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.

JASON A. HOPKINS, GA. RLS #3215

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

TABLE	OF	DEDI	CATION
STREET NAME			LENGTH IN L.F.
BRICKYARD WAY			546'
UNDERWOOD WALK			800'

ZONING
TOTAL AREA = 23.62 ACRES
TOTAL NO. OF LOTS = 38
DENSITY / YIELD = 1.61 LOTS PER ACRE
PRESENT ZONING — MDR
MIN. LOT SIZE = 11,000
MINIMUM LOT WIDTH (AT B/L) = 60'
MINIMUM STREET FRONTAGE = 60'
MINIMUM LOT WIDTH (CUL-DE-SAC) = 35'
FRONT SETBACKS = 35'
SIDE SETBACKS = 10' (20' BETWEEN HOUSES), CORNER SIDE = 30'
REAR SETBACKS = 30'
OPEN SPACE AREA = 5.13 ACRES

- 1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY
- 2. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
- 3. THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUED AS EXACTING IN LOCATION. THÈSE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
- 4. ALL SIDE AND REAR PROPERTY LINES SHALL HAVE A 5' DRAINAGE EASEMENT ON EACH SIDE OF THE PROPERTY LINE.

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, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.
- WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-125.
- ▲ 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 PERMITS: 157 AND 158.

FD MINIMUM OF 2-CAR GARAGE REQUIRED. DRIVEWAYS TO BE A MINIMUM 50-FEET LONG.

* AT THE TIME OF BUILDING PERMIT APPLICATION HOMEBUILDER SHALL DEMONSTRATE COMPLIANCE WITH UDC 10.17 & UDC 10.17 (c)

GPS NOTES:

.) 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. 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.

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

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE <u>AE</u>; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130056 , MAP NÙMBEŔ # 13067C0177G DATED DECEMBER 16, 2008 . # 13067C0181H DATED MARCH 04, 2013

OWNER\DEVELOPER:

GRAND COMMUNITITES. LLC A KENTUCKY LIMITED LIABILITY COMPANY 3940 OLYMPIC BOULEVARD SUITE 400 ERLANGER, KENTUCKY 41018 859-341-4709

ENGINEER:

TERRATORY DEVELOPMENT CONSULTANTS 380 DAHLONEGA ST, SUITE 106 CUMMING, GEORGIA, 30040 770-934-8804

BENCHMARK: TOP OF FIRE HYDRANT ELEV.= 941.87'

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE

METER: LINEAR PRECISION OF TRAVERSE: 1/109.832: ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS

ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/455,508 . MATTERS OF TITLE ARE EXCEPTED.

LOCATED AT FRONT OF LOTS 191 & 192

CURVE TABLE					
CURVE # BEARING		DISTANCE	RADIUS	ARC	
C1	S44°57'21"E	10.00	539.00	10.00	
C2	S40°04'37"E	81.71	539.00	81.79	
СЗ	S35°26'03"E	5.56	539.00	5.56	
C4	S26°48'03"E	76.86	265.00	77.13	
C5	S24°18'09"E	30.52	150.00	30.58	
<i>C6</i>	S41°36'04"E	59.60	150.00	60.00	
<i>C7</i>	S64°31'10"E	59.60	150.00	60.00	
C8	S79*49'51"E	20.15	150.00	20.17	
<i>C9</i>	S59*38'29"E	20.37	25.00	20.98	
C10	S63'36'07"E	47.20	50.00	49.15	
C11	N66°26'05"E	37.14	50.00	38.05	
C12	N22°49'55"E	37.14	50.00	38.05	
C13	N20°46'16"W	37.14	50.00	38.05	
C14	N70°40'10"W	47.10	50.00	49.04	
C15	S64°40'49"W	28.49	50.00	28.89	
C16	S72*13'20"W	20.41	25.00	21.03	
C17	N51°04'22"W	107.78	100.00	113.83	
C18	N26°48'03"W	91.36	315.00	91.68	
C19	N9°51'40"E	28.28	20.00	31.42	

C20 N58*36'34"E 26.15 200.00 26.17

C/L CU	JRVE DATA
NO.	DA TA
7)	$\Delta = 10^{\circ}20^{\circ}55^{\circ}$ $R = 564.00^{\circ}$ $L = 101.87^{\circ}$ $T = 51.07^{\circ}$
2	$\triangle = 16^{\circ}40'34''$ $R = 290.00'$ $L = 84.41'$ $T = 42.50'$
3	$\triangle = 65'13'12''$ $R = 125.00'$ $L = 142.29'$ $T = 79.97'$
4	$\Delta = 64^{\circ}22'18''$ $R = 225.00'$ $L = 252.79'$ $T = 141.61'$

PHASE 3	ROOK UNIT III	SPRINGE ESTATES PHAS	UNIT III /
	200 0 200	400	_

SCALE IN FEET

	,		_,
LOT NO.	ADDRESS	LOT NO.	AREA (S.F.)
149	4248 BRICKYARD WAY	149	12357
150	4244 BRICKYARD WAY	150	11372
151	4240 BRICKYARD WAY	151	12630
152	4236 BRICKYARD WAY	152	14045
152	4598 UNDERWOOD WALK	153	12176
153	4601 UNDERWOOD WALK	154	11804
154	4603 UNDERWOOD WALK	155	12098
155	4605 UNDERWOOD WALK	156	11332
156	4607 UNDERWOOD WALK	157	11362
157	4609 UNDERWOOD WALK	158	11022
158	4611 UNDERWOOD WALK	159	11166
159	4613 UNDERWOOD WALK	160	11760
160	4615 UNDERWOOD WALK	161	11760
161	4612 UNDERWOOD WALK	162	11287
162	4610 UNDERWOOD WALK	163	11080
163	4608 UNDERWOOD WALK	164	11750
164	4606 UNDERWOOD WALK	165	11721
165	4604 UNDERWOOD WALK	166	11484
166	4602 UNDERWOOD WALK	167	11693
167	4600 UNDERWOOD WALK	168	11184
167	4230 BRICKYARD WAY	169	11071
168	4220 BRICKYARD WAY	170	11058
169	4214 BRICKYARD WAY	171	11106
170	4210 BRICKYARD WAY	172	11946
171	4206 BRICKYARD WAY	173	11760
172	4202 BRICKYARD WAY	174	11760
173	4203 BRICKYARD WAY	175	11003
174	4205 BRICKYARD WAY	176	12658
175	4207 BRICKYARD WAY	177	13911
176	4209 BRICKYARD WAY	178	13911
177	4213 BRICKYARD WAY	179	11912
178	4215 BRICKYARD WAY	180	11053
179	4221 BRICKYARD WAY	181	11007
180	4225 BRICKYARD WAY	182	11005
181	4229 BRICKYARD WAY	183	11005
182	4233 BRICKYARD WAY	184	11042
183	4237 BRICKYARD WAY	185	11002
184	4241 BRICKYARD WAY	186	11000
405	40.45 00101014000 111411		1

4245 BRICKYARD WAY

4249 BRICKYARD WAY

THE PURPOSE OF THIS PLAT IS TO SHOW EXISTING UTILITIES AND LOT LINES FOR A SINGLE FAMILY DEVELOPMENT.

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 THERON ACTUALLY EXIST.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 109,832 FEET, AND AN ANGULAR ERROR OF 1" 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 <u>455,508</u> FEET.

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

ADDRESS CHART

CURVE TABLE

123.66

72.41

20.40

37.14

37.14

37.14

37.14

43.14

63.52

63.52

68.53

200.00 125.72

200.00 72.81

25.00 21.01

50.00 44.39

50.00 38.05

50.00 38.05

50.00 38.05

50.00 38.05

50.00 44.61 25.00 21.03

250.00 21.06 250.00 63.69

250.00 63.69

250.00 63.69

250.00 68.75

20.00 31.42

589.00 | 13.22

589.00 66.30

589.00 | 26.86

CURVE # BEARING DISTANCE RADIUS ARC

S37°59'35"E 42.95

N80°21'55"E

S71°11'50"E

S36°41′31″E

S85°13'47"E

N5170'03"E

N7**'33'53"**E

N36°02'17"W

N83°23'54"W

N84°51'43"W

N72°53'34"W

S77*54'52"W

S62°44'19"W

C39 N44°10'51"W 26.86

N6370'51"W 21.06

N87°29'21"W 63.52

N80°08'20"W 28.28

N35*46'54"W 13.22

N39*38'58"W 66.27

C22

C23

C24

C25

C26

C27

C29

C30

C32

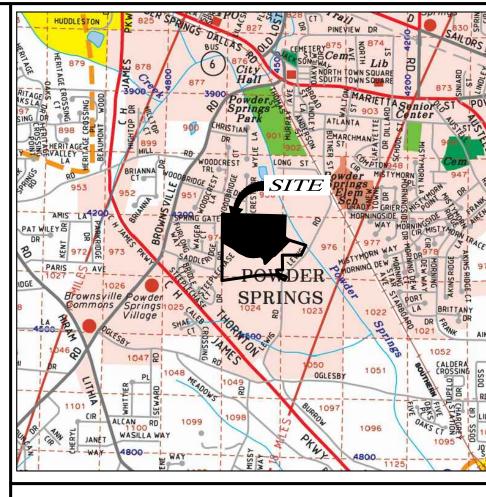
C33

C34

C38

THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARAION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR SPRINGBROOK ESTATES, UNIT II PHASE 3, RECORDED IN OFFICIAL RECORD VOLUME 14295, PAGE 4145 IN THE COBB COUNTY, GEORGIA AS MAY BE AMENDED OR SUPPLEMENTED.

LOT AREA CHART



LOCATION MAP 1" = 2000'

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

DIRECTOR OF COMMUNITY DEVELOPMENT

DIRECTOR OF PUBLIC WORKS

IS APPROVED FOR RECORDING.

ENTITLED TO BE RECORDED.

MAYOR, CITY OF POWDER SPRINGS

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

COBB COUNTY WATER SYSTEM

OWNER'S CERTIFICATION AND DEDICATION

(OR 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 ALL STREETS AND RIGHTS-OF-WAY. WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO THE CITY OF POWDER SPRINGS AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL THE ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN 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 FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING: OF 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 LINES, 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.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT

AND FURTHER, I WARRANT THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREE THAT THE CITY OF POWDER SPRINGS SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OR CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS, OR SIDEWALK, S THE CHANGING OF COURSE OF STREAM 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 THE PRESENTS.

OWNERS NAME: GRAND COMMUNITIES, LLC A KENTUCKY LIMITED LIABILITY COMPANY

TODD E. HUSS, PRESIDENT

OWNER ADDRESS: 3940 OLYMPIC BLVD., STE. 400

ERLANGER, KENTUCKY 41018

REVISIONS $ENGINEERING \bullet SURVEYING \bullet PLANNING/CONSULTING \bullet CONSTRUCTION\ MGMT$

OFFICE DATE: 9/04/2020

SCALE: 1"=60'

www.gscsurvey.com LSF# 789 58 Old Norcross Rd Ste. 204 1266 Powder Springs Rd 147 Reinhardt College Pkwy

Lawrenceville, GA 30046 Marietta, GA 30064 Ste. 3 Canton, GA 30114 FIELD DATE: 06-26-2020 | DRAWN BY: SJJ

CHECKED BY: JAH

LOCATED IN L.L. 975 19th DISTRICT, 2nd SECTION CITY OF POWDER SPRINGS COBB COUNTY, GA. SHEET 1 OF 4 FILE: P: /F(150)/SPRINGBROOK

SPRINGBROOK ESTATES

FINAL PLAT FOR:

UNIT III PHASE 3

DATE

1	
	NO STREET PARKING HAS BEEN
	NO SINELI I ANNINO HAS DELIV
	ADDDOVED FOR THIS DEVELOPMENT

PLAT PURPOSE STATEMENT:

APPROVED FOR THIS DEVELOPMENT.

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

N ~ F BETTY WALTERS IRREVOCABLE TRUST P.B. 15138, P.G. 6384 **2** % 11804 # FD 12176 Ф FD 12630 中 SPRINGBROOK ESTATES S 85°55'43" E | N 86°25'42" E UNIT III PHASE 1A 74.97' P.B. 278, PG. 537 SPRINGBROOK ESTATES UNIT III PHASE 2 P.B. 279, PG. 521 145 --- SS--- SS BENCH MARK

FD MINIMUM OF 2-CAR GARAGE REQUIRED. DRIVEWAYS TO BE A MINIMUM 50-FEET LONG.

* AT THE TIME OF BUILDING PERMIT APPLICATION HOMEBUILDER SHALL DEMONSTRATE COMPLIANCE WITH UDC 10.17 & UDC 10.17 (c)

380 DAHLONEGA ST, SUITE 106

CUMMING, GEORGIA, 30040

770-934-8804

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 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.

20' PERMANENT SANITARY SEWER EASEMENT IN FUTURE UNIT II

PHASE 4 WILL EXPIRE WHEN THE FINAL PLAT FOR SPRINGBROOK

ACCEPTED BY COBB COUNTY.

ESTATES UNIT II PHASE 4 IS RECORDED AND SANITARY SEWER IS

OWNER\DEVELOPER: ENGINEER: TERRATORY DEVELOPMENT CONSULTANTS

GRAND COMMUNITITES, LLC A KENTUCKY LIMITED LIABILITY COMPANY 3940 OLYMPIC BOULEVARD SUITE 400 ERLANGER, KENTUCKY 41018 859-341-4709

REVISIONS www.gscsurvey.com LSF# 789

OFFICE DATE: 9/04/2020

SCALE: 1"=60'

FIELD DATE: 06-26-2020 DRAWN BY: SJJ

Lawrenceville OfficeMarietta OfficeCanton Office558 Old Norcross Rd Ste. 2041266 Powder Springs Rd147 Reinhardt College PkwyLawrenceville, GA 30046Marietta, GA 30064Ste. 3 Canton, GA 30114Phone: (770) 299-1005Phone: (770) 424-7168Phone: (770) 479-9698

CHECKED BY: JAH

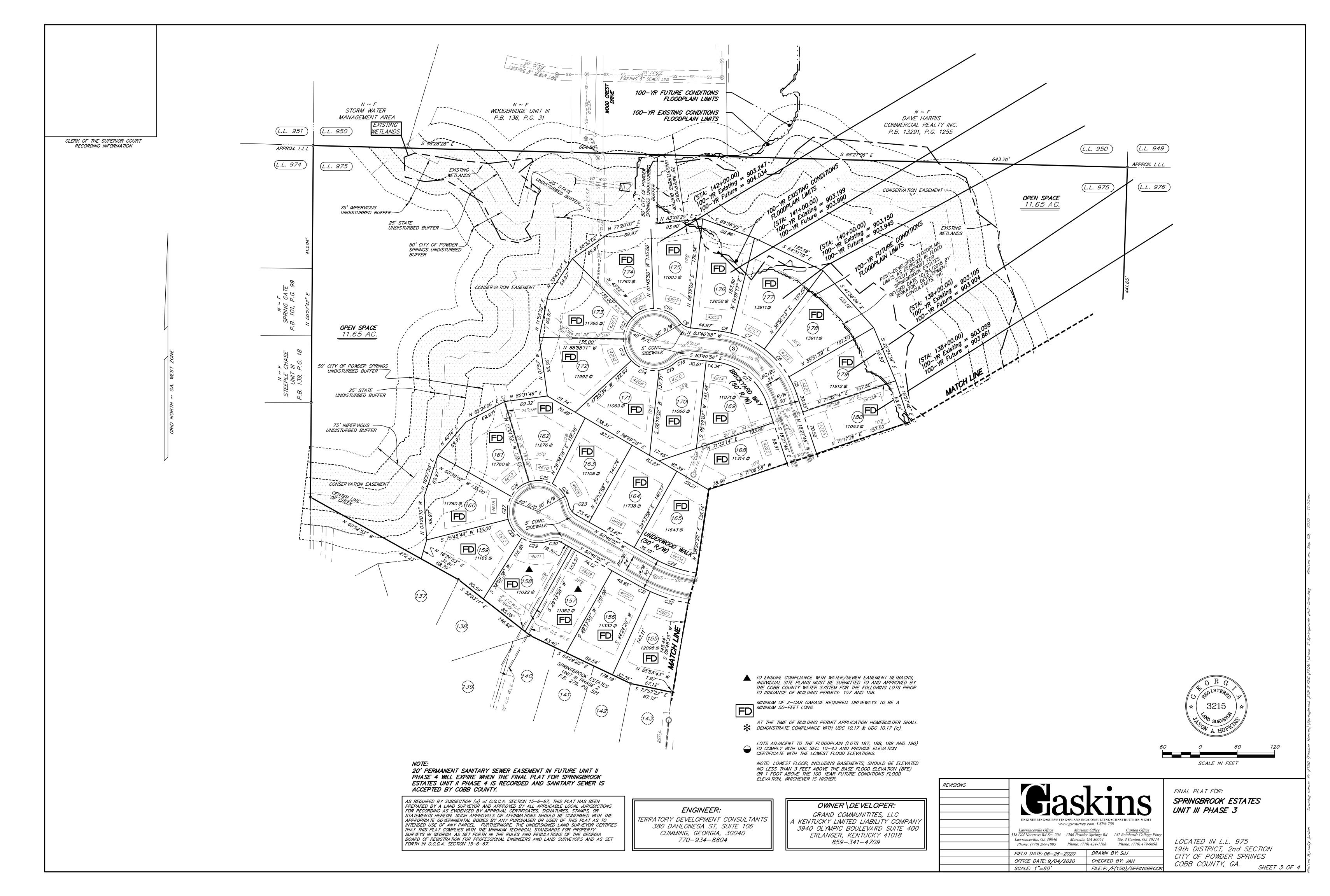
LOCATED IN L.L. 975 19th DISTRICT, 2nd SECTION CITY OF POWDER SPRINGS COBB COUNTY, GA. FILE: P: /F(150)/SPRINGBROOK

SCALE IN FEET

SPRINGBROOK ESTATES

FINAL PLAT FOR:

UNIT III PHASE 3

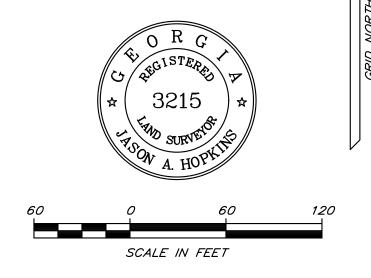


XREFS:

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

Council	Meeting Minutes - Final April 16, 20	8 City Council
		- 10.
		hyd
PZ 18-004	Rezoning Application	reg
	MDR Conditional to MDR Conditional - Change in stipulations of Approval	of t
	LL975 and LL1024	if n
	Grand Communities, Ltd.	11.
	Applicants present - Jason Wisneski and Sean Stephen -and addressed Mayor and Council to	Geo
	provide an overview of their rezoning action. Community Development Director Tina Garver	the
	was also in attendance.	var
		by
	Grand Communities stated they are agreeable to the conditions as presented and discussed	net
	4/16/18 and included in the motion. Stipulation #1 was revised to include "prior setback	
	variances subject to staff approval of lots in question" at the conclusion of Stipulation #1.	12.
	variances subject to stay approves of total in question in the conclusion of superation in.	to (
	No other speakers.	a.
	110 Other speakers.	b.
	A motion was made by Bordelon, seconded by Lust, that this Rezoning PZ 18-004 be approved	4/2/23
	with the following conditions:	Pla
	1. The stipulations and conditions set forth herein shall replace and supercede in full any and	lan c.
	all prior stipulations and conditions in whatsoever form which are currently in place	c.
	concerning the property which constitutes the subject matter of the above- captioned application	exc
	for rezoning for 19097500010, 19097500030, and 19102400010 prior setback variances	d.
	subject to staff approval of lots in question.	to
	2. Applicant shall submit full LDP Plans and site plan to be reviewed and will comply with all	13.
	requirements of the Unified Development Code. After review of floodplain requirements, the	
	number of lots may be reduced.	mo
		as
	3. Applicant shall comply with both the UDC and Cobb County Fire Marshal's office's	mo
	requirements for guest parking and dead end streets.	
		14.
	4. The maximum number of homes shall be one hundred nine (109). The actual number of lots	sha
	constructed may be after detailed plan review based on development and floodplain	reg
	requirements.	
	, equit circuits,	15.
	F 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	des
	5. A minimum of 26.68 (24.60%) acres of the total site (109.26 acres) shall be "open space"	
	which shall be owned and maintained by the HOA unless otherwise agreed to, or desired by, the	
	City of Powder Springs. The applicant will provide a letter from the HOA regarding the	Th
	previous requirement regarding passive recreation areas or trails. No recreation areas or	N 4 W
	trails shall be required in stream buffers or floodplain areas.	Yes: 4 - V
	6 The minimum equate feeters of the homes shall be treaty four hundred (2.400) severe	
	6. The minimum square footage of the homes shall be twenty-four hundred (2,400) square feet.	
	7. The homes shall be predominantly two-story traditional and shall have hard exterior	
	facades consisting of brick, stacked stone, cedar shake or hardy plank.	
	8. Each home shall have, at a minimum, an attached two-car garage. Additionally, there shall	
	be sufficient room on and within the driveways to park two (2) additional vehicles.	
	9. The subject property shall be incorporated into the existing HOA. The builder will	
	contribute to the HOA or improve common areas at a minimum of \$150 per house constructed	
	prior to the Homeowners Association entity being transferred after the completion of the	
	build-out and development of the residential community.	
		City of Powder Springs

		City Council	Meeting Minutes - Final	April 16, 2018
Meeting Minutes - Final	April 16, 2018			
10. Final locations, configurations, and/or methodology for stormy hydrology - including on-site detention and water quality - shall be regulations of the City of Powder Springs Unified Development Cot of the land disturbance plan approval. Development must occur wit if not a new land disturbance plan approval. Development must occur wit if not a new land disturbance plan will be required. 11. Maintain streambank buffers consistent with the City of Powd Georgia's requirements, and voluntarily convey said buffers to the the form of a Conservation Easement, with the understanding that variances on this property for buffer averaging will be allowed. Stre by a split rail or similar fence and marked by signage. A confirmatinet decrease in the square footage of the required buffer will be required buffer will be required to city Staff review and approval, and which shall include the followare. Sodded front, side, and rear yards. b. At both points of ingress/egress onto Lewis Road, as shown on Plan", the installation of ground-based, monument-style entrance si landscaped, lighted, and irrigated. c. The dedication of a ten foot (10') wide no access easement alon except, of course, with respect to the ingress/egress locations. d. The installation of underground utilities and the utilization of to the architectural style. 13. The Community Development Director shall have the authority modifications to the "Revised Sketch Plan", architecture, zoning con as the Application proceeds through the Plan Review Process and it modifications are in substantial conformance with the intent of this 14. Prior to the issuance of a land disturbance permit or approval shall provide proof of compliance with stipulations relating to the dregarding Lewis Road. 15. All water lines serving the subject property shall be made of designed to meet the City of Powder Springs Design and Detail spec	in accordance with the le (UDC) in affect at the time hin one year of plan approval, er Springs' and State of City of Powder Springs in attitization of previous cam buffers will be separated on showing that there is no uired prior to plan approval. occess which shall be subject wing: the "Rezoning Sketch gnage which shall be g the Lewis Road frontage decorative lighting themed y to approve minor aditions, and other issues areafter, as long as those Application. of any plans, the builder edication and improvement	PZ 18005	Hardship Variance - Grand Communities, Ltd. LL 975, 976, 1 1050 Request to allow clearing of greater than 10 acres and we Detention Requirements Applicants present - Jason Wisneski and Sean Stephen - and addressed Me provide an overview of their Hardship Variance request. Community Des Tina Garver was also in attendance. Grand Communities stated they are agreeable to the conditions as present 4/16/18 and included in the motion. Stipulation #1 was revised to change to "up to 5 phases" to include "substantially in accordance with 2-5-18 pl. City of Powder Springs" at the conclusion of Stipulation #1. No other speakers. A motion was made by Bordelon, seconded by Farmer, that this Hards was approved with conditions as follows: 1. That the applicant clear and grade up to 5 phases up to 10 acres, it right-of-way substantially in accordance with 2-5-18 plan submitted to Springs 2. That any areas located in the required stream buffer be conserved easements and include a split rail or similar style fence and signage ma Split rail fences and signage shall be required only where the conserved on individual lots within the subdivision, not common areas. 3. Within 120 days of completion of development activities as shown permit, the owner of the property shall secure a building permit or hydruture construction has been approved and maintain the lots so that the inches in height. 4. Should a development permit expire, the owner shall bring the protree canopy requirements of Article 12. 5. Staff will continue to review the application regarding waiving cerequirements with professional consulting staff. If waiving the stormwirequirements is favorable in increasing floodplain management best princreasing the implementation of green infrastructure staff may admin requirement.	aive Stormwater Tayor and Council to velopment Director ted and discussed "grade in 3 phases" an submitted to the thip Variance PZ 18-005 In addition to the the City of Powder If within conservation trking easement area, tion easement borders on a land disturbance liro seed all lots where the grass does not exceed 8 operty up to the minimum retain stormwater ater detention ractices and/or
			The motion carried by the following vote:	
The motion carried by the following vote:		Yes:	4 - Wisdom, Bordelon, Lust, and Farmer	
Yes: 4 - Wisdom, Bordelon, Lust, and Farmer		PZ. 18008 Yes:	Design Review Fischer Homes Springbrooke Estates Lewis Road Land Lots 975, 976, 1022, 1023, 1024, 1049, 1050 Motion to table to May 7, 2018 - PZ 18-008; PZ 18-009; and PZ 18-010 v motion and vote for all three (PZ 18-008; PZ 18-009; and PZ 18-010) to table to May 18-009; and PZ 18-010. One motion and vote for all three (PZ 18-008; 18-010) to table to May 7, 2018. was done. The motion carried by the for	table to May 7, 2018. 7, 2018 - PZ 18-008; PZ PZ 18-009; and PZ
- ·	Balan I - # William	City of Powder Springs	Page 7	Printed on 5/7/2018
Springs Puge 6	Printed on 5/7/2018		8	



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.

ENGINEER:

GRAND COMMUNITITES, LLC
A KENTUCKY LIMITED LIABILITY COMPANY
3940 OLYMPIC BOULEVARD SUITE 400 TERRATORY DEVELOPMENT CONSULTANTS 380 DAHLONEGA ST, SUITE 106 CUMMING, GEORGIA, 30040 770-934-8804

REVISIONS www.gscsurvey.com LSF# 789 Lawrenceville OfficeMarietta OfficeCanton Office558 Old Norcross Rd Ste. 2041266 Powder Springs Rd147 Reinhardt College PkwyLawrenceville, GA 30046Marietta, GA 30064Ste. 3 Canton, GA 30114Phone: (770) 299-1005Phone: (770) 424-7168Phone: (770) 479-9698

FIELD DATE: 06-26-2020 DRAWN BY: SJJ

OFFICE DATE: 9/04/2020

SCALE: 1"=60'

CHECKED BY: JAH

FINAL PLAT FOR: SPRINGBROOK ESTATES UNIT III PHASE 3

LOCATED IN L.L. 975 19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS COBB COUNTY, GA. FILE: P: /F(150)/SPRINGBROOK

20' PERMANENT SANITARY SEWER EASEMENT IN FUTURE UNIT II PHASE 4 WILL EXPIRE WHEN THE FINAL PLAT FOR SPRINGBROOK ESTATES UNIT II PHASE 4 IS RECORDED AND SANITARY SEWER IS ACCEPTED BY COBB COUNTY. OWNER\DEVELOPER:

ERLANGER, KENTUCKY 41018 859-341-4709