

REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: JANUARY 9, 2024

TO: CHAIRWOMAN LISA CUPID, Cobb County
ATTN TO: ANDREW HEATH, PE, Cobb County
FROM: Anna Roach, Executive Director, Atlanta Regional Commission



ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-23-04CC Burning Tree Drive

Submitting Local Government: Cobb County

Date Opened: December 22, 2023

Date Closed: January 9, 2024

FINDING: ARC staff have completed a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments: No comments were received.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF MARIETTA

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
RIVER LINE HISTORIC AREA

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Cobb County
2. Owner(s) of Record of Property to be Reviewed:
Name(s): ANDREW E. Kim SEGAL
Mailing Address: 731 BURNING TREE DR
City: MARIETTA State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-395-9081 Fax: ANDREW cell
Other Numbers: 404-394-8373 Kim Cell
3. Applicant(s) or Applicant's Agent(s):
Name(s): Blake Folsom - Aqua Evolutions, LLC (Branden Sluss - Project Manager)
Mailing Address: 111 Hamilton Street
City: Woodstock State: GA Zip: 30188
Contact Phone Numbers (w/Area Code):
Daytime Phone: (770) 789-0873 - Blake Folsom (Owner) Fax:
Other Numbers: (912) 677-3563 - Branden Sluss (Project Manager)
4. Proposed Land or Water Use:
Name of Development: Segal Family Residence - Existing
Description of Proposed Use: Relocate Residence Pool on Existing Property
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Cobb County
Neighborhood: 17011376 - Atlanta Country Club SUBDIVISION: 1376 - THE Column
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 731 Burning Tree
Atlanta Country Club - Parcel Number 17109300220 DR
Size of Development (Use as Applicable):
Acres: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? _____

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? _____

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system _____

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
------------------------	--------------------------------	---	--	---	---

A				(90)	(75)
---	--	--	--	------	------

B	20,570sf / 14,063sf / 8,610sf			(80)	80 (60) 60
---	-------------------------------	--	--	------	------------

C				(70)	(45)
---	--	--	--	------	------

D	2,986sf / 1,306sf / 722sf			(50)	50 (30) 30
---	---------------------------	--	--	------	------------

E	14,403sf / 2,024sf / 991sf			(30)	30 (15) 15
---	----------------------------	--	--	------	------------

F				(10)	(2)
---	--	--	--	------	-----

Total:	37,959sf / 17,393sf / 10,323sf			N/A	N/A
--------	--------------------------------	--	--	-----	-----

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? no

If "yes", indicate the 100-year floodplain elevation: _____

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? no

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

- ☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- ☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- ☒ Written consent of all owners to this application. (Space provided on this form)
- ☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- ☒ Description of proposed use(s). (Space provided on this form)
- ☒ Existing vegetation plan.
- ☒ Proposed grading plan.
- ☒ Certified as-builts of all existing land disturbance and impervious surfaces.
- ☒ Approved erosion control plan.
- ☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☒ Documentation on adjustments, if any.

☒ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☒ Site plan.

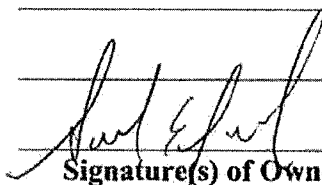
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

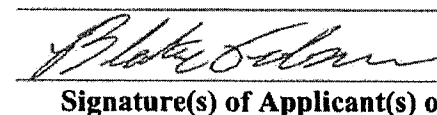
☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

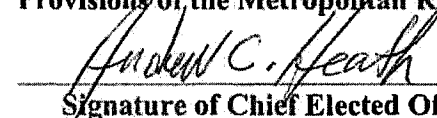
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)


Signature(s) of Owner(s) of Record 11/4/2023
Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:


Signature(s) of Applicant(s) or Agent(s) 11/13/2023
Date

14. The governing authority of Cobb County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.


Signature of Chief Elected Official or Official's Designee 11/28/2023
Date

ABBREVIATIONS ~		
ABL = ABELIA	HYD = HYDRANGEA	
AUC = AUCUBA	ICV = IRRIGATION CONTROL VALVE	
AHY = AMERICAN HOLLY	IMP = IMPATIENS	
AZ = AZALEA	IPF = IRON PIN FOUND	
BB = BARBERRY	JAS = JASMINE	
BE = BEECH	JHY = JAPANESE HOLLY	
BEG = BEGONIA	JM = JAPANESE MAPLE	
BHY = BURFORD HOLLY	JUN = JUNIPER	
BIR = BIRCH	LIR = LIRIOPE	
BP = BRADFORD PEAR	LL = LAWN LIMITS	
BW = BOWWOOD	MAG = MAGNOLIA	
CAL = CALADIUM	MAP = MAPLE	
CAM = CAMELLIA	NAN = NANDINA	
CE = COTONEASTER	OH = OVERHANG	
CED = CEDAR	OLL = OTTOLUYKEN LAUREL	
CHY = CHERRY	P = PINE	
CH = CHINESE HOLLY	PHO = PHOTINIA	
CHN = CHESTNUT	POP = POPLAR	
CHO = CHESTNUT OAK	RHO = RHODODENDRON	
CJ = CRYPTOMERIA JAPONICA	RO = RED OAK	
CL = CHERRY LAUREL	RT = RED TIP	
CO = CLEAN OUT	SG = SWEET GUM	
CM = GRAPE MYRTLE	SP = SPRUCE	
CS = CRAWL SPACE	SPIG = SPIGOT	
DS = DOWNSPOUT	SPK = SPRINKLER	
DW = DOGWOOD	SW = SOUTHWOOD	
EL = ELAEAGNUS	UDS = UNDERGROUND DOWNSPOUT	
EM = ELECTRIC METER	UNK = UNKNOWN	
ET = EXTERIOR THRESHOLD	VIN = VINCA	
FF = FINISH FLOOR	VLIR = VARIEGATED LIRIOPE	
FP = FIRE PIT	VP = VARIEGATED PRIVET	
GE = GOLDEN EUONYMUS	VW = VENT WELL	
GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK	
GM = GAS METER	WLO = WILLOW OAK	
HB = HACKBERRY	WIL = WILLOW	
HEM = HEMLOCK	WM = WATER METER	
HIC = HICKORY	WO = WHITE OAK	
HH = HELLER HOLLY	WP = WHITE PINE	
HOS = HOSTA	WW = WINDOW WELL	
HLY = HOLLY	YI = YARD INLET	

DORADO CIRCLE

BURNING TREE DRIVE
50' R.W.

A=104.75'
R=380.54'
C=N35°00'52"E
104.42'

Now or Formerly
Ed & Nancy Lee
(DB 15679, PG. 2132)
- Lot 33 -

MH
TOP=862.42

10' S.E. (PER FINAL PLAT)

Now or Formerly
Brian & Debra Kozlowski
(DB 15686, PG. 694)
- Lot 35 -

Now or Formerly
Pierre & Aurelie Barriel
(DB 15686, PG. 9727)
- Lot 31 -

GRID NORTH (GA. WEST ZONE)

LEGEND

—	IPF	=	1/2" REBAR FND.
—	IPS	=	1/2" REBAR SET
—	R.W.	=	RIGHT OF WAY
—	SSE	=	SANITARY SEWER EASEMENT
—	DE	=	DRAINAGE EASEMENT
—	L.L.L.	=	LAND LOT LINE
—	C.L.	=	CENTERLINE
—	CT	=	CRIMP TOP PIPE
—	OT	=	OPEN TOP PIPE
—	CMP	=	CORRUGATED METAL PIPE
—	RCP	=	REINFORCED CONCRETE PIPE
—	DI	=	DROP INLET
—	JB	=	JUNCTION BOX
—	MH	=	MANHOLE
—	CB	=	CATCH BASIN
—	BM	=	BENCHMARK
—	PP	=	POWER POLE
—	FH	=	FIRE HYDRANT
—	CMF	=	CONCRETE MONUMENT FND.
—	B.C.	=	BACK OF CURB
—	E.P.	=	EDGE OF PAVEMENT
—	FEN	=	FENCE
—	O.H.	=	OVERHEAD ELEC. SERVICE LINE
—	B.L.	=	BUILDING LINE
—	U.G.	=	UNDERGROUND POWER LINE
—	TX	=	TRANSFORMER

GENERAL NOTES FROM SURVEY

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 28,021. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 & TSC5.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 137,863.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0141 J, DATED MARCH 4, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: PB 47, PG. 110

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

THIS PROPERTY IS CURRENTLY ZONED R-30 PER THE COBB COUNTY G.I.S. DEPT.

SETBACKS:

FRONT = 45 FEET

SIDE = 12 FEET

REAR = 40 FEET

MAX. LOT COVERAGE = 35%

AREA = 36,525 SQ. FT.

0.838 ACRE

Category	Total Acreage (sf)	Land Disturbance Total Area (sf)	Impervious Surface Total Area (sf)	Percent Land Disturbance	Percent Impervious Surface
				(Maximum shows in parentheses)	
B	20,570sf	14,063sf	8,610sf	(80) 68%	(60) 42%
D	2,986sf	1,306sf	722sf	(50) 39%	(30) 24%
E	14,403sf	2,024sf	991sf	(30) 14%	(15) 6%

PROPOSED POOL PLAN FOR:
ANDREW SEGAL

REV.0

ADDRESS:
731 BURNING TREE DRIVE
MARIETTA, GA 30067

MAY 8, 2023 1"=20'
20 10 0 20 40 60
SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS APPROX. MEAN SEA LEVEL.

JOB # DRAWN BY: JN



CLERK'S OFFICE, RECORDING INFORMATION ONLY

ABBREVIATIONS ~

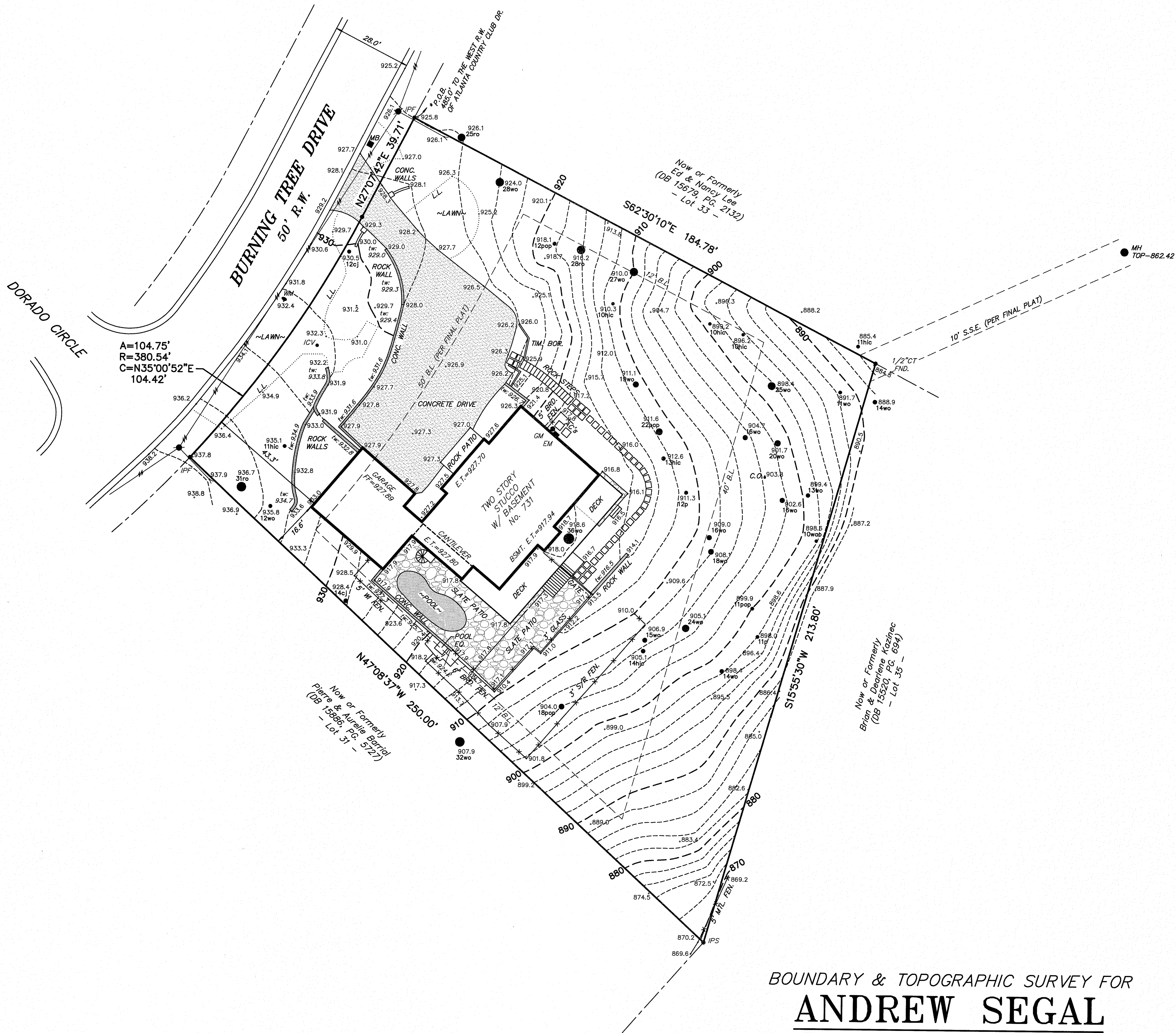
ABL = ABELIA	HYD = HYDRANGEA
AUC = AUICUBA	ICV = IRRIGATION CONTROL VALVE
AHY = AMERICAN HOLLY	IMP = IMPATIENS
AZ = AZALEA	IPF = IRON PIN FOUND
BB = BARBERRY	JAS = JASMINE
BE = BEECH	JHY = JAPANESE HOLLY
BEG = BEGONIA	JM = JAPANESE MAPLE
BHY = BURFORD HOLLY	JUN = JUNIPER
BIR = BIRCH	LIR = LIRIOPE
BP = BRADFORD PEAR	LL = LAWN LIMITS
BW = BOXWOOD	MAG = MAGNOLIA
CAL = CALADUM	MAP = MAPLE
CAM = CAMELLIA	NAN = NANDINA
CE = COTONEASTER	OH = OVERHANG
CED = CEDAR	OLL = OTTOLUYKEN LAUREL
CHY = CHERRY	P = PINE
CH = CHINESE HOLLY	PHO = PHOTINIA
CHN = CHESTNUT	POP = POPLAR
CHO = CHESTNUT OAK	RHO = RHODODENDRON
CJ = CRYPTOMERIA JAPONICA	RO = RED OAK
CL = CHERRY LAUREL	RT = RED TIP
CO = CLEAN OUT	SC = SWEET GUM
CM = CRAPE MYRTLE	SP = SPRUCE
CS = CRAW SPACE	SPG = SPROUT
DS = DOWNSPOUT	SPK = SPRINKLER
DW = DOGWOOD	SW = SWEETWOOD
EL = ELEAGNUS	UDS = UNDERGROUND DOWNSPOUT
EM = ELECTRIC METER	UNK = UNKNOWN
ET = EXTERIOR THRESHOLD	VIN = VINCA
FF = FINISH FLOOR	VJR = VARIATED LIRIOPE
FI = FIRE PIT	VW = VARIATED PRIVET
GE = GOLDEN EUCONYMUS	WV = WATER WELL
GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK
GM = GAS METER	WLO = WILLOW OAK
HB = HACKBERRY	WL = WILLOW
HEM = HEMLOCK	WM = WATER METER
HIC = HICKORY	WO = WHITE OAK
HH = HELLER HOLLY	WP = WHITE PINE
HOS = HOSTA	WW = WINDOW WELL
HLY = HOLLY	YI = YARD INLET

GRID NORTH (GA. WEST ZONE)

ADDRESS:
731 BURNING TREE DRIVE
MARIETTA, GA 30067

LEGEND

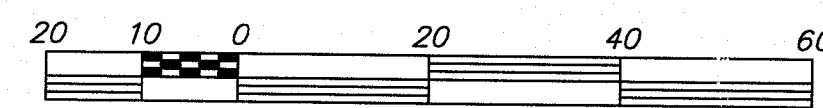
•	IPF	= 1/2" REBAR FND.
•	IPS	= 1/2" REBAR SET
---	R.W.	= RIGHT OF WAY
---	SSE	= SANITARY SEWER EASEMENT
---	DE	= DRAINAGE EASEMENT
---	L.L.L.	= LAND LOT LINE
---	C.L.	= CENTERLINE
---	CT	= CRIMP TOP PIPE
---	OT	= OPEN TOP PIPE
---	CMP	= CORRUGATED METAL PIPE
---	RCP	= REINFORCED CONCRETE PIPE
---	DI	= DROP INLET
---	JB	= JUNCTION BOX
---	MH	= MANHOLE
---	CB	= CATCH BASIN
---	BM	= BENCHMARK
---	PP	= POWER POLE
---	FH	= FIRE HYDRANT
---	CMF	= CONCRETE MONUMENT FND.
---	B.C.	= BACK OF CURB
---	E.P.	= EDGE OF PAVEMENT
---	FEN	= FENCE
---	O.H.	= OVERHEAD ELEC. SERVICE LINE
---	B.L.	= BUILDING LINE
---	U.G.	= UNDERGROUND POWER LINE
---	TX	= TRANSFORMER



BOUNDARY & TOPOGRAPHIC SURVEY FOR
ANDREW SEGAL

(BEING LOT 32, BLOCK "B", UNIT TWO, ATLANTA COUNTRY CLUB)

LOCATED IN LAND LOT 1093
17th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
MAY 2, 2023 1"=20'



SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS APPROX. MEAN SEA LEVEL.

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 28,021. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE SS & TSCS.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 137,863.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0141 J, DATED MARCH 4, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: PB 47, PG. 110

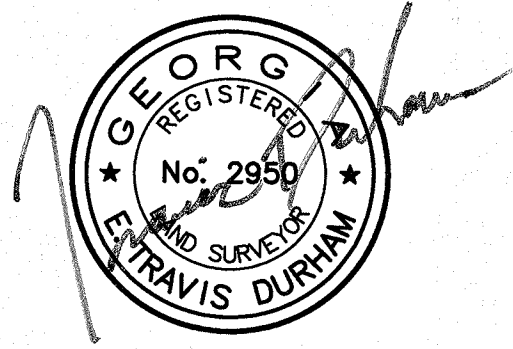
* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

THIS PROPERTY IS CURRENTLY ZONED R-30 PER THE COBB COUNTY G.I.S. DEPT.

SETBACKS:

FRONT = 45 FEET
SIDE = 12 FEET
REAR = 40 FEET
MAX. LOT COVERAGE = 35%

AREA = 36,525 SQ. FT.
0.838 ACRE



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Travis Durham 5-06-23
E. TRAVIS DURHAM, GA. RLS No. 2950

JOB # 23-047 | DRAWN BY: TD | FIELD CREW: JB, SJ
FIELD DATE: 5-02-23 | PLAT PREPARED: 5-06-23

DELTA 1
LAND SURVEYING, LLC
361 WESTCHESTER WAY
CANTON, GEORGIA 30115
PHONE: (770) 597-3533
(FIRM LICENSE No. LSF 001041)

ABBREVIATIONS ~		
ABL = ABELIA	HYD = HYDRANGEA	
AUC = AUCUBA	ICV = IRRIGATION CONTROL VALVE	
AHY = AMERICAN HOLLY	IMP = IMPATIENS	
AZ = AZALEA	IPF = IRON PIN FOUND	
BB = BARBERRY	JAS = JASMINE	
BE = BEECH	JHY = JAPANESE HOLLY	
BEG = BEGONIA	JM = JAPANESE MAPLE	
BHY = BURFORD HOLLY	JUN = JUNIPER	
BIR = BIRCH	LIR = LIRIOPE	
BP = BRADFORD PEAR	LL = LAWN LIMITS	
BW = BOWWOOD	MAG = MAGNOLIA	
CAL = CALADIUM	MAP = MAPLE	
CAM = CAMELLIA	NAN = NANDINA	
CE = COTONEASTER	OH = OVERHANG	
CD = CEDAR	OLL = OTTOLUYKEN LAUREL	
CHY = CHERRY	P = PINE	
CH = CHINESE HOLLY	PHO = PHOTINIA	
CHN = CHESTNUT	POP = POPLAR	
CHO = CHESTNUT OAK	RHO = RHODODENDRON	
CJ = CRYPTOMERIA JAPONICA	RO = RED OAK	
CL = CHERRY LAUREL	RT = RED TIP	
CO = CLEAN OUT	SG = SWEET GUM	
CM = GRAPE MYRTLE	SP = SPRUCE	
CS = CRAWL SPACE	SPIG = SPIGOT	
DS = DOWNSPOUT	SPK = SPRINKLER	
DW = DOGWOOD	SW = SPOURWOOD	
EL = ELAEAGNUS	UDS = UNDERGROUND DOWNSPOUT	
EM = ELECTRIC METER	UNK = UNKNOWN	
ET = EXTERIOR THRESHOLD	VIN = VINCA	
FF = FINISH FLOOR	VLIR = VARIEGATED LIRIOPE	
FP = FIRE PIT	VP = VARIEGATED PRIVET	
GE = GOLDEN EUONYMUS	VW = VENT WELL	
GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK	
GM = GAS METER	WLO = WILLOW OAK	
HB = HACKBERRY	WIL = WILLOW	
HEM = HEMLOCK	WM = WATER METER	
HIC = HICKORY	WO = WHITE OAK	
HH = HELLER HOLLY	WP = WHITE PINE	
HOS = HOSTA	WW = WINDOW WELL	
HLY = HOLLY	YI = YARD INLET	

DORADO CIRCLE

BURNING TREE DRIVE
50' R.W.

A=104.75'
R=380.54'
C=N35°00'52"E
104.42'

Now or Formerly
Ed & Nancy Lee
(DB 15679, PG. 2132)
- Lot 33 -

MH
TOP=862.42

GRID NORTH (GA. WEST ZONE)

Now or Formerly
Brian & Debra Lee Kazispec
(DB 15620, PG. 694)
- Lot 35 -

Now or Formerly
Pierre & Aurelie Barriel
(DB 15286, PG. 9727)
- Lot 31 -

GENERAL NOTES FROM SURVEY

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 28,021. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 & TSC5.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 137,863.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0141 J, DATED MARCH 4, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: PB 47, PG. 110

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

THIS PROPERTY IS CURRENTLY ZONED R-30 PER THE COBB COUNTY G.I.S. DEPT.

SETBACKS:

FRONT = 45 FEET

SIDE = 12 FEET

REAR = 40 FEET

MAX. LOT COVERAGE = 35%

AREA = 36,525 SQ. FT.
0.838 ACRE

LEGEND

IPF	=	1/2" REBAR FND.
IPS	=	1/2" REBAR SET
R.W.	=	RIGHT OF WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
---	=	LAND LOT LINE
C.L.	=	CENTERLINE
CT	=	CRIMP TOP PIPE
OT	=	OPEN TOP PIPE
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DI	=	DROP INLET
JB	=	JUNCTION BOX
MH	=	MANHOLE
CB	=	CATCH BASIN
BM	=	BENCHMARK
PP	=	POWER POLE
FH	=	FIRE HYDRANT
CMF	=	CONCRETE MONUMENT FND.
B.C.	=	BACK OF CURB
E.P.	=	EDGE OF PAVEMENT
FEN	=	FENCE
O.H.	=	OVERHEAD ELEC. SERVICE LINE
B.L.	=	BUILDING LINE
U.G.	=	UNDERGROUND POWER LINE
TX	=	TRANSFORMER

PROPOSED POOL PLAN FOR: ANDREW SEGAL

REV.0

ADDRESS:
731 BURNING TREE DRIVE
MARIETTA, GA 30067

MAY 8, 2023 1"=20'
SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS APPROX. MEAN SEA LEVEL.

JOB #

DRAWN BY: JN



CLERK'S OFFICE: RECORDING INFORMATION ONLY

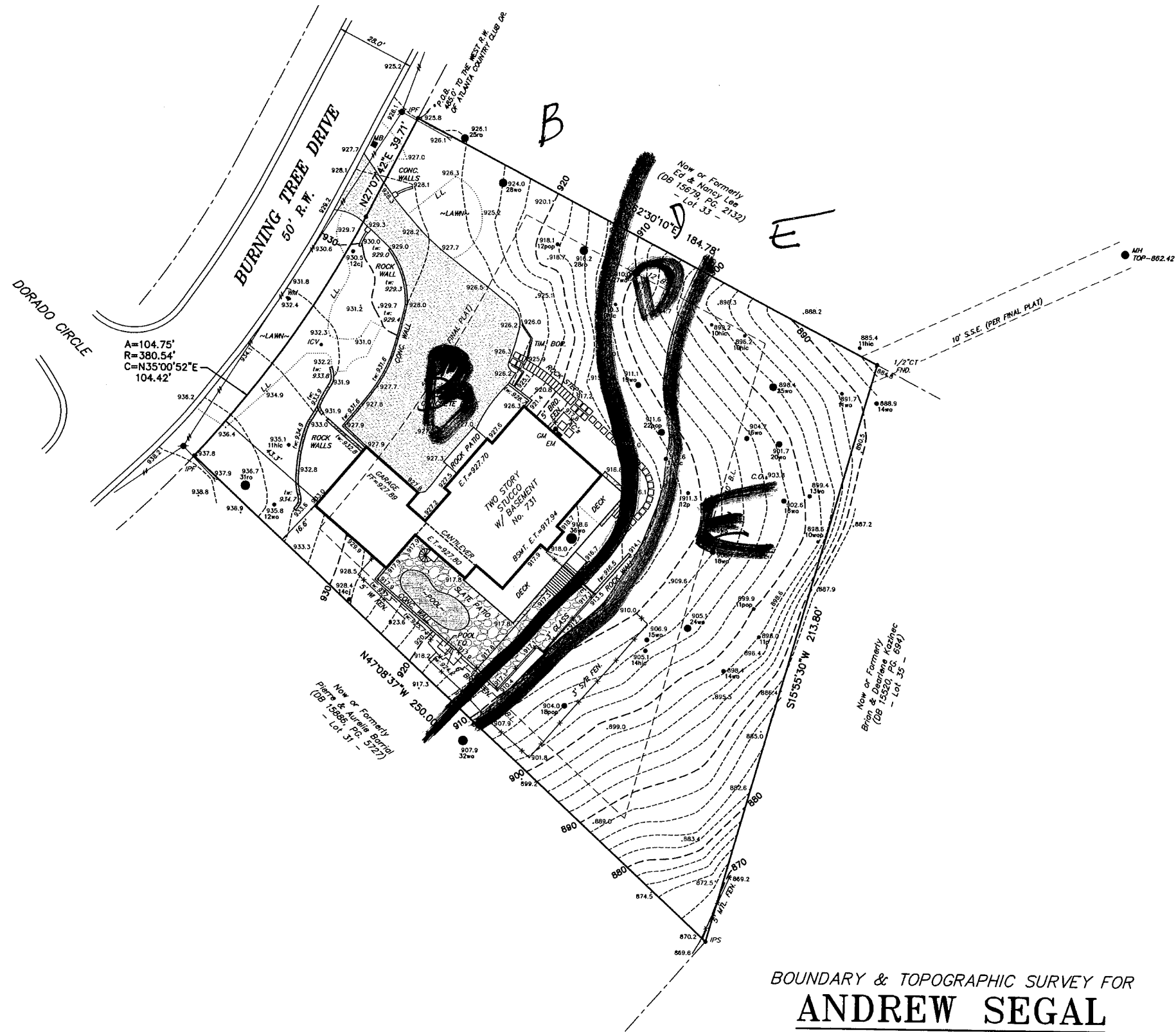
ABBREVIATIONS	
ABL = ABELIA	HYD = HYDRANGEA
AUC = AUCUBA	ICV = IRRIGATION CONTROL VALVE
AHY = AMERICAN HOLLY	IMP = IMPATIENS
AZ = AZALEA	IPF = IRON PIN FOUND
BB = BARBERRY	JAS = JASMINE
BE = BEECH	JHY = JAPANESE HOLLY
BEG = BEGONIA	JM = JAPANESE MAPLE
BHY = BURFORD HOLLY	JUN = JUNIPER
BIR = BIRCH	LIR = LIRIOPE
BP = BRADFORD PEAR	LL = LAWN LIMITS
BW = BOXWOOD	MAG = MAGNOLIA
CAL = CALADUM	MAP = MAPLE
CAM = CAMELLIA	NAN = NANDINA
CE = COTONEASTER	OH = OVERHANG
CEC = CEDAR	OLL = OTTOLUTREN LAUREL
CHY = CHERRY	P = PINE
CH = CHINESE HOLLY	PHO = PHOTINIA
CHN = CHESTNUT	POP = POPLAR
CHO = CHESTNUT OAK	RHO = RHODODENDRON
CJ = CRYPTOMERIA JAPONICA	RO = RED OAK
CL = CHERRY LAUREL	RT = RED TIP
CO = CLEAN OUT	SC = SWEET GUM
CM = GRAPE MYRTLE	SP = SPRUCE
CS = ORANGE SPACE	SPG = SPIGOT
DS = DOWNSPOUT	SPK = SPRINKLER
DW = DOGWOOD	SW = SWEETWOOD
EL = ELAEAGNUS	UDS = UNDERGROUND DOWNSPOUT
EM = ELECTRIC METER	UNK = UNKNOWN
ET = EXTERIOR THRESHOLD	VH = VINCA
FF = FINISH FLOOR	VLR = VARIEGATED LIRIOPE
FP = FIRE PIT	VP = VARIEGATED PRIVET
GE = GOLDEN EUONYMUS	VW = VENT WELL
GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK
GM = GAS METER	WLO = WILLOW OAK
HB = HACKBERRY	WML = WILLOW
HEM = HEMLOCK	WM = WATER METER
HIC = HICKORY	WO = WHITE OAK
HH = HELLER HOLLY	WP = WHITE PINE
HOS = HOSTA	WW = WINDOW WELL
HY = HOLLY	YI = YARD INLET

GRID NORTH (GA. WEST ZONE)

ADDRESS:
731 BURNING TREE DRIVE
MARIETTA, GA 30067

LEGEND

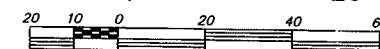
•	IPF = 1/2" REBAR FND.
•	IPS = 1/2" REBAR SET
—	R.W. = RIGHT OF WAY
---	SSE = SANITARY SEWER EASEMENT
---	DE = DRAINAGE EASEMENT
---	L.L.L. = LAND LOT LINE
---	C.L. = CENTERLINE
---	CT = CRIMP TOP PIPE
---	OT = OPEN TOP PIPE
---	CMP = CORRUGATED METAL PIPE
---	RCP = REINFORCED CONCRETE PIPE
---	DI = DROP INLET
---	JB = JUNCTION BOX
---	MH = MANHOLE
---	CB = CATCH BASIN
---	BM = BENCHMARK
---	PP = POWER POLE
---	FH = FIRE HYDRANT
---	CMF = CONCRETE MONUMENT FND.
---	B.C. = BACK OF CURB
---	E.P. = EDGE OF PAVEMENT
---	FEN = FENCE
---	O.H. = OVERHEAD ELEC. SERVICE LINE
---	B.L. = BUILDING LINE
---	U.G. = UNDERGROUND POWER LINE
---	TX = TRANSFORMER



BOUNDARY & TOPOGRAPHIC SURVEY FOR ANDREW SEGAL

(BEING LOT 32, BLOCK "B", UNIT TWO, ATLANTA COUNTRY CLUB)

LOCATED IN LAND LOT 1093
17th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
MAY 2, 2023 1"=20'



SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS APPROX. MEAN SEA LEVEL.

GENERAL NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 28,021. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE SS & TSCS.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 137,863.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT F.I.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 13067C 0141-J, DATED MARCH 4, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

REFERENCE: PB 47, PG. 110

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

THIS PROPERTY IS CURRENTLY ZONED R-30 PER THE COBB COUNTY G.L.S. DEPT.

SETBACKS:

FRONT = 45 FEET
SIDE = 12 FEET
REAR = 40 FEET
MAX. LOT COVERAGE = 35%

AREA = 36,525 SQ. FT.
0.838 ACRE



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.G.C.A. SECTION 15-6-67.

Travis Durham 5-06-23
E. TRAVIS DURHAM, GA. RLS No. 2859

JOB # 23-047 DRAWN BY: TD FIELD CREW: JB, SJ
FIELD DATE: 5-02-23 PLAT PREPARED: 5-06-23

DELTA 1
LAND SURVEYING, LLC
361 WESTCHESTER WAY
CANTON, GEORGIA 30115
PHONE: (770) 597-3533
(FIRM LICENSE No. LSF 001041)

730 Burning Tree Drive Reevaluation
Cobb County
October 30, 2023

Vulnerability Factor	Factor Subgroup	Score			
Hydrology:	Third Order	0			
Geology:	Biotite Gneiss	5			
Aspect:	Hot Spot	3	--		
	East	--	9		
SUBTOTAL:		8	14		
Soils	Moderate Erodibility	12	12	--	
	High Erodibility	--	--	20	
SUBTOTAL:		20	26	34	
Slope:	0-10 Percent	3	--	--	
	Over 25 Percent	--	15	15	
SUBTOTAL:		23	41	49	
Vegetation:	Open	10	10	10	--
	Pines	--	--	--	15
TOTAL:		33	51	59	64
CATEGORY:		B	D	D	E

The B Category includes scores from 26 to 37.
The D Category includes scores from 50 to 59.
The E Category includes scores from 60 to 79.