



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

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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #:** Z2015-34

**LEGISTAR:** #20150819

**LANDOWNERS:** The Walker School  
Christie Holman  
700 Cobb Parkway North  
Marietta, GA 30062

**APPLICANT:** Same as above

**AGENT:** John H. Moore  
Moore Ingram Johnson & Steele, LLP  
326 Roswell St  
Marietta, GA 30060

**PROPERTY ADDRESS:** 815 Allgood Rd

**PARCEL DESCRIPTION:** 16 10190 0100

**AREA:** ±17.56 acres      **COUNCIL WARD:** 5B

**EXISTING ZONING:** HI (Heavy Industrial)

**REQUEST:** OI (Office Institutional)

**FUTURE LAND USE:** IM (Industrial Manufacturing)

**REASON FOR REQUEST:** The applicant is seeking to rezone this parcel in order to use it for athletic facilities for the main Walker School campus.

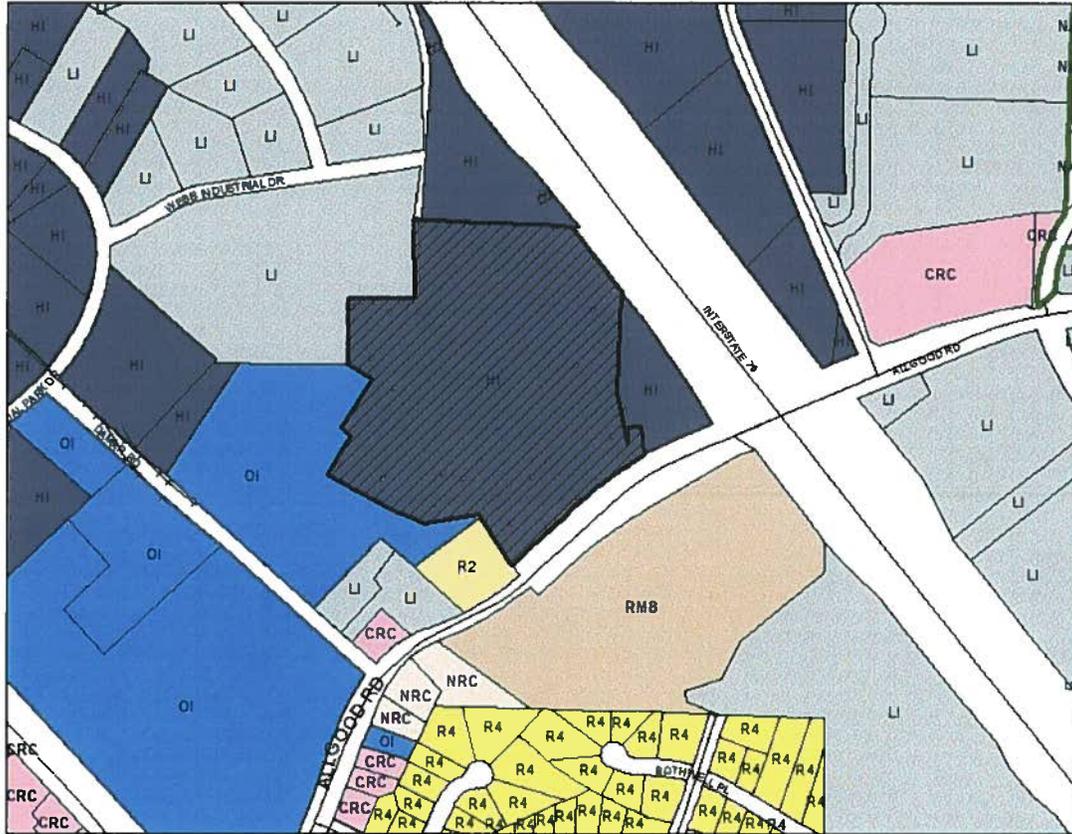
**PLANNING COMMISSION HEARING:** Tuesday, October 6<sup>th</sup>, 2015 – 6:00 p.m.

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**CITY COUNCIL HEARING:** Wednesday, October 14<sup>th</sup>, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

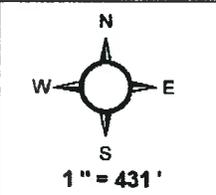


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
<b>SINGLE FAMILY RESIDENTIAL</b> R-1 One Unit/Acre R-2 Two Units/Acre R-3 Three Units/Acre R-4 Four Units/Acre <b>ATTACHED FAMILY RESIDENTIAL</b> RA-4 Four Units/Acre RA-5 Six Units/Acre RA-6 Eight Units/Acre PUD(P) Planned Residential Dev. MHP Mobile Home Park <b>MULTI FAMILY RESIDENTIAL</b> RM-6 Eight Units/Acre RM-10 Ten Units/Acre RM-12 Twelve Units/Acre RHR Residential High Rise PUD(MF) Planned Residential Dev.	<b>COMMERCIAL</b> NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MID Mid-Use Dev. OIT Office Institutional Trans. LO Office Low-Use Office OI Office Institutional OS Office Services OHR Office High-Rise <b>INDUSTRIAL</b> LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	16	10190	0100	HI	OI

Comments:  
 815 Allgood Rd

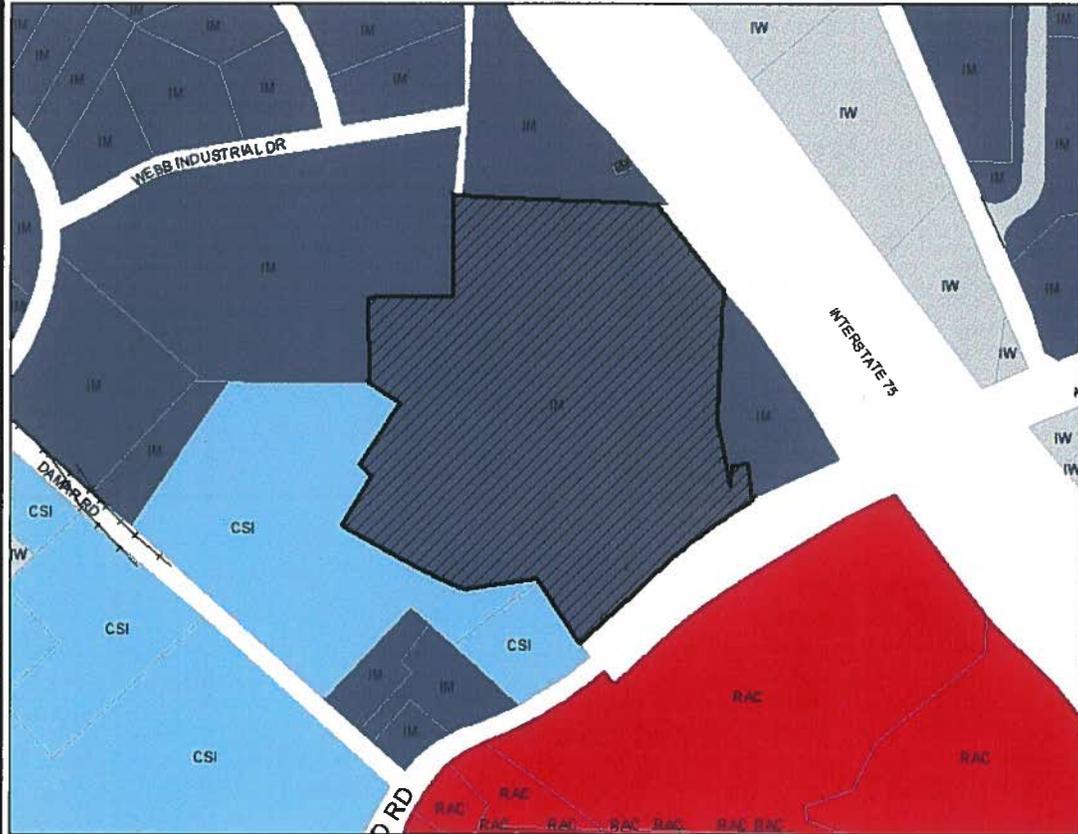
Date: 8/27/15

Planning & Zoning Department



## FLU MAP

### City of Marietta Area FLU Map

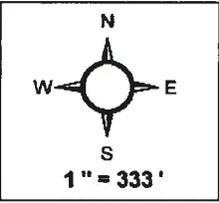


Future Land Use		District	Land Lot	Parcel	Current FLU	Proposed FLU
LDR	Low Density Residential	16	10190	0100	IM	n/a
MDR	Medium Density Residential					
HDR	High Density Residential					
NAC	Neighborhood Activity					
CAC	Community Activity Center					
RAC	Regional Activity Center					
CRD	Central Business District					
IM	Industrial - Manufacturing					
IW	Industrial - Warehousing					
OSC	Open Space/Conservation					
PR	Parks & Recreation					
CSI	Community Service & Institutional					
TCU	Transportation, Communication & Utilities					
MXD	Mined Use					

Comments:  
 815 Allgood Rd

Date: 8/27/2015

Planning & Zoning Department



**PICTURES OF PROPERTY**



**Existing building at 815 Allgood Road**



**Wetlands on site**



**Allgood Road frontage (looking east)**



**Allgood Road frontage (looking west)**



## STAFF ANALYSIS

### *Location Compatibility*

Walker School is requesting the rezoning of a 17.5 acre tract of land from HI (Heavy Industrial) to OI (Office Institutional) in order to expand their existing campus along Damar Road and Cobb Parkway North. Interstate 75 and a parcel containing a billboard are directly to the east. Industrial warehouse buildings, zoned HI and LI (Light Industrial), lie to the north. A portion of the Walker School campus, zoned OI, and a Marietta Fire Station, zoned R-2 (Single Family Residential – 2 units / acre) are located to the west.

### *Use Potential and Impacts*

The plan for this parcel is to construct athletic fields for the Walker School. The proposed plan shows a track and field, two practice fields, a baseball/softball field, parking area, and restroom/concessions facility. OI zoning requires a thirty (30) foot buffer along any property zoned for single family, regardless of its use. As a result, the proposed location of the parking lot will interfere with the buffer applied against the City Fire Department property to the west. The following variance would be necessary to accommodate the plan as presented:

- Variance to reduce the thirty (30) foot buffer to ten (10) feet against 805 Allgood Road. [§708.23 (I.)]

There is a fence shown on the plan along Allgood Road. Staff would like to point out that fences fronting a public road must be decorative in nature, may not exceed four (4) feet in height, and must be set back at least two (2) feet from the right of way.

Implementation of the proposed plan should have very little impact on the surrounding area, which is primarily industrial to the north and a mixture of light commercial and residential to the south.

The future land use for this property is Industrial Manufacturing (IM) and is intended for industrial areas that create by-products known to negatively impact adjacent uses, such as fumes and noises. Although OI is not a compatible zoning classification for a future land use of IM, the proposed use is much less intense and will be more sensitive to the environmental issues present on the site. If the rezoning request is approved, Staff recommends that the Future Land Use designation should be changed to Community Service & Institutional (CSI).

### *Environmental Impacts*

There is a considerable amount of environmentally-sensitive area on the site. Impacts and mitigation to floodway, floodplain, streams, stream buffers, and wetlands will be considered by the Marietta Public Works Department during site plan review for the development of the property.

The site will also be expected to adhere to the Tree Protection and Landscaping ordinance.



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## STAFF ANALYSIS CONTINUED

### *Economic Functionality*

This property has operated as the location for various warehousing and manufacturing companies over the years and appears to be functional as currently zoned, but could also function well under OI zoning.

### *Infrastructure*

Marietta Public Works will require the construction of a six (6) foot wide sidewalk with two (2) foot grass strip along Allgood Road. There is also a sanitary sewer main that runs across the north and western portion of the proposed building; no permanent structures can be placed in or obstruct access to the sanitary sewer easement. The plan shows enough parking to meet the requirements for athletic fields listed in Section 716.07, Parking spaces required.

There should be no adverse effects on the transportation, education, water, electric or other public infrastructure in the area.

### *History of Property*

The warehouse building on the property was built around 1985. The Board of Zoning Appeals approved a variance (V-830532) to reduce the required number of parking spaces from 541 to 150, with space reserved for an additional 50, in September 1983.

### *Other Issues*

The pressbox and home bleachers are shown as crossing over the property line to the adjacent Walker School parcel (830 Damar Road). Because structures cannot be built over property lines, an exemption plat to combine the two properties would be required prior to the issuance of any building permits.

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## ANALYSIS & CONCLUSION

Walker School is requesting the rezoning of an industrial parcel from HI to OI in order to expand their existing campus along Damar Road and Cobb Parkway North. The parcel is 17.5 acres in size and Interstate 75 and a parcel containing a billboard are located directly to the east. Industrial warehouse buildings, zoned HI and LI (Light Industrial), lie to the north. A portion of the Walker School campus, zoned OI, and a Marietta Fire Station, zoned R-2 (Single Family Residential – 2 units / acre) are located to the west.

The plan for this parcel is to construct athletic fields for the Walker School. The proposed plan shows a track and field, two practice fields, a baseball/softball field, parking area, and restroom/concessions facility. Implementation of the proposed plan should have very little impact on the surrounding area, which is primarily industrial to the north and a mixture of light commercial and residential to the south. The following variance would be necessary to reduce the buffer against the City's Fire Department:

- Variance to reduce the thirty (30) foot buffer to ten (10) feet against 805 Allgood Road. [*§708.23 (I.)*]

There is a considerable amount of environmentally-sensitive area on the site. Impacts and mitigation to floodway, floodplain, streams, stream buffers, and wetlands will be considered by the Marietta Public Works Department during site plan review for the development of the property.

The future land use for this property is Industrial Manufacturing (IM) and is intended for industrial areas that create by-products known to negatively impact adjacent uses, such as fumes and noises. Although OI is not a compatible zoning classification for a future land use of IM, the proposed use is much less intense and will be more sensitive to the environmental issues present on the site. If the rezoning request is approved, Staff recommends that the Future Land Use designation should be changed to Community Service & Institutional (CSI).

Prepared by: \_\_\_\_\_

*Shelby Wendles*

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?	14 inch
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	Unknown- need additional data

### ***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?	14 inch
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	Unknown- need additional data
Treatment Plant Name?	R.L. Sutton WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm

### **COMMENT –**

Sanitary sewer main that runs across the north and western portion of the proposed building site will need to be taken into consideration. No permanent structures can be placed in or obstruct access to the sanitary sewer easement.

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**DATA APPENDIX CONTINUED**

***DRAINAGE AND ENVIRONMENTAL CONCERNS***

Does flood plain exist on the property:	Yes
What percentage of the property is in the flood plain?	TBD by engineer; approximately 20%
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?	Yes
If so, is the use compatible with the possible presence of wetlands?	Not without dramatic alteration to the site
Do stream bank buffers exist on the parcel?	Yes
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	None other than aforementioned stream and its related buffers and floodway and related floodplain
Potential presence of endangered species in the area?	No

***Transportation***

What is the road effected by the proposed change?	Allgood Road
What is the classification of the road?	Collector
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?	Yes, but on opposite side of Allgood Rd.
Transportation improvements in the area?	No
If yes, what are they?	N/A
What is the road effected by the proposed change?	

The installation of sidewalk will be required across the frontage of the developed parcel along Allgood Road. (6-ft. concrete sidewalk with 2-ft. grass strip between sidewalk and roadway)



During the site development plan review process, the following items will require special attention:

- \*Impacts and mitigation to floodway and floodplain;
- \*Impacts and mitigation to stream and stream buffers;
- \*State and Federal permits for impacts to environmentally-sensitive areas, e.g. stream, floodplain, wetlands.

***EMERGENCY SERVICES***

Nearest city or county fire station from the development?	City Station #56 – 805 Allgood Road
Distance of the nearest station?	200 ft.
Most likely station for 1 <sup>st</sup> response?	City Station #56 – 805 Allgood Road
Service burdens at the nearest city fire station (under, at, or above capacity)?	N/A

***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:



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 #: 22015-34 Legistar #: 20150819
Planning Commission Hearing: 10/06/2015 City Council Hearing: 10/14/2015

Owner's Name The Walker School, Inc. Email Address: christie.holman@thewalkerschool.org

Mailing Address 700 Cobb Parkway North Zip Code: 30062 Telephone Number (770) 427-2689

COMPLETE ONLY IF APPLICANT IS NOT OWNER:
Applicant's Representative: John H. Moore - Moore Ingram Johnson & Steele, LLP
Applicant: The Walker School, Inc.
Mailing Address Zip Code:
Telephone Number Email Address:

Address of property to be rezoned: 815 Allgood Road
Land Lot (s) 09980\* District 16 Parcel 0100 Acreage 17.56± Ward 5B Future Land Use: IM
Present Zoning Classification: HI Proposed Zoning Classification: OI
\*09990, 10180, 10190

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.

**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: September 18, 2015**

**PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, CODE AMENDMENTS, AND VARIANCES**

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, October 6, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, October 14, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2015-34 [REZONING] THE WALKER SCHOOL, INC** requesting rezoning for property located in Land Lots 998, 999, 1018, and 1019, District 16, Parcel 0100, 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as 815 Allgood Road from HI (Heavy Industrial) to OI (Office Industrial). Ward 5B.

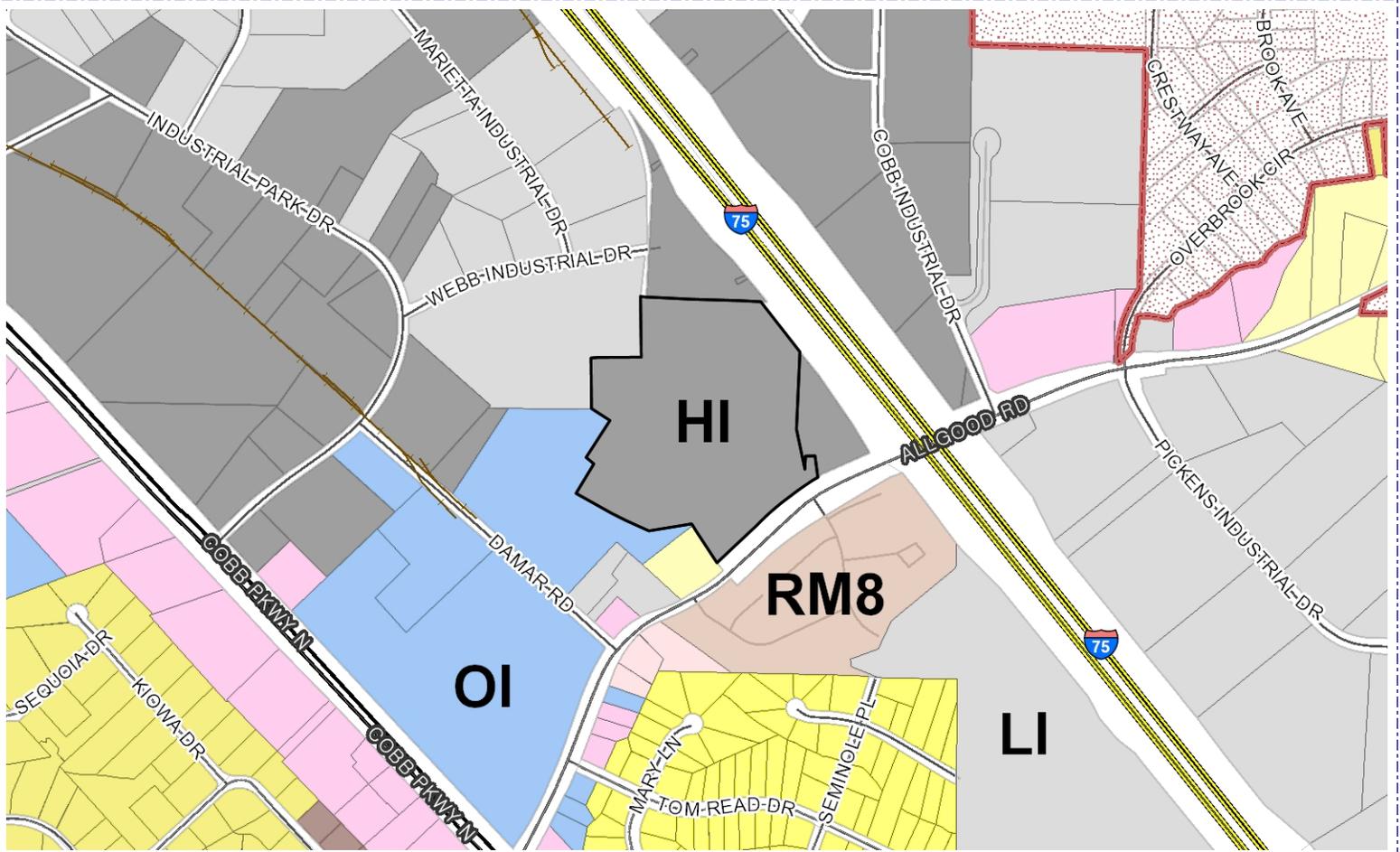
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

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.

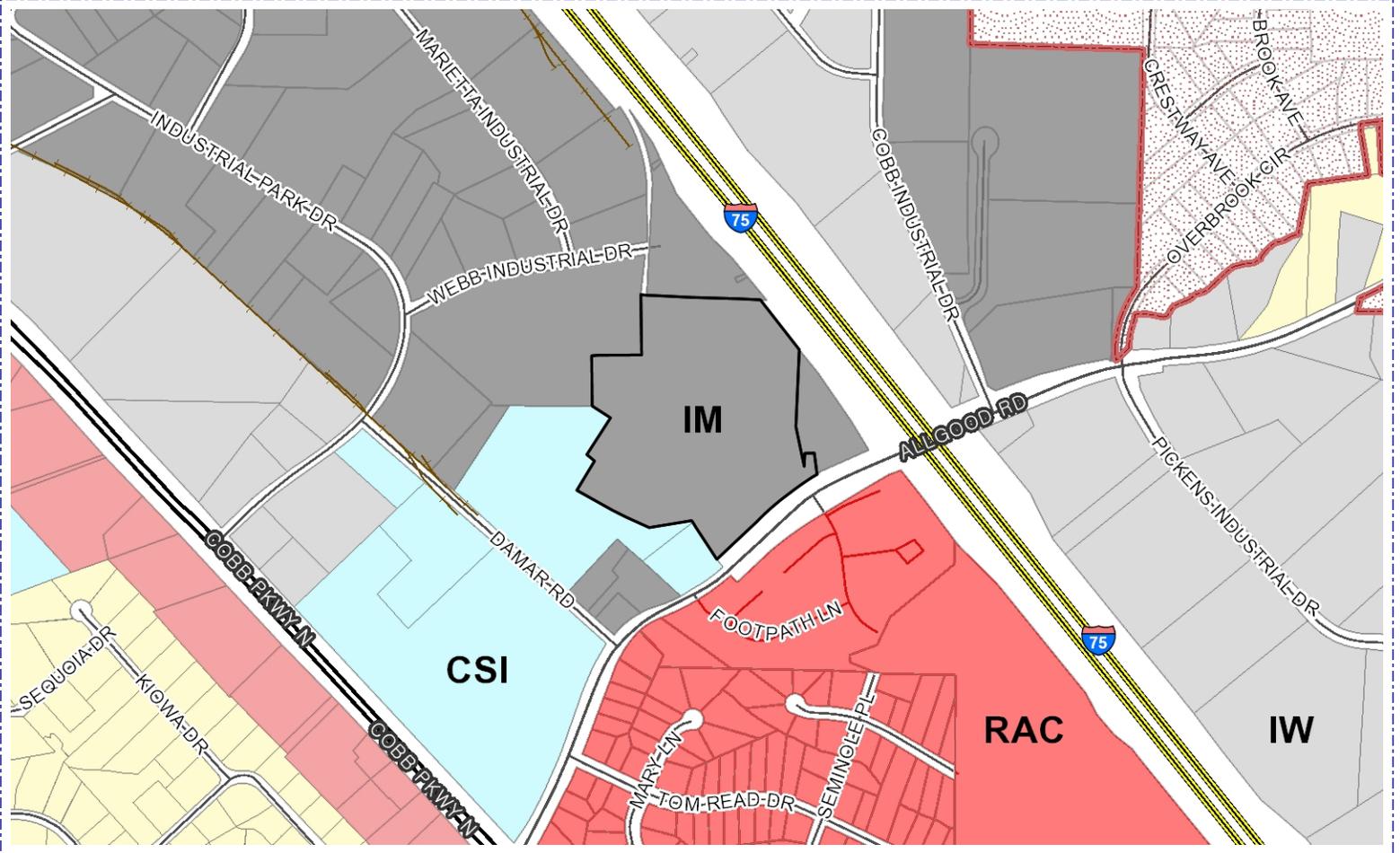
City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

# Rezoning

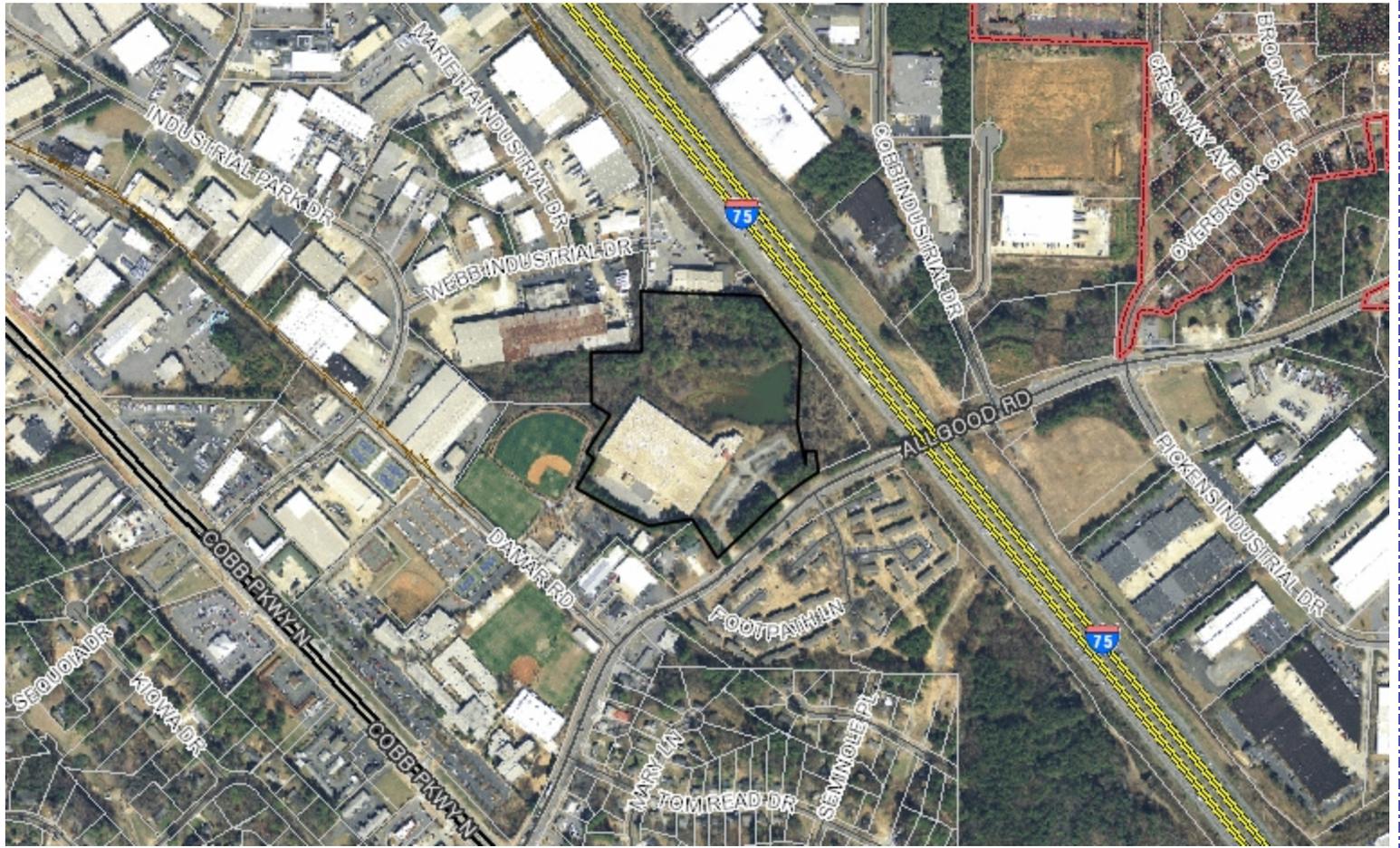


Address	Parcel Number	Acreage	Ward	Zoning	FLU
815 ALLGOOD RD	16101900100	17.423	5B	HI	IM

Property Owner:	The Walker School		<b>Zoning Symbols</b> 
Applicant:			
Proposed Zoning:	HI to OI		
Agent:			
Proposed Use:			
Planning Commission Date:	10/06/2015		
City Council Hearing Date:	10/14/2015	Case Number: Z2015-34	
<b>City of Marietta Planning &amp; Zoning</b>			



Address	Parcel Number	Acreage	Ward	Zoning	FLU
815 ALLGOOD RD	16101900100	17.423	5B	HI	IM
Planning Commission Hearing Date:	10/06/2015	<b>Future Land Use Symbols</b> <ul style="list-style-type: none"> <li> Railroads</li> <li> City Limits</li> <li> Cobb County Pockets</li> <li> RAC - Regional Activity Center</li> <li> CAC - Community Activity Center</li> <li> NAC - Neighborhood Activity Center</li> <li> CBD - Central Business District</li> <li> MXD - Mixed Use Development</li> <li> CSI - Community Service and Institutional</li> <li> HDR - High Density Residential</li> <li> MDR - Medium Density Residential</li> <li> LDR - Low Density Residential</li> <li> OSC - Open Space / Conservation</li> <li> PR - Parks / Recreation</li> <li> IW - Industrial Warehousing</li> <li> IM - Industrial Manufacturing</li> <li> TCU - Transportation and Utilities</li> </ul>			
City Council Hearing Date:	10/14/2015				
Future Land Use:	IM				
Case Number:					
Comments:					
<b>City of Marietta Planning &amp; Zoning</b>					



Address	Parcel Number	Acreage	Ward	Zoning	FLU
815 ALLGOOD RD	16101900100	17.423	5B	HI	IM

Property Owner:	The Walker School
Applicant:	
City Council Hearing Date:	10/14/2015
Planning Commission Hearing Date:	10/06/2015
BZA Hearing Date:	Case Number: Z2015-34
Comments:	

**Legend**

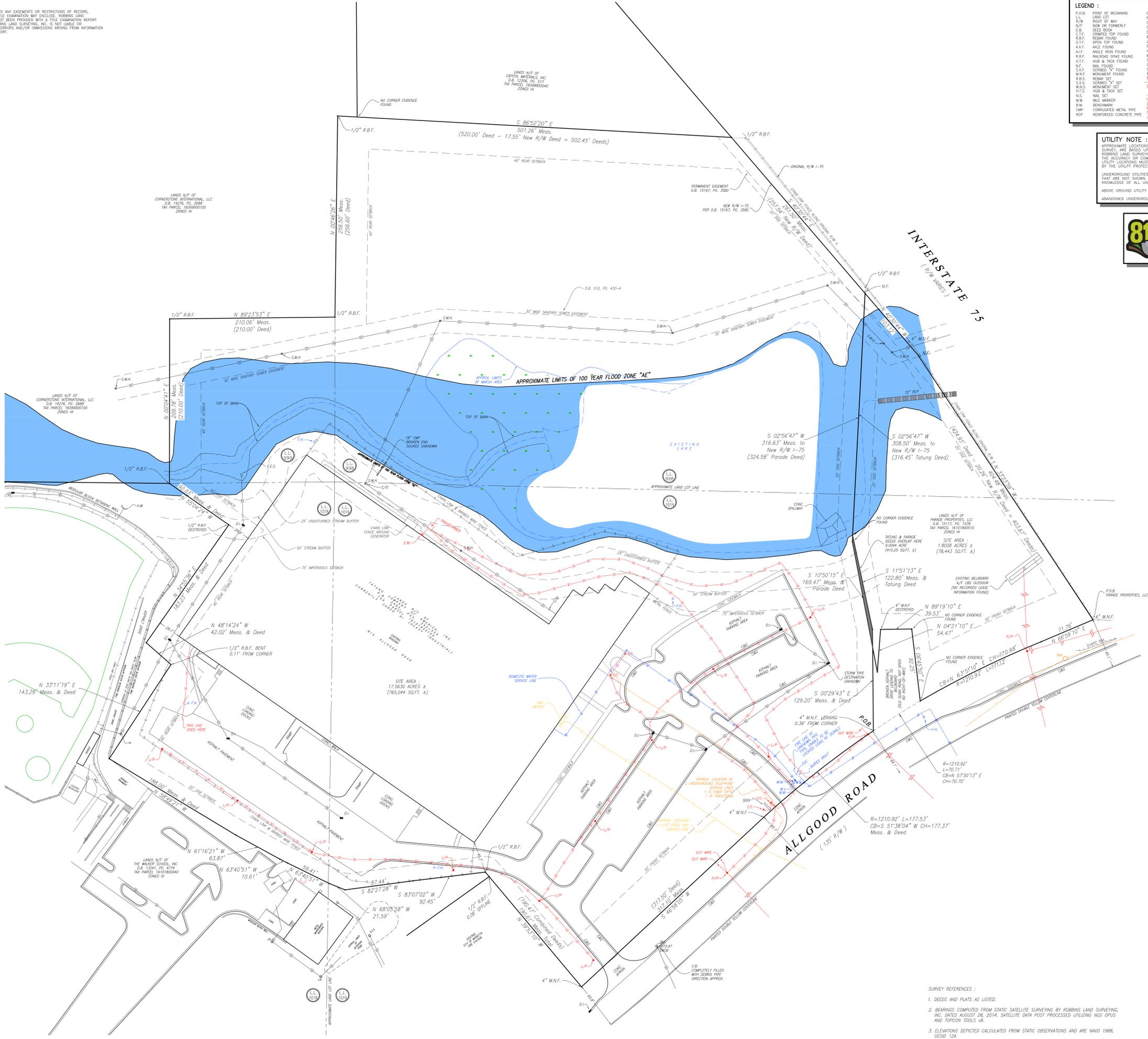
- Railroads
- City Limits
- Cobb County Pockets

**NOTE :**  
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**LEGEND :**

P.O.B.	POINT OF BEGINNING	DP	DUCTILE IRON PIPE	F.H.	FIRE HYDRANT
L.L.	LAND LOT	PVC	POLYVINYLCHLORIDE PIPE	ICLV	IRRIGATION CONTROL VALVE
L/W	LEFT OF WAY	C.B.	CATCH BASIN	W	WATER LINE
R/W	RIGHT OF WAY	C.I.	CURB INLET	WV	WATER VALVE
S.B.	SEED BOOK	D.I.	DROP INLET	SP	SPRINKLER HEAD
S.F.F.	SHOULDER FOUND	J.B.	JUNCTION BOX	WB	WATER BOX
R.F.F.	ROAD FOUND	H.W.	HEAD WALL	WB	WATER BOX
S.T.F.	OPEN TOP FOUND	H.W.	HEAD WALL	FL	FLARED END SECTION
A.F.F.	AXLE FOUND	F.E.S.	FLARED END SECTION	S.M.H.	SANITARY MANHOLE
A.H.F.	AXLE HORN FOUND	H.W.	HEAD WALL	C/O	CLEAN OUT
R.F.F.	RAILROAD SPIKE FOUND	W.I.	WIRE INLET	S.O.	STUB OUT
H.F.	HUB & TACK FOUND	S.M.H.	SANITARY MANHOLE	W.I.	WIRE INLET
M.F.	MAIL FOUND	S.M.H.	SANITARY MANHOLE	W.I.	WIRE INLET
S.F.F.	SCREW FOUND	W.I.	WIRE INLET	W.I.	WIRE INLET
M.F.	MAIL FOUND	W.I.	WIRE INLET	W.I.	WIRE INLET
R.B.S.	REBAR SET	E.M.H.	ELECTRIC MANHOLE	T.M.	TELEPHONE MANHOLE
S.S.S.	SCREW SET	E.O.	ELECTRIC OUTLET	T.S.B.	TELEPHONE BOX
M.N.S.	MONUMENT SET	U.H.	UTILITY HOLE	C.L.	CABLE LINE
H.T.S.	HUB & TACK SET	U.P.	UTILITY POLE	T.M.	TELEPHONE MARKER
M.S.	MAIL SET	U.P.	UTILITY POLE	U.P.	UNDERGROUND POWER LINE
M.M.	MAIL MARKER	W.W.	WIRE WIRE	W.W.	WIRE WIRE
B.M.	BENCHMARK	W.W.	WIRE WIRE	W.W.	WIRE WIRE
C.M.P.	CONCRETE METAL PIPE	W.W.	WIRE WIRE	W.W.	WIRE WIRE
R.C.P.	REINFORCED CONCRETE PIPE	W.W.	WIRE WIRE	W.W.	WIRE WIRE
		W.W.	WIRE WIRE	W.W.	WIRE WIRE

**UTILITY NOTE :**  
APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN BY THIS SURVEY, ARE BASED UPON FIELD OBSERVATION ONLY. ROBBIENS LAND SURVEYING, INC. IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION BY THE UTILITY PROTECTION CENTER AT 811.  
UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. ROBBIENS LAND SURVEYING, INC. MAY NOT HAVE FULL KNOWLEDGE OF ALL UNDERGROUND UTILITIES.  
ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. ABANDONED UNDERGROUND UTILITY LINES, IF ANY, ARE NOT SHOWN.



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NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			

**BOUNDARY SURVEY FOR THE WALKER SCHOOL**  
700 COBB PARKWAY NORTH  
MARIETTA, GEORGIA 30062

**BOUNDARY SURVEY OF 815 & 855 ALLGOOD ROAD**  
LAND LOTS 988, 989, 1018 & 1019  
16 TH DISTRICT - 2 ND SECTION  
MARIETTA, COBB, GEORGIA

PROJECT NO. 14-45  
DATE: 08-09-2014  
K.S.R./K.S.R.  
08-09-2014  
SEPTEMBER 16, 2014

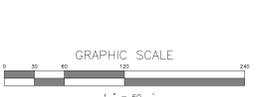
**ROBBIENS LAND SURVEYING, INC.**  
P.O. BOX 1992  
LOCAMVILLE, GEORGIA 30052-5928  
TEL: 770-555-5510 EMAIL: KCS@ROBBIENSLSURVEYING.COM

**FLOOD PLAIN STATEMENT**  
BY GRAPHIC PLATING ONLY, THIS SITE DOES LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA PER F.I.R.M. COBB COUNTY & INC. AREAS COMMUNITY PANEL NUMBER 13020108H. PANEL NUMBER 106 OF 252. PANEL BEARS AN EFFECTIVE DATE OF MARCH 4, 2013. THIS SITE LIES WITHIN THE LIMITS OF ZONE(S) "AE" & "X".

**FIELD DATA STATEMENT :**  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 79,049 FEET. AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.  
A TOPCON PS103 INSTRUMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS FOR THE PREPARATION OF THIS PLAT.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 7,337,560 FEET.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.  
Kenneth S. Robbins 09/11/14  
KENNETH S. ROBBIENS  
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR # 2778  
FOR THE FIRM ROBBIENS LAND SURVEYING, INC.

- SURVEY REFERENCES :**
- DEEDS AND PLATS AS LISTED.
  - BEARINGS COMPUTED FROM STATIC SATELLITE SURVEYING BY ROBBIENS LAND SURVEYING, INC. DATED AUGUST 28, 2014. SATELLITE DATA POST PROCESSED UTILIZING NGS OPUS AND TOPCON TOOLS v8.
  - ELEVATIONS DEPICTED CALCULATED FROM STATIC OBSERVATIONS AND ARE NAVD 1988, GEOID 12A.



**POSITIONAL TOLERANCE NOTE :**  
HORIZONTAL MEASUREMENTS ARE WITHIN THE TOLERANCE DESCRIBED IN BOARD RULE 180-7-43 MEASUREMENTS-HORIZONTAL, PART (A) SUBPARAGRAPH 1. (I) VERTICAL MEASUREMENTS ARE WITHIN THE TOLERANCE DESCRIBED IN BOARD RULE 180-7-44 MEASUREMENTS-VERTICAL, PART (I).

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.



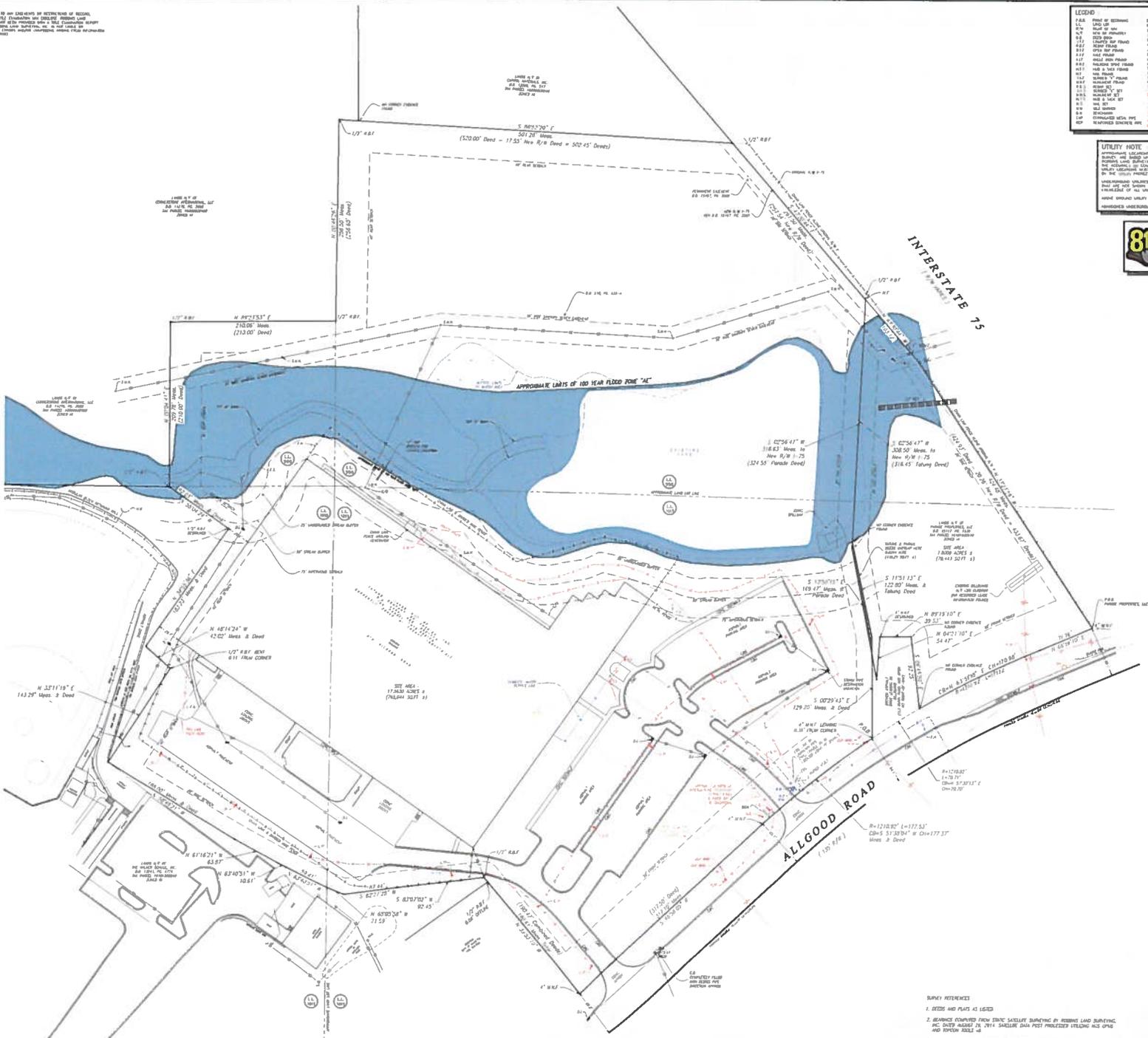
**SHEET NO.**  
1 of 1

NOTE:  
THIS PLAN IS SUBJECT TO ANY CHANGES OF RECORDS OF RECORDS.  
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**LEGEND**

F&B	FIELD OF RECORDS	80	DOTS	1.0	1/4" = 100'
S&S	STATE OF SURVEY	81	PROPOSED	1.0	PROPOSED
N&T	NEW TOWN	82	EXISTING	1.0	EXISTING
S&S	STATE OF SURVEY	83	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	84	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	85	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	86	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	87	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	88	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	89	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	90	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	91	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	92	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	93	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	94	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	95	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	96	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	97	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	98	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	99	EXISTING	1.0	EXISTING
A&F	ADJACENT FLOOD ZONE	100	EXISTING	1.0	EXISTING

**UTILITY NOTE**  
THE LOCATION OF UNDERGROUND UTILITIES, AS SHOWN BY THIS PLAN, IS BASED ON THE RECORDS OF THE CITY OF MARIETTA, GEORGIA. THE LOCATION OF UNDERGROUND UTILITIES, AS SHOWN BY THIS PLAN, IS BASED ON THE RECORDS OF THE CITY OF MARIETTA, GEORGIA. THE LOCATION OF UNDERGROUND UTILITIES, AS SHOWN BY THIS PLAN, IS BASED ON THE RECORDS OF THE CITY OF MARIETTA, GEORGIA.



**BOUNDARY SURVEY**

1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10

**BOUNDARY SURVEY**  
THE WALKER SCHOOL  
700 CERRA PARKWAY NORTH  
MARIETTA, GEORGIA 30062

**BOUNDARY SURVEY**  
818 & 828 ALLOOD ROAD  
LAND LOTS 89A, 89B, 1018 & 1019  
18 TH DISTRICT - 310 SECTION 1  
MARIETTA, GEORGIA

**LAND SURVEY**  
818 & 828 ALLOOD ROAD  
LAND LOTS 89A, 89B, 1018 & 1019  
18 TH DISTRICT - 310 SECTION 1  
MARIETTA, GEORGIA

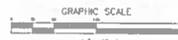
**ROBBINS LAND SURVEYING, INC.**  
P.O. BOX 1932  
1800 W. STATE ST. SUITE 100  
MARIETTA, GEORGIA 30067  
TEL: 770-545-5100 FAX: 770-545-5101



**SHEET NO.**  
1 OF 1

**FLOOD PLAN STATEMENT**  
BY SURVEYING ENGINEER ONLY. THIS PLAN IS BASED ON THE RECORDS OF THE CITY OF MARIETTA, GEORGIA. THE LOCATION OF UNDERGROUND UTILITIES, AS SHOWN BY THIS PLAN, IS BASED ON THE RECORDS OF THE CITY OF MARIETTA, GEORGIA.

**FIELD DATA STATEMENT**  
THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 750,000 FEET. THE FIELD DATA WAS OBTAINED BY THE USE OF THE FOLLOWING METHODS: THEODOLITE, TRANSIT, LEVEL, AND DISTANCE MEASUREMENT. THE FIELD DATA WAS OBTAINED BY THE USE OF THE FOLLOWING METHODS: THEODOLITE, TRANSIT, LEVEL, AND DISTANCE MEASUREMENT.



**SURVEY REFERENCES**  
1. DEEDS AND PLATS AS LISTED  
2. RECORDS MAINTAINED BY THE CITY OF MARIETTA, GEORGIA  
3. RECORDS MAINTAINED BY THE CITY OF MARIETTA, GEORGIA

**APPROVED SURVEYOR**  
ROBB'S LAND SURVEYING, INC.  
Professional Land Surveyor  
No. 1932



