Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2016-07 **LEGISTAR: 20160281**

LANDOWNERS: John & Kristen Wills
1409 Walcutts Way
Marietta, GA 30064

APPLICANT: Same as above

AGENT: n/a

PROPERTY ADDRESS: 1409 Walcutts Way

PARCEL DESCRIPTION: 20 02830 0380

AREA: 1.1 acres **COUNCIL WARD:** 4C

EXISTING ZONING: R-20 (County – Single Family Residential)

REQUEST: R-2 (City – Single Family Residential 2 units/acre)

FUTURE LAND USE MAP RECOMMENDATION: LDR (Low Density Residential)

REASON FOR REQUEST: The applicants are requesting the annexation and rezoning of this property from R-20 (County) to R-2 (City) in order to have the property within the city limits.

PLANNING COMMISSION HEARING: Tuesday, May 3, 2016 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, May 11, 2016 – 7:00 p.m.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
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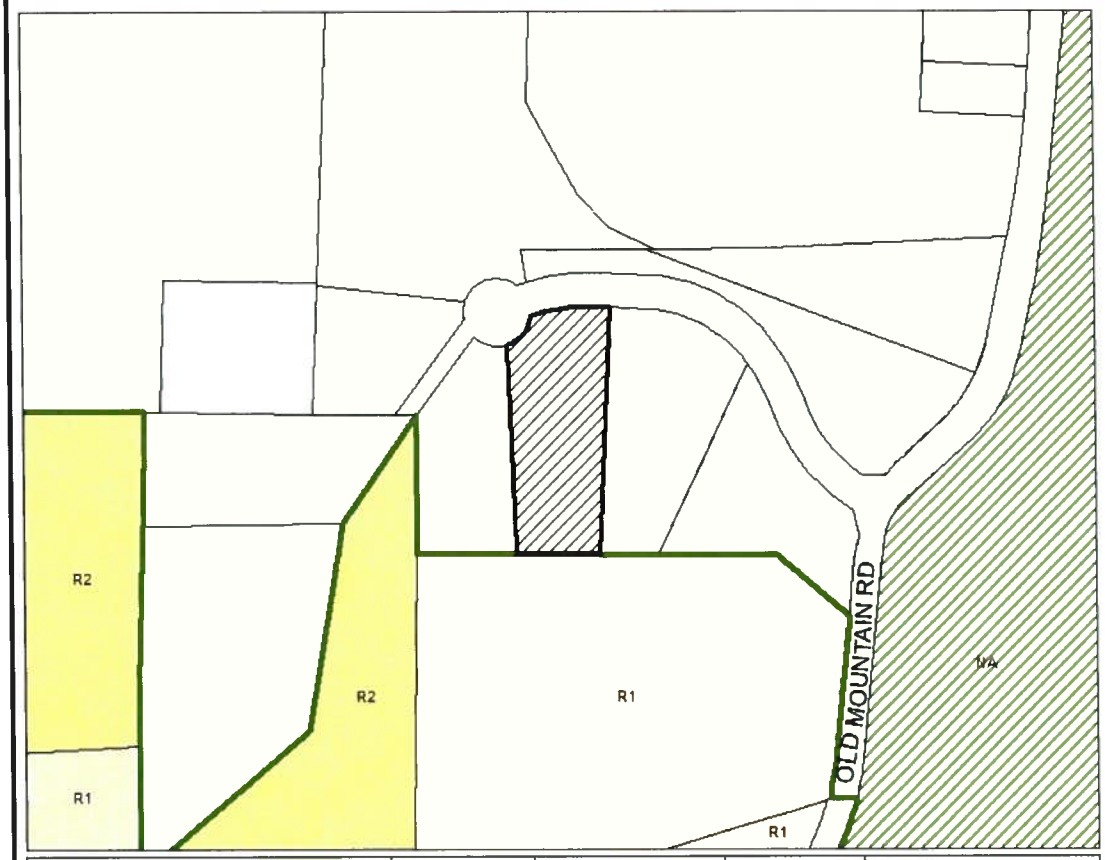
MAP

City of Marietta Area Zoning Map



Zoning

SINGLE FAMILY RESIDENTIAL		**COMMERCIAL**	
R-1	One Unit/Acre	NRC	Neighborhood Retail
R-2	Two Unit/Acre	CRC	Community Retail
R-3	Three Unit/Acre	RRC	Regional Retail
R-4	Four Unit/Acre	CBD	Central Business District
ATTACHED FAMILY RESIDENTIAL		PCD	Planned Commercial Dev.
RA-4	Four Unit/Acre	MXD	Mixed-Use Dev.
RA-6	Six Unit/Acre	OIT	Office Institutional Trans.
RA-8	Eight Unit/Acre	LRO	Low-Rise Office
PRD(SF)	Planned Residential Dev.	OI	Office Institutional
MHP	Mobile Home Park	OS	Office Services
MULTI FAMILY RESIDENTIAL		OHR	Office High-Rise
RM-8	Eight Unit/Acre	**INDUSTRIAL**	
RM-10	Ten Units/Acre	LI	Light Industrial
RM-12	Twelve Unit/Acre	HI	Heavy Industrial
RHR	Residential High Rise	PID	Planned Industrial Dev.
PRD(MF)	Planned Residential Dev.		

District	Land Lot	Parcel	Current Zoning	Proposed Zoning
20	02830	0380	R-20 (County)	R-2 (City)

Comments:

1409 Walcutts Way

Date: **3/29/2016**

Planning & Zoning Department

N W E S

1 " = 200 '

City of Marietta Georgia

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

FLU MAP

City of Marietta Area FLU Map

Future Land Use

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighborhood Activity
CAC	Community Activity Center
RAC	Regional Activity Center
CBD	Central Business District
IM	Industrial - Manufacturing
IW	Industrial - Warehousing
OSC	Open Space/Conservation
PR	Parks & Recreation
CSI	Community Service & Institutional
TCU	Transportation, Communication & Utilities
MXD	Mixed Use

District	*Land Lot*	*Parcel*	*Current FLU*	*Proposed FLU*
20	02830	0380	VLDR (Cobb)	LDR (City)

Comments:
1409 Walcutts Way

Date: **4/4/2016**

Planning & Zoning Department

N
W E
S
1 " = 200 '

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

PICTURES OF PROPERTY

1409 Walcutts Way

Subject Property

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

STAFF ANALYSIS

Location Compatibility

John and Kristen Wills are requesting the annexation and rezoning of their 1.138 acre parcel, located at 1409 Walcutts Way off of Old Mountain Road, into the City limits. The subject property - along with the other lots on Walcutts Way - is surrounded by Kennesaw Mountain National Battlefield Park. Adjacent properties and those across Walcutts Way to the north are zoned R-20 in Cobb County. The adjacent property to the south is zoned R-1 (Single Family Residential – 1 unit / acre) in the City. The applicants wish to rezone their property, currently zoned R-20 in Cobb County, to R-2 in the City so their four children may attend City of Marietta schools.

Use Potential and Impacts

The subject property is currently developed with a single family detached home similar to the other lots along Walcutts Way located within Cobb County. There is one other lot along Walcutts Way - at 1419 Walcutts Way - that is within the city limits, but the property is vacant and heavily wooded. The subject property is the only developed property that would be annexed into the city; therefore, the City of Marietta's sanitation would only service this one property in this small subdivision. Given that there are only twelve (12) lots in total with access to Walcutts Way, this should not be detrimental to the surrounding area. The applicants may choose to use the City's sanitation services; or they may refuse, but then must obtain the services of a licensed garbage collection provider – just as they currently do as Cobb County residents.

Cobb County has the future land use (FLU) of this property listed as Very Low Density Residential (VLDR), which is described as an area suitable for densities ranging from zero to two (2) units per acre and may not have basic services. The City's most comparable FLU designation is Low Density Residential (LDR), which is intended for densities up to three (3) units per acre. Should this property be annexed, the City is seeking a FLU designation of LDR.

Environmental Impacts

There is no indication of any endangered species, topographic concerns, flood plains, or wetlands on the site.

STAFF ANALYSIS CONTINUED

Economic Functionality

This property under Cobb County's existing zoning, is classified as low density residential. Rezoning this property to R-2 in the city would not change its economic functionality.

Infrastructure

West Side Elementary would be the servicing elementary school for this development. Although it is nearing capacity, this project should have minimal impact on the school system.

One additional parcel in this area should not have any adverse impacts on the transportation, education, electricity, or other public infrastructure in the area. This home will be the only home serviced by the City's sanitation service – the applicants may choose to use these services or refuse but shall obtain the services of a licensed garbage collection provider – at the cost of the applicants.

History of Property

Because it is not located in the City, there is no history of any rezonings or variances for this property.

Other Issues

On April 4, 2016, the Cobb County Board of Commissioners sent a "Notice of Non-Objection" with stipulations regarding the proposed annexation and rezoning of this property. The stipulations are:

- *Cobb County Department of Transportation (DOT) commented that the site should continue to maintain minimum Cobb County development standards.*
- *Water service for 1409 Walcutts Way is provided by an existing CCWS* (Cobb County Water System) *water main in Walcutts Way. Wastewater for the parcel can be treated at the South Cobb WRF* (Water Reclamation Facility) *where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements. Because CCWS will continue to own and maintain water and sewer facilities in public rights-of-way and public easements, there would be no infrastructure loss.*
- *Cobb County Fire Department expressed concern that if the parcel is the only one on Walcutts Way in the city that it may present response issues.*

In regards to the Cobb County Fire Department comment, it should be noted that since July 1, 1998, the City of Marietta and Cobb County have operated under an intergovernmental agreement under which the closest station, regardless of jurisdiction, provides fire service. This cooperative agreement should allow the two entities to avoid any confusion on response issues.

Marietta
GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

ANALYSIS & CONCLUSION

John and Kristen Wills are requesting the annexation and rezoning of their 1.138 acre parcel of property, located at 1409 Walcutts Way, off of Old Mountain Road, into the City limits. The subject property - along with the other lots on Walcutts Way - is surrounded by Kennesaw Mountain National Battlefield Park. Adjacent properties and those across Walcutts Way to the north are zoned R-20 in Cobb County. The adjacent property to the south is zoned R-1 (Single Family Residential – 1 unit / acre) in the City. The applicants wish to rezone their property, currently zoned R-20 in Cobb County, to R-2 in the City so their four children may attend City of Marietta schools.

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Prepared by: Jason Chatham

Approved by: Rusty Roth

Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

DATA APPENDIX

WATER & SEWER - The site is served by Cobb Water

Drainage and Environmental Concerns

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	Noses
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	N/A
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

Transportation

What is the road effected by the proposed change?	Walcutts Way
What is the classification of the road?	Local
What is the traffic count for the road?	N/A
Estimated # of cars generated by the proposed development?	N/A
Estimated # of trips generated by the proposed development?	N/A
Do sidewalks exist in the area?	No
Transportation improvements in the area?	No
If yes, what are they?	N/A

Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Station 53
Distance of the nearest station?	1.7 miles
Most likely station for 1st response?	Station 53
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes_____ No___x_____

If not, can this site be served? Yes_____ No___x_____

What special conditions would be involved in serving this site?

Commercial

Additional comments:

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	**West Side Elementary**
Middle School Servicing Development:	**Marietta Middle School**
High School Servicing Development:	**Marietta High School**
Capacity at Elementary School:	**500-600**
Capacity at Middle School:	**1300-1400**
Capacity at Marietta Sixth Grade Academy:	**800-900**
Capacity at High School:	**2500-2600**
Current enrollment of Elementary School:	**536**
Current enrollment of Middle School:	**1317**
Current enrollment of High School:	**2116**
Number of students generated by present development:	**0**
Number of students projected from the proposed development:	**4**
New schools pending to serve this area:	**None**
Comments:	

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440
Brian Binzer, AICP, Director

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

For Office Use Only:

Application #: Z2016-07 **Legistar #:** _____ **PZ #:** N/A

Planning Commission Hearing: 5-3-16 **City Council Hearing:** 5-11-16

Owner's Name John + Kristen Wills Email Address: jtwills1@gmail.com

Mailing Address 1409 Walcotts Way Zip Code: 30064 Telephone Number 404-642-4131

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____

Mailing Address _____ Zip Code: _____

Telephone Number _____ Email Address: _____

Address of property to be rezoned: 1409 Walcotts Way Marietta, GA 30064

Land Lot (s) ~~283~~ 288 0283 District 20 Parcel 20026300380 00380 Acreage 1.4 Ward 4 Future Land Use: LDR

Present Zoning Classification: R20 county Proposed Zoning Classification: R2

REQUIRED INFORMATION

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures – Copies of the application or signature(s) will NOT be accepted.**
2. Legal Description. **Legal description must be in a WORD DOCUMENT.**
3. Application fee ($500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
   - Site plan: One copy scaled to an 8 ½" X 11" size, plus 25 copies, if larger than 11" x 17", drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
   - Specific use or uses proposed for the site
   - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
   - Detention/retention areas
   - Public or private street(s) - right of way and roadway widths, approximate grades
   - Location and size of parking area with proposed ingress and egress
   - Specific types and dimensions of protective measures, such as buffers
   - Landscaping
   - Wetlands and 100 year floodplain
7. A detailed written description of the proposed development / project must be submitted with the rezoning application.

Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, AICP, Director

APPLICATION FOR ANNEXATION

For Office Use Only:

Application#: A2016-01 **Legistar#:** _____ **PZ #:** N/A

PC Hearing: 5-3-16 **CC Hearing:** 5-11-16

(APPLICANT OR AGENT MUST BE PRESENT AT ALL PUBLIC HEARINGS)

The Honorable Mayor
Members of the City Council
City of Marietta
205 Lawrence Street
Marietta, GA 30060

Dear Mayor and Council:

This application/letter is a request that the City of Marietta annex into the city the property described below:

Property Owner's Name (please print): John and Kristen Wills

Address of property to be annexed: 1409 Walcutts Way

Land Lot 283 & 288 **District:** 20 **Parcel:** 20028300380 **Number of Acres:** 1.1

Property owner's signature, date of signature and telephone number:

[signature] 3-15-16 404-642-4131

(Property owner's signature) *(Date)* *(Telephone Number)*

Property owner's address if different from property being annexed (for correspondence):

_____

Current land use of the property: residential
(i.e., commercial, residential, vacant, etc.)

If the current land use of the property is residential, how many people are living on the property: 6.

THE FOLLOWING INFORMATION MUST BE SUBMITTED BY THE PROPERTY OWNER BEFORE THE APPLICATION DEADLINE:

1. **Legal Description.**
2. **One (1) copy of survey.**
3. **One (1) copies of county tax plat.**
4. **Copy of the Certificate of Occupancy (CO) from Cobb County Building Inspections Department (if applicable). If the property is vacant, no CO is necessary.**

March 21, 2016

City of Marietta
Department of Development Services
205 Lawrence Street
Marietta, GA 30060

To Whom it May Concern:

Thank you for your acceptance and review of our family's application for annexation into the city of Marietta. We have lived in Marietta since 2006. Two years ago we moved from Park Manor Drive to the other side of the mountain. Unfortunately, we now live just barely outside the city boundaries.

Our neighbor, Mr. Lorenz, directly adjacent to the rear of our property is in the district. We would like to annex into the city primarily because we are excited about attending the Marietta City Schools.

We have four children and most of their friends from church and extracurricular afterschool activities (basketball, lacrosse, dance etc.) all attend Marietta City Schools. Our oldest daughter recently shadowed some of her girlfriends at Marietta Middle School and she is excited about attending school there with her friends.

Please contact us with any questions or if you need any additional information. Otherwise, we look forward to meeting you and speaking further about our application at your next meeting.

Best regards,

John + Kristen Wills

John and Kristen Wills
1409 Walcutts Way
Marietta, GA 30064

TO: **Marietta Daily Journal**

FROM: **City of Marietta**

RUN AD DATE: **April 15, 2016**

PUBLIC NOTICE OF REZONINGS, CODE AMENDMENT, AND VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, May 3, 2016, 6:00 P.M.,** City Hall, for a recommendation to the City Council at their meeting on **Wednesday, May 11, 2016, 7:00 p.m.,** City Hall, for a final decision to be made.

Z2016-07 [REZONING] JOHN & KRISTEN WILLS is requesting the rezoning of 1.1 acres located in Land Lots 283 & 288, District 20, Parcel 0380, 2nd Section, Marietta, Cobb County, Georgia, and being known as 1409 Walcutts Way from R-20 (Cobb County - Single Family Residential) to R-2 (City - Single Family Residential 2 units/acre). Ward 4C.

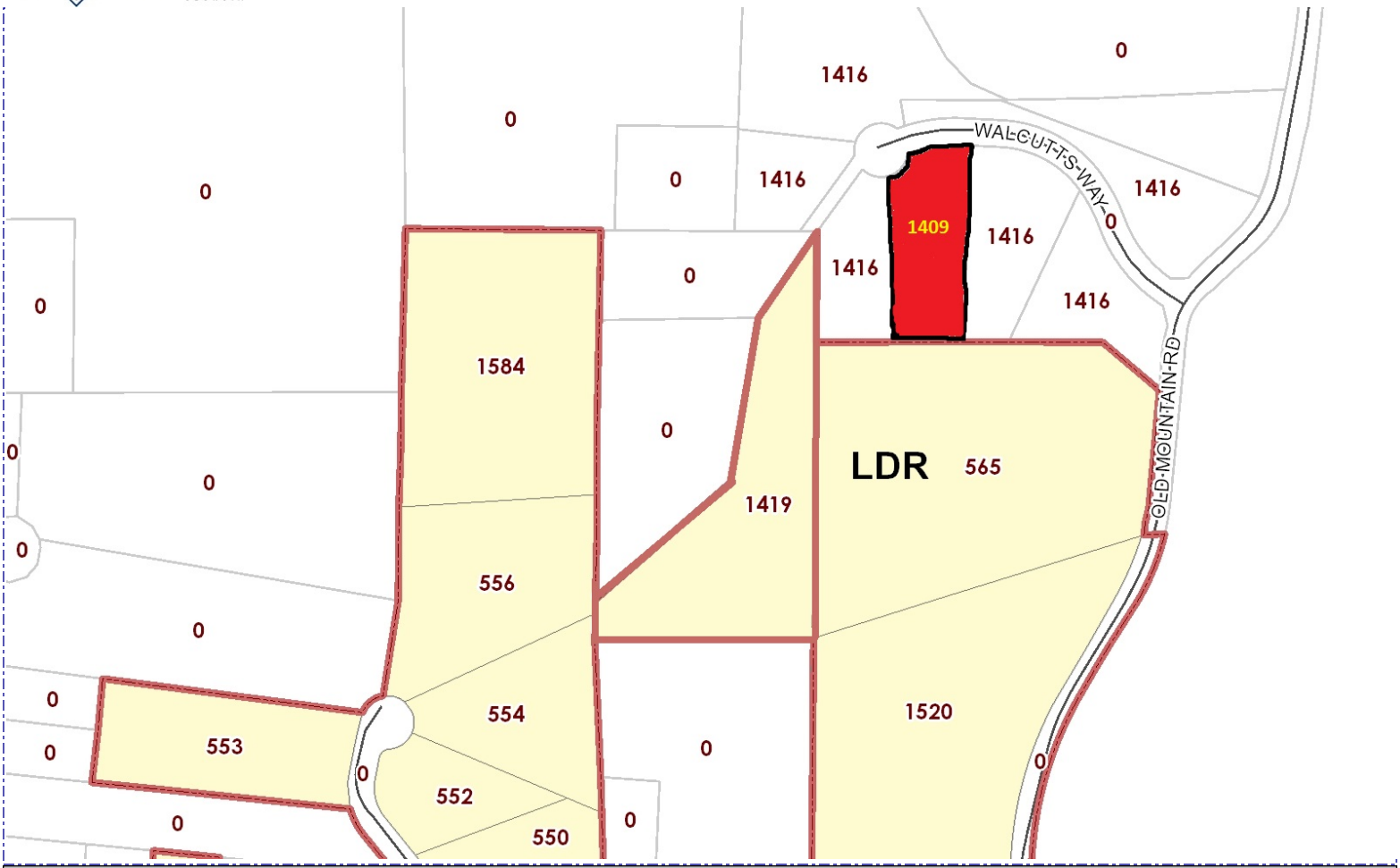
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

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 Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
1409 WALCUTTS WAY	20028300380	1.1	4C	R2	LDR

Property Owner: John & Kristen Wills

Applicant:

Proposed Zoning: R20 County to R2 City

Agent:

Proposed Use:

Planning Commission Date: 05/03/2016

City Council Hearing Date: 05/11/2016 Case Number: Z2016-07

City of Marietta Planning & Zoning

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Moble Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

C/L CURVE DATA

NO.	DATA
1	Δ = 37°12'26" R = 237.67' L = 154.34' T = 80.00'
2	Δ = 31°03'24" R = 287.97' L = 156.09' T = 80.01'
3	Δ = 64°27' R = 222.10' L = 249.83' T = 140.00'

CERTIFICATION OF THE COBB COUNTY BOARD OF HEALTH

LOTS 1-9 OF THIS PLAT HAVE BEEN APPROVED FOR INDIVIDUAL SEPTIC TANK SYSTEMS (EXCEPT AS NOTED) AND INDIVIDUAL SEPTIC TANK PERMITS WILL BE ISSUED UPON RECEIPT OF INDIVIDUAL PLANS SHOWING THE SEPTIC TANK SYSTEM IN A SUITABLE PLACE ON THE LOT.

DATED THIS 31st DAY OF AUGUST 1998

SEE P.B. 176 PG. 29 FOR ORIGINAL SIGNATURES
ENVIRONMENTAL HEALTH DISTRICT DIRECTOR
FOR THE COBB COUNTY BOARD OF HEALTH

NOTES ON INDIVIDUAL SEPTIC SYSTEMS:

OUT : MEANS UNSUITABLE FOR SEPTIC SYSTEM

SP : MEANS APPROVAL OF INDIVIDUAL SITE PLAN REQUIRED PRIOR TO ISSUANCE OF SEPTIC TANK PERMIT

PP : MEANS APPROVAL OF INDIVIDUAL PLOT PLAN REQUIRED PRIOR TO ISSUANCE OF SEPTIC TANK PERMIT

SPA : MEANS APPROVAL OF INDIVIDUAL SITE PLAN UTILIZING AN ALTERNATIVE SYSTEM REQUIRED PRIOR TO ISSUANCE OF SEPTIC TANK PERMIT.

INDIVIDUAL LOT SEPTIC PLAN AND SOILS REPORT FOR LOT 10 TO BE SUBMITTED AND APPROVED BY COBB COUNTY BOARD OF HEALTH, PRIOR TO ISSUANCE OF A BUILDING PERMIT.

EASEMENT LEGEND	
ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT

STRUCTURES LEGEND
HEADWALL
FLARED END SECTION (D.O.T.)
SINGLE-WING CATCH BASIN
DOUBLE-WING CATCH BASIN
WEIR INLET
JUNCTION BOX
FIRE HYDRANT
GRATE INLET

NOTE: ALL STORM DRAINS ARE BITUMINUS COATED CORRUGATED METAL PIPE (CMP) UNLESS OTHERWISE NOTED.

TOTAL AREA = 18.24 ACRES
TOTAL NO. OF LOTS = 10
DENSITY / YIELD = 0.55 LOTS PER ACRE
PRESENT ZONING - R-20 ZONED 12/26/72, V-19 1/14/98
MIN. FRONT YARD = 35'
MIN. SIDE YARD = 10'
MIN. REAR YARD = 35'
MIN. HOUSE SIZE = 3000 @

TABLE OF DEDICATION	
STREET NAME	LENGTH IN L.F.
WALCUTT'S WAY	695

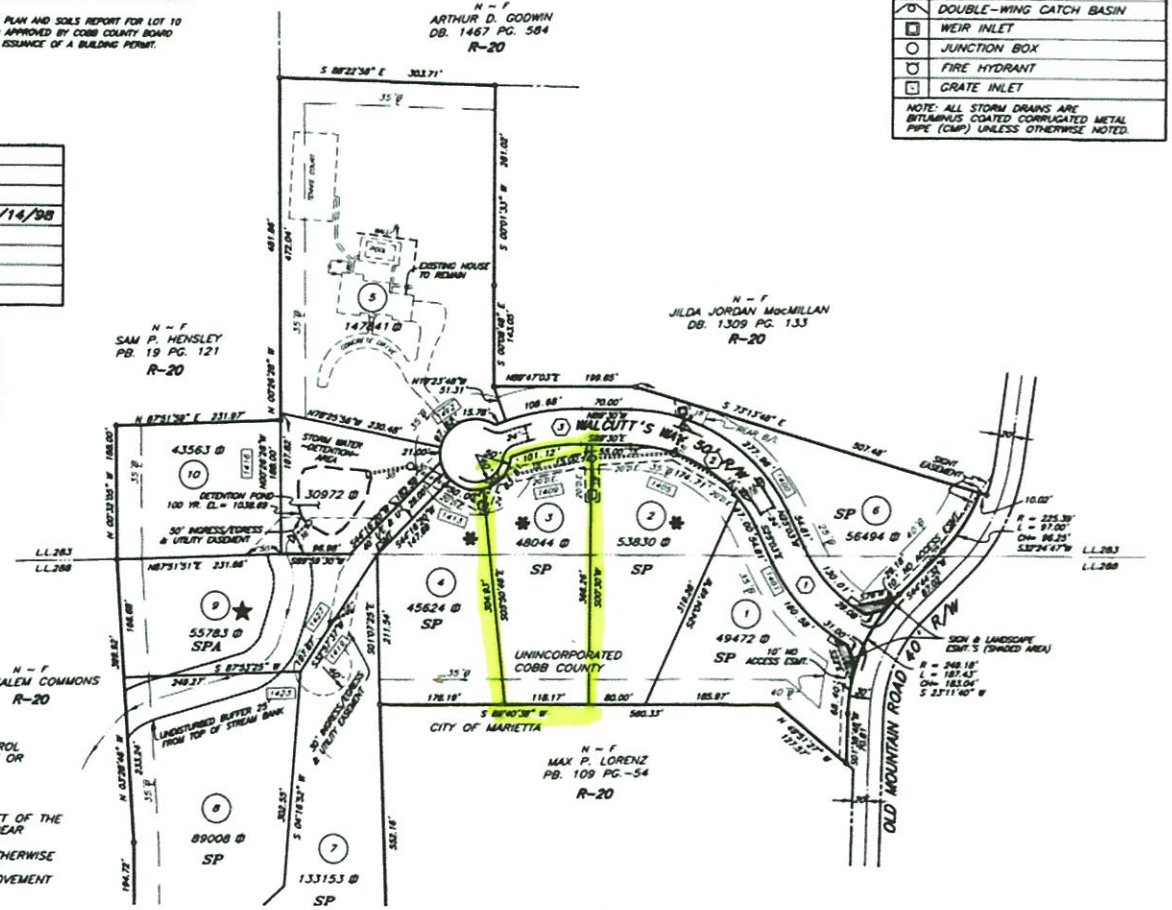
REVISION NO. 1 DATE: 5-3-00
THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 176 , PAGE 29
THE PURPOSE OF THE REVISION IS TO: CHANGE WEIR INLETS ON LOTS 2/3 & 3/4 TO GRATE INLETS.

SEE P.B. 176 PG. 29 FOR ORIGINAL SIGNATURES
APPROVED BY DATE
PLAT FILED IN OFFICE 5-8-2000 , RECORDED IN PLAT BOOK 188 , PAGE 87 .

REVISION NO. 2 DATE: 6-4-02
THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 188 , PAGE 87
THE PURPOSE OF THE REVISION IS TO: ADD LOT 10 AND REVISE L E & U ESMT.

SPA per Variance V-72 appeal 6-12-02.

APPROVED BY DATE 6-18-02
PLAT FILED IN OFFICE 7-15-2002 , RECORDED IN PLAT BOOK 204 , PAGE 84 .
Jay C. Stephenson, Clerk of C.R.C. Ref. 0137047



NOTES:
1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
2. ALL LOTS ARE TO HAVE A RESERVE STRIP FOR DRAINAGE CONTROL, 5' EITHER SIDE OF SIDE PROPERTY LINES, 10' EITHER SIDE OF REAR PROPERTY LINES, AND 20' ALONG EXTERIOR (REAR) PROPERTY LINES.
3. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET OF THE EDGE OF A PERMANENT WATER OR SEWER EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO FEET ON SIDE SETBACKS.
4. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.

I HEREBY CERTIFY THAT
AND CORRECT SURVEY
THE MONUMENTS HAVE
ACCURACY AND SPECIFIC
STANDARDS.

JOHN C. GASKINS, GEOR

I HEREBY CERTIFY AS T
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WHATSOEVER. I FURTHER
THE LAND ACCORDING T
SUBSEQUENT IN TITLE T

SEE P.B. 176 PG. 29 F
OWNER: SUTTON PROPER

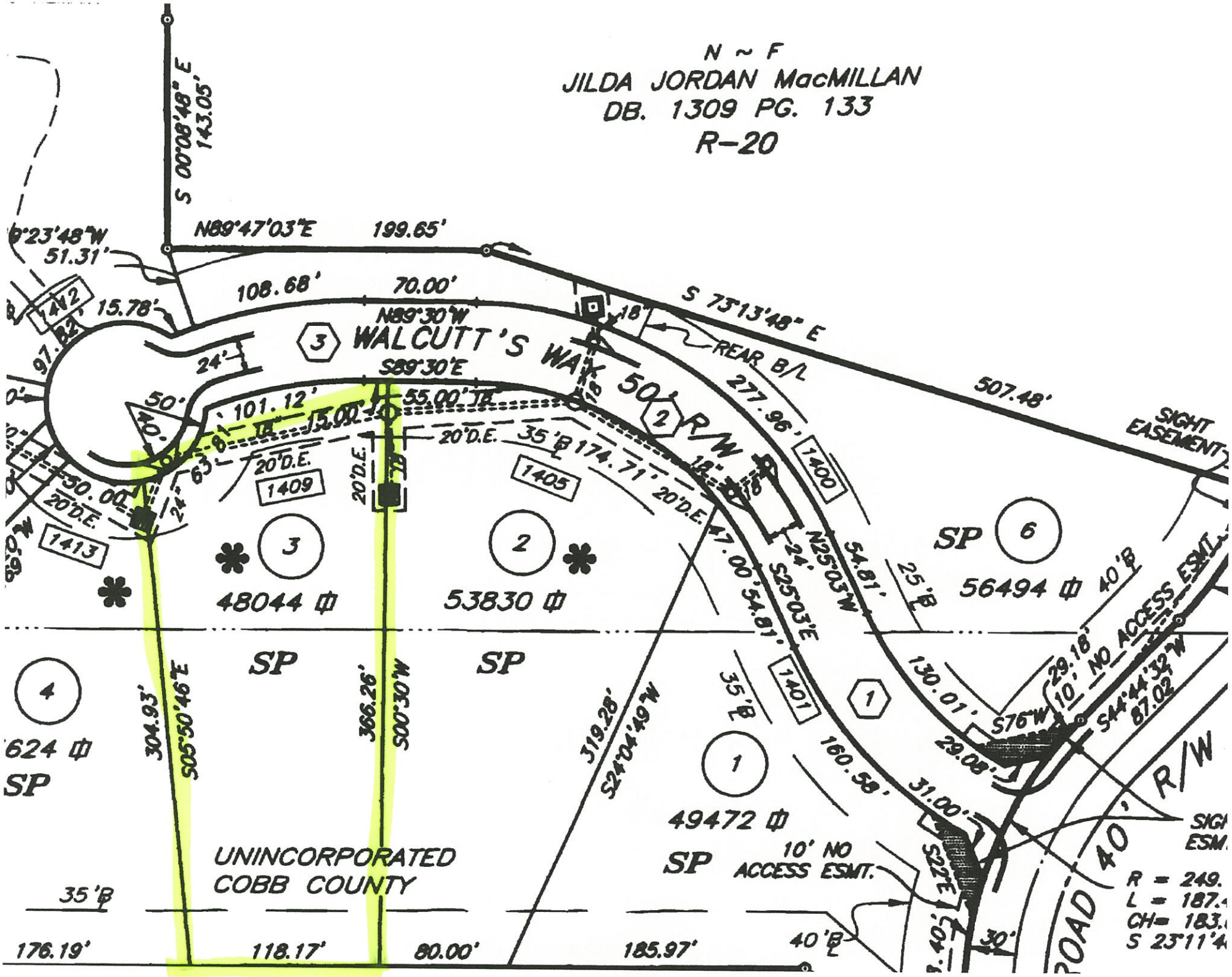
THIS PLAT, HAVING BEEN
FOUND TO COMPLY WITH
AND THE COBB COUNTY
THE INSTALLATION AND
AND OTHER IMPROVEMEN
SPECIFICATIONS AND THE

SEE P.B. 176 PG. 29 F
COBB COUNTY WATER S

SEE P.B. 176 PG. 29 F
ZONING DIVISION

SEE P.B. 176 PG. 29 F
DEVELOPMENT & INSPEC

SEE P.B. 176 PG. 29 F
COBB COUNTY BOARD O


N ~ F
JILDA JORDAN MacMILLAN
DB. 1309 PG. 133
R-20
S 00°08'48" E
143.05'
N89°47'03"E
199.65'
108.68'
70.00'
N89°30'W
S89°30'E
WALCUTT'S WAY 50' R/W
S 73°13'48" E
507.48'
REAR B/L
277.96'
SIGHT EASEMENT
1400
1405
1409
1413
1401
1412
48044
53830
56494
49472
624
SP
UNINCORPORATED
COBB COUNTY
10' NO ACCESS ESMT.
S05°50'46"E
304.93'
366.26'
S00°30'W
319.28'
S24°04'49"W
S25°03'E
N25°03'W
S76°W
S44°44'32"W
87.02'
29.18'
130.01'
160.58'
31.00'
29.08'
176.19'
118.17'
80.00'
185.97'
40' R/W
ROAD 40' R/W

1409 Walcutts Way Marietta, GA 30064

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:1,200

Map Notes: