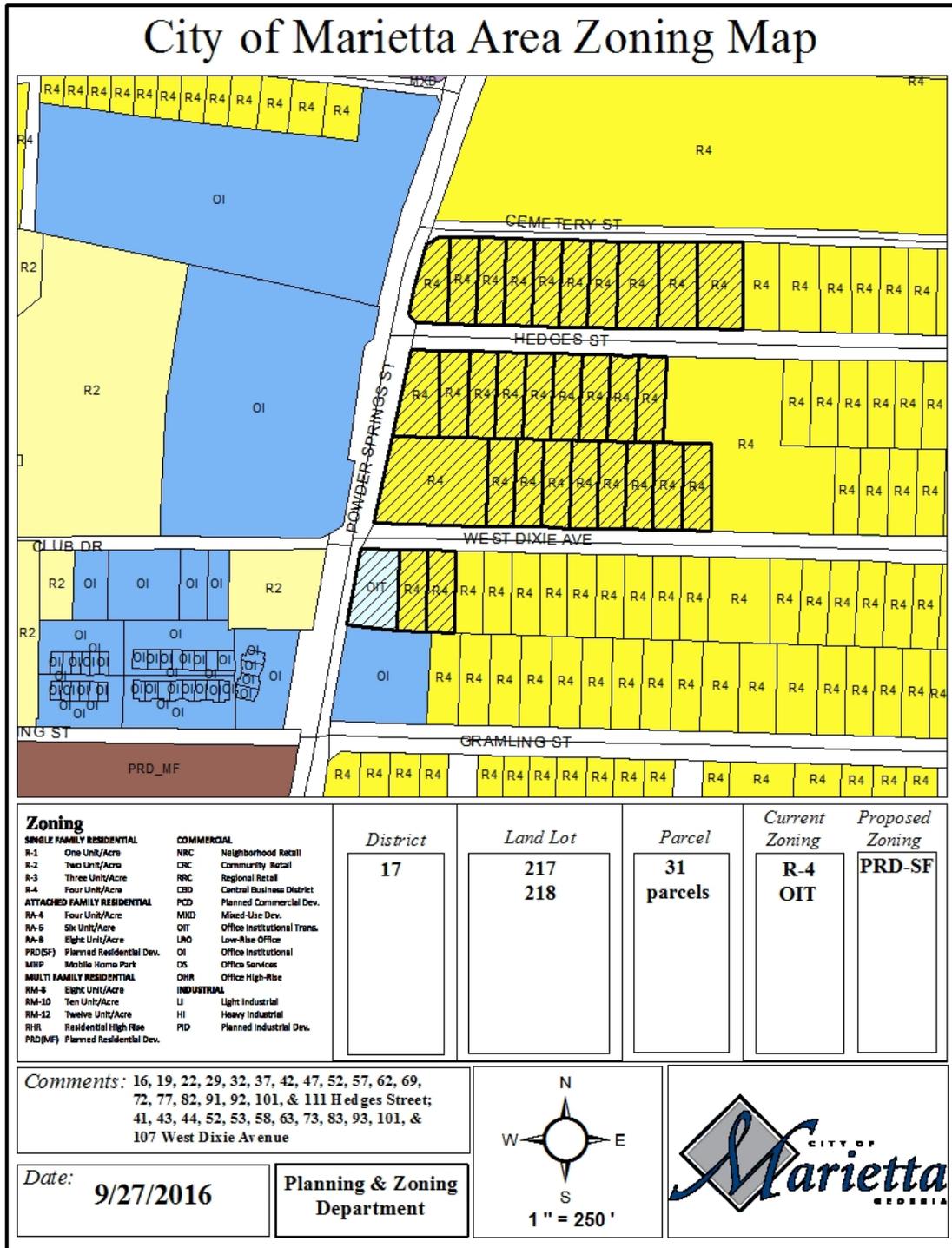
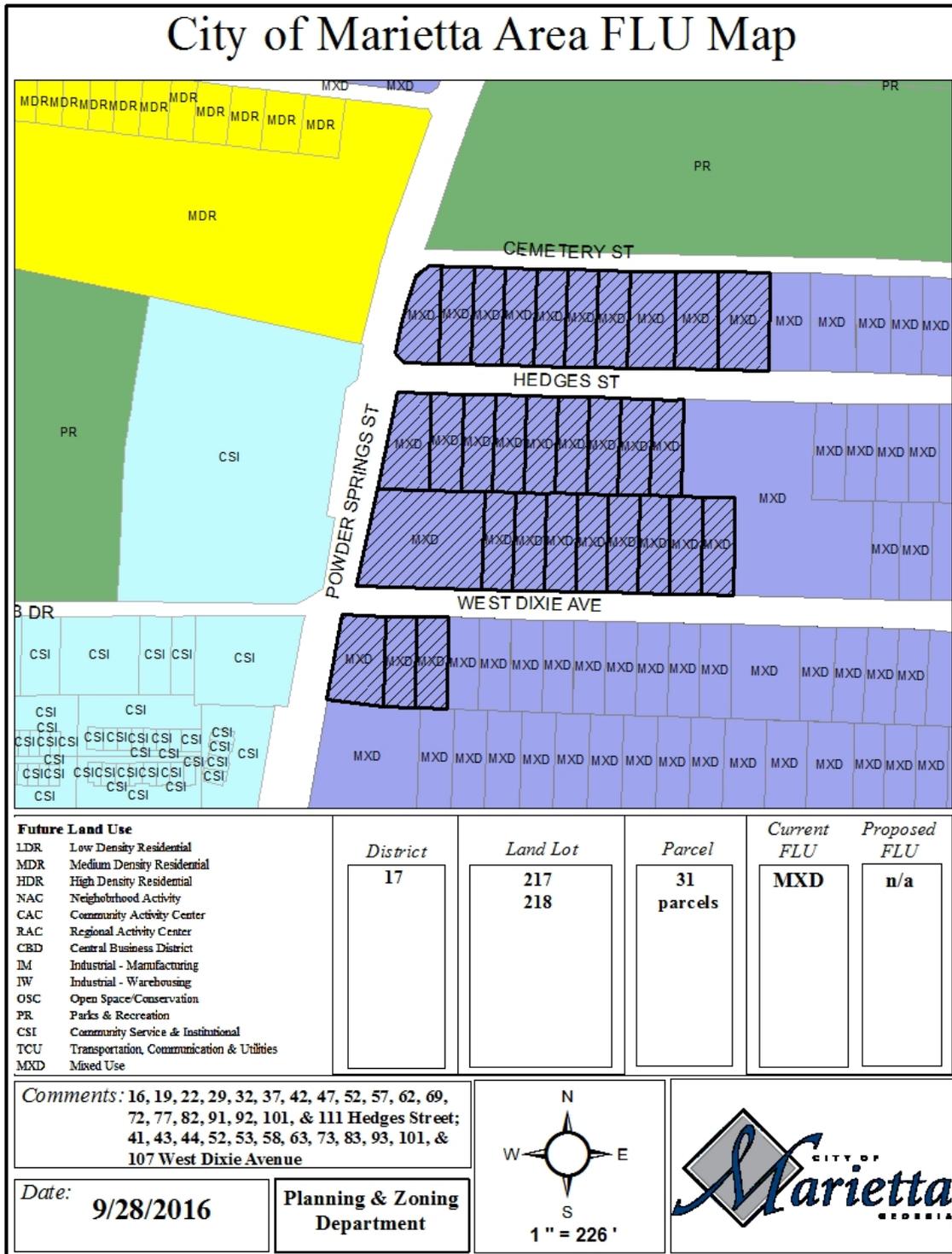


MAP



FLU MAP



PICTURES OF PROPERTY



Houses on the south side of Hedges Street



North side of Hedges Street



Looking east along Cemetery Street



Houses on the north side of West Dixie Street

STAFF ANALYSIS

Location Compatibility

InLine Communities, LLC is requesting the rezoning of 31 parcels east of Powder Springs Street and south of Cemetery Street to PRD-SF (Planned Residential Development – Single Family) that would be reconfigured in order to construct seventy eight (78) single family detached houses in a planned residential community. Most of the properties are currently zoned R-4 (Single Family Residential – 4 units/acre) with the exception of one property that is currently zoned OIT (Office Institution Transitional). The redevelopment area, mostly owned by the Marietta Redevelopment Corporation, is approximately nine (9) acres in size, and consists of parcels with dilapidated duplexes and vacant lots where the houses have already been demolished. The applicant is also requesting contemporaneous approval of the submitted detailed plan.

The Marietta Conference Center and Brumby House are zoned OI (Office Institutional) and located across Powder Springs Street to the west. The Confederate Cemetery, zoned R-4, is located to the north. Residences zoned R-4 are located to the east and south of the development site.

Use Potential and Impacts

This area has been targeted for redevelopment for some time, as many of the structures have already been demolished or have fallen to disrepair. The existing neighborhood is platted at approximately four (4) units per acre. According to the submitted plan, there would be seventy eight (78) units built upon 9.05 acres, with a resulting density of 8.6 units/acre. However, this does not take into consideration any proposed right of way donation for new streets or area needed for stormwater control.

Higher density residential uses are typically encouraged near the central business district, so residents are closer to employment centers, community activities, events, and retail. Densities of other residential single family developments near the Square are as follows:

Development	Units	Acreage	Density
Meeting Park	126	10.88	11.6
Marietta Walk (I&II)	72 + 12	8.42 + 2.181	8
Montgomery Park	45	10.45	4.3
Manget	149	18.19	8.2
Boston Homes	99	15.5	6.4
Manor Park	36	4.29	8.4
Fort Hill	55	6.13	8.9

The Future Land Use (FLU) designation of this area is MXD (Mixed-Use Development), which is intended to provide a symbiotic mix of residential and commercial uses. The Comprehensive Plan encourages residential developments in these areas be master planned and focused on owner-occupied housing. Although this development is lacking the commercial component needed to make this truly mixed use, this master planned residential neighborhood is compatible with the future land use designation.

Environmental Impacts

The high point of this site is along Powder Springs Street and descends eastward. Stormwater is currently conveyed through open channels and pipes and is proposed to be detained offsite through agreement with the City. Otherwise, there is no indication of wetlands, floodplain, or endangered species on this site.

Economic Functionality

The Marietta Redevelopment Corporation began buying properties in this area as an attempt to remove the blighted homes and market the assembled properties for a new commercial, residential, or mixed use development. Due to the recession in the late 2000s and dormant real estate market, the acquired homes were simply maintained as low quality rental housing. Higher density housing has recently been successful around Marietta's core.

Infrastructure

The developers have proposed a grid street pattern, which is an optimal layout for planned developments, as it eases traffic conditions by allowing more variations of access. Many of the homes will be rear-loaded from private, one-way alleys. On street parallel parking is proposed for guest parking spaces.

Marietta City Schools anticipates the development would add approximately thirty five (35) children into the school system. The servicing elementary school, Hickory Hills Elementary, is nearing capacity. Marietta Middle School is at capacity and Marietta High School is under capacity. If the children generated by the development are elementary school aged, this development could bring the student count close to capacity for Hickory Hills Elementary school.

There should be no adverse impact on the City's ability to continue providing quality water, sewer, or electricity services.

History of Property

On August 8, 1990, the property at 44 West Dixie Avenue was rezoned (Z9016) from R-10 (R-4) to OIT, Office Institution Transitional. Other than that case, there is no history of any variances, special land use permits, or rezonings for these parcels.

Detailed Plan Issues

The applicant is requesting contemporaneous approval of the detailed plan approval in conjunction with this rezoning request (general plan). Staff has identified issues with this plan, and they are noted in the Detailed Plan Issues section below.

Elevations:

The elevations provided show highly decorative front elevations. However, the sides and rears are missing the quantity and quality of fenestration elements shown on the front. The applicant has requested consideration to allow the sides be less decorated, due to the 7' spacing between homes, unless on corner or end lots. However, as shown, the sides and rear elevations would need to incorporate more windows, window grids, banding, shutters, and/or false shutters in order to comply with the City's Four-Sided Architecture requirement.

Site Design & Configuration:

The details provided at the bottom of the detailed plan indicate that the driveway lengths for rear loaded homes off of private streets and alleys will be 16' from back of curb or edge of pavement. Front loaded homes facing public streets will have a minimum 18' long driveway from the back of the sidewalk.

Attached unit developments in the PRD-SF zoning classification are required to have one acre of recreation area per 50 units. Although this requirement does not apply to a planned, detached community, this plan does show that 1.24 acres of open space will be provided.

Many of the street trees shown appear to be in the right of way or City property. This has been allowed in the past with some of the more dense residential developments so long as the covenants contain a provision that the homeowner's association be responsible for the maintenance and upkeep of the trees.

As shown, the following variances would be necessary:

- Variance to exempt Private Street C from street tree requirements.
- Variance to reduce public and private street widths from 50' to 44'.



ANALYSIS & CONCLUSION

InLine Communities, LLC is requesting the rezoning of 31 parcels east of Powder Springs Street and south of Cemetery Street to PRD-SF (Planned Residential Development – Single Family) that would be reconfigured in order to construct seventy eight (78) single family detached houses in a planned residential community.

This area has been targeted for redevelopment for some time, as many of the structures have already been demolished or have fallen to disrepair. The existing neighborhood is platted at approximately four (4) units per acre. According to the submitted plan, there would be seventy eight (78) units built upon 9.05 acres, with a resulting density of 8.6 units/acre. However, this does not take into consideration any proposed right of way donation for new streets or area needed for stormwater control.

The developers have proposed a grid street pattern, which is an optimal layout for planned developments, as it eases traffic conditions by allowing more variations of access. Many of the homes will be rear loaded from private, one-way alleys, and on street parallel parking is proposed for guest parking spaces.

The applicant is requesting contemporaneous approval of the detailed plan approval in conjunction with this rezoning request (general plan). Staff has identified the following issues and variances:

- **Elevations:** The sides and rear elevations would need to incorporate more windows, window grids, banding, shutters, and/or false shutters in order to comply with the City’s Four Sided Architecture requirement.
1. Variance to exempt Private Street C from street tree requirements.
 2. Variance to reduce public and private street widths from 50’ to 44’.

The Future Land Use (FLU) designation of this area is MXD (Mixed-Use Development), which is intended to provide a symbiotic mix of residential and commercial uses. The Comprehensive Plan encourages residential developments in these areas be master planned and focused on owner-occupied housing. Although this development is lacking the commercial component needed to make this truly mixed use, this master planned residential neighborhood is compatible with the future land use designation.

Prepared by: Shelly Wenkle

Approved by: Rusty Ratt



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	6 inch and 14 inch
Capacity of the water line?	Fire flow test may be required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	8 inch and 10 inch
Capacity of the sewer line?	A.D.F.
Estimated waste generated by proposed development?	Peak
Treatment Plant Name?	Not Provided
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

DATA APPENDIX CONTINUED

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?	Olley Creek
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?	Yes; concentrated ephemeral stormwater conveyed via open channels and pipes
Potential presence of endangered species in the area?	No

TRANSPORTATION

What is the road effected by the proposed change?	Hedges St; W Dixie Ave
What is the classification of the road?	Local; local
What is the traffic count for the road?	N/A
Estimated # of trips generated by the proposed development?	N/A
Estimated # of pass-by cars entering proposed development?	N/A
Do sidewalks exist in the area?	Yes; both sides of Hedges; both sides of W Dixie
Transportation improvements in the area?	No
If yes, what are they?	N/A

To be addressed during platting and site plan review processes:

1. Northern, private street with 44-ft wide AE/UE requires a variance. (50-ft width is minimum requirement.)
2. All existing curb, gutter, and sidewalk will require replacement.
3. Replacement sidewalk to be 5-ft wide with 2-ft grass strip along back of curblines.



4. Proposed retaining wall along Powder Springs Street must be high enough to support future Powder Springs Street roadway improvements.
5. Maintenance easement required for retaining wall along Powder Springs Street.
6. Curb and turn radii must satisfy minimum requirements.
7. At all locations where the recommended applicable AASHTO sight distance is not contained within right-of-way or respective access easements having protection for sight lines, sight distance easements will be required.
8. Mail kiosk must satisfy ADA accessibility requirements.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Station 51
Distance of the nearest station?	1.3 mi.
Most likely station for 1 st response?	Station 51
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

Marietta Fire Department will require compliance with Marietta Sprinkler Ordinance, the mail kiosk will require compliance with the Georgia Accessibility Code. IFC 503.2.5 requires all access roads dead end lengths shall not extend over 150 feet without an approved means of turn around. The turning radii on all public streets shall be 35 degrees.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments:



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	Hickory Hills Elementary
Middle School Servicing Development:	Marietta Middle School
High School Servicing Development:	Marietta High School
Capacity at Elementary School:	375 – 475
Capacity at Middle School:	1,300 – 1,400
Capacity at Marietta Sixth Grade Academy:	800 – 900
Capacity at High School:	2,400 – 2,500
Current enrollment of Elementary School:	405
Current enrollment of Middle School:	1,313
Current enrollment of High School:	2,365
Number of students generated by present development:	4
Number of students projected from the proposed development:	35
New schools pending to serve this area:	None
<u>Comments:</u>	



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 #: 22016-32 Legistar #: _____ PZ #: 16-538
 Planning Commission Hearing: 11/01/2016 City Council Hearing: 11/09/2016

Owner's Name Marietta Redevelopment Corporation and Marietta Board of Lights and Water Email Address: _____
See Exhibit "A" attached
 Mailing Address collectively hereto Zip Code: _____ Telephone Number _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER:
 Applicant Representative: J. Kevin Moore - Moore Ingram Johnson & Steele, LLP
 Applicant: InLine Communities, LLC
 Mailing Address 48 Atlanta Street, Marietta, GA Zip Code: 30060
 Telephone Number (404) 895-0913 Email Address: bryan@inlinecommunities.com

Address of property to be rezoned: See Attached Exhibit "C" Hedges ST & W. Dixie Ave
 Land Lot (s) 02170 District 17 Parcel See Exh. "C" Acreage 9.05± Ward 1A Future Land Use: MXD
02180
 Present Zoning Classification: R4, OIT Proposed Zoning Classification: PRD-SF

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.
3. Site plan/plat/survey 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 site plan/plat/survey. Five (5) copies, drawn to scale and no larger than 24" x 36"; and one (1) copy 11' x 17' or smaller, must be submitted. The following information must be included:
 - Specific use or uses proposed for the site
 - Acreage, bearing and distances, other dimensions, and location of the tract(s)
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas, and utility easements
 - 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, stream buffers, and 100 year floodplain
4. A detailed written description of the proposed development/project must be submitted with the application.

EXHIBIT "C" - ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: **November 1, 2016**
November 9, 2016

Applicant: InLine Communities, LLC
Property Owners: Marietta Redevelopment Corporation
Marietta Board of Lights and Water

Listing of Addresses and Parcel Numbers

Land Lot 02170

<u>Address</u>	<u>Parcel No.</u>
16 Hedges Street	0290
19 Hedges Street	0020
22 Hedges Street	0280
29 Hedges Street	0030
32 Hedges Street	0270
37 Hedges Street	0040
42 Hedges Street	0260
47 Hedges Street	0050
52 Hedges Street	0250
57 Hedges Street	0060
62 Hedges Street	0240
69 Hedges Street	0070
72 Hedges Street	0230
77 Hedges Street	0080
82 Hedges Street	0220
91 Hedges Street	0090
92 Hedges Street	0210
101 Hedges Street	0100
111 Hedges Street	0110
41 W. Dixie Avenue	0300
43 W. Dixie Avenue	0310
53 W. Dixie Avenue	0320
63 W. Dixie Avenue	0330
73 W. Dixie Avenue	0340
83 W. Dixie Avenue	0350
93 W. Dixie Avenue	0360
101 W. Dixie Avenue	0370
107 W. Dixie Avenue	0380

Land Lot 02180

Address

Parcel No.

44 W. Dixie Avenue
52 W. Dixie Avenue
58 W. Dixie Avenue

0010
0020
0030

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: **November 1, 2016**
November 9, 2016

Applicant: **InLine Communities, LLC**
Property Owners: **Marietta Redevelopment Corporation**
Marietta Board of Lights and Water

DESCRIPTION OF PROPOSED DEVELOPMENT/PROJECT

The property which is the subject of the Application for Rezoning by Applicant, InLine Communities, LLC (hereinafter "Applicant") consists of a total tract of 9.05 acres, more or less, and consists of assembled parcels along the northerly and southerly sides of Hedges Street, the northerly and southerly sides of West Dixie Avenue, immediately easterly of Powder Springs Street, Land Lots 217 and 218, 17th District, 2nd Section, City of Marietta, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Rezoning Application seeks approval of a request to rezone the Subject Property from its existing R4 and OIT zoning categories to the PRD-SF category. Applicant is seeking rezoning for an upscale single-family residential community.

The proposed project is a redevelopment of the Property which, in years past, consisted of small frame homes, and undeveloped lots, which are primarily underutilized and rented, as opposed to owner occupied. Applicant proposes the construction of seventy-eight (78) single family residences. All residences shall be traditional or Craftsman style in architecture and design, with the exteriors consisting of brick, stone, stacked stone, cedar shake, board and batten, and combinations thereof. The minimum square footage for the residences is 2,000 square feet, ranging upwards to 3,500 square feet, and greater. All residences shall have two car garages. Access will be from the existing streets of Hedges Street and West Dixie Avenue, with new public and private streets also providing access. Extensive landscaping will be done for the overall project, with emphasis along the streetscape of Powder Springs Road and throughout.

Applicant submits with its Application for Rezoning the following items which provide details as to specific areas of the proposed development:

- (1) Rezoning Plan;
- (2) Detail Plan;
- (3) Existing Condition Plan;
- (4) Monumental Signage Concept Plan; and
- (5) Elevations.

PAGE 2 - ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: **November 1, 2016**
November 9, 2016

Applicant: **InLine Communities, LLC**
Property Owners: **Marietta Redevelopment Corporation**
Marietta Board of Lights and Water

A detailed letter of agreeable zoning stipulations and conditions will be submitted on behalf of Applicant prior to the hearings before the Planning Commission and City Council. Any required variances will be more particularly set forth during the rezoning process.

Applicant is very excited with the opportunity of this new project within the City of Marietta. The project will redevelop the Property for a much-needed and long-desired redevelopment of the Property which will bring home ownership, stability, and an overall increase in the quality of housing to the immediate area. Applicant will maintain the charm, character, and connectivity with other parts of the City, as well as the Square through the City's trail and park project. The development will meet, and exceed, the standards established by other similar projects within the City.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: October 14, 2016

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, 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, November 1, 2016, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, November 9, 2016, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2016-32 [REZONING] INLINE COMMUNITIES, LLC is requesting the rezoning of approximately 9.05 acres located in Land Lot 217, District 17, Parcels 0290, 0020, 0280, 0030, 0270, 0040, 0260, 0050, 0250, 0060, 0240, 0070, 0230, 0080, 0220, 0090, 0210, 0100, 0110, 0300, 0310, 0320, 0330, 0340, 0350, 0360, 0370, 0380; and Land Lot 218, District 17, Parcels 0010, 0020, 0030; 2nd Section, Marietta, Cobb County, Georgia, and being known as 16, 19, 22, 29, 32, 37, 42, 47, 52, 57, 62, 69, 72, 77, 82, 91, 92, 101, & 111 Hedges Street; 41, 43, 44, 52, 53, 58, 63, 73, 83, 93, 101, & 107 West Dixie Avenue from OIT (Office Institution Transition) and R-4 (Single Family Residential – 4 units/acre) to PRD-SF (Planned Residential Development – Single Family). Ward 1A.

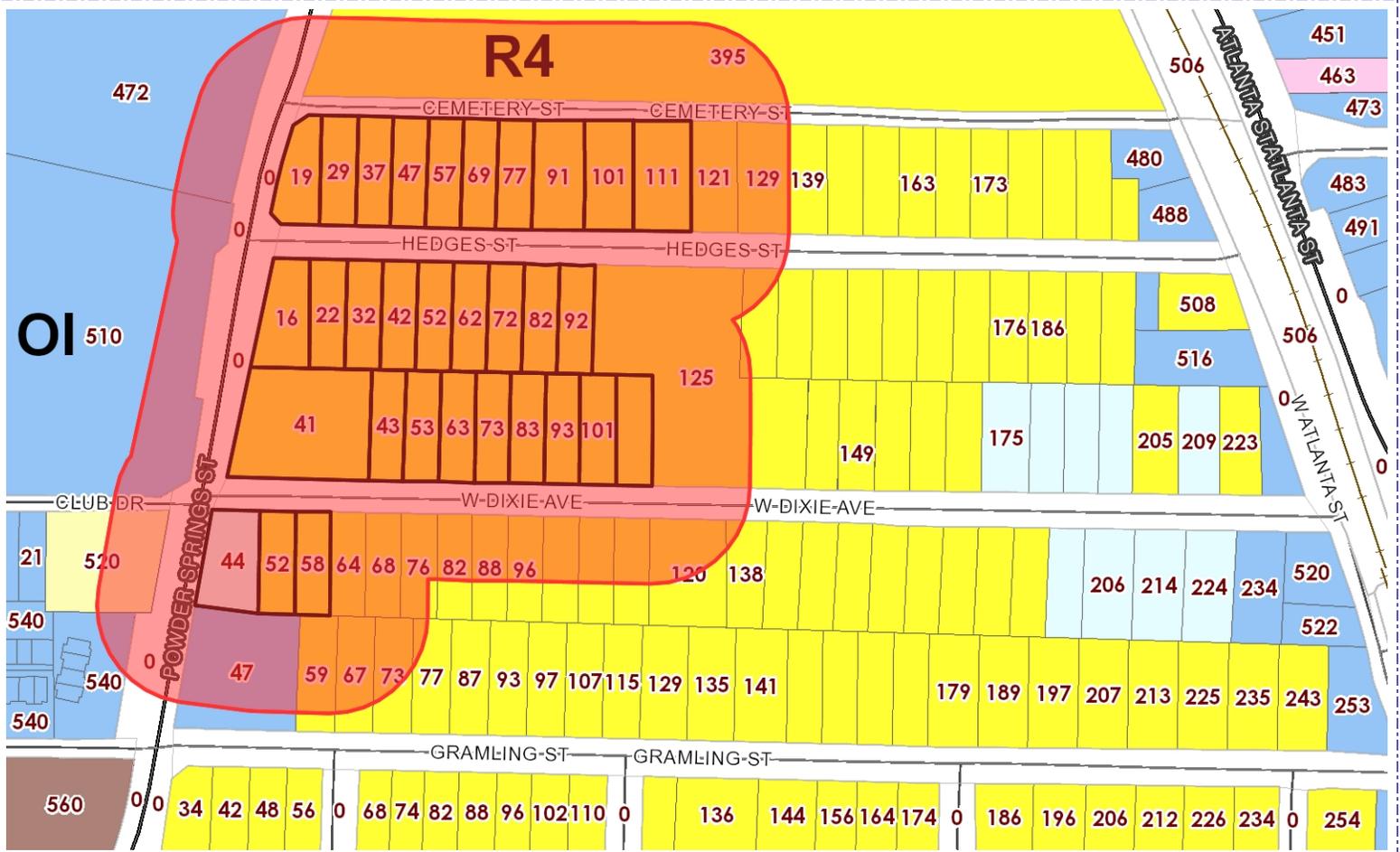
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

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

200ft Buffer



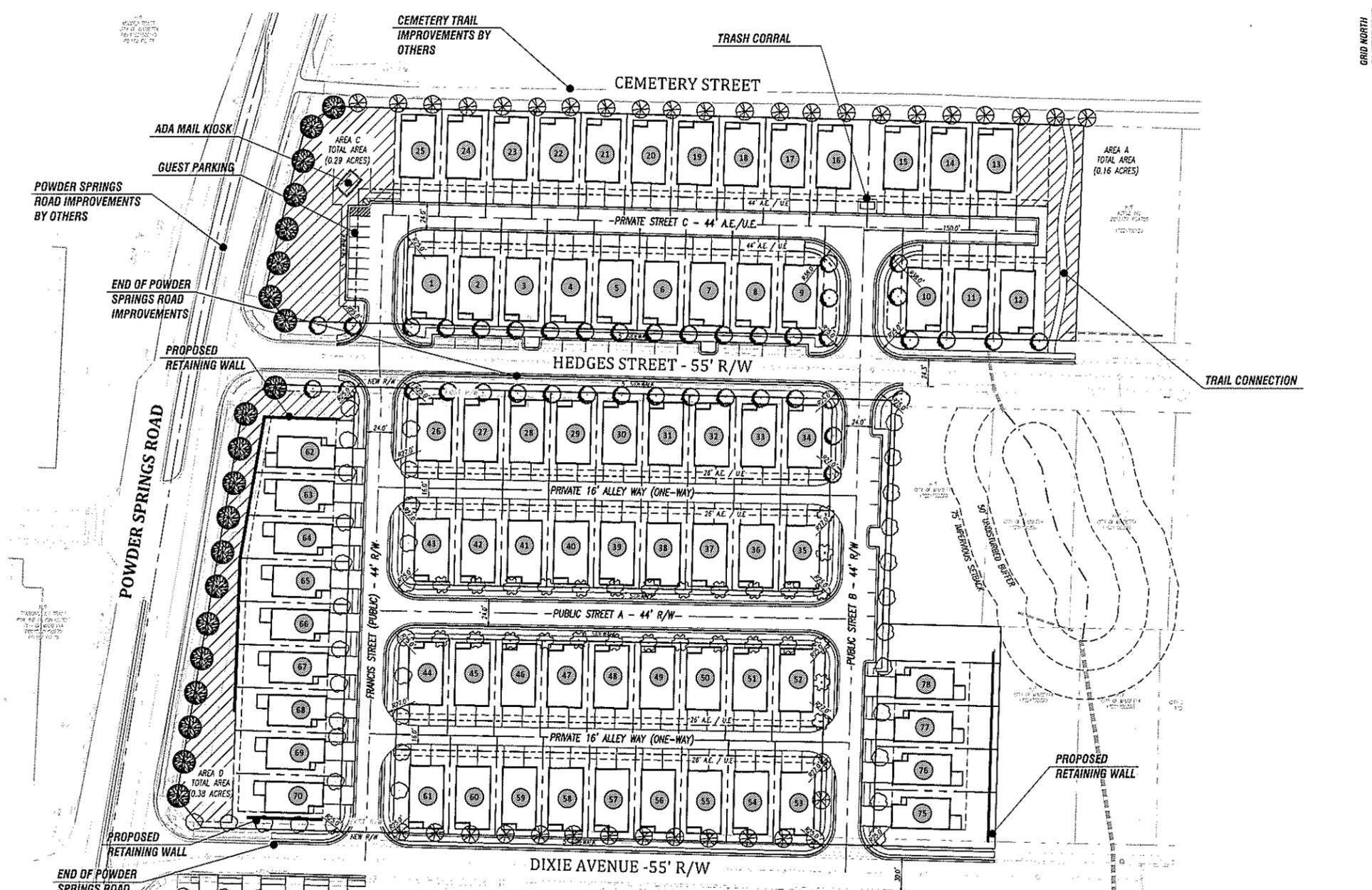
Address	Parcel Number	Acreage	Ward	Zoning	FLU
69 HEDGES ST	17021700070	0.255	1A	R4	MXD
63 W DIXIE AVE	17021700330	0.259	1A	R4	MXD
16 HEDGES ST	17021700290	0.343	1A	R4	MXD
29 HEDGES ST	17021700030	0.264	1A	R4	MXD
44 W DIXIE AVE	17021800010	0.366	1A	OIT	MXD
58 W DIXIE AVE	17021800030	0.238	1A	R4	MXD
52 W DIXIE AVE	17021800020	0.245	1A	R4	MXD
37 HEDGES ST	17021700040	0.251	1A	R4	MXD
32 HEDGES ST	17021700270	0.256	1A	R4	MXD
73 W DIXIE AVE	17021700340	0.251	1A	R4	MXD
52 HEDGES ST	17021700250	0.255	1A	R4	MXD
41 W DIXIE AVE	17021700300	0.961	1A	R4	MXD
22 HEDGES ST	17021700280	0.262	1A	R4	MXD
83 W DIXIE AVE	17021700350	0.257	1A	R4	MXD
72 HEDGES ST	17021700230	0.255	1A	R4	MXD
42 HEDGES ST	17021700260	0.255	1A	R4	MXD
62 HEDGES ST	17021700240	0.255	1A	R4	MXD
92 HEDGES ST	17021700210	0.253	1A	R4	MXD
53 W DIXIE AVE	17021700320	0.257	1A	R4	MXD
82 HEDGES ST	17021700220	0.253	1A	R4	MXD
43 W DIXIE AVE	17021700310	0.251	1A	R4	MXD
93 W DIXIE AVE	17021700360	0.251	1A	R4	MXD
107 W DIXIE AVE	17021700380	0.263	1A	R4	MXD
101 W DIXIE AVE	17021700370	0.268	1A	R4	MXD
101 HEDGES ST	17021700100	0.355	1A	R4	MXD
57 HEDGES ST	17021700060	0.253	1A	R4	MXD
47 HEDGES ST	17021700050	0.257	1A	R4	MXD

91 HEDGES ST	17021700090	0.373	1A	R4	MXD
77 HEDGES ST	17021700080	0.258	1A	R4	MXD
111 HEDGES ST	17021700110	0.419	1A	R4	MXD
19 HEDGES ST	17021700020	0.255	1A	R4	MXD

Property Owner:	Marietta Redevelopment		Zoning Symbols 
Applicant:	InLine Communities		
Proposed Zoning:	PRD-SF		
Agent:	J. Kevin Moore, Esq.		
Proposed Use:			
Planning Commission Date:	11/01/2016	BZA Hearing Date:	
City Council Hearing Date:	11/09/2016	Case Number: Z2016-32	
City of Marietta Planning & Zoning			

DEVELOPMENT SUMMARY

- TOTAL PROPERTY ACREAGE = ±9.05 AC.
- TOTAL NUMBER OF UNITS = 78
- CURRENT ZONING = R-4
- PROPOSED ZONING: PRD PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
- PROPOSED RIGHT OF WAY:
DEDICATION OF PUBLIC STREETS: 53,059 (1.21 ACRES)
EXISTING RIGHT OF WAY ACQUISITION: 6,550 S.F. (0.15 AC.)
- GROSS DENSITY FOR PROPERTY = 8.62 UNITS/AC.
- OPEN SPACE PROVIDED:
AREA A 0.16 ACRES
AREA B 0.41 ACRES
AREA C 0.29 ACRES
AREA D 0.38 ACRES
TOTAL 1.24 ACRES
- MINIMUM LOT SIZE: 3,000 S.F.
- PROPOSED SETBACKS:
FRONT YARD = 0' REAR ENTRY / 15' FRONT ENTRY
REAR YARD = 5' FROM A.E. OR OPEN SPACE / 25' FROM EXTERIOR PROPERTY LINE
SIDE YARD = 0' (MINIMUM 7' BETWEEN STRUCTURES)
- MINIMUM BUILDING SIZE : 2,000 S.F.
- MAXIMUM BUILDING HEIGHT: 35 FEET
- PROPOSED STREET INTERSECTION RADI SHALL TRANSITION TO 24" MOUNTABLE CURBS FOR FIRE ACCESSIBILITY.
- ALL LOTS TO BE SERVED BY SANITARY SEWER.
- WATER SERVICE PROVIDED BY CITY OF MARIETTA.
- A 25' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER COBB COUNTY F.L.R.M. COMMUNITY PANEL NO. 1306700108, DATED MARCH 4, 2013.
- BOUNDARY INFORMATION PROVIDED BY CLIENT AND COBB COUNTY GIS.
- TOPOGRAPHIC AND UTILITY INFORMATION PROVIDED BY CLIENT.
- SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
- STORM WATER MANAGEMENT FACILITY TO BE PROVIDED THROUGH OFFSITE AGREEMENT WITH CITY OF MARIETTA.
- TREE LOCATIONS CONCEPTUAL IN NATURE AND SHALL BE LOCATED IN CONJUNCTION WITH UNDERGROUND UTILITIES.
- ALL UTILITY / ACCESS EASEMENTS AND OPEN SPACE TO BE DEDICATED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



5074 BRISTOL INDUSTRIAL WAY SUITE A
 BUFORD, GEORGIA 30518
 (770) 271-2868
 www.dpengr.com

PREPARED FOR:
HOMESOUTH COMMUNITIES
 390 BROGDON ROAD
 SUWANEE, GA 30024

PROJECT NAME:
HEDGES STREET

TASK:
**REZONING
 DETAIL PLAN**

PROJECT INFORMATION:
 HEDGES STREET
 Project Name
 Project Number
 Project Address
 Land Lot No.(s)
 District
 MARIETTA
 COBB COUNTY, GA
 County, State

DATE	REVISION	NO.	AS SHOWN SCALE
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Tree Density Calculations:

Based on preliminary preservation of specimens and proposed street tree plantings the SDF is determined as follows:

EDF (37.5) + RDF (106.2) = SDF (143.8)
 SDF required = 9.04 x 17 = (153.7)

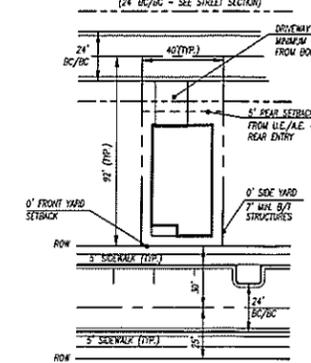
Alternative Compliance may be required pending Powder Springs Road Improvements and the preservation of existing specimens located in adjacent common areas.

Street Tree Notes:

Cemetery Street has 645' of Road Frontage requiring 22 trees (646/30-22). 22 trees are provided.
 Hedges Street has 1131' of Road Frontage requiring 38 trees (1131/30-38). 39 trees are provided.
 Internal Public Street (running east - west) has 710' of Road Frontage requiring 24 trees (710/30-24). 22 trees are provided.
 Dixie Street has 758' of Road Frontage requiring 25 trees (758/30-25). 25 trees are provided.
 Internal Public Street (running north - south) has 1,432' of Road Frontage requiring 48 trees (1432/30-48). 42 trees are provided.
 Powder Springs Road has 782' of Road Frontage requiring 26 trees (782/30-26). 27 trees are provided.

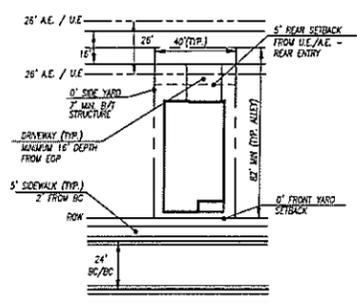
QTY	Common/Botanical Name	Size	Units	% Units	Units/Species
27	Scarlet oak (Quercus coccinea)	3"	0.6	15.3	16.2
41	Autumn Blaze Red Maple (Acer x freemanii 'Jeffersred')	3"	0.6	23.2	24.6
44	Zelkova (Zelkova serrata)	3"	0.6	24.9	26.4
28	Black locust (seedless) (Robinia pseudoacacia)	3"	0.6	15.8	16.8
37	Chinese pistache (Pistacia chinensis)	3"	0.6	20.9	22.2
177	Total			100.0	106.2

PRIVATE STREET-(44' U.E./A.E.)
 (24" BC/BC - SEE STREET SECTION)

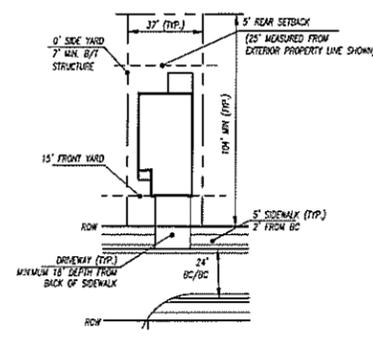


HEDGES STREET -(55' ROW)
 (24" BC/BC - SEE STREET SECTION)
**TYPICAL REAR ENTRY
 OFF PRIVATE STREET**

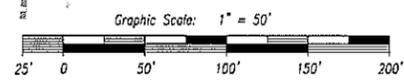
16' PRIVATE ALLEY
 (16' TOP/ESP - SEE STREET SECTION)



PUBLIC STREET-(44' ROW)
 (24" BC/BC - SEE STREET SECTION)
**TYPICAL REAR ENTRY
 OFF PRIVATE ALLEY**



PUBLIC STREET-(44' ROW)
 (24" BC/BC - SEE STREET SECTION)
**TYPICAL FRONT ENTRY
 ON PUBLIC STREET**





1 Front Elevation "A"
 A11 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "B"
 A12 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "C"
 A13 SCALE: 1/4" = 1'-0"
 0 4' 8'

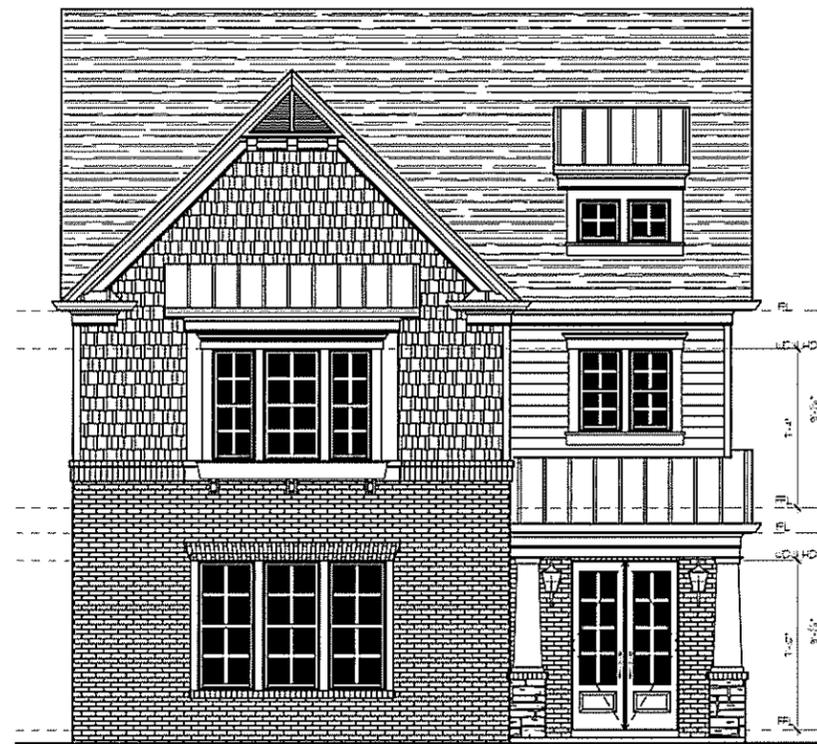


1 Front Elevation "D"
 A14 SCALE: 1/4" = 1'-0"
 0 4' 8'

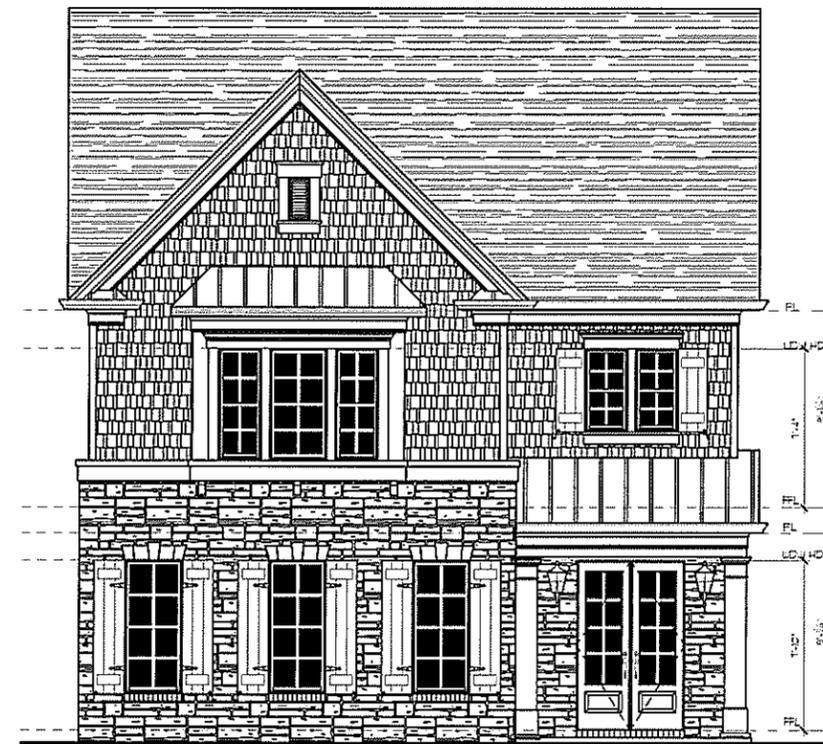
PLAN - MARIETTA HEDGES ST.



1 Front Elevation "A"
 A11 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "B"
 A12 SCALE: 1/4" = 1'-0"
 0 4' 8'

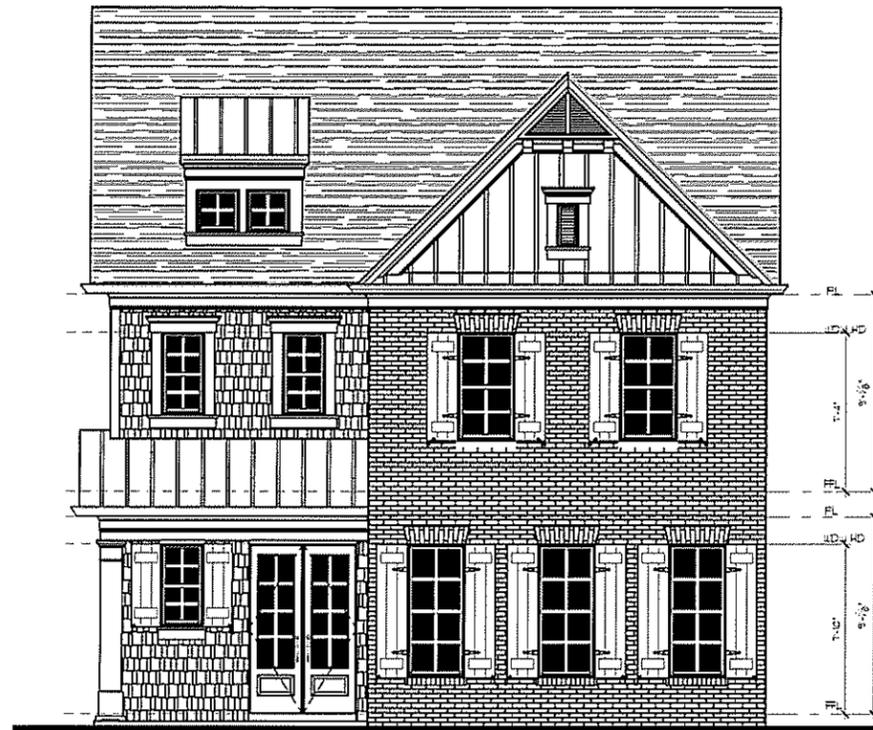


1 Front Elevation "C"
 A13 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "D"
 A14 SCALE: 1/4" = 1'-0"
 0 4' 8'

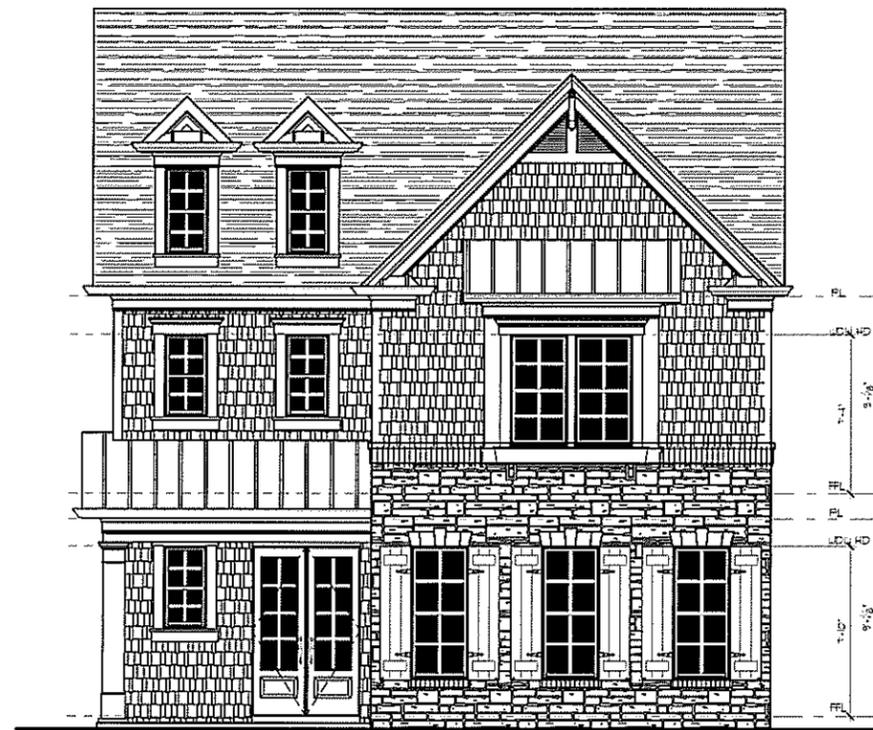
PLAN 2 - MARETTA HEDGES ST.



1 Front Elevation "A"
 A11 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "B"
 A12 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "C"
 A13 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "D"
 A14 SCALE: 1/4" = 1'-0"
 0 4' 8'

PLAN 3 - MARIETTA HEDGES ST.



1 Front Elevation "A"
 A11 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "B"
 A12 SCALE: 1/4" = 1'-0"
 0 4' 8'

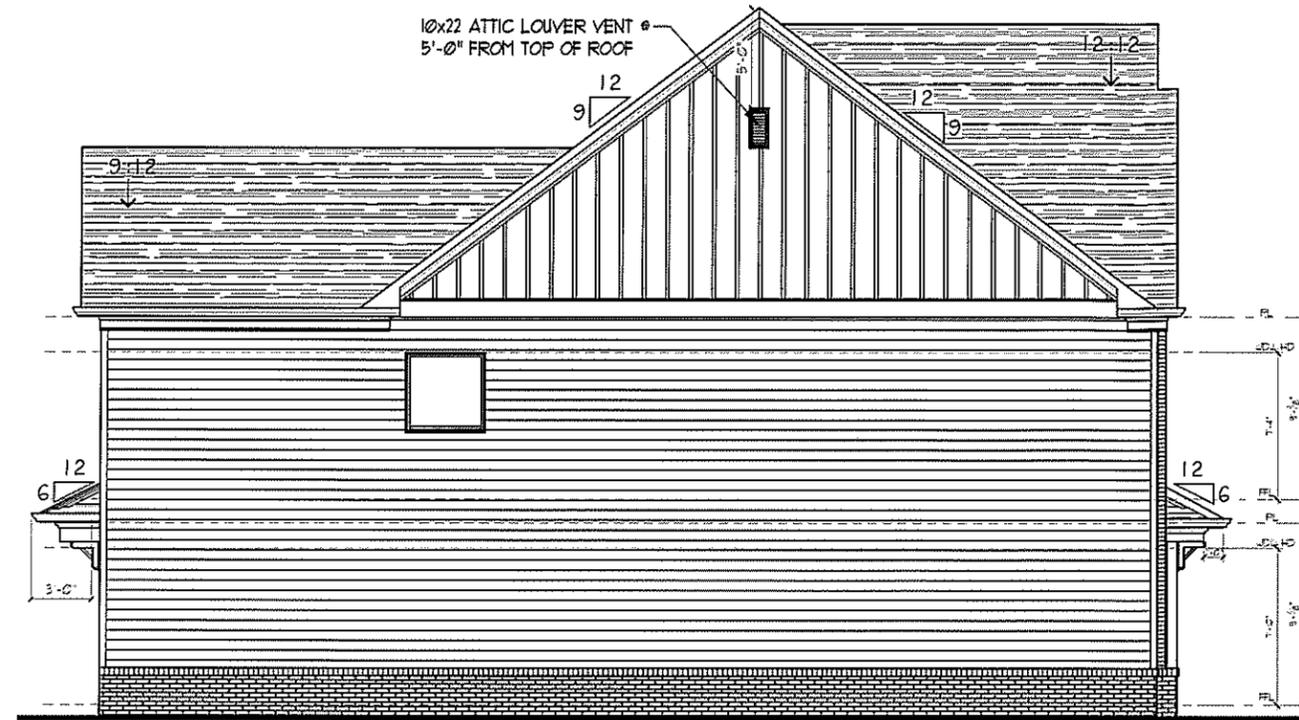


1 Front Elevation "C"
 A13 SCALE: 1/4" = 1'-0"
 0 4' 8'

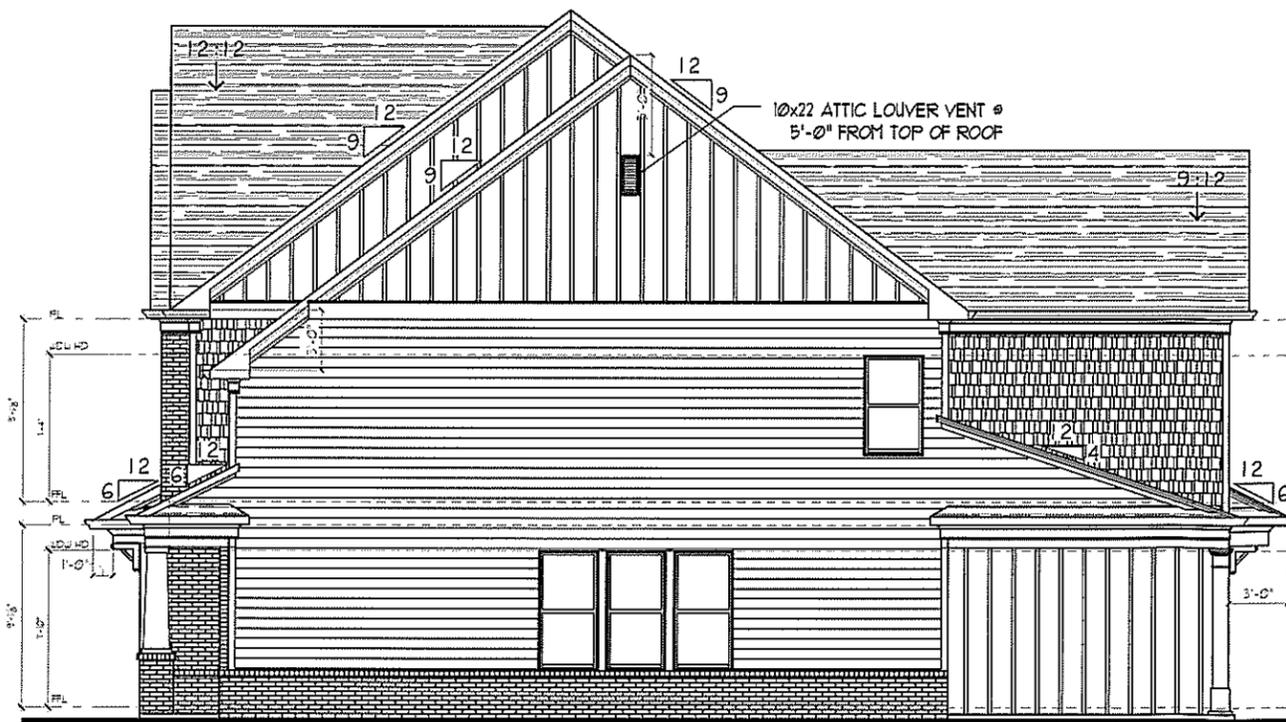


1 Front Elevation "D"
 A14 SCALE: 1/4" = 1'-0"
 0 4' 8'

PLAN 4 - MARGARETTA HEDGES ST.



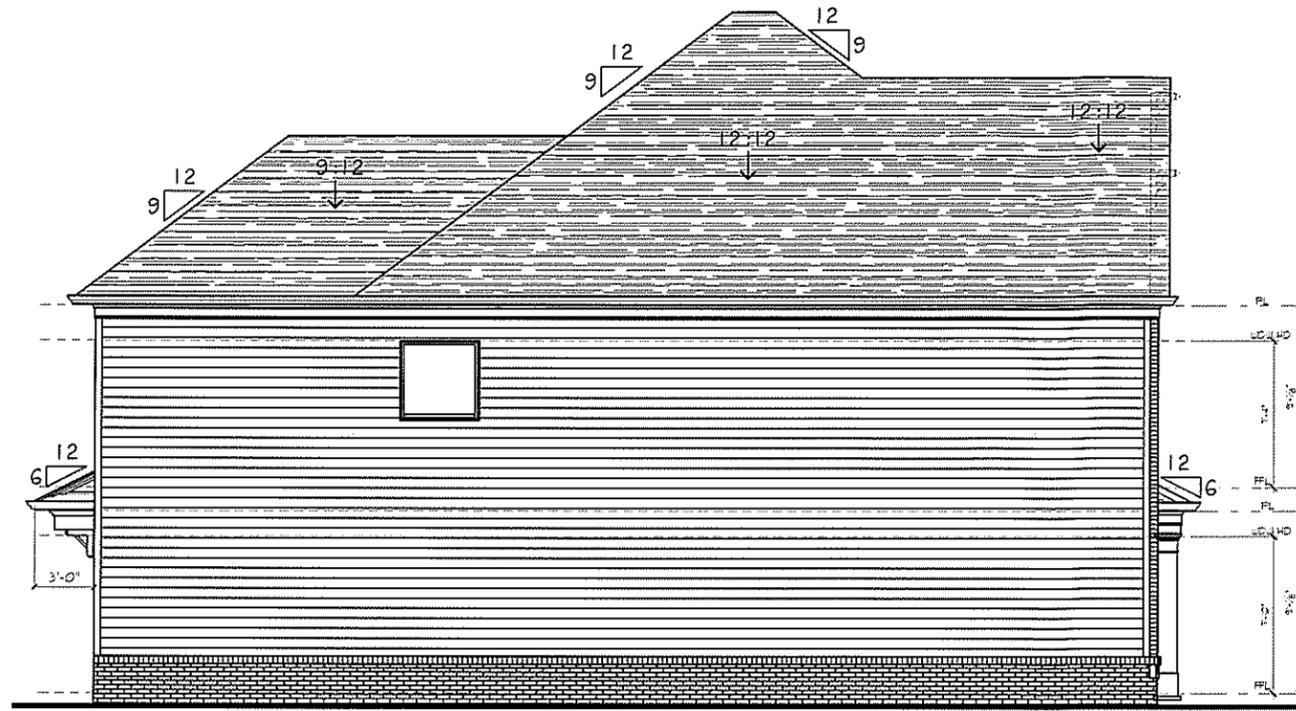
4 Left Side Elevation 'A'
 ALL SCALE: 3/16" = 1'-0"
 0' 4' 8'



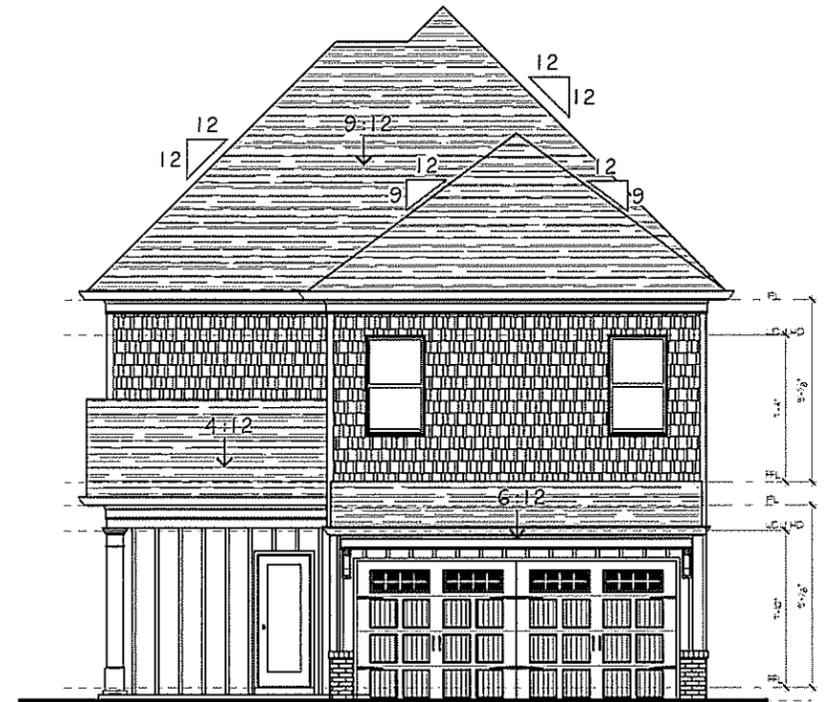
5 Right Side Elevation 'A'
 ALL SCALE: 3/16" = 1'-0"
 0' 4' 8'



6 Rear Elevation 'A' & 'C'
 ALL SCALE: 3/16" = 1'-0"
 0' 4' 8'



4 Left Side Elevation 'B'
 A12 SCALE: 3/16" = 1'-0"
 0' 4' 8'



6 Rear Elevation 'B' & 'D'
 A12 SCALE: 3/16" = 1'-0"
 0' 4' 8'



5 Right Side Elevation 'B'
 A12 SCALE: 3/16" = 1'-0"
 0' 4' 8'



1 Front Elevation "A"
 A11 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "B"
 A12 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Plan 2 - Front Elevation "C"
 A13 SCALE: 1/4" = 1'-0"
 0 4' 8'

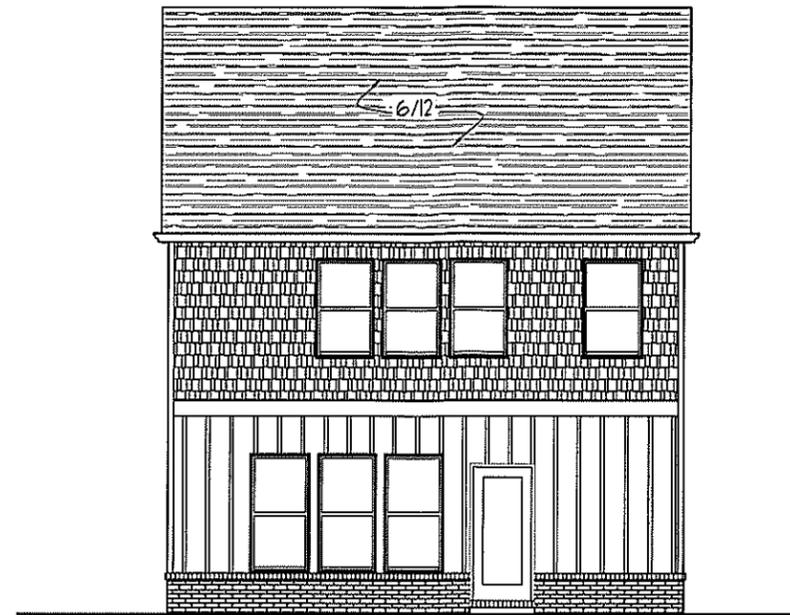


1 Front Elevation "D"
 A14 SCALE: 1/4" = 1'-0"
 0 4' 8'

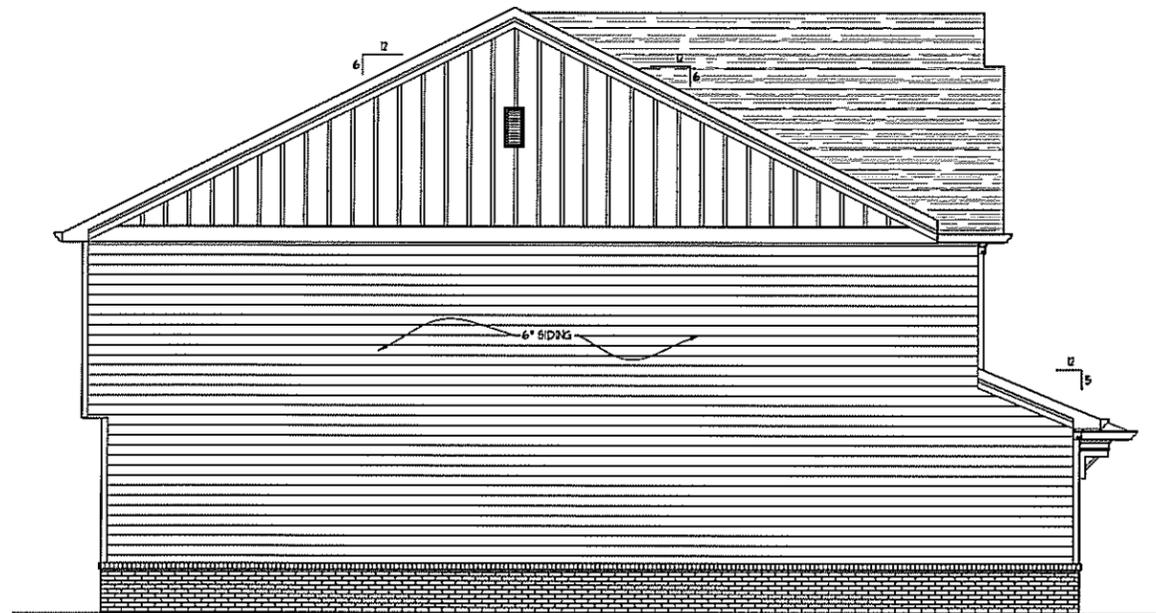


1 Plan 2 - Front Elevation "E"
 A15 SCALE: 1/4" = 1'-0"
 0 4' 8'

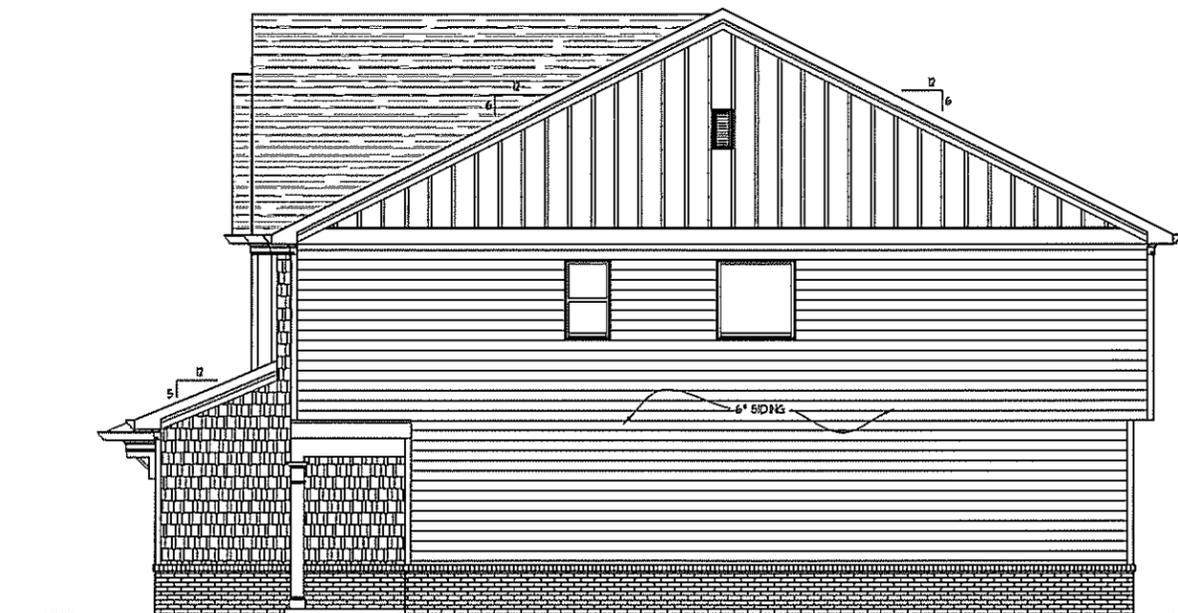
26' - MARIETTA HEDGES ST.



3 REAR ELEVATION
3/16" = 1'-0"



1 LEFT SIDE ELEVATION
3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
3/16" = 1'-0"

26' - MARIETTA HEDGES ST.

TYPICAL SIDES & REAR ELEVATIONS - FRONT ENTRY GARAGE PRODUCT



1 Front Elevation "A"
 A11 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "B"
 A12 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "C"
 A13 SCALE: 1/4" = 1'-0"
 0 4' 8'

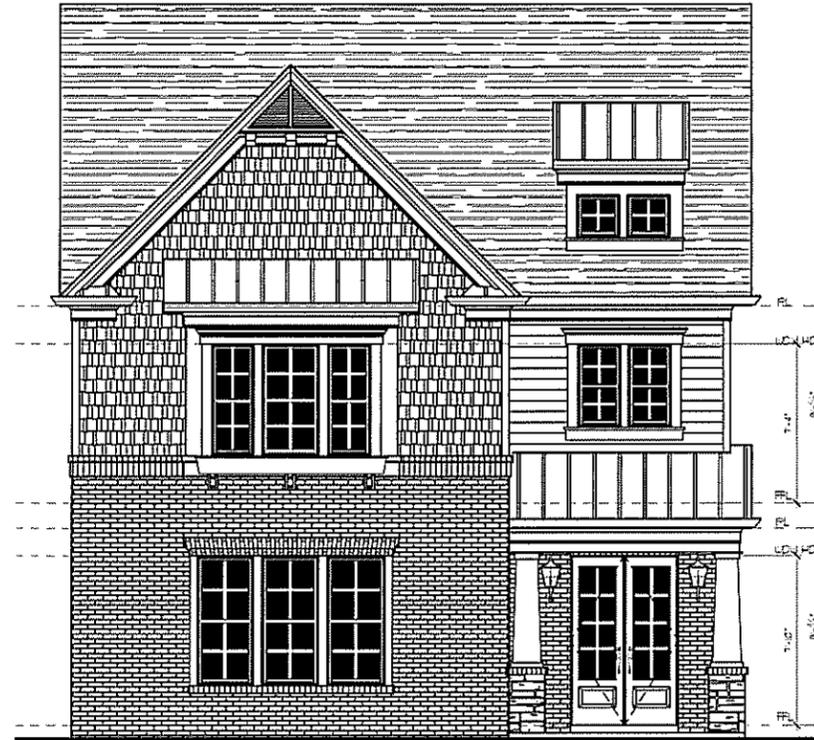


1 Front Elevation "D"
 A14 SCALE: 1/4" = 1'-0"
 0 4' 8'

PLAN - MARIETTA HEDGES ST.



1 Front Elevation "A"
 A11 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "B"
 A12 SCALE: 1/4" = 1'-0"
 0 4' 8'

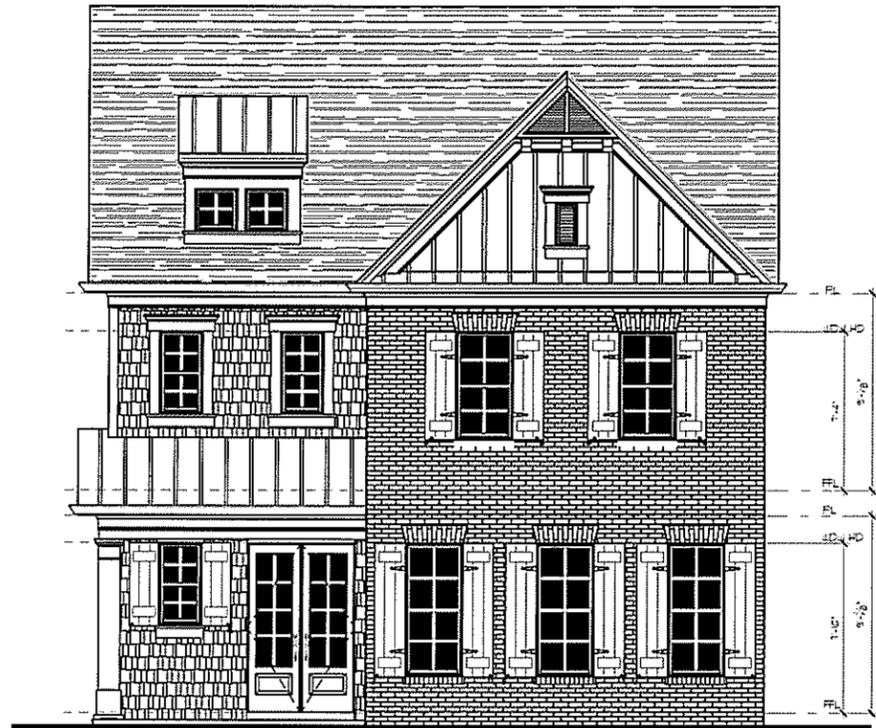


1 Front Elevation "C"
 A13 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "D"
 A14 SCALE: 1/4" = 1'-0"
 0 4' 8'

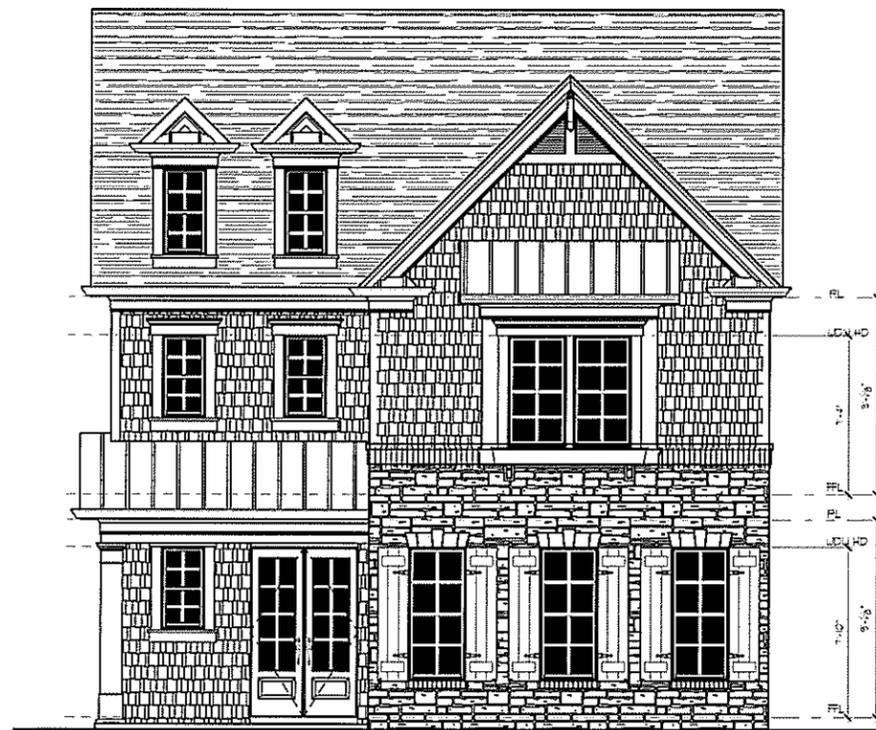
PLAN 2 - MARIETTA HEDGES ST.



1 Front Elevation "A"
 A11 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "B"
 A12 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "C"
 A13 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "D"
 A14 SCALE: 1/4" = 1'-0"
 0 4' 8'

PLAN 3 - MARIETTA, HEDGES ST.



1 Front Elevation "A"
 A11 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "B"
 A12 SCALE: 1/4" = 1'-0"
 0 4' 8'

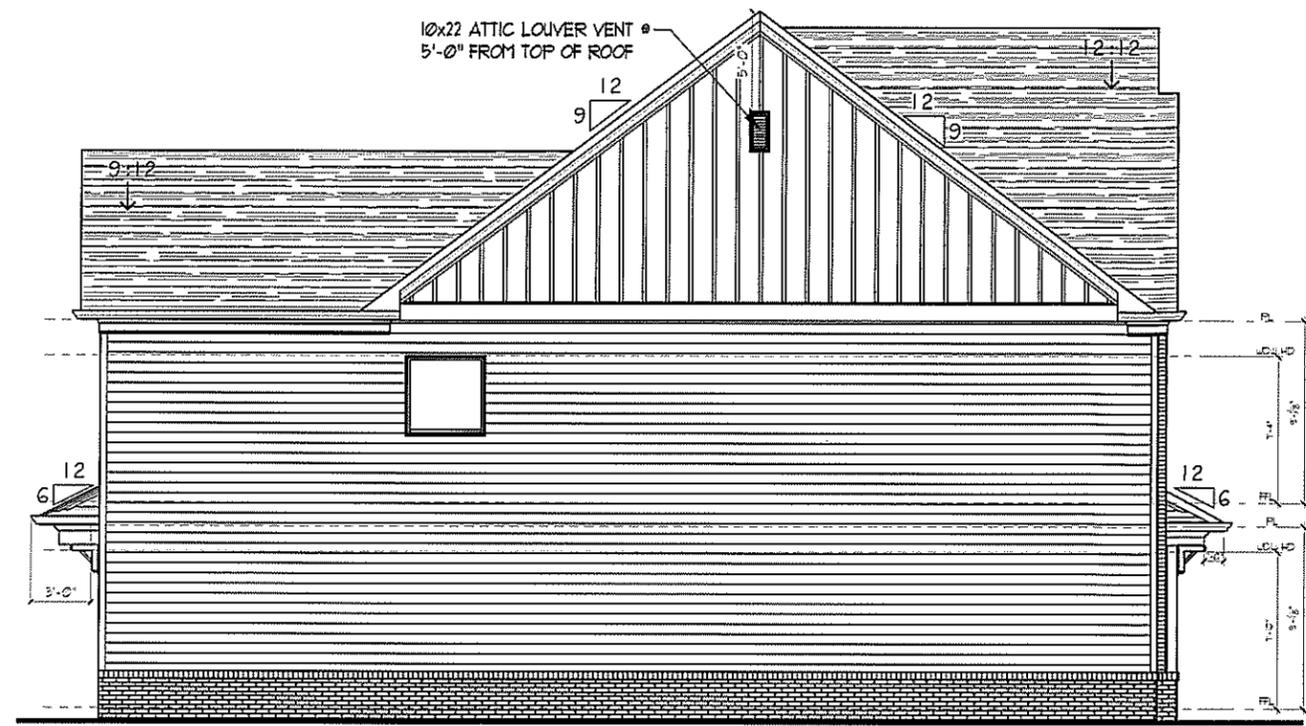


1 Front Elevation "C"
 A13 SCALE: 1/4" = 1'-0"
 0 4' 8'



1 Front Elevation "D"
 A14 SCALE: 1/4" = 1'-0"
 0 4' 8'

PLAN 4 - MARIETTA HEDGES ST.



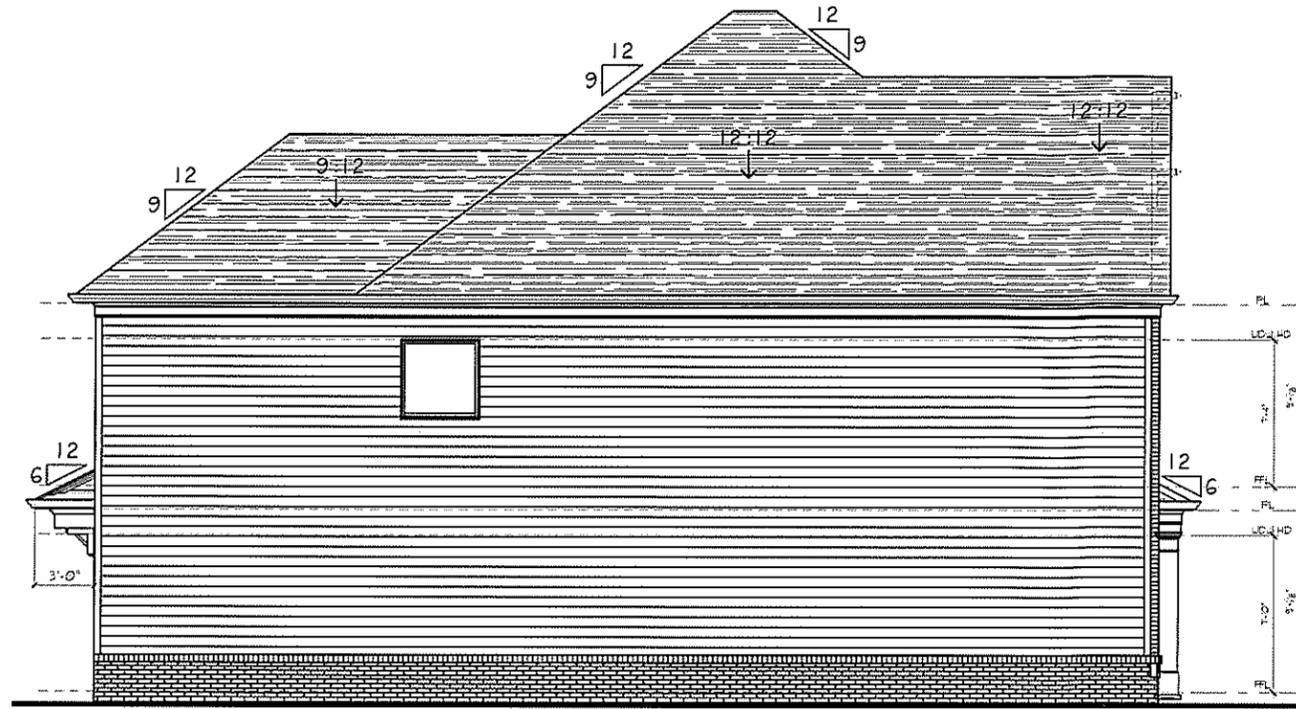
4 Left Side Elevation 'A'
 ALL SCALE: 3/16" = 1'-0"
 0' 4' 8'



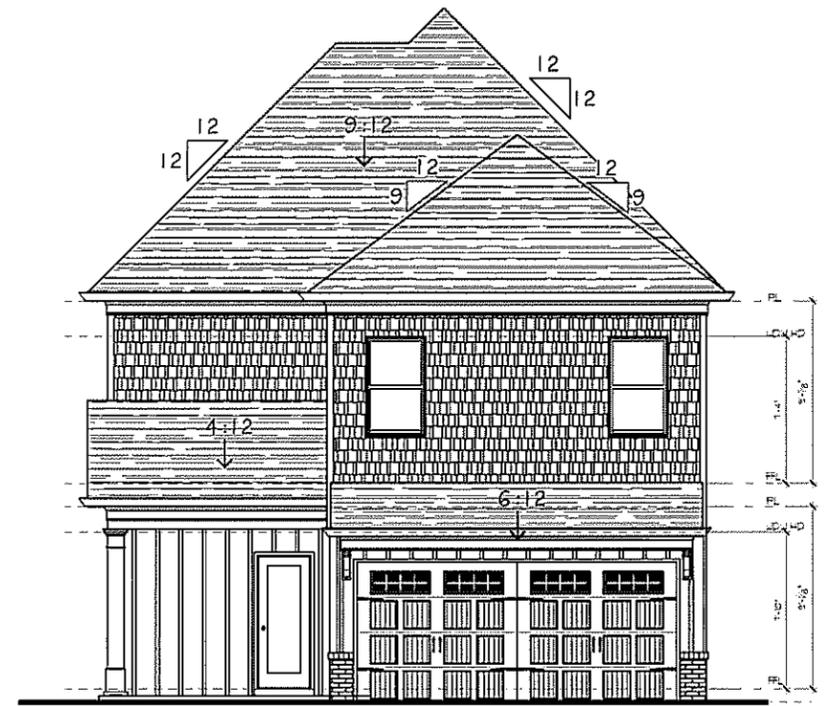
5 Right Side Elevation 'A'
 ALL SCALE: 3/16" = 1'-0"
 0' 4' 8'



6 Rear Elevation 'A' & 'C'
 ALL SCALE: 3/16" = 1'-0"
 0' 4' 8'



4 Left Side Elevation 'B'
 A12 SCALE: 3/16" = 1'-0"
 0' 4' 8'



6 Rear Elevation 'B' & 'D'
 A12 SCALE: 3/16" = 1'-0"
 0' 4' 8'



5 Right Side Elevation 'B'
 A12 SCALE: 3/16" = 1'-0"
 0' 4' 8'