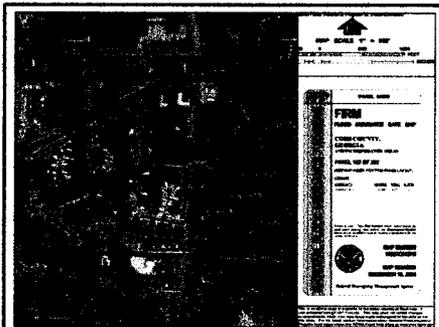
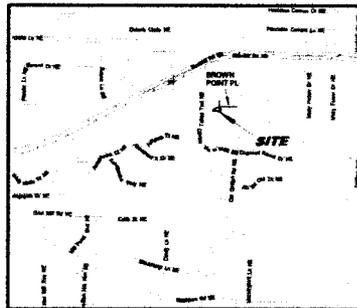


LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL



NO PORTION OF THIS PARCEL LIES IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13067C0127G PANEL 127 OF 252 COVERING COBB COUNTY, GEORGIA DATED DECEMBER 18, 2008.



LOCATION MAP  
NOT TO SCALE

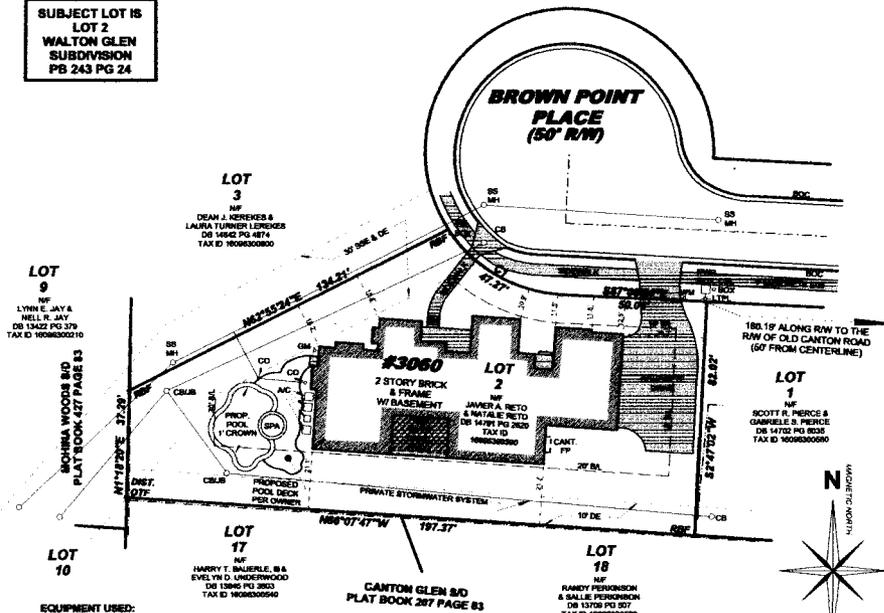
**LEGEND**

- REBAR FOUND (RBF)
- IRON PIN CALCULATED OR SET (IPS)
- ⊕ LIGHT POLE (LP) / POWER POLE (PP)
- ⊖ WATER METER (WM)
- ⊖ GAS METER (GM)
- POWER BOX (PWR BOX)
- BUILDING LINE (BL)

**CURVE TABLE**

Curve	Radius	Arc	Chord	Chord Bearing
1	50.00	47.27	45.53	S60°03'40"E

SUBJECT LOT IS  
LOT 2  
WALTON GLEN  
SUBDIVISION  
PB 243 PG 24



EQUIPMENT USED:  
THEODOLITE READING DIRECTLY TO 0.3 SECONDS,  
ELECTRONIC DISTANCE METER READINGS DIRECTLY  
TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED  
HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 28,089+ FEET.  
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE  
BY LATITUDE AND DEPARTURE AND IS FOUND TO BE  
ACCURATE WITHIN 1 FOOT IN 20,000+ FEET.

**SITE REFERENCES:**  
1) DEED BOOK 14791 PAGE 2620  
2) PLAT BOOK 243 PAGE 24  
3) ZONING INFORMATION FROM  
COBB COUNTY WEBSITE  
4) CURRENT TAX MAPS AND MAP RECORDS  
AVAILABLE FROM COBB COUNTY, GA.

**ZONING:**  
R15  
CASE #2-50  
DATED 5/17/2005

**PLAT CERTIFICATION NOTICE**

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE  
PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT  
EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT  
EXPRESS RECERTIFICATION BY THE SURVEYOR HEREON RENAMING  
THE PLAT TO SAID OTHER PERSON, PERSONS OR ENTITIES.

**UNDERGROUND UTILITY DISCLAIMER**

Information regarding the reported presence, size, character and location of existing underground  
utilities and structures is shown hereon. There is no certainty of the accuracy of this information  
as it relates to underground facilities and it shall be considered as that light by those using this  
drawing. The location and arrangement of underground utilities and structures shown hereon  
may be accurate, and such underground utilities and structures not shown may be encountered.  
The Owner, his employees, his consultants and his contractors shall hereby distinctly understand  
that the surveyor is not responsible for the correctness or sufficiency of the information shown  
hereon as it relates to underground utilities and structures. The limitations as to accuracy  
contained in this paragraph shall not apply to the utilities and/or structures of any kind which are  
visible from the surface. All such above ground utilities and/or structures have been field located  
and are accurately depicted hereon.

**STATE WATERS NOTE**

THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO  
THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR  
ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY  
CONSTRUCTION OR OTHER WORK THE PROPERTY OWNER AND/OR  
THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE  
AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT  
THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY  
BE REQUIRED.

MATTERS OF TITLE ARE EXCEPTED  
© COPYRIGHT AARROW SURVEYING 2011

**REVISIONS:**

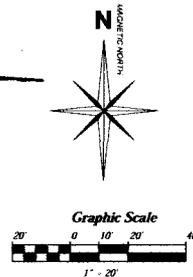
AARROW SURVEYING

2245 COUNTRY WALK  
SNELLVILLE, GEORGIA 30039  
PH. AND FAX 770-982-9900

LOT 2 AREA  
0.348 ACRES  
15044 SQ.FT.

LOT 2 EXISTING  
IMPERVIOUS AREA  
5729 SQ.FT. OR  
38% OF LOT

PROPOSED POOL  
CROWN AND DECKING  
IMPERVIOUS AREA  
455 SQ.FT. OR  
3.0% OF LOT  
(DECKING 358 SQ.FT.  
CROWN 97 SQ.FT.)



BOUNDARY AND ASBUILT SURVEY FOR:

**JAVIER A. RETO  
& NATALIE RETO**

LOCATED AT:  
#3060 BROWN POINT PLACE  
LAND LOT #63, 2ND DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

JOB NUMBER: 110018  
SCALE: 1" = 20' LAND LOT: #63  
DATE: 3/21/11 DISTRICT: 2ND  
DRAWN BY: KR SECTION: 2ND  
PC: KR, JP, BP COUNTY: COBB  
CHECKED BY: KR STATE: GEORGIA  
AARROW PLOT DATE: 3/23/2011



THIS

PAGE

INTENTIONALLY

LEFT

BLANK

# **Cobb County Fire and Emergency Services**

## **Fire Marshal Comments**

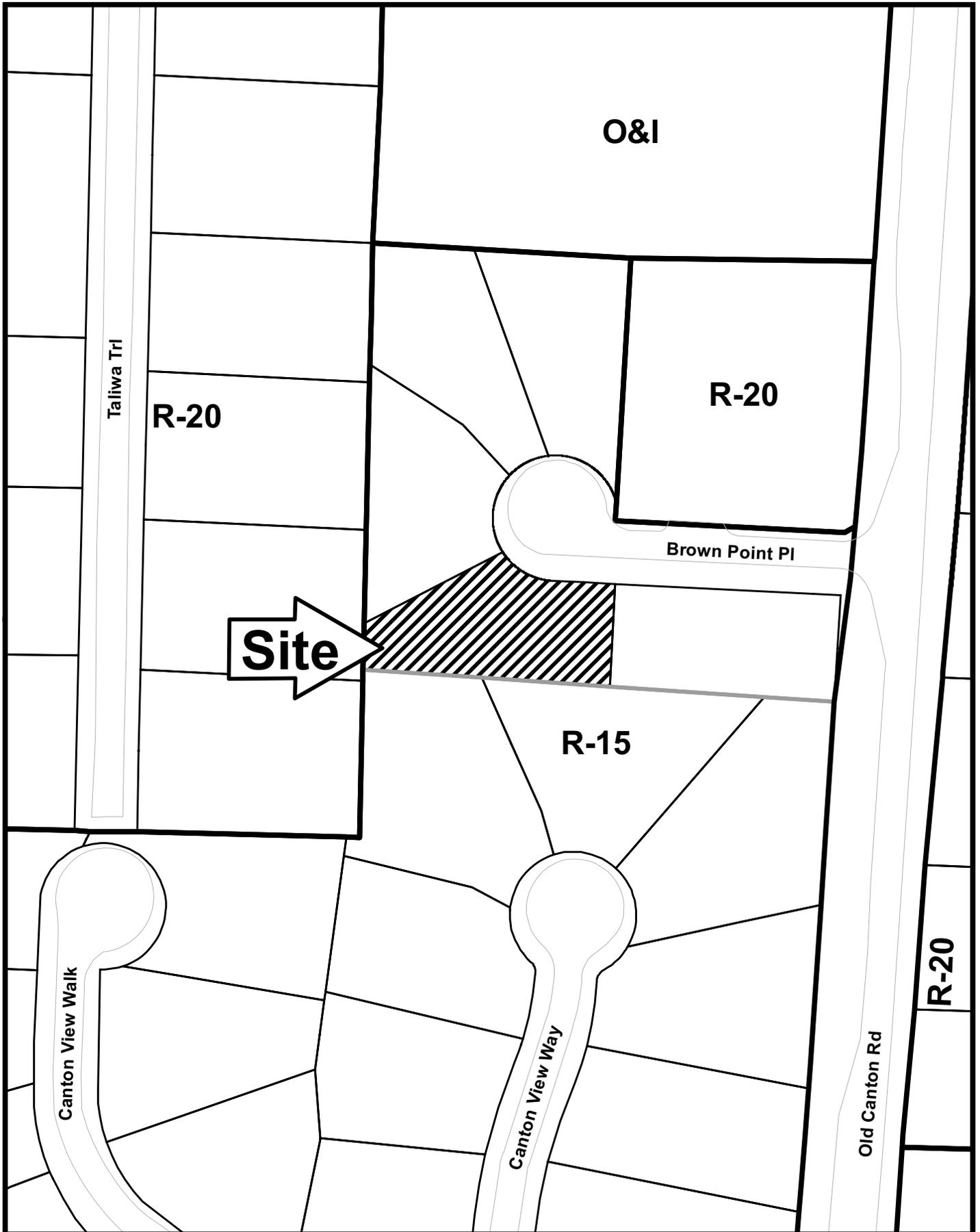
Applicant Name: **Javier Reto**

Petition Number: V-38

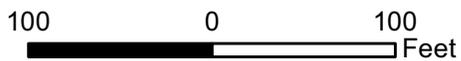
Date: 5/24/2011

**NO COMMENTS:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

# V-38



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County

V-38

(type or print clearly)

Application No. \_\_\_\_\_

Hearing Date: 6-8-11

Applicant JAVIER RETO

Phone # 770 485-0633 E-mail jav.orthomd@gmail.com

Bruce Todd  
(representative's name, printed)

Address 102 Shiloh Ridge Trail Canton, GA 30115  
(street, city, state and zip code)

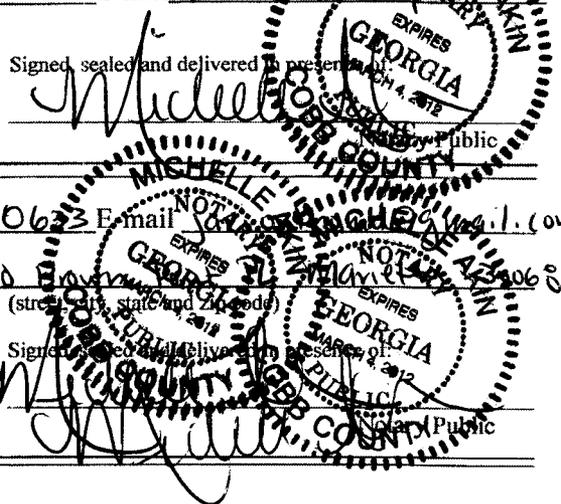
Bruce Todd  
(representative's signature)

Phone # 770-833-9347

E-mail bruce@harrispharm.com

My commission expires: March 4, 2012

Signed, sealed and delivered in presence of:



Titleholder Javier Reto

Phone # 770-485-0633 E-mail jav.orthomd@gmail.com

Signature [Signature]  
(attach additional signatures, if needed)

Address: 3060 Brown Point Place Roswell, GA 30088  
(street, city, state and zip code)

My commission expires: March 4, 2012

Signed, sealed and delivered in presence of:

Present Zoning of Property R-15

Location 3060 BROWN POINT PLACE (Roswell Rd & Old Canton Rd)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 963 District 2nd 16 Size of Tract .345 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property  Shape of Property  Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

Because of the shape of the lot, there is virtually no back yard. The only area on the property for recreation is the side yard. Additionally, the lot is quite small. Without granting our requests, we will not be able to enjoy the comforts and recreation a pool provides.

List type of variance requested:

- 1) Build a pool in a side yard
- 2) Increase allowable lot coverage from 35% to 41%.