

DATE: DECEMBER 22, 2023

TO: Chairwoman Lisa Cupid, Cobb County Commission
ATTN TO: Andrew Heath, PE, Cobb County
FROM: Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

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

Description: A regional MRPA review of a proposal to relocate a swimming pool attached to an existing home on a .87-acre site wholly within the Chattahoochee River Corridor at 731 Burning Tree Drive in Cobb County. The total proposed disturbed area of 17,393 SF and impervious area of 10,323 SF are within allowed limits.

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

Submitting Local Government: Cobb County
Date Opened: December 22, 2023
Deadline for Comments: January 2, 2024

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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

Please submit comments to dshockey@atlantaregional.org. For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If no comments are received by January 2, 2023, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website at <http://www.atlantaregional.org/land-use/planreviews>.

Review materials are attached.

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)
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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.

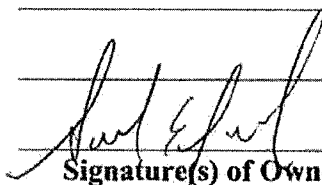
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

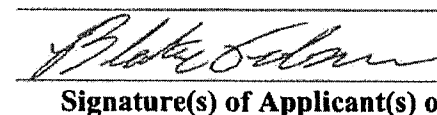
☐ Concept plan.

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

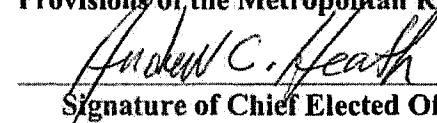
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)


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	
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DW = DOGWOOD	SW = SOURWOOD	
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	
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GM = GAS METER	WLO = WILLOW OAK	
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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 -

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

Now or Formerly
Brian & Deedee Kazispec
(DB 15520, PG. 694)
- Lot 35 -

MH
TOP=862.42

10' S.E. (PER FINAL PLAT)

1/2"OT
FND.

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'

SCALE IN FEET
CONTOUR INTERVAL = 2 FT.

VERTICAL DATUM IS APPROX. MEAN SEA LEVEL.

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

JOB #

DRAWN BY: JN



CLERK'S OFFICE, RECORDING INFORMATION ONLY

ABBREVIATIONS ~

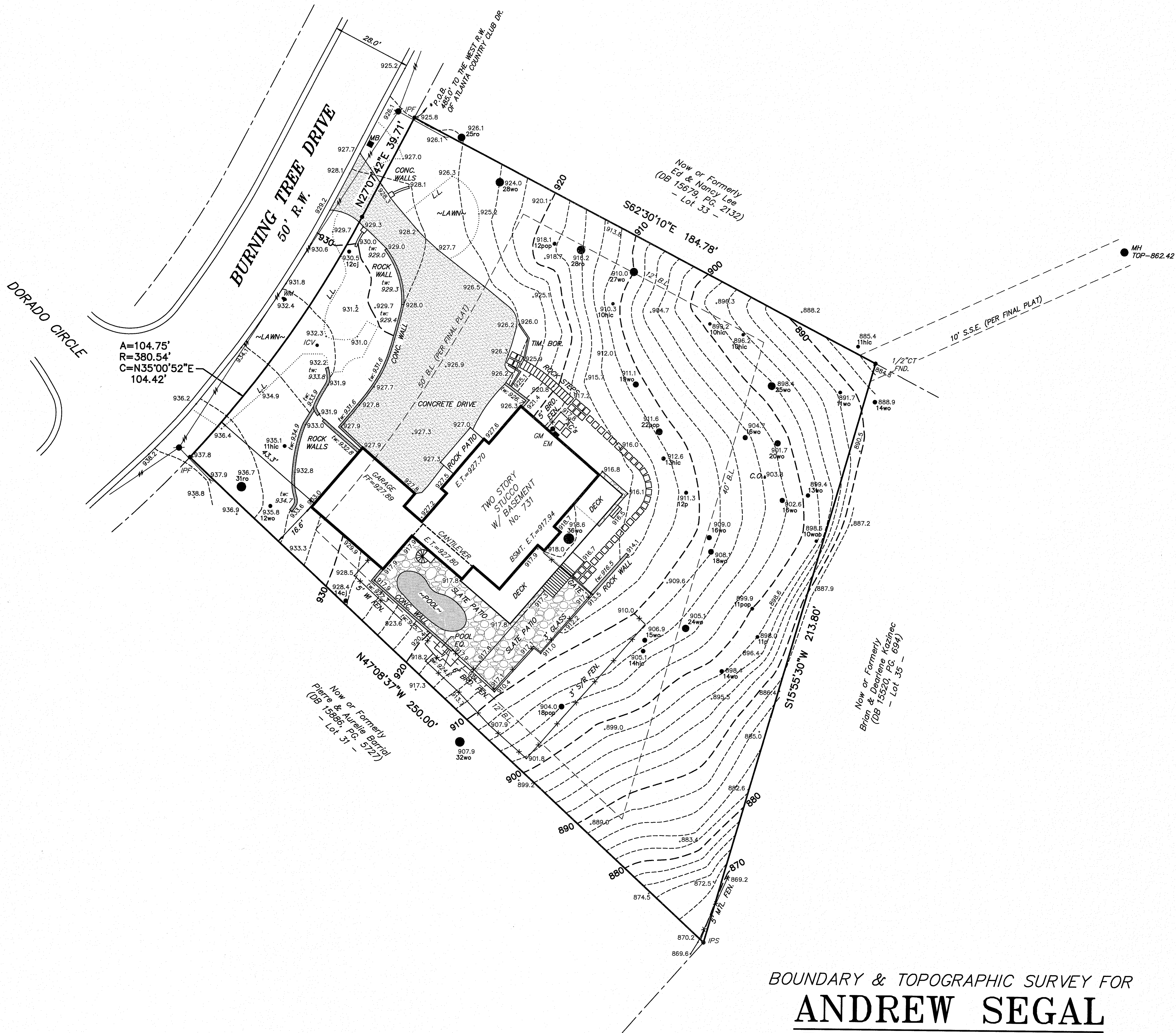
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GRID NORTH (GA. WEST ZONE)

ADDRESS:
731 BURNING TREE DRIVE
MARIETTA, GA 30067

LEGEND

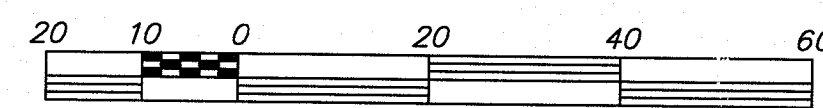
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---	B.L.	= BUILDING LINE
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---	TX	= TRANSFORMER



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.

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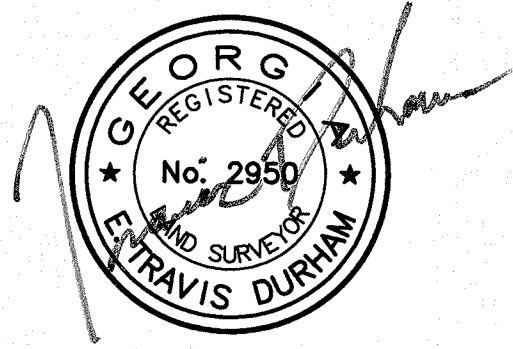
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SETBACKS:

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 ~		
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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
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

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



ABBREVIATIONS

ABBREVIATIONS

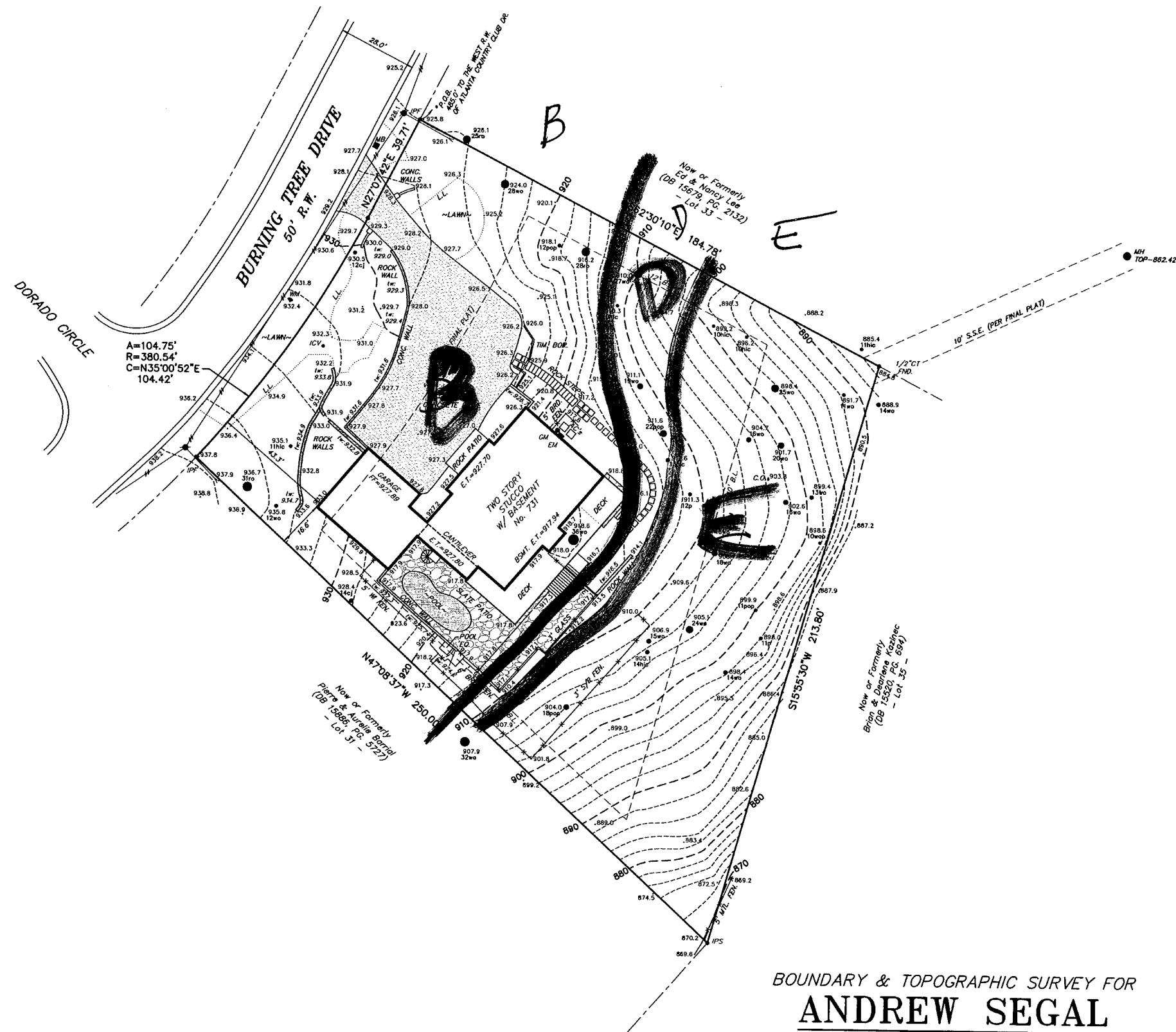
ABL = ABELIA	HYD = HYDRANGEA
AUC = AUCUBA	IRR = IRRIGATION CONTROL VALVE
AHH = AMERICAN HOLY	IMP = IMPATIENS
AZ = AZALEA	IRP = IRON PIN FOUND
BB = BARBERRY	JAS = JASMINE
BE = BEECH	JHY = JAPANESE HOLLY
BEG = BEGONIA	JPM = JAPANESE MAPLE
BIR = BURFORD HOLLY	JUN = JUNIPER
BP = BIRCH	KR = KIRCH
BR = BRADFORD PEAR	LL = LAWN LIMITS
BW = BOWDOIN	MAG = MAGNOLIA
CAL = CALADUM	MAP = MAPLE
CAM = CAMELLIA	NAN = NANDINA
CE = COTONEASTER	OV = OVERHANG
CEJ = CEDAR	OLL = OTTOLUTKEN LAUREL
CH = CHERRY	PHY = PINK
CHN = CHINESE HOLLY	PHO = PHOTINIA
CHN = CHESTNUT	POP = POPLAR
CHO = CHESTNUT OAK	RHO = RHODODENDRON
CJ = CRIPITOMELA JAPONICA	RO = RED OAK
CL = CHERRY LAUREL	RED = RED TIP
CO = CLEAN OUT	SG = SWEET GUM
CM = CRAW WYRLE	SPC = SPRUCE
CS = CRAWL SPACE	SPG = SPIGOT
DS = DOWNSPOUT	SPK = SPRINKLER
DW = DOGWOOD	SW = SOUTHWOOD
ELE = ELAEAGNUS	UNK = UNKNOWN
EM = ELECTRIC METER	UNK = UNDERGROUND DOWNSPOUT
ET = EXTERIOR THRESHOLD	VIN = VINCA
FP = FINISH FLOOR	VLR = VARIEGATED LIRIOPE
FP = FIRST	VPR = VARIEGATED PRIVET
GE = GOLDEN ELYMNUS	VNT = VENT PIPE
GLF = GROUND LIGHT FIXTURE	WAO = WATER OAK
GW = GROUND WATER	WLO = WILLOW OAK
HC = HACKBERRY	WM = WATER METER
HCM = HEMLOCK	WM = WATER METER
HM = HICKORY	WH = WHITE OAK
HY = HELLER HOLLY	WHI = WHITE PINE
HOS = HOSTA	WHD = WINDOW WELL
HYL = HOLY	YI = YARD INLET

GRID NORTH (GA. WEST ZONE)

ADDRESS:
731 BURNING TREE DRIVE
MARIETTA, GA 30067

LEGEND

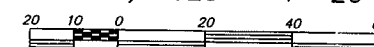
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—	U.G.	=	UNDERGROUND POWER LINE
□	TX	=	TRANSFORMER



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 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
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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%

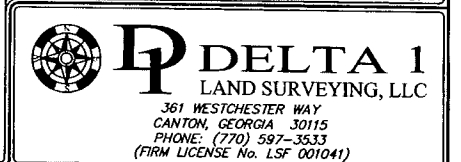
AREA = 36,525 SQ. FT.
0.838 ACRE



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 DEFINE THE PARCELS OR PARCELS ARE STATED HEREON. RECORDATION OF THIS INSTRUMENT 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, FURTHER, THE PROFESSIONAL DESIGNATED 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 BOARD OF PROFESSIONAL SURVEYING ENGINEERS AND PROFESSIONAL ENGINEERS IN LAND SURVEYING AND AS SET FORTH IN O.G.C.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	



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.