

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
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ADAM J. ROZEN

WWW.SLHB-LAW.COM

November 5, 2019

THIRD REVISED STIPULATION LETTER

VIA EMAIL & HAND DELIVERY

Mr. Russell J. Roth, AICP, Director
City of Marietta Development Services
205 Lawrence Street
Marietta, GA 30060

Re: Rezoning Application of White Castle Consulting; 1.975 Acre Tract of land
located along the east side of Cunningham Road SW, Land Lot 8, 17th District;
Z2019-32

Dear Rusty:

You will recall that this firm represents White Castle Consulting (“White Castle”) regarding the above-captioned property (“Subject Property”) and pending Rezoning Application Z2019-32 (“Application”). In July 2019, White Castle submitted the Amendment Application to the Judicial and Legislative Committee (“JLC”) but it was later determined that a rezoning application is more appropriate. The Application was originally scheduled to be heard by the Planning Commission on October 1, 2019 but was tabled to allow the Applicant to meet with nearby residents who were present at the Planning Commission Hearing. The Application is now scheduled to be heard by the Planning Commission on November 5, 2019 and Mayor and City Council on November 13, 2019.

The proposed development tracks a commensurate character and quality as originally stipulated for the basis of the 2006 approval of twenty-four (24) townhomes but reduces the overall units to fifteen (15) townhomes. However, the current Application also takes into consideration changes in circumstances over the past thirteen (13) years and a reduced overall development site.

This letter revises the stipulation letter submitted with the Amendment Application and originally as submitted for the October hearing to account for the discussions since that time and incorporating Staff’s Analysis. To that end, while the Application was tabled, a meeting was held on November 1, 2019 with two (2) adjoining residents. As a result of that discussion, the Applicant submits this Third Revised Stipulation Letter which re-incorporates the previous stipulations but also adds additional stipulations/conditions as requested and discussed at the November 1, 2019 meeting.

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The following stipulations shall, upon the requested Rezoning Application being approved, become conditions and a part of the grant of the Application and binding upon the Subject Property thereafter. The referenced stipulations are as follows, to wit:

1. The revised stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place with respect to the Subject Property.
2. The development of the Subject Property shall be consistent with the site plan for Cunningham Road Townhomes dated July 22, 2019 ("Revised Site Plan"), prepared by Crescent View Engineering, LLC, George Henry "Trey" Baltz, P.E., LEED AP, which was submitted concurrently with the Application for Rezoning and is attached hereto for reference and incorporation.
3. The residential community shall consist of a total number of fifteen (15) homes on 1.975 acres.¹
4. The square footage of the homes shall range from a minimum of 1,900 sq. ft. up to 2,600 sq. ft. and beyond. All of the homes will have a minimum of three (3) bedrooms.
5. The architectural style and composition of the homes to be constructed shall be traditional, including a mixture of materials consisting of a mixture of brick, stacked stone, and hardiplank on all four sides. Representations of the floor plans and renderings/elevations depicting the architectural style and composition of the homes are attached hereto for reference and incorporation. Additionally, the exterior of the homes will feature the following:
 - a. Architecturally controlled color schemes and designs with traditional exteriors;
 - b. Detailed millwork porches and covered entries;
 - c. Two-car garages with decorative carriage-style doors; and
 - d. Custom designed shutters.

¹ Adjacent to the north of the subject property is the Pointes of Marietta apartment complex that is zoned RM-12 at a density of 12 units per acre. To the south is a 32-unit quadruplex, zoned RA-8, to the west is Hampton Chase Subdivision zoned R-4 and to the east is a duplex development also zoned RA-4. In its analysis forming the basis for the 2006 approval, Staff observed that the requested RA-8 zoning provides an appropriate transition and is consistent and compatible with current developmental patterns in the area.

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6. All of the homes shall be “for sale” only. At any one time, no more than one unit or 6.7% of the homes shall be leased and for no less than a lease term of one (1) year in duration. A recital shall be contained within the Covenants ensuring same.
7. The Applicant agrees to the creation of a Mandatory Homeowners Association (“HOA”) and the submission of Covenants, Conditions and Regulations (“CCRs”) which will include:
 - a. The HOA shall be responsible for the maintenance and upkeep of landscaping and strict architectural controls;
 - b. There shall be a recital contained within the Covenants of the subdivision ensuring that the two-car garages are used primarily for vehicular storage purposes only;
 - c. There shall be a recital contained within the Covenants of the subdivision ensuring that domesticated animals do not violate the City Ordinance related to noise, leash practices and general care. There shall also be a recital mandating that each owner is responsible for the appropriate care of their domesticated animals and to ensure that the same do not disturb other residents of the proposed development and adjacent homes.
8. The driveways accessing the homes will be a minimum of twenty feet (20’) in length, as measured from the back of the sidewalk (or curb whichever is greater) to the face of each building in order to accommodate the parking of two (2) additional vehicles.
9. A Third-Party Management Company shall be hired to manage the day-to-day operations of the mandatory Homeowners Association. The Third-Party Management Company shall also be responsible for the management of all Association monies as well as ensuring that the Association is properly insured.
10. The submission of a Landscape Plan during the Plan Review process, substantially similar to the Landscape Plan attached hereto for reference and incorporated herein, subject to staff review and approval, including the following:
 - a. The Landscape Plan shall be prepared, stamped and signed by a Georgia registered landscape architect or a degreed horticulturist for common areas and the entrance to the community on Cunningham Road.

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- b. Entry signage shall be ground-based, monument-style, landscaped and irrigated.
 - c. Sodded front, side and rear yards that shall be irrigated as appropriate.
 - d. All utilities for the residential communities shall be located underground.
 - e. Signage interior to the residential development shall be themed to the architectural style and composition as aforementioned.
 - f. The installation of decorative streetlights throughout the residential community that shall be themed to the architectural style as described above.
 - g. Detention/water quality areas shall be fenced and landscaped for purposes of visual screening subject to staff review and approval.
 - h. The maintenance and installation of trees and shrubbery for screening of adjacent property as further depicted on the Landscape Plan.
11. The residential community shall contain a ¼ mile running/biking/nature trail (“Trail”) along the perimeter of the Subject Property and as identified in the Revised Site Plan. The Trail shall be maintained by the Mandatory Homeowners Association.
 12. Compliance with previous recommendations from the City Public Works Department and the City’s Engineering Division with respect to traffic/transportation issues, including the following:
 - a. Construction of a deceleration lane with an appropriate taper along the eastern side of Cunningham Road as identified on the Revised Site Plan.
 - b. The installation of a center turn lane in the event there is enough existing right-of-way for the construction of the same and enough existing right-of-way for said construction without the use of a retaining wall or walls.
 - c. The installation of a ten-foot (10’) no access easement along the subject property’s frontage on Cunningham Road except, of course, with respect to the community’s entrance located thereon.

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- d. Private streets shall be constructed to requirements of the Public Works Director and City Fire Marshall and shall be maintained by the Mandatory Homeowners Association.
13. Compliance with recommendations from the City's Public Works Department and its Engineering Division with respect to detention, hydrology and downstream considerations, including following staff's recommendations concerning the ultimate location and configuration of on-site detention and water quality, including the following:
- a. No uncontrolled water will be allowed to flow onto adjacent property, resulting in adverse impacts on the lower property or Erosion I Sedimentation;
 - b. There shall be no increase in flows, or compensation in other drainage areas, which results in an increased peak discharge onto adjacent property. Each drainage area leaving a site shall be studied and controlled as will be indicated at plan review; and
 - c. The foregoing conditions will include specific attention to the existing ponding which results on and around adjacent development Shannon Springs and specifically at 1250 and 1244 Shannon Way.
14. The granting of the concurrent variances as contained within the Staff Zoning Analysis, as follows:
- a. Variance to allow no more than one unit be renter occupied at any time (increase of the rental rate from 5% to 6.7%). [§708.07 (B.2.c)]
 - b. Variance to waive the active recreation requirement. [§708.07 (B.2.i)]
 - c. Variance to reduce the minimum lot width and lot size requirement from 3,000 sq. ft. to the footprint of the smallest unit for fee simple townhomes. [§708.07 (H)]
 - d. Variance to reduce the minimum tract size from 4 acres to 1.975 acres. [§708.07 (H)]
 - e. Variance to allow a hammerhead configuration in lieu of the required cul-de-sac. [§730.01 (E)]

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- f. Variance to provide a center turn lane instead of acceleration lane should sufficient right-of-way exist without the use of a retaining wall or walls. [§708.07 (B.2.h)]
15. Minor modifications to the site plan and the architecture may be approved by the Director of Development Services and/or his/her designee.

The current revised proposal for fifteen (15) homes at a density under eight (8) units per acre meets the current RA-8 zoning district and is well within the range of surrounding residential densities ranging from 4-12 units per acre. Moreover, the stipulations/conditions to which the Applicant/Property Owner has agreed properly position this development which is compatible with surrounding residential properties and will provide new growth to reflect the vitality to this area of the City.

Please do not hesitate to contact me should you have any questions whatsoever regarding these matters or if anything else is necessary for this Rezoning Application to be presented to the Planning Commission on November 5, 2019. With kind regards I am,

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP


Adam J. Rozen
arozen@slhb-law.com

AJR/lkj
Enclosures/Attachments

- cc: Hon. Steve Tumlin, Mayor (via email w/attachments)
Members, Marietta City Council (via email w/attachments)
Members, Marietta Planning Commission (via email w/ attachments)
Mr. William F. Bruton, City Manager (via email w/attachments)
Ms. Shelby Little, Planning and Zoning Manager (via email w/attachments)
Ms. Ines Embler, Planning & Zoning Coordinator (via email w/attachments)
Ms. Jasmine Thornton, Planning and Zoning Administrator (via email w/attachments)
Mr. Dan Conn, Public Works, Director (via email w/attachments)
Douglas R. Haynie, Esq., City Attorney (via email w/attachments)

cc: continued

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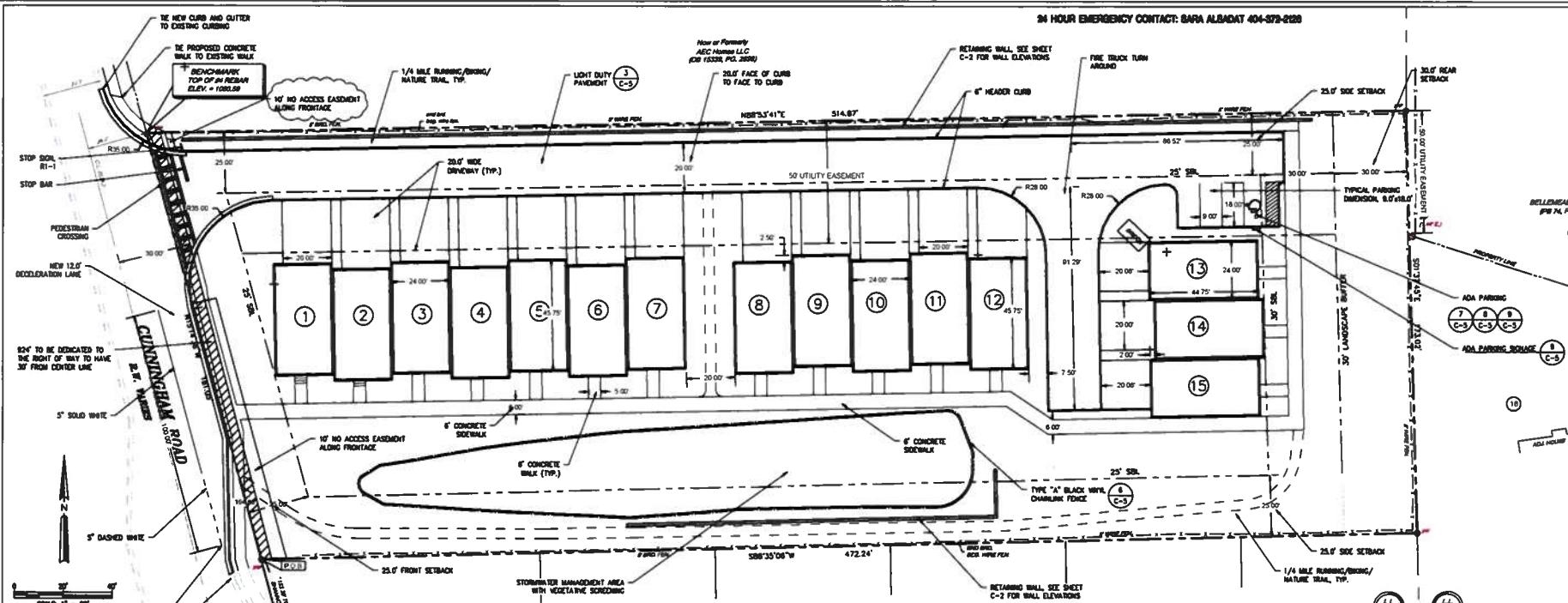
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George H. "Trey" Baltz, III, P.E., LEED AP (via email w/ attachments)
Ms. Alicia Ayre (via hand delivery and regular mail)
Ms. Eleanor Beazer, KNG Legacy Investments & Management (via email w/
attachments)
Ms. Karen Molohon (via email w/ attachments)
White Castle Consulting (via email w/ attachments)
Garvis L. Sams, Jr., Esq.

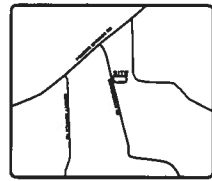
24 HOUR EMERGENCY CONTACT: SARAH ALBARDY 404-379-2128



ZONING REQUIREMENTS:
 ZONING: RA-8 SINGLE FAMILY RESIDENTIAL - ATTACHED
 MAXIMUM DENSITY: 8 DWELLING UNITS PER ACRE
 MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 25 FEET, IF PARKING IS PROVIDED IN THE REAR, SIDE OR IN COMMON AREAS
 MINIMUM PUBLIC ROAD FRONTAGE: 75 FEET, OR 40'-40'-30 FEET
 FORMER LANDSCAPE BUFFER: 30 FEET AT THE REAR (WHEN AN RA-8 DISTRICT ADJUTS AN R-1, R-2, R-3, R-4, PRO-SF (AT AN EFFECTIVE DENSITY OF 8 UNITS PER ACRE), RA-4 OR RA-8, A 30 FOOT BUFFER SHALL BE ESTABLISHED. (SEE STANDARDS SET FORTH IN SECTION 790.05).

BULK AND AREA REGULATIONS:
 • MINIMUM LOT SIZE: 13,500 SQ. FT. - TRIPLES
 17,000 SQ. FT. - QUADPLES
 3,000 SQ. FT. - FEE SIMPLE TOWNHOMES
 • MAXIMUM DENSITY: 8 DWELLING UNITS PER ACRE
 • MINIMUM TRACT SIZE: 4 ACRES
 • MAXIMUM BUILDING HEIGHT: 35 FT.
 • MAXIMUM FLOOR AREA/UNIT: 1,100 SQ. FT.
 • MAXIMUM LOT COVERAGE: 30%
 • MAXIMUM IMPERVIOUS SURFACE: 50%
 • FRONT SETBACK: (ATTACHED): 40 FT.
 (COLLECTIVE): 25 FT.
 (LOCAL): 25 FT.
 (MINOR): 25 FT.
 • SIDE SETBACK: (MINOR): 0 FT. FOR ATTACHED UNITS/20 FT. SPACING BETWEEN BUILDINGS
 • REAR SETBACK: 30 FT.

SITE NOTES:
 THE SITE CONTAINS 1.975 ACRES
 TOTAL DISTURBED AREA: 1.976 ACRES
 TOTAL IMPERVIOUS AREA: 0.978 ACRES
 SITE LOCATION: SITE LOCATED OFF OF CUNNINGHAM ROAD, SOUTH OF THE POWDER SPRINGS INTERSECTION
 PARCEL ID NUMBER: 1700000040
 THE NORTH ARROW AND SCALE ARE SHOWN ON THE PLAN SHEETS
 ZONING: RA-8
 SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY WHITE CASTLE CONSULTING, LLC, DATED JUNE 28, 2018.
 NO PORTION OF THIS PROPERTY IS HOUSING DESIGNATED F-1A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #130670012 G, DATED DECEMBER 16, 2008.
 THERE ARE NO WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 200 FEET OF THE SITE.
 THERE ARE NO STREAMS OR ASSOCIATED STREAM BUFFER AREAS ASSOCIATED WITH THE PROPERTY.
 ALL UNDERLYING UTILITY EASEMENTS FOR THE SURVEY ARE SHOWN ON THIS PLAN
 SANITARY SEWER WILL BE PROVIDED TO THE NEW DEVELOPMENT THROUGH AN EXISTING CONNECTION TO COMMUNITY SEWER SYSTEM AND ON-SITE SEPTIC SYSTEM IS PROPOSED.
 TO THE BEST OF OUR KNOWLEDGE, THERE ARE HISTORICAL, ARCHITECTURAL, OR ARCHAEOLOGICAL LANDMARKS DIST OR SIGN IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE DESIGNER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.



MARIETTA CITY NOTES:
 1. NO UNCONTROLLED WATER WILL BE ALLOWED TO FLOW ONTO ADJACENT PROPERTY, RESULTING IN ADVERSE IMPACTS ON THE LOWER PROPERTY OR EXCESSIVE CONTAMINATION.
 2. GNEC CONSTRUCTION AND SOILS: A LOT WILL BE CONSIDERED "OFFSITE" AND IS TO BE PROTECTED FROM SEDIMENT, SEDIMENT-LADEN WATER, AND UNCONTROLLED SURFACE FLOWS.
 3. ALL NEW UTILITY SERVICES ON PRIVATE PROPERTY MUST BE PLACED UNDERGROUND IN ACCORDANCE WITH CITY OF MARIETTA ORDINANCE #6422.
 4. ALL CONSTRUCTION WITHIN THE CITY OF MARIETTA RIGHT OF WAY MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) PER CITY OF MARIETTA ORDINANCE #5662.
 5. ALL LANE STRIPPING WITH CITY RIGHT OF WAY MUST BE THERMOPLASTIC AND ALL CORNER STOP BARS AND TURN ARROWS MUST BE ALUMINUM THERMOPLASTIC PLATE.
 6. ALL WALL PLANS MUST BE SUBMITTED TO THE CHIEF BUILDING INSPECTOR FOR REVIEW, APPROVAL, AND PERMITTING. WALL PLANS ARE NOT APPROVED AT THE TIME OF SITE PLAN APPROVAL, OR LAND DISTURBANCE ACTIVITY PERMIT ISSUANCE. WALL PLANS ARE REVIEWED AND APPROVED, AND INSPECTIONS PROVIDED BY THE BUILDING INSPECTOR'S OFFICE. PLEASE SEE THIS NOTE WITH GENERAL NOTES AS WELL ON EACH SHEET WHICH A WALL DESIGN APPEARS.
 7. AS-BUILT DATA WILL HAVE TO BE SUBMITTED BEFORE FINAL ADJUSTMENT IS OBTAINED. DATA TO BE GA STATE PLANE COORDINATE SYSTEM (NEAT ZONE) UTILIZING NAD 83/NA DATUM AND HAVO BE.
 8. DRIVEWAY APPROXS AND CROSSINGS MUST COMPLY WITH MOST CURRENT GA DOT SPECIFICATIONS AND BE FULLY ADA COMPLIANT (MOST CURRENT), OR REMOVAL AND REPLACEMENT WILL BE REQUIRED BY CITY INSPECTORS. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER / ARCHITECT / CONTRACTOR TO OBTAIN COMPLIANCE.
 9. THERE SHALL BE NO INCREASE IN FLOODS, OR COMPENSATION IN OTHER DRAINAGE AREAS, WHICH RESULTS IN AN INCREASED PEAK DRAINAGE DOWNS ADJACENT PROPERTY. EACH DRAINAGE AREA LEAVING A SITE SHALL BE STUDIED AND CONTROLLED AS ABOVE.
 10. THE APPLICANT SHALL BE RESPONSIBLE FOR REPAIRING STREETS AND RELATED IMPROVEMENTS WHICH MAY BE DAMAGED OR FAIL DUE TO IMPROPER INSTALLATION FOR A PERIOD OF 12 MONTHS FROM THE DATE OF THE FINAL PLAT APPROVAL BY THE MAYOR AND COUNCIL.
 11. ALL REQUIRED IMPROVEMENTS SHALL COMPLY WITH PUBLIC LAW 101-336, THE AMERICANS WITH DISABILITIES ACT OF 1990, AS AMENDED OR MOST CURRENT. ANY IMPROVEMENTS WHICH DO NOT COMPLY WITH SAID ACT SHALL BE REDONE AT THE APPLICANT'S EXPENSE AND FINAL APPROVAL OF THE PLAT SHALL NOT BE GRANTED UNTIL SUCH WORK IS COMPLETED IN COMPLIANCE WITH THE ACT. ALL PLANS SUBMITTED TO THE CITY FOR REVIEW SHALL CONTAIN A CERTIFICATE THAT SAID IMPROVEMENTS FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PUBLIC LAW 101-336, AS AMENDED AND THE CITY WILL RELY UPON SUCH CERTIFICATE IN APPROVING PRELIMINARY AND FINAL PLATS, AS WELL AS SITE PLANS" (SEE SECTION 726.07 OF CITY CODE)
 12. PERFORMANCE BOND OR GUARANTEE FOR 10% OF THE COST OF THE ASPHALT TOPPING COST QUOTES FROM THE CONTRACTOR FOR THIS AMOUNT SHALL BE INCLUDED FOR DOCUMENTATION FOR WORK NOT YET COMPLETED" (SEE SECTION 730.07 OF CITY CODE)

13. PER CITY CODE 5-4-180 A - F UNDERGROUND UTILITIES: ALL UTILITY AND TELECOMMUNICATION COMPANIES INSTALLING UTILITY FACILITIES IN NEW RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL SUBDIVISION DEVELOPMENTS WITHIN THE CORPORATE LIMITS SHALL PLACE ALL UTILITIES UNDERGROUND.
 14. THE CITY OF MARIETTA DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION INSPECTOR, FABRICATES, INSTALLS AND MAINTAINS ALL STREET NAME SIGNS AS MANDATED BY CITY CODE. IF NOT FABRICATED AND INSTALLED FOR COST BY THE CITY OF MARIETTA, SIGNAGE MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR, OR DESIGNER, FOR THE SPECIFIC DISTRICT IN WHICH THE DEVELOPMENT IS LOCATED, AND WHETHER IT IS PUBLIC (CROSS) OR PRIVATE (BLIND) STREET. SIGNAGE MUST BE SPECIFIED ON SITE PLANS FOR CONSTRUCTION. SEE SIGN SPECIFICATIONS AND DETAILS ON THE CITY DEPT OF PUBLIC WORKS WEBSITE.
 15. PER CITY CODE DIVISION 716.08B - MINIMUM STANDARDS FOR SURFACES TREATED AND HARDED TO ACCOMMODATE VEHICLES UP TO 8,000 POUNDS ARE AS FOLLOWS:
 CONCRETE: 4 INCHES OF 2500 PSI CONCRETE WITH CONTROL JOINTS AT LEAST EVERY 30 FEET, OR IF NO CONTROL JOINTS ARE UTILIZED, THEN WIRE REINFORCEMENT THROUGHOUT.
 ASPHALT: BINDER AND TOPPING COURSE MIXES AT LEAST 3" THICK BINDER.
 BROOKS LAD IN A 2" CONCRETE BASE.
 PLEASE SEE STANDARD DETAILS AVAILABLE FROM PUBLIC WORKS.
 16. DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO WATER OR SEWER FACILITIES THAT OCCUR DURING CONSTRUCTION OF THE PROJECT
PARKING REQUIREMENTS:
 1. MINIMUM OF TWO PARKING SPACE PER DWELLING UNIT - SINGLE FAMILY RESIDENTIAL - ATTACHED.
FIRE NOTES:
 1. NEW UNDERGROUND PIPING SERVING PRIVATE FIRE HYDRANTS OR SPRINKLER SYSTEMS SHALL BE INSPECTED BY THE MARIETTA FIRE DEPARTMENT. FAILURE TO SCHEDULE AN UNDERGROUND PIPE INSPECTION SHALL BE CAUSE FOR THE PIPE TO BE UNCOVERED, REGARDLESS OF THE STAGE OF CONSTRUCTION. SCHEDULE INSPECTIONS AT WWW.MARIETTAFIRE.COM.
 2. NO SYSTEM APPEARANCES (I.E.: PRIVATE FIRE HYDRANTS, POST INDICATOR VALVES, NON FIRE DEPARTMENT CONNECTIONS) ARE TO BE LOCATED IN THE WATER EASEMENT.
 3. PROVIDE AND MAINTAIN A PERMANENT ADDRESS ON BUILDINGS/DWELLINGS CLEARLY VISIBLE TO THE FIRE ACCESS ROAD.
 STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS AT EACH STREET INTERSECTION, INCLUDING DURING CONSTRUCTION ONCE THE STREET ALLOWS FOR THE PASSAGE OF VEHICLES.
 4. THE FIRE ACCESS ROAD SHALL BE MAINTAINED AND PROVIDE A 20-FOOT WIDE ALL-WEATHER DRIVABLE SURFACE FOR FIRE APPARATUS WITH MIN. VERTICAL CLEARANCE OF 13'-4".
 5. FIRE HYDRANTS AND WATER SERVICE SHALL BE INSTALLED TO WITHIN 300 FEET OF UNITS UNDER CONSTRUCTION BEFORE PROCEEDING WITH FRAMING.
 6. NEW BUILDINGS SHALL COMPLY WITH THE MARIETTA FIRE PROTECTION SPRINKLER ORDINANCE & ACCESS THROUGH GATES IS SUBJECT TO REVIEW FOR APPROVAL BY THE FIRE DEPARTMENT.

Prepared By
CRESCENT VIEW ENGINEERING, LLC
 211 France Street NE
 Marietta, GA 30060
 (770) 575-3430
 www.crescentview-engineering.com

Prepared For
White Castle Consulting LLC
 1179A Stone Creek
 Marietta, GA 30067
 (404) 575-3430

Site Plan
 DATE: 12-18-18
 DRAWN BY: J.A.R.
 CHECKED BY: J.A.R.
 SCALE: AS SHOWN

Construction Plan Set For
Cunningham Road Townhomes
 Land Lot 8 17th District
 Marietta, Cobb County, Georgia

Sheet No.
C-1



1 FIRST FLOOR PLAN (UNITS 13-15)
 A1.00 SCALE: 1/2" = 1'-0"
 HEATED SF TOTAL: 1997 SF
 GARAGE: 406 SF
 THIRD STORY PORCH: 227 SF
 BONUS ROOM: 348 SF



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 DESIGN + ARCHITECTURE

Project Info
 White Castle Consulting, LLC
 1225 Cunningham Rd
 Marietta, Ga 30008

NOT FOR CONSTRUCTION

Architect: Julian Osmer, AIA
 Date: 02.02.2018
 Draft: 10/01/17
 2150 Santa Fe Place
 Atlanta, Georgia, 30330

Tel: +1 404 873 6799
 E-mail: contact@whitecastleconsulting.com
 Web: www.whitecastleblank.com

A1.01

02.02.18 - 2018

Do not scale from this drawing.
 All dimensions to be verified on site.

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1
A1.00 SCALE 1/4" = 1'-0"
SECOND FLOOR PLAN [UNITS 13-15]
 HEATED SF TOTAL: 1987 SF
 GARAGE: 484 SF
 THIRD STORY PORCH: 227 SF
 BONUS ROOM: 348 SF



blank
 DESIGN ARCHITECTURE

Project Info
 White Castle Consulting, LLC
 1435 Cunningham Rd
 Marietta, Ga 30008

NOT FOR CONSTRUCTION

Architect: Date
 Julian Olson, AIA xx.xx.2018
 Name: 06/07
 2102 Santa Fe Place
 Atlanta, Georgia, 30350

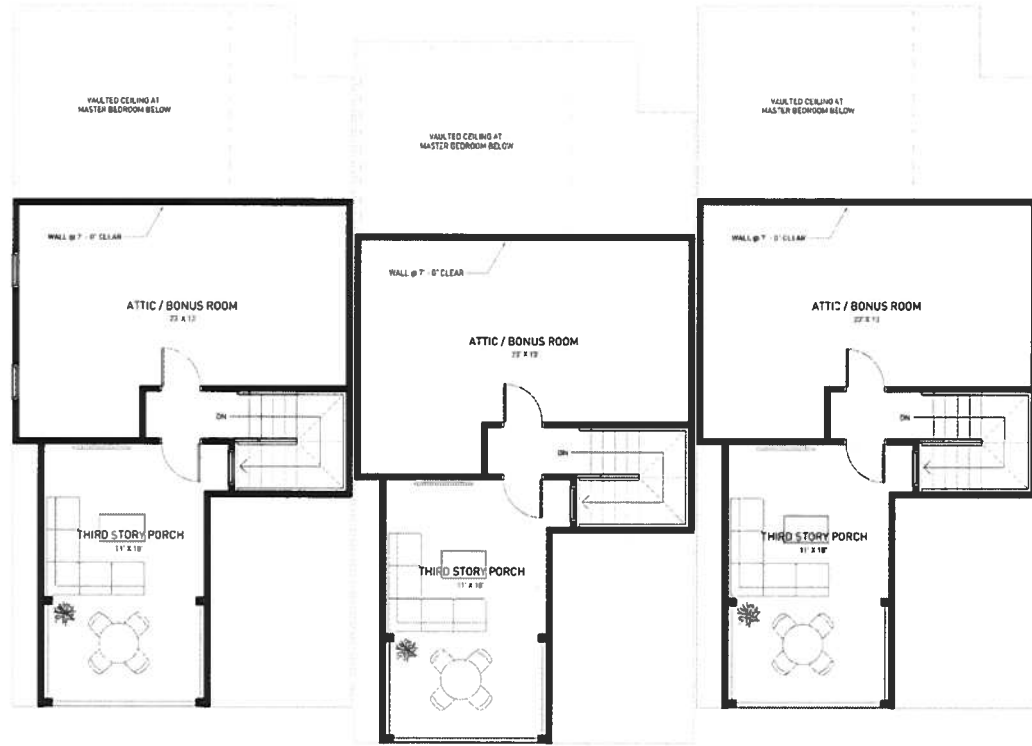
Tel: +1 404 823 4995
 E-mail: jolson@blankarchitectureblank.com
 Web: www.blankarchitectureblank.com

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06.05.18 .001

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A1.00 SCALE 1/4" = 1'-0"
ATTIC LEVEL [UNITS 13-15]
 HEATED SF TOTAL: 1987 SF
 GARAGE: 484 SF
 THIRD STORY PORCH: 227 SF
 BONUS ROOM: 348 SF



blank
 DESIGN + ARCHITECTURE

Project Info
 White Castle Consulting, LLC
 1435 Curvingham Rd
 Marietta, Ga 30008

NOT FOR CONSTRUCTION

Architect: Julian Quinn, AIA Date: 12.02.2018
 Design: 2102 Santa Fe Place
 Atlanta, Georgia, 30350

Tel: +1 404 823 0099
 E-mail: contact@architecturesblank.com
 Web: www.architecturesblank.com

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03.02.18 000

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1 EAST ELEVATION (UNITS 13-15)
SCALE: 1/4" = 1'-0"



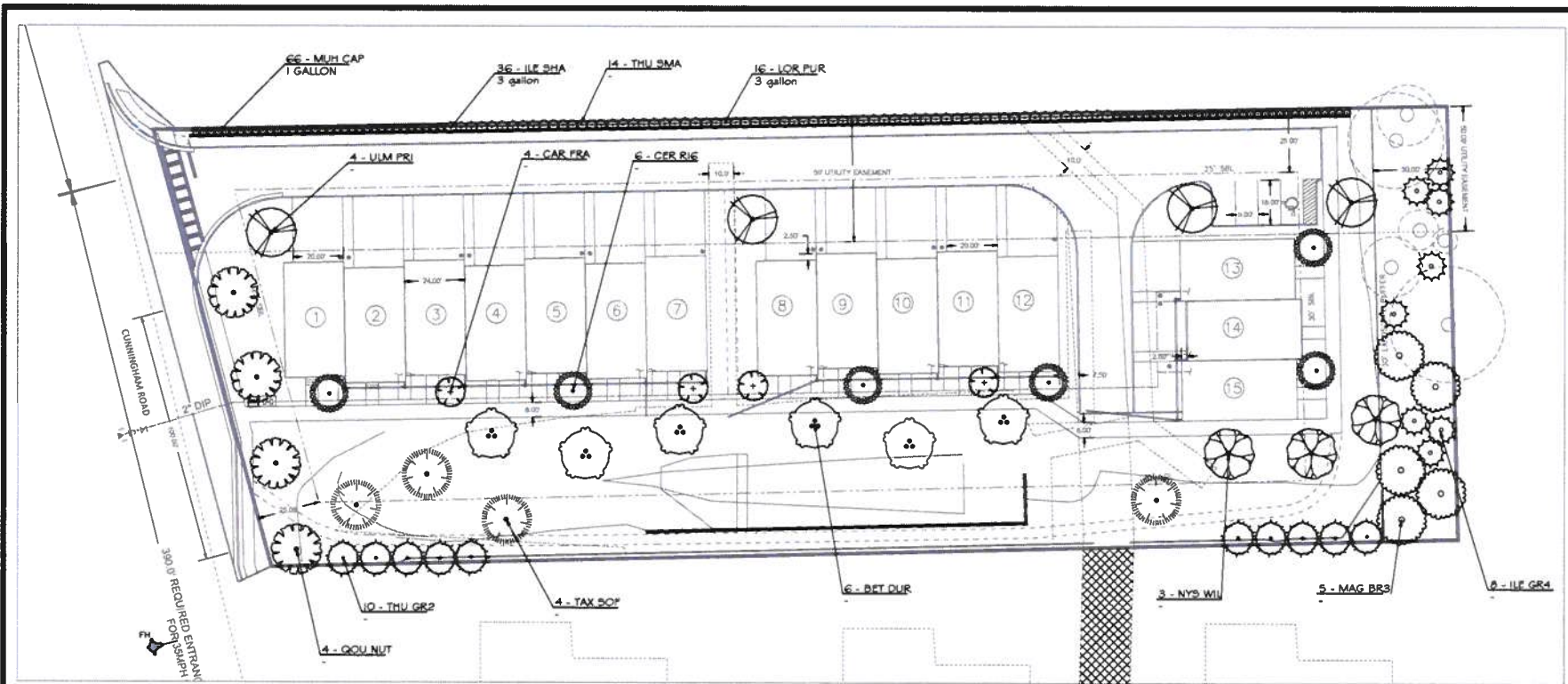
2 SOUTH ELEVATION (UNITS 13-15)
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION (UNITS 13-15)
 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (UNITS 13-15)
 SCALE: 1/4" = 1'-0"



TREE REPLACEMENT PLAN - 1" = 20'

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS	UNITS	% SPECIES
BET DUR	6	Betula nigra / Durahest / Durahest River Birch	-	3 Trunk Min	12-14 Ht.	Min. 3 Leaders, Good Form, Healthy	6 / 3.6	9
CAR FRA	4	Carpinus betulus / Franz Fontaine / Franz Fontaine Hornbeam	-	3'cal.		Single, Straight Leader, Good Form, Healthy	6 / 2.4	6
CER RI6	6	Cercos canadensis / Rising Sun / Rising Sun Redbud	-	3'cal.	10-12' Ht.	Single, Straight Leader, Good Form, Healthy	6 / 3.6	9
ILE GR4	8	Ilex opaca / Greenleaf / Greenleaf Holly	-	2" Caliper	6-8 Ht.	Full to Ground, Good Form, Healthy	4 / 3.2	12
MAG BR3	5	Magnolia grandiflora / Brackens Brown Beauty / Brackens Southern Magnolia	-	2'cal.	8-10	Full to Ground, Good Form, Healthy	4 / 2.0	7
NYS WIL	3	Nyssa sylvatica / Wildfire / Black Gum	-	3'cal.		Single, Straight Leader, Good Form, Healthy	6 / 1.8	4
QOU NUT	4	Quercus nuttallii / Nuttall Oak	-	3'cal.	12-14' Ht.	Single, Straight Leader, Good Form, Healthy	6 / 2.4	6
TAX SOF	4	Taxodium distichum / Sofine / Autumn Gold Bald Cypress	-	3'cal.	12-14 Ht.	Single, Straight Leader, Good Form, Healthy	6 / 2.4	6
THU SMA	14	Thuja occidentalis / Emerald / Emerald Green Arborvitae	-	2'cal.		Full to Ground, Good Form, Healthy	4 / 5.6	20
THU GR2	10	Thuja standishii x plicata / Green Giant / Green Giant Arborvitae	-	2" Caliper	6-8 Ht.	Full to Ground, Good Form, Healthy	4 / 4.0	15
ULM PRI	4	Ulmus americana / Princeton / American Elm	-	3'cal.	10-12' Ht.	Single, Straight Leader, Good Form, Healthy	6 / 2.4	6
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	REMARKS	UNITS	% SPECIES	
ILE SHA	36	Ilex glabra / Shamrock / Inkberry	3 gallon	54" o.c.	Full in Pot, Good Form, Healthy	33.4 Units	100	
LOR PUR	16	Loropetalum chinense / Purple Diamond / Fringe Flower	3 gallon	48" o.c.	Full in Pot, Good Form, Healthy			
MUH CAP	67	Muhlenbergia capillaris / Pink Muhly	1 GALLON	36" o.c.	Full in Pot, Good Form, Healthy			



PROJECT:
CUNNINGHAM ROAD TOWNHOMES

LOCATION:
CUNNINGHAM ROAD
LAND LOT 8
DISTRICT 17
COBB COUNTY
MARIETTA, GA

CLIENT:
WHITE CASTLE CONSULTING, LLC
11019 Estates Circle
Alpharetta, Fulton County,
Georgia 30022

CONSULTANT:

TJ SCHELL, LLC
Landscape Architect • Consulting Arborist
770.361.2319
teresa@tjschell.com
2985 Brook Plaza, Ste. 422, Marietta, GA 30066

SEAL:

TERESA H. ELDRIDGE
ISA - 505424

SCALE 1" = 20'


REVISIONS: _____ DATE: _____

DRAWN BY: THE
JURISDICTION: CITY OF MARIETTA
DATE: 12.5.18

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER: T-1

JOB NUMBER: _____


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