

SURVEYOR'S ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB COUNTY DEVELOPMENT STANDARDS.

Charles J. Frankel
REGISTERED GA. LAND SURVEYOR

10-19-15
DATE

COBB COUNTY DEVELOPMENT CERTIFICATION

THIS PLAN, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH COBB COUNTY DEVELOPMENT STANDARDS AND COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE SECURITY.

SEE ORIGINAL SIGNATURE IN (PLAT BOOK 273, PAGE 868 - 869) DATE
COBB COUNTY WATER SYSTEM
SEE ORIGINAL SIGNATURE IN (PLAT BOOK 273, PAGE 868 - 869) DATE
ZONING DIVISION
SEE ORIGINAL SIGNATURE IN (PLAT BOOK 273, PAGE 868 - 869) DATE
DEVELOPMENT & INSPECTIONS DIVISION
SEE ORIGINAL SIGNATURE IN (PLAT BOOK 273, PAGE 868 - 869) DATE
COBB COUNTY BOARD OF COMMISSIONERS

OWNERS ACKNOWLEDGMENT

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (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, DETENTION POND LOTS, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO COBB COUNTY AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, I CURTAINLY RELEASE AND WAIVE 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, COLLECTERS, WATER MAINS, SEWER LINES AND DROPPES 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 COBB COUNTY SHALL NOT BE LIABLE TO ME, MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIM OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DITCHES, STRUCTURES, STREET, COLLECTORS, CURBS, OR SIDEWALKS, THE 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.

SEE ORIGINAL SIGNATURE IN (PLAT BOOK 273, PAGE 868 - 869)
SIGNATURE PRINTED NAME DATE

GENERAL NOTES:

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.
HORIZONTAL DATUM BASED ON NAD 83
VERTICAL DATUM BASED ON NAVD 83
ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL
5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES
NO CEMETERIES, ARCHEOLOGICAL, OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE
#1 REBAR TO BE SET ON ALL PROPERTY CORNERS (FUTURE), UNLESS OTHERWISE NOTED
ALL STORM WATER INFRASTRUCTURES SHOWN ON THIS PLAT ARE THE SAME AS ARE SHOWN ON THE ASBUILT DRAWINGS SUBMITTED TO COBB COUNTY STORM WATER MANAGEMENT.
THE MAXIMUM IMPERVIOUS SURFACE PER LOT IS 35%. THIS INCLUDES THE HOUSE, DRIVEWAY, SIDEWALKS, PATIOS, DECKS AND ACCESSORY STRUCTURE(S). COMPLIANCE TO IMPERVIOUS MAXIMUM IS THE RESPONSIBILITY OF THE OWNER/BUILDER.
THERE ARE NO COBB COUNTY MONUMENTS WITHIN 500 FT OF THE PROJECT.
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 PROPERTY OWNERS.

PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY REFERENCED IN SECTION 205 OF THE COBB COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS WILL BECOME EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS

THIS PLAT IS SUBJECT TO COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED 11/11/11, WHICH HEREBY BECOMES A PART OF THIS PLAT. RECORDED IN DEED BOOK PAGE COBB COUNTY DEEDS RECORDS AND SIGNED BY THE OWNER.

LOT DRAINAGE NOTES:

INDIVIDUAL SITE PLANS MUST BE PREPARED FOR THESE LOTS TO DEMONSTRATE HOW RUNOFF WILL BE DIRECTED IN ACCORDANCE WITH THE HYDROLOGY STUDY.
FLOW WELLS OR EQUIVALENT WQ DEVICES ARE TO BE INSTALLED ON LOT 8 & 9 PRIOR TO ISSUANCE OF THE C.O. THE FLOW WELLS ARE TO BE DETAILED ON THE INDIVIDUAL SITE PLANS AND APPROVED BY COBB STORMWATER.

THE MINIMUM FLOOR ELEVATION SHALL BE AT LEAST 3.0 FEET ABOVE THE LOCAL 100 YR HEADWATER POOL ELEVATION(S), UNLESS POOLING RUNOFF WILL BYPASS THE BUILDING WITH 1.0 FOOT OF FREEDBOARD RUNNING BUILDER SHALL PROVIDE AN ADEQUATE SLEAT BETWEEN/BEHIND THE HOUSES TO ACCOMMODATE ANY OVERFLOWS FROM THE INLET. INDIVIDUAL SITE PLANS MUST BE PREPARED FOR THESE LOTS TO DEMONSTRATE HOW OVERFLOWS FROM INLETS AT THESE LOTS WILL BYPASS THE BUILDINGS.

SITE PLANS MUST BE PREPARED SUBJECT TO THE REQUIREMENTS OF THE COBB COUNTY CODE SEC. 58-48-01. LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN 3 FEET ABOVE THE 100 YEAR FLOOD HAZARD AREA, AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND SURVEYOR, IS REQUIRED PRIOR TO FOOTING INSPECTION.

ARBORIST NOTES/RESTRICTIONS:

THIS LOT REQUIRES TREES TO BE PLANTED IN ACCORDANCE WITH THE APPROVED TREE PROTECTION AND REPLACEMENT PLAN FOR THIS SUBDIVISION. THE INSTALLATION OF THESE TREES MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

THIS LOT HAS A DESIGNATED TREE PROTECTION AREA, THE DIMENSIONS OF WHICH ARE ON FILE WITH THE COBB COUNTY COMMUNITY DEVELOPMENT AGENCY. THE HOMEOWNER 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.

THIS LOT HAS A REQUIREMENT TO PLANT FOUR SHADE TREES (NOT ORNAMENTALS OR PINES). AT LEAST TWO TREES MUST BE PLANTED IN THE FRONT YARD WITH AT LEAST ONE TREE TO BE THREE INCHES CALIPER PLANTED IN THE FRONT STREETCORNERS AREA. ALL OTHER TREES MUST BE A MINIMUM OF TWO INCHES CALIPER. THESE TREES MUST BE PLANTED WHEN THE HOUSE IS NEAR COMPLETION. THE CERTIFICATE OF OCCUPANCY WILL NOT BE RELEASED UNLESS THE TREES ARE PLANTED.

ALLOWABLE IMPERVIOUS BYPASS:

LOT 8: 1675 S.F.
LOT 9: 970 S.F.

NOTE: IMPERVIOUS AREA FROM ALL OTHER LOTS MUST DRAIN TO THE PROPOSED DETENTION PONDS.

SPECIFIC ADHERENCE TO THE "LOT DRAINAGE NOTES" AND "ARBORIST NOTES/RESTRICTIONS" IS REQUIRED UNLESS AN INDIVIDUAL SITE PLAN, STAMPED BY A DESIGN PROFESSIONAL, HAS BEEN SUBMITTED, APPROVED AND IS ON RECORD WITH THE COBB COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT DEMONSTRATING AN ALTERNATIVE METHOD OF COMPLIANCE.

SITE NOTES:

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - R-20
TOTAL AREA - 9.65 ACRES
TOTAL LOTS - 16
OVERALL DENSITY - 1.65 LOTS PER ACRE
MINIMUM LOT SIZE - 2000 SQ.FT.
MINIMUM HOUSE SIZE - 1,200 SQ.FT.
MAX. IMPERVIOUS COVERAGE - 35%

BUILDING SETBACK REQUIREMENTS:

FRONT - 35'
REAR - 35'
SIDE - 10'
MAJOR SIDE - 25'

PLAT NOTES:

TRAVERSE CLOSURE - 1:23,755
ANGULAR ERROR - 3.4 SECS/STA.
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:730,624
ALL MATTERS OF TITLE EXCEPTED.
DATE OF FIELD SURVEY WORK - JULY 16, 2013

APPLICANT/DEVELOPER:

STEVE EDISON BUILDERS, INC.
D.B.A. POST OAK DEVELOPMENT PARTNERS, LLC.
255 VILLAGE PARKWAY, SUITE 230
MARIETTA, GEORGIA 30067
404-281-4554

FLOOD ZONE INFORMATION:

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 0068 H, COMMUNITY NO. 130652, MAP, DATED, MAR 4, 2013.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

LINE OF SIGHT EASEMENT. NO VEGETATION OR STRUCTURES SHALL BE INSTALLED WITHIN THE LINE OF SIGHT EASEMENT.

EXISTING 6" DP WATERLINE

PERMANENT DRAINAGE EASEMENT (DB. 14575, PG. 5286)

END 30' LANDSCAPING/FENCE EASEMENT

10' MONUMENT EASEMENT. NOTE: THE MAINTENANCE, REPAIR AND LIABILITY OF ANY ENTRANCE MONUMENTS, WALLS OR LANDSCAPING IS THE SOLE RESPONSIBILITY OF THE HOA. COBB COUNTY IS NOT RESPONSIBLE FOR ANY ENTRANCE MONUMENTS, WALLS OR LANDSCAPING LOCATED ON COBB COUNTY PROPERTY.

100 YR POOL-978.57
100 YR POOL-978.58

EARTHEN DAM DETENTION POND
100 YR ELEV.-972.06
100 YR VOL.-129,916 cft
25 YR ELEV.-970.67
25 YR VOL.-105,245 cft

OUTLET CONTROL STRUCTURE

6" BLACK VINYL CLAD CHAIN LINK FENCE W/ 1/2 ACCESS GATE

100 YR POOL-973.05

100 YR POOL-972.73

100 YR POOL-973.53

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