

**GENERAL PLAT NOTES:**

THE FIELD DATA DATED 9-27-14 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 57,975 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 76,952 FEET. TOPCON GTS-225 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

THIS PLAT IS FOR THE EXCLUSIVE USE OF WILL ARENDT. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

**IMPERVIOUS CALCULATION**

Existing (40%)	6001
Proposed Pool & Spa	559
Outdoor Kitchen	56
Proposed Paver	1087 * 6=
Patio	652
Total Proposed	708
Total Existing & Proposed	6709
Lot size	14995
35% Max	5249
46%	6709

**Homeowner**

Amar & Shefali Patel  
2264 Valla Parc Ct  
Marietta, GA 30062

**Swimming Pool**

**Contractor:**  
Aqua Design Pools & Spas, LLC  
1120 Pilgrim Road  
Cumming, GA 30040  
770517-1117

Scale 1" = 30'

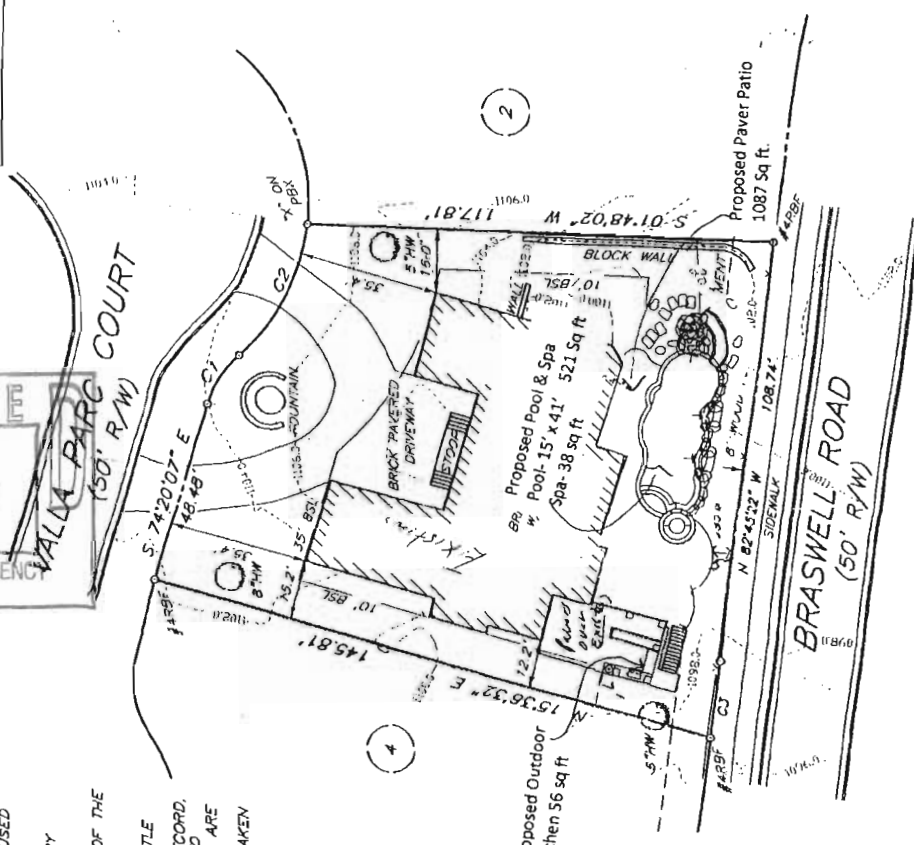
**LEGEND**

- P.P. - POWER POLE
- ⊗ L.P. - LIGHT POLE
- ☐ P.B. - POWERBOX
- ⊗ M.H. - SANITARY SEWER MANHOLE
- ⊗ W.M. - WATER METER
- /— OVERHEAD POWER LINES
- RBS - REINFORCING BAR SET
- RBF - REINFORCING BAR FOUND
- CTF - CRIMP TOP PIPE FOUND
- OTF - OPEN TOP PIPE FOUND
- ⊏ HW - HEADWALL
- X— TYPE OF FENCE
- J.B. - JUNCTION BOX
- ⊗ D.I. - DROP INLET / YARD INLET
- ⊗ C.B. - CATCH BASIN

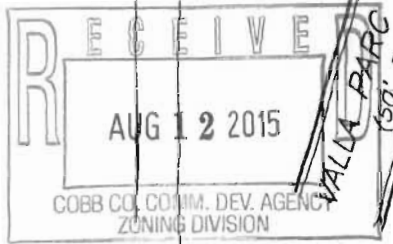
THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE ABSTRACT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

**IMPERVIOUS SURFACES:**

HOUSE	4,024 S.F.
PERVIOUS DRIVEWAY	1,881 S.F.
X-60	1,117 S.F.
WOOD DECK	489 S.F.
FOUNTAIN	132 S.F.
WALLS	94 S.F.
STAIRS	85 S.F.
STOOP	61 S.F.
TOTAL	8001 S.F.
	40.0%



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, 43-15-6, 43-15-19, & 43-15-22





**APPLICANT:** Shefali Patel

**PETITION No.:** V-137

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**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 letter of completion 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:** Several of the existing improvements were not shown on the original permitted site plan. The homeowner/builder must supply verification/documentation of any infiltrator or drywell installation in order to receive any credit for runoff mitigation. If an infiltrator system was installed, any credit will likely be required to meet the existing impervious coverage. The Stormwater Management Division cannot support an “effective” impervious coverage in excess of 40%.

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

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

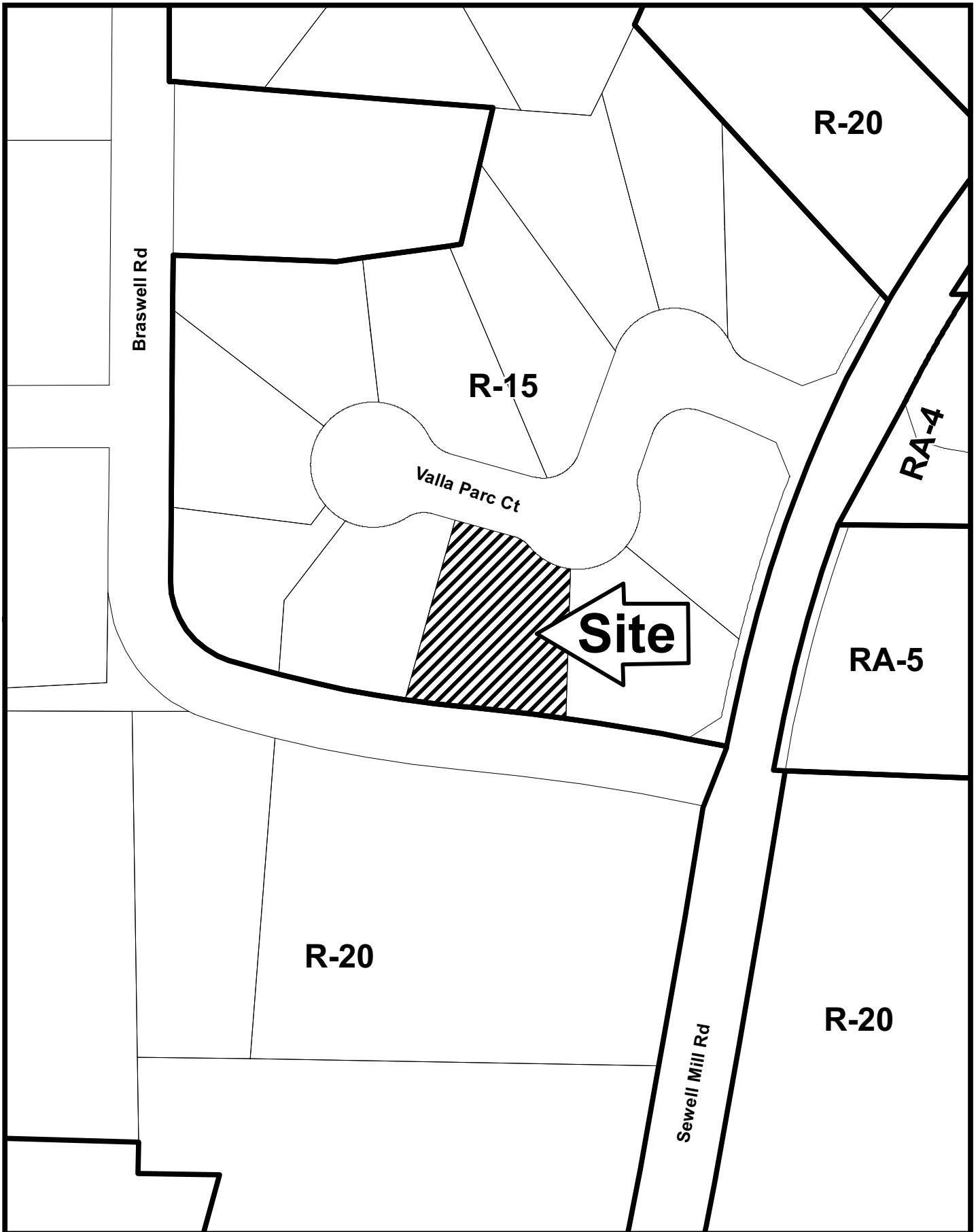
**SEWER:** No conflict.

**APPLICANT:** Shefali Patel **PETITION No.:** V-137

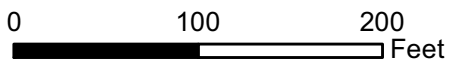
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**FIRE DEPARTMENT:** NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

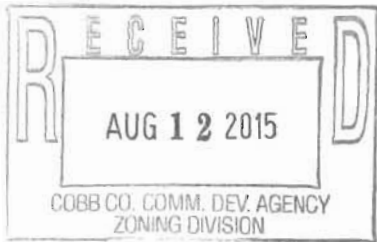
# V-137



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



-  City Boundary
-  Zoning Boundary



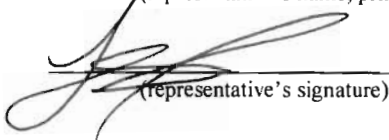
# Application for Variance Cobb County

(type or print clearly)

Application No. V-137  
Hearing Date: 10-1-15

Applicant Shefali Patel Phone # 770-856-1825 E-mail shefali112@yahoo.com

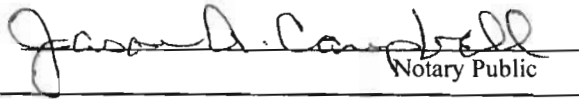
Aqua Design Pools and Spas LLC Address 1120 Pilgrim Road, Cumming, GA 30040  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature)



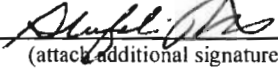
Phone # 770-517-1117 E-mail construction@aquadesignpools.com

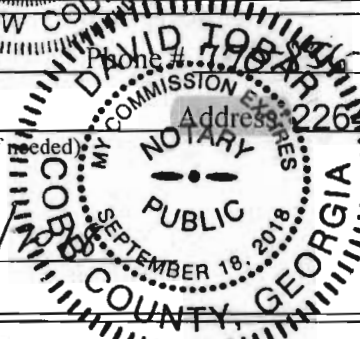
Signed, sealed and delivered in presence of:

  
Notary Public

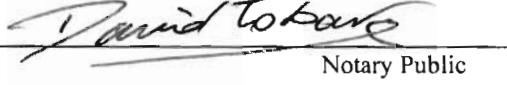
My commission expires: \_\_\_\_\_

Titleholder Shefali Patel Phone # 770-856-1825 E-mail shefali112@yahoo.com

Signature  Address 2264 Valla Parc Ct, Marietta, GA 30062  
(attach additional signatures, if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

  
Notary Public

My commission expires: 09/18

Present Zoning of Property R-15

Location 2264 Valla Parc Ct, Marietta, GA 30062  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 958 & 987 District 16 Size of Tract .34 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

1861 SF of the Patels driveway was installed (as instructed by Cobb Co. Building Dept.) by the builder with infiltrators under the area to allow for the construction of a pool and deck. The pool has been a future project plan for the homeowner since the home was built.

With out the Variance, the homeowner will not be able to install adequate decking around the swimming pool. The proposed deck would be pavers.

List type of variance requested: \_\_\_\_\_

Increase the impervious surface allowed from 35% to 46%.  
The Existing impervious, when the house was completed, is 40%.