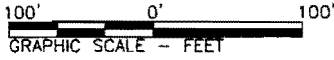


GENERAL NOTES

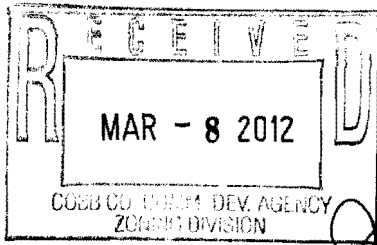
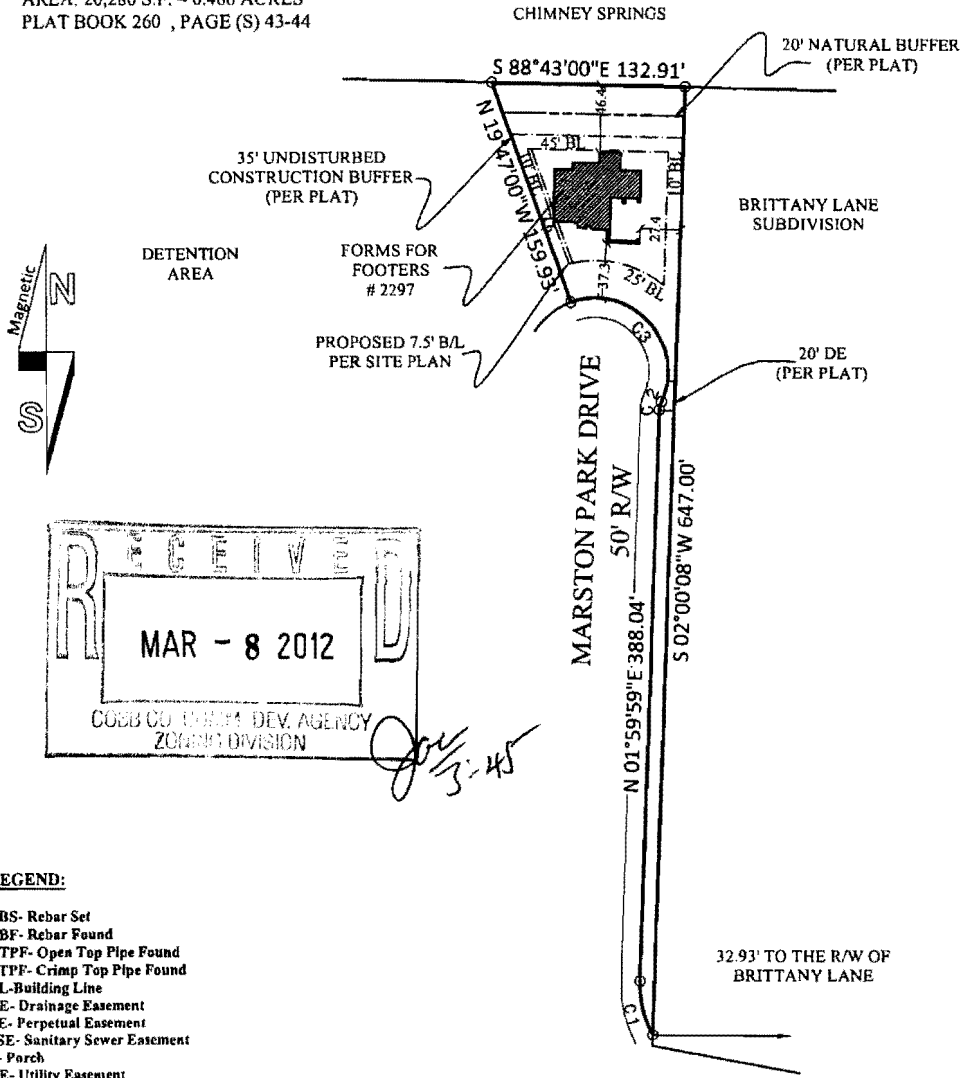
1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER LAND SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENT HAS NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. BUILDING SETBACKS: FRONT 25', SIDE 10', REAR 45'.
5. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
8. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
9. EQUIPMENT USED: TOPCON APLI TOTAL ROBOTIC STATION.

SCALE: 1" = 100'



Curve	Radius	Length	Chord	Chord Bear.
C1	75.00'	39.11'	38.67'	N 12°56'30" W
C2	15.00'	5.92'	5.88'	N 13°18'34" E
C3	50.00'	117.30'	92.19'	N 42°34'55" W

AREA: 20,280 S.F. ~ 0.466 ACRES
 PLAT BOOK 260 , PAGE (S) 43-44



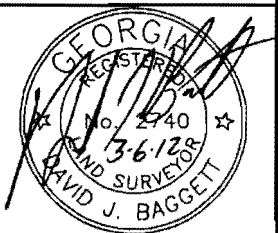
LEGEND:

- RBS- Rebar Set
- RBF- Rebar Found
- OTPF- Open Top Pipe Found
- CTPF- Crimp Top Pipe Found
- BL- Building Line
- DE- Drainage Easement
- PE- Perpetual Easement
- SSE- Sanitary Sewer Easement
- P- Porch
- UE- Utility Easement
- X- Fence
- D- Drainage Easement
- S- Sewer Easement
- CB- Catch Basin
- R/W- Right of Way
- CONC- Concrete
- Dk- Deck
- Pat- Patio
- S- Stoop

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SURVEY FOR:
TRATON HOMES
 SUBDIVISION: MARSTON PARK
 LOT: 8
 LAND LOT: 684
 16TH DISTRICT
 COBB COUNTY, GEORGIA
 FIELD WORK DATE: 03/02/2012
 2012020627 TRATON

CARTER LAND SURVEYORS AND PLANNERS
 2780 Peachtree Industrial Boulevard
 Duluth, GA 30097
 Ph: 770.495.9793
 Toll Free: 866.637.1048
 www.carterland.com
 Atlanta • Charlotte • Houston • Dallas
 Galveston • Beaumont



APPLICANT: Traton Homes

PETITION No.: V-38

PHONE: 770-427-9064

DATE OF HEARING: 05-09-12

REPRESENTATIVE: Richard Foster

PRESENT ZONING: R-20

PHONE: 770-527-1095

LAND LOT(S): 684

TITLEHOLDER: Traton Homes, LLC

DISTRICT: 16

PROPERTY LOCATION: On the northernmost end of Marston Park Drive (2297 Marston Park Drive).

SIZE OF TRACT: 0.4655 acres

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the side setback from the required 10 feet to 7.5 feet adjacent to the west property line.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

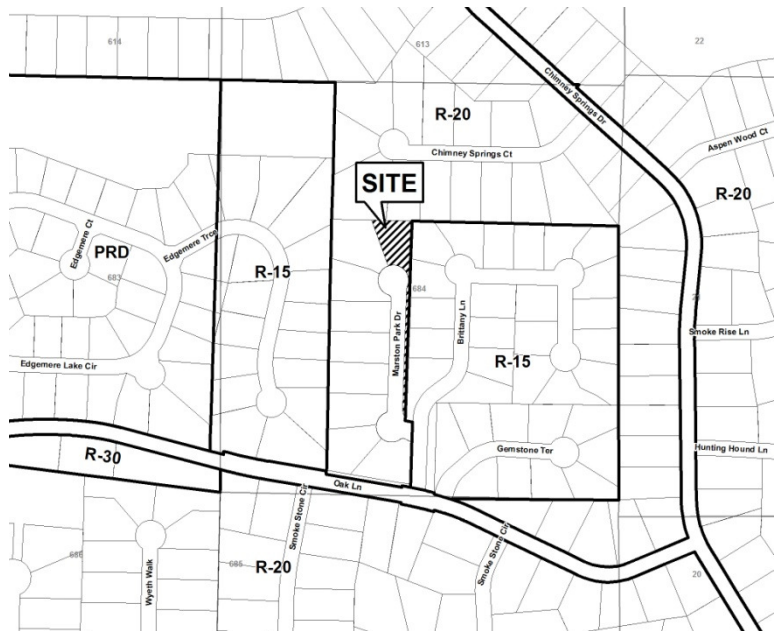
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Zoning Compliance Inspection failed as a result of encroachment.

STORMWATER MANAGEMENT: The lot adjacent to this setback reduction is the subdivision detention pond and will therefore not result in any impact to any adjacent neighbors. However, the existing pond fencing has been installed outside the pond parcel. The builder must relocate the detention pond fence so that is located inside the parcel boundary.

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.

CEMETERY PRESERVATION: No comment.

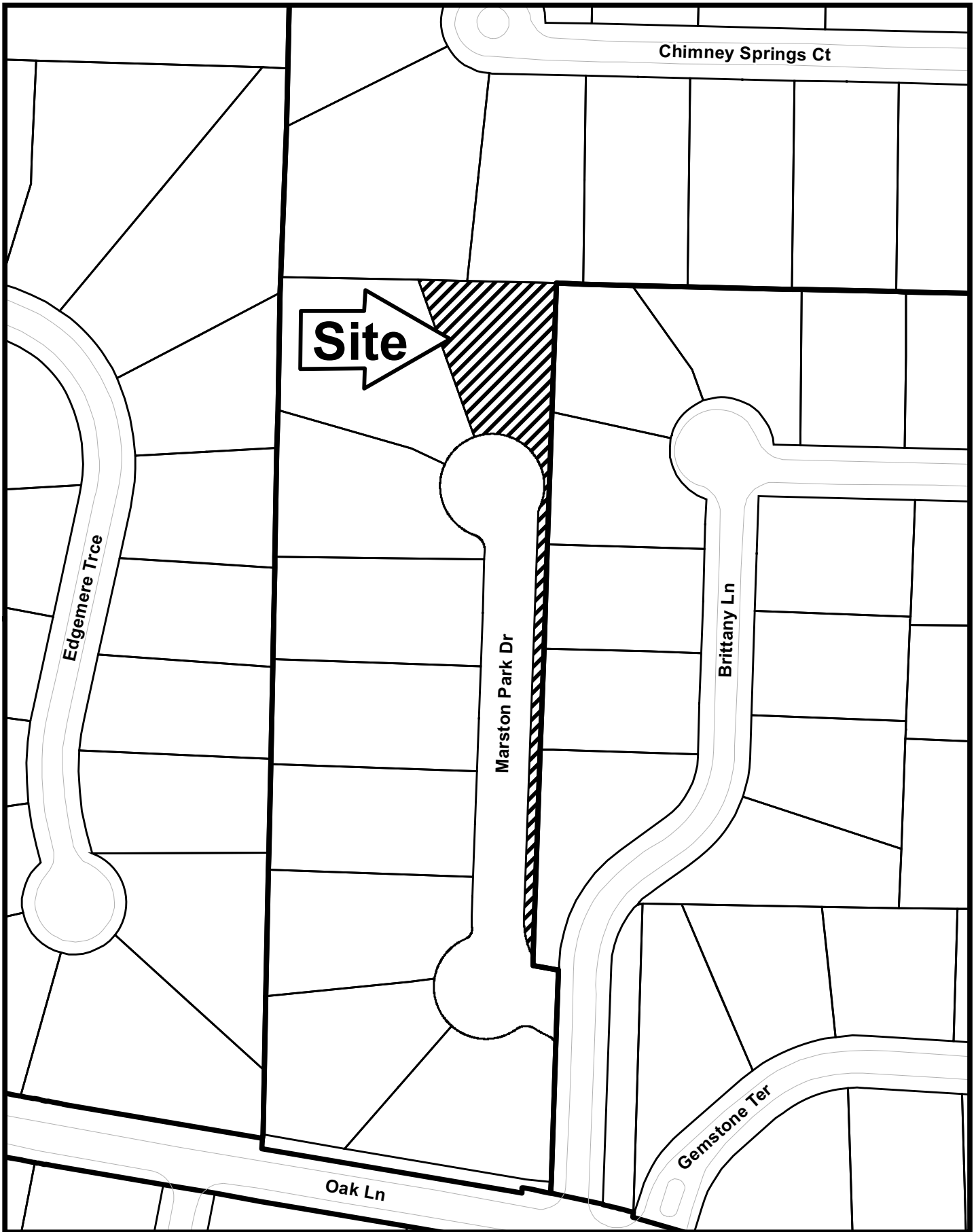
WATER: No conflict.

SEWER: No conflict.

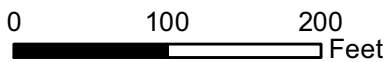
APPLICANT: Traton Homes



PETITION No.: V-38

FIRE DEPARTMENT: 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.

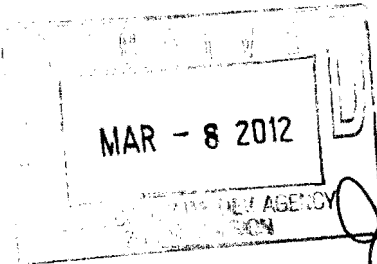


This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County



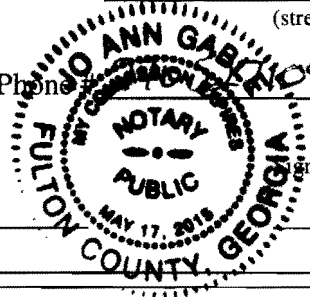
(type or print clearly)

Application No. V-38
Hearing Date: 5-9-12

Applicant TRATON HOMES Phone # 7704279064 E-mail TRATONHOMES.COM

Richard Foster Address 720 Kennesaw Ave, Marietta GA 30060
(representative's name, printed) (street, city, state and zip code)

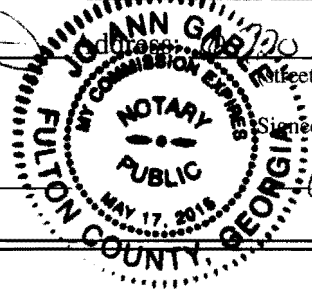
[Signature] Phone # 7704279095 E-mail Rfoster@TratonHomes.com
(representative's signature)



My commission expires: 5-17-15 Signed, sealed and delivered in presence of [Signature]
Notary Public

Titleholder Traton Homes LLC Phone # 7704279064 E-mail Chas@tratonhomes.com

Signature [Signature] Address 720 Kennesaw Ave, Marietta, GA, 30060
(attach additional signatures, if needed) (street, city, state and zip code)



My commission expires: 5-17-15 Signed, sealed and delivered in presence of [Signature]
Notary Public

Present Zoning of Property R-20

Location 2297 MARSTON PARK DRIVE, MARIETTA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 684 District 16 Size of Tract .4655 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 X Shape of Property _____ Topography of Property _____ Other _____

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.

IN ORDER TO MAINTAIN THE BEST Buffer between existing home owners and in order to keep as many existing trees as possible we need to use an existing 10' buffer to the detention pond as an acceptable vehicle for reduction as there is no home owner on property

List type of variance requested: Reduction of SIDE BUILDING LINE side, SETBACK FROM 10'0" to 7'6". (ADJACENT TO DETENTION POND)