER RD (VARIABLE R/W)  
(ASPHALT SIDEWALK)

CITY OF POWDER SPRINGS  
COBB COUNTY

**ADMINISTRATIVE VARIANCE NOTE:**

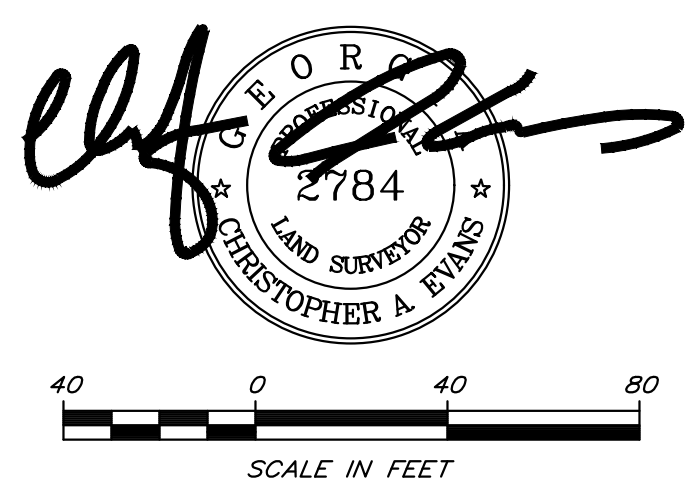
1. AN ADMINISTRATIVE VARIANCE IS UNDER REVIEW TO REDUCE DRIVEWAY LENGTH FROM 22' TO 20' PER APPROVAL FROM THE CITY OF POWDER SPRINGS.

**MINIMUM FLOOR ELEVATION (MFE) NOTE:**

LOTS 3, 4, 58, 68, 70, 71, 81, 82, 96 AND 97 HAVE MINIMUM FLOOR ELEVATIONS NOTED ON THE LOT

**OWNER/DEVELOPER:**  
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**ENGINEER:**  
RIDGE PLANNING & ENGINEERING  
1290 KENNESTONE CIRCLE  
BUILDING A, SUITE 200  
MARIETTA, GA 30066



**NOTE:**  
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**DRAWN BY:** SJJ  
**CHECKED BY:** CAE  
**FILE:** P:\1113  
**FIELD DATE:** 11/08/21  
**OFFICE DATE:** 11/12/21  
**SCALE:** AS SHOWN

REVISIONS

**Gaskins**  
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OVERALL PHASE MAP FOR:  
**TAPP FARM  
PHASE 2**

LOCATED IN L.L. 870 & 907  
19th DISTRICT, 2nd SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GA. SHEET 3 OF 6

IMAGES: G:\Micro Maps\1-827.jpg  
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Plotter on: Dec 06, 2021 - 9:03am  
Drawing name: P:\1113 (Factory)\Tapp Farm\SURVEY\PHASE 2\Tapp Farm PH2-Overall.dwg  
Plotter by: SJJ



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

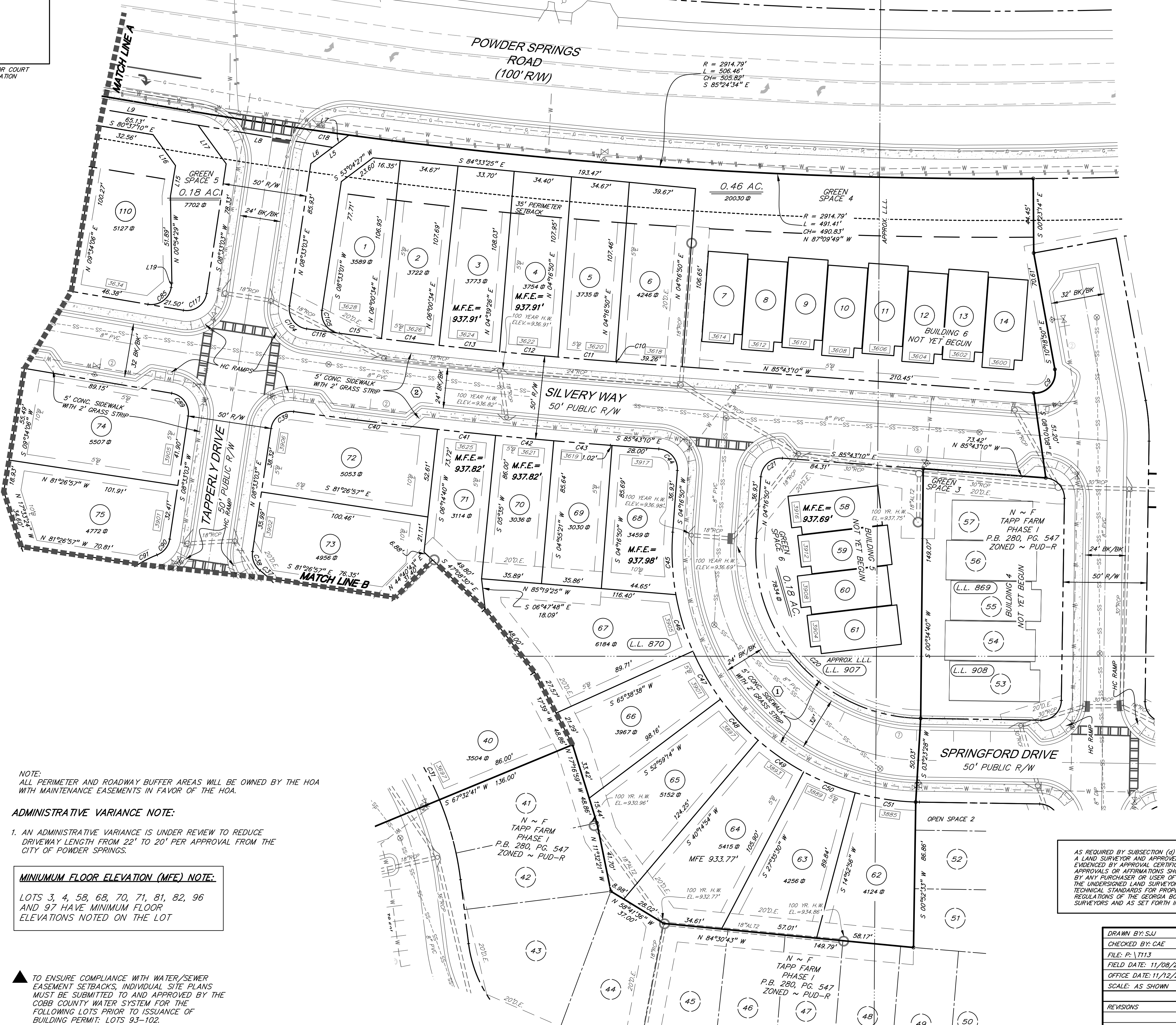
STRUCTURES LEGEND	
	HEADWALL
	FLARED END SECTION (D.O.T.)
	SINGLE-WING CATCH BASIN
	DOUBLE-WING CATCH BASIN
	WEIR INLET
	JUNCTION BOX
	GRATE INLET
	FIRE HYDRANT
	WATER VALVE
	W.M. - WATER METER
	WATER LINE
	SANITARY SEWER MANHOLE
	WATER LINE
	C.O. SEWER CLEAN OUT

PROPERTY CORNER LEGEND	
	RBS- REINFORCING BAR SET
	RBF- REINFORCING BAR FOUND
	CTF- CRIMP TOP PIPE FOUND
	OTF- OPEN TOP PIPE FOUND
	RWM- RIGHT-OF-WAY MONUMENT

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

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

CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION



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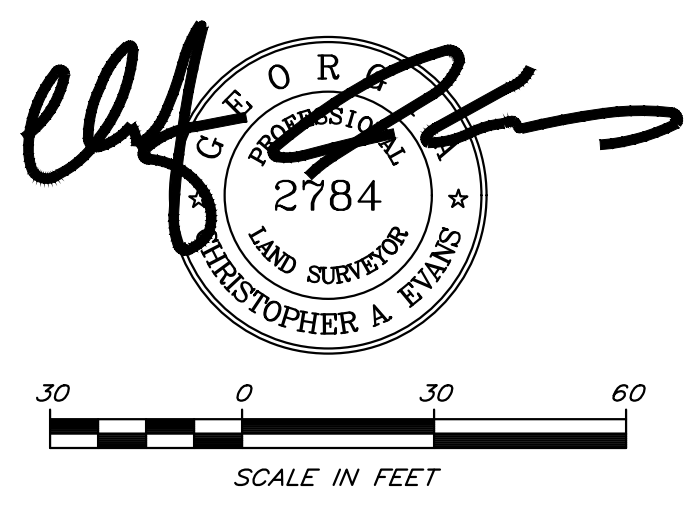
LOTS 3, 4, 58, 68, 70, 71, 81, 82, 96 AND 97 HAVE MINIMUM FLOOR ELEVATIONS NOTED ON THE LOT

▲ TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY WATER SYSTEM FOR THE FOLLOWING LOTS PRIOR TO ISSUANCE OF BUILDING PERMIT: LOTS 93-102.

AS REQUIRED BY SUBSECTION (c) 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.

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**ENGINEER:**  
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1290 KENNESAW AVENUE  
BUILDING A, SUITE 200  
MARIETTA, GA 30066



DRAWN BY: SJJ
CHECKED BY: CAE
FILE: P:\7113
FIELD DATE: 11/08/21
OFFICE DATE: 11/12/21
SCALE: AS SHOWN
REVISIONS

**Gaskins**  
ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT

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FINAL PLAT FOR:  
**TAPP FARM  
PHASE 2**

LOCATED IN L.L. 870 & 907  
19th DISTRICT, 2nd SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GA.

SHEET 4 OF 6

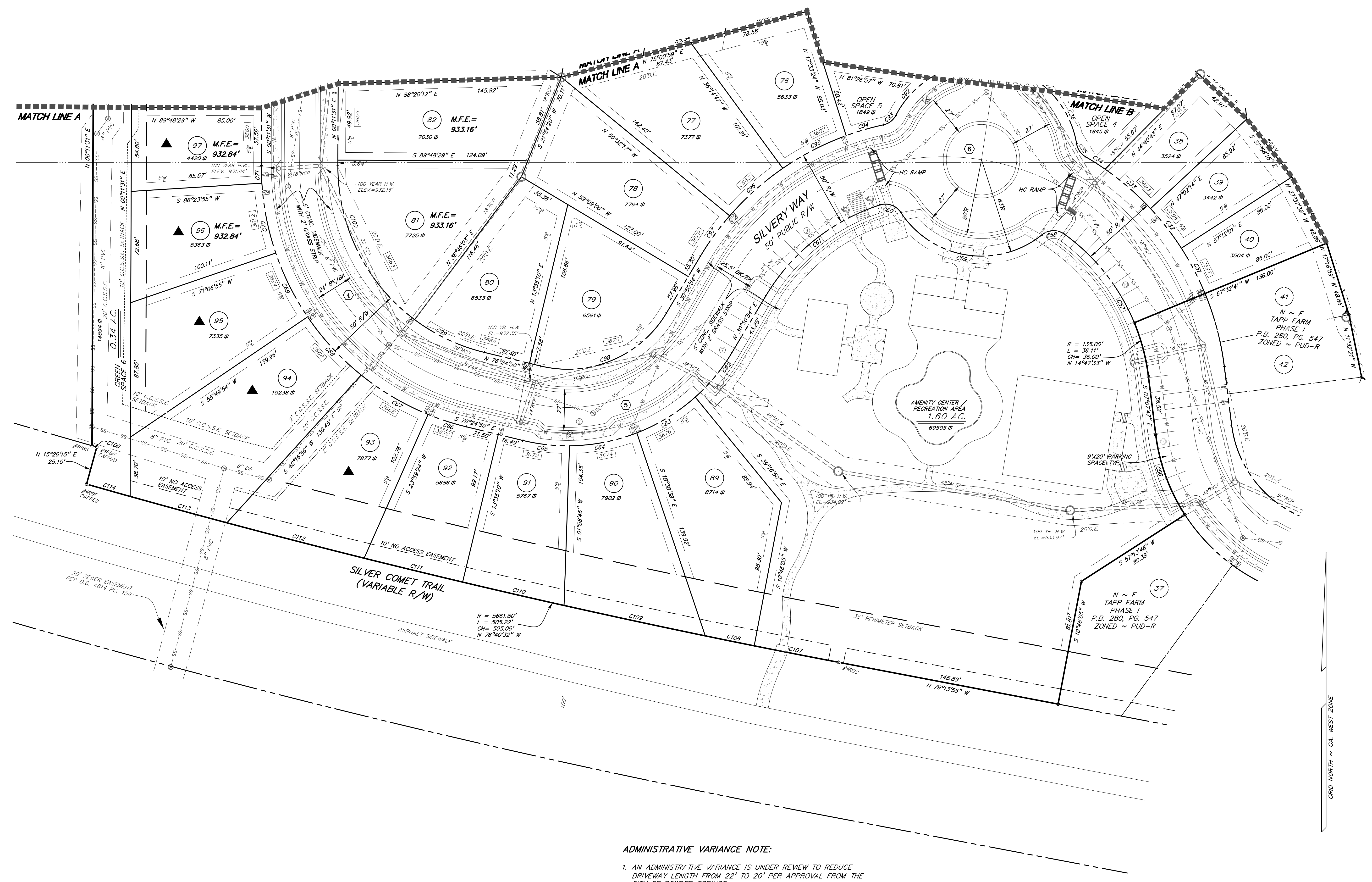
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G:\Micro Maps\1-827.jpg

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Plotted on: Dec 06, 2021 - 9:03am  
Printer: Bp-Sally\_dobson



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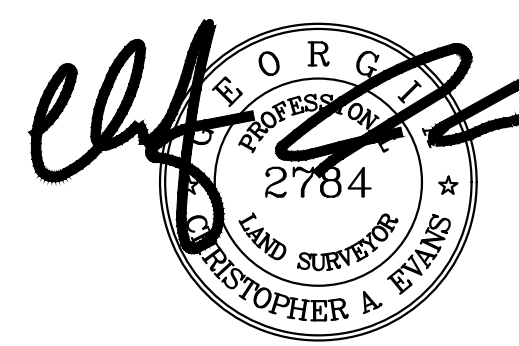
CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION



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 SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.



DRAWN BY: SAJ
CHECKED BY: CAE
FILE: P:\7113
FIELD DATE: 11/08/21
OFFICE DATE: 11/12/21
SCALE: AS SHOWN
REVISIONS

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 www.gcasurvey.com LSP# 789

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 PHASE 2**  
 LOCATED IN L.L. 870 & 907  
 19th DISTRICT, 2nd SECTION  
 CITY OF POWDER SPRINGS  
 COBB COUNTY, GA. SHEET 5 OF 6

Drawing name: P:\7113 (Tapp Farm)\SURVEYING\PHASE 2\Tapp Farm PH2-000.dwg  
 Plotter on: Dec 06, 2021 - 9:03am  
 Author: SAJ



IMAGES: G. Micro Maps (1-827.jpg)  
G. Micro Maps (1-827.jpg)

CLERK OF THE SUPERIOR COURT  
RECORDING INFORMATION

LINE #	BEARING	DISTANCE
L5	S53°12'25"W	28.45'
L6	N53°12'25"E	16.18'
L7	N53°12'25"E	12.27'
L8	S80°37'10"E	81.38'
L9	S80°37'10"E	90.71'
L10	S80°22'52"E	35.11'
L11	S80°57'50"E	52.75'
L12	S73°11'04"E	65.77'
L13	N80°25'54"W	236.92'
L15	S9°28'20"W	18.42'
L16	S36°02'03"E	22.81'
L17	S36°02'03"E	28.49'
L19	N8°33'03"E	2.76'

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C9	S41°59'00"W	18.99	12.00	21.91
C10	S85°42'56"E	0.41	2974.97	0.41
C11	S85°22'40"E	34.67	2975.00	34.67
C12	S84°42'21"E	35.11	2975.00	35.11
C13	S84°01'07"E	36.25	2975.00	36.25
C14	S83°20'09"E	34.67	2975.00	34.67
C15	S82°45'26"E	25.40	2975.00	25.40
C20	S42°25'18"E	145.56	100.00	163.02
C21	S49°16'50"W	16.97	12.00	18.85
C31	S27°37'39"E	33.36	185.00	33.40
C32	S37°52'52"E	32.77	185.00	32.82
C33	S49°04'54"E	39.44	185.00	39.51
C34	S57°31'46"E	15.03	185.00	15.04
C35	S34°39'22"E	10.22	12.00	10.56
C36	S27°23'46"E	38.82	63.00	39.46
C37	S48°36'50"E	7.20	63.00	7.20
C38	S21°40'09"E	12.08	12.00	12.66
C39	S53°13'01"W	16.87	12.00	18.71
C40	N82°56'11"W	86.51	3025.00	86.51

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C41	N84°05'10"W	34.90	3025.00	34.90
C42	N84°44'50"W	34.90	3025.00	34.90
C43	N85°23'55"W	33.88	3025.00	33.88
C44	N40°43'10"W	16.97	12.00	18.85
C45	N2°52'22"W	37.36	150.00	37.46
C46	N16°46'19"W	35.24	150.00	35.32
C47	N29°50'45"W	33.07	150.00	33.14
C48	N42°32'37"W	33.28	150.00	33.35
C49	N55°14'29"W	33.07	150.00	33.14
C50	N67°55'28"W	33.20	150.00	33.27
C51	N81°16'56"W	36.58	150.00	36.67
C56	N20°00'50"W	55.75	125.00	56.22
C57	S38°17'54"E	73.71	135.00	74.66
C58	S88°28'20"W	14.57	12.00	15.66
C59	N81°01'57"W	93.46	63.00	105.30
C60	N70°32'14"W	14.57	12.00	15.66
C61	S51°27'45"W	95.06	135.00	97.14
C62	S39°31'23"W	37.71	125.00	37.85

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C63	S58°30'57"W	44.78	125.00	45.02
C64	S79°08'45"W	44.75	125.00	44.99
C65	N83°28'41"W	30.75	125.00	30.82
C66	N72°06'45"W	26.25	175.00	26.28
C67	N59°29'04"W	50.69	175.00	50.87
C68	N42°39'46"W	51.70	175.00	51.89
C69	N26°31'35"W	46.54	175.00	46.68
C70	N11°14'35"W	46.54	175.00	46.68
C71	N1°42'17"W	11.58	175.00	11.59
C72	N1°17'18"E	6.70	175.00	6.70
C73	N10°01'34"E	46.54	175.00	46.68
C74	N23°49'43"E	37.56	175.00	37.63
C75	N10°29'38"W	15.58	12.00	16.96
C76	N33°04'07"W	32.59	53.00	33.13
C77	N8°14'10"E	43.02	53.00	44.30
C78	N53°16'21"E	37.19	53.00	38.00
C79	S81°29'25"E	44.29	53.00	45.69
C80	S42°57'47"E	25.34	53.00	25.59
C81	S69°36'57"E	15.58	12.00	16.96
C82	N75°58'30"E	37.03	175.00	37.10

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C83	S89°58'04"E	48.61	175.00	48.77
C84	S81°12'28"E	4.74	175.00	4.74
C85	N54°03'35"E	17.12	12.00	19.06
C89	N35°06'25"W	16.82	12.00	18.64
C90	N38°46'15"E	12.08	12.00	12.66
C91	N63°20'40"E	12.40	63.00	12.42
C92	N42°32'35"E	32.94	63.00	33.33
C93	N52°35'28"E	10.22	12.00	10.56
C94	N73°51'12"E	25.42	185.00	25.44
C95	N62°41'07"E	46.55	185.00	46.68
C96	N48°13'54"E	46.54	185.00	46.66
C97	N35°55'38"E	32.75	185.00	32.80
C98	N67°13'02"E	88.95	75.00	95.21
C99	S64°58'20"E	50.23	125.00	50.58
C100	S26°31'10"E	112.37	125.00	116.55
C101	S14°24'33"W	61.40	125.00	62.03
C102	S52°36'00"W	101.58	125.00	104.61
C103	S88°04'16"W	49.83	125.00	50.17

CURVE #	BEARING	DISTANCE	RADIUS	ARC
C104	N36°45'48"W	17.06	12.00	18.98
C105	N36°58'52"W	17.13	12.00	19.07
C106	S74°06'04"E	3.20	5636.70	3.20
C107	S78°56'50"E	56.28	5661.80	56.28
C108	S78°29'51"E	32.62	5661.80	32.62
C109	S77°51'17"E	94.40	5661.80	94.40
C110	S77°01'59"E	68.00	5661.80	68.00
C111	S76°21'14"E	66.23	5661.80	66.23
C112	S75°33'01"E	92.58	5661.80	92.58
C113	S74°45'01"E	65.51	5661.80	65.51
C114	S74°16'09"E	29.60	5661.80	29.60
C116	N82°18'12"W	19.68	2494.42	19.68
C117	S54°03'35"W	17.12	12.00	19.08

NO.	DATA
①	Δ = 92°54'05" R = 125.00' L = 202.68' T = 131.50'
②	Δ = 05°17'16" R = 3000.00' L = 276.86' T = 138.53'
③	Δ = 99°22'35" R = 150.00' L = 260.17' T = 176.80'
④	Δ = 76°36'21" R = 150.00' L = 200.55' T = 118.48'
⑤	Δ = 72°44'16" R = 100.00' L = 126.95' T = 73.64'
⑥	Δ = 126°41'47" R = 160.00' L = 353.00' T = 318.79'

**MINIMUM FLOOR ELEVATION (MFE) NOTE:**  
LOTS 3, 4, 58, 68, 70, 71, 81, 82, 96 AND 97 HAVE MINIMUM FLOOR ELEVATIONS NOTED ON THE LOT

▲ TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS, INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY WATER SYSTEM FOR THE FOLLOWING LOTS PRIOR TO ISSUANCE OF BUILDING PERMIT: LOTS 93-102.

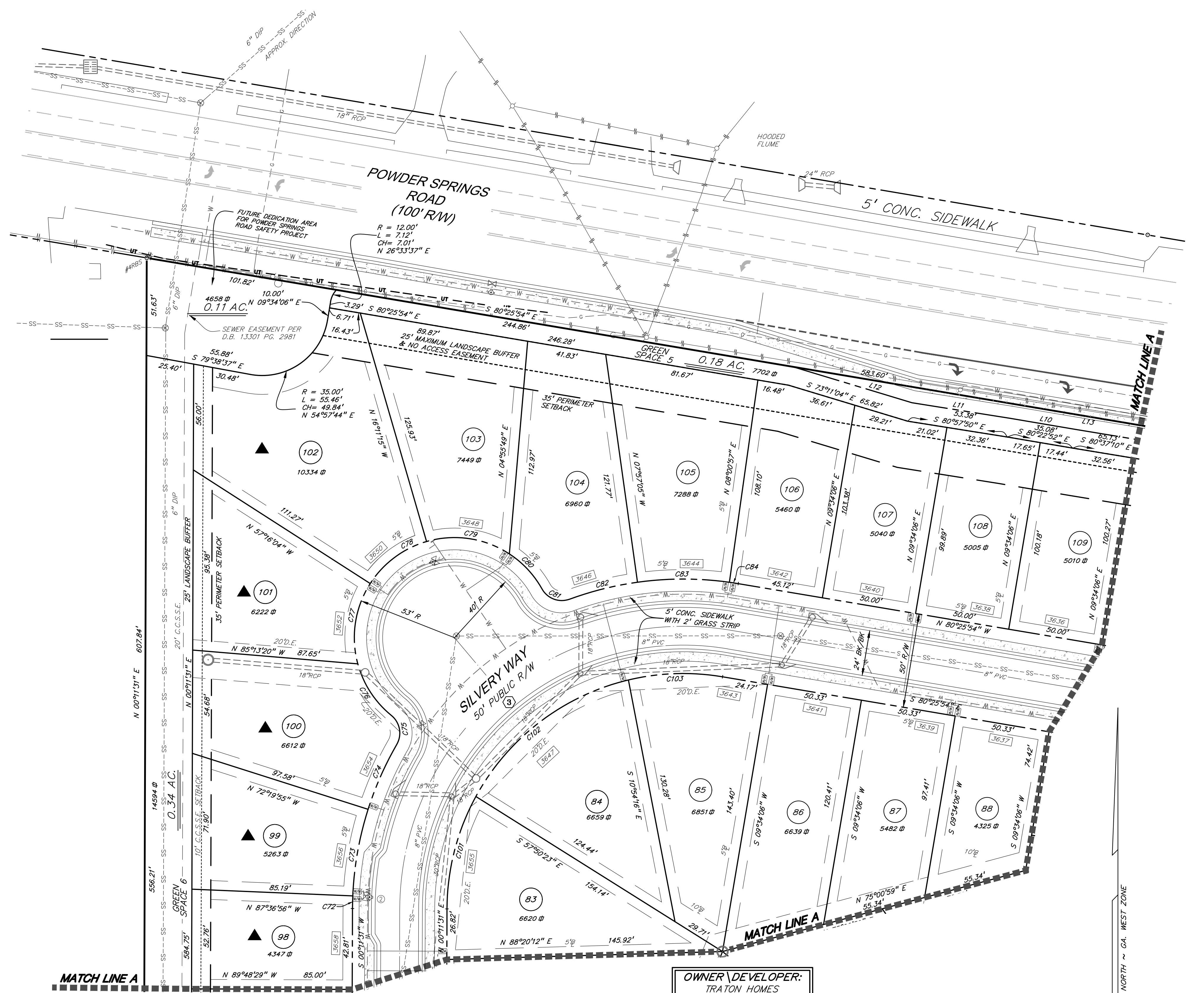
**ADMINISTRATIVE VARIANCE NOTE:**

1. AN ADMINISTRATIVE VARIANCE IS UNDER REVIEW TO REDUCE DRIVEWAY LENGTH FROM 22' TO 20' PER APPROVAL FROM THE CITY OF POWDER SPRINGS.

NOTE: ALL PERIMETER AND ROADWAY BUFFER AREAS WILL BE OWNED BY THE HOA WITH MAINTENANCE EASEMENTS IN FAVOR OF THE HOA.



APPROVED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LICENSED 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 PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.



**OWNER/DEVELOPER:**  
TRATON HOMES  
720 KENNESAW AVENUE  
MARIETTA, GEORGIA 30060

**ENGINEER:**  
RIDGE PLANNING & ENGINEERING  
1290 KENNESTONE CIRCLE  
BUILDING A, SUITE 200  
MARIETTA, GA 30066

<b>DRAWN BY:</b> SJJ
<b>CHECKED BY:</b> CAE
<b>FILE:</b> P:\1113
<b>FIELD DATE:</b> 11/08/21
<b>OFFICE DATE:</b> 11/12/21
<b>SCALE:</b> AS SHOWN
<b>REVISIONS:</b>

**Gaskins**  
ENGINEERING-SURVEYING-PLANNING-CONSULTING-CONSTRUCTION MGMT  
www.gaskinsurvey.com LSP# 789

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**FINAL PLAT FOR:**  
**TAPP FARM  
PHASE 2**  
  
LOCATED IN L.L. 870 & 907  
19th DISTRICT, 2nd SECTION  
CITY OF POWDER SPRINGS  
COBB COUNTY, GA. **SHEET 6 OF 6**



Drawing Name: P:\1113 (Factory)\Tapp Farm\TAPP FARM PHASE 2\Tapp Farm PH2-000.dwg Plotter on: Dec 06, 2021 - 9:03am