



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-28

LEGISTAR: #20150699

**LANDOWNERS: Donnis W. King
4290 Bells Ferry Road NW
#1063
Kennesaw, GA 30144**

**APPLICANT: Brock Built Homes, LLC
1110 Northchase Parkway #150
Marietta, GA 30067**

AGENT: n/a

PROPERTY ADDRESS: 554 Haley Street

PARCEL DESCRIPTION: 17 03600 0230

AREA: 0.458 acres COUNCIL WARD: 1A

EXISTING ZONING: NRC (Neighborhood Retail Commercial)

REQUEST: PRD-SF (Planned Residential Development–Single Family)

FUTURE LAND USE: CAC (Community Activity Center)

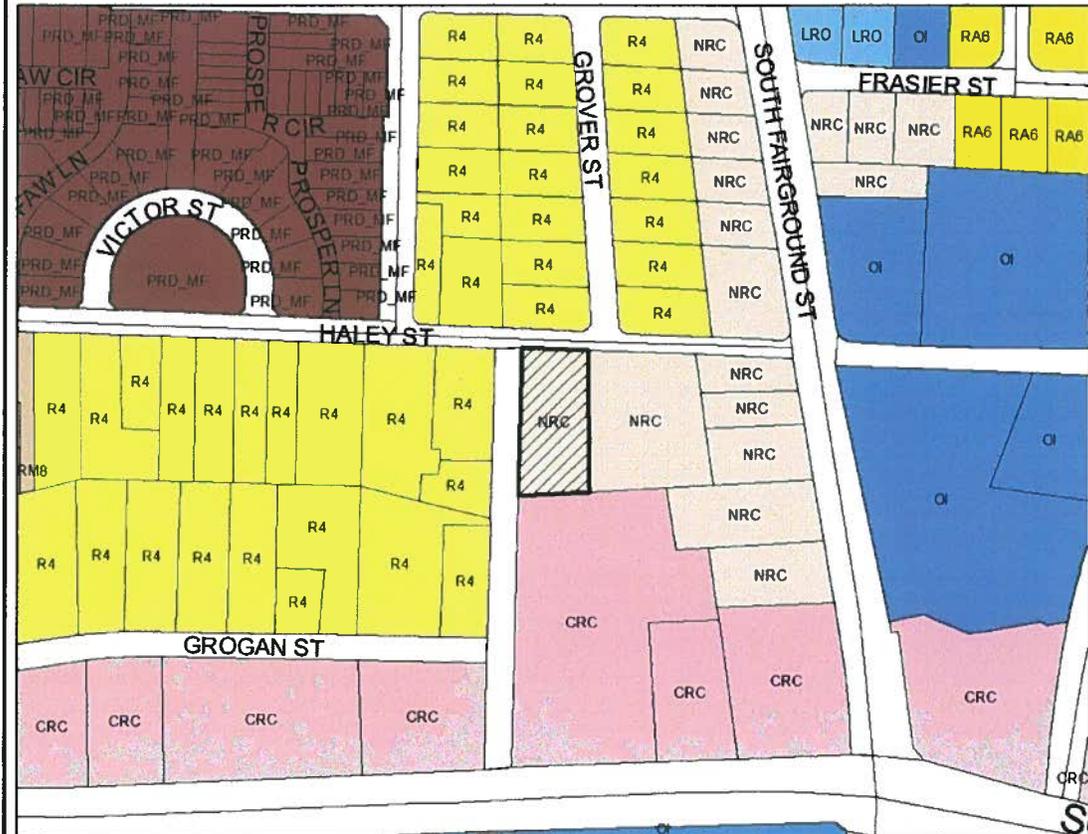
REASON FOR REQUEST: The applicant is requesting PRD-SF zoning for this lot in order to subdivide and build four (4) single family homes similar to the homes in the Manget development.

PLANNING COMMISSION HEARING: Tuesday, September 1, 2015 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, September 9, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

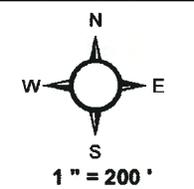


Zoning	District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Units/Acre R-3 Three Units/Acre R-4 Four Units/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Units/Acre RA-6 Six Units/Acre RA-8 Eight Units/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM-8 Eight Units/Acre RM-30 Ten Units/Acre RM-12 Twelve Units/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MIXD Mixed-Use Dev. OIT Office Institutional Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	17	03600	0230	NRC

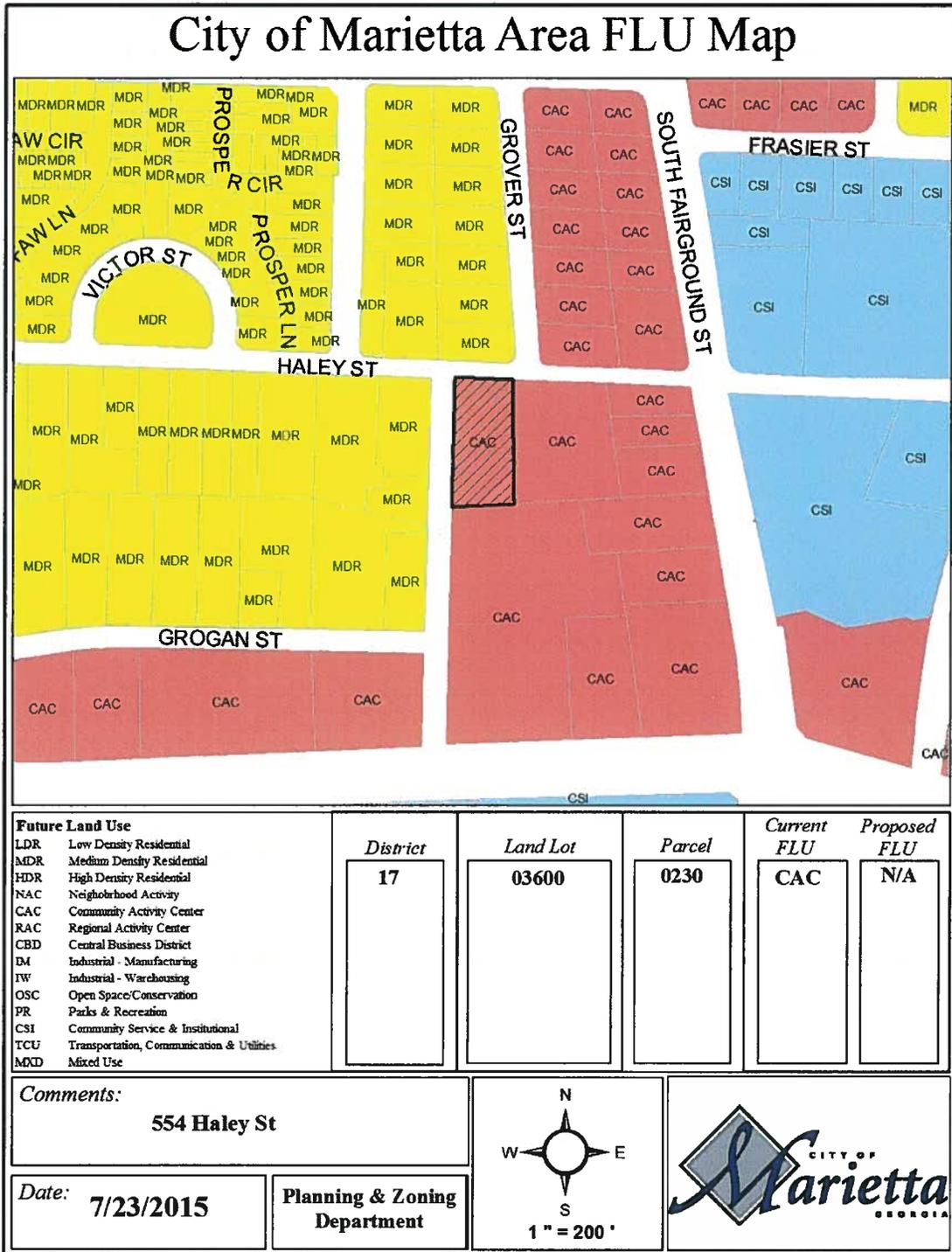
Comments: 554 Haley St

Date: 7/23/2015

Planning & Zoning Department




FLU MAP



PICTURES OF PROPERTY



Existing house at 554 Haley Street



South Avenue frontage

STAFF ANALYSIS

Location Compatibility

Brock Built Homes, LLC is requesting the rezoning of this 0.45 acre lot, currently zoned NRC (Neighborhood Retail Commercial), to PRD-SF (Planned Residential Development Single Family) for the purpose of constructing four (4) single family detached homes. The adjacent property to the east is zoned NRC and the property to the south is zoned CRC (Community Retail Commercial). Across South Avenue and Haley Street to the west and north are single family residences zoned R-4 (Single Family Residential – 4 units / acre).

Use Potential and Impacts

This area of Marietta is experiencing a lot of new residential construction due to the Renaissance District street improvements and the ongoing Manget development. This parcel is also located within the Residential Infill Development Overlay District, which is intended to encourage residential growth in the area that already contains the necessary infrastructure. Although the applicant is not utilizing the Infill Development Overlay regulations, it is worth emphasizing that this district encourages *“an increase in the density normally allowed by the underlying zoning district...to promote infill development and redevelopment within this urban core for single-family residential detached districts.”*

This proposal, for four (4) units on 0.45 acres, translates to approximately 9 units/acre. Below is a table comparing many of the newer residential developments in the city, either completed or under construction. It is worth noting that many of these developments contain attached housing and density calculation comparisons become distorted with smaller areas such as this proposal. The proposed residential zoning classification constitutes a lower intensity use than the existing commercial and there would be little impact on neighboring commercial developments.

Development	Units	Acreage	Density
Fort Hill	55	5.19	10.6
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

**Not including pending Z2015-07 for 233 Waterman St (6 additional units)*

The City’s Comprehensive Plan has assigned a future land use of CAC (Community Activity Center) for this property, likely because it is located on the block at the intersection of South Fairground Street and South Marietta Parkway. CAC districts are encouraged along collector



and arterial roadways in order to serve the retail and service needs of the surrounding community. While residential opportunities are available in CAC districts, it is intended to be in a mixed use setting. As a result, the requested zoning of PRD-SF is not supported by the City's Future Land Use Map and Comprehensive Plan.

Environmental Impacts

There is no indication that this property contains any endangered species, floodplain, wetlands, or streams.

Economic Functionality

This property has consistently been used as a residence, despite its commercial zoning. However, due to the size of the lot and the desirability of the area, it could easily sustain a higher residential density. Although many of the surrounding residences are zoned R-4, the lot sizes are smaller and densities higher than R-4 allows because this area developed prior to traditional zoning and platting requirements. Since the subject property does not front either Fairground Street or South Marietta Parkway, commercial usage does not appear to be feasible unless it was combined with the abutting commercial properties. Also it should be noted, the topography changes along this block (particularly from South Marietta Parkway to Haley St) will make it difficult to development commercially, especially as one unified development.

Infrastructure

Marietta Water will likely require the water main on South Avenue in order to accommodate the development. A five (5) foot sidewalk, possibly with a 2' grass strip, will be required along both road frontages.

Also, the requested ten (10) foot front setback along South Avenue indicates that the front loaded garages will not have the twenty (20) foot long driveway (from the back of the sidewalk) typically desired (but not mandated) for single family detached homes.

The development is expected to generate one or two school-aged children into the Marietta City School system. The servicing elementary school, Park Street Elementary, is currently at capacity and Marietta Middle School is nearing capacity. This development, and any new development with younger children, could cause additional stress on the city school system. However it should be noted, the City recently purchased the Marquis Place apartment complex at 1019 Franklin Rd., which is also currently zoned for Park Street Elementary. These units are expected to be vacated and demolished sometime in 2016.



History of Property

There is no history of any variances or Special Land Use Permits for this property. An application (Z2007-01) was made in 2007 to rezone this parcel and the adjacent parcel to the east (560 Haley Street) to PRD-SF for 12 single family detached homes, but the application was withdrawn prior to the public hearing.

Other Issues

The Marietta Fire Department will require the homes to have a sprinkler system.

PRD-SF is a site specific zoning, which requires City Council approval of a detailed plan prior to beginning construction. The plan submitted with the rezoning is considered the general plan and detailed plans typically get reviewed later through Judicial Legislative Committee. Brock Built will be submitting a detailed plan for approval at a later date, through the Judicial Legislative Committee. The plan presented with this rezoning application will be reviewed as a general plan.

ANALYSIS & CONCLUSION

Brock Built Homes, LLC is requesting the rezoning of 0.45 acres, zoned NRC to PRD-SF, for the purpose of constructing four (4) single family detached homes. The adjacent properties are zoned NRC and CRC. Across South Avenue and Haley Street to the west and north are single family residences zoned R-4).

This area of Marietta is experiencing a lot of new residential construction due to the Renaissance District street improvements, the Manget development, and the Residential Infill Development Overlay District. This proposal, for four (4) units on 0.45 acres, translates to approximately 9 units/acre, which is consistent with many of the recent residential redevelopment projects occurring near the city center. The proposed residential zoning classification constitutes a lower intensity use than the existing commercial and there would be little impact on neighboring commercial developments.

Marietta Water will likely require the water main on South Avenue in order to accommodate the development. A five (5) foot sidewalk, possibly with a 2' grass strip, will be required along both road frontages. Also, the requested ten (10) foot front setback along South Avenue indicates that the front loaded garages will not have the twenty (20) foot long driveway (from the back of the sidewalk) typically desired (but not mandated) for single family detached homes. The Marietta Fire Department will require the homes to have a sprinkler system.

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Prepared by: Shelley Winkler

Approved by: RR



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	_____
Size of the water line?	8" on Haley
	2" on South Ave*
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	1,600 GPD

The water main on South Avenue is shown in our records to be a 2" water main. The developer will likely have to replace the water main on South Avenue with an 8" main to accommodate their proposed plan.

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes but cannot guarantee adequate fall.
If not, how far is the closest sewer line?	_____
Size of the sewer line?	8"
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	1,600 GPD
Treatment Plant Name?	R.L. Sutton WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	No
What percentage of the property is in a floodplain?	N/A
What is the drainage basin for the property?	Rottenwood 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 the 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?	Haley St & South Ave
What is the classification of the road?	Local & Local
What is the traffic count for the road?	N/A
Estimated number of cars generated by the proposed development?	N/A
Estimated number 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



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

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

Comments:

The homes must be sprinkled per Marietta Sprinkler Ordinance

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: Park Street Elementary

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: 550 - 650

Current Capacity at Marietta Sixth Grade Academy: 800 - 900

Current Capacity at Marietta Middle School: 1,300 – 1,400

Current Capacity at Marietta High School: 2,500 – 2,600

Current Enrollment at Servicing Elementary School: 649

Current Enrollment at:

- Marietta Middle School: 1,324
- Marietta High School: 2,058

Number of students generated by present development: None

Number of students projected from proposed development: 1 - 2

New School(s) planned that might serve this area: None

Comments: At max capacity (Park Street)



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)

Application #: <u>22015-28</u>	Legistar #: <u>20150699</u>	
Planning Commission Hearing: <u>9-1-15</u>	City Council Hearing: <u>9-9-15</u>	<u>P2 15-347</u>

Owner's Name Donnis W King Email Address: donnisw@bellsouth.net

Mailing Address 4290 Bells Ferry Rd NW #1063 Zip Code: 30144 Telephone Number 678.232.7902

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Brock Built Homes, LLC

Mailing Address 1110 Northchase Parkway #150, Marietta, GA Zip Code: 30067

Telephone Number 404.557.2523 Email Address: adambrock@brockbuilt.com

Address of property to be rezoned: 554 Haley Street, Marietta GA 30060
 Land Lot (s) 36000 District 17th Parcel 230 Acreage 0.458 .448 Ward 1A Future Land Use: CAC
 Present Zoning Classification: NRC Proposed Zoning Classification: PRD-SF with Detail Plan

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.
7. Site plan (25 copies, drawn to scale) prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
 - One copy scaled to an 8 1/2" X 11" size
 - 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
8. A detailed written description of the proposed development / project must be submitted with the rezoning application.

554 Haley Street – Concept Plan Proposed Conditions

Minimum Lot Size: 4,500 SF

Minimum Road Frontage: 45 feet

South Ave. Setback: 10 feet

Haley Street Setback: 5 feet

Southern Property Setback: 10 feet

Eastern Property Setback: 20 feet

Internal Side Yard Setback: 3 feet (minimum of 6' between structures)

Maximum Number of Lots: 4 lots

- Storm Water management facilities shall be designed with the detail plan, a full hydrology report shall be submitted prior to Land Disturbance.
- A 20' easement shall be created on the eastern property boundary (rear yards) to provide access for Storm Water Facility maintenance and repairs.
- The 40' apparent ROW on South Ave shall be corrected at the South Ave and Haley St intersection.
- Detail Plan to be submitted by August 25th deadline for Planning Commission and City Council Review.
- All homes shall include fire suppression sprinklers.
- All four homes shall face South Ave.
- All homes shall meet four sided architecture requirements.

July 14, 2015

Department of Development Services
205 Lawrence Street
Marietta, GA 30060

RE: Application for Rezoning – 554 Haley Street, Marietta, GA 30060

Director Binzer,

Brock Built Homes, LLC is proud to be a part of the growth and development of the City of Marietta. We currently are constructing homes within two of our Marietta developments, Manor Park and Manget. With the success of Manget, we are seeing an opportunity to revitalize the surrounding community, and further enhance the street scape of the Renaissance District. The Renaissance District, between Fairground, the South Loop, and Roswell Street, currently has a high ratio of Rental properties vs Owner Occupied. The problem this creates for Builders and Developers is high values for older homes, economically limiting the potential for tear down and rebuilds within the current zoning confines of Marietta. Properties must be acquired using one of two strategies, 1) Purchasing the subject property below market value providing enough margin to tear down and rebuild the property, or, 2) Purchase the subject property at a fair market value and subdivide the property into multiple building lots. Brock Built Homes, LLC has contracted to purchase 554 Haley Street at a fair market value with the intention of subdividing the property into four building lots.

We are seeking to rezone 554 Haley Street from the current zoning of NRC to PRD-SF with a Detail Plan. 554 Haley Street is immediately east of Phase 1 Manget. The plan is to demo the existing structure, subdivide the parcel, and construct a like product to Manget, with similar setbacks and separation, simulating the coherence of a master planned area. The proposed lots and product would be a similar replication of the Waterman Street frontage between the Manget and Lakewood intersections. The subject property has two hundred feet of road frontage on South Ave, and one hundred feet of frontage on Haley Street. The size and shape lends itself perfectly to create four lots, approximately fifty feet in width by one hundred feet in depth, with exact lot sizes to be shown in the future detail plan. All four homes would face South Ave. The detail plan will be drafted by Richard Breedlove, a professionally licensed civil engineer in the State of Georgia. The detail plan will be based on the submitted concept plan. We anticipate completing the detail plan and submitting for consideration by the August 25th, 2015 deadline. The detail plan shall include storm water facilities, sewer and water tie-ins, landscaping plans and other pertinent and required information. This application is only for the rezoning of the property to PRD-SF. Proposed Conditions are summarized on the following page.

Sincerely,



Adam Brock

Brock Built Homes, LLC

adambrock@brockbuilt.com

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: August 14, 2015

PUBLIC NOTICE OF REZONINGS, AND CODE AMENDMENTS

The City of Marietta hereby gives notice that a public hearing will be held on the following rezonings and code amendment by the Planning Commission on **Tuesday, September 1, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, September 9, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-28 [REZONING] DONNIS W. KING (BROCK BUILT HOMES, LLC) requesting rezoning for property located in Land Lot 03600, District 17, Parcel 0230, 2nd Section, Cobb, Cobb County, Georgia and being known as 554 Haley Street from NRC (Neighborhood Retail Commercial) 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.

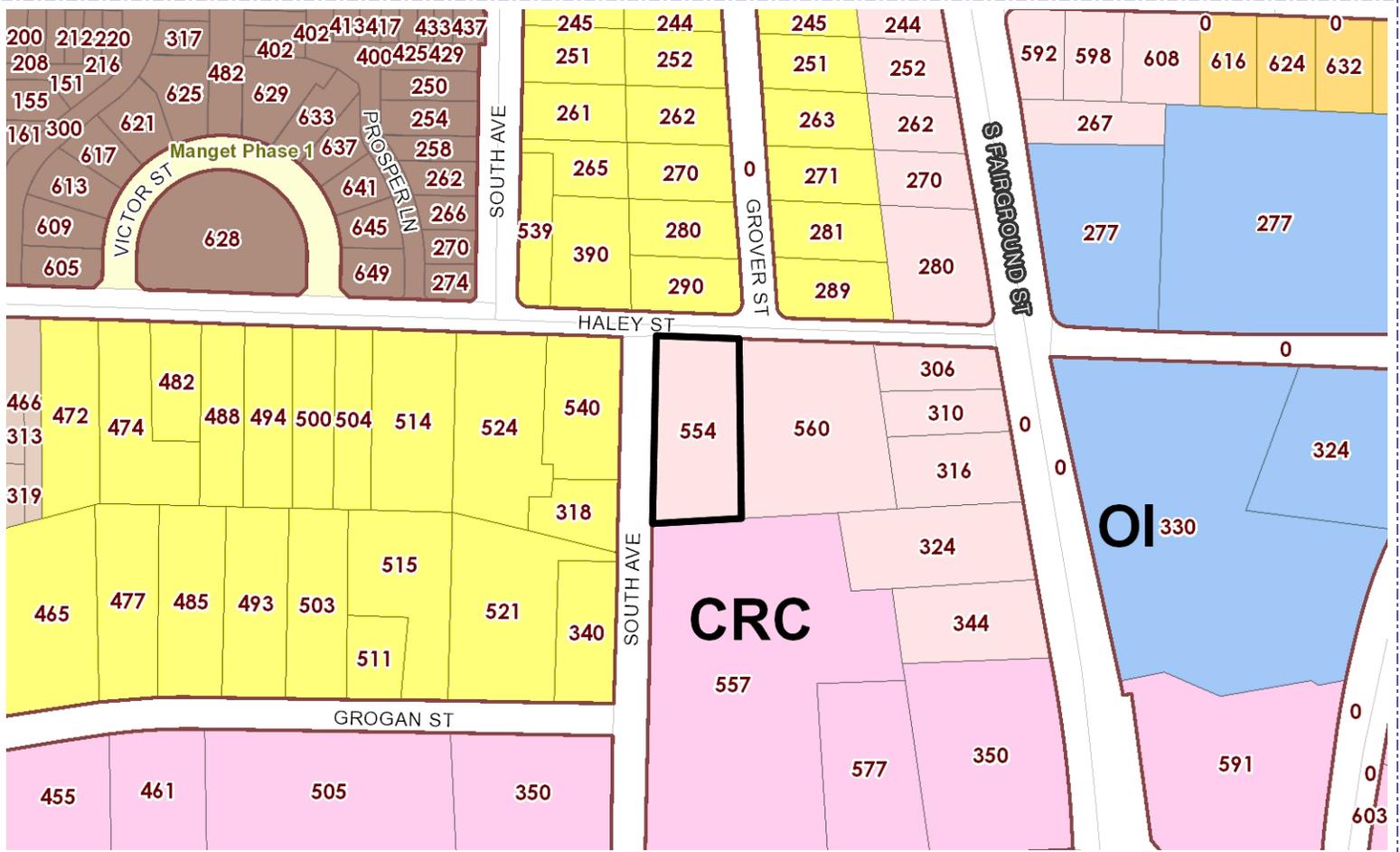
For additional information please call the Planning and Zoning Office (770) 794-5669.

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



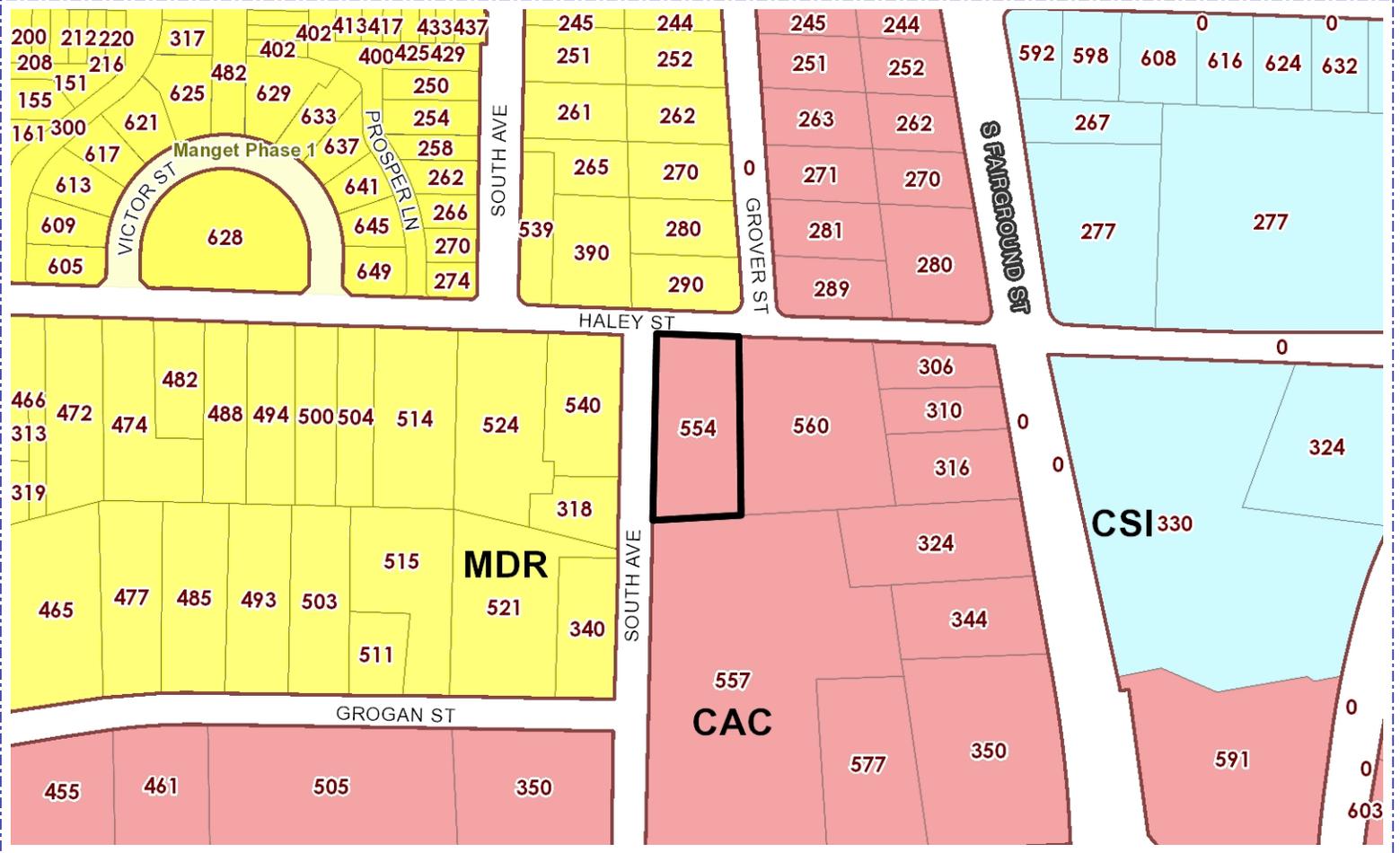
Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
554 HALEY ST	17036000230	0.498	1A	NRC	CAC
Property Owner:	Donnis W King				
Applicant:	Brock Build Homes				
Proposed Zoning:	PRD-SF				
Agent:					
Proposed Use:					
Planning Commission Date:	09/01/2015				
City Council Hearing Date:	09/09/2015		Case Number: Z2015-28		
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 - 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

Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
554 HALEY ST	17036000230	0.498	1A	NRC	CAC
Planning Commission Hearing Date:	09/01/2015	Future Land Use Symbols 			
City Council Hearing Date:	09/09/2015				
Future Land Use:	CAC				
Case Number:					
Comments:					
City of Marietta Planning & Zoning					



Address	Parcel Number	Acreage	Ward	Zoning	FLU
554 HALEY ST	17036000230	0.498	1A	NRC	CAC

Property Owner:	Donnis W King
Applicant:	Brock Build Homes
City Council Hearing Date:	09/09/2015
Planning Commission Hearing Date:	09/01/2015
BZA Hearing Date:	Case Number: Z2015-28
Comments:	

Legend

- Railroads
- City Limits
- Cobb County Pockets



The Camellia



Elevation A



Elevation B

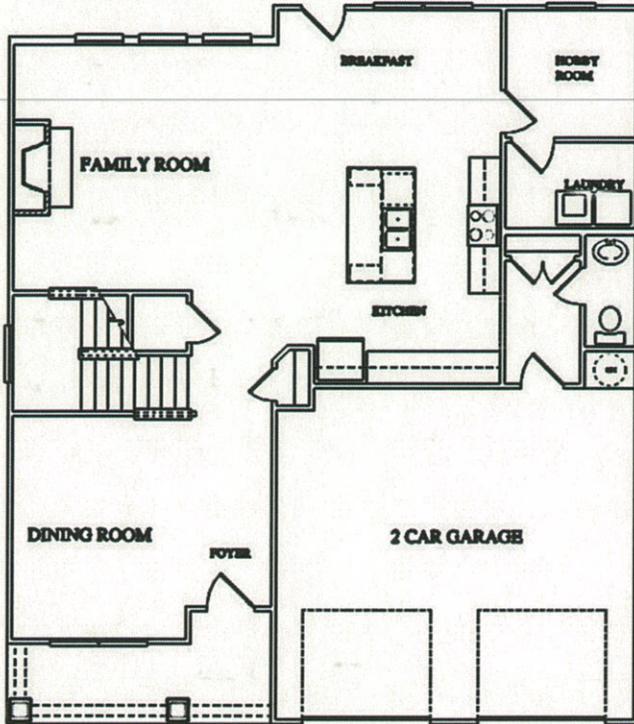
The Camellia

www.brockbuilt.com
OBIE AWARD WINNING BUILDER

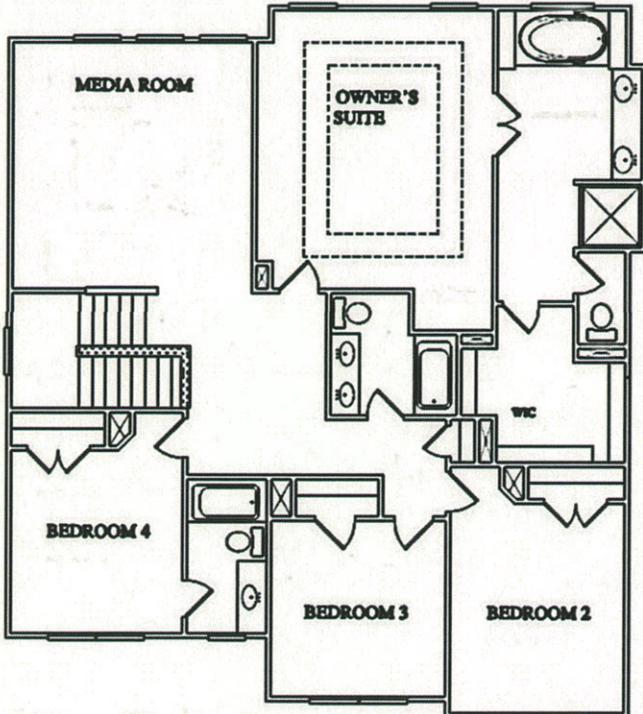


Floor Plan – Camellia

First Level

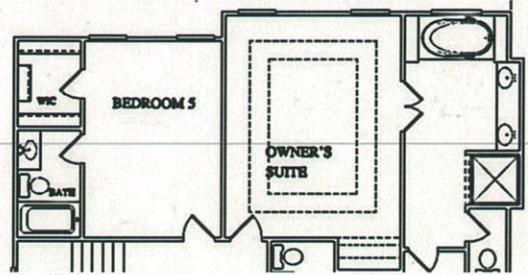


Second Level

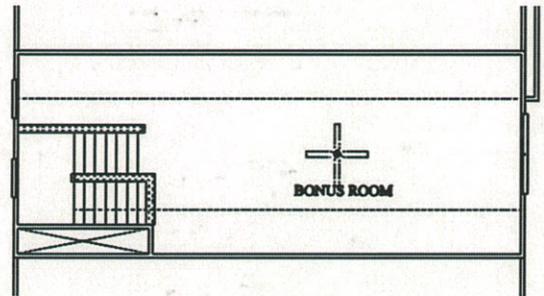


Plan Options

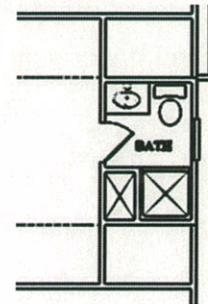
2nd Level 5th Bedroom and Bath



3rd Level Bonus Room



3rd Level Bathroom



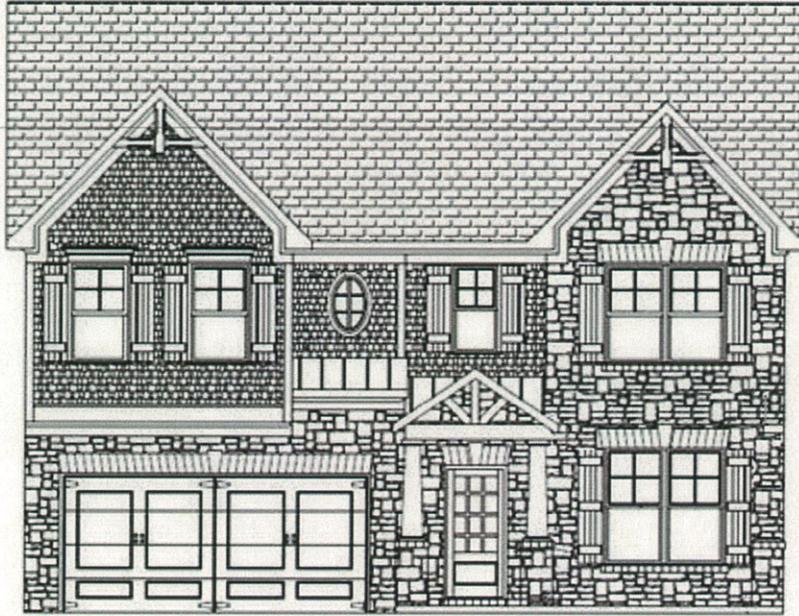
At Brock Built Homes, we believe in continually providing you with the best possible product and home designs. Therefore, we reserve the right to change plans, specifications and prices without notice. Square footage is approximate.

Floorplan may change based on elevation. Floorplan shown is not indicative of all elevations. Porch size and location based upon plans.

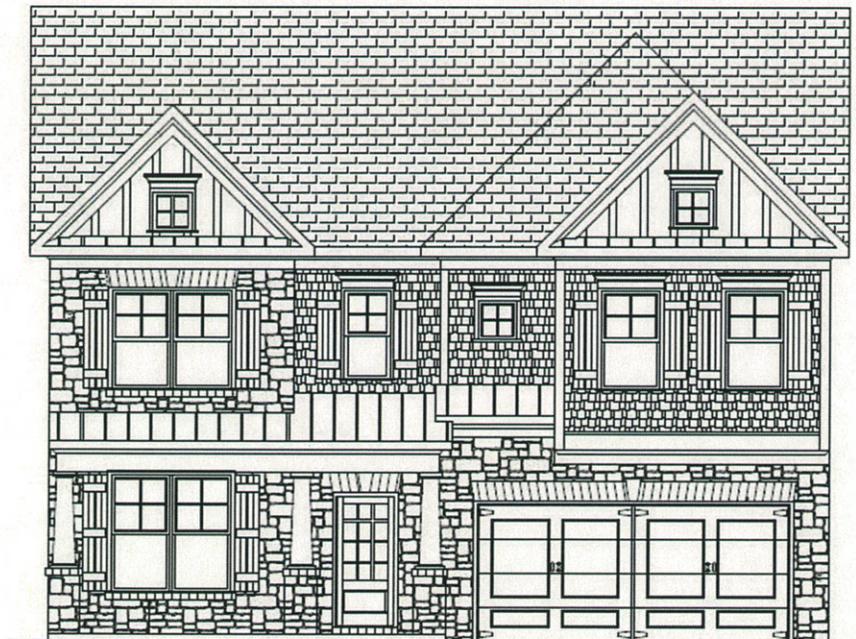


The Chastain

The Chastain



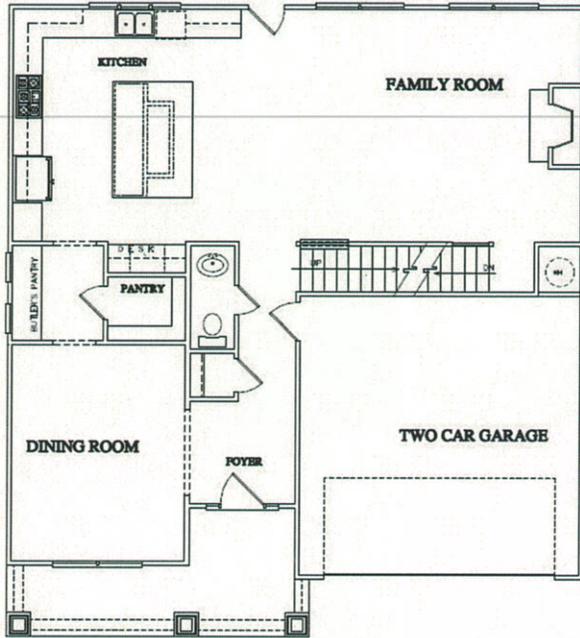
Elevation A



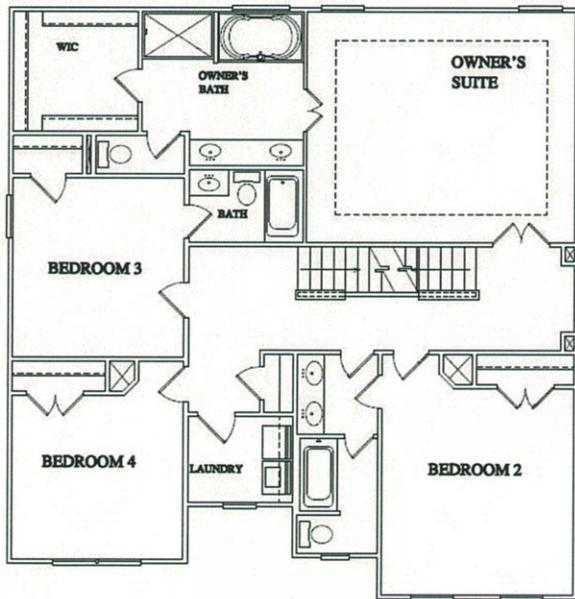
Elevation B

Floor Plan – Chastain

First Level

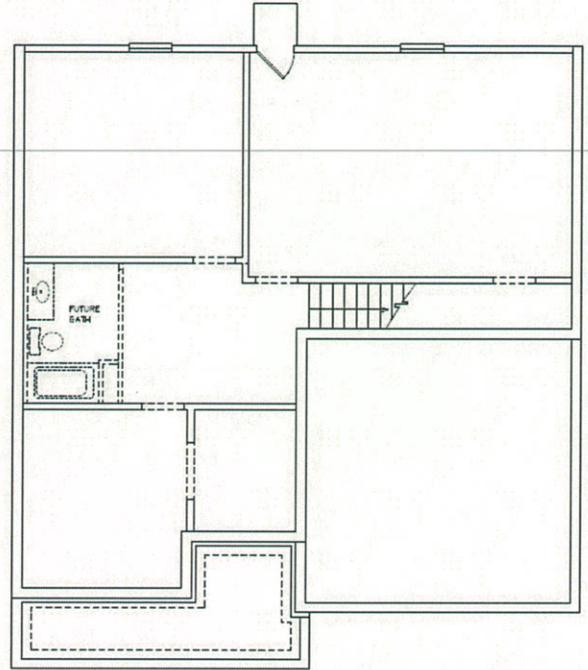


Second Level

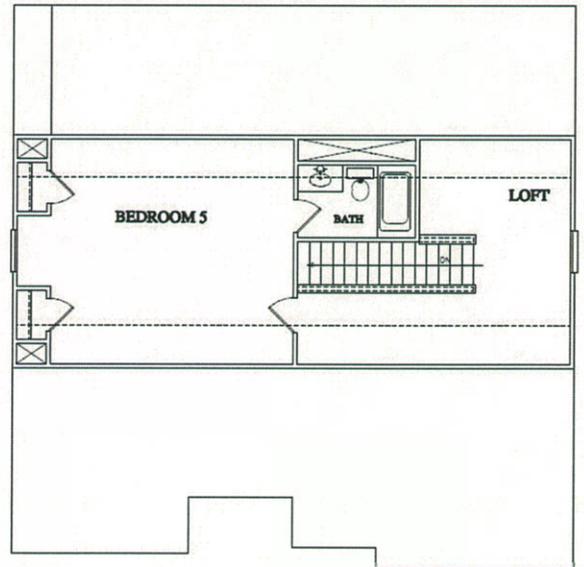


Plan Options

Basement Level



3rd Level Loft, Bedroom and Bath



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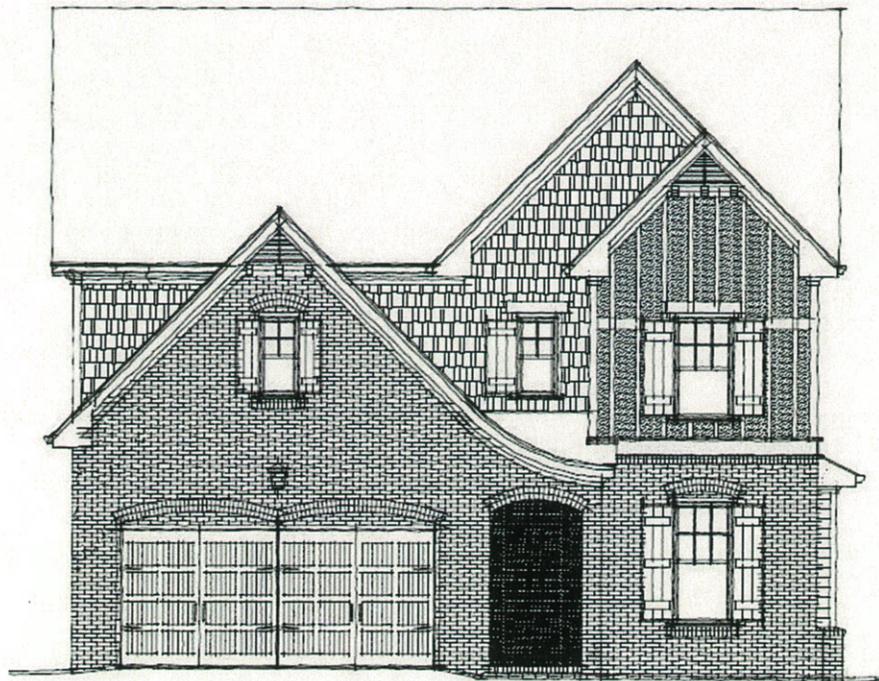
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The Carolina



Elevation A



Elevation B

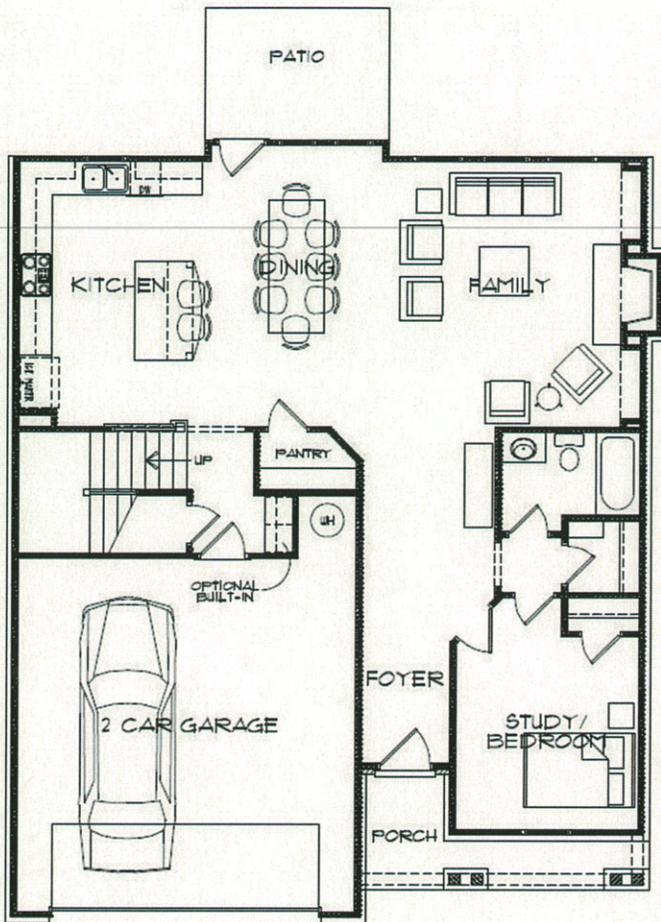
The Carolina



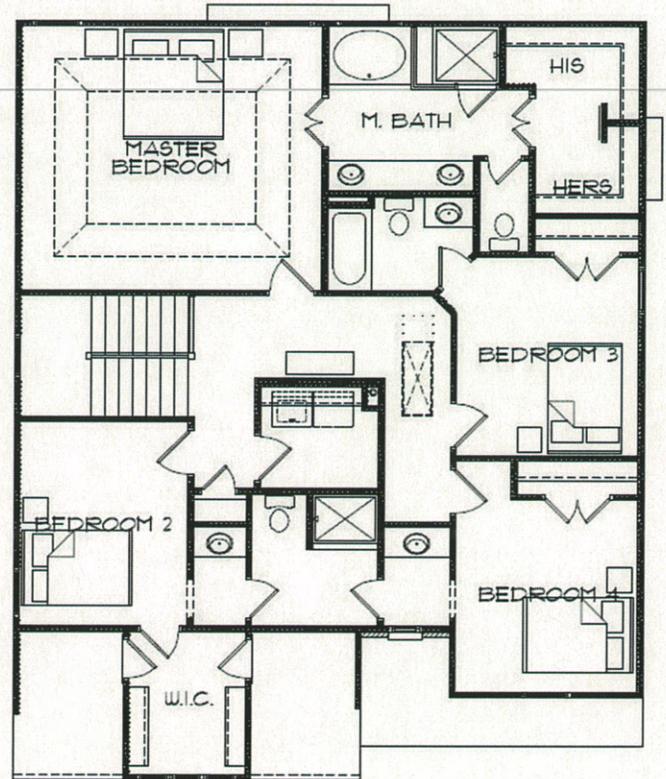
www.brockbuilt.com
OBIE AWARD WINNING BUILDER



First Level Floor Plan



Second Level Floor Plan



At Brock Built Homes, we believe in continually providing you with the best possible product and home designs. Therefore, we reserve the right to change plans, specifications and prices without notice. Square footage is approximate.

Floorplan may change based on elevation. Floorplan shown is not indicative of all elevations. Porch size and location based upon plans.



The Litchfield



Elevation A



Elevation B

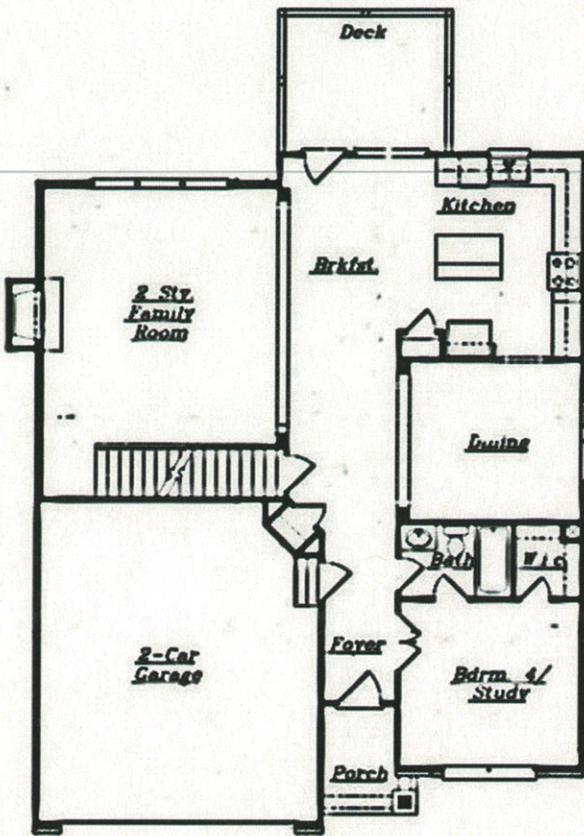
The Litchfield



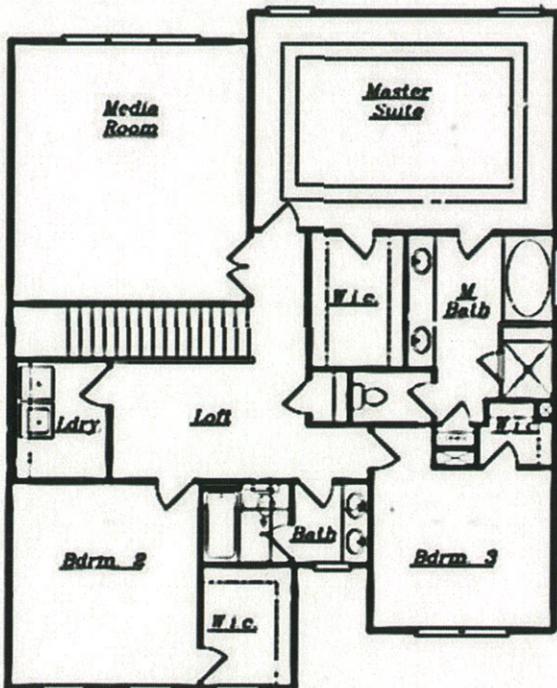
www.brockbuilt.com
OBIE AWARD WINNING BUILDER



Floor Plan – Litchfield

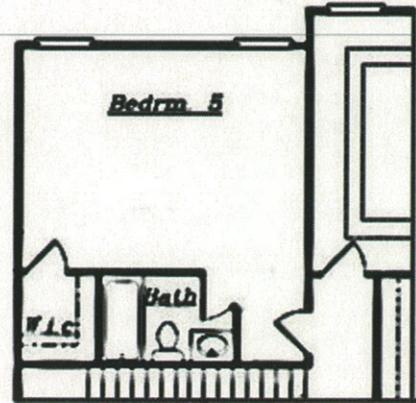


Second Level

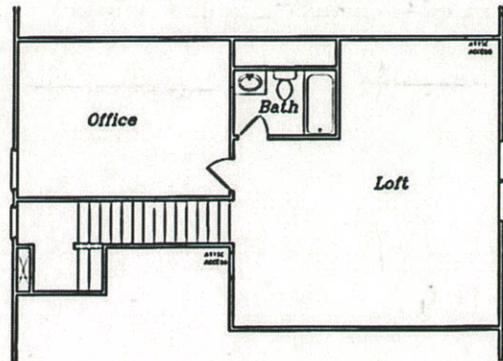


Plan Options

2nd level 5th Bedroom & Bath



3rd Level Bonus Room and Bath



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LEGEND

- FSB FRONT SETBACK
- SSB SIDE SETBACK
- RSB REAR SETBACK
- LL LAND LOT
- OHP OVERHEAD POWERLINE
- R/W RIGHT-OF-WAY
- RBF REBAR FOUND
- PP POWER POLE
- BOC BACK OF CURB
- PB/PG PLAT BOOK / PAGE
- DB/PG DEED BOOK / PAGE
- ⊙ MH MANHOLE
- 910-- EXISTING CONTOUR ELEV
- SS— SANITARY SEWER LINE (SSL)
- ⊙ EXISTING TREE

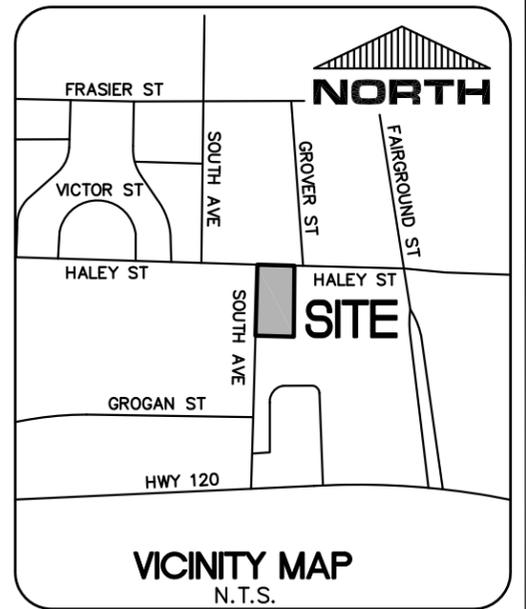
GPS INFORMATION

- 1) THE FIELD DATA / EQUIPMENT UPON WHICH THIS MAP OF SURVEY IS BASED WAS OBTAINED BY USING A CHAMPION nV3 RTK ROVER WITH A SCEPTER II DATA COLLECTOR. 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. GROUND SURVEY.
- 2) HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

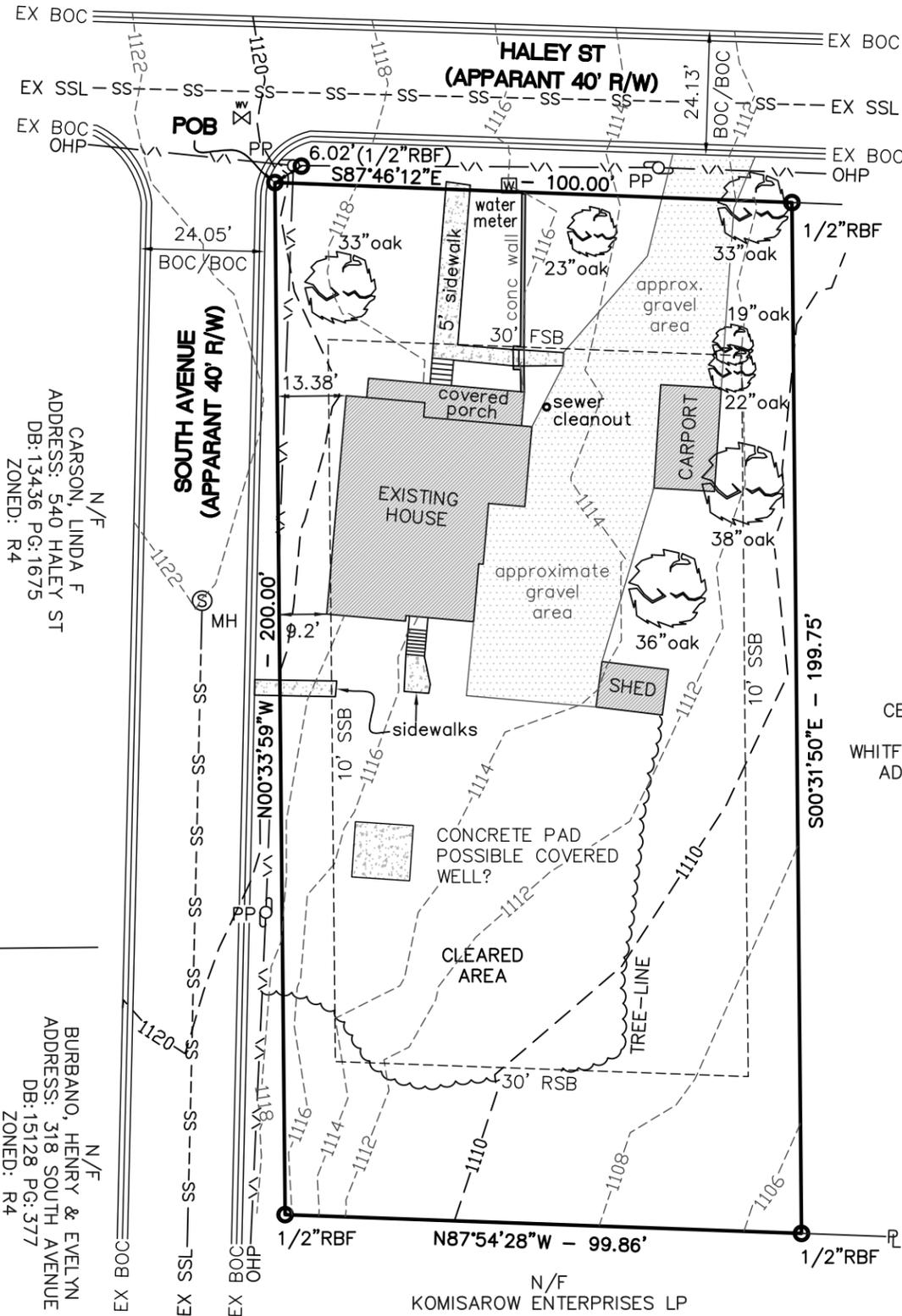
FLOOD INFORMATION

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13067C0108J DATED MARCH 4, 2013

N/F
MARSHALL, MARY
ADDRESS: 290 GROVER ST
DB:13315 PG:1642
ZONED: R4



VICINITY MAP
N.T.S.



N/F
CARSON, LINDA F
ADDRESS: 540 HALEY ST
DB:13436 PG:1675
ZONED: R4

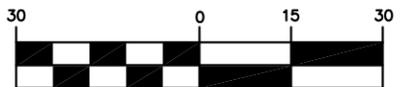
N/F
BURBANO, HENRY & EVELYN
ADDRESS: 318 SOUTH AVENUE
DB:15128 PG:377
ZONED: R4

GENERAL NOTES:

- 1) LOT AREA: 19,952 S.F. / 0.458 ACRES
- 2) CURRENT ZONING: NRC (NEIGHBORHOOD RETAIL COMMERCIAL)
- 3) TAX PARCEL: 17-0360-0023-0
- 4) MINIMUM LOT SIZE: 10,000 SF
- 5) MINIMUM LOT WIDTH: 75'
- 6) MAXIMUM BUILDING HEIGHT: 35'
- 7) MAXIMUM FLOOR AREA RATIO: 0.30
- 8) MAXIMUM IMPERVIOUS SURFACE: 70%
- 9) MINIMUM LANDSCAPED AREA: 15%
- 10) SETBACKS (COLLECTOR):
FRONT = 30'
SIDE = 10'
REAR = 30'
- 11) EXISTING CONTOURS SHOWN ARE AT 1' INTERVALS AND ARE BASED OFF FIELD RUN TOPOGRAPHICAL INFORMATION DATED 6/26/15.
- 12) THERE ARE NO STATE WATERS WITHIN 200 FT OF SITE."
- 13) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED.

N/F
CENTURY PARTNERS LLC
&
WHITFIELD & DEVELOPMENT LLC
ADDRESS: 560 HALEY ST
DB:15121 PG:371
ZONED: NRC

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN 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 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +100,000 FEET AND CONTAINS 0.458 ACRES.

REFERENCES:

DB: 7700 PG:179

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

EXISTING CONDITIONS SURVEY FOR:

**554 HALEY STREET
MARIETTA, GA 30060**



**APALACHEE
LAND SURVEYING, INC.**
PROFESSIONAL LAND SURVEYING SERVICES P.O.
BOX 2147
LOGANVILLE, GEORGIA 30052
OFFICE 404-354-3122

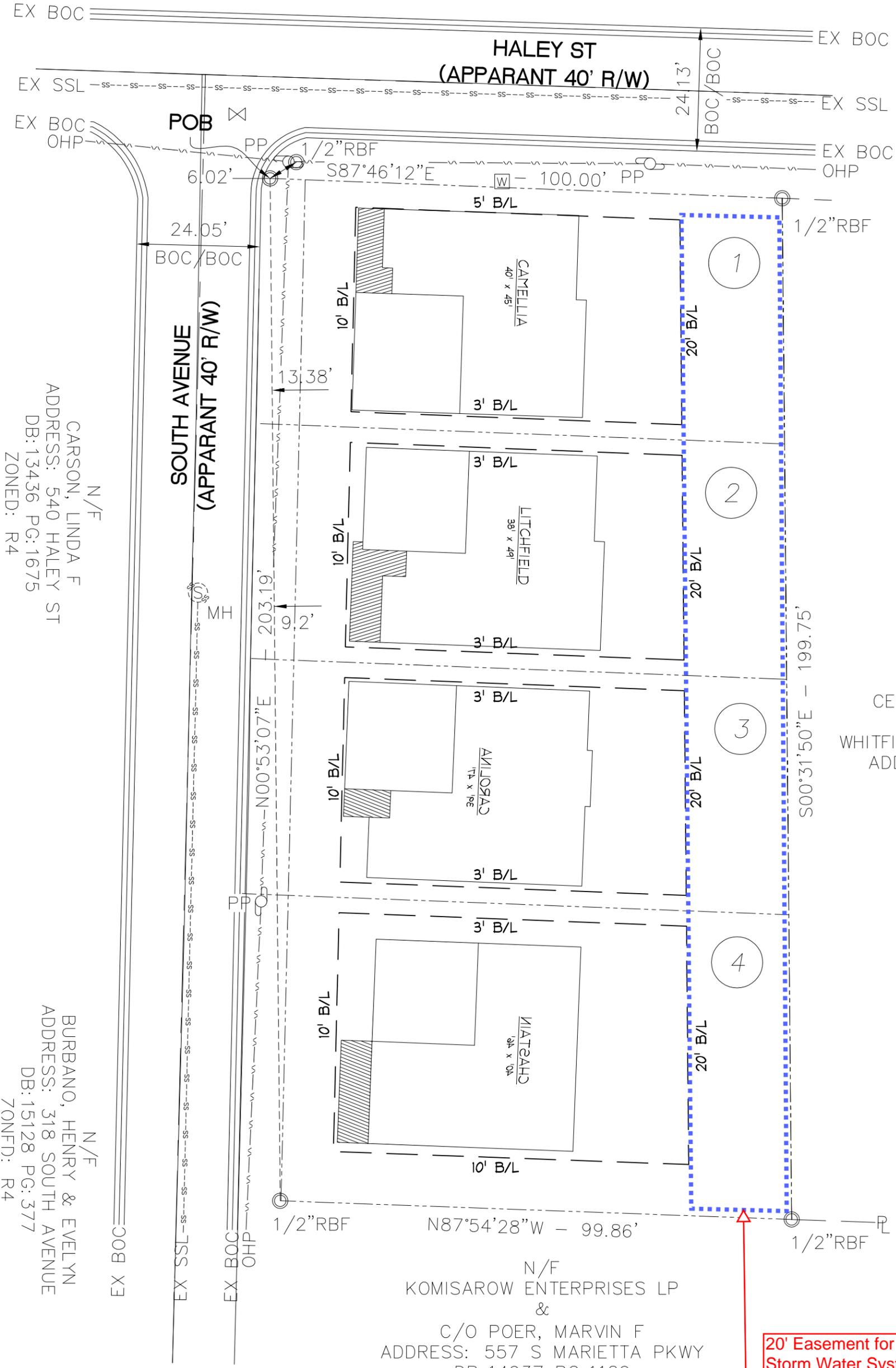
DATE: 6/29/15	LAND LOT: 360	DISTRICT: 17th
COUNTY: COBB (CITY OF MARIETTA)	SCALE: 1"=30'	
DRAWN BY: RB	CHECKED BY: CN	
JOB NUMBER: 554 Haley St	DATE OF FIELD WORK: 6/26/15	

Sheet No.

1 of 1

Brock Built Homes, LLC
554 HALEY ST. CONCEPT PLAN
Scale: 1" = 20'

N/F
 MARSHALL, MARY
 ADDRESS: 290 GROVER ST
 DB:13315 PG:1642
 ZONED: R4



N/F
 CARSON, LINDA F
 ADDRESS: 540 HALEY ST
 DB:13436 PG:1675
 ZONED: R4

N/F
 BURBANO, HENRY & EVELYN
 ADDRESS: 318 SOUTH AVENUE
 DB:15128 PG:377
 ZONED: R4

N/F
 CENTURY PARTNERS LLC
 &
 WHITFIELD & DEVELOPMENT
 ADDRESS: 560 HALEY S
 DB:15121 PG:371
 ZONED: NRC

N/F
 KOMISAROW ENTERPRISES LP
 &
 C/O POER, MARVIN F
 ADDRESS: 557 S MARIETTA PKWY
 DB:14937 PG:1129
 ZONED: CRC

20' Easement for Storm water Collection - Storm Water System to be designed.