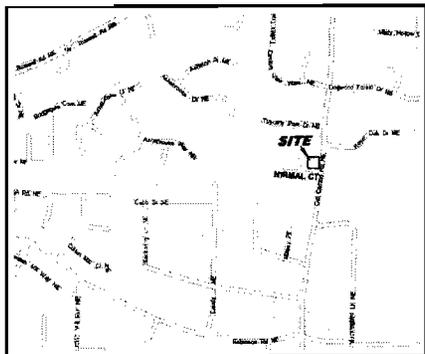
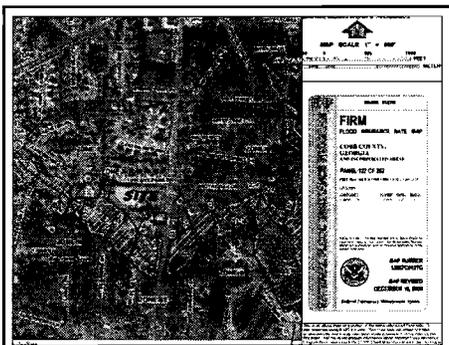


LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL



LOCATION MAP
NOT TO SCALE



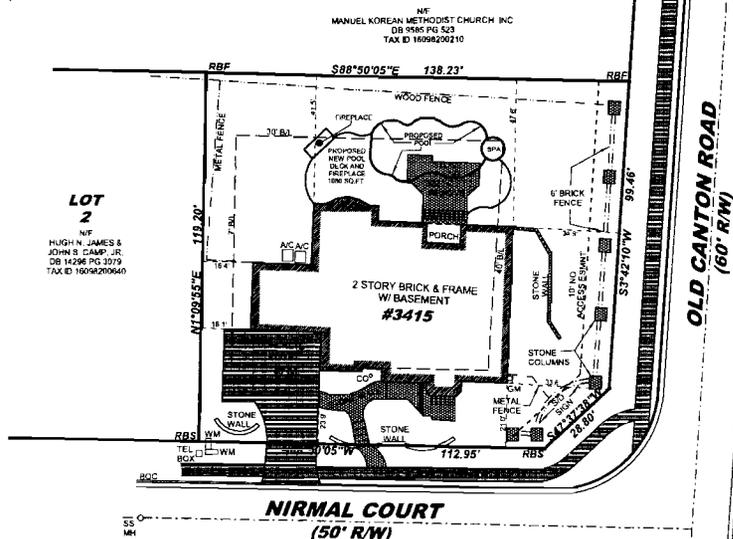
NO PORTION OF THIS PARCEL LIES IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13057C0127G PANEL 127 OF 252 COVERING COBB COUNTY, GEORGIA DATED DECEMBER 16, 2005.

UNDERGROUND UTILITY DISCLAIMER

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 as it relates to underground utilities and it shall be considered at that risk by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and such underground utilities and structures not shown may be encountered. The Owner, his employees, his consultants and his contractors shall hereby expressly 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 disclaimer 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.

LEGEND

- REBAR FOUND (RBF)
- IRON PIN CALCULATED OR SET (IPS)
- ⊙ LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- POWER BOX (PWR BOX)
- SANITARY SEWER MANHOLE (SSMH)
- BL — BUILDING LINE (B/L)
- CLEAN OUT (CO)



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.

PLAT CERTIFICATION NOTICE

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL SURVEYOR ACT OF GEORGIA AND THE SURVEYOR HAS NOT EXTENDED TO ANY UNNAMED PERSON OR PERSONS OF ENTITY WITHOUT EXPRESS REPERCUSSION BY THE SURVEYOR HEREIN. SIGNING THIS PLAT TO SAID OTHER PERSON OR PERSONS OR ENTITIES.

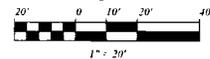
MATTERS OF TITLE ARE EXCEPTED
© COPYRIGHT AARROW SURVEYING 2012

RECEIVED

NOTE: THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE FINAL PLAT RECORD. 2012

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Graphic Scale



EQUIPMENT USED:
THEODOLITE READING DIRECTLY TO 0.2 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 20,000+ 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.

LOT 1 EXISTING IMPERVIOUS AREA 5592 SQ. FT. OR 35.0% OF LOT

LOT COVERAGE DOES NOT REFLECT CONTENTS OF THE 10' NO ACCESS ESMNT

LOT 1 AREA 0.366 ACRES 15964 SQ. FT.

LOT 1 PROPOSED IMPERVIOUS AREA 6356 SQ. FT. OR 39.8% OF LOT

LOT COVERAGE REFLECTS PATO REMOVAL. ADDITION OF POOL, DECK AND FIREPLACE AND DOES NOT INCLUDE POOL.

SITE REFERENCES:

- 1) DEED BOOK 14783 PAGE 4743
- 2) PLAT BOOK 254 PAGE 64
- 3) CURRENT TAX MAPS AND MAP RECORDS AVAILABLE FROM COBB COUNTY, GA.

LANNES K. BURKHALTER GA. R.L.S. #2581

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATIVE OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS OF LAW.

N-67 (2012)

JOB NUMBER: 12005
SCALE: 1" = 30'
DATE: 06/17/12
PREPARED BY: JAR
CHECKED BY: JAR
APPROVED BY: DATE: 06/17/12
LAND LOT: 982
DISTRICT: 16TH
SECTION: 2ND
COUNTY: COBB
STATE: GEORGIA

BOUNDARY ASBUILT SURVEY FOR:

**ERIC N. SUNDBY &
JOCELYN J. SUNDBY**

LOCATED AT:

**#3415 NIRMAL COURT
LAND LOT 982, 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA**



AARROW SURVEYING

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

SHEET 01 OF 01

REVISIONS:

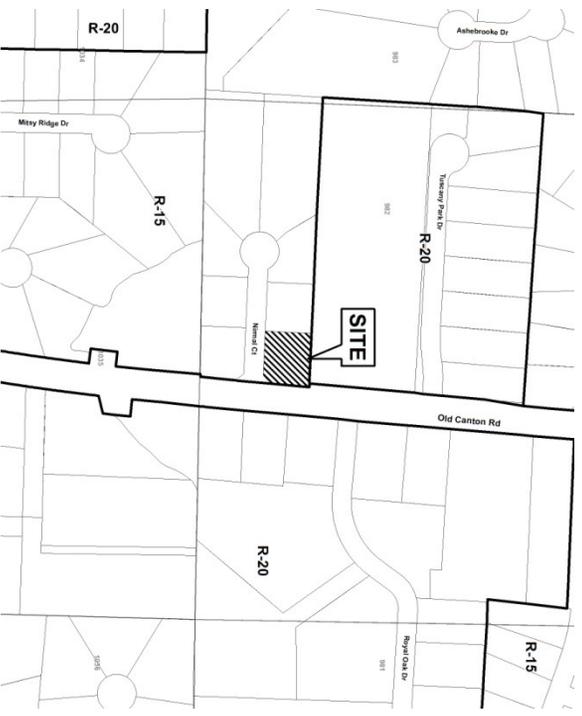
APPLICANT: Atlas Pools
PHONE: 770-451-3700
REPRESENTATIVE: John Gulya
PHONE: 404-375-6840
TITLEHOLDER: Eric N. and Jocelyn J. Sundby
PROPERTY LOCATION: At the northwest corner of Nirmal Court and Old Canton Road
(3415 Nirmal Court),
PETITION No.: V-67
DATE OF HEARING: 09-12-12
PRESENT ZONING: R-15
LAND LOT(S): 982
DISTRICT: 16
SIZE OF TRACT: 0.366 acre
COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum impervious surface limit of 35% to allow 40%; 2) waive the front setback (Old Canton Road) from the required 40 feet to 33 feet (existing); and 3) waive the major side setback (Nirmal Court) from the required 25 feet to 15 feet (existing).

OPPOSITION: No. **OPPOSED** _____ **PETITION No.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: Atlas Pools

PETITION No.:

V-67

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: The existing site conditions are already at the maximum impervious coverage limit. If a variance is approved, the extent of the pool decking should be reduced and pervious pavers utilized to minimize the impact.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

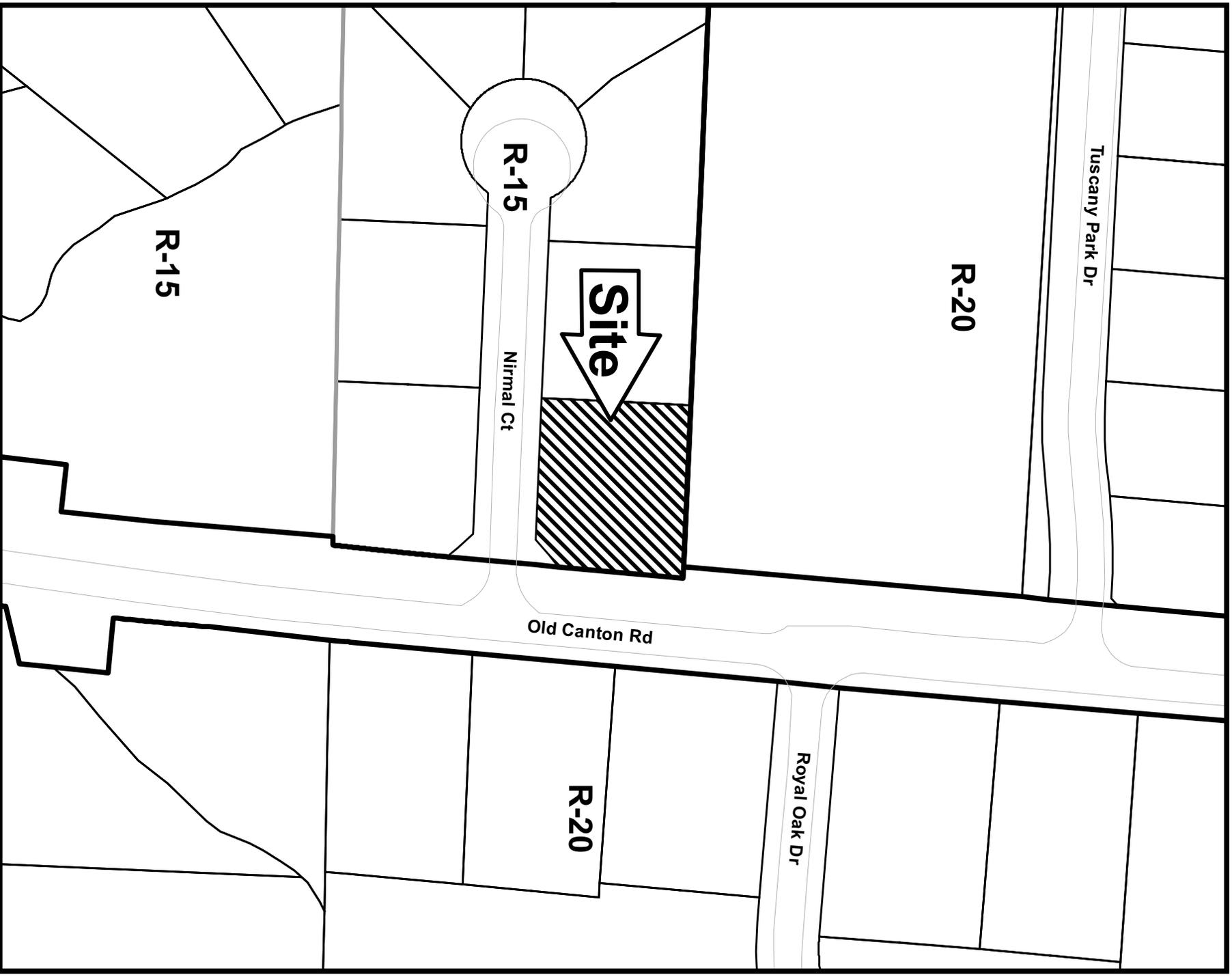
SEWER: No conflict.

APPLICANT: Atlas Pools

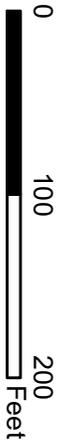
PETITION No.: V-67

FIRE DEPARTMENT: 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-67



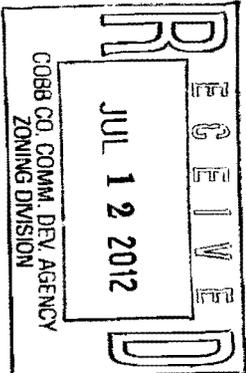
This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary



Zoning Boundary



Application for Variance Cobb County

(Type or print clearly) Application No. V-67
Hearing Date: 9/2/12

Applicant Atlas Pools Phone # (770) 375-3700 E-mail jgulya@atlaspools.com
John Gulya Address 6100 Peachtree Ind Blvd Atlanta, 30350
(representative's name, printed) (street, city, state and zip code)
John Gulya Phone # (4) 375-6840 E-mail ggulya@atlaspools.com
(representative's signature)

My commission expires: NOVEMBER 9, 2015
Signed, sealed and delivered in presence of:
Jacqueline Nicole Shipman Notary Public

Titleholder JOSEPH SUNDBY Phone # (4) 375-6840 E-mail eric@sundby.net
ERIC SUNDBY Address: 3415 Normal Court, Marietta Ga
Signature (attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: NOVEMBER 9, 2015
Signed, sealed and delivered in presence of:
Jacqueline Nicole Shipman Notary Public

Present Zoning of Property Residential
Location 3415 Normal Court Marietta, GA (street address, if applicable; nearest intersection, etc.)
Land Lot(s) 982 District 107H Size of Tract 0.366 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.

The initial 33% coverage would not allow us to have separate decking around the pool.

List type of variance requested: allow 40% lot coverage w/pennons

Pavers