



Detailed Plan Checklist

Required for all planned developments (PRD-SF, PRD-MF, MXD). Subsequent to all subdivision improvements being installed, a detailed plan shall be reviewed and approved by the Mayor and Council. If approved, construction shall not be permitted until a Final Plat, prepared in accordance with Division 728, has been approved.

Applicant shall submit 4 copies of the detailed plan for review to the Planning & Zoning Department and a check in the amount of \$25 payable to City of Marietta. The plan shall include, but is not limited to, the following information:

1. ____ Name, address & phone number of developer/owner
2. ____ Name, address & phone number on engineer/surveyor
3. ____ Zoning district and dwelling unit density information
4. ____ Title, graphic scale, north arrow, and date
5. ____ Boundaries and total area of the tract of land, as approved in the General Plan
6. ____ Minimum standards for lot development, including building setbacks, minimum floor area, minimum lot area, amount and location of open space and/or recreation areas
7. ____ Location of public right-of-way, easements (including type and size), buffer areas, watercourses, and conservation easements
8. ____ Location and types of existing and proposed buildings and structures
9. ____ Architectural, façade, or material requirements, including elevations
10. ____ Any stipulations attached to the property at the time of zoning must be included upon the plat or with the plat submitted
11. ____ Building setback lines: Front:____ Rear:____ Min Side:____ Maj Side: ____
12. ____ Detailed landscaping plan that includes the following information:
 - a) The name of the project
 - b) The name of the owner and/or developer, including 24 hour contact
 - c) The location of proposed building(s) and corresponding dimensions
 - d) Spatial limits of land disturbance, clearing, grading and trenching
 - e) All required undisturbed buffers, landscape strips, landscape islands in parking lots and street trees (2" diameter hardwoods for each 20 lineal feet).
 - f) The location of all specimen trees or stands of specimen trees with an indication whether they are to be retained or removed; accurate locations are requested when the preservation of a specimen tree is questionable, or when a site design alteration is feasible
 - g) The location of all hardwood and softwood trees with a DBH > 3" - to be counted toward meeting density requirements
 - h) Areas of tree protection and revegetation and all relevant tree density calculations
 - i) The specific name and location of all materials to be planted or maintained on the site
 - j) Procedures and schedules for the implementation, installation and maintenance of tree protection measures including, but not limited to, detail drawings of protective tree fencing (both active and passive) including signage and erosion control measures
 - k) Planting and staking specifications