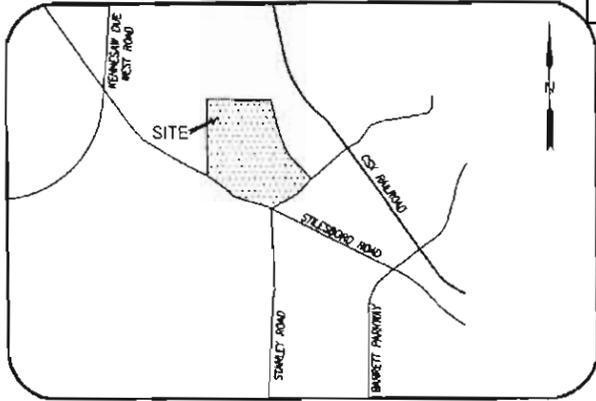


V-101
(2016)

SITE VICINITY MAP- NOT TO DRAWING SCALE



PLEASE NOTE:
THREE WORKING DAYS BEFORE YOU DIG IN GEORGIA, CALL UTILITIES PROTECTION CENTER, INC. 1-800-282-7411 OR 811 IN THE USA
UNDERGROUND OVERHEAD

THIS LOT HAS A DESIGNATED TREE PROTECTION AREA, THE DIMENSIONS OF WHICH ARE ON FILE WITH THE COBB COUNTY DEVELOPMENT AGENCY. THE HOMEBUILDER IS RESPONSIBLE FOR MAINTAINING THIS AREA IN AN UNDISTURBED CONDITION UNTIL THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. PROTECTIVE FENCING MUST BE INSTALLED AND MAINTAINED ACCORDING TO COBB COUNTY STANDARDS.

LEGEND
SYMBOLS AND ABBREVIATIONS

- PROPERTY CORNER WITH MONUMENT
- PROPERTY CORNER WITHOUT MONUMENT
- D.C. DRAINAGE EASEMENT
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PC FACE OF CURB
- ⊕ ELECTRIC UTILITY POLE
- ⊗ SANITARY SEWER MANHOLE
- ⊙ IRON PIN SET
- ⊗ IRON PIN FOUND

RECORD (SEE NOTE 4)

Owner's Acknowledgment

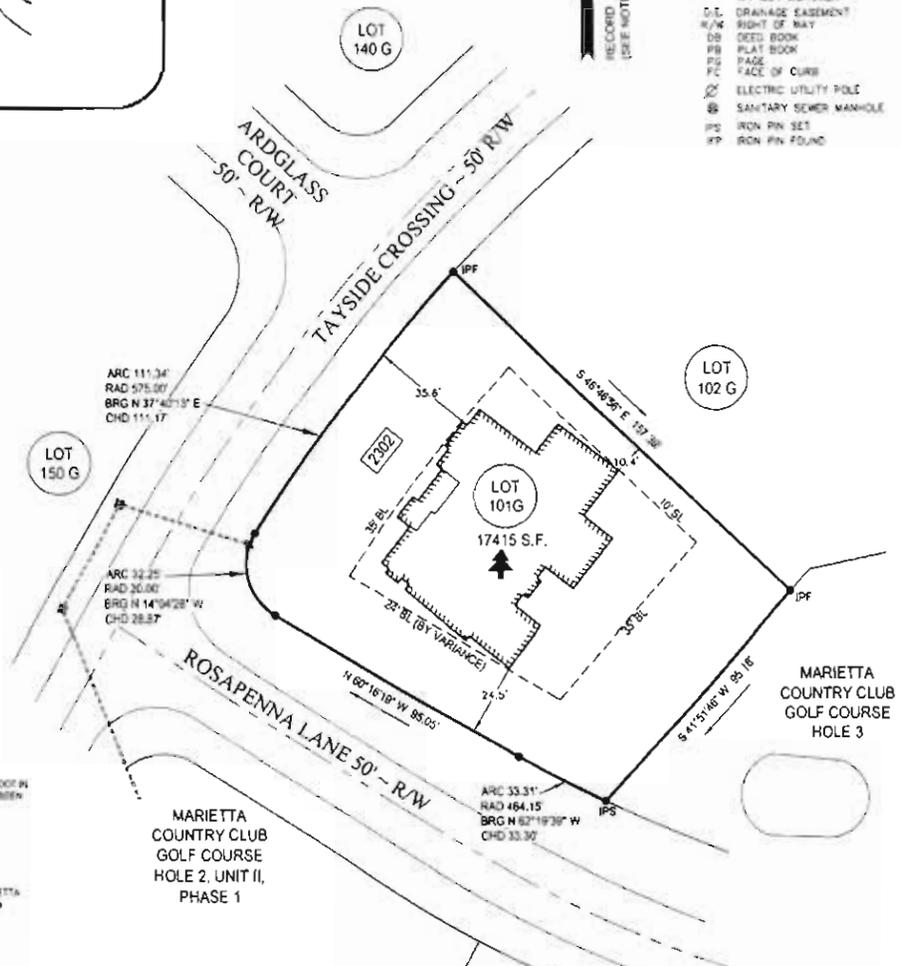
I hereby certify that I am the owner of the land shown on this plan (or a duly authorized agent thereof) whose name is subscribed herein. I acknowledge that this plan was made from an actual survey. I understand that the approval of this plan by Cobb County is only for the subdivision or combination of this property, and is not meant to serve as approval of any non-conforming conditions that currently exist on this property or will be created by the subdivision or combination of this property.

And further, I warrant that I own fee simple title to the property shown hereon and agree that Cobb County shall not be liable to me, my heirs, successors, or assigns for any claims or damages resulting from the recording of said plat, and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and its tenancy being owners and myself subsequent in title to be defined by title of these presents.

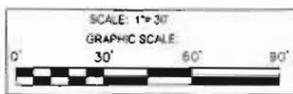
Signature

Printed Name

Date



- 1) THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,533 FEET AND AN ANGULAR ERROR OF 0.2 SECONDS PER ANGLE POINT. THE DATA HAS BEEN NEARLY ADJUSTED.
- 2) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,533 FEET.
- 3) THE EQUIPMENT USED FOR FIELD MEASUREMENTS IS LEICA TOTAL STATION.
- 4) THE BEARING BASE FOR THIS PLAT IS REFERENCE NORTH TAKEN FROM SURVEY FOR MARIETTA COUNTRY CLUB, UNIT I, PHASE I, PREPARED BY ARMS FROM LAND SURVEYING, INC., DATED 8/15/2002.
- 5) UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED; THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
- 6) ALL IRON PINS FOUND ON SET ARE 1 1/2" DIAMETER REBAR UNLESS OTHERWISE SPECIFIED.
- 7) THE PROPERTY CONTAINED IN THIS PLAT IS SUBJECT TO ALL ZONING ORDINANCES AND OTHER BUSINESS' REGULATIONS FROM RE-ZONING CASE 2-05 (MARCH 18, 2005), ON FILE WITH THE COBB COUNTY ZONING DIVISION.
- 8) STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION PLANTING OR (OTHERWISE MAINTAIN) IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY OF REPAIRING ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
- 9) THIS IS A DEVELOPMENT BY PROVINCE GRACE, LLC
4789 OLDE TOWNE POAV, SUITE 200
MARIETTA, GA 30068
(770) 958-7088
- 10) COMMON OPEN AREA TO BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION. HOME OWNERS ASSOCIATION ADDRESS IS THE SAME AS ABOVE.
- 11) THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS DATED _____ WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK _____ COBB COUNTY DEED RECORDS AND SIGNED BY THE OWNER.
- 12) THIS PROPERTY IS ZONED R-22 (C-2) (C-2) OF 2002. BUILDING SETBACKS ARE AS FOLLOWS: FRONT: 35 FEET; REAR: 25 FEET; MINIMUM HOUSE SIZE IS 7,000 S.F. THE MINIMUM LOT SIZE IS 11,200 S.F.



RECEIVED
JUN - 8 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE ORIGINAL UNDER MY SUPERVISION THAT THE ORIGINALS HAVE BEEN PLACED AS SHOWN HEREON AND AS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY SUBDIVISION REGULATIONS.

DAVID W. SWIRE

The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act (O.C.G.A. 18-6-7).

THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 283 PAGES 303-304 ON JULY 29, 2007 (C-2) (C-2) (C-2) (C-2). THE PURPOSE OF THIS REVISION IS TO CHANGE THE CORNER SIDE SETBACK FOR LOT 101 G FROM 25 FEET TO 24 FEET. THIS PLAT HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED.

ZONING DIVISION _____ DATE _____

DEVELOPMENT & INSPECTIONS DIVISION _____ DATE _____

D&S LAND SURVEYING
315 RED FOX DR., PO BOX 4988, CANTON, GA 30114
770-728-4443 (OFFICE) 678-384-2201 (FAX)
CNS@DANDSURVEYING.COM
LSP@DANDSURVEYING.COM

THIS DOCUMENT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. COPYING OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE SURVEYOR'S PERMISSION IS PROHIBITED.

REVISION TO FINAL SUBDIVISION PLAT FOR:

LOT 101 G
OVERLOOK AT MARIETTA COUNTRY CLUB
UNIT II ~ POD G
LOCATED IN LAND LOT 215, DISTRICT 20, SECTION 2
COBB COUNTY, GEORGIA

6/5/2016

APPLICANT: Province Homes, LLC

PETITION No.: V-101

COMMENTS

TRAFFIC: Recommend driveway be installed at least 50' from the intersection of Tayside Crossing and Rosapenna Lane upon development.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot along with any approved setback reductions, and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources for V-98 –V-113.

DESIGN GUIDELINES: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict

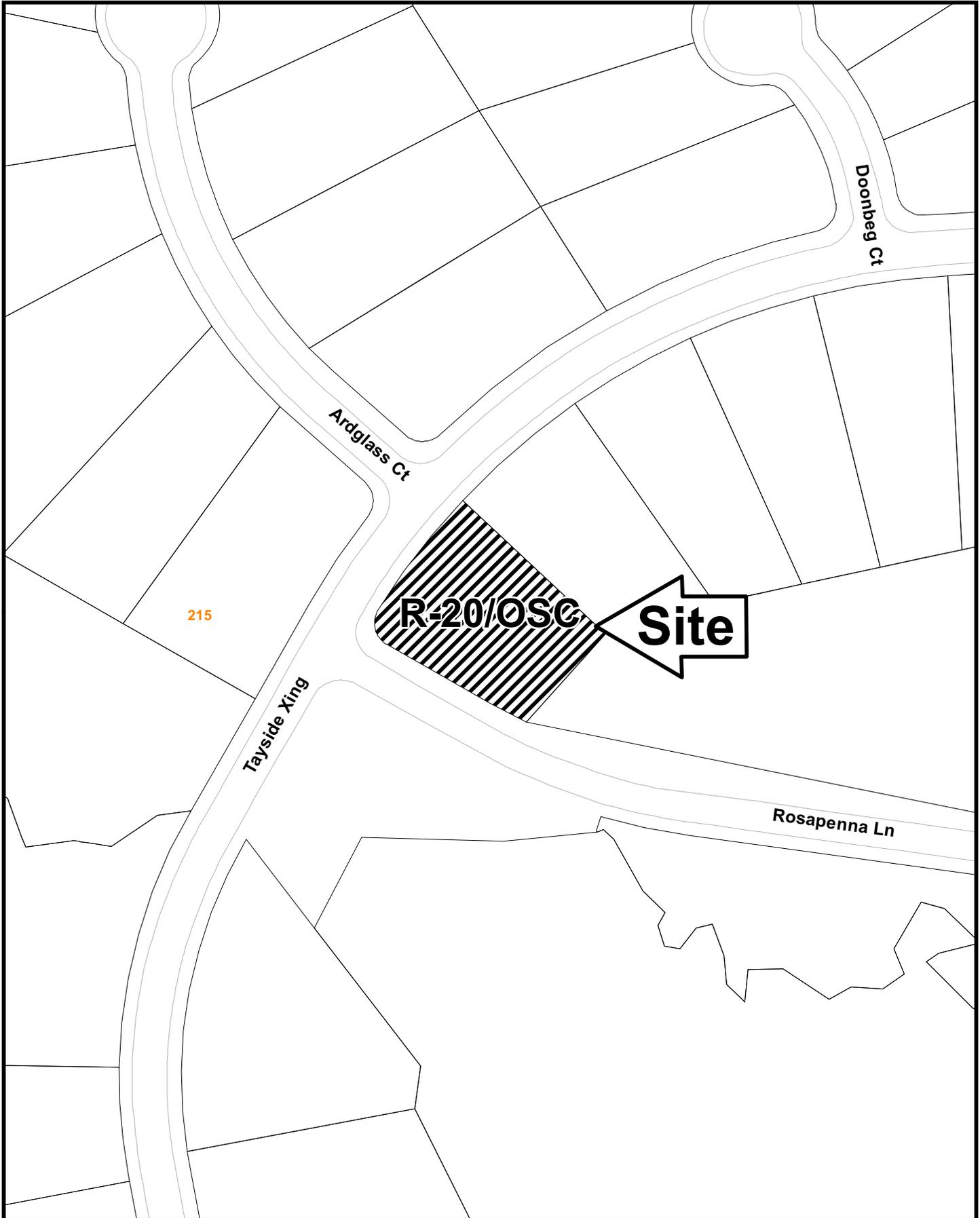
SEWER: No conflict

APPLICANT: Province Homes LLC

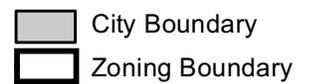
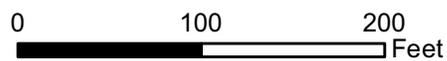
PETITION No.: V-101

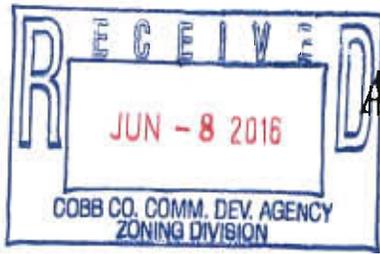
FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-101-2016 GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.





Application for Variance Cobb County

(type or print clearly)

Application No. V-101

Hearing Date: 8-10-16

mblackwood@province.com

Applicant Province Homes, LLC Phone # 770 509-7009 E-mail dswales@province.com

Melba A. Blackwood 1000 Cobb International Drive, Suite D

David B. Swales, Sr. Address Kennesaw, GA 30152

(representative's name, printed)

[Handwritten signature]

(representative's signature)

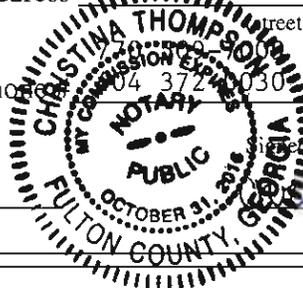
street, city, state and zip code)

mblackwood@province.com

Phone # 770 372-0030 E-mail dswales@province.com

signed and sealed and delivered in presence of:

My commission expires: 10-31-16



[Handwritten signature]

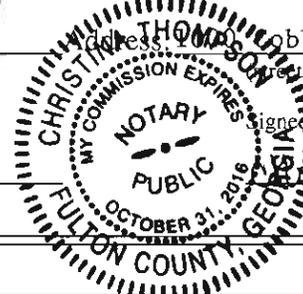
Notary Public

Titleholder Province Homes, LLC Phone # 770 509-7009 E-mail dswales@province.com

Signature Melba A. Blackwood Address 1000 Cobb International Drive, Suite D

(attach additional signatures, if needed)

[Handwritten signature]



signed and sealed and delivered in presence of:

My commission expires: 10-31-16

[Handwritten signature]

Notary Public

Present Zoning of Property R-20 OSC

Corner Lot 2302 Tayside Crossing

Location 2452 Rosapenna Lane

(street address, if applicable; nearest intersection, etc.)

.40 or

Land Lot(s) 215 District 20 Size of Tract 17,415 S.F. Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO X

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

Although Applicant did have the house staked by David W. Shirley, Land Surveyor #
#2670, the house was built over the side setback line on the southeast corner
(rear).

List type of variance requested: Request side setback reduction from 25.0 feet to 24 feet.