



**REZONING APPLICATION ANALYSIS**

**ZONING CASE #: Z2016-08**

**LEGISTAR: 20160280**

**LANDOWNERS: Century Partners, LLC  
6100 Lake Forrest Drive #130  
Atlanta, GA 30328**

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

**AGENT: n/a**

**PROPERTY ADDRESS: 560 Haley Street**

**PARCEL DESCRIPTION: 17 03600 0220**

**AREA: 0.7 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)**

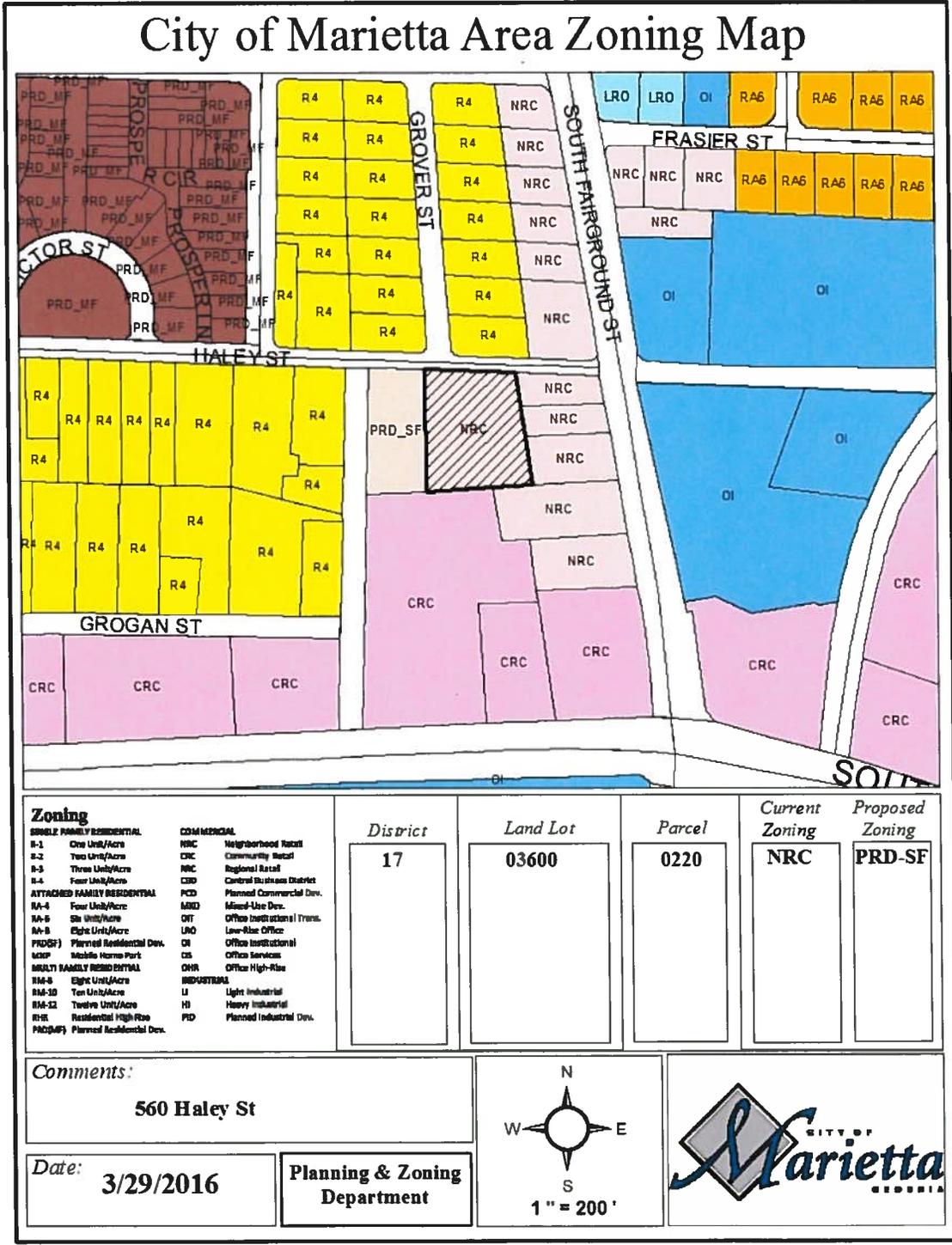
**REASON FOR REQUEST: The applicant is requesting the rezoning and contemporaneous detailed plan approval so the parcel may be subdivided and developed into three single family detached homes.**

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

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

# MAP

## City of Marietta Area Zoning Map

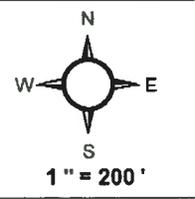


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
<b>SINGLE FAMILY RESIDENTIAL</b> R-1 One Unit/Acre R-2 Two Units/Acre R-3 Three Units/Acre R-4 Four Units/Acre <b>ATTACHED FAMILY RESIDENTIAL</b> RA-4 Four Units/Acre RA-6 Six Units/Acre RA-8 Eight Units/Acre PRD(SF) Planned Residential Dev. MSFP Mobile Home Park <b>MULTI FAMILY RESIDENTIAL</b> RM-8 Eight Units/Acre RM-10 Ten Units/Acre RM-12 Twelve Units/Acre RH Residential High Rise PHO(P) Planned Residential Dev.	<b>COMMERCIAL</b> NRC Neighborhood Retail CRC Community Retail NRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MUD Mixed-Use Dev. OIT Office Institutional/Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise <b>INDUSTRIAL</b> LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	17	03600	0220	NRC	PRD-SF

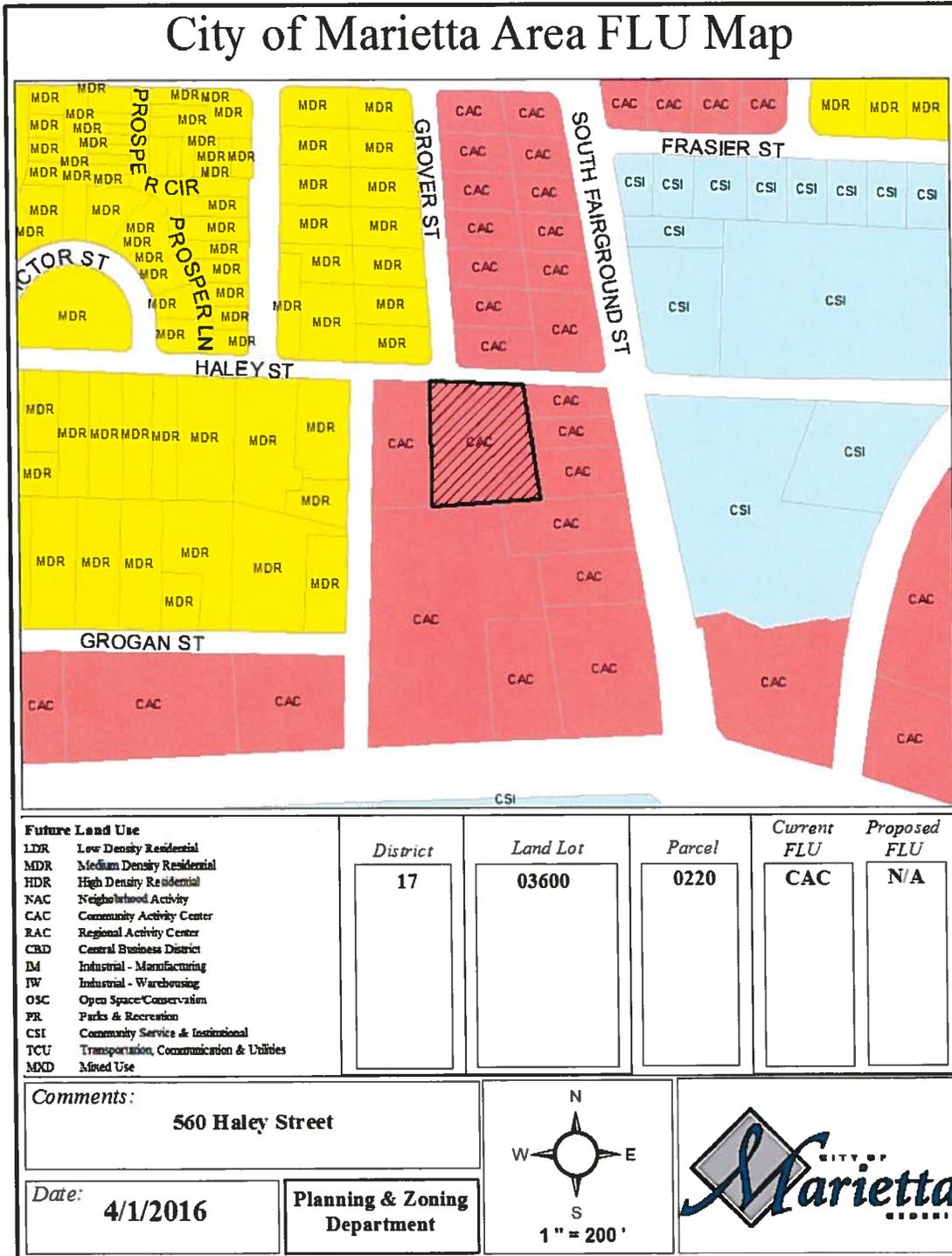
Comments:  
 560 Haley St

Date: 3/29/2016

Planning & Zoning Department



## FLU MAP



**PICTURES OF PROPERTY**



**560 Haley Street**



**560 Haley Street**

## STAFF ANALYSIS

### *Location Compatibility*

Brock Built Homes, LLC is requesting the rezoning of this 0.7 acre lot, currently zoned NRC (Neighborhood Retail Commercial), to PRD-SF (Planned Residential Development Single Family) for the purpose of constructing three (3) single family detached homes. The adjacent properties to the east are zoned NRC and the property to the south is zoned CRC (Community Retail Commercial). The applicant recently rezoned the property immediately to the west from NRC to PRD-SF in order to construct four (4) single family homes. The plan is to combine the proposed three lots with the four previously approved lots to create a small, cohesive subdivision similar to what is being constructed at Manget.

### *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.”*

Combined with the homes planned for the corner of Haley and South for a total of 7 units, this proposal translates to approximately 6 units/acre (7 / 1.15). 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 the density calculation comparisons appear 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 never been developed, despite its commercial zoning. 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. However, rezoning this property from NRC to PRD-SF could impact the possibility of a feasible neighborhood commercial development occurring on the three remaining NRC zoned lots that face Fairground Street.

*Infrastructure*

A five (5) foot sidewalk, possibly with a 2’ grass strip, will be required along the Haley Street frontage to link to the adjacent development. The requested five (5) foot front setback along Haley Street is likely intended to match the setback approved on 554 Haley Street. However, those homes face South Avenue. Staff suggests adopting the same language used in the motion for the four houses facing South Avenue that states that “*driveway shall be 18’ between the garage and the back of the sidewalk in order to accommodate two cars in addition to those provided in the two-car garage.*”

The Marietta Fire Department will require the homes to have a sprinkler system. Marietta Public Works will require an access easement to the proposed detention pond.

The development is expected to generate one school-aged child 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.



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

However it should be noted, the City recently purchased the Marquis Place apartment complex at 1019 Franklin Gateway, which is also currently zoned for Park Street Elementary. These units are expected to be vacated and demolished sometime this year.

### *History of Property*

In June 2003, a request to rezone this property to R-4 was denied (Z2003-09). 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*

PRD-SF is a site specific zoning, which requires City Council approval of a detailed plan prior to beginning construction. The plans submitted with the rezoning includes a detailed site plan, tree plan, and home elevations. The applicant is requesting detailed plan approval in conjunction with the rezoning.



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## ANALYSIS & CONCLUSION

Brock Built Homes, LLC is requesting the rezoning of this 0.7 acre lot, currently zoned NRC to PRD-SF for the purpose of constructing three (3) single family detached homes. The plan is to combine the proposed three lots with the four previously approved lots to create a small, cohesive subdivision similar to what is being constructed at Manget.

This area of Marietta is experiencing a lot of new residential construction due to the Renaissance District street improvements and the ongoing Manget development. Combined with the homes planned for the corner of Haley and South for a total of 7 units, this proposal translates to approximately 6 units/acre (7 / 1.15), which is comparable to many of the current residential redevelopment projects underway.

Staff suggests adopting the same language used in the motion for the four houses facing South Avenue that states that *“driveway shall be 18’ between the garage and the back of the sidewalk in order to accommodate two cars in addition to those provided in the two-car garage.”*

PRD-SF is a site specific zoning, which requires City Council approval of a detailed plan prior to beginning construction. The plans submitted with the rezoning includes a detailed site plan, tree plan, and home elevations. The applicant is requesting detailed plan approval in conjunction with the rezoning.

The City’s Comprehensive Plan has assigned a future land use of CAC (Community Activity Center) for this property. 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.

Prepared by: Shelly Winkles

Approved by: Rusty Roth



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## DATA APPENDIX

### *CITY OF MARIETTA - WATER*

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Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	_____
Size of the water line?	6 inch
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	Not enough information
	_____

### *CITY OF MARIETTA - SEWER*

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Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	_____
Size of the sewer line?	8 inch
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	Not enough information
Treatment Plant Name?	South Cobb 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 the flood plain?	N/A
What is the drainage basin for the property?	Rottenwood
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	N/A
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

***TRANSPORTATION***

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

- Pond is landlocked. Access easement needed for pond maintenance/repair.



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## DATA APPENDIX CONTINUED

### EMERGENCY SERVICES

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

### MARIETTA POWER - ELECTRICAL

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Does Marietta Power serve this site?      Yes \_\_\_\_\_      No   x  

If not, can this site be served?      Yes   x        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:	<b>Park Street Elementary</b>
Middle School Servicing Development:	<b>Marietta Middle School</b>
High School Servicing Development:	<b>Marietta High School</b>
Capacity at Elementary School:	<b>550-650</b>
Capacity at Middle School:	<b>1300-1400</b>
Capacity at Marietta Sixth Grade Academy:	<b>800-900</b>
Capacity at High School:	<b>2500-2600</b>
Current enrollment of Elementary School:	<b>613</b>
Current enrollment of Middle School:	<b>1317</b>
Current enrollment of High School:	<b>2116</b>
Number of students generated by present development:	<b>0</b>
Number of students projected from the proposed development:	<b>1</b>
New schools pending to serve this area:	<b>None</b>
<b><u>Comments:</u></b>	



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 #: 22016-08 Registrar #: \_\_\_\_\_ PZ #: 16-139  
 Planning Commission Hearing: 5-3-16 City Council Hearing: 5-11-16

Owner's Name Century Partners, LLC Email Address: weathersca@gmail.com

Mailing Address 6100 Lake Forrest Drive #130 Zip Code: 30328 Telephone Number 404.372.8043

**COMPLETE ONLY IF APPLICANT IS NOT OWNER:**

Applicant: Brock Built Homes, LLC / Adam Brock

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

Telephone Number 404.557.2523 Email Address: adam@brockbuilt.com

Address of property to be rezoned: 560 Haley St., Marietta, GA 30060

Land Lot (s) 360 District 17th Parcel 22 Acreage 0.7 Ward 1A Future Land Use: CAC  
03600 0220

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.
  - Site plan: One copy scaled to an 8 1/2" X 11" size, plus 25 copies, if larger than 11" x 17", drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
    - Specific use or uses proposed for the site
    - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
    - Detention/retention areas
    - Public or private street(s) - right of way and roadway widths, approximate grades
    - Location and size of parking area with proposed ingress and egress
    - Specific types and dimensions of protective measures, such as buffers
    - Landscaping
    - Wetlands and 100 year floodplain
7. A detailed written description of the proposed development / project must be submitted with the rezoning application.

**CAMPAIGN CONTRIBUTIONS**

The Owner and Applicant herein certify that he/she  has  has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

Chris G. Weather  
Signature of Owner

Century Partners, LLC  
Print Name

Adam Brock  
Signature of Applicant

Brock Built Homes, LLC  
Print Name

**FINANCIAL INTEREST**

The Applicant herein certifies that he/she  has  has not a financial interest in the property which is ten percent (10%) or more.

Brock Built Homes, LLC  
Print Name

Adam Brock  
Signature of Applicant

**OWNER/APPLICANT CERTIFICATION**

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

Adam Brock  
Signature

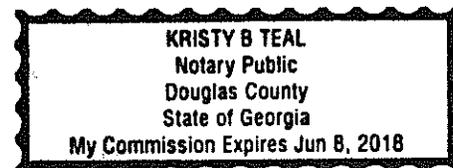
Adam Brock/ Brock Built Homes, LLC  
Please Print

1110 Northchase Parkway #150, Marietta, GA 30067  
Address

3/22/16  
Date

Signed, sealed and delivered in the presence of:

Kristy B. Teal My Commission Expires: 6/8/18



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

March 22, 2016

Department of Development Services  
205 Lawrence Street  
Marietta, GA 30060

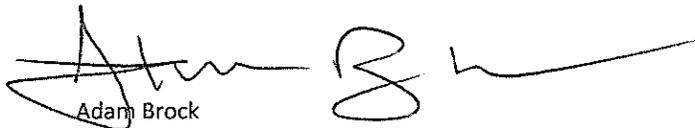
RE: Application for Rezoning – 560 Haley Street, Marietta, GA 30060

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 developing lots and constructing homes within two of our Marietta developments, Marvelle 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 560 Haley Street at a fair market value with the intention of subdividing the property into three building lots, and combining it with our 554 Haley Street project to become an enclave of 7 homes.

We are seeking to rezone 560 Haley Street from the current zoning of NRC to PRD-SF with a Detail Plan. 560 Haley Street is immediately east of Phase 1 Manget. The plan is to subdivide the parcel, combined it with the previously approved Detail Plan for 554 Haley St, 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 195 feet of road frontage on Haley St. The size and shape lends itself perfectly to create three lots, approximately forty feet in width by almost two hundred feet in depth, with exact lot sizes to be shown in the future detail plan. The property will also allow the use of common detention for both the subject property lots and 554 Haley street lots. All three lots would face Haley St. 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 end of March 2016. 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,

A handwritten signature in black ink, appearing to read 'Adam Brock', with a long horizontal flourish extending to the right.

Adam Brock  
Brock Built Homes, LLC  
[adambrock@brockbuilt.com](mailto:adambrock@brockbuilt.com)

## 560 Haley Street – Concept Plan Proposed Conditions

Minimum Lot Size:	4,500 SF
Minimum Road Frontage:	40 feet
Haley Street Setback:	5 feet
Southern Property Setback:	10 feet
Eastern Property Setback:	10 feet
Western Property Setback:	0 Feet – adjacent to 554 Haley St (Brock owned property)
Internal Side Yard Setback:	3 feet (minimum of 6' between structures)
Maximum Number of Lots:	3 lots

- Storm Water management facilities shall be designed with the detail plan, a full hydrology report shall be submitted prior to Land Disturbance.
- Storm Water management facilities shall be designed to be common facilities for 560 Haley St and 554 Haley St.
- A 20' easement shall be created on the eastern property boundary to provide access for Storm Water Facility maintenance and repairs.
- All homes shall include fire suppression sprinklers.
- All three homes shall face Haley Street.
- All homes shall meet four sided architecture requirements.

## 560 HALEY STREET

### Existing Conditions

Lot Area: 30,492 SF | 0.7 acres  
Current Zoning: NRC  
Road Frontage: 148' on Haley Street

### Proposed Conditions

Lot Area: Min. Lot Area of 4,500 SF.  
Proposed Zoning: PRD-SF with Detail Plan  
Proposed Setbacks: North (Haley Street) setback – 5 ft.  
East setback – 10 ft.  
South setback – 10 ft.  
West setback – 0 ft. (this is a common property line with Brock property)  
Minimum Lot Size: 4,500 SF  
Minimum Road Frontage: 40 ft.  
Maximum # of Lots: 3  
Minimum Building Size: 2,000 SF  
Parking Requirement: 2 car garage and 20 ft. driveway length  
Projected Sales Price: \$399,000 - \$479,900

**TO: Marietta Daily Journal**

**FROM: City of Marietta**

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

**PUBLIC NOTICE OF REZONINGS, CODE AMENDMENT, AND VARIANCES**

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

**Z2016-08 [REZONING] BROCK BUILT HOMES, LLC** is requesting the rezoning of 0.7 acres located in Land Lot 360, District 17, Parcel 0220, 2<sup>nd</sup> Section, Marietta, Cobb County, Georgia, and being known as 560 Haley Street from NRC (Neighborhood Retail Commercial) to PRD-SF (Planned Residential Development – Single Family). Ward 1A.

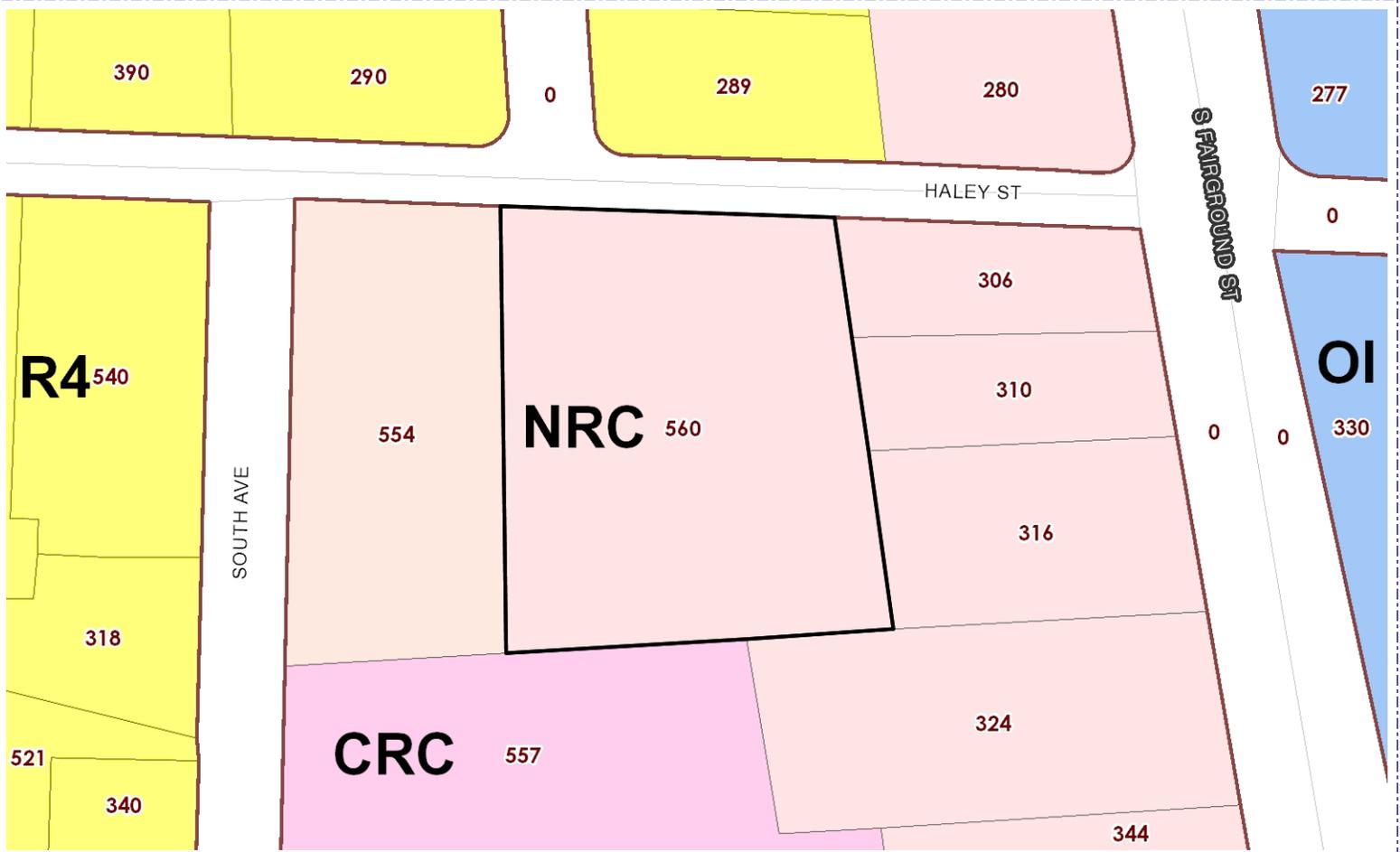
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

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
560 HALEY ST	17036000220	0.793	1A	NRC	CAC

Property Owner:	Century Partners, LLC	<b>Zoning Symbols</b> 
Applicant:	Brock Built Homes, LLC	
Proposed Zoning:	PRD-SF w/Detail Plan	
Agent:		
Proposed Use:		
Planning Commission Date:	05/03/2016	
City Council Hearing Date:	05/11/2016	Case Number: Z2016-08
<b>City of Marietta Planning &amp; Zoning</b>		

**GENERAL NOTES ~**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 22,833. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS A NIKON DTM-352.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 1,272,128.

ALL I.P.'s ARE 1/2" REBARS.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13087C 0050 F, DATED AUGUST 18, 1992, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

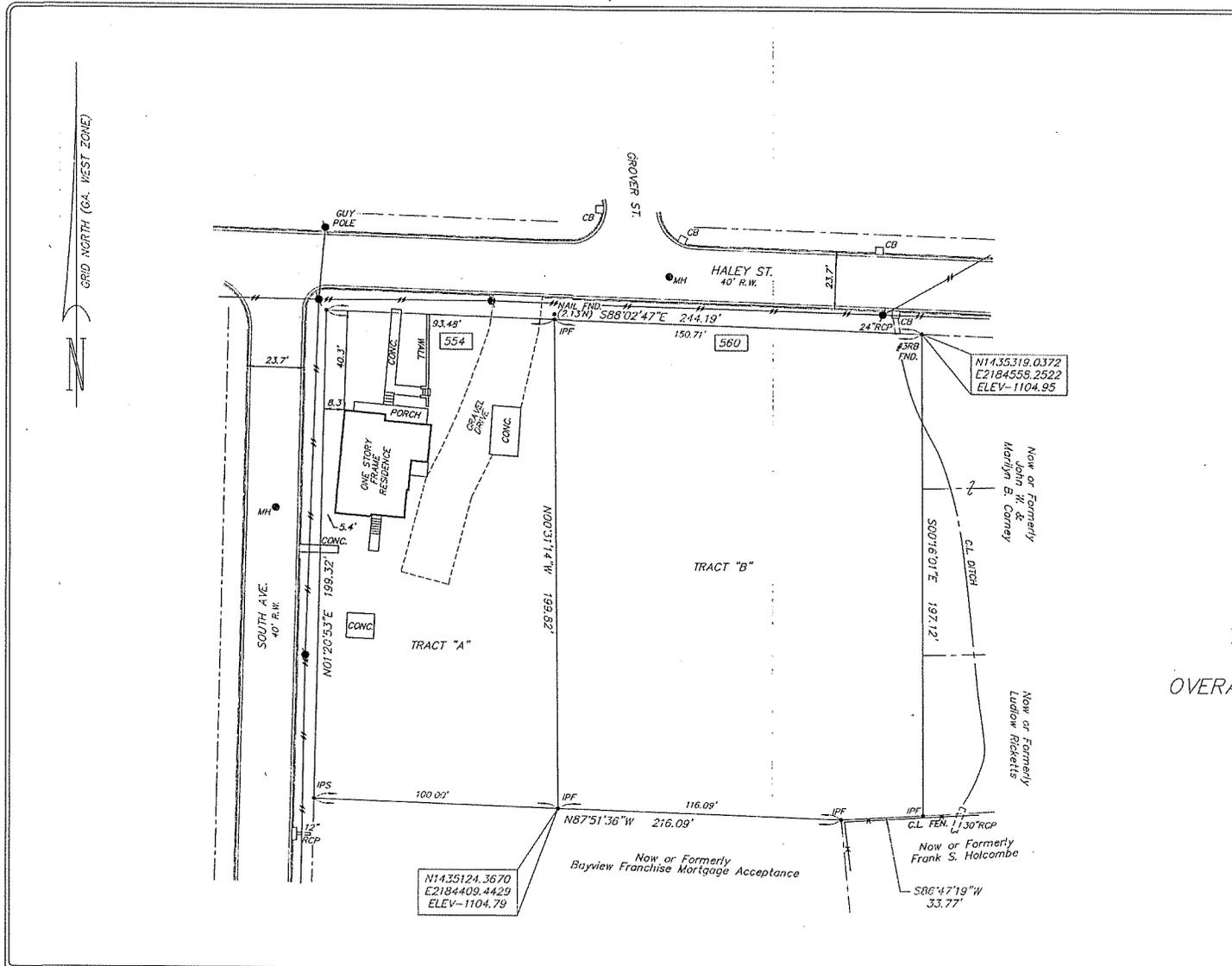
ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

REFERENCES: DB 221, PG. 597  
DB 7700, PG. 179  
SURVEY FOR CENTURY PARTNERS, LLC BY BARTON SURVEYING, INC. DATED APRIL 3, 2006.

N14.35.319.0372  
E2184558.2522  
ELEV-1104.95 = STATE PLANE COORDINATES

TRACT "A" = 19,295 SQ. FT.  
0.443 ACRE.  
TRACT "B" = 29,982 SQ. FT.  
0.688 ACRE.  
OVERALL AREA = 49,277 SQ. FT.  
1.131 ACRES.

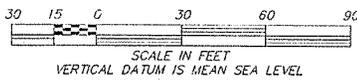


**LEGEND**

●	IPF	1/2" REBAR FND.
○	IPS	1/2" REBAR SET
—	R.W.	RIGHT OF WAY
---	SSE	SANITARY SEWER EASEMENT
---	DE	DRAINAGE EASEMENT
---	LLL	LAND LOT LINE
---	C.L.	CENTERLINE
---	CT	GROUP TOP PIPE
---	OT	OPEN TOP PIPE
---	CMP	CORRUGATED METAL PIPE
---	RCP	REINFORCED CONCRETE PIPE
□	DI	DROP INLET
□	JB	JUNCTION BOX
□	LI	LIQUID
□	CD	CATCH BASIN
○	DH	DIAPHRAGM
○	PP	POWER POLE
○	FH	FIRE HYDRANT
□	CMF	CONCRETE MONUMENT FND.
---	B.C.	BACK OF CURB
---	E.P.	EDGE OF PAVEMENT
---	FEN	FENCE
---	D.H.	DIVIDED HIGH ELEC. SERVICE LINE
---	B.L.	BUILDING LINE
---	U.G.	UNDERGROUND POWER LINE

**SURVEY FOR  
CENTURY PARTNERS No. 5, LLC**

LOCATED IN LAND LOT 360  
17th DISTRICT, 2nd SECTION  
CITY OF MARIETTA  
COBB COUNTY, GEORGIA  
NOVEMBER 8, 2006 1"=30'



**BARTON SURVEYING  
INC.**

1500 PALM STREET  
CANTON, GEORGIA 30115  
(770) 345-2810



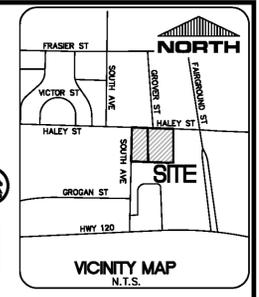
LEGEND	
CL=	CENTER LINE
CM=	CURB & GUTTER
CMR=	CORRUGATED METAL PIPE
DB=	DEED BOOK
DP=	DUCTILE IRON PIPE
DR=	DRAINAGE EASEMENT
ELEV=	ELEVATION
EP=	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
IE=	INVERT ELEVATION
IP=	IRON PIN FOUND
IPS=	IRON PIN SET
LL=	LAND LOT
LLL=	LAND LOT LINE
N/F=	NAD OR FORMERLY
NTS=	NOT TO SCALE
OT=	OPEN TOP PIPE
P.L=	PROPERTY LINE
P.3=	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
RFB=	REBAR PIN FOUND
RFC=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
SE=	SEMI-ANNUAL EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UT=	UNDERGROUND TELEPHONE PEDESTAL
UP=	UTILITY POLE
LP=	LIGHT POLE
MP=	METAL PIPE
MS=	METAL STRUCTURE
MI=	METAL INLET
DI=	DROP INLET
FES=	FLARED END STRUCTURE
FW=	FIRE WYHOSE
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
OP=	OVERHEAD POWER LINE
UL=	UNDERGROUND POWER LINE
UT=	UNDERGROUND TELEPHONE LINE
SL=	SANITARY SEWER LINE
WL=	WATER LINE
F=	FENCE
ET=	EXISTING TREE

**GPS INFORMATION**

- 1) THE FIELD DATA / EQUIPMENT UPON WHICH THIS MAP OF SURVEY IS BASED WAS OBTAINED BY USING A CHAMPION RV3 RTK ROVER WITH A SCHEPHER 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 DESIGNATED ON F.I.R.M. PANEL NO. 13067C0108J DATED MARCH 4, 2013



**GENERAL NOTES:**

- 1) LOT AREAS:  
554 HALEY ST: 19,297 S.F. / 0.443 ACRES  
560 HALEY ST: 30,027 S.F. / 0.689 ACRES  
TOTAL AC. : 49,324 S.F. / 1.132 ACRES
- 2) CURRENT ZONING: NRC (NEIGHBORHOOD RETAIL COMMERCIAL)
- 3) TAX PARCEL:  
554 HALEY ST: 17-0360-0023-0  
560 HALEY ST: 17-0360-0022-0
- 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) EXISTING CONTOURS SHOWN ARE AT 1' INTERVALS AND ARE BASED OFF FIELD RUN TOPOGRAPHICAL INFORMATION DATED 6/26/15 & 3/23/16.
- 11) THERE ARE NO STATE WATERS WITHIN 200 FT OF SITE.
- 12) 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.



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.

**554 HALEY STREET**  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 59,285 FEET AND CONTAINS 0.443 ACRES.

**560 HALEY STREET**  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN + 100,000 FEET AND CONTAINS 0.689 ACRES.

**EXISTING CONDITIONS SURVEY FOR:**

**554 & 560 HALEY STREET**  
MARIETTA, GA 30060

**APALACHEE**  
LAND SURVEYING, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
P.O. BOX 2147  
LOGANVILLE, GEORGIA 30052  
OFFICE 770-466-7720  
www.apalachelandsurveying.com

DATE: 3/28/16	LAND LOT: 360	DISTRICT: 17th
COUNTY: COBB (City of Marietta)	SCALE: 1" = 30'	Sheet No.
DRAWN BY: RB	CHECKED BY: CN	
JOB NAME: 554 Haley St	DATE OF FIELD WORK: 3/23/16	

**LEGAL DESCRIPTION**  
For  
554 Haley Street:

All that tract or parcel of land lying and being located in Land Lot 360 of the 17th District, City of Marietta, Cobb County, Georgia and being more particularly described as follows:  
Commencing at the easterly right-of-way intersection of South Avenue (apparent 40' R/W) and the southerly right-of-way of Haley Street (Apparent 40' R/W); said point being the POINT OF BEGINNING; thence S87°46'12"E, a distance of 93.45 feet along Haley Street right-of-way to a 1/2" rebar found; thence leaving said right-of-way S00°31'50"E, a distance of 199.75 feet to a 1/2" rebar found; thence N87°54'28"W, a distance of 99.88 feet to a 1/2" rebar found and the easterly right-of-way of South Avenue (apparent 40' R/W); thence N01°18'42"E, a distance of 199.79 feet along South Avenue right-of-way and back to the POINT OF BEGINNING.

Said tract containing 19,297 square feet or 0.443 acres.

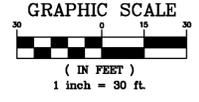
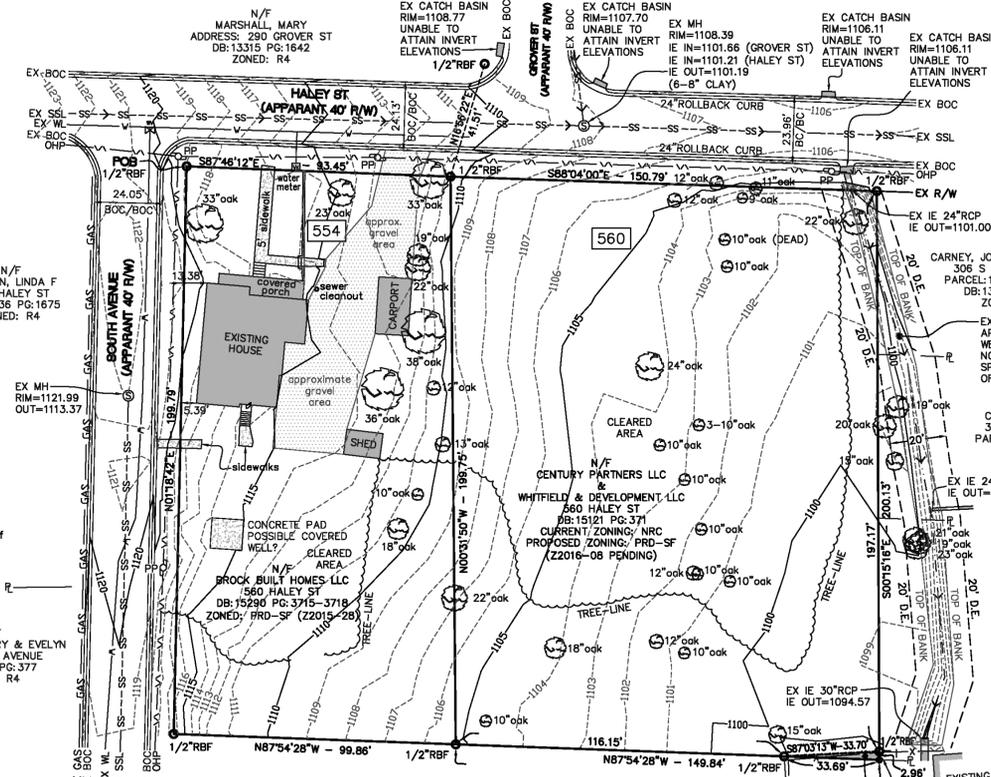
**LEGAL DESCRIPTION**  
For  
560 Haley Street

All that tract or parcel of land lying and being located in Land Lot 360 of the 17th District, City of Marietta, Cobb County, Georgia and being more particularly described as follows:  
Commencing at the easterly right-of-way intersection of South Avenue (apparent 40' R/W) and the southerly right-of-way of Haley Street (Apparent 40' R/W); thence S87°46'12"E, a distance of 93.45 feet along Haley Street right-of-way to a 1/2" rebar found; thence continuing along Haley Street right-of-way S88°04'00"E, a distance of 150.79 feet to a 1/2" rebar found; thence leaving said right-of-way S00°31'50"E, a distance of 200.13 feet to a point; thence N87°54'28"W, a distance of 149.84 feet to a 1/2" rebar found; thence N00°31'50"W, a distance of 199.75 feet to a 1/2" rebar found; and back to the POINT OF BEGINNING.

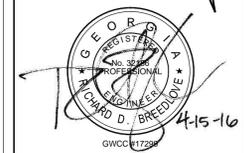
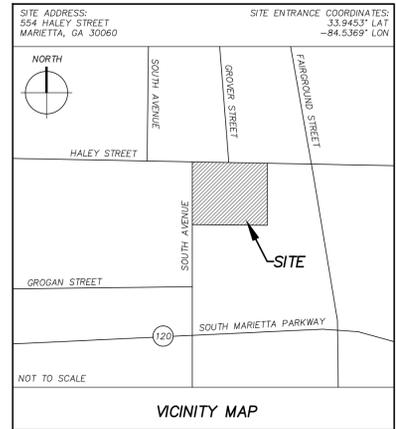
Said tract containing 30,027 square feet or 0.689 acres.

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.



- REFERENCES:**
- 1) 554 HALEY STREET, DB: 15290 PGS: 3715-3718
  - 2) 560 HALEY STREET, DB: 15121 PGS: 371-373
  - 3) SURVEY FOR CENTURY PARTNERS No. 5, LLC BY BARTON SURVEYING INC. DATED 11/08/06.



**DOVETAIL**  
civil design inc

3651 Mars Hill Road  
Suite 1800  
Watkinsville, GA 30677  
Office: (678) 726-3300  
Fax: (678) 804-1874  
www.dovetailcivil.com

**PROJECT NOTES**

- SITE INFORMATION**
- THE SUBJECT PROPERTY IS LOCATED IN LAND LOT 360, DISTRICT 17 OF COBB COUNTY, GEORGIA AND IS WITHIN THE CITY OF MARIETTA.
  - THE TOTAL SITE AREA IS 1.132 ACRES. THE PROPOSED AREA OF DISTURBANCE IS 1.132 ACRES.
  - THE SITE IS PREVIOUSLY ZONED NRC FOR NEIGHBORHOOD RETAIL COMMERCIAL. A REZONING APPLICATION (22015-28) IS CURRENTLY UNDER REVIEW WHICH WILL CHANGE THE SITE TO PRD-SF FOR SINGLE-FAMILY RESIDENTIAL PLANNED DEVELOPMENT.
  - THE STANDARD BULK AND AREA REGULATIONS FOR PRD-SF ZONING ARE:  
MINIMUM TRACT SIZE - 3 ACRES  
MINIMUM LOT SIZE - 4,000 SF  
MINIMUM FLOOR AREA - 1,400 SF  
MAXIMUM IMPERVIOUS SURFACE - 60%  
MINIMUM OPEN SPACE - 25%
  - THE SITE RESTRICTIONS SPECIFIC TO THIS PROPOSED DEVELOPMENT ARE:  
FRONT SETBACK - 10 FEET  
EXTERNAL SIDE SETBACK - 10 FEET  
INTERNAL SIDE SETBACK - 3 FEET  
MINIMUM ROAD FRONTAGE - 45 FEET  
LANDSCAPE STRIP ALONG STREET FRONTAGE - 10 FEET  
MINIMUM LOT SIZE - 4,000 SF  
MINIMUM BUILDING SIZE - 2,000 SF HEATED  
MAXIMUM NUMBER OF LOTS - 7
  - SURVEY INFORMATION IS PROVIDED BY APALACHEE LAND SURVEYING, INC., DATED 6/29/15 AND UPDATED 3/28/16.
  - THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
  - THE SITE IS NOT IN A FLOOD HAZARD ZONE AS PER FIRM PANEL 130670008L, DATED MARCH 4, 2013.
  - THERE ARE NO WETLANDS ONSITE.
  - THERE ARE NO BUFFERED STATE WATERS ONSITE.
  - BUILDINGS MUST BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE DEFINITION OF FOUR-SIDED ARCHITECTURE, AS DEFINED IN SECTION 24.02.
- UTILITY INFORMATION**
- FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ONSITE AND ARE PROVIDED BY THE CITY OF MARIETTA AND/OR COBB COUNTY. ALL HOMES SHALL INCLUDE FIRE SUPPRESSION SPRINKLERS. ALL PROPOSED HOMES SHALL COMPLY WITH MARIETTA ORDINANCE 2-6-140.
  - SANITARY SEWER SERVICE IS AVAILABLE ONSITE AND IS PROVIDED BY THE CITY OF MARIETTA AND/OR COBB COUNTY.
  - STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE.

**LOT CHART**

LOT NO.	UNIT TYPE	ADDRESS
1	SF	- ? - SOUTH AVE (TBD AT PLATTING)
2	SF	- ? - SOUTH AVE (TBD AT PLATTING)
3	SF	- ? - SOUTH AVE (TBD AT PLATTING)
4	SF	- ? - SOUTH AVE (TBD AT PLATTING)
5	SF	- ? - HALEY ST (TBD AT PLATTING)
6	SF	- ? - HALEY ST (TBD AT PLATTING)
7	SF	- ? - HALEY ST (TBD AT PLATTING)

**CITY OF MARIETTA INSPECTIONS**

NOTIFY CITY OF MARIETTA INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (770) 794-5653

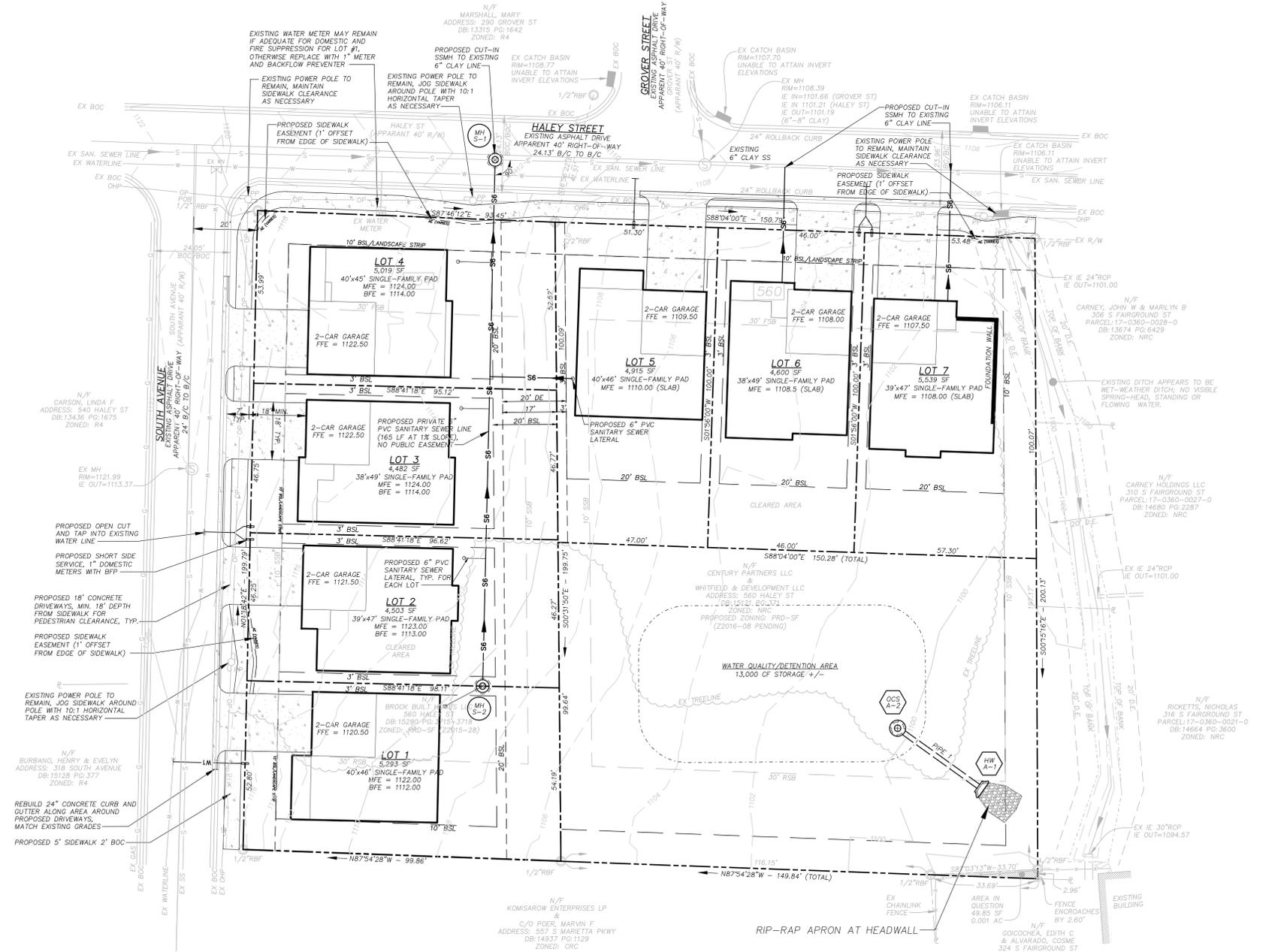
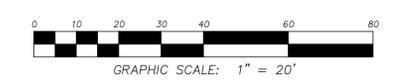
**UTILITY CONSTRUCTION NOTE**

THE ADDITION, RELOCATION, OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISION AND DISCRETION OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.

**CALL BEFORE YOU DIG**

CONTACT GEORGIA 811 AT LEAST 48 HOURS PRIOR TO ANY MECHANIZED EXCAVATION OR OTHER SIMILAR LAND DISTURBING ACTIVITY.

CALL ONE OF THE FOLLOWING:  
811  
1-800-282-7411  
(770) 623-4344 (METRO ATLANTA)  
OR VISIT WWW.GAUPC.COM FOR MORE INFORMATION.



**554 HALEY STREET**  
DETAILED PLAN

DEVELOPER INFORMATION  
BROCK BUILD HOMES, LLC  
1110 NORTHCASE PKWY SE  
SUITE 150  
MARIETTA, GA 30067  
PHONE: (404) 557-7944  
CONTACT: STEVE BROCK  
1.132 ACRES  
24-HR CONTACT: STEVE BROCK, (404) 557-7944

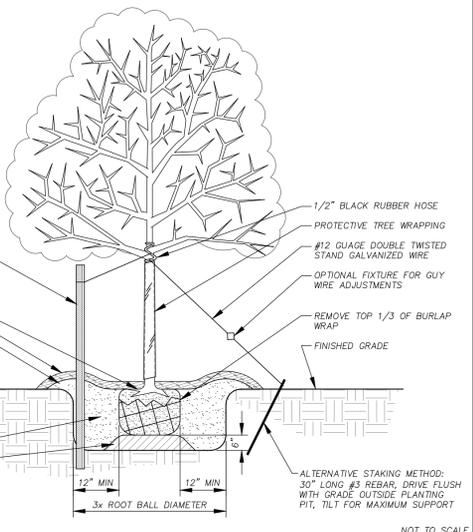
PROJECT NUMBER:	BBH005
DATE:	4/15/16
ISSUE NUMBER:	3
CHECKED BY:	ROB
SHEET TITLE:	

**SITE PLAN**

SHEET NUMBER:  
C1

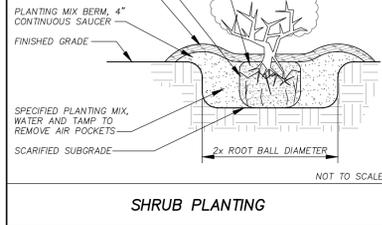
OF 2 SHEETS

- NOTES:
- REFER TO PLANS AND PLANTING SCHEDULE FOR LOCATION, SIZE, AND SPECIES.
  - LOCAL ORDINANCES SHALL GOVERN.
  - EASEMENTS, BUFFERS, PROPERTY LINES, AND UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO ANY EXCAVATION OR PLANTING.
  - EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AT ALL TIMES.
  - ALL TREES SHALL BE HIGH QUALITY NURSERY STOCK AND INSPECTED THOROUGHLY PRIOR TO PLANTING.
  - METAL GUY WIRES SHALL NOT DIRECTLY TOUCH TRUNK OR BRANCHES.
  - FOR TREES WITH MULTIPLE TRUNKS, ATTACH GUY WIRES TO TRUNKS OPPOSITE OF THEIR RESPECTIVE STAKES SUCH THAT THE TRUNKS ARE PULLED TOWARDS THE CENTER OF THE TREE INSTEAD OF AWAY FROM IT.
  - STAKING SHALL REMAIN IN PLACE FOR AT LEAST 12 MONTHS. ADJUST GUY WIRES PERIODICALLY AS NEEDED.
  - FOLLOW MANUFACTURER'S RECOMMENDATIONS WHERE APPLICABLE FOR INSTALLATION, MAINTENANCE, AND CARE.



TREE STAKING AND PLANTING

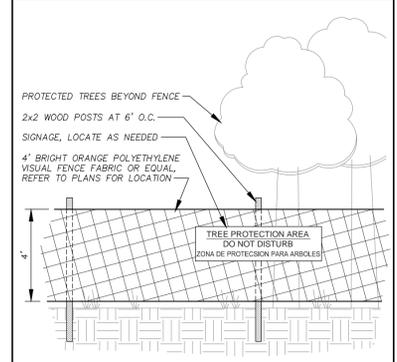
- NOTES:
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  - EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AT ALL TIMES.
  - ALL PLANTS SHALL BE HIGH QUALITY NURSERY STOCK AND INSPECTED THOROUGHLY PRIOR TO PLANTING.
  - FOLLOW MANUFACTURER'S RECOMMENDATIONS WHERE APPLICABLE FOR INSTALLATION, MAINTENANCE, AND CARE.



SHRUB PLANTING

**UTILITY CONSTRUCTION NOTE**

THE ADDITION, RELOCATION, OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISION AND DISCRETION OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.



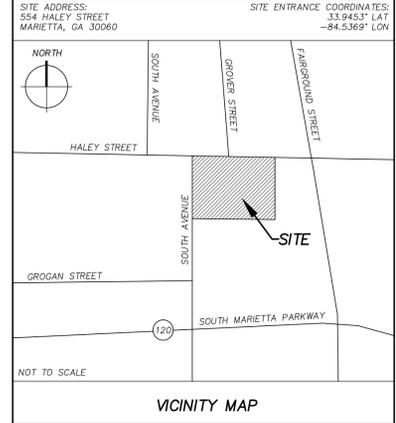
TREE PROTECTION FENCE

**TREE PLANTING SCHEDULE**

QTY	CODE	COMMON NAME	BOTANICAL NAME	MIN DBH	SPACING	COMMENTS	UNITS EACH	UNITS TOTAL	PCT
14	JC	CRYPTOMERIA	JAPANESE CRYPTOMERIA	8" HT	AS SHOWN		0.6	8.4	28%
3	JZ	JAPANESE ZELKOVA	ZELKOVA SERRATA	3" DBH	AS SHOWN		0.6	1.8	6%
3	MG	MAGNOLIA	MAGNOLIA GRANDIFLORA	3" DBH	AS SHOWN		0.6	1.8	6%
3	RB	RIVER BIRCH	BETULA NIGRA	8" HT	AS SHOWN		0.6	1.8	6%
5	RM	RED MAPLE	ACER RUBRUM	3" DBH	AS SHOWN	OCT. GLORY	0.6	3.0	10%
7	WE	WINGED ELM	ULMUS ALATA	3" DBH	AS SHOWN		0.6	4.2	14%
10	VP	VIRGINIA PINE	PINUS VIRGINIANA	8" HT	AS SHOWN		0.6	6.0	20%
5	WO	WILLOW OAK	QUERCUS PHellos	3" DBH	AS SHOWN		0.6	3.0	10%
50	TOTAL	TOTAL TREES (45 OR 90% MEDIUM/LARGE CANOPY TREES)					30.0	100%	

**TREE PROTECTION/REPLACEMENT NOTES**

- ALL TREES AND LANDSCAPING SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED PLANNING PROCEDURES WITH QUALITY MATERIALS AS PROVIDED IN LITERATURE FROM THE GEORGIA FORESTRY COMMISSION OR THE GEORGIA EXTENSION SERVICE. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS AFTER THE DATE OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. SHOULD THE LANDSCAPING NOT BE COMPLETED IN THIS PERIOD, IT SHALL BE DEEMED VIOLATION OF THIS SECTION.
- THE OWNER, OCCUPANT, TENANT OR AGENT, SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT LEAST EQUAL TO THE ORIGINAL INSTALLATION. ANY DEAD VEGETATION AND LANDSCAPING MATERIAL OR ANY DAMAGED NONLIVING LANDSCAPING MATERIALS SHALL BE PROMPTLY REPLACED.
- IN THOSE INSTANCES WHERE TREES ARE PLANTED CLOSER THAN 8 FEET FROM A PUBLIC STREET OR SIDEWALK, EITHER CONCRETE OR HOPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP, BUT DEPENDING UPON THE SIZE, LOCATION AND SPECIE OF TREE TO BE PLANTED, THE DIRECTOR OF PUBLIC WORKS MAY REQUIRE THE ROOT BARRIER TO BE 36 INCHES OR 42 INCHES DEEP. (OTHER METHODS OF TYPES OF ROOT BARRIERS, I.E. BIOBARRIERS, MAY BE CONSIDERED AT THE DISCRETION OF THE DIRECTOR OF PUBLIC WORKS.)



**SITE DENSITY CALCULATIONS**

TOTAL SITE AREA = 1.132 ACRES  
TOTAL AREA TO BE DISTURBED = 1.132 ACRES ON SITE

**SITE DENSITY FACTOR (SDF) CALCULATIONS**

SDF REQUIRED (17 UNITS/ACRE) = 19.24 UNITS

**EXISTING DENSITY FACTOR (EDF) CALCULATIONS**

SIGNIFICANT/SPECIMEN TREES TO BE SAVED:

DIA.	TYPE	QTY.	UNITS	TOTAL UNITS
17"-20"	OAK	2	1.9	3.7
21"-24"	OAK	5	2.8	14.0
25"-40"	OAK	4	4.5	18.0
41"		0	4.0	0
TOTAL				35.7

OTHER TREES TO BE SAVED:

DIA.	TYPE	QTY.	UNITS	TOTAL UNITS
3"-4"		0	0.3	0
5"-8"		0	0.6	0
9"-12"		0	0.9	0
13"-16"		0	1.2	0
17"-20"		0	1.9	0
21"-24"		0	2.8	0
25"-40"		0	4.5	0
41"		0	4.0	0
TOTAL				0

TOTAL UNITS SAVED = 0 UNITS

**REPLACEMENT DENSITY FACTOR (RDF)**

SITE DENSITY FACTOR = 19.24 UNITS  
EXISTING DENSITY FACTOR = 0 UNITS  
REPLACEMENT DENSITY FACTOR REQUIRED = 19.24 UNITS  
REPLACEMENT DENSITY FACTOR PROPOSED = XX.XX UNITS

**SPECIMEN TREE REMOVAL**

SPECIMEN TREES TO BE REMOVED:

DIA.	TYPE	QTY.	UNITS	TOTAL UNITS
17"-20"	OAK	2	1.9	3.7
21"-24"	OAK	5	2.8	14.0
25"-40"	OAK	4	4.5	18.0
TOTAL		11	8.2	35.7

NOTE: THE SURVIVAL OF ALL SPECIMEN TREES WILL BE IMPACTED DUE TO THE LIMITS OF GRADING AND CONSTRUCTION. UNDER THE GUIDANCE OF A TREE PRESERVATION SPECIALIST, THE DEVELOPER AND CONTRACTOR WILL STRIVE TO PRESERVE ALL TREES RECOMMENDED FOR POTENTIAL LONG TERM SURVIVABILITY.

NOTE: DENOTES SPECIMEN TREE TO BE REMOVED UNLESS RECOMMENDED BY THE TREE PRESERVATION SPECIALIST TO BE SAVED.

**LANDSCAPE STRIP CALCULATIONS**

AS PER CITY OF MARIETTA TREE PROTECTION AND REPLACEMENT ORDINANCE

LS STRIP WIDTH	STREET/LENGTH	TREES REQ'D. 1/30 LF	TREES PROVIDED
10'	SOUTH AVE./200 LF	7	7
10'	HALEY STREET/244 LF	9	9

NOTE: ALL STREET TREES TO BE 3" MIN. CALIPER MEDIUM OR LARGE CANOPY.

**CITY OF MARIETTA INSPECTIONS**

NOTIFY CITY OF MARIETTA INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (770) 794-5653

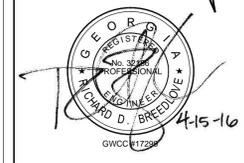
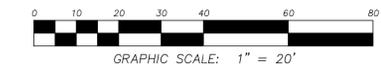
**CALL BEFORE YOU DIG**

CONTACT GEORGIA 811 AT LEAST 48 HOURS PRIOR TO ANY MECHANIZED EXCAVATION OR OTHER SIMILAR LAND DISTURBING ACTIVITY.

CALL ONE OF THE FOLLOWING:

811  
1-800-282-7411  
(770) 623-4344 (METRO ATLANTA)  
OR VISIT WWW.GAUPC.COM FOR MORE INFORMATION.

Know what's below.  
Call before you dig.



**DOVETAIL**  
civil design inc

3651 Mars Hill Road  
Suite 1800  
Watkinsville, GA 30677  
Office: (678) 726-3300  
Fax: (678) 804-1874  
www.dovetailcivil.com

DATE	DESCRIPTION
8/07/15	PRELIMINARY DETAILED PLAN SUBMITTED TO CITY
9/21/15	DETAILED PLAN SUBMITTED FOR APPROVAL
4/15/16	DETAILED PLAN REVISED AND SUBMITTED FOR APPROVAL

**554 HALEY STREET**  
DETAILED PLAN

DEVELOPER INFORMATION  
BROCK BUILD HOMES, LLC  
1110 NORTHCHASE PKWY SE  
SUITE 150  
MARIETTA, GA 30067  
PHONE: (404) 557-7944  
CONTACT: STEVE BROCK  
1.132 ACRES  
24-HR CONTACT: STEVE BROCK, (404) 557-7944

SITE INFORMATION  
554 HALEY STREET  
MARIETTA, GA  
COBB COUNTY  
LAND LOT 360, DISTRICT 17  
PROPOSED PRD-SF ZONING  
1.132 ACRES  
24-HR CONTACT: STEVE BROCK, (404) 557-7944

PROJECT NUMBER:	BBH005
DATE:	4/15/16
ISSUE NUMBER:	3
CHECKED BY:	ROB
SHEET TITLE:	LANDSCAPE/TREE PROTECTION
SHEET NUMBER:	C2



*The Camellia*



*The Chastain*



*The Carolina*



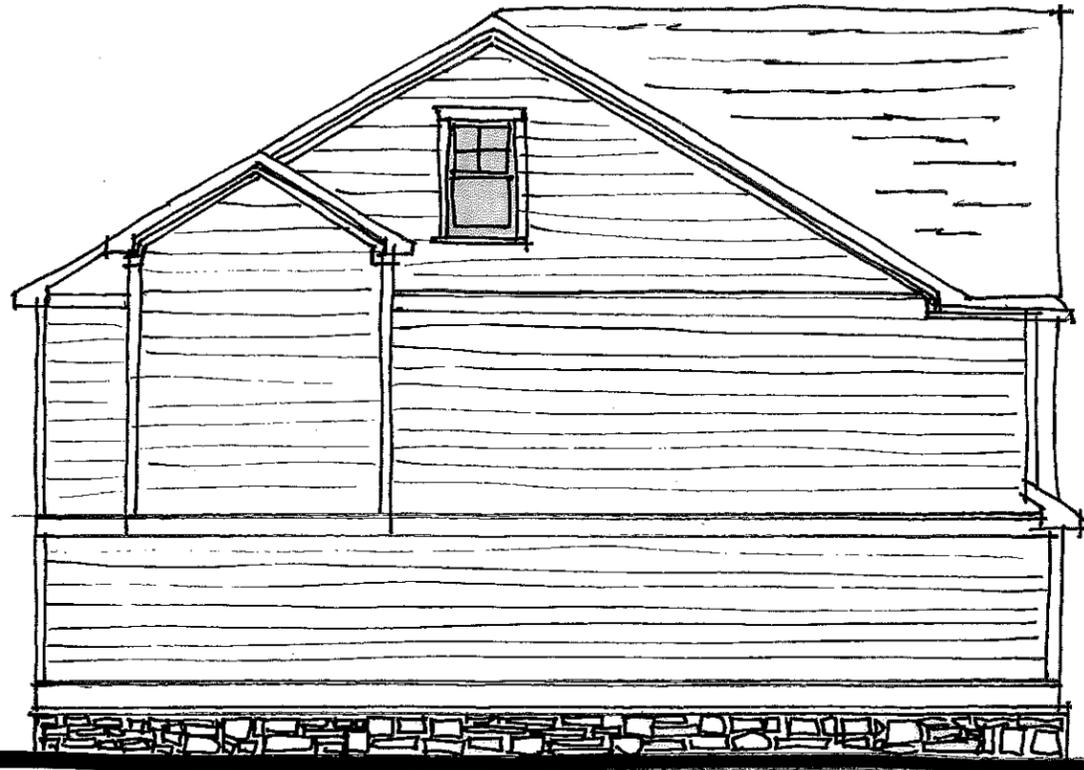
*The Litchfield*



CAMELLIA  
FRONT ELEV.



CAMELLIA  
REAR ELEV.



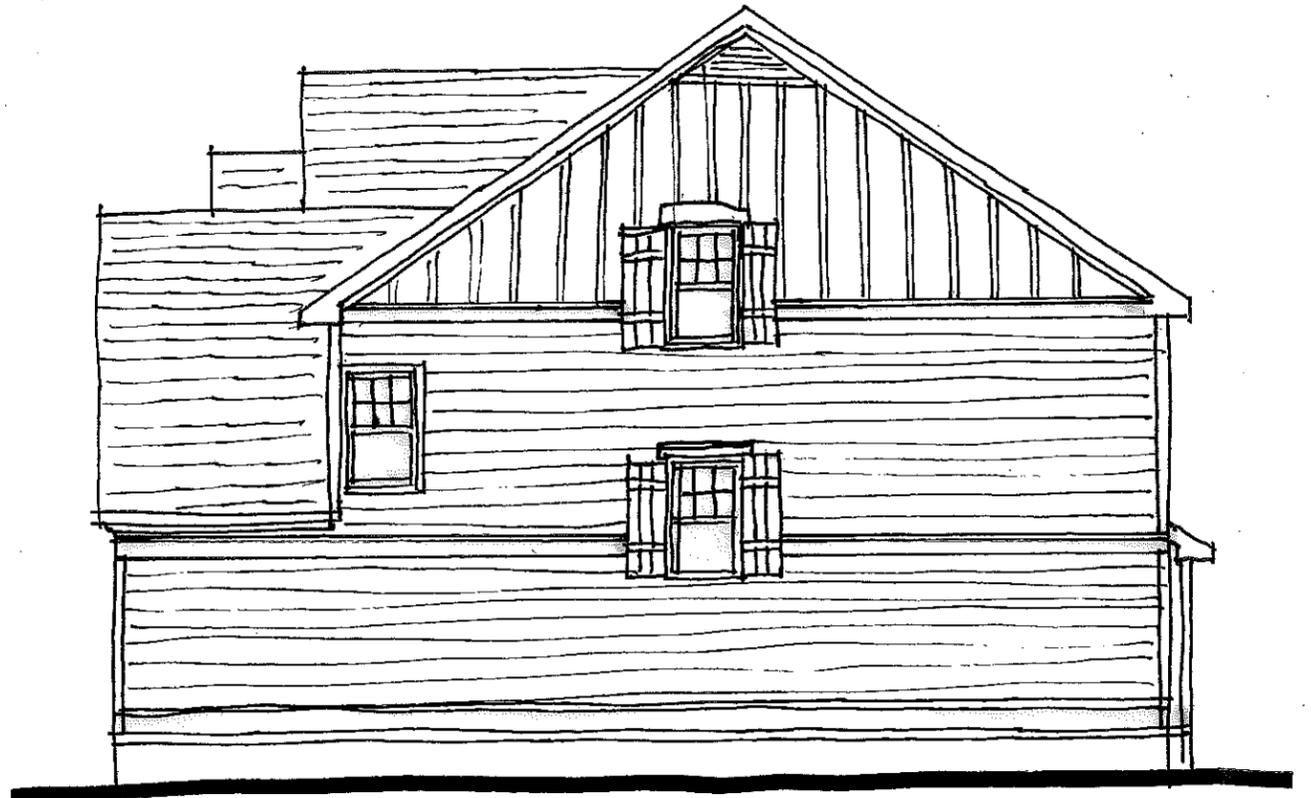
CAMELLIA  
RIGHT SIDE ELEV.



CAMELLIA  
RIGHTSIDE ELEV.



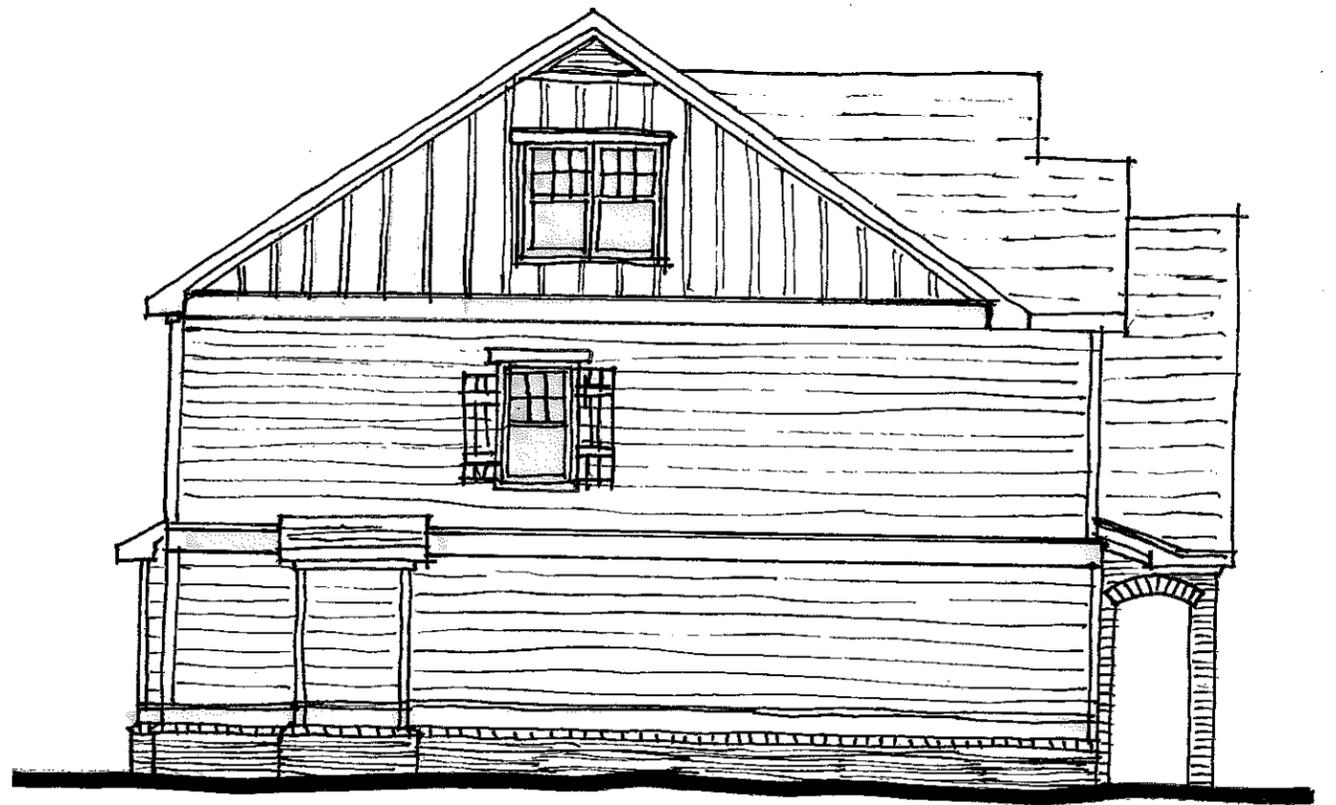
CAROLINA-B  
FRONT ELEV.



CAROLINA-B  
RIGHT SIDE ELEV.



CAROLINA-B  
REAR ELEV.



CAROLINA-B  
LEFT SIDE ELEV.



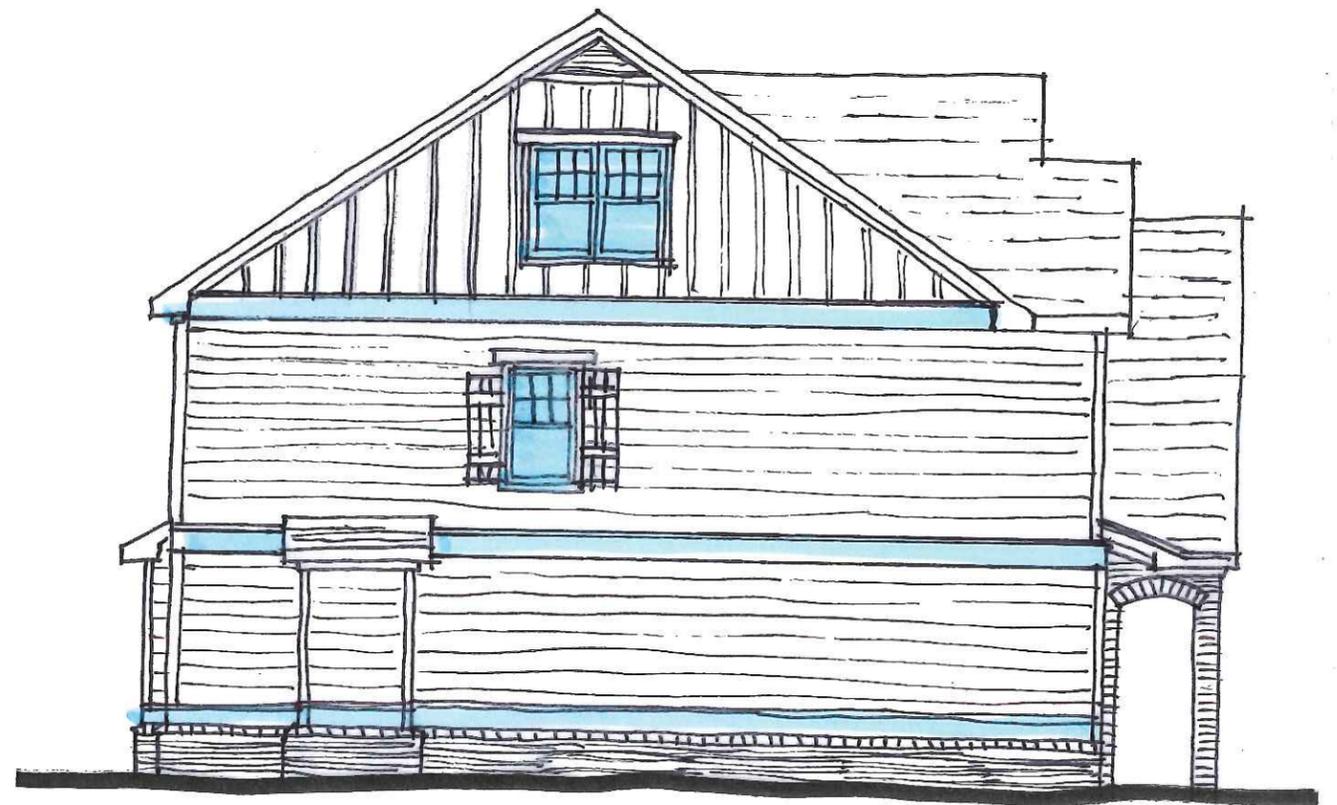
CAROLINA-B  
FRONT ELEV.



CAROLINA-B  
RIGHT SIDE ELEV.



CAROLINA-B  
REAR ELEV.



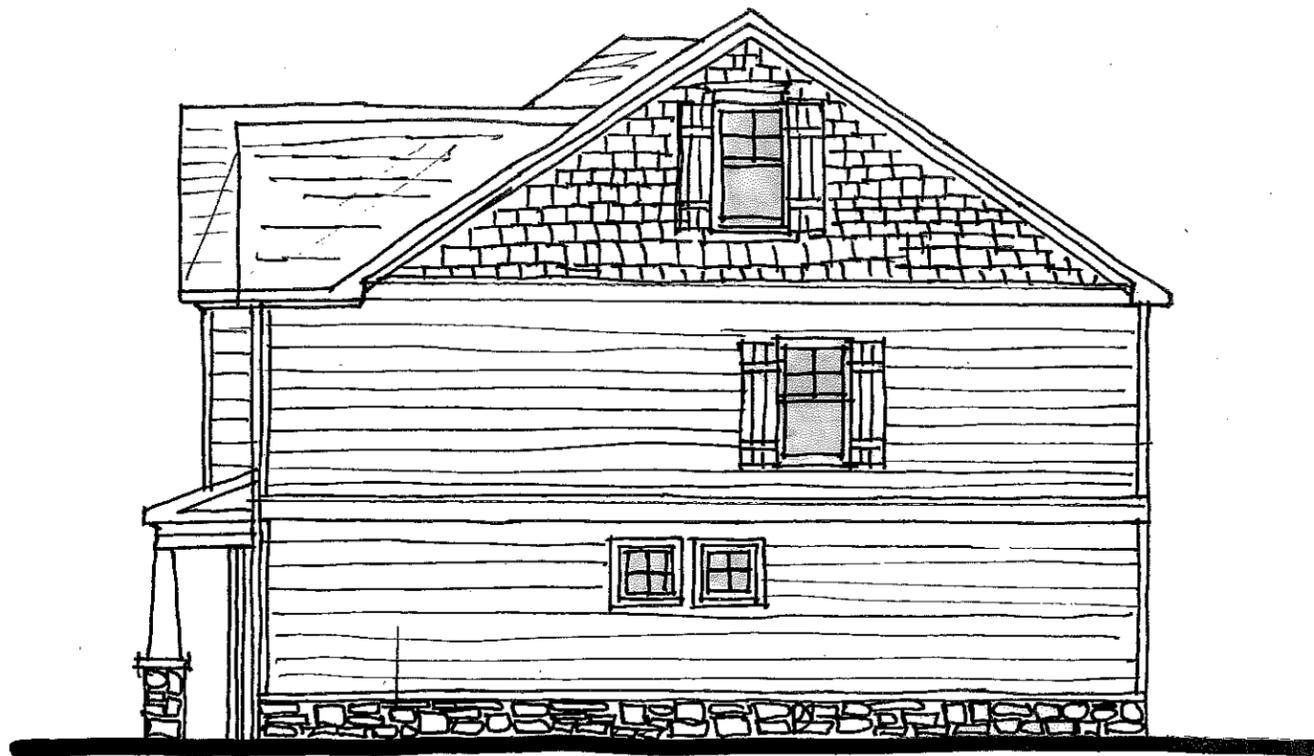
CAROLINA-B  
LEFT SIDE ELEV.



CHASTAIN  
FRONT ELEV.



CHASTAIN  
REAR ELEV.



CHASTAIN  
RIGHT SIDE ELEV.



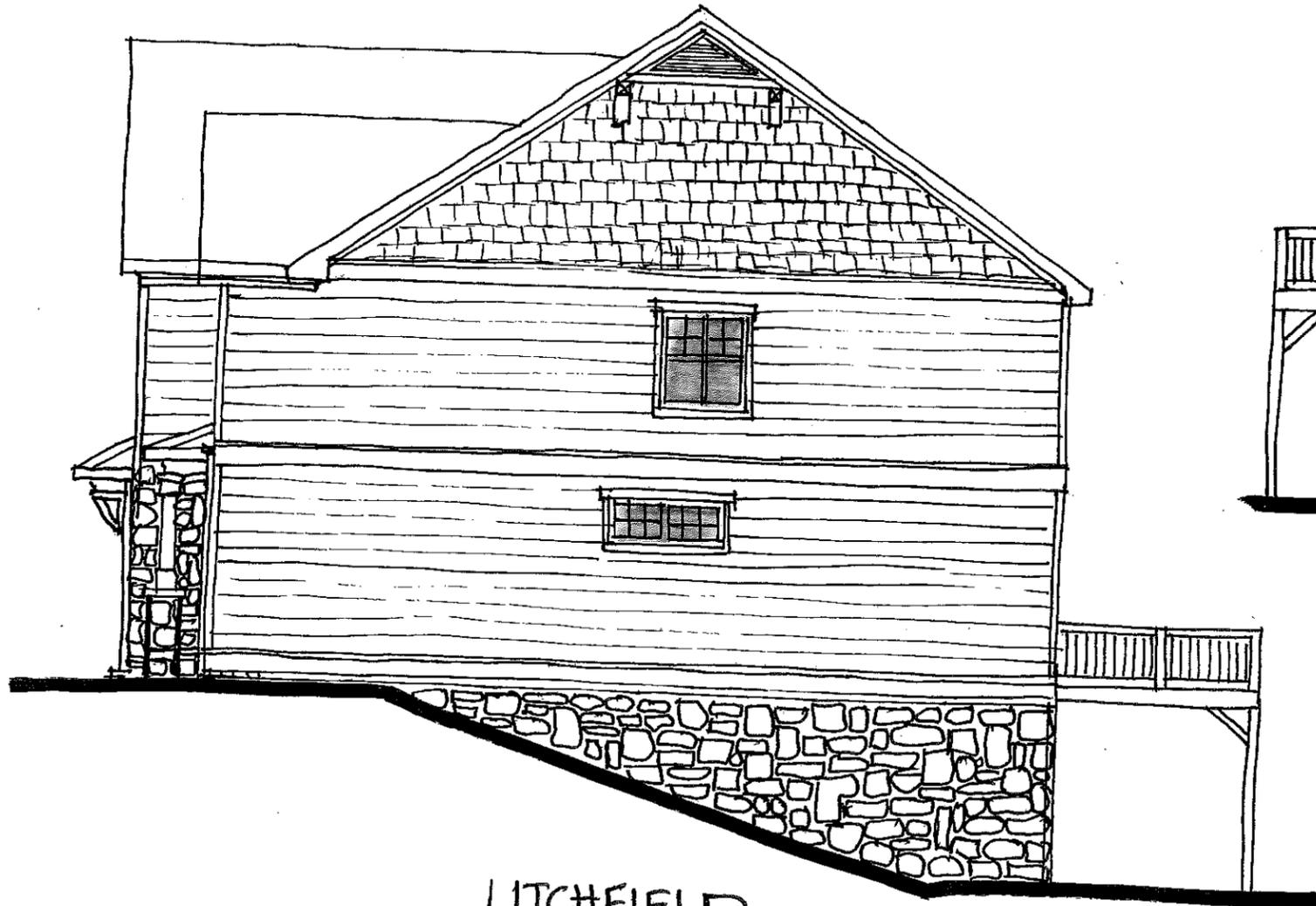
CHASTAIN  
LEFT SIDE ELEV.



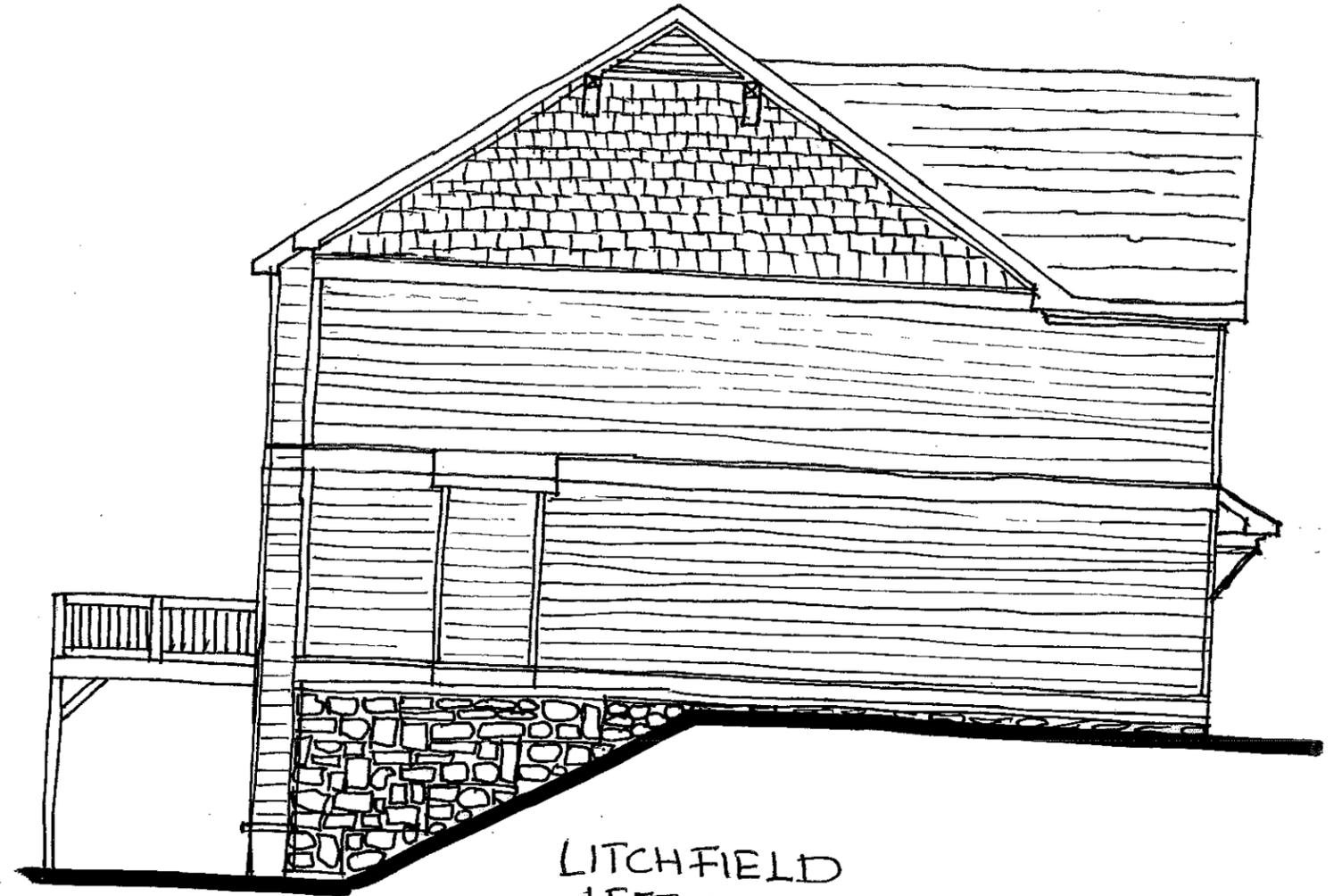
LITCHFIELD -  
FRONT ELEV.



LITCHFIELD  
REAR ELEV.



LITCHFIELD  
RIGHT SIDE ELEV.



LITCHFIELD  
LEFT SIDE ELEV.