

DATE: FEBRUARY 5, 2024

TO: Chairwoman Lisa Cupid, Cobb County
ATTN TO: Andrew Heath, Cobb County, 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: 700 River Knoll Drive SE
MRPA Code: RC-24-01CC

Description: A regional MRPA review of a proposal to construct a new swimming pool, spa, and pool deck for an existing single-family home on a .67-acre site wholly within the Chattahoochee River Corridor at 700 River Knoll Drive SE in Cobb County. The total proposed disturbed area of 13,299 SF and impervious area of 7,975 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
Land Lot: **District:** 0 **Section:**
Date Opened: February 5, 2024
Deadline for Comments: February 14, 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
CITY OF SANDY SPRINGS

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY
RIVER LINE HISTORIC AREA

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 February 14, 2024, 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): Glennnda Baker LeBlanc
Mailing Address: 700 River Knoll DR SE
City: Marietta State: GA Zip: 30067
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-553-3711 Fax: -
Other Numbers: (Faye) AquaDesign Pools - 770-517-1117
3. Applicant(s) or Applicant's Agent(s):
Name(s): Faye Colbert - Aqua Design Pools & Spas LLC
Mailing Address: 6905 Alan Thomas RD
City: Comming State: GA Zip: 30078
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-517-1117 Fax: N/A
Other Numbers: 678-862-5926 (Cell)
4. Proposed Land or Water Use:
Name of Development: The Columns Subdivision
Description of Proposed Use: installation of inground Gunite Swimming pool
and Spa with Paver Decking
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 1097 + 1098, 17th District 2nd Section
of Cobb County, GA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: The Columns Subdivision, Lot 14, Block 'E' - 700 River Knoll DR SE - 1 mile to Atlanta
Size of Development (Use as Applicable): Country club DR intersects
Acres: Inside Corridor: 0.67 ac
Outside Corridor: 0.00
Total: 0.67
Lots: Inside Corridor: 0.67
Outside Corridor: 0.00
Total: 0.67
Units: Inside Corridor: 0.67
Outside Corridor: 0.00
Total: 0.67
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? NO

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? NO

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 NO

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 YES

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 <u>Disturb.</u>	Percent Imperv. <u>Surf.</u>
(Maximums Shown In Parentheses)					
A	-	-	-	(90)	(75)
B	-	-	-	(80)	(60)
C	<u>21,833.39</u>	<u>13,299.2</u>	<u>7,975</u>	(70)	(45)
D	<u>74,206.61</u>	<u>Ø</u>	<u>Ø</u>	(50)	(30)
E	-	-	-	(30)	(15)
F	-	-	-	(10)	(2)
Total:	<u>29,254</u>	<u>13,299.2</u>	<u>7,975</u>	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)

DocuSigned by:
Annanda Baker 1/29/2024
Signature(s) of Owner(s) of Record 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:

Yaye G. Calbert 12-14-23
Signature(s) of Applicant(s) or Agent(s) Date

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

John C. Heath 1/26/2024
Signature of Chief Elected Official or Official's Designee Date

Prepared By and Return to:
The Fryer Law Firm, PC
70 Lenox Pointe, NE
Atlanta, Georgia 30324
22-00072

Deed Book 16026 Page 2749
Filed and Recorded 02/14/22 8:53:00 AM
2022-0017529
Real Estate Transfer Tax \$1,500.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 4582573621
0466245412

P.I.D. 17109800290

EXECUTOR'S DEED

STATE OF GA
COUNTY OF Fulton

THIS INDENTURE, Made this 8th day of February, 2022, between James Weston Quintrell a/k/a Weston Quintrell, as Executor U/L/W/T of Judy Borg Turner (Estate No. 2021-1704, Cobb County, Georgia Probate Court), deceased, of the first part, (hereinafter called Grantor), and Glenda Baker LeBlanc, as party or parties of the second part, (hereinafter called Grantees); the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH: That the said Grantor (acting under and by virtue of the power and authority contained in the said will, the same having been duly probated and recorded in the Probate Court of Cobb County, Georgia, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the said Grantees the following described real property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1097 AND 1098 OF THE 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING KNOWN AS LOT 14, BLOCK E, OF THE COLUMNS SUBDIVISION, UNIT 1- A, ACCORDING TO A PLAT OF SURVEY PREPARED BY WATTS AND BROWNING, SURVEYORS, DATED APRIL 23, 1973, RECORDED IN PLAT BOOK 58, PAGE 108, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and

behooof of the said Grantee forever in FEE SIMPLE; in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

(Continued on Page 2)

RESERVED FOR THE CLERK OF COURTS

FLOOD NOTE:

By graphically plotting only, the subject property does not fall within a 100-year federally designated flood hazard area. The subject property falls within zone "X" of the Flood Insurance Rate Map, Community Plan, effective date of MARCH 04, 2013

LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- OTF - Open Top Pipe Found
- CTF - Crimped Top Pipe Found
- MON - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- PP - Power Pole
- ✕ LP - Light Pole
- PED - Utility Pedestal
- FH - Fire Hydrant
- WM - Water Meter
- WV - Water Valve
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- SMH - Sewer Manhole
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- DI - Drop Inlet
- C/O - Cleanout
- PBX - Power Box
- Deciduous Tree
- Coniferous Tree
- CMP - Corrugated Metal Pipe
- RCP - Reinforced Concrete Pipe
- R/W - Right of Way
- N-F - Now or Formerly
- DB, PG - Deed Book and Page
- PB, PG - Plat Book and Page
- POB - Point of Beginning
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- D - Deed
- M - Measured

ZONING STATEMENT

Any graphic depiction of setback lines and other matters of zoning classification are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or businesses on the subject property.

Subject Property Currently Zoned R-30

Building Setbacks:

- Arterial/Collector Front - 50 feet
- Local Front - 45 feet
- Side - 12 feet
- Rear - 40 feet
- Max Coverage = 35%

EXISTING LOT COVERAGE CALCULATIONS:

HOUSE = 2,834 S.F.
FRONT STONE W/ STEPS = 136 S.F.
CONC DRIVEWAY = 1,815 S.F.
CONC PAVER = 34 S.F.
BRICK WALL = 1 S.F.
RIGHT SIDE BRICK WALL, STEPS, LANDING & BRICK PAD = 137 S.F.
RIGHT SIDE STONE WALL = 9 S.F.
LEFT SIDE BRICK WALL, STEPS, SIDEWALK, LANDING & BRICK & CONC PATIO = 346 S.F.
LEFT SIDE SIDEWALK = 112 S.F.
REAR STEP STONES = 40 S.F.
REAR WOOD DECK, STEPS, LANDING & CONC PAD = 700 S.F.
A/C PAD = 10 S.F.
REAR STONE WALL, STEPS AND LANDING = 364 S.F.

TOTAL = 6,538 S.F. (22.3%)

PROPOSED POOL & POOL DECK = 1,437 S.F.

PROPOSED TOTAL = 7,975 S.F. (27.3%)

SURVEYOR'S CERTIFICATION

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.

John C. Groves, Jr. RLS 3237



AREA
29,254 SQ.FT.
0.67 ACRES



3380 TRICKUM ROAD
BUILDING 300
WOODSTOCK, GA 30188
(678) 533-8637
www.foothillslandsurveying.com
GA LSF #1152

POOL SITE PLAN
PREPARED FOR
AQUA DESIGNS POOLS & SPAS
THE COLUMNS SUBDIVISION
UNIT ONE "A"
LOT 14 BLOCK "E"
LOCATED IN LAND LOT 1097 & 1098
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DATE: 8/29/2023

SCALE: 1"=20'

DRAWING: 23-374

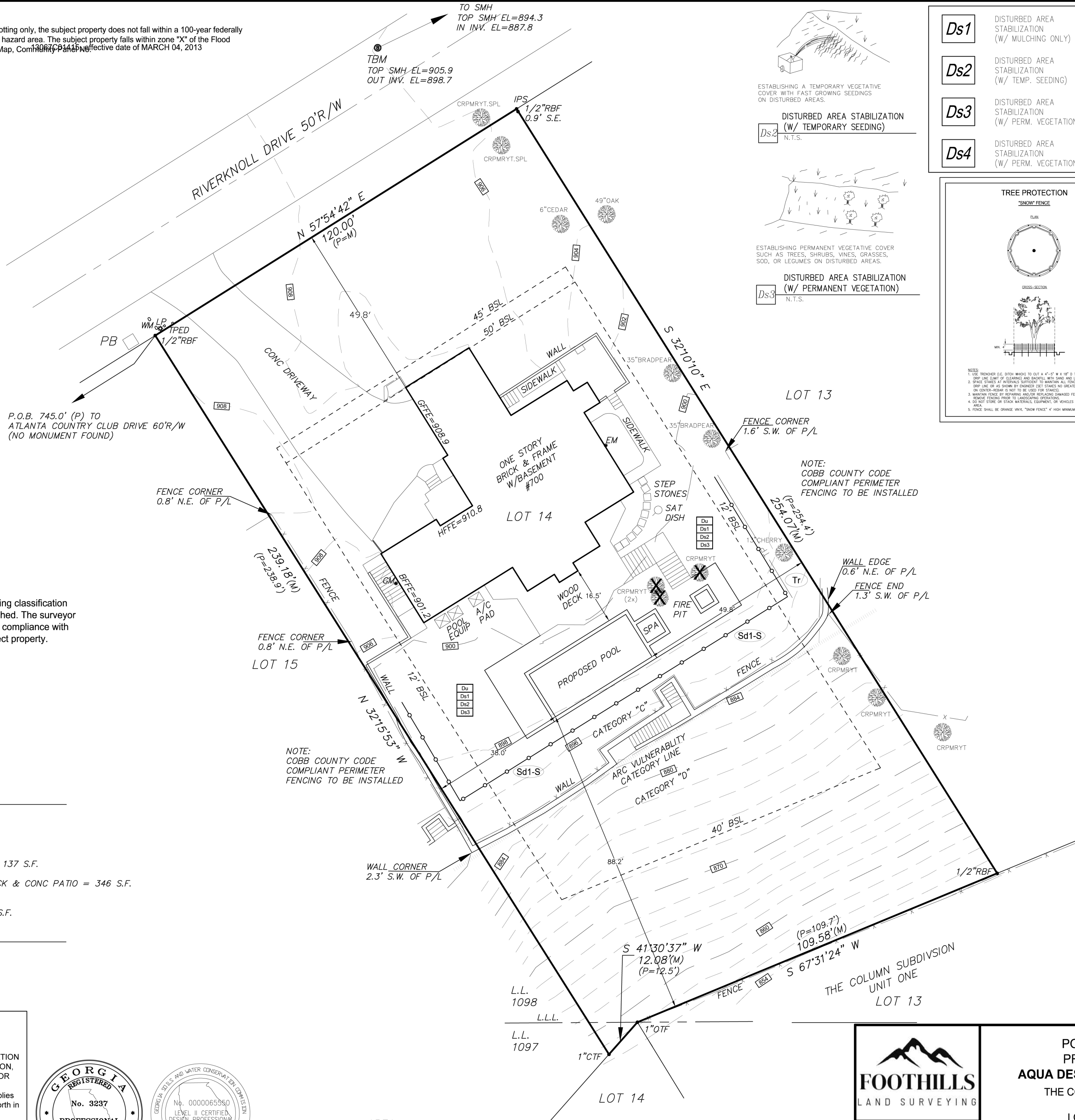
COORD:

REVISIONS:

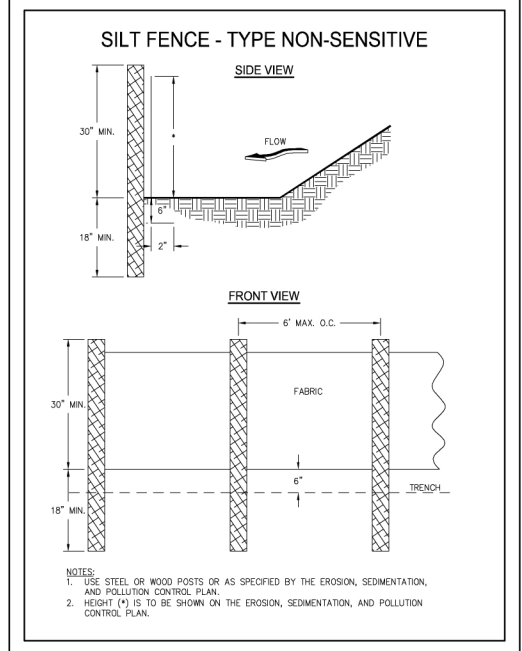
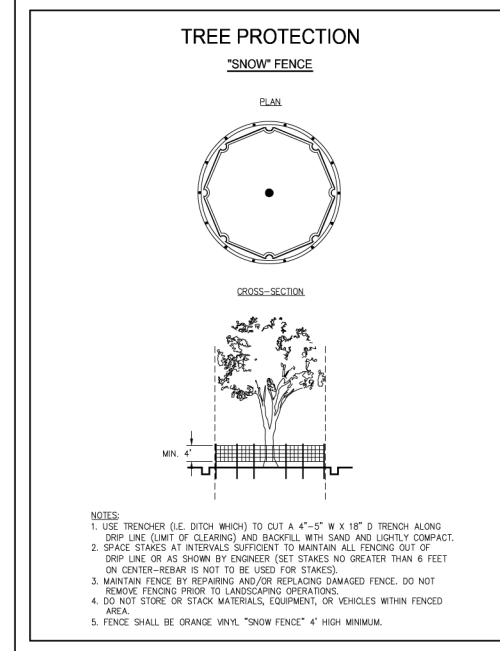
DB. 16026, PG. 2749

PB. 58, PG. 108

SHEET # 1 of 1



Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	DISTURBED AREA STABILIZATION (W/ TEMP. SEEDING)	ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	DISTURBED AREA STABILIZATION (W/ PERM. VEGETATION)	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (W/ PERM. VEGETATION)	ESTABLISHING PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.



SURVEYOR'S NOTES:

- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1: 300,000+.
- Field angles and measurements acquired for the production of this plat were obtained on 05/03/23 using a Leica TCPR 1203 Total Station.
- This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.



LEGEND AND SYMBOLS USED

- IPF - Iron Pin Found
- IPS - Iron Pin Set (1/2" Capped Rebar)
- RBF - Rebar Found
- CTF - Open Top Pipe Found
- CTF - Closed Top Pipe Found
- MOW - Monument Found
- CMF - Concrete Monument Found
- CP - Calculated Point
- ♂ PP - Power Pole
- ⚡ LP - Light Pole
- ⚡ PED - Utility Pedestal
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ZONING STATEMENT

Any graphic depiction of setback lines and other matters of zoning classification are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or businesses on the subject property.

Subject Property Currently Zoned R-30

Building Setbacks:

Arterial/Collector Front - 50 feet

Local Front - 45 feet

Side - 12 feet

Rear - 40 feet

Max Coverage = 35%

EXISTING LOT COVERAGE CALCULATIONS:

HOUSE = 2,834 S.F.
FRONT STONE W/ STEPS = 136 S.F.
CONC DRIVEWAY = 1,815 S.F.
CONC PAVER = 34 S.F.
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RIGHT SIDE STONE WALL = 9 S.F.
LEFT SIDE BRICK WALL, STEPS, SIDEWALK, LANDING & BRICK & CONC PATIO = 346 S.F.
LEFT SIDE SIDEWALK = 112 S.F.
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REAR STONE WALL, STEPS AND LANDING = 364 S.F.

TOTAL = 6,538 S.F. (22.3%)

SURVEYOR'S CERTIFICATION

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 herein. 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 PROPERTY. Further, this plat is not intended to be construed in compliance 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 15-8-67.


John C. Groves, Jr. RLS 3237



AREA
29,254 SQ.FT.
0.67 ACRES

FLOOD NOTE:

By graphically plotting only, the subject property does not fall within a 100-year federally designated flood hazard area. The subject property falls within zone "X" of the Flood Insurance Rate Map, Community Panel No. 13067C01415, effective date of MARCH 04, 2013

SURVEYOR'S NOTES:

1. The field data upon which this plot is based has a relative positional accuracy of 0.02 feet.
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7. The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information, belief, and based on existing field evidence and documentary evidences available. The certification is not an expressed or implied warranty or guarantee.

EXISTING AS-BUILT
REANALYZED CAPS GROUP
JMS - AREC
11/24/2003

LOT 13

FENCE CORNER
1.6' S.W. OF P/L

FENCE END

31'24" W
THE COLUMN SUBDIVISION
UNIT ONE
LOT 13



3380 TRICKUM ROAD
BUILDING 300
WOODSTOCK, GA 30188
(678) 533-8637
www.foothillslandsurveying.com
GALSF #1152

BOUNDARY SURVEY PREPARED FOR
GLENDA BAKER LEBLANC

THE COLUMNS SUBDIVISION
UNIT ONE "A"
LOT 14 BLOCK "E"
LOCATED IN LAND LOT 1097 & 1098
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DATE: 05/10/23
SCALE: 1"=20'
DRAWING: 23-182
COORD:
REVISIONS:
DB. 16026, PG. 2749
PB. 58, PG. 108
SHEET #: 1 of 1

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John C. Groves, Jr., RLS 3237



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FOOTHILLS
LAND SURVEYING
3380 TRICKUM ROAD
BUILDING 300
WOODSTOCK, GA 30188
(678) 533-8637
www.foothillslandsurveying.com
GA LSP #1152

POOL SITE PLAN
PREPARED FOR
AQUA DESIGNS POOLS & SPAS
THE COLUMNS SUBDIVISION
UNIT ONE "A"
LOT 14 BLOCK "E"
LOCATED IN LAND LOT 1097 & 1098
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DATE: 8/29/2023
SCALE: 1"=20'
DRAWING: 23-374
COORD:
REVISIONS:
DB: 16026, PG. 2749
PB: 58, PG. 108
SHEET # 1 of 1



SURVEYOR'S NOTES:

- The field data upon which this plat is based has a relative positional accuracy of 0.02 feet.
- This plat has been calculated for closure and has a mathematical error of 1:300,000+.
- Field angles and measurements acquired for the production of this plat were obtained on 05/03/23 using a Leica TCPR 1203 Total Station.
- This plat was prepared without benefit of a current title examination. Easements or other encumbrances may exist which are not shown hereon. All matters pertaining to title are excepted.
- No provisions have been made to secure the delineation of any wetlands, historical, or cultural features that may exist on this property.
- Information regarding the reputed presence, size, character, and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants, his contractors and/or his agents shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information shown hereon as to such underground installations.
- The certification, as shown hereon, is purely a statement of professional opinion based on knowledge, information and belief, and based on existing field evidence and documentary evidence available. The certification is not an expressed or implied warranty or guarantee.

Ds1

DISTURBED AREA
STABILIZATION
(W/ MULCHING ONLY)

A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL

Ds2

DISTURBED AREA
STABILIZATION
(W/ TEMP. SEEDING)

ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS. SEE EROSION CONTROL NOTES

Ds3

DISTURBED AREA
STABILIZATION
(W/ PERM. VEGETATION)

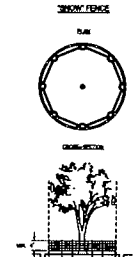
ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOO OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

Ds4

DISTURBED AREA
STABILIZATION
(W/ PERM. VEGETATION)

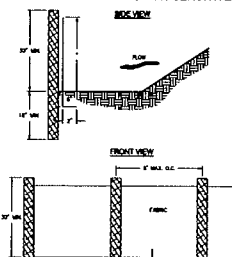
ESTABLISHING PERMANENT VEGETATIVE COVER USING SOOS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS.

TREE PROTECTION



1. ALL TREES SHALL BE PROTECTED BY A 4" X 4" X 8' TALL BARRIER ALONG THE DITCH OR EXCAVATION. THE BARRIER SHALL BE SET UP AT THE POINT OF BEGINNING OF THE EXCAVATION AND AT THE END OF THE EXCAVATION. THE BARRIER SHALL BE SET UP AT THE POINT OF BEGINNING OF THE EXCAVATION AND AT THE END OF THE EXCAVATION. THE BARRIER SHALL BE SET UP AT THE POINT OF BEGINNING OF THE EXCAVATION AND AT THE END OF THE EXCAVATION.

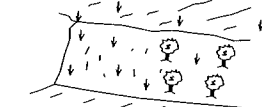
SILT FENCE - TYPE NON-SENSITIVE



1. THE SILT FENCE SHALL BE SET UP AT THE POINT OF BEGINNING OF THE EXCAVATION AND AT THE END OF THE EXCAVATION. THE SILT FENCE SHALL BE SET UP AT THE POINT OF BEGINNING OF THE EXCAVATION AND AT THE END OF THE EXCAVATION. THE SILT FENCE SHALL BE SET UP AT THE POINT OF BEGINNING OF THE EXCAVATION AND AT THE END OF THE EXCAVATION.

ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

Ds2
DISTURBED AREA STABILIZATION
(W/ TEMPORARY SEEDING)
N.T.S.



ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOO, OR LEGUMES ON DISTURBED AREAS.

Ds3
DISTURBED AREA STABILIZATION
(W/ PERMANENT VEGETATION)
N.T.S.

NOTE:
COBB COUNTY CODE
COMPLIANT PERIMETER
FENCING TO BE INSTALLED

700 River Knoll Drive Reevaluation

Cobb County

November 29, 2023

Vulnerability Factor	Factor Subgroup	Score	
Hydrology	Third Order Basin	0	
Geology	Biotite Gneiss	5	
Aspect:	South	15	
Soils:	Mod. Erodibility	12	
Vegetation	Open	10	
SUBTOTAL		42	
Slope:	0-10%	3	--
	Over 25%	--	15
TOTAL:		45	57
CATEGORY:		C	D

The C category includes scores from 38 to 49.

The D category includes scores from 50 to 59.