



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-07 **LEGISTAR:** 20150107

LANDOWNERS: William Buckland
233 Waterman Street
Marietta, GA 30060

APPLICANT: John Wieland Homes and Neighborhoods
Michael Meshkaty
4125 Atlanta Road, SE
Smyrna, GA 30080

AGENT: N/A

PROPERTY ADDRESS: 233 Waterman Street

PARCEL DESCRIPTION: District 16 Land Lot 12320 Parcel 0760

AREA: 0.34 acres **COUNCIL WARD:** 1A

EXISTING ZONING: PRD-MF (Planned Residential Development – Multi Family)

REQUEST: MXD (Mixed Use Development)

FUTURE LAND USE: CBD (Central Business District)

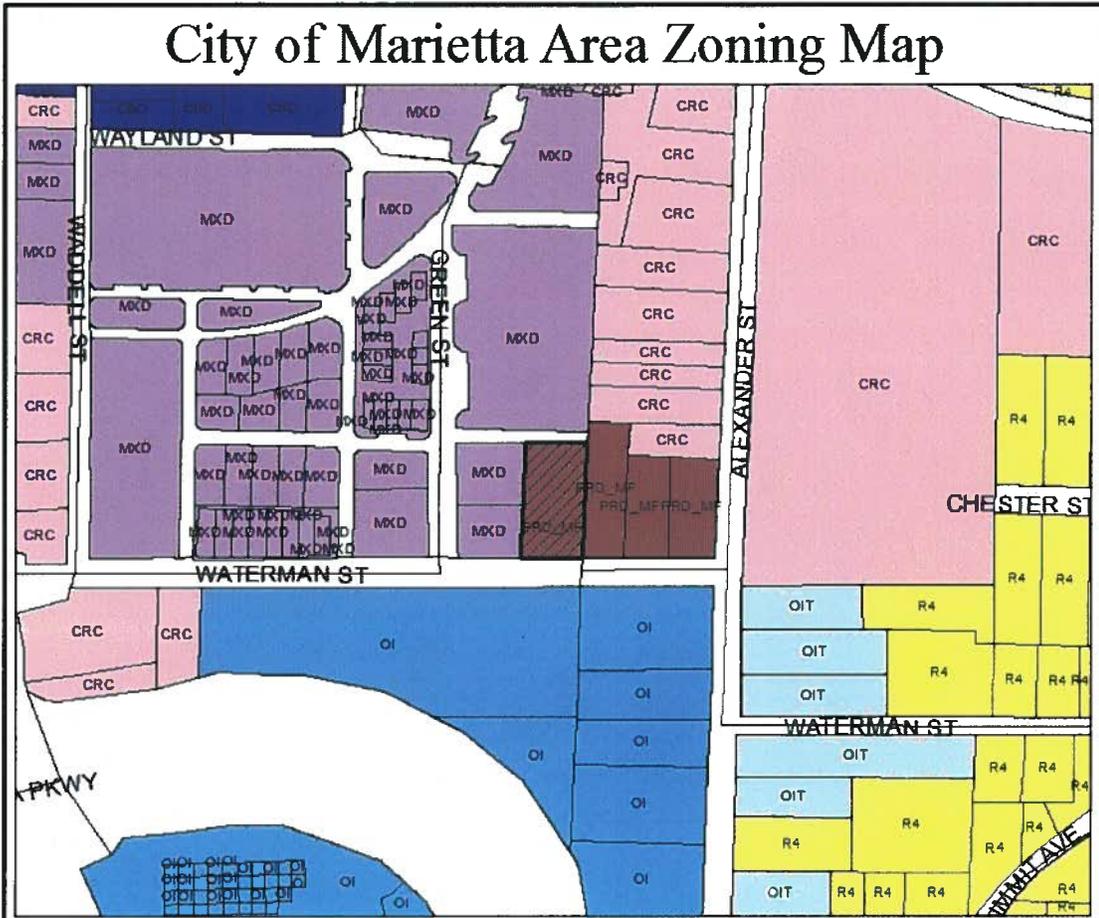
REASON FOR REQUEST: The applicant is requesting the rezoning of a 0.34 acre parcel of land to MXD so it may be developed into additional townhomes and detached single family homes for Meeting Park.

PLANNING COMMISSION HEARING: Tuesday, March 3, 2015 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, June 10, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

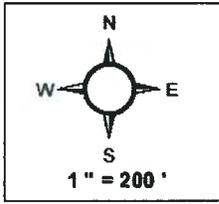


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL S-1 One Unit/Acre S-2 Two Units/Acre S-3 Three Units/Acre S-4 Four Units/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Units/Acre RA-6 Six Units/Acre RA-8 Eight Units/Acre PRD(CP) Planned Residential Dev. MHF Middle Home Park MULTI FAMILY RESIDENTIAL MA-6 Eight Units/Acre MA-10 Ten Units/Acre MA-12 Twelve Units/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	COMMERCIAL NBC Neighborhood Retail CRC Community Retail RRC Regional Retail CBO Central Business District PCD Planned Commercial Dev. MKD Mixed-Use Dev. OIT Office Institutional/Trans. LRO Low-Rise Office IO Office Institutional CO Office Services CHH Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	16	12320	0760	PRD-MF	MXD

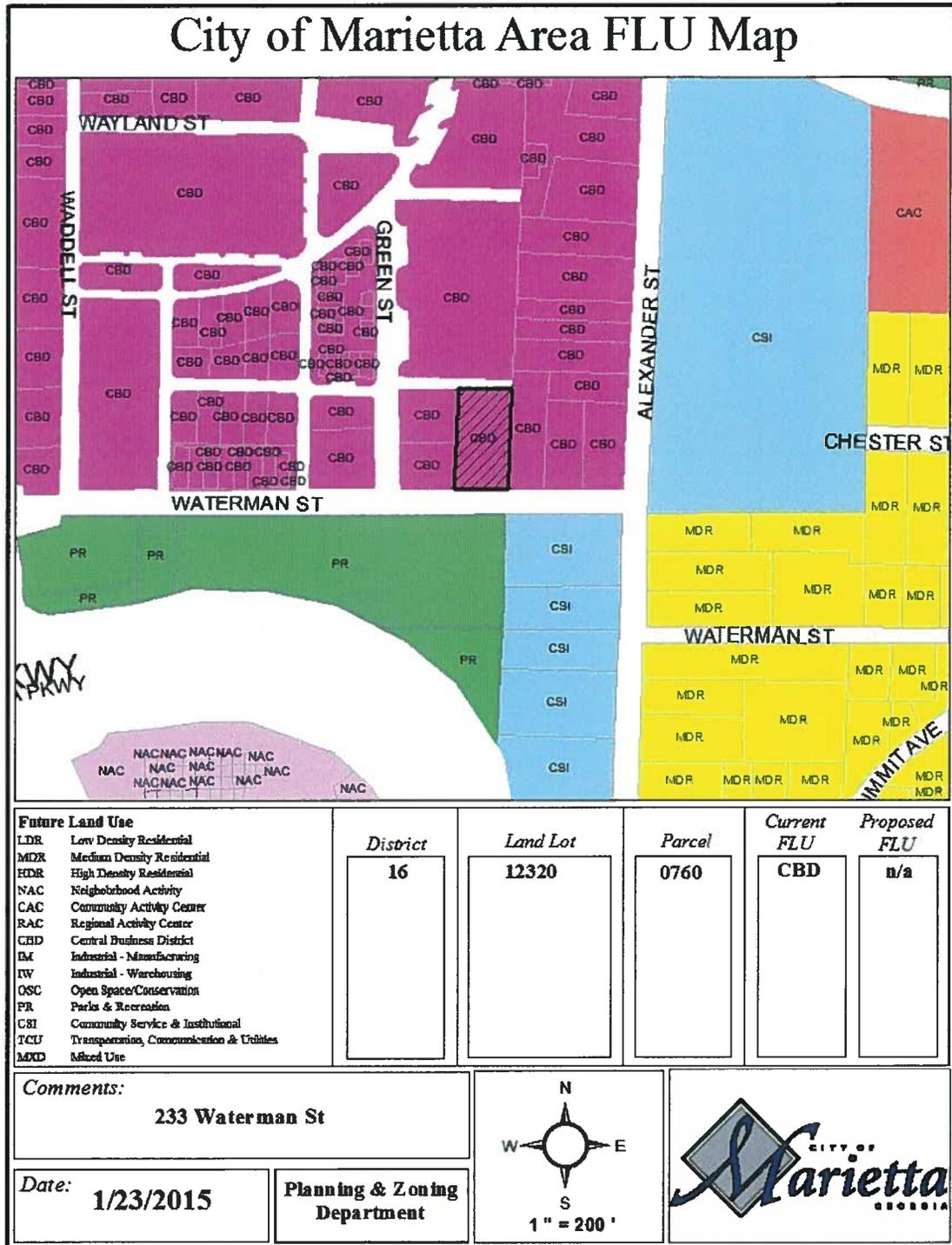
Comments:
 233 Waterman St

Date: 1/23/2015

Planning & Zoning Department



FLU MAP



PICTURES OF PROPERTY



233 Waterman Street – Existing Home



West side of 233 Waterman St showing adjacent development

STAFF ANALYSIS

Location Compatibility

John Weiland Homes and Neighborhoods is requesting the rezoning of a single parcel, located at 233 Waterman Street, from PRD-MF (Planned Residential Development – Multi Family) to MXD (Mixed Use Development). This proposal would allow the developer to add four (4) townhomes and two (2) detached units to the Meeting Park development, totaling 132 units. The subject property is 0.34 acres in size and currently contains one (1) single family home with a detached garage in the rear.

Use Potential and Impacts

The proposed redevelopment of this parcel, to include four (4) townhomes and two (2) detached homes as part of Meeting Park, will clearly result in a more intensive use of the property than currently exists. The subject property is only one (1) of four (4) remaining single family homes that are not part of the Meeting Park development on Waterman Street. Since the development of this 0.34 acre parcel will increase the number of units by 6, the overall density for Meeting Park will go up. John Weiland Homes had previously received approval for 126 units / 10.88 acres, for a density of 11.58 units per acre. Approval of this proposal would increase the allowable density to 11.74 units per acre (132 units / 11.24 acres). It is unlikely that the incorporation of this home into the Meeting Park development will significantly increase any negative impacts on the surrounding area.

The future land use (FLU) for this parcel is CBD (Central Business District), which is compatible with both residential and commercial uses. The City's Comprehensive Plan specifically encourages residential uses in and around the Central Business District. As a result, MXD is an appropriate zoning classification for this future land use category.

Environmental Impacts

There is no indication that these properties contain any endangered species, floodplain, wetlands, or streams.

Economic Functionality

Records indicate that this home has been owner-occupied for over ten (10) years. And, although the property is zoned for multi-family, it has been consistently functioning as a single family detached dwelling for years.

Infrastructure

The residential redevelopment of this lot as part of the overall Meeting Park development will place additional demand on public infrastructure. However, because of its proximity to the urban core, much of the affected infrastructure, such as water, sewer, fire services, etc., are already in place. The inclusion of these additional units should not adversely impact the ability of the City to continue providing quality infrastructure services.

There is an issue with the access to the two detached lots. The submitted plan shows all six (6) new lots being accessed from a dead-end, two way alley. The townhomes can be accessed by the Fire Department and addressed off of Waterman Street. However, the two detached homes are only accessible from the private alley. The Fire Department has the following objections:

- Alleys shall not serve as primary access for homes; city ordinance. Also, section 505.1 of the International Fire Code 2012 edition does not list an alley as an acceptable means of fire department access when referring to “Address Identification.”
- Change proposed geo tech type surfaced fire department access strip to an all-weather surfaced road.

If this site plan were to be approved as shown, the following variance would be necessary:

- *Variance to allow an alley serve as primary access for lots 112 and 113 of the submitted plan. [§716.06]*

In addition, all developments for which alleys are proposed shall be reviewed and approved by City Council at a regularly scheduled meeting as a separate item on the agenda.

History of Property

There is no history of any variances, Special Land Use Permits, or rezonings for this property.

Other Issues

The survey submitted with the application shows the rear of this property containing an “unused alley;” City maps confirm this. Before this portion of the parcel may be rezoned, it must first be abandoned by the City.

The MXD zoning requires a Detailed Plan to be submitted for approval. Detailed plans are typically reviewed by the Judicial Legislative Committee before going before City Council for review and/or approval. Should approval of this rezoning be considered, it would also be efficient to approve the detailed plan for this parcel as part of the rezoning since the plan is already prepared and presented. However, a detailed plan would require the submittal of a tree plan for this new portion of the development, as well as the integration of the already approved elevations for the project.

ANALYSIS & CONCLUSION

John Weiland Homes and Neighborhoods is requesting the rezoning of 233 Waterman Street from PRD-MF to MXD to add four (4) townhomes and two (2) detached units to the Meeting Park development. The subject property is 0.34 acres in size and currently contains one (1) single family home with a detached garage in the rear. The proposed development of this parcel as part of the Meeting Park development will result in an increase in Meeting Park's overall density from 11.58 units/acre to 11.74. It is unlikely that the incorporation of this home into the Meeting Park development will significantly increase any negative impacts on the surrounding area.

The following are notable issues that would need to be considered during this rezoning request:

1. **Access to L-112 and L-113.** The Fire Department objects to the layout of L-112 and L-113, as the Zoning Ordinance and International Fire Code 2012 edition does not list alleys as acceptable means of fire department access. If this site plan were to be approved as shown, the following variance would be necessary:
 - o *Variance to allow an alley serve as primary access for lots 112 and 113 of the submitted plan. [§716.06]*
 - o In addition, all developments for which alleys are proposed shall be reviewed and approved by City Council at a regularly scheduled meeting **as a separate item on the agenda.**
2. **Alley Abandonment.** Before the rear portion of the parcel may be rezoned, it must first be abandoned by the City.
3. **Detailed Plan.** The MXD zoning requires a Detailed Plan to be submitted for approval. Detailed plans are typically reviewed by the Judicial Legislative Committee before going before City Council for review and/or approval. Should approval of this rezoning be considered, it would also be efficient to approve the detailed plan for this parcel as part of the rezoning since the plan is already prepared and presented. However, a detailed plan would require the submittal of a tree plan for this new portion of the development, as well as the integration of the already approved elevations for the project.

Otherwise, if this property is rezoned as requested, it will be expected to comply with all other conditions and stipulations adopted for the Meeting Park development. This rezoning request is consistent with the future land use of CBD recommended by the City's Comprehensive Plan.

At the March 11, 2015 meeting, the applicant requested to table this item to the May 13, 2015 City Council meeting. At the May 13, 2015, the item was tabled to the June 10, 2015 City Council meeting.

Prepared by: Shelley Brink

Approved by: Rusty Roth



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?

If not, how far is the closest water line?

Size of the water line?

Capacity of the water line?

Approximate water usage by proposed use?

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?

If not, how far is the closest sewer line?

Size of the sewer line?

Capacity of the sewer line?

Estimated waste generated by proposed development?

A.D.F Peak

Treatment Plant Name?

Treatment Plant Capacity?

Future Plant Availability?



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?	---
What is the drainage basin for the property?	Sope 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?	---
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?	Waterman Street
What is the classification of the road?	Local
What is the traffic count for the road?	---
Estimated # of cars generated by the proposed development?	---
Estimated # of trips generated by the proposed development?	---
Do sidewalks exist in the area?	NO-will be constructed
Transportation improvements in the area?	NO
If yes, what are they?	---

-
- Revised Site Plans adding these lots will be required for construction. Plans must include, driveways, erosion-sedimentation-and pollution control plan, stormwater management adequacy for existing system (preventing concentrated flows from adjacent property), stormwater quality adequacy, and any other applicable improvements required by City Code and Georgia Stormwater Management Manual. Additional comments will be made at time of site plan submittal, if it is required. There can be no point discharge onto adjacent property which is not into a stream, defined drainageway, or storm sewer. Discharge will not be allowable at the property line, or into the street R.O.W. If easements are required for drainage through adjacent property, then the owner is to obtain. Storm sewer extension appears to be required.
 - Revised Final Plat will be required prior to construction.
 - City Council approval is required. For an alley abandonment, the request and plans must be submitted through the Public Works Director for inclusion on Council agenda.
 - Addresses must be to a named street which directly connects to the properties. Addresses cannot be Summerhour.
 - Trash must be brought for pick-up to a cart corral. There is no cart corral nor trash truck access on the 14' wide alley from which this 2-way alley is proposed.
 - What is the purpose of the 20' Fire Dept access? This must be a hard surface road if utilized. It may be possible to utilize a 20' wide road from Summerhour in lieu of the fire Dept access, and address the units from this new named private street.



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development? _____

Distance of the nearest station? _____

Most likely station for 1st response? _____

Service burdens at the nearest city fire station (under, at, or above capacity)? _____

OBJECTIONS FROM THE FIRE DEPARTMENT: Alleys shall not serve as primary access for homes; city ordinance. Also, section 505.1 of the International Fire Code 2012 edition does not list an alley as an acceptable means of fire department access when referring to "Address Identification."

Change proposed geo tech type surfaced fire department access strip to an all-weather surfaced road.

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 Zone Servicing Development:

Grades six (6) through twelve (12) will be serviced by:

- Marietta Sixth Grade Academy
- Marietta Middle School
- Marietta High School

Current Capacity at Servicing Elementary School:

Current Capacity at Marietta Sixth Grade Academy:

Current Capacity at Marietta Middle School:

Current Capacity at Marietta High School:

Current Enrollment at Servicing Elementary School:

Current Enrollment at:

- Marietta Sixth Grade Academy:
- Marietta Middle School:
- Marietta High School:

Number of students generated by present development:

Number of students projected from proposed development at:

- Elementary level:
- Sixth Grade level:
- Middle School 7th & 8th Grade level:
- High School level:

New School(s) planned that might serve this area:

Comments:

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: May 22, 2015

PUBLIC NOTICE OF REZONINGS AND VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance request by City Council at their meeting on **Wednesday, June 10, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-07 [REZONING] JOHN WIELAND HOMES AND NEIGHBORHOODS requests rezoning for property located in Land Lot 12320, District 16, Parcel 0760, 2nd Section, Marietta, Cobb County, Georgia and being known as 233 Waterman Street from PRD-MF (Planned Residential Development – Multi Family) to MXD (Mixed Use Development). Ward 1.

A description and plat of the property sought for the rezoning 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.

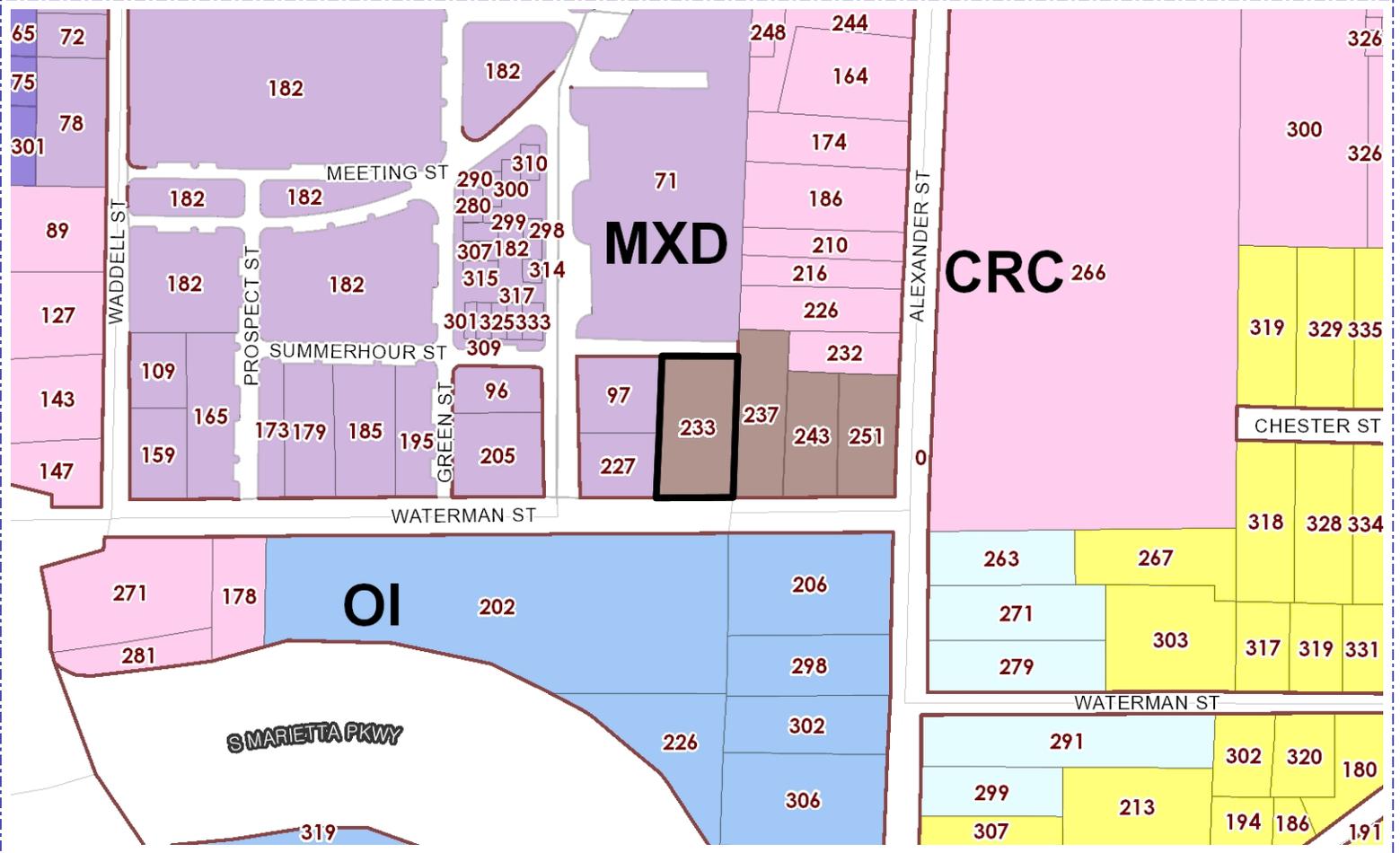
For additional information please call the Planning and Zoning Office (770) 794-5669.

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

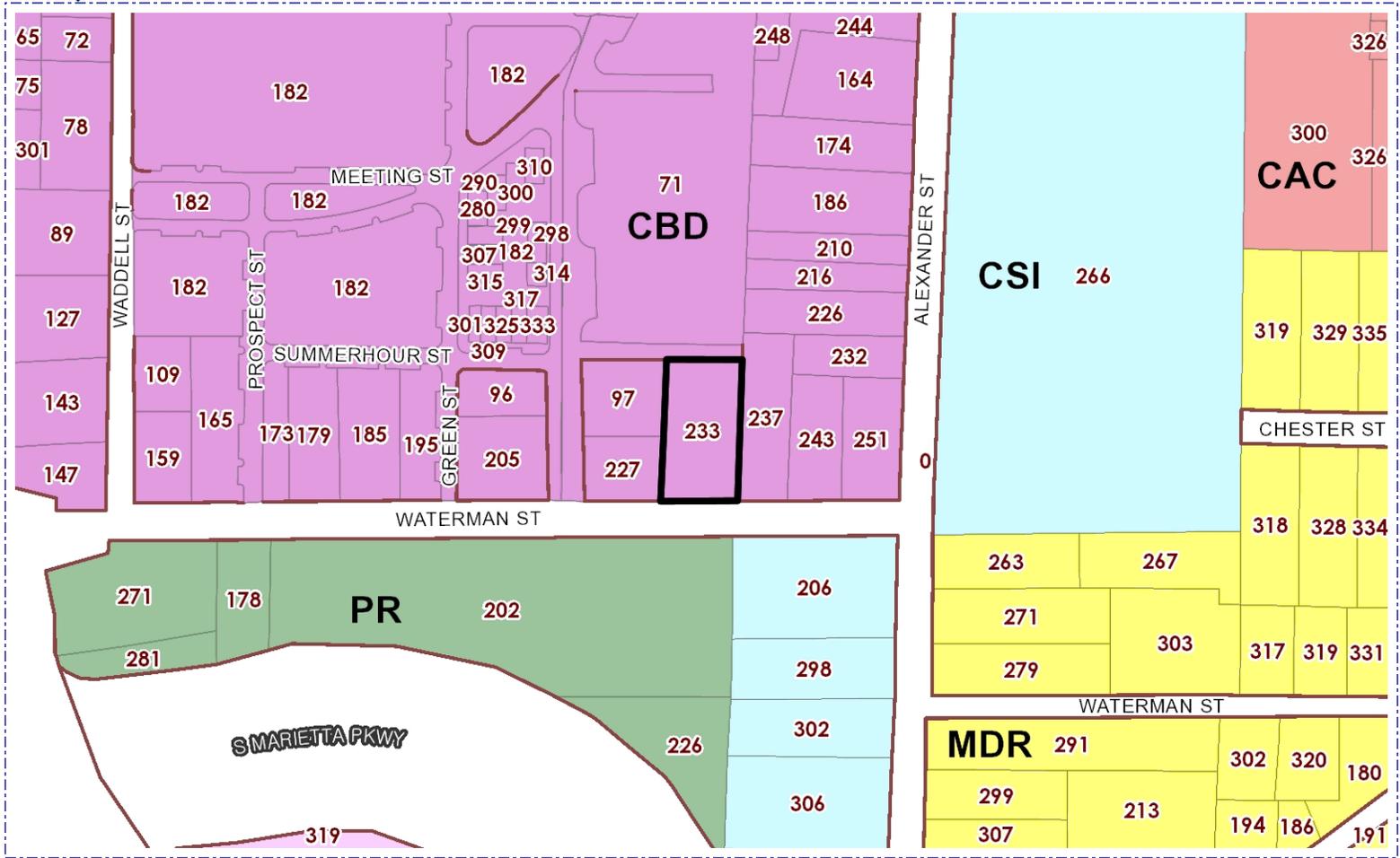


Address	Parcel Number	Acreage	Ward	Zoning	FLU
233 WATERMAN ST	16123200760	0.36	1A	PRD_MF	CBD

Property Owner:	William Buckland	Zoning Symbols <ul style="list-style-type: none"> 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 - Mobile 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
Applicant:	John Wieland Homes	
Proposed Zoning:	PRD-MF to MXD	
Agent:	Michael Meshkaty	
Proposed Use:		
Planning Commission Date:		
City Council Hearing Date:	6/10/15	Case Number: Z2015-07
City of Marietta Planning & Zoning		



Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
233 WATERMAN ST	16123200760	0.36	1A	PRD_MF	CBD
Planning Commission Hearing Date:				Future Land Use Symbols Railroads City Limits Cobb County Pockets	
City Council Hearing Date: 6/10/15				RAC - Regional Activity Center CAC - Community Activity Center NAC - Neighborhood Activity Center CBD - Central Business District MXD - Mixed Use Development CSI - Community Service and Institutional HDR - High Density Residential MDR - Medium Density Residential LDR - Low Density Residential OSC - Open Space / Conservation PR - Parks / Recreation IW - Industrial Warehousing IM - Industrial Manufacturing TCU - Transportation and Utilities	
Future Land Use: CBD					
Case Number:					
Comments:					
City of Marietta Planning & Zoning					



Address	Parcel Number	Acreage	Ward	Zoning	FLU
233 WATERMAN ST	16123200760	0.36	1A	PRD_MF	CBD

Property Owner:	William Buckland
Applicant:	John Wieland Homes
City Council Hearing Date:	6/10/15
Planning Commission Hearing Date:	
BZA Hearing Date:	Case Number: Z2015-07
Comments:	
<p>City of Marietta Planning & Zoning</p>	

Legend

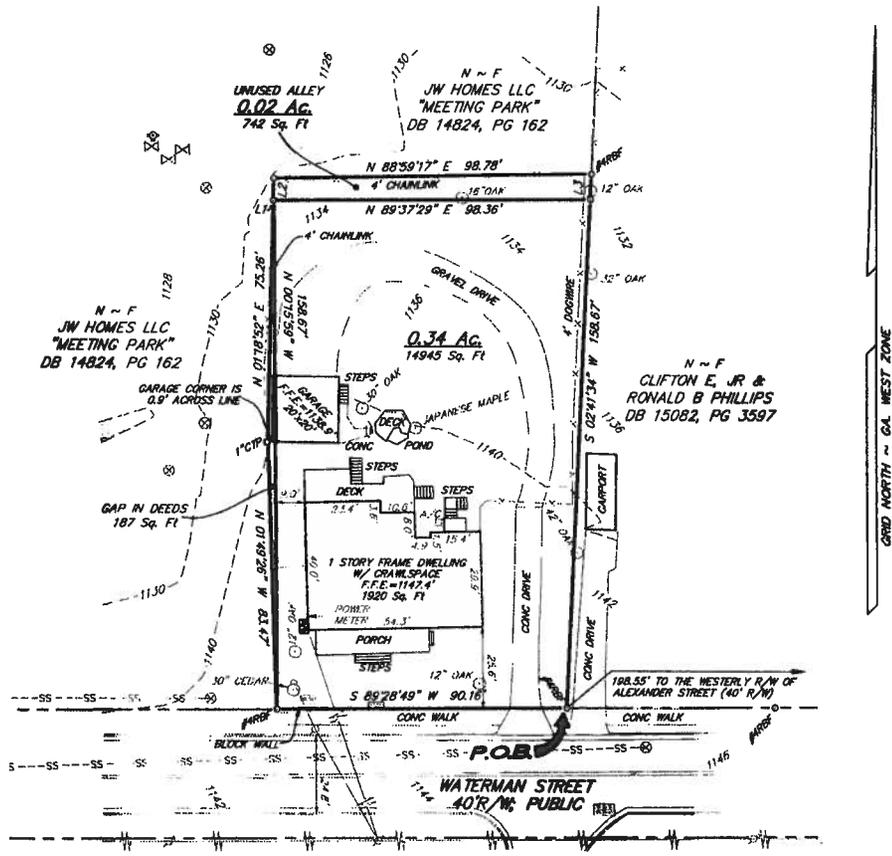
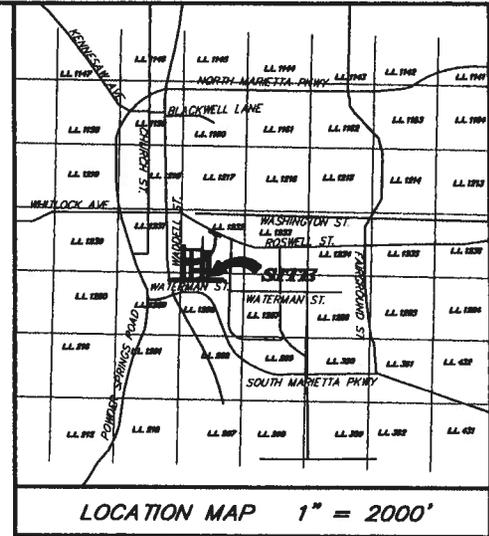
- Railroads
- City Limits
- Cobb County Pockets

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130226, MAP NUMBER # 10387 C 0106 J DATED MARCH 4, 2013.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THIS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

GPS NOTES:

- 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.



LINE	BEARING	DISTANCE
L1	N 89°37'29" E	0.19'
L2	N 01°18'52" E	6.98'
L3	S 02°41'34" W	8.08'

233 Waterman Street Surveyed Property Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1232, 16th District, 2nd Section, City of Marietta, Cobb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the westerly right-of-way of Alexander Street (40' right-of-way) and the northerly right-of-way of Waterman Street (40' right-of-way); Thence running along the northerly right-of-way of Waterman Street in a westerly direction a distance of 198.55' to a #4 rebar found and the TRUE POINT OF BEGINNING;

Thence running along said right-of-way a bearing of South 89 degrees 28 minutes 49 seconds West a distance of 90.16 feet to a #4 rebar found;

Thence leaving said right-of-way running along the property line bounded on the west by an unknown owner (apparent gap in deeds) a bearing of North 00 degrees 15 minutes 59 seconds West a distance of 158.67 feet to a #4 rebar set;

Thence running along the property line bounded on the north by an unknown owner (unused alley) a bearing of North 89 degrees 37 minutes 29 seconds East a distance of 98.36 feet to a #4 rebar set;

Thence running along the property line bounded on the east by the lands now or formerly of Clifton E Phillips, Jr. and Ronald B Phillips a bearing of South 02 degrees 41 minutes 34 seconds West a distance of 158.67 feet to a #4 rebar found on the northerly right-of-way line of Waterman Street (40' right-of-way) and the TRUE POINT OF BEGINNING.

The above described property contains 0.34 Acres (14945 Square Feet), more or less.

NOTES

- THE SURVEYED PROPERTY IS CURRENTLY ZONED PRO MF (PLANNED RESIDENTIAL DEVELOPMENT - MULTI-FAMILY) PER CITY OF MARIETTA ON-LINE GIS MAPS. NO ZONING INFORMATION PROVIDED WITH TITLE COMMITMENT PACKAGE.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBf - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	X - TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	C.O. - SEWER CLEAN OUT
	T.M. - TELEPHONE MANHOLE
	O.P.L. - OVERHEAD POWER LINES
	H.W. - HEADWALL
	P.B.X. - POWERBOX
	1234 - STREET ADDRESS
	W-W - WATER LINE
	---T--- - UNDERGROUND TELEPHONE LINE
	---G--- - GAS LINE
	---E--- - UNDERGROUND ELECTRICAL LINE

TITLE NOTES
PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 0-8590/DFC DATED OCTOBER 8, 2014 @ 8:30 A.M. THERE ARE NO SCHEDULE B-SECTION 2 SPECIAL EXCEPTIONS AFFECTING THE SURVEYED PROPERTY.

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.

TO JMH ACQUISITIONS, LLC, WILLIAM BUCKLAND AND CHICAGO 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, & 11(a), 13, 18 AND 18 OF TABLE A THEREOF. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 11/17/14.

CURRENT OWNER:
WILLIAM BUCKLAND
D.B. 12372, PG. 291

REVISIONS



Marietta Office
1206 Powder Springs Rd
Marietta, Georgia 30064
Phone: (770) 424-7168

LSF# 789
www.gccsurvey.com

Conroe Office
2288 Marietta Highway
Conroe, Georgia 30114
Phone: (770) 479-9698

ALTA/ACSM LAND TITLE SURVEY FOR:
JMH ACQUISITIONS, LLC,
WILLIAM BUCKLAND AND
CHICAGO TITLE INSURANCE
COMPANY
233 WATERMAN STREET

PRELIMINARY FOR REVIEW ONLY



DEAN C. OLSON, RLS
GA RLS NO. 2806
email: dolson@gccsurvey.com



COMMERCIAL AREAS TO PROVIDE ADDITIONAL PARKING. AMOUNT OF PARKING TO BE DETERMINED AT A LATER DATE BASED ON USE.

EASEMENTS SHOWN TO BE PUBLIC UTILITY AND PRIVATE ACCESS EASEMENTS.

EXISTING ROADS HAVE 6" HEADER CURB. PROPOSED PUBLIC ROADS TO HAVE 6" HEADER CURB. ALLEYS WILL NOT HAVE CURB OR CUTTER.

PER CITY CODE AND PRIOR TO APPROVAL OF THE FINAL PLAT, UPON COMPLETION OF A PROJECT, AND BEFORE A CERTIFICATE OF OCCUPANCY SHALL BE GRANTED, THE APPLICANT IS RESPONSIBLE FOR CERTIFYING THAT THE COMPLETED PROJECT IS IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN. ALL APPLICANTS ARE REQUIRED TO SUBMIT ACTUAL "AS BUILT" PLANS FOR ANY STORMWATER MANAGEMENT FACILITIES OR PRACTICES AFTER FINAL CONSTRUCTION IS COMPLETED. THE PLAN MUST SHOW THE FINAL DESIGN SPECIFICATIONS FOR ALL STORMWATER MANAGEMENT FACILITIES AND PRACTICES AND MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER. SEE AS-BUILT REQUIREMENTS AVAILABLE FROM THE PUBLIC WORKS DEPT. THIS REQUIREMENT IS ALSO APPLICABLE FOR A TEMPORARY SEDIMENT BASIN. THE DESIGN ENGINEER SHALL PREPARE AN AS-BUILT HYDROLOGY REPORT BY A REGISTERED PROFESSIONAL ENGINEER WITH ALL NECESSARY SURVEY INFORMATION TO CERTIFY TO THE INSTALLATION OF THE SEDIMENT BASIN(S) / STORMWATER DETENTION STRUCTURE VOLUME AND DISCHARGE DESIGN INCLUDING THE OUTLET CONTROL SYSTEM. IF THERE ARE SIGNIFICANT CHANGES AS DETERMINED BY THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR OR DESIGNER, THEN A REVISED HYDROLOGY STUDY WILL BE REQUIRED BASED UPON THE INSTALLED DESIGN. A CERTIFICATION OF STABILIZATION SHALL BE PROVIDED AS WELL.

THE APPLICANT SHALL BE RESPONSIBLE FOR REPAIRING STREETS AND RELATED IMPROVEMENTS WHICH MAY BE DAMAGED OR FAIL DUE TO IMPROPER INSTALLATION FOR A PERIOD OF 12 MONTHS FROM THE DATE OF THE FINAL PLAT APPROVAL BY THE MAYOR AND COUNCIL.

ALL REQUIRED IMPROVEMENTS SHALL COMPLY WITH PUBLIC LAW 101-336, THE AMERICANS WITH DISABILITIES ACT OF 1990, AS AMENDED OR MOST CURRENT. ANY IMPROVEMENTS WHICH DO NOT COMPLY WITH SAID ACT SHALL BE REDONE AT THE APPLICANT'S EXPENSE AND FINAL APPROVAL OF THE PLAT SHALL NOT BE GIVEN UNTIL SUCH WORK IS COMPLETED IN COMPLIANCE WITH THE ACT. ALL PLANS SUBMITTED TO THE CITY FOR REVIEW SHALL CONTAIN A CERTIFICATE THAT SAID IMPROVEMENTS FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PUBLIC LAW 101-336, AS AMENDED AND THE CITY WILL RELY UPON SUCH CERTIFICATE IN APPROVING PRELIMINARY AND FINAL PLATS, AS WELL AS SITE PLANS.

A MINIMUM 20' DRAINAGE EASEMENT SHALL BE CENTERED ON ALL DITCHES, SWALES, STORM DRAIN PIPES OR OTHER DRAINAGEWAYS - PUBLIC OR PRIVATE. (THE ABOVE APPLIES TO SANITARY SEWERS AS WELL - PUBLIC OR PRIVATE)

ALL LOTS ARE TO HAVE 10' DRAINAGE EASEMENT ALONG THE SIDE PROPERTY LINES, AND 20' DRAINAGE EASEMENT CENTERED ON REAR PROPERTY LINES. (WHERE APPLICABLE) PROVISION MUST BE MADE FOR PROPER DRAINAGE AROUND ALL UNITS - ATTACHED OR DETACHED.

THE UNDERGROUND STORMWATER DETENTION SYSTEM IN ALL 3 AREAS CONTAIN SIGNIFICANT SEDIMENTATION AND MUST BE CLEANED, AND A CERTIFICATION LETTER FROM A PROFESSIONAL ENGINEER RECEIVED.

THE UNDERGROUND DETENTION STRUCTURES AND STORM DRAINAGE SYSTEMS ARE PRIVATE, AND ARE NOT DEDICATED TO THE CITY.

THIS SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DEFINED BY F.I.R.M. 13067C0108J, REVISED MARCH 4, 2013.

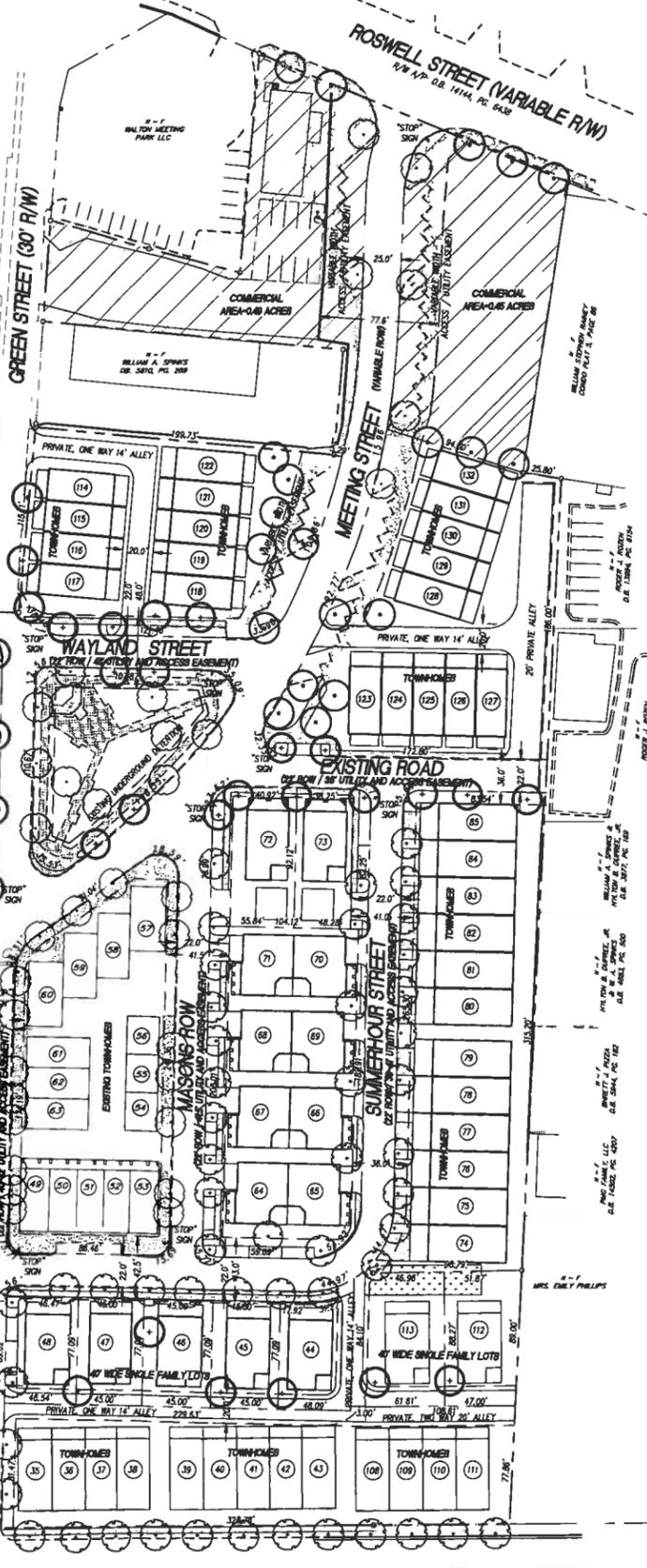
TOWNHOUSES SHALL BE FEE SIMPLE.

ON STREET CORNERS AND INTERSECTIONS WHERE THE REQUIRED 35 FOOT RADIUS CANNOT BE ACHIEVED, THERE SHALL BE A MOUNTABLE CURB AS SPECIFIED BY THE FIRE MARSHAL.

ON ONE WAY ALLEYS WITH NO TRASH TRUCK ACCESS, TRASH CORRALS SHALL BE PROVIDED.

HOMES CLOSER THAN 20 FEET TO AN ADJACENT STRUCTURE OR WITHIN 10 FEET TO THE PROPERTY LINE SHALL COMPLY WITH THE CITY OF MARIETTA'S FIRE SPRINKLER ORDINANCE.

ADA RAMPS TO BE PROVIDED AT ALL LOCATIONS THE SIDEWALK ENTERS THE ROADWAY. CROSSWALK LOCATIONS TO BE DETERMINED DURING THE DESIGN PROCESS.



SITE ANALYSIS			
DESCRIPTION	DIMENSIONS	ACCESS	TOTAL
SINGLE-FAMILY DETACHED	34' MIN. LOT WIDTH	REAR ENTRY	2 UNITS
SINGLE-FAMILY DETACHED	39' MIN. LOT WIDTH	REAR ENTRY	40 UNITS
SINGLE-FAMILY DETACHED	34' MIN. LOT WIDTH	DETACHED GARAGE	8 UNITS
TOWNHOUSE (20' RE)	20' x 44'	REAR ENTRY (RE)	19 UNITS
TOWNHOUSE (22' RE)	22' x 46'	REAR ENTRY (RE)	22 UNITS
TOWNHOUSE (24' RE)	24' x 52'	REAR ENTRY (RE)	6 UNITS
TOWNHOUSE (24' FE)	24' x 52'	FRONT ENTRY (FE)	12 UNITS
EXISTING TOWNHOUSE	VARIES	REAR ENTRY (RE)	15 UNITS
PAIRED HOMES (40' FE)	40' x 35'	FRONT ENTRY (FE)	8 UNITS
TOTAL RESIDENTIAL UNITS			132 UNITS

ZONED MID

SITE AREA	11.24 ACRES
RESIDENTIAL	0.84 ACRES
COMMERCIAL	0.45 ACRES
AMENITY	0.45 ACRES
TOTAL	12.63 ACRES

MAXIMUM RESIDENTIAL BUILDING HEIGHT 30 FEET
MAXIMUM IMPERVIOUS SURFACE COVERAGE 80%

SETBACKS

FRONT	0 FEET
SIDE	0 FEET
REAR	0 FEET
•10' BUILDING SEPARATION	

BUFFERS
 THERE ARE NO PROPOSED BUFFERS.

PARKING

PARKING REQUIRED:	
2 SPACES PER SINGLE FAMILY LOT	100 SPACES
2 SPACES PER TOWNHOUSE	164 SPACES
TOTAL	264 SPACES

PARKING PROVIDED:

2 SPACES PER UNIT TO BE PROVIDED (GARAGE)	264 SPACES
ANGLED PARKING ON MEETING STREET	32 SPACES
PARALLEL PARKING THROUGHOUT THE DEVELOPMENT	62 SPACES
TOTAL PARKING PROVIDED	358 SPACES

TYPICAL PARALLEL PARKING SPACE DIMENSION 22' x 8'
TYPICAL PERPENDICULAR PARKING SPACE DIMENSION 20' x 9'

COMMERCIAL TOTAL AREA 0.94 ACRES

N ~ F
61 ATLANTA STREET, LLC.
 TRACT N
 TO BE REZONED
 ZONED: ORC
 F. & M. SOUTH COBB LLC
 FUTURE AMENITY
 TRACT #

N ~ F
CAROL M. CRAIG
D.B. 8100, PG. 208

RIDGE PLANNING AND ENGINEERING
 1280 KENNEDY CIRCLE - BLDG D
 SUITE 100 - MARIETTA, GA 30066
 OFFICE 770.998.9000

LAND PLAN
MEETING PARK MASTER PLAN
 LANDLOT 222
 16th DISTRICT, 2nd SECTION
 CITY OF MARIETTA, GEORGIA

DESIGNED FOR:
 Owner/Developer
John Wieland Homes AND NEIGHBORHOODS
 jwhomes.com
 4125 Milano Road SE • Smyrna, GA 30080
 24 Hour Contact: Jason Gorman 770.703.1646

REVISIONS

NO.	DATE	DESCRIPTION

OVERALL DEVELOPMENT PLAN
C.200
 8/20/2015 04:00 PM

