



STAFF REVIEW

Variance Case #: V2020-37 **Legistar #:** 20200733

City Council Hearing: Wednesday, October 14, 2020 – 7:00 p.m.

Property Owner: Sunil K. Singh
175 White St NW
Suite 300
Marietta, GA 30060

Applicant: Kevin Franklin – Peacock Partnership, Inc.
5525 Interstate North Pkwy.
Atlanta, GA 30328

Address: 557 South Marietta Parkway

Land Lot: 0360 **District:** 17 **Parcel:** 00200

Council Ward: 1A **Existing Zoning:** CRC (Community Retail Commercial)

Special Exception / Special Use / Variance(s) Requested:

1. Variance to waive the Commercial Corridor Overlay District Tier B’s site design mandatory element “75-foot maximum front setback from the building to the property line along any public street”. [§712.09 (G.2.b.i)]
2. Variance to waive the Commercial Corridor Overlay District Tier B’s streetscape design mandatory element “a six foot sidewalk zone be constructed that will allow for safe and efficient pedestrian flow in front of all development projects in the Tier B zone” [§712.09 (G.4.a.i)]
3. Variance to reduce the landscape border/strip against South Marietta Parkway from 10 feet to 5 feet. [§712.09 (G.4.a.ii)], [§712.08 (G.2 – Table G-1a)]
4. Variance to waive the Commercial Corridor Overlay District Tier B’s streetscape design mandatory element “pedestrian lighting fixtures are required every sixty (60) feet on the main commercial corridors within the landscape/pedestrian zone”. [§712.09 (G.4.a.ii.8)]

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development

of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES



557 South Fairground Street



Frontage along South Avenue



Non-conforming sign to be demolished

Staff Review:

The applicant, Peacock Partnership, Inc., on the behalf of the property owner at 557 South Marietta Parkway is requesting variances on the 2-acre parcel. The subject property lies at the corner of South Marietta Parkway and South Avenue, zoned CRC (Community Retail Commercial). The adjacent properties to the north, east and south is as follows: PRD-SF (Planned Residential Development – Single Family), NRC (Neighborhood Retail Commercial), and CRC. Due to its proximity to South Fairground Street, this property is subject to the additional regulations of the Commercial Corridor Design Overlay District – Tier B.

The site currently contains a 5,145 square foot building, formerly used as a restaurant, which the applicant proposes to expand to a 6,775 square foot dental office. The addition will expand the front and rear sections of the building. The parking lot will be brought up to current zoning code requirements with the addition of parking islands and new trees. The existing curb cuts along both frontages would remain. Further, the applicant proposes to remove the non-conforming pylon sign and replace with a new, monument-style sign along South Marietta Parkway. In order to develop the property as shown on the provided site plan and building elevations, the applicant is requesting five (5) variances.

Variance #1 Waive the maximum setback requirement.

The general purpose of the Tier B design overlay is to encourage private development to “*integrate some pedestrian design features and aesthetic improvements for automobile-oriented corridors, without diminishing the automobile-orientation of the corridors*”. A maximum building setback of 75’ is required to bring the buildings closer to the street. Creating a pedestrian friendly corridor by orienting buildings toward the street allows pedestrians a safe route to their destination with minimum interactions with vehicular movement. The subject property has frontage along two public roads and the building is shown to be more than 75-feet from South Marietta Parkway. Once the building is altered, it be approximately 138 feet from South Marietta Parkway. Although this request does not represent an exceptional or extraordinary circumstance, it is not detrimental or injurious to the adjacent properties.

The following are projects that have received variances to waive (or increase) the maximum setback required by the Overlay District:

Case #	Project	Address	Variance
V2009-08	QuikTrip	600 South Marietta Parkway	75’ to 131’
V2012-28	QuikTrip	720 Powder Springs Street	Waived
V2013-38	Zaxby’s	591 South Marietta Parkway	Waived
V2013-40	QuikTrip	692 & 696 Powder Springs Street	Waived
V2018-38	McDonald’s	778 Whitlock Avenue	75’ to 83’
V2019-21	Lidl	670 Whitlock Avenue	75’ to 125’
V2020-11	RaceTrac	695 Powder Springs Street	Waived

Variance #2 Waive 6-foot-wide sidewalk zone along road frontage

Each parcel within the Tier B Overlay District is required to create safe and efficient pedestrian flow. This includes providing a 6-foot-wide sidewalk in front of all development projects. A 6-foot-wide sidewalk ensures pedestrians feel comfortable on the sidewalk. Currently the site has a 4-foot-wide sidewalk along South Marietta Parkway and no sidewalk along South Avenue. The Transportation Division has suggested a 5-foot wide sidewalk along South Avenue in lieu of expanding the existing sidewalk on South Marietta Parkway. Waiving this requirement on South Avenue would create a gap in sidewalk connectivity from South Marietta Parkway into the recently developed residential area around Manget to the north. The applicant wishes to keep the existing sidewalk on South Marietta Parkway and leave the road frontage as-is, citing conflicts with a concrete wall, utilities, and topographic challenges on South Avenue.

Variance #3 Landscape border/strip within Overlay

For developments within the Tier B Overlay District, the streetscape design element refers to the Tree Protection and Landscaping Ordinance street tree and planted border requirements. This includes each property line abutting a roadway to provide a 10-foot landscape border/strip planted with trees spaced at an average of thirty (30) feet apart. The shortest distance from the property line along South Marietta Parkway and parking lot curb is only 5 feet; the applicant is not willing to forgo the row of existing parking facing South Marietta Parkway to provide the full 10 foot planted border area. However, the applicant can provide the necessary street tree plantings in compliance with the zoning ordinance. Against South Avenue, there is ample space with existing vegetation for the 10-foot-wide landscape zone along South Avenue. Therefore, a variance request is only being requested to reduce the planted border area from 10 ft. to 5 ft. along South Marietta Parkway.

Variance #4 Waive pedestrian lighting along corridor

A streetscape design element in the Tier B Overlay District requires pedestrian lighting every 60 feet along the main commercial corridors within the Commercial Corridor Overlay District. As a result, recent development along the designated roads such as Roswell Street, South Fairground Street, Whitlock Avenue, and South Marietta Parkway have incorporated pedestrian lighting through Marietta Power. The applicant is requesting a waiver from providing decorative lights along South Marietta Parkway.

Additional Comments:

Transportation: *Suggest an alternate requirement to construct new 5' sidewalk along the South Avenue frontage in lieu of expanding the sidewalk along the South Marietta Parkway frontage. If this is not an option, consider donating additional right of way and/or easements for future sidewalk construction.*

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Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Phone: 770-794-5440

APPLICATION FOR VARIANCE OR APPEAL

(Owner/Applicant/or Representative must be present at all public hearings)

(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: V2020-37 Legistar #: 20200733 BZA Hearing Dt: -
City Council Hearing Dt (if applicable) #: 10-14-20 PZ #: 20-242

This is a variance/appeal application for:

Board of Zoning Appeals checkbox

Board of Zoning Appeals

City Council checkbox (checked)

City Council

Owner's Name Sunil K. Singh

EMAIL Address: ssingh42@gmail.com

Mailing Address 175 White St NW, STE 300 Zip Code: 30060 Phone Number 615-516-0544

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Kevin Franklin, Peacock Partnership Inc.

EMAIL Address: kevin@peacockpartnership.com

Mailing Address 5525 Interstate North Pkwy Atlanta, GA Zip Code: 30328 Phone Number 404-214-5200

Address of subject property: 557 S. Marietta Pkwy SE, Marietta, GA 30060 Date of Acquisition:

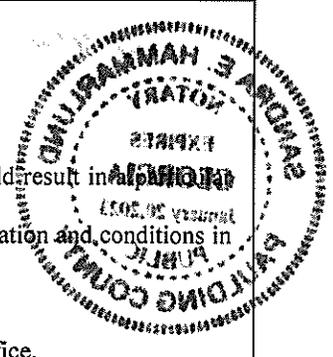
Land Lot (s) 0360 District 17th Parcel 17036000200 Acreage: 1.997 Zoned CRC Ward 1A FLU: CAC
00200 2.177

List the variance(s) or appeal requested (please attach any additional information):

See attached letter: Variances from commercial Corridor Overlay District Tier B

Required Information

- 1. Application fee (\$250)
2. Completed notarized application. The original application must be submitted with ALL original signature(s) - Copies of the application or signature(s) will NOT be accepted.
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in hardship (as distinguished from a mere inconvenience or desire to make more money).
5. Site plan - drawn to scale. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s). Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 5 copies REQUIRED.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.



Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

KEVIN FRANKLIN
Applicant Print Name

Kevin W. Franklin
Signature of Applicant

OWNER / APPLICANT CERTIFICATION

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.
- **CAMPAIGN CONTRIBUTIONS:** The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

Kevin W. Franklin
Applicant Signature (if not the Owner)

KEVIN FRANKLIN
Please Print

Sudha E. Samuel
Owner Signature

Sudha E. Singh
Please Print

175 White St NW #300 Marietta GA 30066
Mailing Address

8/27/2020
Date

Signed, sealed and delivered in the presence of:

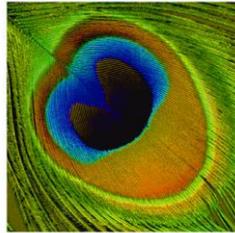
Sudha E. Samuel

My Commission Expires

January 30, 2023



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.



**PEACOCK
PARTNERSHIP**

August 24th, 2020

Ms. Jasmine Thornton
City of Marietta – Planning and Zoning Division
205 Lawrence Street
Marietta, GA 30061

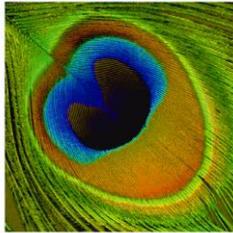
RE: Variance Application for 557 S. Marietta Parkway (Parcel 17036000200)

Dear Ms. Thornton,

We are pleased to submit the attached variance application and supporting documents on behalf of Dr. Sunil Singh and Marietta Smiles Dentistry regarding the above-referenced property. As the Architect, we are working on behalf of Marietta Smiles to renovate and expand the existing restaurant building on the property to serve as a new location for their dental practice. The renovation will modernize and bring the existing building and site into compliance with all applicable codes.

This property is zoned CRC and is within Tier B of the Commercial Corridor Overlay District as it is within 750 feet of the Fairground Street right-of-way which the Overlay District has been established to enhance. Although the property is within 750 feet, it is not and will not be visible from Fairground Street once the renovation is complete. Marietta Smiles has still made every effort to comply with the requirements of the Overlay District, and meets or exceeds the requirements for optional elements per the attached breakdown. However, in light of the fact that this is a renovation and not a new building, some mandatory elements required by the Overlay District are unreasonable or impossible to achieve. Thus we are requesting a variance for relief from the following requirements:

- *§ 712.09 (G) 2.b.i: A 75-foot maximum front setback from the building to the property line along any public street. If part of the building must be setback from the sidewalk, treat these portions of the building as a plaza or courtyard. No more than twenty-five (25) percent of a building frontage may be designated as a plaza or courtyard.*
 - The existing restaurant building is currently set back approximately 152' from the front property line. A front addition will reduce the setback to approximately 132'. Bringing the building within 75' of the front property line is impossible within the scope of this project, as the building would have to be completely demolished and rebuilt.
- *§ 712.09 (G) 4.a.i: A six foot sidewalk zone be constructed that will allow for safe and efficient pedestrian flow in front of all development projects in the Tier B zone. This is imperative to ensure pedestrians feel comfortable on the sidewalk as well as important to meet the current American with Disabilities Act standards.*
 - There is currently a 4 foot wide sidewalk that runs along the entire street frontage of this property. The sidewalk has curb ramps with truncated dome detectable warnings at each curb cut, all of which appear to be in compliance with ADA standards. Vegetation around the sidewalk will be cut and maintained once the property is occupied. Since this project is a renovation with limited site work, it is out of the scope of this project to widen the sidewalk. Furthermore, the sidewalk is not along Fairground Street for which this Overlay District is intended to apply.



**PEACOCK
PARTNERSHIP**

- *§ 712.09 (G) 4.a.ii (8): Pedestrian lighting fixtures are required every sixty (60) feet on the main commercial corridors within the landscape/pedestrian zone. Where there are physical restrictions spacing of lighting standards shall be adjusted, provided the adjustment is the minimum needed to avoid the obstruction. The lighting shall be a style approved by the City of Marietta staff. In addition to supplying the pedestrian lighting a two-foot by two-foot (2' x 2') dedicated easement adjacent to the public right-of-way shall be required so City staff can provide adequate upkeep to the pedestrian lighting fixtures.*
 - As a part of this project, new parking lot lighting fixtures will be installed. These fixtures, along with the current roadway lighting fixtures along South Marietta Parkway will provide sufficient lighting of the sidewalk that would make any pedestrian lighting fixtures redundant. Additionally, this pedestrian zone is not along Fairground Street for which this Overlay District is intended to apply.

For the reasons listed above, we ask that this variance application be approved. We believe that this project will turn the abandoned site into a business that will be completely beneficial to the surrounding community. Please let us know if you need anything else to facilitate approval of this application.

Sincerely,

Kevin Franklin
Peacock Partnership
5525 Interstate North Parkway
Atlanta, GA 30328
kevin@peacockpartnership.com
(404)214-5200

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: September 25, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests at the City Council meeting held on **Wednesday, October 14th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

V2020-37 [VARIANCE] PEACOCK PARTNERSHIP INC is requesting variances for property located in Land Lot 360, District 17, Parcel 0200, 2nd Section of Cobb County, Marietta, Georgia and being known as 557 South Marietta Parkway. Variance to increase the maximum front setback from 75 feet to 138'; variance to eliminate the 6' sidewalk zone to allow the existing remain; variance to reduce the planted strip/border area along South Marietta Parkway from 10' to 5'; variance to waive the planted strip/border area along South Avenue; variance to waive the pedestrian lighting fixtures required every 60.' Ward 1A.

A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.marietta.ga.gov and enter the case # in the search box.

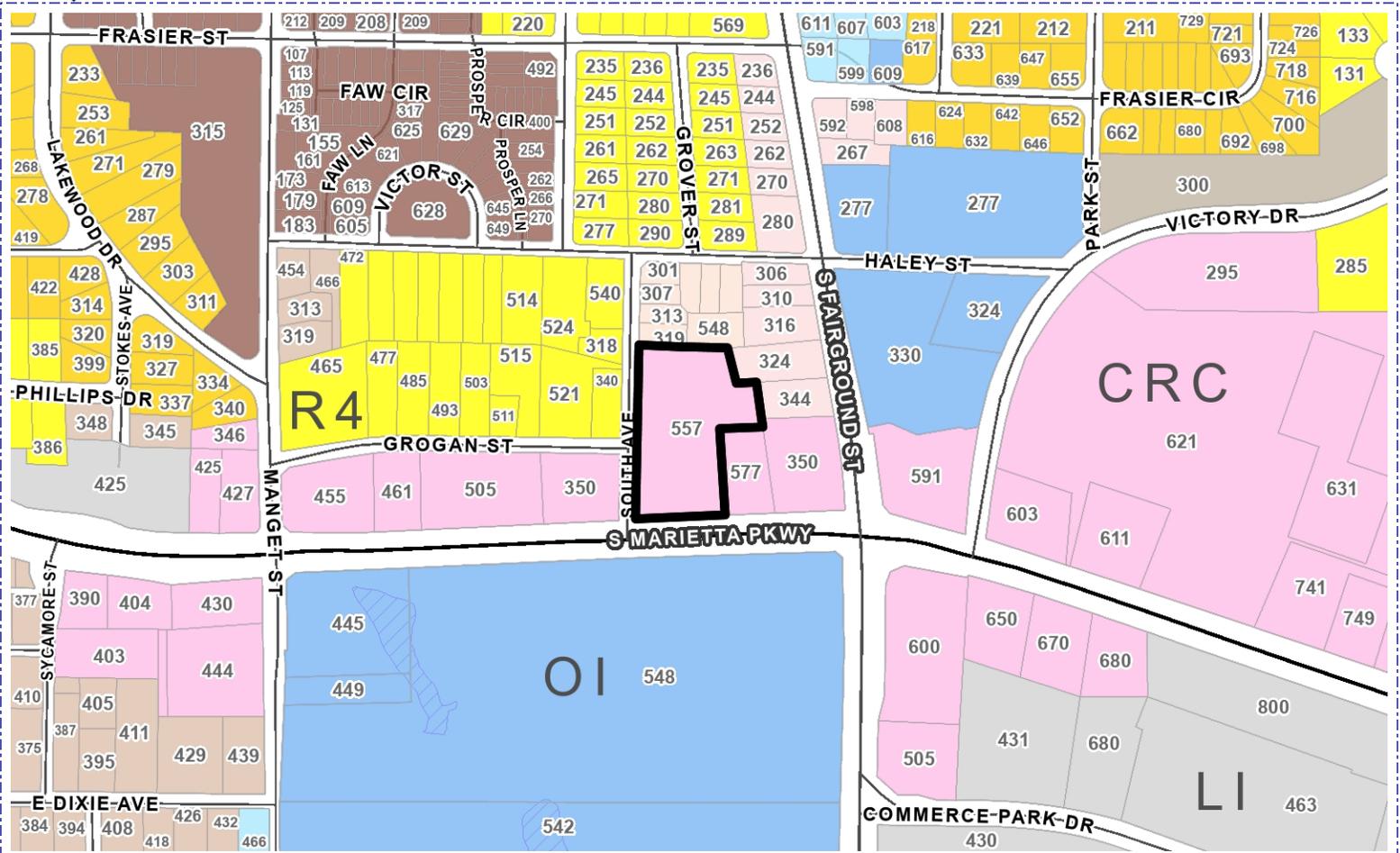
For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call the ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



Variance



Address	Parcel Number	Acreage	Ward	Zoning	FLU
557 S MARIETTA PKWY	17036000200	2.177	1A	CRC	CAC

Property Owner:	Sunil K. Singh	Zoning Symbols
Applicant:	Kevin Franklin, Peacock Partnership, Inc.	
City Council Hearing Date:	10/14/2020	
Acquisition Date:		
Case Number:	V2020-37	
City of Marietta Planning & Zoning		



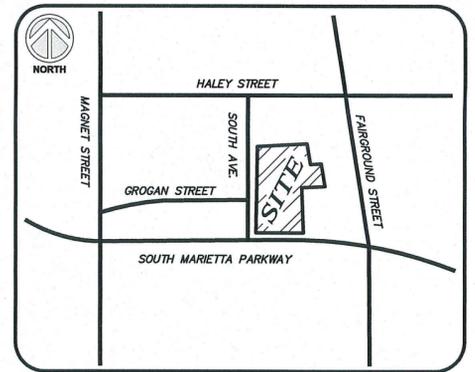
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SCHEDULE BII
 ITC Policy No. SCG06220200135
 Commitment Date: March 6, 2020
 SPECIAL EXCEPTIONS

- Right-of-Way deed from Exxon Corporation, successor by merger to Humble Oil & Refining Co., to the City of Marietta dated May 22, 1974, filed May 28, 1974, and recorded in Deed Book 1531, Page 321, Cobb County, Georgia records. (Document not provided).
- Conveyance of access rights between J. E. M. Enterprises, Inc. and Department of Transportation dated March 18, 1986, filed March 24, 1986, and recorded in Deed Book 3863, Page 543, aforesaid records.
- Easement from Marvin L. Komisarow, as sole trustee of the Marvin L. Komisarow trust, to Bellsouth Telecommunications, Inc. dated June 23, 1995, filed August 31, 1995, and recorded in Deed Book 9078, Page 270, aforesaid records. (Affects property as shown on survey).
- Easement agreement from Marvin L. Komisarow, as sole trustee of the Marvin L. Komisarow trust, to Q Lube, Inc. dated December 31, 2001, filed January 17, 2002, and recorded in Deed Book 13478, Page 4139, aforesaid records. (Affects property as shown on survey).
- All those matters shown on survey recorded in Plat Book 79, Page 54 aforesaid records.

LEGEND

- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- GUY WIRE
- OVERHEAD POWER LINE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- PIPE
- HEADWALL
- DRAINAGE JUNCTION BOX
- SANITARY SEWER MANHOLE
- PROPERTY CORNER
- IRON PIN SET #4 REBAR W/ CAP
- IRON PIN FOUND
- LIGHT POST
- CLEAN OUT
- 8** EXCEPTION NUMBER



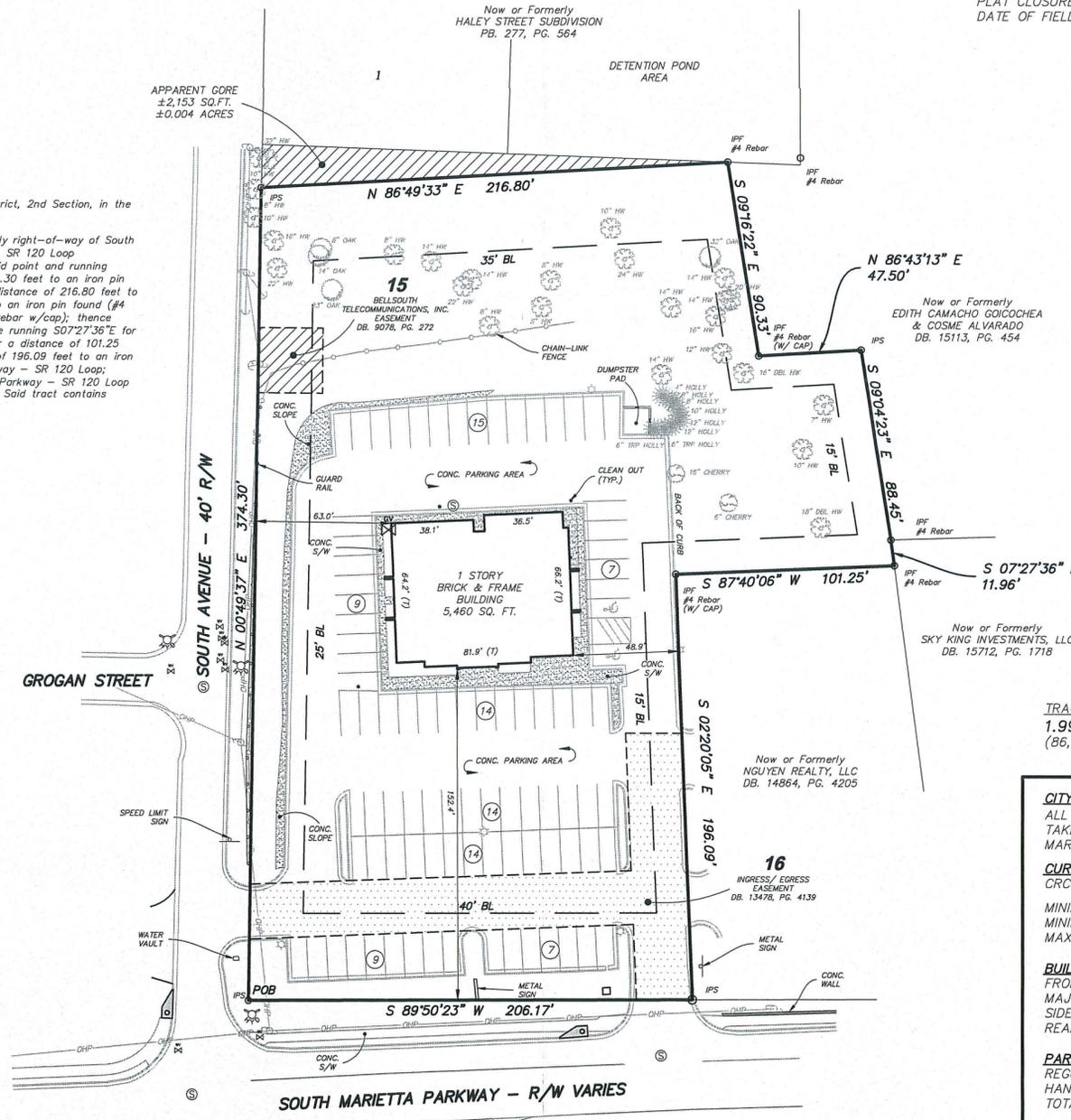
VICINITY MAP
 NOT TO SCALE

TRAVERSE CLOSURE - 1:19,420
 TOTAL ANGULAR ERROR - 4 SEC'S
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TRIMBLE S5 ROBOTIC TOTAL STATION
 PLAT CLOSURE - 1:133,285
 DATE OF FIELD WORK - JUNE 29, 2020

SURVEY LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 360 of the 17th District, 2nd Section, in the City of Marietta, Cobb County, Georgia and being more particularly described as follows.

BEGINNING at an iron pin set (#4 rebar w/cap) located at the intersection of the easterly right-of-way of South Avenue (40' right-of-way) and the northerly right-of-way of South Marietta Parkway - SR 120 Loop (right-of-way varies); having thus established the TRUE POINT OF BEGINNING leaving said point and running N00°49'37"E along the said easterly right-of-way of South Avenue for a distance of 374.30 feet to an iron pin set (#4 rebar w/cap); then leaving said right-of-way and running N86°49'33"E for a distance of 216.80 feet to an iron pin found (#4 rebar); then running S09°16'22"E for a distance of 90.33 feet to an iron pin found (#4 rebar); then running N86°43'13"E for a distance of 47.50 feet to an iron pin set (#4 rebar w/cap); then running S09°04'23"E for a distance of 88.45 feet to an iron pin found (#4 rebar); then running S07°27'36"E for a distance of 11.96 feet to an iron pin found (#4 rebar); then running S87°40'06"W for a distance of 101.25 feet to an iron pin found (#4 rebar w/cap); then running S02°20'05"E for a distance of 196.09 feet to an iron pin set (pk-nail) located on the northerly right-of-way of the said South Marietta Parkway - SR 120 Loop; then running N89°50'23"E along the northerly right-of-way of the said South Marietta Parkway - SR 120 Loop for a distance of 206.17 feet to an iron pin set which is the TRUE POINT OF BEGINNING. Said tract contains 1.997 acres (±86,984 sq. ft.).



TRACT CONTAINS:
 1.997 ACRES
 (86,984 SQ. FT.)

CITY OF MARIETTA ZONING ORDINANCE
 ALL ZONING INFORMATION SHOWN IS TAKEN FROM THE CURRENT CITY OF MARIETTA ZONING ORDINANCE

CURRENT ZONING
 CRC

MINIMUM LOT SIZE - 20,000 SQ.FT.
 MINIMUM LOT WIDTH - 100'
 MAXIMUM BUILDING HEIGHT - 75'

BUILDING SETBACKS PER CRC ZONING
 FRONT - 40'
 MAJOR SIDE - 25'
 SIDE - 15'
 REAR - 35'

PARKING PROVIDED
 REGULAR SPACES - 87
 HANDICAP SPACES - 2
 TOTAL PARKING SPACES - 89

PROPERTY ADDRESS:
 557 SOUTH MARIETTA PARKWAY
 MARIETTA, GA. 30060

CURRENT OWNER OF RECORD:
 KOMISAROW ENTERPRISES LP.

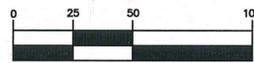
REFERENCE VESTING DEED:
 DB. 14634, PG. 3782

REFERENCE PLAT:
 PB. 79, PG. 54

GENERAL SURVEY NOTES:

- The Basis of Bearings for this survey is Grid North.
- Utility Note: the underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- This survey was made in accordance with laws and Minimum Standards of the State of Georgia; and, in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.
- The property shown hereon is the same property described in ITC Policy No. SCG06220200135 with an effective date of March 6, 2020, and that all easements, covenants and restrictions which are apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within a zone "X", and is not in a special flood hazard area according to Federal Emergency Management Agency (FEMA), as shown on Flood Insurance Rate Map Panel 0108J, with a date of identification of March 4, 2013 for Community No. 13067C, in Cobb County, Georgia, which is the current Flood Insurance Rate Map for the community in which said premises is located.
- The Property has direct access to South Marietta Parkway and South Avenue, both are dedicated public streets or highways.
- There is no observed evidence of current earth moving work, and no evidence of building construction or building additions.
- There are no known proposed changes in street right-of-way lines, according to Cobb County D.O.T. or the Georgia DOT. There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CENTERLINE SURVEYING SYSTEMS, INC. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT PERMISSION FROM CENTERLINE SURVEYING SYSTEMS, INC. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.



1 inch = 50' ft.
 GRAPHIC SCALE

SURVEYOR'S CERTIFICATE

TO: **ARYANIYA, LLC, a Georgia limited liability company, and UNITED COMMUNITY BANK and INVESTORS TITLE INSURANCE COMPANY**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a)(b)(1), 8, 9, 11, 13, 16 AND 17 OF TABLE A THEREOF.

DATE OF ORIGINAL FIELD WORK COMPLETED - JUNE 29, 2020
 DATE OF ORIGINAL PLAT OR MAP IS JULY 23, 2020

Charles C. Franklin 7-24-20
 CHARLES C. FRANKLIN GEORGIA RLS #2143

ALTA/NSPS LAND TITLE SURVEY FOR:
MARIETTA SMILES
 LOCATED IN LAND LOT 360
 17TH DISTRICT, 2ND SECTION
 IN THE CITY OF MARIETTA
 COBB COUNTY, GEORGIA
 SCALE: 1"=50' DATE: JULY 24, 2020

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.

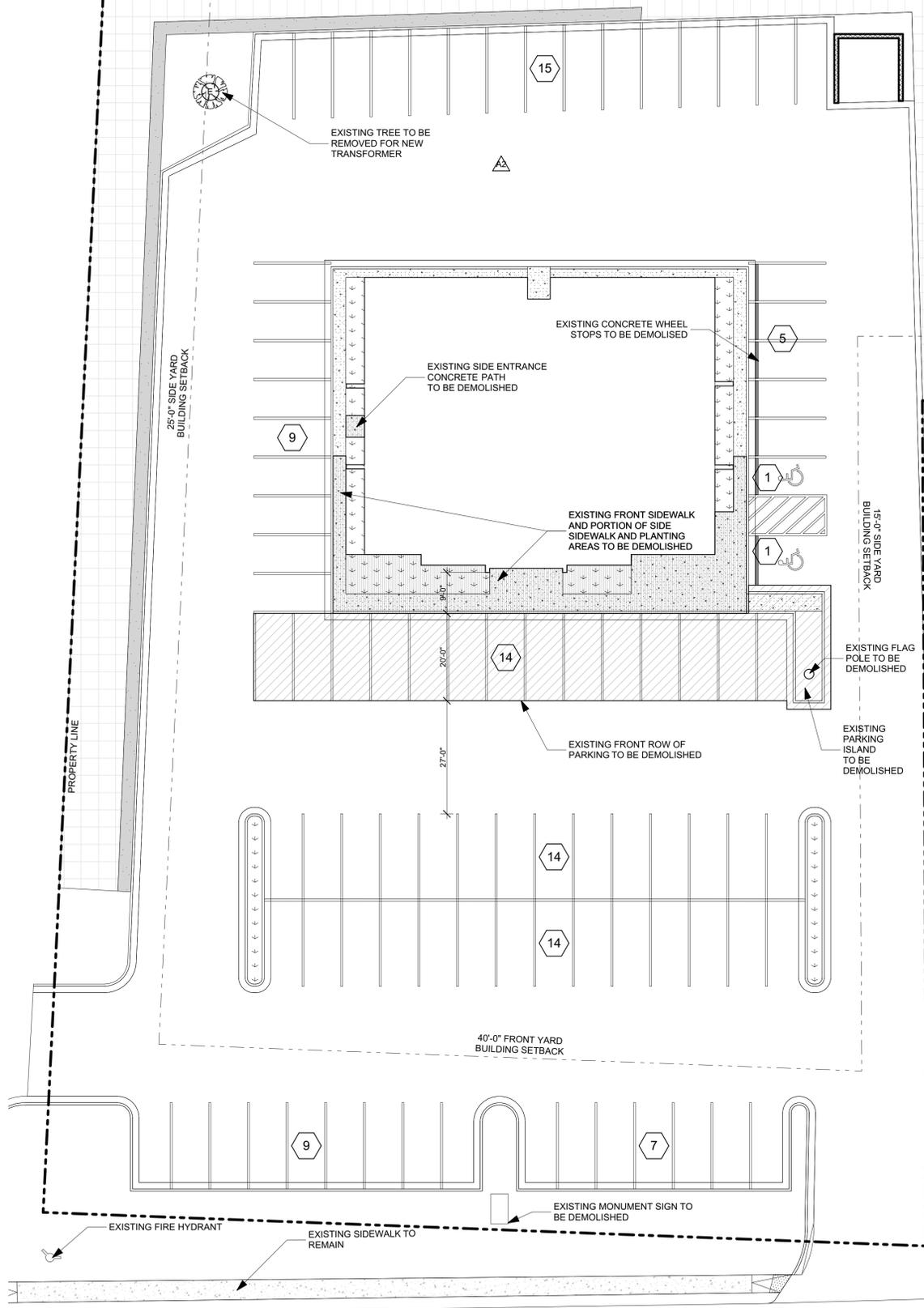
No.	REVISIONS	Date
1	UPDATED SURVEY	7-24-20



centerline
 Surveying and Land Planning, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399

EXISTING PARKING COUNT	
TYPICAL PARKING SPACE:	87
HANDICAP PARKING SPACES:	2
TOTAL PARKING SPACES:	89

SITE PLAN NOTE:
PROPERTY IS LOCATED ON FAIRGROUND STREET CORRIDOR BUT IS NOT VISIBLE TO COMMERCIAL CORRIDOR DESIGN OVERLAY.



PERVIOUS / IMPERVIOUS

EXISTING PERVIOUS:
45,807.5 SF (48%)

NEW PERVIOUS:
47,903.5 SF (50%)

DIFFERENCE:
+2,096 SF NEW PERVIOUS

EXISTING IMPERVIOUS:
49,723 SF (52%)

NEW IMPERVIOUS:
47,627 SF (50%)

DIFFERENCE:
-2,096 SF NEW IMPERVIOUS

PARKING REQUIREMENTS:

1/300 SF = 6,775 SF / 300 SF = 22.5 = 23 PARKING SPACES

NEW PARKING COUNT:

TYPICAL PARKING SPACES: 67

HANDICAP PARKING SPACES: 4

CITY OF MARIETTA FIRE PROTECTION 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 PIPING INSPECTION SHALL BE CAUSE FOR THE PIPE TO BE UNCOVERED, REGARDLESS OF THE STAGE OF CONSTRUCTION. SCHEDULE INSPECTIONS AT WWW.MARIETTAFIRE.COM.
- 2) WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION. A FIRE ACCESS INSPECTION MAY BE REQUIRED BEFORE VERTICAL CONSTRUCTION BEGINS.
- 3) NO SYSTEM APPURTENANCES I.E.: PRIVATE FIRE HYDRANTS, POST INDICATOR VALVES (PIV), NOR FIRE DEPARTMENT CONNECTIONS (FDC) ARE TO BE LOCATED IN THE WATER EASEMENT.
- 4) A YARD PIV AND FREESTANDING 2-1/2" SIAMESE FDC ARE REQUIRED FOR ALL NEW COMMERCIAL FIRE SPRINKLER SYSTEMS.
- 5) SHUTTING A PIV SHALL NOT INTERRUPT WATER FLOW TO/FROM FIRE HYDRANTS.
- 6) CONTROL VALVES ARE NOT PERMITTED BETWEEN THE FDC AND THE SPRINKLER RISER.
- 7) THERE SHALL BE NO SHUT-OFF VALVES BETWEEN THE FDC AND THE SPRINKLER RISER.
- 8) FDCs SHALL BE INSTALLED WITH ALL NECESSARY CHECK VALVES TO PROVIDE A 'DRY LINE' WHEN FREESTANDING, AND SHALL HAVE PERMANENT IDENTIFICATION SIGNS WITH ENGRAVED OR RAISED LETTERS OF AT LEAST 1 INCH.
- 9) TRANSFORMER PADS MAY BE NO LESS THAN 14'-0" FROM ANY DOOR, 10'-0" FROM ANY BUILDING, OVERHANG, CANOPY, EXTERIOR WALL, BALCONY, EXTERIOR STAIR, WALKWAY, OR WALL OPENING.
- 10) SITE PLAN APPROVAL DOES NOT INCLUDE THE INSTALLATION OF FUEL TANKS. THE INSTALLATION OF FUEL TANKS SHALL BE PERMITTED THROUGH THE MARIETTA FIRE MARSHAL'S OFFICE.

TREE DENSITY CALCULATIONS

SITE AREA: 1.997 ACRES
MINIMUM DENSITY UNITS PER ACRE: 17
SITE DENSITY FACTOR (SDF) = 34.0

EXISTING DENSITY FACTOR (EDF):
SOURCE: ALTA SURVEY DATED 07/24/2020
ALL SURVEYED TREES ARE HARDWOOD

DBH	COUNT	DENSITY UNITS	TOTAL
32"	1	4.5	4.5
24"	1	2.8	2.8
23"	1	2.8	2.8
22"	2	2.8	5.6
20"	1	1.9	1.9
18"	1	1.9	1.9
16"	4	1.2	4.8
14"	7	1.2	8.4
12"	3	0.9	2.7
10"	3	0.9	2.7
8"	8	0.6	4.8
7"	1	0.6	0.6
6"	2	0.6	1.2
4"	1	0.3	0.3
TOTAL:			45.0

REPLACEMENT DENSITY FACTOR (RDF):
PER PLANTING SCHEDULE

DBH	COUNT	DENSITY UNITS	TOTAL
3"	10	0.6	6.0

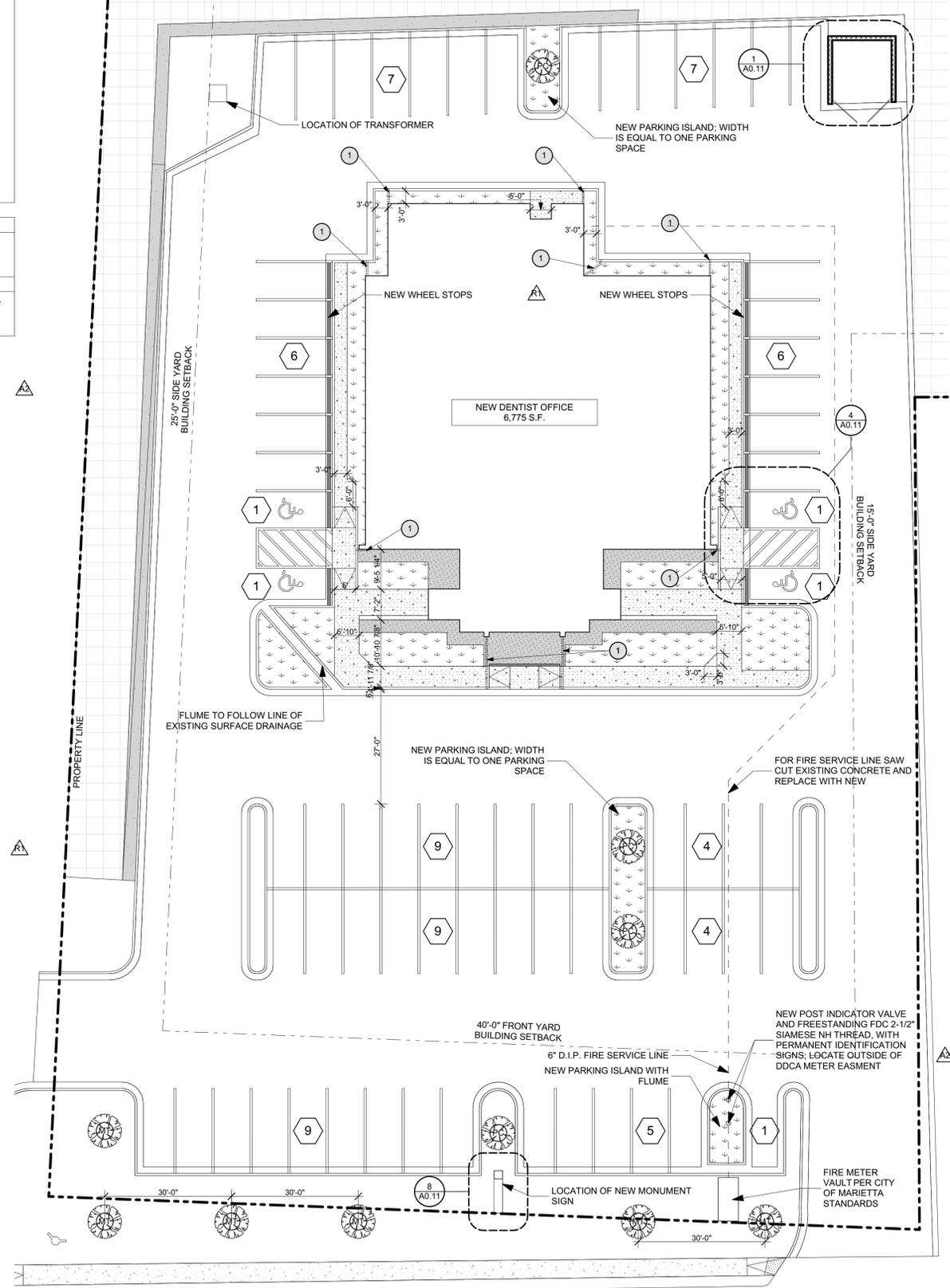
EDF (45.0) + RDF (6.0) > SDF (34.0)
DENSITY SATISFIED

NEW ARCHITECTURAL SITE PLAN KEY NOTES:

1 4" UNDERGROUND PIPING; TAKE TO DAYLIGHT THROUGH CURB

NEW ARCHITECTURAL SITE PLAN LEGEND:

	GRASS		CONCRETE		PISTACHE, CHINESE		EXISTING TREES TO REMAIN
	MULCH		MAPLE, TRIDENT		EXISTING TREE		



1 **EXISTING SITE DEMOLITION PLAN**
SCALE: 1/16" = 1'-0"

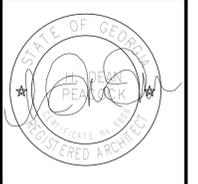
2 **NEW ARCHITECTURAL SITE PLAN**
SCALE: 1/16" = 1'-0"



PEACOCK ARCHITECTS

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DATE	REVISION
5/12/20	ISSUED FOR CONSTRUCTION
5/22/20	ADDENDUM 2
8/03/20	REVISION 1
8/24/20	VARIANCE PLAN

PROJECT NO:
204.14.00
DATE:
05/06/2020
DRAWING TITLE:
SITE PLANS

A0.10

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