

DEVELOPER/OWNER  
**SMITHSON HOMES, LLC**  
 4763 TOWNSHIP CHASE  
 MARICETTA, GA 30066

24 HOUR CONTACT:  
**BERNIE SMITH**  
 770-652-0044

**SITE NOTES:**

PROPOSED USE - 500000000  
 EXISTING ZONING - R60  
 TOTAL ACRES - 418.89  
 TOTAL OPEN SPACE - 12.42 ACRES  
 TOTAL AREA IN FLOOR PLAN - 364.2 ACRES  
 TOTAL UNITS - 44  
 DENSITY - 2.2 UNITS PER ACRE  
 MAX. BUILDING HEIGHT (Net/Allow) - 35 ft, 2 story  
 MAX. APPROVED SURFACE COVERAGE - 5%  
 MINIMUM HEATED FLOOR AREA - 1000 sq. ft.

THE SITE IS CURRENTLY UNDEVELOPED. NO STRUCTURES ARE LOCATED ON THE SITE. THE MAJORITY OF THE SITE IS WOODS.  
 TOPOGRAPHIC INFORMATION BASED FIELD SURVEY INFORMATION IN CONFORMANCE WITH COBB COUNTY GIS TPO FILE AND IS ON MEAN SEA LEVEL DATUM (NAVD 83).  
 BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY CENTERLINE SURVEYING SYSTEMS, INC.

**BUILDING SETBACK REQUIREMENTS:**

FRONT - 30 FEET  
 REAR - 25 FEET  
 SIDE - 5 FEET  
 MIN. 20' BETWEEN BUILDINGS

**FLOOD INFORMATION**

THIS PROPERTY IS LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE AS ACCORDING TO COBB COUNTY F.I.M. PANEL COBB C. COMMUNITY NO. 10050A, MAP DATED, DEC. 16, 2009

**PROPERTY INFORMATION:**

PH NO: 1001700000

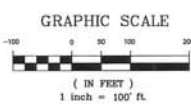
**GENERAL NOTES:**

NO CONCERNS HAVE BEEN FOUND TO BE LOCATED ON THIS SITE.  
 IF ANY WEAPONS ARE ENCOUNTERED ON THE SITE, NONE SHALL BE OBTAINED WITHOUT COPIES OF ENGINEER'S APPROVAL.  
 NO ARCHAEOLOGICAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS SITE.  
 ALL PROPOSED DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH CITY AND/OR COUNTY ZONING SPECIFICATIONS AND REQUIREMENTS.  
 FRONT STREETS - 50' ACCESS CEMENT WITH 24" R/C TO R/C SIDEWALKS TO BE INSTALLED THROUGHOUT ENTIRE DEVELOPMENT.  
 DEVELOPMENT SHALL BE SERVED BY CITY OF POWDER SPRINGS WATER & SEWER SYSTEM.  
 WATER MAINS WILL BE LOOPED THROUGH THE DEVELOPMENT.  
 TO AVOID A MONOTONOUS APPEARANCE, FOR ANY GIVEN BUILDING, NO MORE THAN 8 UNITS MAY HAVE COMMON WALLS.  
 ENTRANCE MONUMENT SIGN IS TO BE PERMITTED SEPARATELY.



**GEORGIA 811**  
 UTILITIES PROTECTION CENTER, INC.  
 Know what's below.  
 Call before you dig.

**CAUTION:**  
 THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONSIDERATION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PROPRIETOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGES CAUSED BY EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



**centerline**  
 Surveying and Land Planning, Inc.  
 1307 HUNTERS HILL AVENUE, SUITE 100, ATLANTA, GA 30314  
 404.487.1111

OVERALL PLAN FOR:  
**SILVERBROOKE UNIT V**  
 LAND LOT 660, 661, 672 & 673, 19TH DISTRICT, 2nd SECTION  
 CITY OF POWDER SPRINGS  
 COBB COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION	BY
1	3-2-17	PER COBB COMMENTS	MSF
2	4-14-17	PER CITY OF POWDER SPRINGS COMMENTS	MSF

DRAWN BY: MAC  
 CHECKED BY: MSF  
 DATE: 3-20-17  
 SCALE: 1" = 40'  
 PROJECT NO.: 151025  
 SHEET No. 3.0





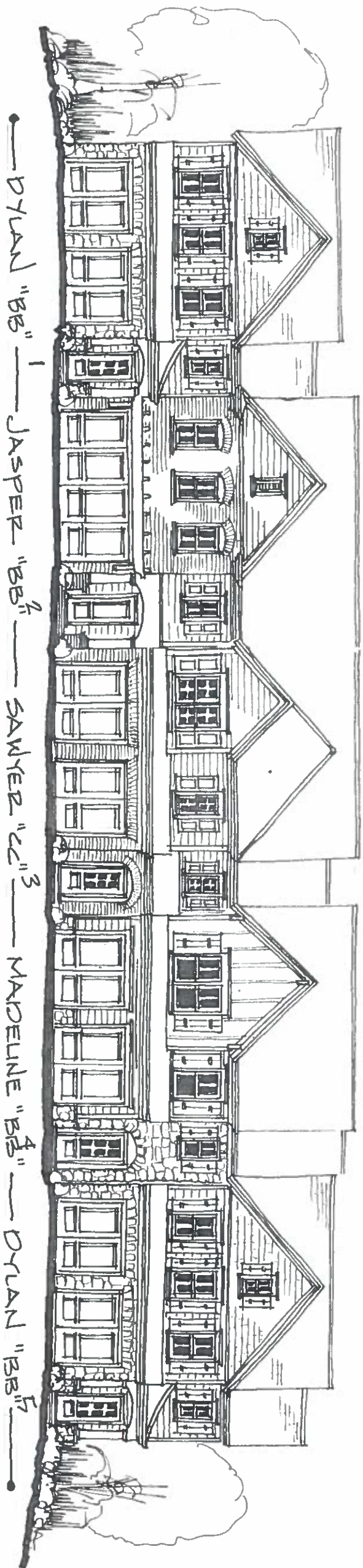
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# SILVERBROOKE TOWNHOMES

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KERLEY FAMILY HOMES

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ARCHITECTS • DESIGNERS



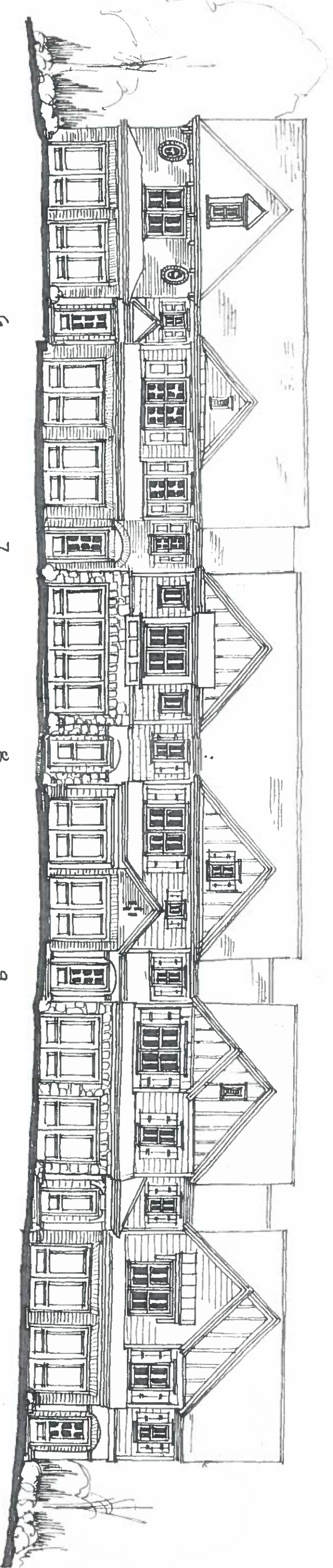
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PHONE 770-424-3882 FAX 678-658-8930



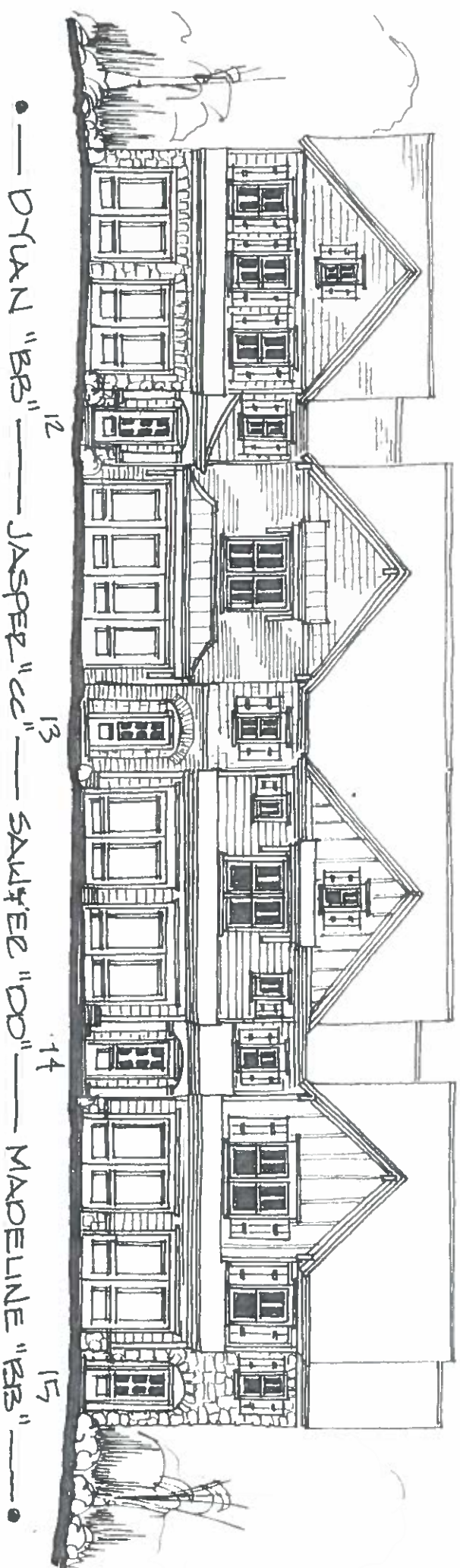
○ — SAWYER "BB" <sup>6</sup> — MADELINE "CC" <sup>7</sup> — JASPER "AA" <sup>8</sup> — DYLAN "CC" <sup>9</sup> — SAWYER "AA" <sup>10</sup> — MADELINE "AA" <sup>11</sup> — ●

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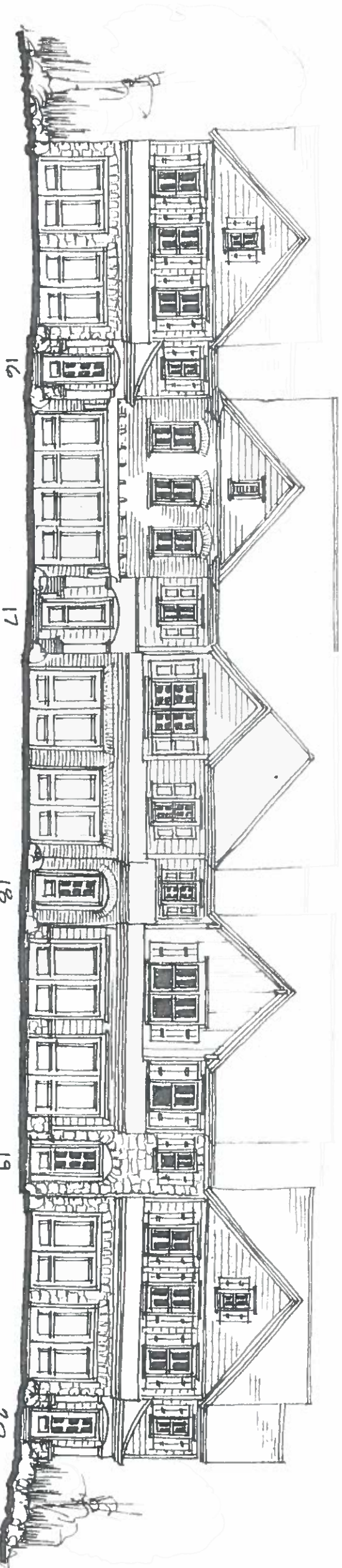
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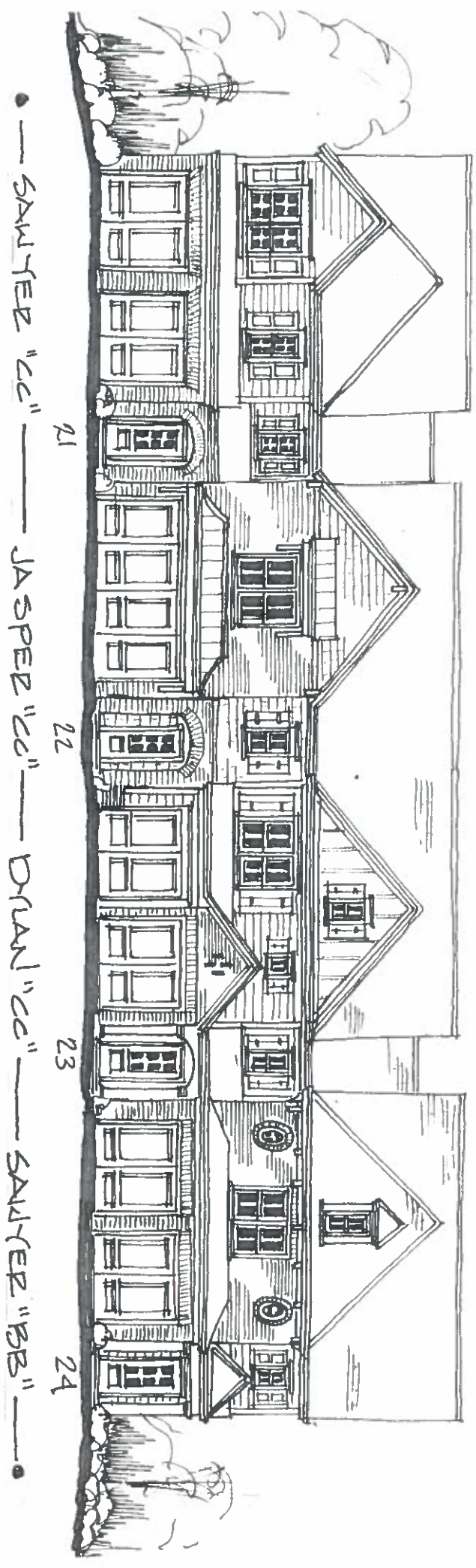


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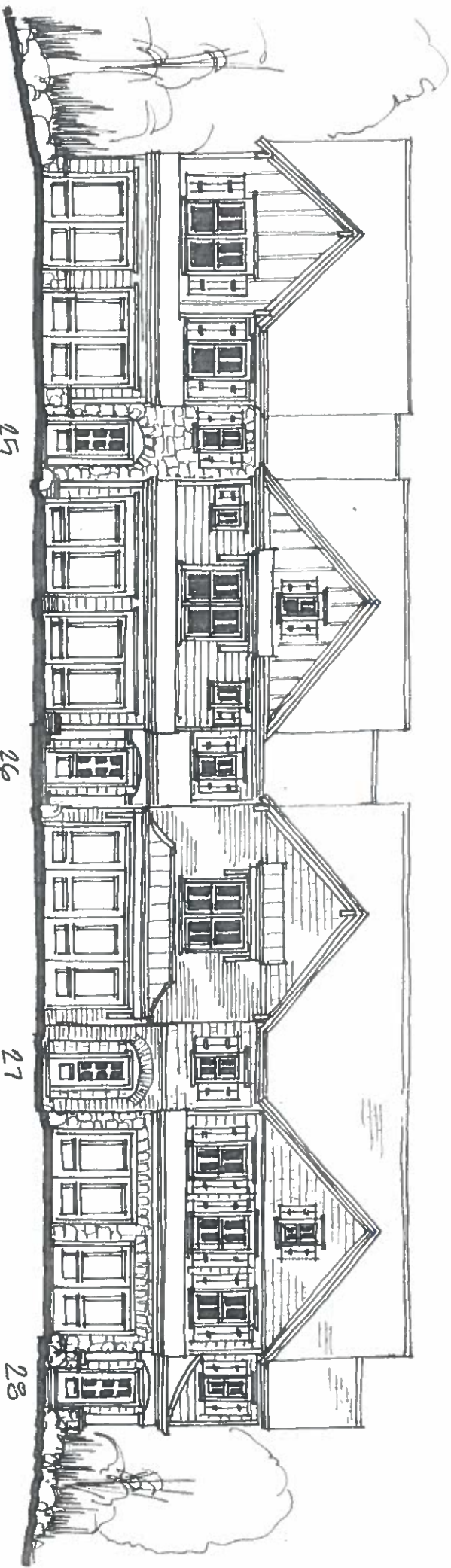


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- — MADELINE "BB" — 25
- SAWYER "DD" — 26
- JASPER "CC" — 27
- ORVAL "BB" — 28 •

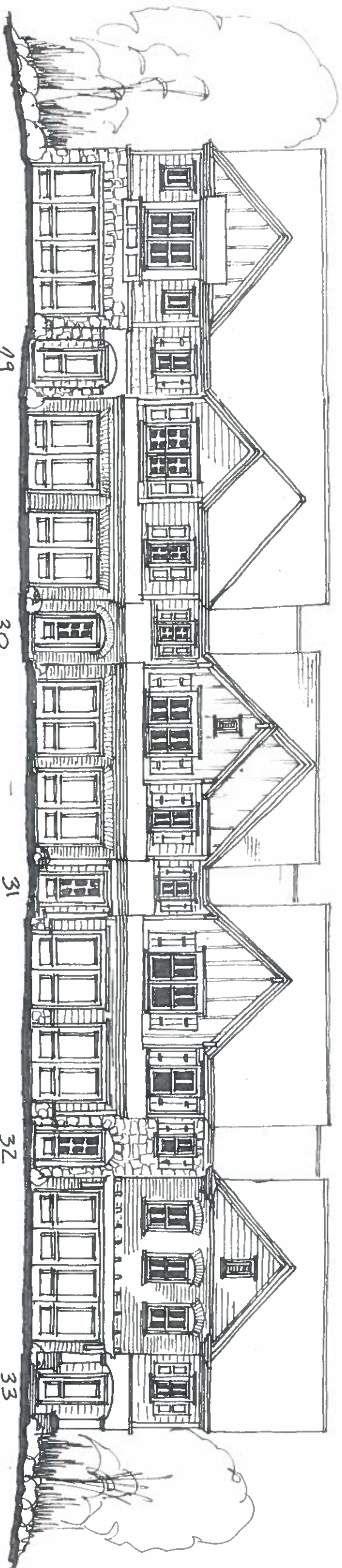
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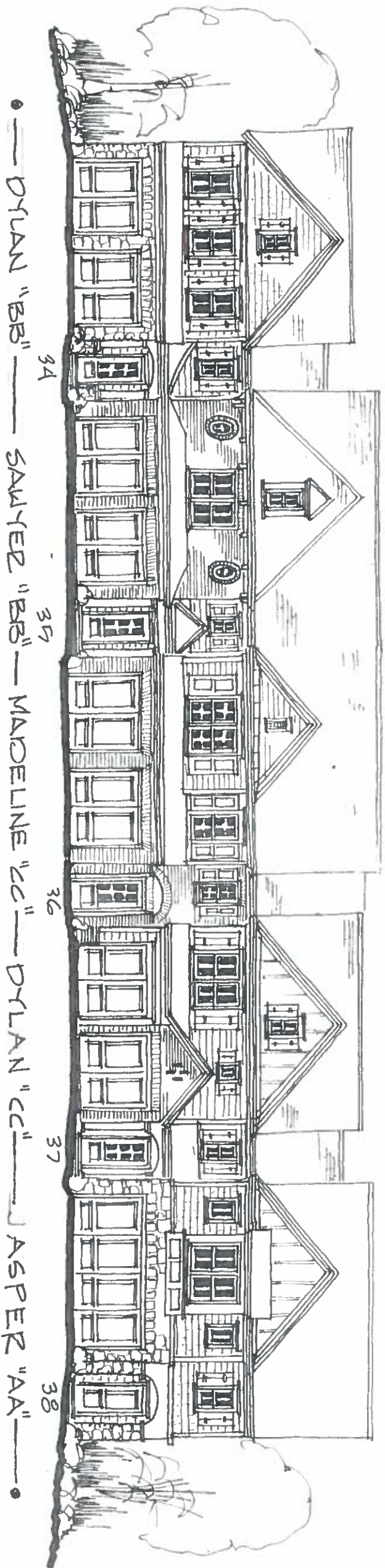
• — JASPER "AA" — SAWYER "CC" — DYLAN "AA" — MADEUNE "BB" — JASPER "BB" — •

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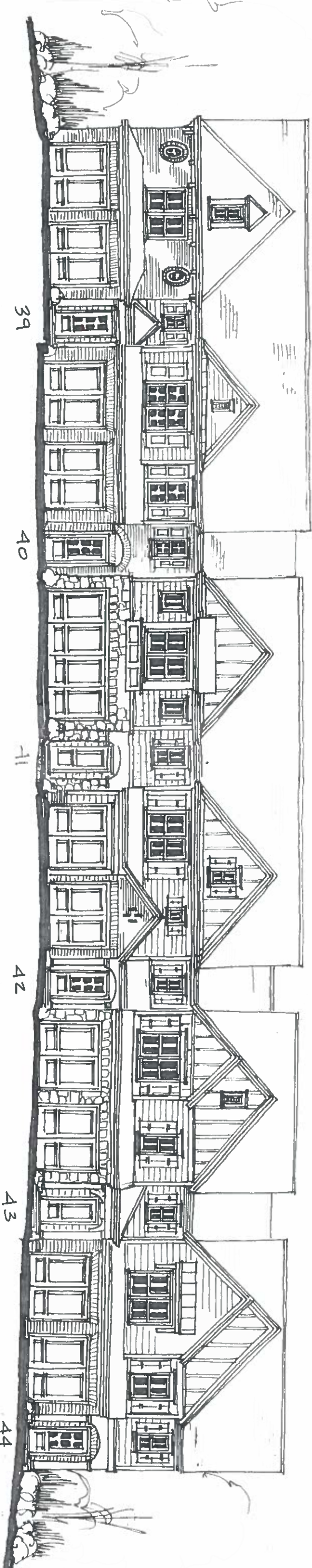


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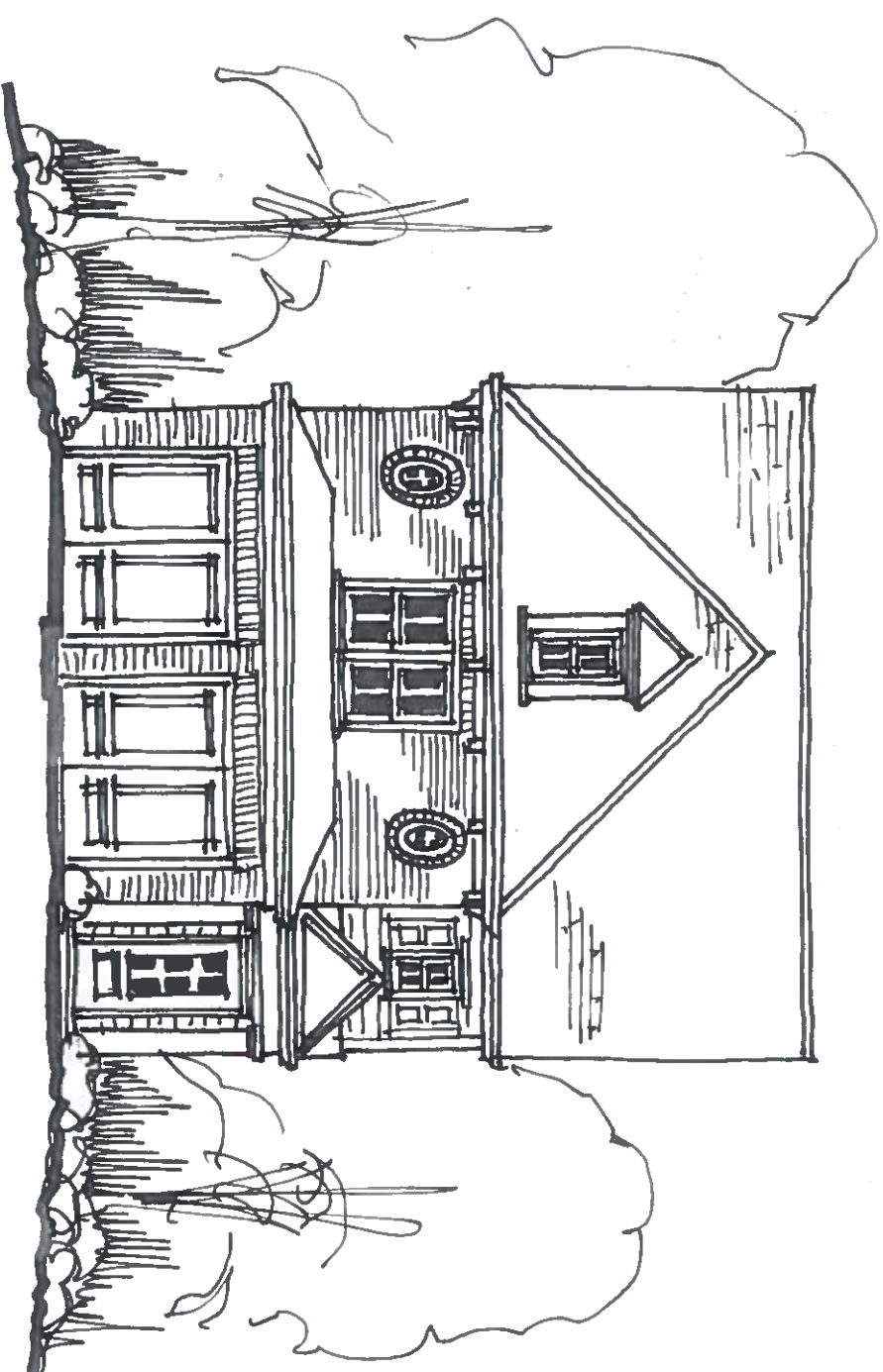
SAWYER "AA"

FRONT ELEVATION

SAWYER

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SAWYER "BB"

FRONT ELEVATION

SAWYER

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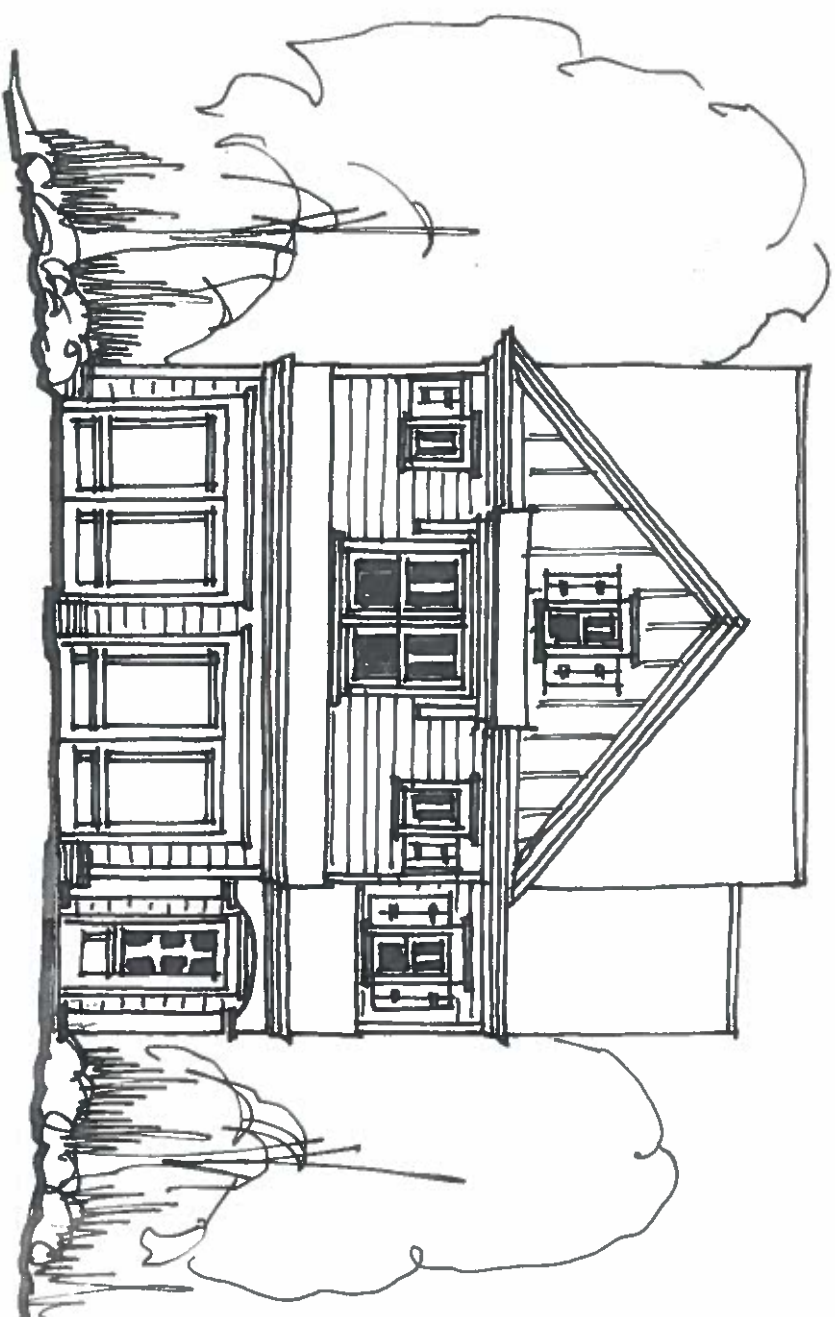
SAWYER "CC"

FRONT ELEVATION

SAWYER

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SAWYER "DD"

FRONT ELEVATION

SAWYER

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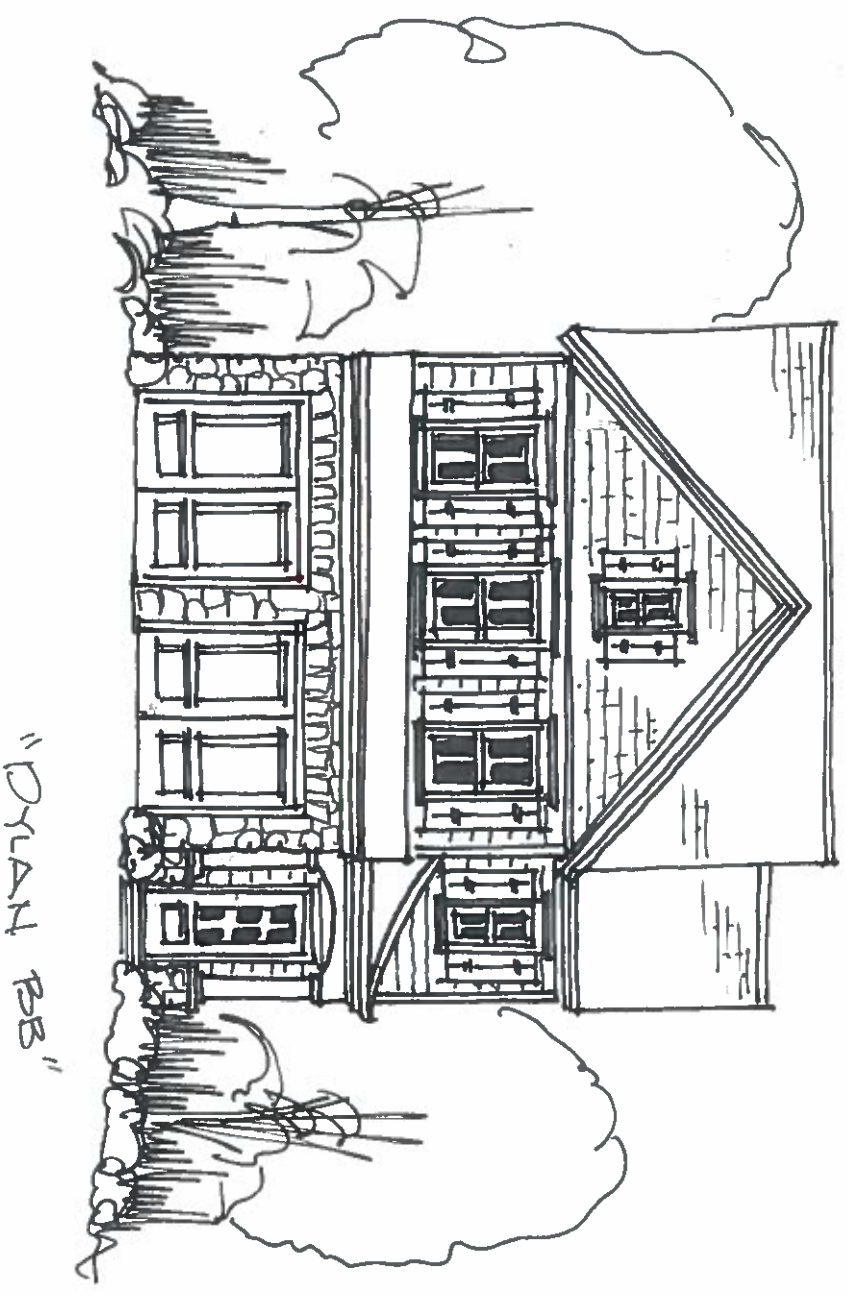


FRONT ELEVATION

DYLAN

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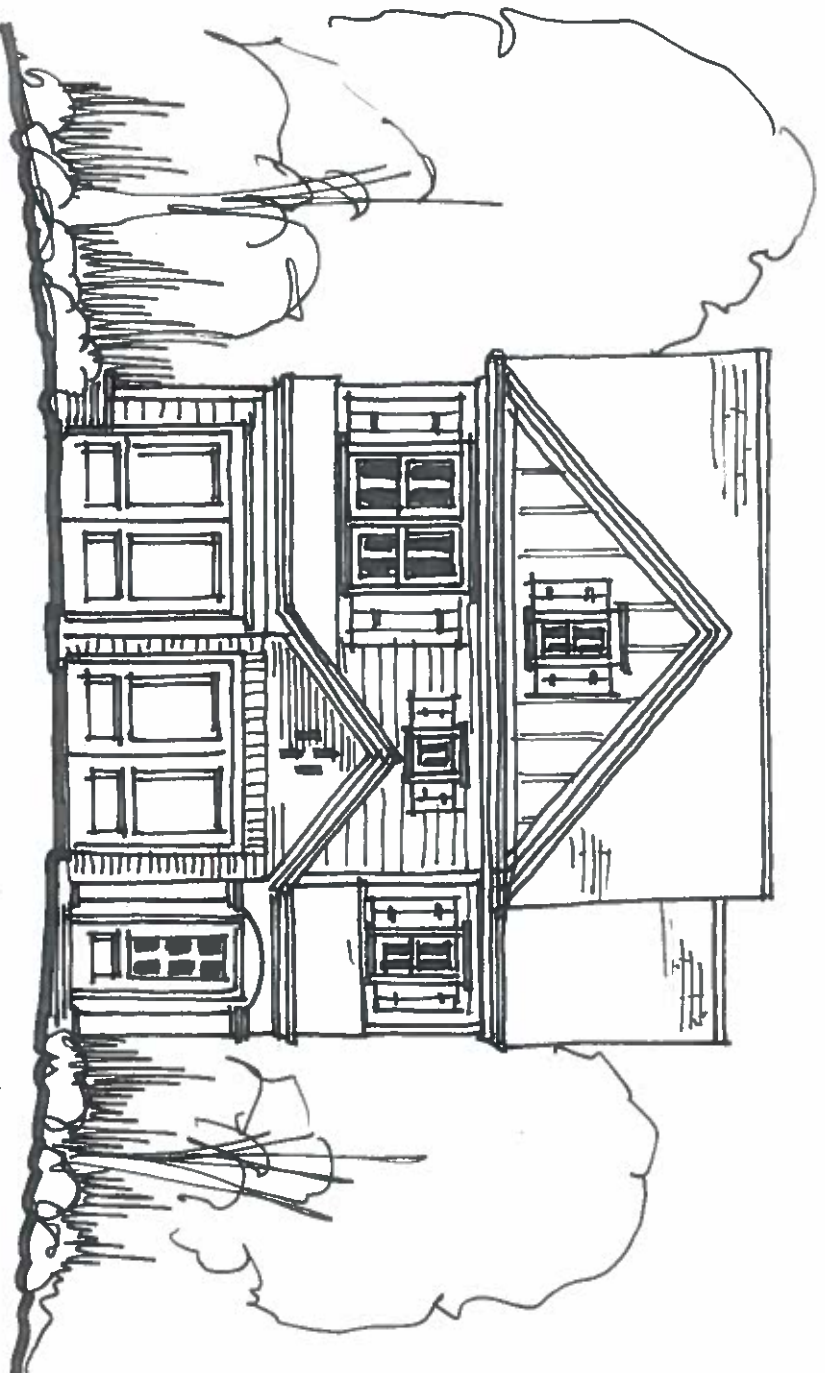


FRONT ELEVATION

DYLAN

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"Dylan CC"

FRONT ELEVATION

DYLAN

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"MADÉLINE AA"

FRONT ELEVATION

MADÉLINE

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"MADELINE BR"

FRONT ELEVATION

MADELINE

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"MADELINE CC"

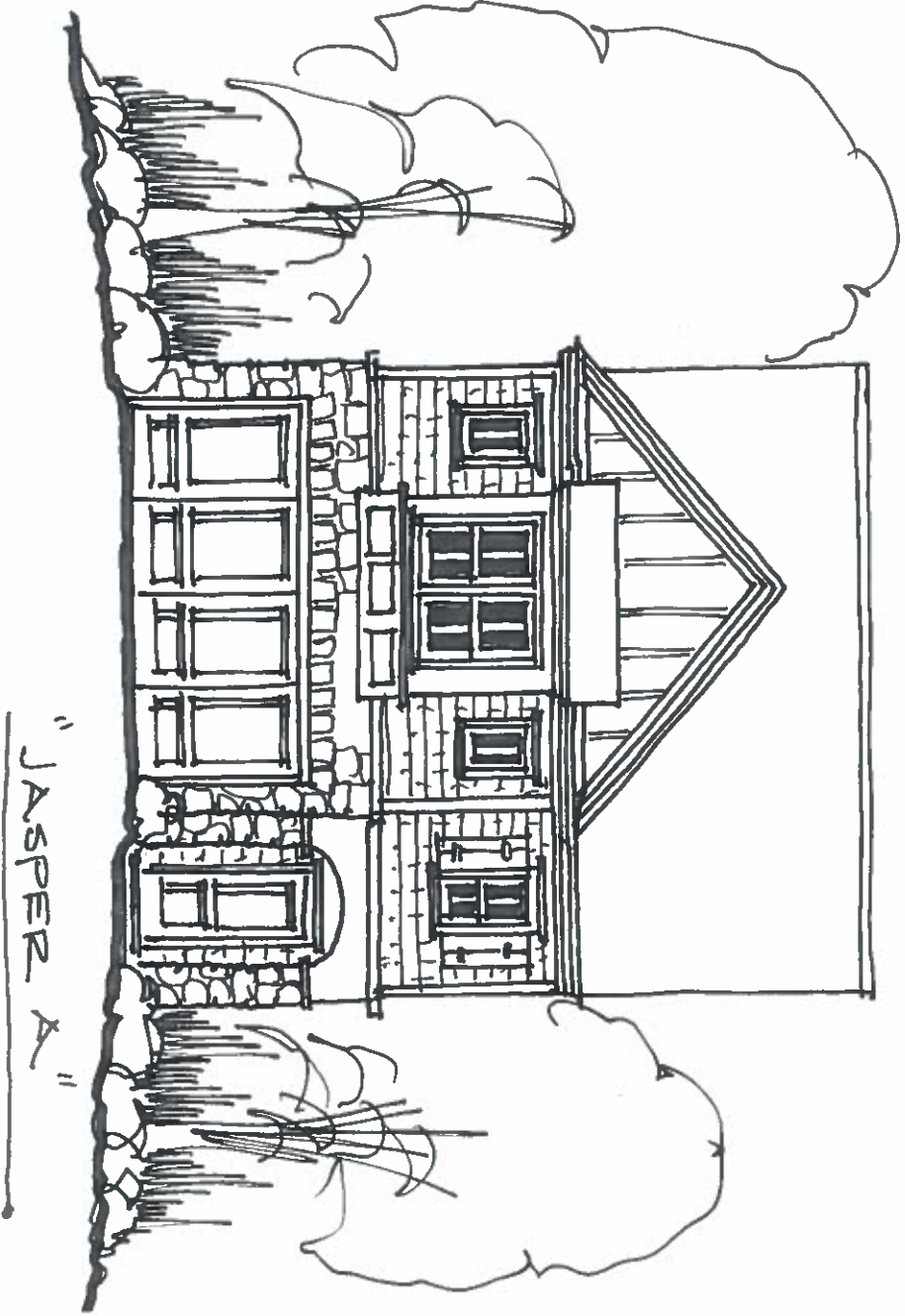
FRONT ELEVATION

MADELINE

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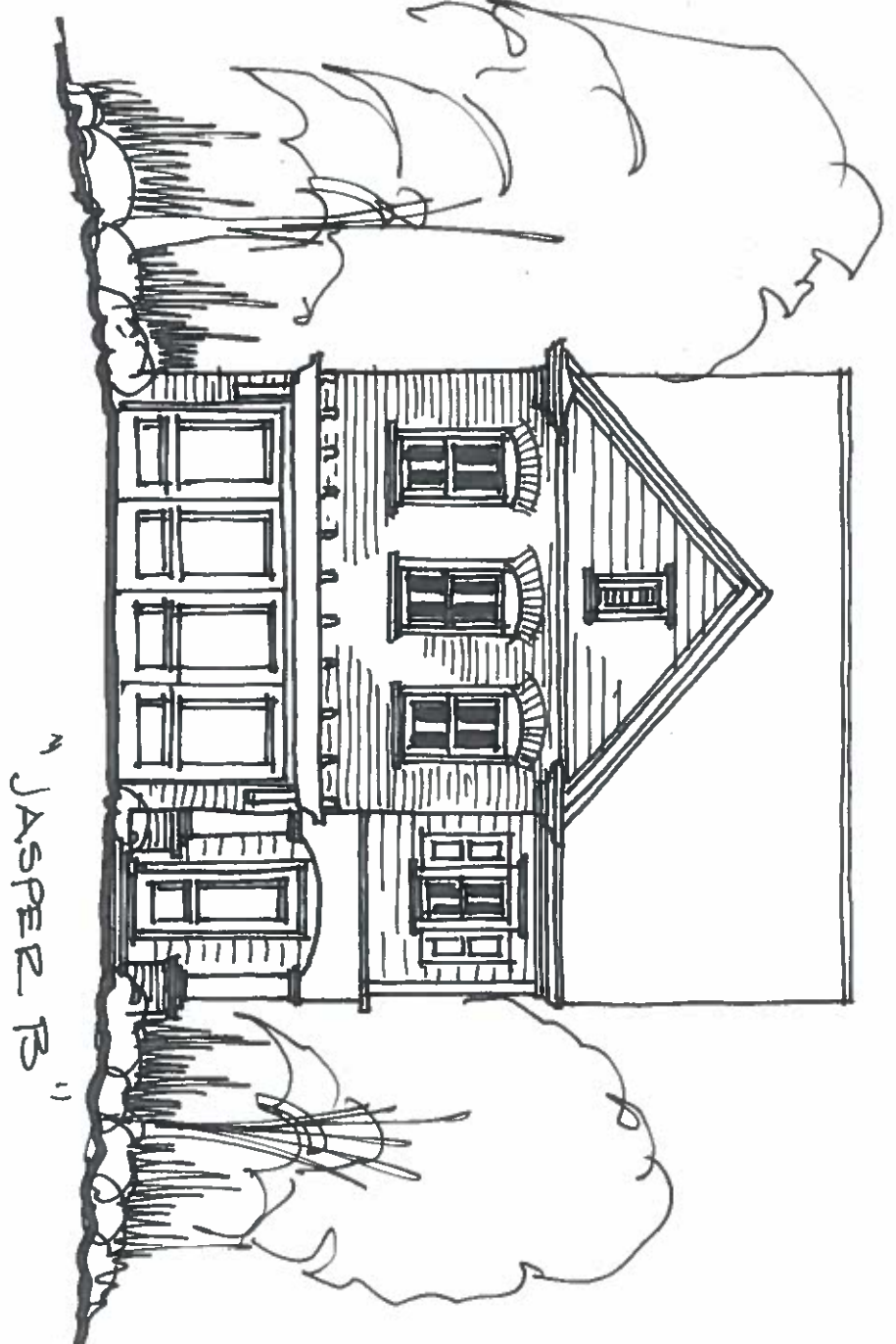


FRONT ELEVATION

JASPER "A"

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FRONT ELEVATION

JASPER "B"

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" JASPER CC "

FRONT ELEVATION

JASPER

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