

**ZONING LEGEND**

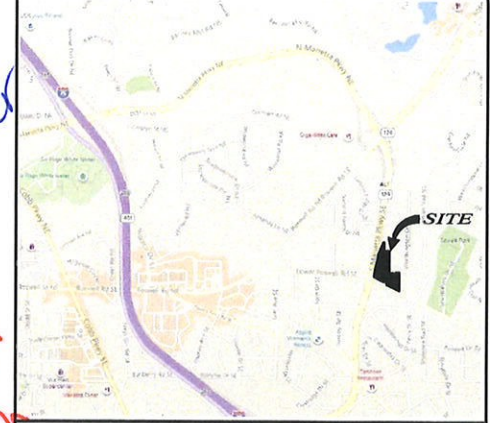
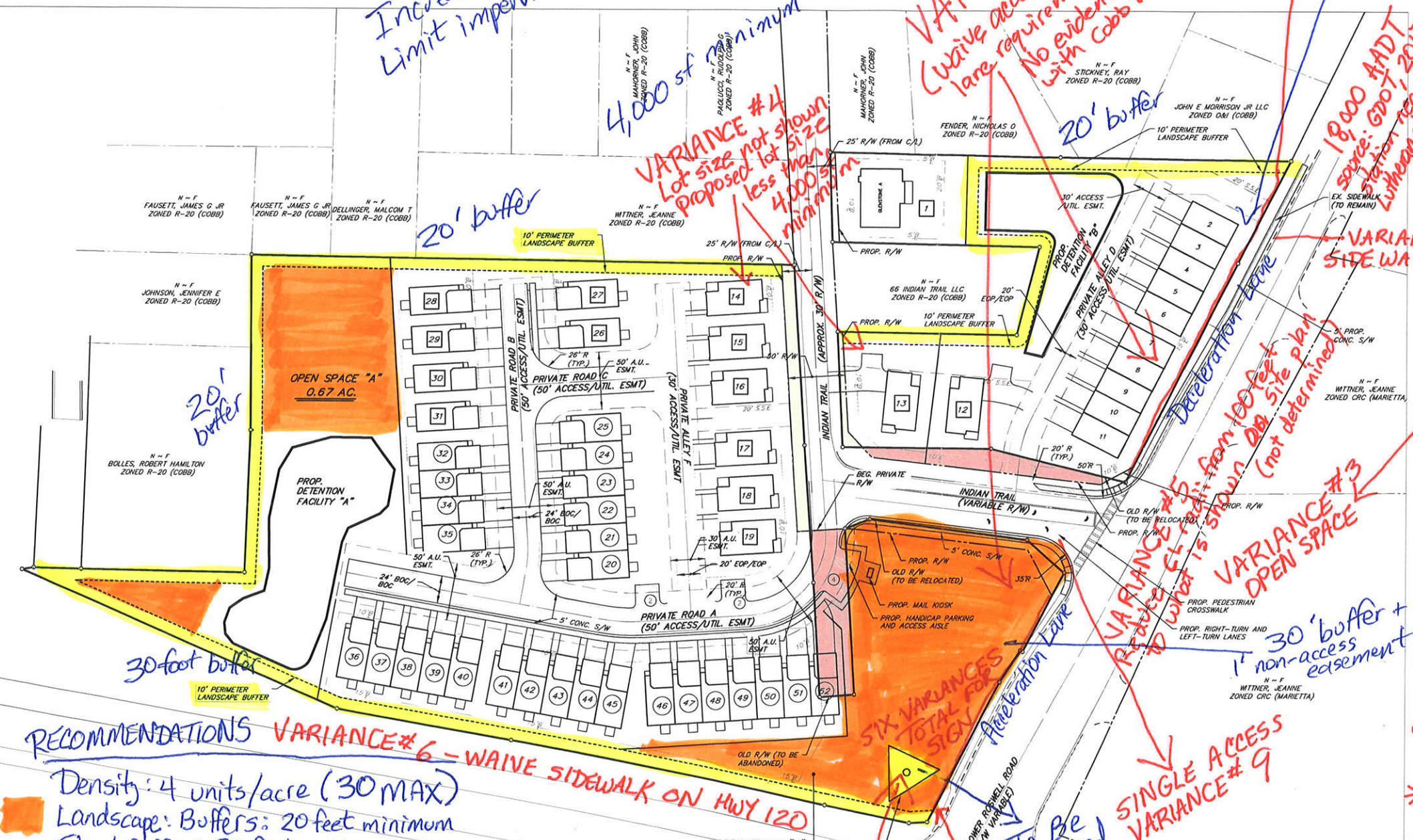
- 3-STORY ATTACHED UNIT NUMBER (20'W X 45'D)
- 2-STORY ATTACHED UNIT NUMBER (24'W X 54'D)
- 2-STORY DETACHED LOT
- PARKING COUNT
- R/W PROPOSED TO BE ABANDONED
- R/W PROPOSED TO BE DEDICATED
- OPEN SPACE

900 sf  
1,296 sf  
not shown/not determined

minimum size per City Code Section 708.09(H) is 1,400 sf

Increase open space to 25%  
Limit impervious surface to 60%

LANDSCAPE BUFFERS

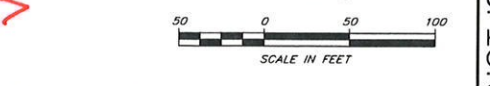


- ZONING NOTES (FOR PARCELS 1-4 AND 6-7)**
- EX. ZONING - SEE SHEET 1 FOR DETAILS
  - PROPOSED ZONING: PRD-SF
  - SITE AREA = 7.48 AC.
  - UNITS = 37 ATTACHED UNITS (TOWNHOMES) + 15 DETACHED SINGLE-FAMILY UNITS
  - DENSITY = 52 UNITS/7.48 AC. = 6.95 U/A
  - PROP. SETBACKS (SINGLE-FAMILY ATTACHED):
    - AGAINST LOWER ROSWELL AND NORTH MARIETTA PARKWAY R/W - 15'
    - AGAINST PUBLIC AND PRIVATE R/W - 10'
    - SIDE SETBACK - 5' FROM LOT LINE OR 10' MIN. SEPARATION
    - PROP. SETBACKS (SINGLE-FAMILY DETACHED):
      - FRONT - 10'
      - REAR - 20'
      - SIDE - 5'
  - REQUIRED PARKING =  $37 \times 2.2 + 15 \times 2 = 111.4$   
PROVIDED PARKING = 113
    - 52 FULL-SIZE (18'D) DRIVES  $\times 2 = 104$
    - PERPENDICULAR PARKING = 9 (1 HANDICAP)
  - REQUIRED OPEN SPACE = 25% (1.87 AC.)
  - PROVIDED OPEN SPACE = 12.6% (1.63 AC.)
  - MIN. DRIVEWAY LENGTH - 18' (MEASURED FROM BACK-OF-CURB OR SIDEWALK) - VARIANCE REQUESTED

- FIRE PROTECTION NOTES:**
- PROVIDE AND MAINTAIN A PERMANENT ADDRESS ON DWELLINGS CLEARLY VISIBLE TO THE FIRE ACCESS ROAD.
  - STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS AT EACH STREET INTERSECTION, INCLUDING DURING CONSTRUCTION ONCE THE STREET ALLOWS FOR THE PASSAGE OF VEHICLES.
  - THE FIRE ACCESS ROAD SHALL BE MAINTAINED AND PROVIDE A 20'-FOOT WIDE ALL-WEATHER DRIVABLE SURFACE FOR FIRE APPARATUS.
  - FIRE HYDRANTS AND WATER SERVICE SHALL BE INSTALLED TO WITHIN 300 FEET OF UNITS UNDER CONSTRUCTION BEFORE PROCEEDING WITH FRAMING.
  - NEW BUILDING SHALL COMPLY WITH THE MARIETTA FIRE PROTECTION SPRINKLER ORDINANCE.

City of Marietta  
Zoning proposed: PRD-SF  
Current FLU:  
Proposed FLU:  
\* Max density 4 units/acre

Cobb County  
Current zoning: R-20  
Current FLU:  
\* Max density 4 units/acre  
Proposed 6.95 units/acre



**RECOMMENDATIONS**

- Density: 4 units/acre (30 MAX)
- Landscape: Buffers: 20 feet minimum
- Street Buffer: 30 feet minimum
- \* Traffic Study Required \*
- Minimum open space = 25%
- Minimum unit size = 1,400 sf
- Max. impervious surface = 60%
- No access easement
- Acceleration/Deceleration Lanes
- Remove Billboard

VARIANCE #6 - WAIVE SIDEWALK ON HWY 120  
State Highway 120  
GDOT jurisdiction

VARIANCE #11 (Waive principal use requirement)  
VARIANCE #12 (Waive 500 foot setback requirement from residential district)

VARIANCE #14 (billboard not allowed within 1,000 feet of another billboard)  
VARIANCE #15 (billboard not allowed outside of +/- 75 by 100 feet)

**Gaskins**  
ENGINEERING SURVEYING  
PLANNING/CONSULTING  
CONSTRUCTION MGMT

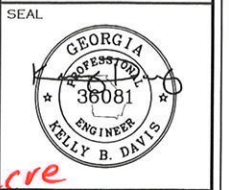
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WWW.GASKINSURVEY.COM

LOWER ROSWELL ROAD DEVELOPMENT  
LAND LOT 1206, 16TH DISTRICT, 2ND SECTION, CITY OF MARIETTA, COBB COUNTY, GEORGIA  
STACK-A-SHACK

REVISIONS

REV.	DATE	REVISION REFERENCE

SHEET TITLE  
ZONING PLAN  
PROPOSED CONDITIONS



NOT ISSUED FOR CONSTRUCTION

PROJECT I.D.	FIELD BOOK
T113	--
DRAWN BY	CHECKED BY
--	--
SCALE	ISSUE DATE
1"=50'	3/20/19
SHEET NUMBER	
2	