

AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia Land Lots 290, District 17, Parcel 0640 of the 2nd Section, Cobb County, Georgia, and being known as **521 Atlanta Street**.

WHEREAS, application has been filed by **PULTE HOME COMPANY, LLC** for rezoning property in the corporate limits of the City of Marietta, Georgia; and,

WHEREAS, following proper notice, a public hearing was held before this body; and,

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MARIETTA, GEORGIA, THAT:

Section 1: The following property to wit:

All that certain parcel tract or parcel of land containing 3.771 Acres, lying and being in Land Lot 290 of the 17th Land District, 2nd Section Cobb County, City of Marietta, Georgia and being more particularly described on an ALTA-NSPS survey by Maxwell-Reddick and Associates, dated February 25, 2020, which reads as follows:

BEGINNING at a right-of-way marker found (RWMF) located at the intersection of the northern right-of-way of Kings Court SE (right-of-way varies) and the eastern right-of-way of Atlanta Street SE (right-of-way varies); THENCE along the eastern right-of-way of Atlanta Street SE NORTH 24°01'42" WEST a distance of 115.68' to a right-of-way marker found (RWMF); THENCE along the eastern right-of-way of Atlanta Street SE counterclockwise along the arc of a curve (ARC=230.04', RADIUS=467.36') which subtends a chord of NORTH 37°54'09" WEST a distance of 227.72 feet to a one half inch rebar found (1/2"RBF); THENCE along the eastern right-of-way of Atlanta Street SE counterclockwise along the arc of a curve (ARC=88.49', RADIUS=922.29') which subtends a chord of NORTH 27°16'34" WEST a distance of 88.46 feet to a capped rebar set (CRBS); THENCE along the eastern right-of-way of Atlanta Street SE counterclockwise along the arc of a curve (ARC=91.48', RADIUS=435.15') which subtends a chord of NORTH 36°07'09" WEST a distance of 91.31 feet to a one half inch rebar found (1/2"RBF); THENCE leaving the right of way of Atlanta Street SE SOUTH 56°44'42" EAST a distance of 201.44' to a one half inch rebar found (1/2"RBF); THENCE SOUTH 56°34'46" EAST a distance of 75.64' to a one half inch rebar found (1/2"RBF); THENCE SOUTH 78°12'04" EAST a distance of 13.35' to a one half inch rebar found (1/2"RBF); THENCE SOUTH 87°16'30" EAST a distance of 357.98' to a one inch crimped top pipe found bent (1"CTPF BENT); THENCE SOUTH 87°29'59" EAST a distance of 66.03' to a one inch crimped top pipe found (1"CTPF); THENCE SOUTH 86°59'06" EAST a distance of 79.93' to a one half inch rebar found (1/2"RBF);

THENCE SOUTH 00°18'53" EAST a distance of 277.03' to a two inch open top pipe found (2"OTPF); THENCE NORTH 89°50'03" WEST a distance of 281.65' to a one half inch rebar found (1/2"RBF) located on the northern right-of-way of Kings Court SE; THENCE along the right-of-way of Kings Court SE NORTH 01°22'25" WEST a distance of 5.06' to a one half inch rebar found (1/2"RBF); THENCE along the right-of-way of Kings Court SE SOUTH 89°53'19" WEST a distance of 40.24' to a right-of-way marker found (RWMF); THENCE SOUTH 89°55'19" WEST along the right-of-way of Kings Court SE a distance of 109.48' to a broken right-of-way marker found (BWMF); THENCE along the right-of-way of Kings Court SE NORTH 71°01'24" WEST a distance of 38.79' to a right-of-way marker found (RWMF), which is the POINT OF BEGINNING.

Said tract or parcel of land contains 3.87 acres.

Section 2: The above-described property is hereby rezoned into the corporate limits in the City of Marietta, Georgia from OI (Office Institutional) to PRD-SF (Planned Residential Development – Single Family).

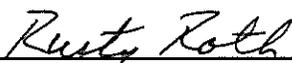
Section 3: The following stipulations are incorporated as conditions of zoning:

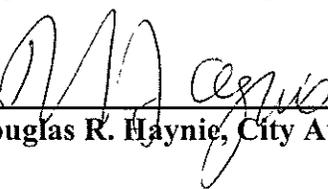
1. Letter of stipulations and variances from Rob Hosack and James A. Balli, Taylor English Decisions, LLC to Shelby Little, Planning & Zoning Manager for the City of Marietta, dated July 24, 2020.

Section 4: It is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses and phrases are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.

Section 5: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 6: This Ordinance shall become effective upon the signature or without the signature of the Mayor, subject to Georgia laws 1983, page 4119.

Final Ordinance submitted by: 
Rusty Roth, Acting Director
Department of Development Services

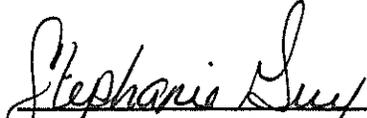
Approved as to form: 
Douglas R. Haynie, City Attorney

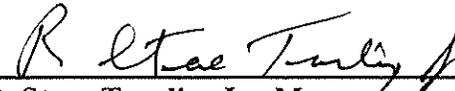
Approved by City Council:

DATE: August 12, 2020

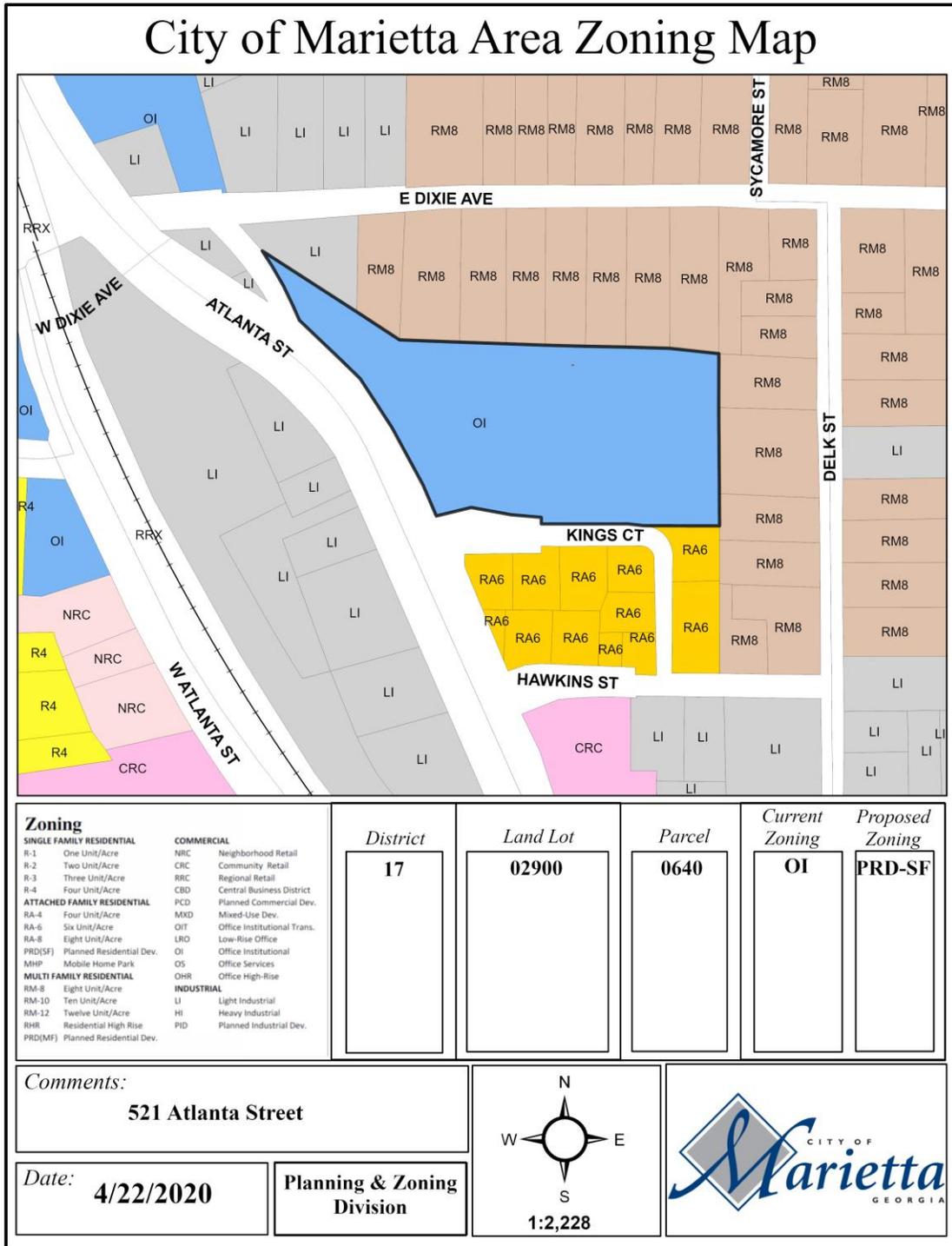
APPROVED:

ATTEST:


Stephanie Guy, City Clerk


R. Steve Tumlin, Jr., Mayor

MAP



July 24, 2020

**VIA EMAIL: SLittle@mariettaga.gov
AND REGULAR MAIL**

Ms. Shelby Little, Manager
Planning and Zoning Division
Marietta Development Services
P.O. Box 609
Marietta, GA 30061-0609

Re: Application for Rezoning of Pulte Home Company, LLC (“Applicant”),
±3.77 acres from O&I to PRD-SF, City of Marietta, Georgia, 521 Atlanta
Street (Z2020-19).

Dear Shelby:

After receiving input and feedback from interested parties, a unanimous recommendation for approval by the Marietta Planning Commission and direction from the Mayor and Council during a public hearing on July 8, 2020, we are hereby submitting this letter of agreeable stipulations/conditions to ensure quality which will become conditions and a part of the grant of the requested rezoning and run with the land. The plan reduces the homes from 49 to 40 and reduces the density from 13 to 10.6 u.p.a. while maintaining the underground detention desired by the neighbors. This letter supersedes any previous stipulation letter and, upon grant of the rezoning we agree to the following:

1. The architectural style, composition and design of the proposed townhomes shall be constructed consistent with the “Four-Sided Architecture” Requirement as defined in Section 724.02 of the Marietta Zoning Ordinance. (See attached). The architectural style represents high quality townhomes with blended building materials that may include the application of stone, brick, hardi-plank, shake and board and batten. No vinyl materials shall be used on the exterior of the town homes. The minimum heated floor area shall be 1,400 square feet.¹
2. Resident and guest parking provisions shall be provided per Sections 708.09 and 716.07 of the Marietta Zoning Ordinance.
3. Project will include 1.2 acres of the site as open space.
4. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than five percent.

¹ The price points shall be \$300,000 to \$350,000 and up.

5. Applicant agrees to the recording and enforcement of a Declaration of Restrictive Covenants which shall contain covenants, rules, and regulations applicable to the proposed residential community.
6. Also, and in conjunction with the Declaration of Restrictive Covenants, Applicant agrees to the creation of a mandatory homeowners association which shall be responsible for the upkeep and maintenance of the entrance area, signage, all common areas, open space, private streets, mail kiosk, and all landscaping and plantings
7. Lighting within the proposed community shall be environmentally sensitive, decorative and themed to the architecture and style of the proposed residential homes.
8. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowner's association to be created through the Declaration of Restrictive Covenants applicable to the proposed community.
9. The entrance signage for the proposed community shall be ground based, monument-style signage, and shall complement the high quality, architectural vision and style of the proposed homes. The entrance landscaping shall be professionally designed, implemented, and maintained. All signage shall comply with the City of Marietta Sign Ordinance.
10. There shall be internal sidewalks within the proposed residential community, as more particularly shown and reflected on the updated Site Plan. However, sidewalks shall not be required in any areas in which the sidewalk conflicts with any guest parking requirements.
11. The proposed residential community shall contain private streets, twenty-four (24) feet in width, from back-of-curb to back-of-curb.
12. All utilities servicing the residences within the proposed community shall be located underground.
13. All construction and employee vehicles and equipment will be parked, and otherwise located, on the property during development of infrastructure and construction of residences, and shall not be parked on or along Atlanta Street, Kings Court and E. Dixie Avenue. There will be no stacking of vehicles along any roadway waiting for entry onto the property.
14. All landscaping referenced herein; including, but not limited to, the frontage, entrance area [including entrance signage], island areas, and open space areas, shall be approved by the City of Marietta as part of the plan review process and incorporated into the

overall landscape plan for the proposed community as shown on the attached landscape plan (see attached).

15. All setbacks, landscape and buffer areas may be penetrated for purposes of access, utilities and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings as allowed by the City of Marietta or any utility provider.
16. All stormwater infrastructure located outside of the public right-of-way shall be privately maintained. Applicant agrees to comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and City Water Quality Ordinance.
17. Development and construction hours for the proposed project shall be limited to the following:
 - a. 7:00 a.m. to 7:00 p.m. – Monday – Friday, April 1st through September 30th;
 - b. 7:00 a.m. to 7:00 p.m. – Monday – Friday, October 1st through March 31st;
 - c. 9:00 a.m. to 6:00 p.m. – Saturday; and
 - d. No work on Sunday unless approved by the respective council member representing the Ward.
 - e. To the extent blasting is required on the Site (none is expected), any blasting will be performed only on Monday-Friday between the hours of 9:00 a.m. and 3:00 p.m. and a 24-hour notice must be given in writing to any occupied residence within 1000 feet of the Site.
18. Applicant requests approval of the following contemporaneous variances:
 - a. Section 708.09H of the Marietta City Code to allow the minimum lot size to be the footprint of the smallest unit.
 - b. Section 730.01 Table L and Section 726.03 A to allow the minimum access/utility easement width for a private road from 50 feet to 32 feet.²

² At the planning commission the Fire Department confirmed this was no problem from a fire safety perspective.

Ms. Shelby Little, Manager
Planning and Zoning Division
Marietta Development Services
July 24, 2020
Page 4

- c. Other variances as may be depicted on site plans recommended or approved by the Marietta Planning Commission and Mayor and Council.
19. Minor changes in use and intensity of use that may not require an amendment to the general plan and eligible to be submitted for approval in conjunction with the detailed plan shall be discussed in advance with the respective council member representing the Ward.
20. Consistent with the existing zoning stipulations for Z2018-23, applicant will conduct a historical resources survey and submit same to the City of Marietta prior to receiving final permits.

Please do not hesitate to contact me should you or the staff require any further information or documentation prior to the Applications being heard and considered by the Mayor and Council.

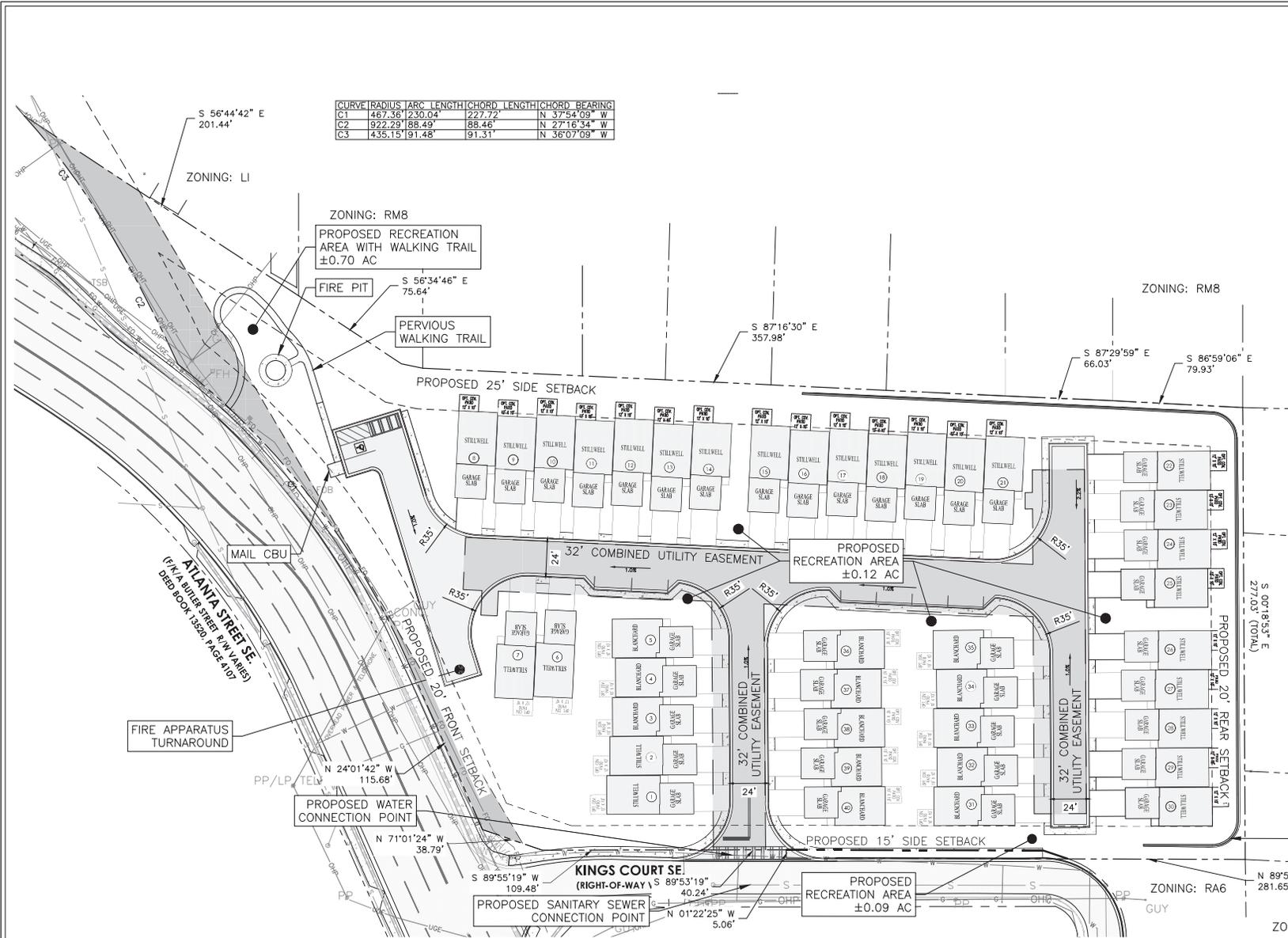
Sincerely,

TAYLOR ENGLISH DECISIONS, LLC



Rob Hosack
rhosack@tedecisions.com
James A. Balli
jballi@tedecisions.com

cc: Mayor Steve Tumlin
Councilwoman Cheryl Richardson
Members, Marietta City Council
Marietta City Clerk's office
Rusty Roth, Director of Development Services
Pulte Home Company, LLC



SITE NOTES:

SITE AREA:
TOTAL AREA: ±3.77 ACRES

SITE ZONING:
EXISTING ZONING: OI
PROPOSED ZONING: PRD

ZONING REQUIREMENTS:
MIN. BUILDING FLOOR AREA: 1,400 SF
MAX. IMPERVIOUS SURFACE: 60%
MIN. OPEN SPACE: 25%

PROPOSED SETBACKS:
FRONT: 25 FT
SIDE (MAJOR): 15 FT
SIDE (MINOR): 25 FT
REAR: 30 FT

PROPOSED LOT SUMMARY:
PROPOSED USE: RESIDENTIAL TOWNHOUSES
PROPOSED UNITS: 40
PROPOSED UNIT DENSITY: 10.6 UNITS/ACRE
PROPOSED IMPERVIOUS SURFACE: 59%
PROPOSED OPEN SPACE: 32%

RECREATION AREA:
REQUIRED RECREATION AREA: 1 AC/50 UNITS (0.8 AC)
PROPOSED RECREATION AREA: 1.2 AC
• RECREATION AREA IS REQUIRED TO HAVE ONE PASSIVE RECREATIONAL FEATURE AND ONE ACTIVE RECREATIONAL FEATURE. SEE ZONING ORDINANCE SEC. 708.09.B.2.I.

PARKING:
REQUIRED PARKING: 4 SPACES/UNIT (160)
PROPOSED PARKING: 4 SPACES/UNIT (160)
REQUIRED GUEST PARKING: 0.2 SPACES/UNIT (8)
PROPOSED GUEST PARKING: 8

REQUIRED VARIANCES:
1. VARIANCE TO ZONING ORDINANCE SEC.708.09.H.
a. REQUEST TO REDUCE MIN. LOT SIZE FROM 4,000 SF TO 1,000 SF
2. ADDITIONAL VARIANCES AS DEPICTED ON THE SITE PLAN AND APPROVED BY THE MAYOR AND CITY COUNCIL.

THIS ILLUSTRATION IS A CONCEPTUAL SITE PLAN FOR PROPOSED DEVELOPMENT POTENTIAL. IT DOES NOT BIND OR LIMIT THE OWNER/DEVELOPER, NOR SHALL THE ENGINEER/ARCHITECT BE BOUND OR LIMITED BY THIS CONCEPTUAL DEVELOPMENT PLAN. ALL ILLUSTRATIONS/DRAWINGS ARE SUBJECT TO CHANGE AND REVISION WITHOUT PRIOR WRITTEN NOTICE TO THE HOLDER. DIMENSIONS, BOUNDARIES AND ANY OTHER GRAPHIC REPRESENTATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO AN ACCURATE SURVEY AND PROPERTY DESCRIPTION.

MAXWELL-REDDICK AND ASSOCIATES
ENGINEERING • LAND SURVEYING
2500 NORTHWINDS PKWY
40 JOE KENNEDY BLVD SUITE 360
STATESBORO, GA 30458 ALPHARETTA, GA 30009
(404)488-7112 OFFICE (404)893-1618 OFFICE

MAXWELL-REDDICK AND ASSOCIATES
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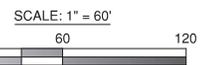


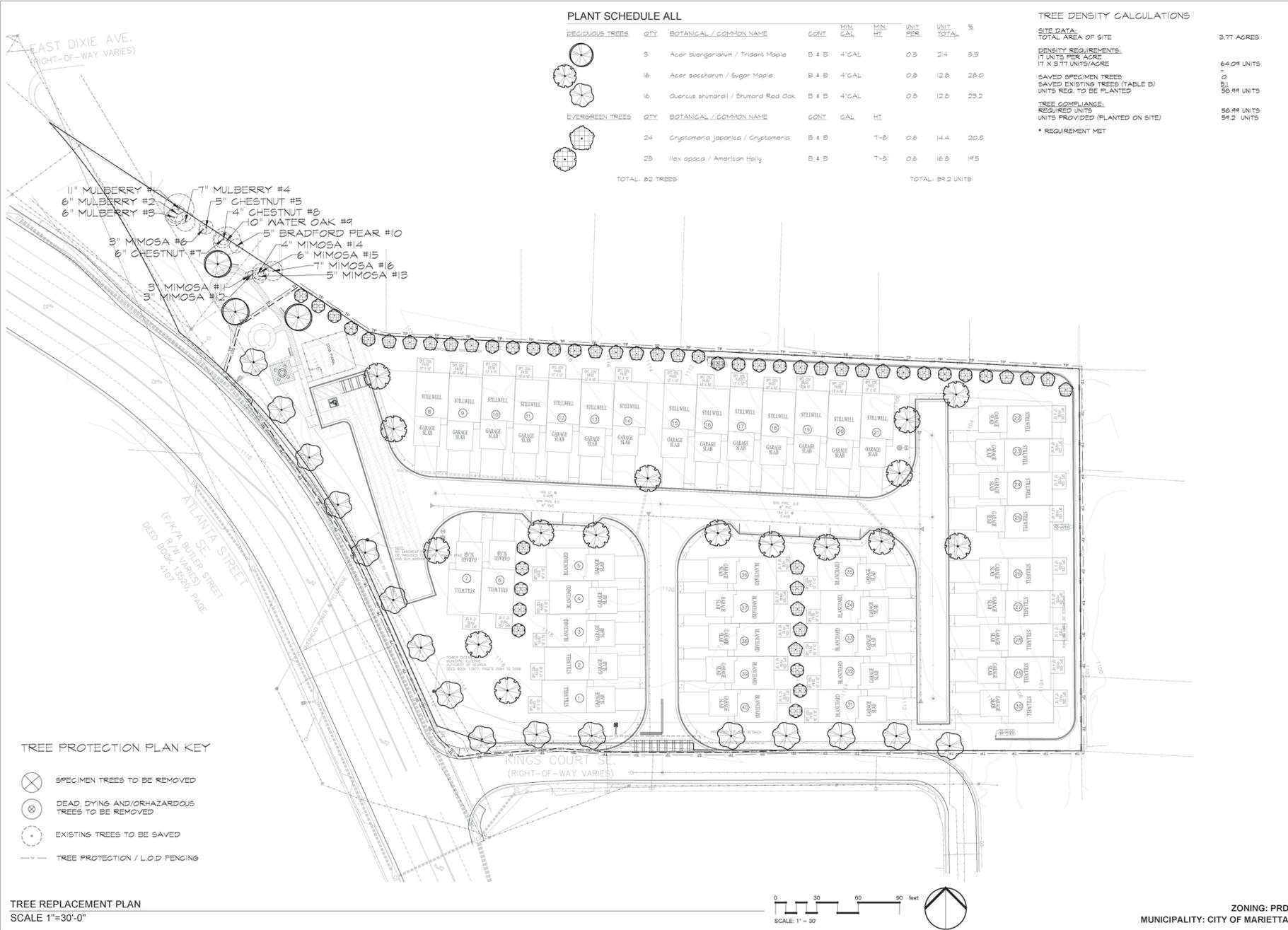
REVISIONS:	DESIGNED:	DRAWN BY:	CHECKED:
	GSU	GSU	
	DATE: JULY 22, 2020		
	JOB NO.: 2019-261		

PROPOSED SUBDIVISION
521 ATLANTA ST
MARIETTA, GA

REZONE PLAN

DRAWING NUMBER
1
1 OF 1 SHEETS





PLANT SCHEDULE ALL

DECIDUOUS TREES		QTY	BOTANICAL / COMMON NAME	CONT.	MIN. CAL.	MIN. HT.	UNIT PER	UNIT TOTAL	%
		3	Acer buergerianum / Trident Maple	B 4 B	4" CAL		0.8	2.4	8.5
		16	Acer saccharum / Sugar Maple	B 4 B	4" CAL		0.8	12.8	28.0
		16	Quercus shumardii / Shumard Red Oak	B 4 B	4" CAL		0.8	12.8	29.2
EVERGREEN TREES		QTY	BOTANICAL / COMMON NAME	CONT.	MIN. CAL.	MIN. HT.	UNIT PER	UNIT TOTAL	%
		24	Cryptomeria japonica / Cryptomeria	B 4 B		7'-8"	0.6	14.4	20.8
		28	Ilex opaca / American Holly	B 4 B		7'-8"	0.6	16.8	19.5
TOTAL: 82 TREES								TOTAL: 54.2 UNITS	

TREE DENSITY CALCULATIONS

SITE DATA:
 TOTAL AREA OF SITE: 3.71 ACRES
DENSITY REQUIREMENTS:
 17 UNITS PER ACRE: 64.04 UNITS
 17 X 3.71 UNITS/ACRE: 63.07 UNITS
SAVED SPECIMEN TREES:
 SAVED EXISTING TREES (TABLE B): 0
 UNITS REQ. TO BE PLANTED: 63.07 UNITS
TREE COMPLIANCE:
 REQUIRED UNITS: 63.07 UNITS
 UNITS PROVIDED (PLANTED ON SITE): 54.2 UNITS
 * REQUIREMENT MET

Owner:

 PULTE GROUP
 2475 NORTHWINDS PRWAY
 SUITE 600, ALPHARETTA GA 30009
 MICHELLE HORSTEMEYER
 678.378.1456

Drawn by:

 MOONEY
 design studio
 Landscape Architecture | Planning
 1190 N Highland Ave. NE
 Atlanta, Ga 31106 #6822
 (404) 483 7361

**521 ATLANTA
 SCHEME 5**

07.22.20

REVISIONS

TREE REPLACEMENT PLAN

SCALE:

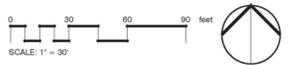
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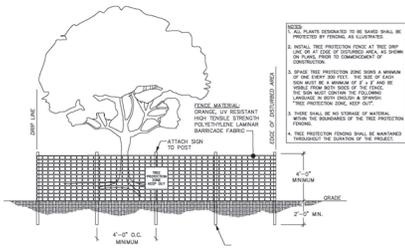
TPR2
 ZONING: PRD
 MUNICIPALITY: CITY OF MARIETTA
 DATE: 07.22.20

TREE PROTECTION PLAN KEY

- SPECIMEN TREES TO BE REMOVED
- DEAD, DYING AND/OR HAZARDOUS TREES TO BE REMOVED
- EXISTING TREES TO BE SAVED
- TREE PROTECTION / L.O.D. FENCING

TREE REPLACEMENT PLAN
 SCALE 1"=30'-0"

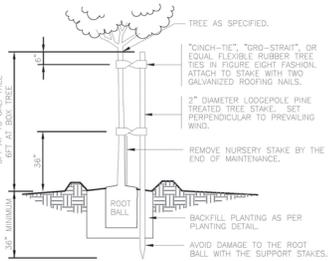




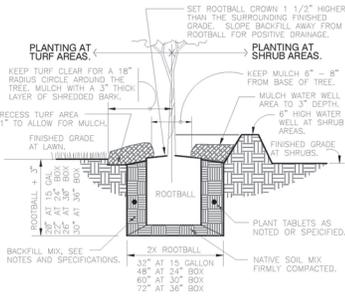
1. ALL PLANTS ORDERED TO BE BALLED SHALL BE PROTECTED BY FENCE, AS SHOWN.
2. REMOVE THE PROTECTION FENCE AT THE END OF THE PROJECT OR AS DIRECTED BY THE OWNER.
3. GRADE THE PROTECTION FENCE SOLES A MINIMUM OF ONE INCH FROM THE TREE TO THE END OF THE FENCE. THE FENCE SHALL BE 4'-0" HIGH AND 4'-0" O.C. MINIMUM. THE PROTECTION SHALL BE SET OUT.
4. THE PROTECTION FENCE SHALL BE BARRIERS FROM THE GRASS AND SOIL TO THE PROTECTION FENCE.

1 TREE PROTECTION FENCE

1" = 1' P1-CO-07



STAKING DETAIL



PLANT PIT DETAIL

2 TREE SINGLE STAKE PLANTING

1" = 1'-0" P1-PL-P1X-TREE-01

GENERAL PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. PLANTS SHALL BE NURSERY GROWN, FRESHLY DUG, NORMALLY SHAPED, AND WELL-BRANCHED, FULL FOLIAGED WHEN IN LEAF AND WITH HEALTHY, WELL-DEVELOPED ROOT SYSTEMS.
2. ALL PLANTS FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS OR THEIR EGGS AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS WITH TEMPERATURE EXTREMES SIMILAR TO THOSE OF THE LOCALITY OF THE PROJECT FOR A MINIMUM OF TWO (2) YEARS PRIOR TO USE ON THIS PROJECT.
3. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
4. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY. PLANTS USED WHERE SYMMETRY IS REQUIRED SHALL MATCH AS NEARLY AS POSSIBLE. NO SUBSTITUTING WILL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
5. ALL TREES MUST BE SELF-SUPPORTING WITH STRAIGHT TRUNKS, WITH LEADERS INTACT, FULL-HEADED, AND MEET REQUIREMENTS SPECIFIED.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN ON DETAILS.
7. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED WITH 3" PINESTRAM OR MULCH.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING, AND AFTER INSTALLATION UNTIL THE DATE OF FINAL ACCEPTANCE.
9. ALL PLANTS SHALL MEET STANDARDS SET FORTH IN AMERICAN STANDARD FOR NURSERY STOCK. THESE STANDARDS REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
10. SPECIFIC REQUIREMENTS CONCERNING THE VARIOUS SPECIES AND THE MANNER IN WHICH THEY ARE TO BE PLANTED ARE SHOWN ON THE DRAWING AND PLANT LIST.
11. STOCK FURNISHED IN A SIZE RANGE SPECIFIED SHALL BE INTERPRETED TO MEAN THAT NOT LESS THAN 50% SHALL BE OF THE MAXIMUM SIZE SPECIFIED WITHIN EACH RANGE.
12. THE DETERMINING MEASUREMENTS FOR TREES SHALL BE THE CALIPER, HEIGHT AND SPREAD. CALIPER SHALL BE TAKEN 6" ABOVE THE GROUND FOR TREES UP TO 4" CALIPER AND 12" ABOVE THE GROUND FOR LARGER SIZES. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO BRANCH TIP. TAKE MEASUREMENTS WITH BRANCHES IN NORMAL POSITION.
13. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
14. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
15. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER. THE OWNER SHALL PROVIDE WATER.
16. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF NINETY (90) DAYS BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (PER THE DIRECTION OF THE OWNER).
17. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE NINETY (90) DAY GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
18. AFTER DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
19. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE, AND MEETING ALL PLANT LIST SPECIFICATIONS.

Owner:

PULTE GROUP
2475 NORTHBRIDGE PRINCY
SUITE 600, ALPHARETTA GA 30009
MICHELLE HORSTEMEYER
678.778.1456

Drawn by:

MOONEY
design studio
Landscape Architecture | Planning
1190 N Highland Ave. NE
Atlanta, Ga 31106 #6822
(404) 483 7361

521 ATLANTA SCHEME 5

REVISIONS

DETAILS

SCALE:

SHEET:
TPR3

ZONING: PRD
MUNICIPALITY: CITY OF MARIETTA
DATE: 07.22.20

REV #	DATE	DESCRIPTION
1	08/15/2016	VC 08/15/16
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT TYPE	MULTI-FAMILY
COMMUNITY NAME	SOUTHEAST CHARLOTTE
LARSON COMMUNITY ID	N/A

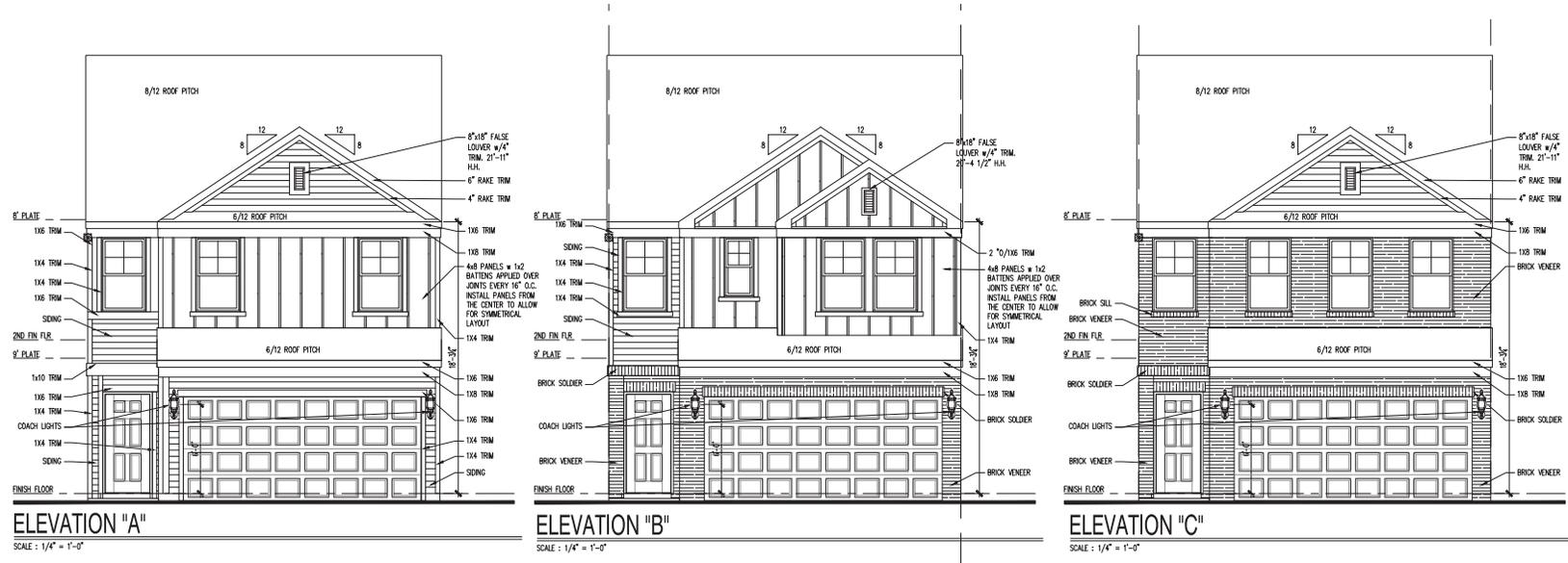
GARAGE HANDING	GARAGE LEFT
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SPECIFICATION LEVEL	N/A
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PLAN NAME	LAUREN/MASON
WPC PLAN NUMBER	N/A
LARSON PLAN ID	

LEADY PLAN NUMBER / NAME	same as current
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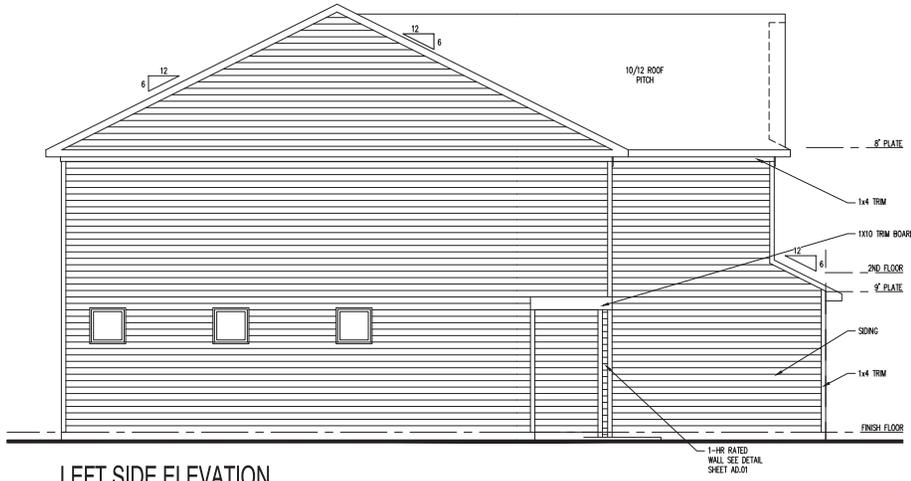
SHEET	3.1a
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ELEVATION "A"
 SCALE : 1/4" = 1'-0"

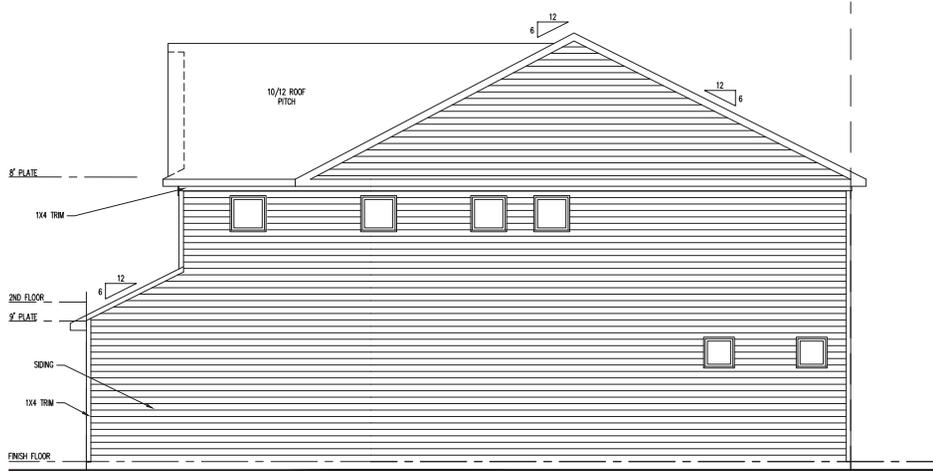
ELEVATION "B"
 SCALE : 1/4" = 1'-0"

ELEVATION "C"
 SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE : 1/4" = 1'-0"



REAR ELEVATION

SCALE : 1/4" = 1'-0"

REV #	DATE	DESCRIPTION
1	08/15/2016	VC 08/15/16

PROJECT TYPE	MULTI-FAMILY
COMMUNITY NAME	SOUTHEAST CHARLOTTE
LARSON COMMUNITY ID	N/A
GARAGE HANDING	GARAGE LEFT
PROFESSIONAL LEVEL	N/A
PLAN NAME	LAUREN/MASON
WPC PLAN NUMBER	N/A
LARSON PLAN ID	N/A
LEADY PLAN NUMBER / NAME	same as current

