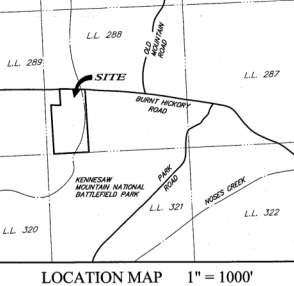


- NOTES:**
- BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC HIGHWAY.
 - ALL LOTS ARE TO HAVE 10' OF EACH SIDE DRAINAGE EASEMENT ALONG SIDE PROPERTY LINES AND 20' (10' EITHER SIDE) DRAINAGE EASEMENT CENTERED ON REAR OF 20' ALONG EXTERIOR PROPERTY LINES.
 - THE OWNER SHALL BE RESPONSIBLE FOR THE PRIVATE CONSTRUCTION, PLACING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED FRONT OF LOT. THE SOLE RESPONSIBILITY FOR REPAIRING OR ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OF THE OWNER.
 - THE DRAINAGE DRAINAGE EASEMENTS ARE NOT TO BE CONSIDERED AS EXISTING IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR THE FREE CONVEYANCE OF STORM WATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY TO THE EXISTING STRUCTURES AND THE EXTERIOR PROPERTY. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT ON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
 - NO 4" REAR SET 4" ALL PROPERTY CORNERS (MINIMUM 4" MINIMUM).
 - NO CULTURAL FEATURES, INCLUDING COUNTRIES AND HISTORIC FEATURES ARE PRESENT ON THIS PROPERTY.
 - THE APPROVAL OF THIS PLAN SHALL NOT CONSTITUTE A RELEASE OF ANY RIGHT, TITLE OR INTEREST CURRENTLY OR PREVIOUSLY HELD BY THE CITY OF MARIETTA, INCLUDING ANY EASEMENTS, RIGHT-OF-WAYS OR OTHER REAL PROPERTY. THE CITY HEREBY RETAINS ANY AND ALL CURRENT OR PREVIOUS INTEREST.
 - A MINIMUM 20' DRAINAGE EASEMENT SHALL BE CENTERED ON ALL DITCHES, SWALES, STORM DRAIN PIPES OR OTHER DRAINAGEWAYS.
 - NO REAR STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OF REAR SETBACKS OR WITHIN TWO FEET FOR SIDE SETBACKS.
 - ALL REQUIRED SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH THE REQUIREMENTS WITH DRAINAGES ACT AND FINAL APPROVAL OF THE CITY FOR REVIEW SHALL CONTAIN A CERTIFICATE THAT SAID IMPROVEMENTS FULLY COMPLY WITH THE REQUIREMENTS WITH DRAINAGES ACT OF 1996, PUBLIC LAW 101-506, AS AMENDED AND THE CITY WILL REPLY UPON SUCH CERTIFICATE IN APPROVING PRELIMINARY AND FINAL PLATS.
 - THE HOMES BUILT WITHIN 10 FEET TO THE PROPERTY LINE OF 20 FEET TO THE NEXT STRUCTURE SHALL COMPLY WITH THE CITY OF MARIETTA FIRE SPRINKLER ORDINANCE.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR REPAIRING STREETS AND RELATED IMPROVEMENTS WHICH MAY BE DAMAGED OR FAIL DUE TO IMPROPER INSTALLATION FOR A PERIOD OF 12 MONTHS FROM THE DATE OF THE FINAL PLAT APPROVAL BY THE MAYOR AND COUNCIL.
 - EACH LOT IN A SUBDIVISION, OR BUILDING WITHIN TOWNHOUSES/CONDOMINIUMS/MULTI-FAMILY WILL BE ENTITLED TO ITS OWN WITH RESPECT TO EROSION AND SEDIMENT CONTROL USING INDIVIDUAL LOT BUILDING BEST MANAGEMENT PRACTICES.
 - ALL BUILDERS MUST ASSUME "TRAIL BULLDOZ" OF SLOPE LOTS WHEN A SUBDIVISION WHEN PROVIDING MEANS FOR DRAINAGE.
 - ALL BUILDERS MUST OBTAIN APPROVAL FROM DOWNLOVE LOT OWNERS PRIOR TO RE-RUTING DRAINAGE TO DOWNLOVE LOTS.
 - FIELD WORK WAS CONDUCTED ON JULY 8, 2014.
 - THE SITE IS SUBJECT TO CITY OF MARIETTA ADMINISTRATIVE VARIANCE AV2014-17.
 - THE EXISTING SYSTEM IS 12" DIA. 15' DEEP, AS SHOWN AND THE CITY WILL REPLY UPON SUCH CERTIFICATE IN APPROVING PRELIMINARY AND FINAL PLATS.
 - SEWER FOR THIS SITE IS INDIVIDUAL SEPTIC SYSTEMS.

LEGEND

D	HEADWALL	PI	POWER POLE
DS	FLARED END SECTION (O.O.T.)	LP	LIGHT POLE
SW	SINGLE-WING CATCH BASIN	SM	SANITARY SEWER MANHOLE
DB	DOUBLE-WING CATCH BASIN	WM	WATER METER
NI	WEIR INLET	GM	GAS METER
JS	JUNCTION BOX	RS	REINFORCING BAR SET
FI	FIRE HYDRANT	RF	REINFORCING BAR SET
DI	DRAIN INLET / YARD INLET	CTF	CRIMP TOP PIPE FOUND
OTF	OPEN TOP PIPE FOUND	PR	PORCH
OTW	OPEN TOP PIPE FOUND	WL	WATER LINE
RTW	RIGHT-OF-WAY MARKMENT	UL	UNDERGROUND TELEPHONE LINE
T	TYPE OF FENCE	G	GAS LINE
TE	TELEPHONE MANHOLE	CMP	CORRUGATED METAL PIPE
UL	UNDERGROUND ELECTRICAL LINE	RCR	REINFORCED CONCRETE PIPE
OP	OVERHEAD POWER LINES	W	WATER LINE
MA	METLAND AREA	LE	UTILITY EASEMENT
FM	FORCE MAIN EASEMENT	SSE	SANITARY SEWER EASEMENT
FF	FINISHED FLOOR ELEVATION	AE	ACCESS EASEMENT
WV	WATER VALVE	WLE	WATER LINE EASEMENT
FW	FIRE HYDRANT	WLE	WATER LINE EASEMENT

NOTE: ALL STORM DRAINAGE ARE BITUMINUMS COATED OR TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) UNLESS OTHERWISE NOTED.



BUFFER LEGEND

[Pattern]	UNDISTURBED CITY BUFFER
[Pattern]	IMPERVIOUS SETBACK

C/L CURVE TABLE

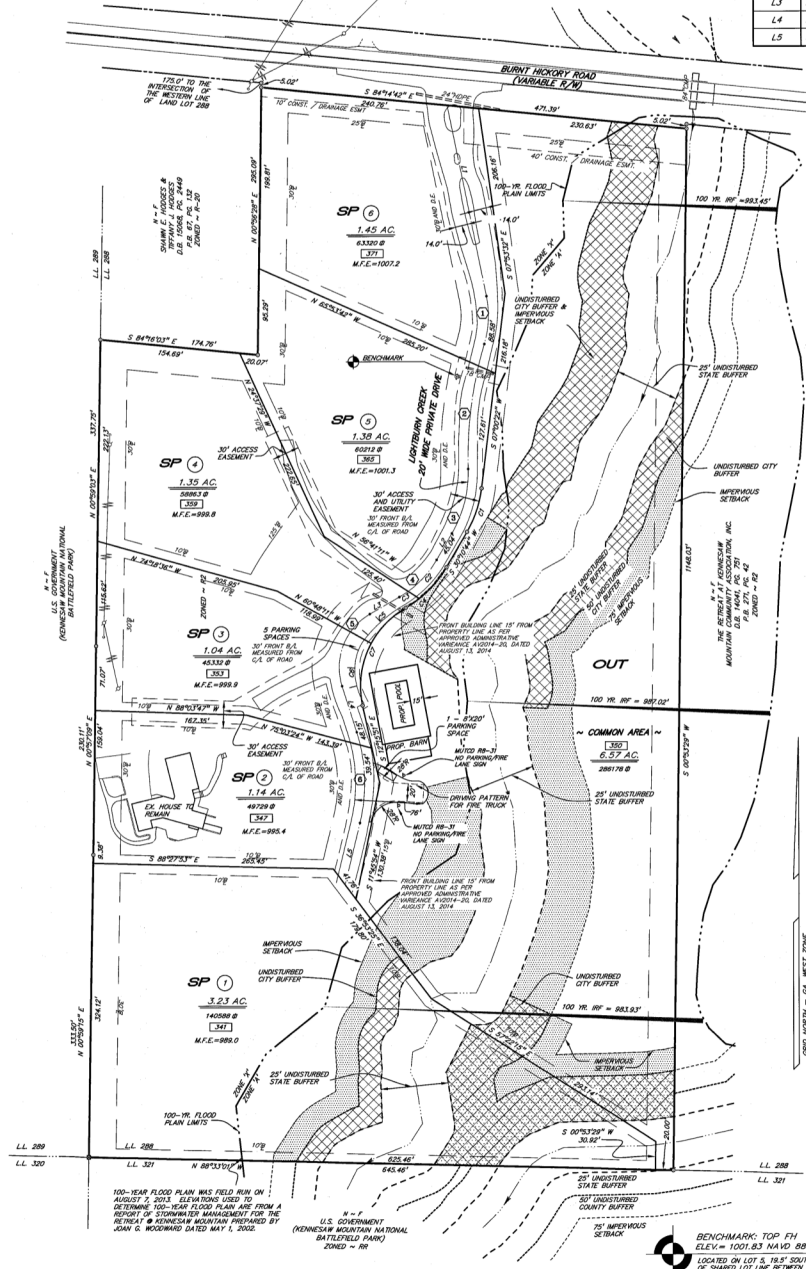
CURVE #	BEARING	DIST.
L1	S11° 24' 33"E	214.80
L2	S30° 10' 44"W	33.71
L3	S60° 07' 14"W	37.64
L4	S17° 30' 36"E	53.28
L5	S13° 46' 23"W	69.80

ZONING

TOTAL AREA = 16.17 ACRES
 TOTAL NO. OF UNITS = 6
 DENSITY / YIELD = 0.37 UNITS PER ACRE
 PRESENT ZONING = R-2 A2024-17
 MIN. HOUSE SIZE = 3,500 SF
 MAX. BUILDING HEIGHT = 35 FEET
 MIN. LOT WIDTH = 100 FEET/75 FEET FOR C/L-DE-SAC
 MIN. LOT SIZE = 15,000 SF
 FRONT SETBACKS = 30' (MEASURED FROM C/L OF ROAD)
 REAR SETBACK = 30'
 SIDE SETBACK = 10' (MINOR) - 25' (MAJOR)

C/L CURVE DATA

NO.	DATA
1	Δ = 27°09'31" R = 108.02' L = 53.27' T = 27.84'
2	Δ = 16°03'13" R = 143.31' L = 194.31' T = 76.52'
3	Δ = 31°45'40" R = 132.31' L = 162.00' T = 58.62'
4	Δ = 25°56'15" R = 112.81' L = 58.81' T = 30.00'
5	Δ = 17°33'50" R = 67.80' L = 94.81' T = 34.61'
6	Δ = 17°37' R = 165.94' L = 103.30' T = 21.82'



GATED ENTRANCE NOTES:

- DEVELOPER AND SUCCESSORS IN TITLE AND ALL SUBSEQUENT OWNERS SHALL BE LIABLE IN THE EVENT THE CITY OR OTHER EMERGENCY VEHICLES MUST "CRASH" THE GATED ENTRANCE FOR EMERGENCY PURPOSES. SUCH LIABILITY SHALL INCLUDE DAMAGE TO THE GATE AND ACCOMPANYING EQUIPMENT AS WELL AS ANY AND ALL DAMAGE TO THE EMERGENCY VEHICLE OR PERSONNEL AND DAMAGE TO PROPERTY OF NOT TO CRASH THE GATE SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER.
- THE CITY OR OTHER EMERGENCY VEHICLES SHALL BE LIABLE TO THE OWNER OCCUPANT EMPLOYER, MEMBER OF THE HOMEOWNERS ASSOCIATION OR OTHER BEING ABLE TO OBTAIN ACCESS TO ANY PERSON OR HOME NEEDING IMMEDIATE SERVICE OF SAID GATED COMMUNITY.
- DEVELOPER AND ALL SUBSEQUENT OWNERS SHALL AND DO HEREBY AGREE AND ALL EMERGENCY PROFESSIONAL PARTIES INVOLVED SHALL NOT BE HELD LIABLE FOR ANY DELAYS OR NON-ENTRY INTO THE GATED COMMUNITY UNDER ANY CIRCUMSTANCES WHATSOEVER UNLESS SUCH DELAYS OR NON-ENTRY IS CAUSED BY THE HOMEOWNERS ASSOCIATION OR ALL PERSONS LOCATED WITHIN THE GATED COMMUNITY AS STATED.
- DEVELOPER AND ALL SUBSEQUENT OWNERS SHALL ALLOW THE CITY AND OTHER VEHICLES IMMEDIATE ACCESS ON A TWENTY-FOUR (24) HOUR BASIS TO THE GATED COMMUNITY, NEITHER THE CITY NOR ANY EMERGENCY VEHICLES SHALL BE LIABLE IN THE EVENT THAT THE ACCESS CODE SHOULD BE UNAVAILABLE TO OTHER PARTIES.
- THE CITY AND THE HOMEOWNERS ASSOCIATION SHALL BE BOUND UPON ANY SUBSEQUENT HOMEOWNERS ASSOCIATION FORMED BY THE DEVELOPER OR ALL PROPERTY HELD BY THE HOMEOWNERS ASSOCIATION SHALL BE SUBJECT TO THE AGREEMENT AS STATED.
- THE ABOVE COVENANTS SHALL BE PLACED ON THE APPROVED SUBDIVISION PLAT RECORDED ON THE DEED RECORDS COBB COUNTY GEORGIA. THE CITY OF MARIETTA AND THE HOMEOWNERS ASSOCIATION AND SHALL BE BOUND UPON ANY SUBSEQUENT LOT/PHASE PURCHASER. THE DEVELOPER TO EACH SUBSEQUENT LOT/PHASE PURCHASER. THE CITY OF MARIETTA SHALL BE BOUND UPON ANY SUBSEQUENT LOT/PHASE PURCHASER FOR ACCESS FOR ALL NON-EMERGENCY VEHICLES SUCH AS GARBAGE PICK UP, CABLE AND OTHER UTILITY SERVICES.

CERTIFICATION OF THE COBB COUNTY PUBLIC HEALTH:

THIS PLAT OR SURVEY HAS BEEN APPROVED FOR DEVELOPMENT UTILIZING ON-SITE SEWAGE MANAGEMENT SYSTEMS EXCEPT AS NOTED. UNAUTHORIZED EXCAVATION OR FILLING OF LOTS MAY RENDER THEIR APPROVAL VOID.

NOTE: PROPOSED BARN AND POOL WILL REQUIRE SEPARATE PERMIT FROM COBB COUNTY HEALTH DEPARTMENT.

DATED THIS 9th DAY OF October 2014

Christy A. Evans
 ENVIRONMENTAL HEALTH DISTRICT DIRECTOR
 FOR THE COBB COUNTY PUBLIC HEALTH

NOTE ON INDIVIDUAL SEPTIC SYSTEMS:

OUT CURRENTLY UNSUITABLE FOR ON-SITE SEWAGE MANAGEMENT SYSTEMS.

SP APPROVAL OF INDIVIDUAL SITE PLAN UTILIZING AN ALTERNATIVE ON-SITE SEWAGE MANAGEMENT SYSTEM PERMIT.

SPA APPROVAL OF INDIVIDUAL SITE PLAN UTILIZING AN ALTERNATIVE ON-SITE SEWAGE MANAGEMENT SYSTEM REQUIRED PRIOR TO PERMIT ISSUANCE.

THIS PLAT IS SUBJECT TO PROTECTIVE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED JULY 03, 2014, WHICH HEREBY BECOMES A PART OF THIS PLAT. RECORDS IN DEED BOOK 14262, PAGES 4897-5008, COBB COUNTY GEORGIA RECORDS AND BOUND BY THE OWNER.

THE APPROVAL OF THIS PLAT SHALL NOT CONSTITUTE A RELEASE OF ANY RIGHT, TITLE OR INTEREST CURRENTLY OR PREVIOUSLY HELD BY THE CITY OF MARIETTA, INCLUDING ANY EASEMENTS, RIGHT-OF-WAY OR OTHER INTEREST IN THE PROPERTY. THE CITY HEREBY RETAINS ANY AND ALL CURRENT OR PREVIOUS INTEREST.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Christopher A. Evans 9-26-14
 CHRISTOPHER A. EVANS, GEORGIA R.L.S.# 2794
 DATE

Christy A. Evans 10/7/14
 SIGNATURE OF DIRECTOR OF PUBLIC WORKS
 OWNER: THE FARM AT THE RETREAT, LLC
 DATE

THE UNDERSIGNED AS DIRECTOR OF PUBLIC WORKS OF THE CITY OF MARIETTA, GEORGIA HEREBY APPROVES THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY.

Richard L. Hankins 10/14/14
 PUBLIC WORKS DIRECTOR - CITY OF MARIETTA, GEORGIA
 DATE

THE UNDERSIGNED AS MAYOR OF THE CITY OF MARIETTA, GEORGIA HEREBY APPROVES THIS PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY.

Richard L. Hankins 10/9/14
 MAYOR
 DATE

THIS PLAT HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED SUBJECT TO THE INSTALLATION AND DECOMMISSION OF ALL UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD GEORGIA DEVELOPMENT STANDARDS.

Christy A. Evans 10/9/14
 DEVELOPMENT SERVICES DIRECTOR - CITY OF MARIETTA
 DATE

NOTES:

- HORIZONTAL DATUM BASED ON STATE PLANE COORDINATE SYSTEM (NAD 83 WEST ZONE FEET)
- VERTICAL DATUM BASED ON MEAN SEA LEVEL (NAVD 88)

LOCATION OF UTILITIES EXISTING ON OR BEHIND THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, RIGHTS OR INTERESTS WHICH ARE NOT SHOWN ON THIS PLAN AND ARE FROM A REPUTED SURVEYOR OR RECORDS. THIS PLAN IS INTENDED FOR THE PARTIES STATED ON THE FACE OF THIS SURVEY. THE PARTIES TO THIS SURVEY SHALL BE RESPONSIBLE FOR THE PROTECTION OF THEIR OWN INTERESTS.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TOTAL STATION WITH AN ELECTRONIC DISTANCE MEASUREMENT (EDM) INSTRUMENT. THE MEASUREMENTS WERE MADE USING THE COMPARISONS METHOD. THE MEASUREMENTS WERE MADE USING THE COMPARISONS METHOD. THE MEASUREMENTS WERE MADE USING THE COMPARISONS METHOD. THE MEASUREMENTS WERE MADE USING THE COMPARISONS METHOD.

OWNER/DEVELOPER:

THE FARM AT THE RETREAT, LLC
 1637 BURNT HICKORY ROAD
 MARIETTA, GEORGIA 30064
 24 HOUR CONTACT:
 COOPER JONES
 (770) 823-2149

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100-7 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. 15-6-67.

Michael J. Gaskins
 3788
 10/27/14

Gaskins

1260 Peachtree Street NE, Suite 1000, Atlanta, Georgia 30309
 404.525.1234
 1099 10th St, Marietta, Georgia 30064
 770.427.1234

FIELD DATE: 7-28-14 DRAWN BY: SAJ
 OFFICE DATE: 6-30-14 CHECKED BY: OAE
 SCALE: 1"=60' FILE: R-17330 SURVEY

FINAL PLAT FOR:
FARM AT KENNESS MOUNTAIN
 LOCATED IN LL 288
 20th DISTRICT, 2nd SECTION
 CITY OF MARIETTA,
 COBB COUNTY, GA.