



Department of Development Services  
205 Lawrence Street  
Marietta, Georgia 30060  
Rusty Roth, AICP, Director

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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #:**                    **Z2020-23**                    **LEGISTAR: 20200366**

**LANDOWNERS:**    **Board of Regents of  
The University System of Georgia  
270 Washington St. SW  
Atlanta, GA 30334**

**APPLICANT:**        **33 Holdings LLC/ Sanjay Raghavaraju  
1145 Hightower Trl.  
Atlanta, GA 30350**

**PROPERTY ADDRESS:**    **401 Rose Drive**

**PARCEL DESCRIPTION:** **17043300140**

**AREA:**                **3.26 ac.**                    **COUNCIL WARD: 1A**

**EXISTING ZONING:**        **CRC (Community Retail Commercial)**

**REQUEST:**                **RM-12 (Multi-Family Residential – 12 units/acre)**

**FUTURE LAND USE:**        **CAC (Community Activity Center)**

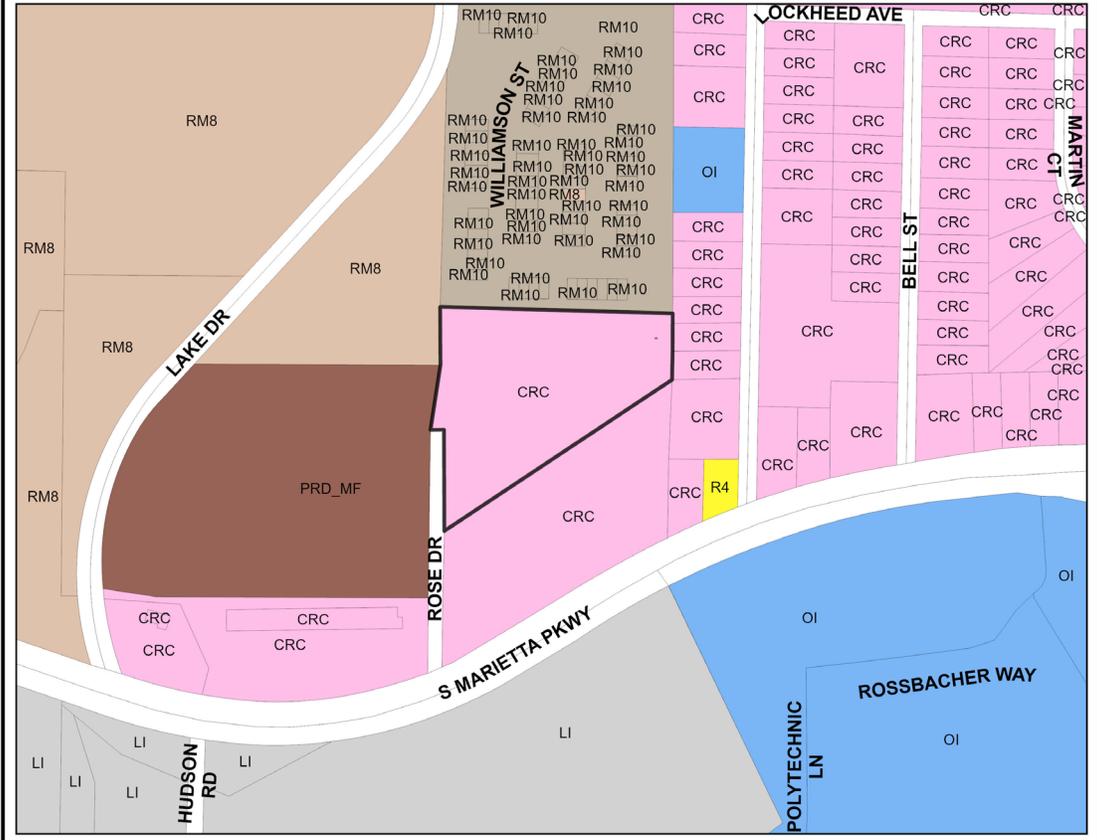
**REASON FOR REQUEST:** **The applicant is requesting the rezoning of the subject property from CRC to RM-12 to develop a thirty-five (35) unit attached townhome community.**

**PLANNING COMMISSION HEARING:** **Tuesday, June 2<sup>nd</sup>, 2020 – 6:00 p.m.**

**CITY COUNCIL HEARING:**        **Wednesday, June 10<sup>th</sup>, 2020 – 7:00 p.m.**

**MAP**

**City of Marietta Area Zoning Map**

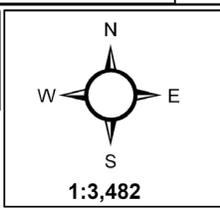


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
<b>SINGLE FAMILY RESIDENTIAL</b> R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre <b>ATTACHED FAMILY RESIDENTIAL</b> RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park <b>MULTI FAMILY RESIDENTIAL</b> RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	<b>COMMERCIAL</b> NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MXD 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	433	0140	CRC	RM12

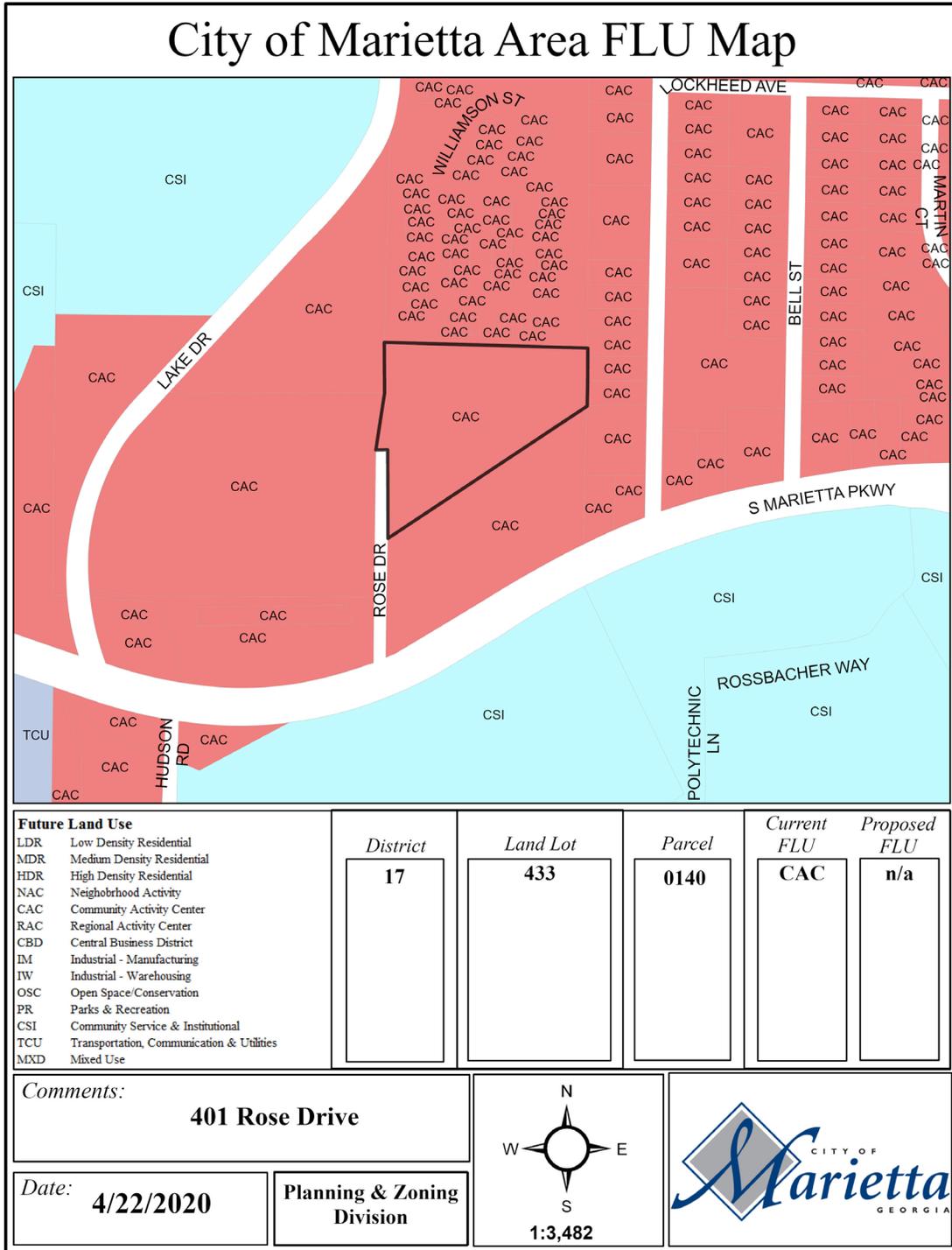
Comments:  
**401 Rose Drive**

Date: **4/22/2020**

**Planning & Zoning Division**



## FLU MAP



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**PICTURES OF PROPERTY**



**401 Rose Drive**



**Dead end of Rose Drive**



**Existing structure**

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## STAFF ANALYSIS

### *Location Compatibility*

The applicant, 33 Holdings LLC, is requesting to rezone the property located at 401 Rose Drive, which is located on a dead-end street accessed from South Marietta Parkway. The subject property is zoned CRC (Community Retail Commercial) and is 3.26 acres in area. To the west of the subject property are two apartment complexes zoned PRD-MF (Planned Residential – Multi-Family) and RM-8 (Multi-Family Residential – 8 units/acre); to the north is a townhome community zoned RM-10 (Multi-Family Residential – 10 units/acre); and to the east and south are commercial properties zoned CRC (Community Retail Commercial). The applicant’s request is to rezone the subject property from CRC to RM-12 (Multi-Family Residential – 12 units/acre) to construct a thirty-five (35) unit townhome community.

### *Use Potential and Impacts*

The proposed thirty-five (35) unit townhome community would have access from Marietta Parkway by a new private road. Each of the units would be 2-stories and contain three (3) bedrooms with two-car garages. Under the RM-12 zoning classification, condominiums or townhomes are a permitted use with additional conditions, such as a mandatory homeowners association, additional guest parking, four-sided architecture, and recreation areas.

Based on the submitted plans, the proposed development would meet the additional parking requirements; but the plans do not contain sufficient information to determine compliance with impervious surface and open area requirements. With thirty-five (35) units, the site is required to provide at least 0.7 acres of recreation area, including a passive and active feature. A passive recreational feature could include a walking trail, pavilion, gazebo or picnic area; and an active recreational feature could include a swimming pool, playground or tennis courts. The applicant stated the community would include green spaces that would provide walking trails, dog park, and open area.

It should be noted that the RM-12 regulations include compliance with four-sided architecture style; and that all units shall be “for sale” only. Further, no more than five percent (5%) of the units are allowed to be renter occupied at any time.

The applicant stated that the proposed homes would be finished with a brick/cement siding and a range of roof profiles with architectural features. However, Staff has not yet received any building elevations.



The following variances would be necessary to allow development of the submitted site plan:

1. Variance to reduce the minimum lot size from 5 ac. to 3.26 ac. [§708.12 H]
2. Variance to waive the active recreation requirement. [§708.12 (B.1.i)]

The zoning request, RM-12, allows for a density of twelve (12) units per acre; and the proposed plan shows 35 units on 3.26 acres, which yields 10.7 units per acre. The proposed density is comparable with other, recently approved townhouse developments, as shown below:

Development	Townhouse Units	Acreage	Density	Open Space
Parkside East	59	5.24	11.25	38.9%
Powder Springs Rd 1400	72	8.03	9.0	18.4%
The Registry	12	1.02	11.8	9.3%
Grammercy Park	32	3.29	9.72	12.8%
Wylie Road	150	12.13	12.37	30%
Frey's Gin	123	9.58	12.84	28.5%

The Future Land Use (FLU) designation of the subject property is CAC (Community Activity Center). The purpose of CAC is to provide the retail and service needs of the surrounding community. Residential opportunities within CAC should be limited to a mixed-use setting. The use of the property as residential only and RM-12 rezoning request is not supported by the City's Comprehensive Plan.

*Environmental Impacts*

Because the property is at the top of a hill, there are no potential environmental concerns such as floodplains, wetlands and streams located on the property. The property contains existing trees along the periphery of the site that, if preserved, would provide separation from the adjacent properties as well as contribute to the provided open space.

*Economic Functionality*

The subject property has not had an active business license since 2008. However, other buildings in the surrounding area appear to be occupied and the area is seen as a desirable location for businesses. Limited accessibility and visibility make this site difficult for commercial use.



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### *Infrastructure*

The development would be expected to provide a sidewalk along Rose Drive to the entrance of the property as well as an interior sidewalk to provide continuous accessibility. The current configuration of the development's entrance may require reconfiguration to allow circulation of city service vehicles such as Fire and Sanitation. The street centerline radii cannot be less than 100 feet.

Further, the minimum road standards for fire access is 35' radius on all turns and minimum 20' road width measured from EOP to EOP (edge of pavement).

The serving elementary school is Park Street, which is nearing capacity. Otherwise, the proposed development should not have a negative impact on any existing infrastructure.

### *Overhead Electrical/Utilities*

There are overhead utility poles along Rose Drive; however, they are not anticipated to conflict with the proposed development.

### *History of Property*

A variance was granted in 2006 (V2005-29) for the construction of the existing building. The variance granted a buffer reduction, with stipulations, along the northern boundary line prior to the construction of the adjacent townhome community.

### *Other Issues*

All units would be required to be built with automatic fire sprinklers according to Marietta Fire Department.

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## ANALYSIS & CONCLUSION

The applicant, 33 Holdings LLC, is requesting to rezone the property located at 401 Rose Drive from CRC to RM-12. The property is 3.26 acres in size and is surrounded by properties zoned PRD-MF, RM-8, RM-10, and CRC. The proposal is to construct a thirty-five (35) unit townhome community with a new private road. Each of the units would be 2-stories and contain three (3) bedrooms with two-car garages.

Under the RM-12 zoning classification, condominiums or townhomes are a permitted use with additional conditions, such as a mandatory homeowners association, additional guest parking, and recreation areas. Based on the submitted plans, the proposed development meets the additional parking requirements but does not contain information such as amount of impervious surfaces and open areas. With thirty-five (35) units, the site is required to provide at least 0.7 acres of recreation area, including a passive and active feature. The applicant stated the community would include green spaces that would provide walking trails, dog park, and open area.

The applicant stated that the proposed homes shall be finished with a brick/cement siding and a range of roof profiles with architectural features. Staff has not received any building elevations.

The following variances would be necessary to allow development of the submitted site plan:

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



Approved by: \_\_\_\_\_





## 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?	N/A
Size of the water line?	8"
Capacity of the water line?	A fire flow test may be required
Approximate water usage by proposed use?	Not provided

### *CITY OF MARIETTA - WASTEWATER*

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Is a sewer line adjacent to the property?	No
If not, how far is the closest sewer line?	350'
Size of the sewer line?	10"
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	Not provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

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## DATA APPENDIX CONTINUED

### ***DRAINAGE AND ENVIRONMENTAL CONCERNS***

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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?	No
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

**Additional Comments:**

- Full site development plans required
- Sidewalks required along frontage and interior to the project
- Show turning template of access for Sanitation vehicle for street centerline radii less than 100' (City minimum). Trash corals may be required.
- Entrance will need to be reconfigured

### ***TRANSPORTATION***

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What is the road affected by the proposed change?	Rose Dr
What is the classification of the road?	Local
What is the traffic count for the road?	Unknown
Estimated # of trips generated by the proposed development?	Information not provided
Estimated # of pass-by cars entering proposed development?	Unknown
Do sidewalks exist in the area?	No
Transportation improvements in the area?	No
If yes, what are they?	NA

- Add sidewalk to proposed development to at least the utility pole.



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## DATA APPENDIX CONTINUED

### EMERGENCY SERVICES

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Nearest city or county fire station from the development?	149 Dodd St
Distance of the nearest station?	0.9 mile
Most likely station for 1 <sup>st</sup> response?	52
Service burdens at the nearest city fire station (under, at, or above capacity)?	under

### Comments:

- Minimum 35' radius on all turns to fire department access roads, and minimum 20' EOP to EOP.
- All units will be required to be protected by automatic fire sprinklers.\
- If gated, gates will be required to be set back 50'; 30' wide; and keyed to MariettaFire's knock box system.

### MARIETTA POWER - ELECTRICAL

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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 System Servicing Development:	<b>Park Street</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</b>
Capacity at Middle School:	<b>1,350</b>
Capacity at Marietta Sixth Grade Academy:	<b>775</b>
Capacity at High School:	<b>2,150</b>
Current enrollment of Elementary School:	<b>520</b>
Current enrollment of Middle School:	<b>1,386</b>
Current enrollment of High School:	<b>2,410</b>
Number of students generated by present development:	<b>0</b>
Number of students projected from the proposed development:	<b>17</b>
New schools pending to serve this area:	<b>0</b>

**Comments:** Student enrollment based on last day of school.

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Department of Development Services  
205 Lawrence Street  
Marietta, Georgia 30060  
Phone (770) 794-5440

### APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)  
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: 2020-23 Legistar #: 20200366 PZ #: \_\_\_\_\_  
Planning Commission Hearing: 6-2-10 City Council Hearing: 6-10-20

✗ Owner's Name Board of Regents of The University System of Georgia  
✗ EMAIL Address: sandra.neuse@usg.edu  
✗ Mailing Address 270 Washington St, SW Atlanta Zip Code: 30334 Telephone Number (404) 962-3162

**COMPLETE ONLY IF APPLICANT IS NOT OWNER:**  
Applicant: 33 HOLDINGS LLC / Sanjay Raghavaraju Kimani, KS, Architect  
EMAIL Address: sanjayr@33holdings.com KSidesign@outlook.com  
Mailing Address: 1145 Hightower Trl Atlanta GA Zip Code: 30350  
Telephone Number 770.265.9392 Email Address: sanjayr@33holdings.com

Address of property to be rezoned: 401 Rose Dr Marietta GA 30060  
Land Lot (s) 0 433 District 17 Parcel 17043300140 Acreage 3.260 Ward 1A Future Land Use: CAC  
Present Zoning Classification: CRC Proposed Zoning Classification: RM-12

**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. The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.
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. Site plan, plat or survey 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 site plan/plat/survey.

**Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").**  
If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
- Acreage, bearing and distances, other dimensions, and location of the tract(s)
- Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
- Detention/retention areas, and utility easements
- 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, stream buffers, and 100 year floodplain

7. A detailed written description of the proposed development/project must be submitted with the 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.

DocuSigned by:

X Sandra Lynn Neuse  
Signature of Owner

R. Sanjay  
Signature of Applicant

X Sandra Lynn Neuse  
Print Name

Sanjay Raghavaraju  
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.

Sanjay Raghavaraju  
Print Name

R. Sanjay  
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.

R. Sanjay  
Signature

Sanjay Raghavaraju  
Please Print

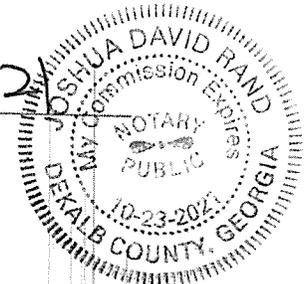
1145 Hightower Trl Atlanta GA 30350  
Address

20-April-2020  
Date

Signed, sealed and delivered in the presence of:

[Signature]

My Commission Expires: 10-23-2021



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

Tuesday, April 21, 2020

**Rezoning Application- Project Description**

Property Address: 401 Rose Dr, Marietta, GA  
Property Size 3.260 Acres  
Developer 33 Holdings LLC

Proposed Zoning: RM-12  
Existing Zoning CRC

The property currently has a 2 story 30,000sf concrete building that has been vacant for quite some time. The site had been developed to have another similar sized building that was never built.

This proposed development will involve demolishing the existing structure and replacing it with thirty-five (35) 2 story townhomes that are more compatible with the surrounding residential developments in use, style and scale.

The Development will use existing curb cuts, and a new private drive to allow for better traffic flows to existing streets and with its neighbors

On site guest parking will be provide per the city's requirement. Guest Parking will be spread throughout the development to be close to the homes.

Dumpsters, mechanical units, meters and other unsightly features will be screened using planting and enclosures.

Each unit will have:

- 2 Car Garage
- Living areas on Main
- 3 Bedrooms on 2<sup>nd</sup> floor

The buildings will be wood framing with Brick/Cement Siding veneer and Asphalt shingle roof(pitched). Energy efficient fixtures, lighting envelop insulation will be standard.

Though The units will have similar floor plans the exterior elevations will be varied through the use of different finishes, roof profiles and other Architectural embellishments.

Landscaped outdoor community green spaces will be provided including walking trails, dog park and open areas.

Sincerely

Samwel K Kimani, Architect  
228 Glenwood Dr,  
Canton GA 30115

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**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: May 15, 2020**

**CITY OF MARIETTA  
PUBLIC NOTICE OF REZONINGS 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, June 2<sup>nd</sup>, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, June 10<sup>th</sup>, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2020-23 [REZONING] 33 HOLDINGS LLC** is requesting the rezoning of 3.26 acres located in Land Lot 433, District 17, Parcel02 0140 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as 401 Rose Drive from CRC (Community Retail Commercial) to RM-12 (Multi Family Residential – 12 units/acre). Ward 1A.

A description and plat of the property sought for the rezoning, special land use permit, and variances 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. You may also review the property file at [www.marietta.ga.gov](http://www.marietta.ga.gov) and enter the case # in the search box.

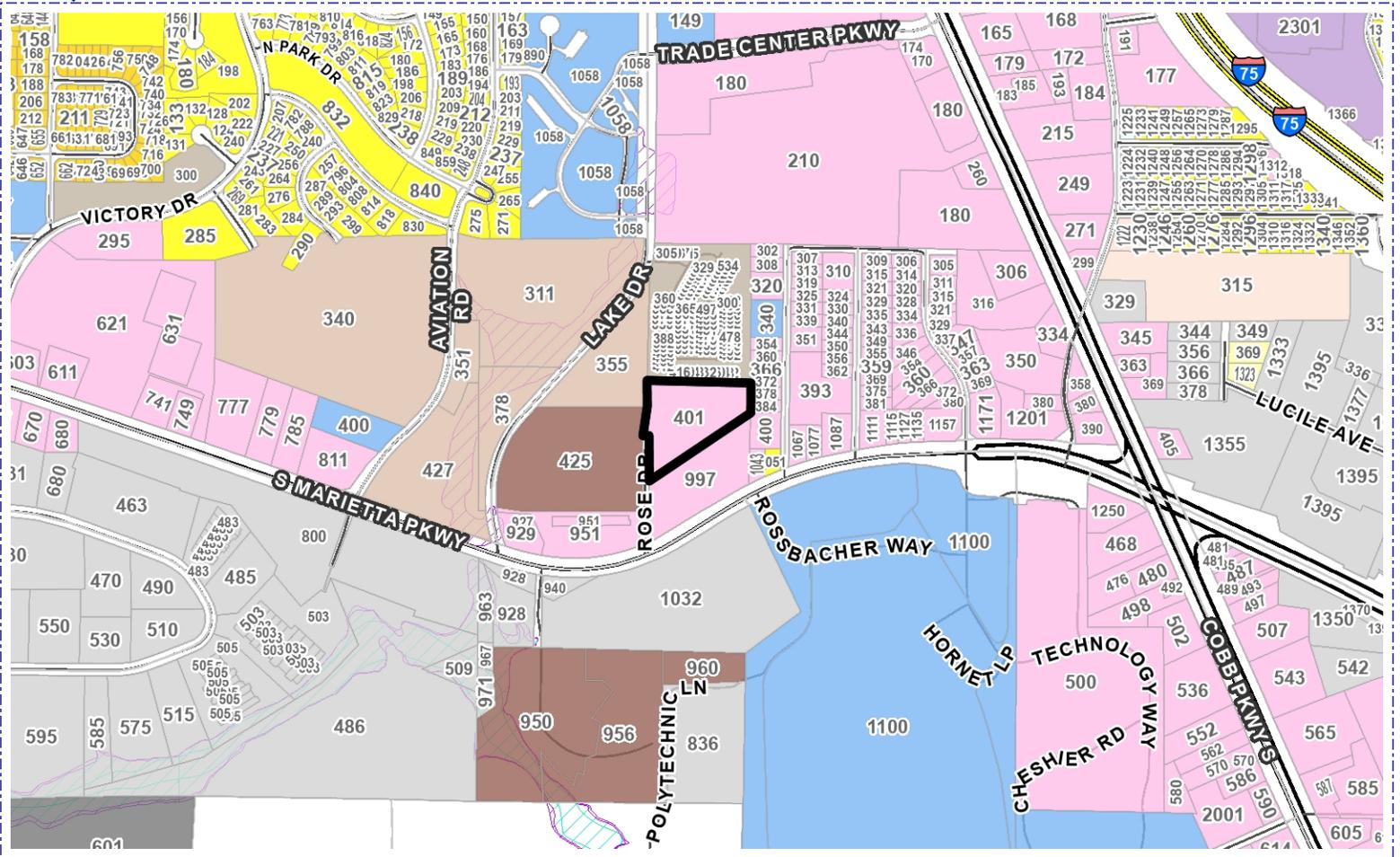
**For additional information including questions about virtual participation, please call the Planning and Zoning Office (770) 794-5669.**

**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 ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

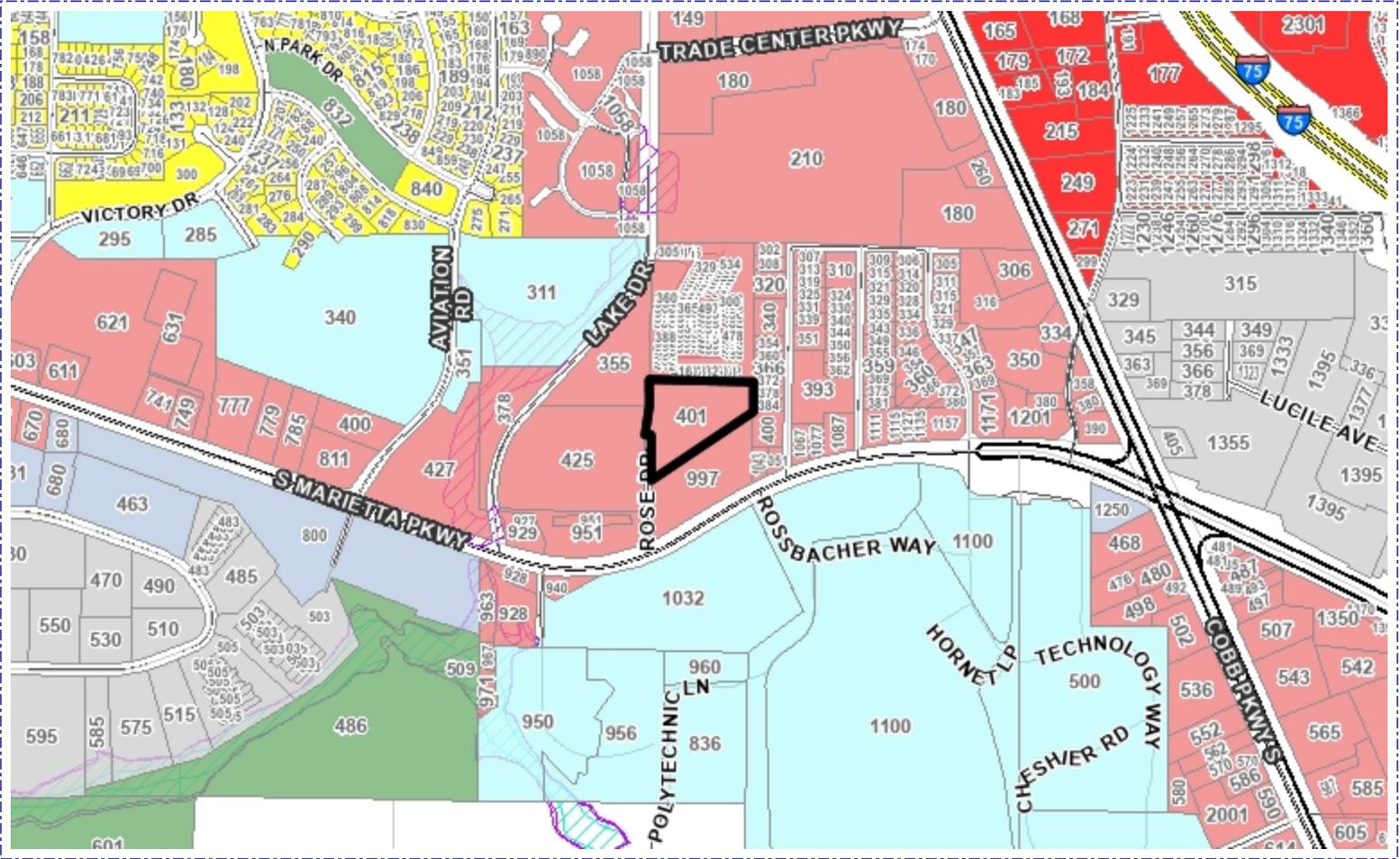


# Rezoning

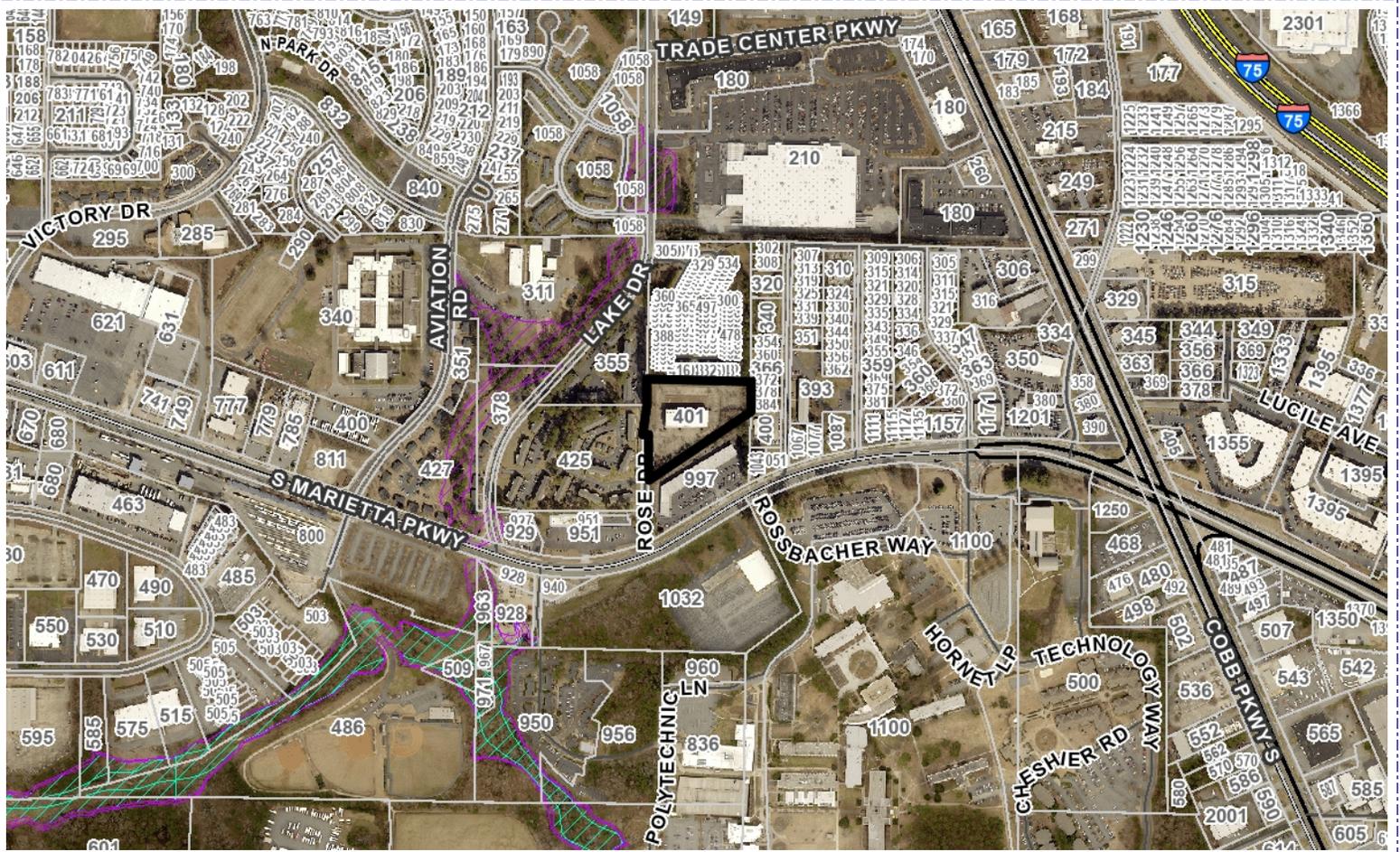


Address	Parcel Number	Acreage	Ward	Zoning	FLU
401 ROSE DR	17043300140	3.609	1A	CRC	CAC

Property Owner:	Board of Regents of the University System of Georgia			<b>Zoning Symbols</b> 
Applicant:	33 Holdings LLC/Sanjay Raghavaraju			
Proposed Zoning:	CRC to RM12			
Agent:				
Proposed Use:				
Planning Commission Date:	06/02/2020			
City Council Hearing Date:	06/10/2020	Case Number: Z2020-23		
City of Marietta Planning & Zoning				



Address	Parcel Number	Acreage	Ward	Zoning	FLU
401 ROSE DR	17043300140	3.609	1A	CRC	CAC
Planning Commission Hearing Date:	06/02/2020	<b>Future Land Use Symbols</b> Railroads City Limits Cobb County Pockets RAC - Regional Activity Center CAC - Community Activity Center NAC - Neighborhood Activity Center CBD - Central Business District MXD - Mixed Use Development CSI - Community Service and Institutional HDR - High Density Residential MDR - Medium Density Residential LDR - Low Density Residential OSC - Open Space / Conservation PR - Parks / Recreation IW - Industrial Warehousing IM - Industrial Manufacturing TCU - Transportation and Utilities			
City Council Hearing Date:	06/10/2020				
Future Land Use:	CAC				
Case Number:	Z2020-23				
Comments:					
<b>City of Marietta Planning &amp; Zoning</b>					



Address	Parcel Number	Acreage	Ward	Zoning	FLU
401 ROSE DR	17043300140	3.609	1A	CRC	CAC

Property Owner:	Board of Regents of the University System of Georgia
Applicant:	33 Holdings LLC/Sanjay Raghavaraju
City Council Hearing Date:	06/10/2020
Planning Commission Hearing Date:	06/02/2020
BZA Hearing Date:	Case Number: Z2020-23
Comments:	

**Legend**

- Railroads
- City Limits
- Cobb County Pockets

EQUIPMENT USED:  
THEODOLITE READING TO 05 SECONDS  
ELECTRONIC DISTANCE MEASUREMENT  
TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT  
IS BASED HAS A HORIZONTAL CLOSURE  
OF 1 IN 64875.

DATE OF FIELD WORK: 3-4-19  
TRAVERSE IS NOT ADJUSTED.

IRON PINS PLACED ARE 1/2" REBAR  
THIS SURVEY HAS BEEN CALCULATED FOR  
CLOSURE BY LATITUDE AND DEPARTURE  
AND IS FOUND TO BE ACCURATE WITHIN  
ONE FOOT IN 305389 FEET

- STORM STRUCTURES**
- ① OUTLET STRUCTURE  
IV 12" HOLE-1092.8  
TOP PERF. PIPE-1094.3
  - ② HEADWALL IV-1094.3
  - ③ SWCB  
TOP-1101.3  
IV OUT-1093.1
  - ④ SWCB  
TOP-1105.1  
IV IN-1097.9  
IV OUT-1097.85
  - ⑤ SWCB  
TOP-1105.2  
IV IN-1099.7  
IV OUT-1099.55
  - ⑥ JB  
TOP-1106.2  
IV OUT-1100.4
  - ⑦ SWCB  
TOP-1106.7  
IV OUT-1101.4
  - ⑧ HEADWALL IV-1098.0
  - ⑨ DWCB  
TOP-1105.3  
IV OUT-1099.05
  - ⑩ HEADWALL IV-1096.4
  - ⑪ SWCB  
TOP-1102.7  
IV OUT-1097.4
  - ⑫ SWCB  
TOP-1103.4  
IV OUT-1097.7
  - ⑬ SWCB  
TOP-1106.3  
IV OUT-1101.4
- \*SEVERAL STRUCTURES COULD NOT BE OPENED



THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

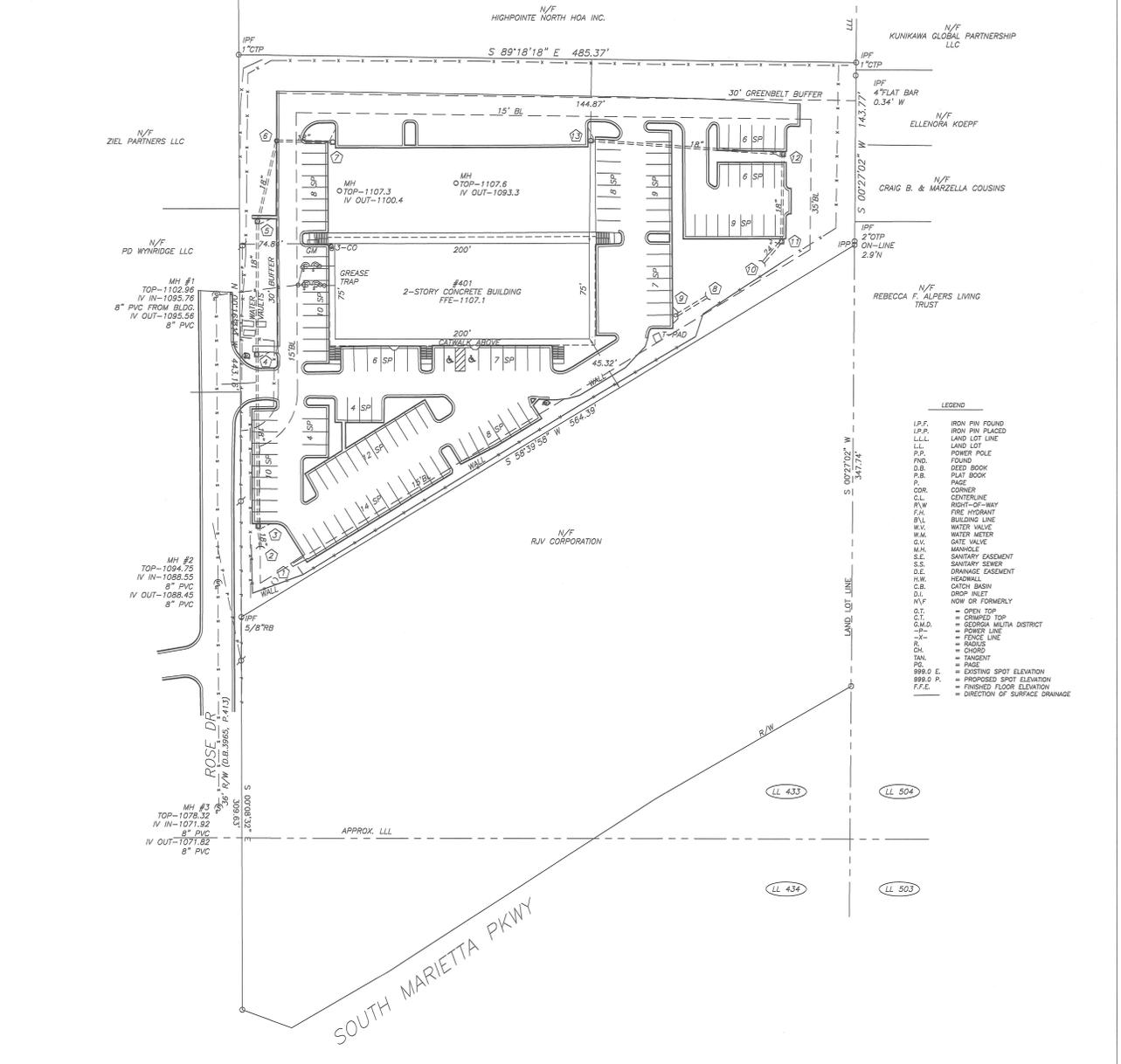
THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS.

NO. OF MARSHALS: 0000 COUNTY: GEORGIA  
MAP DATED: 11-2-19

THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

THIS PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS.

NO. OF MARSHALS: 0000 COUNTY: GEORGIA  
MAP DATED: 11-2-19



- LEGEND**
- I.P.F. IRON PIN FOUND
  - I.P.P. IRON PIN PLACED
  - L.L. LAND LOT LINE
  - L.L.L. LAND LOT
  - P.R. POWER POLE
  - F.N.D. FOUND
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - P. PAGE
  - COR. CORNER
  - C.L. CENTERLINE
  - R/W RIGHT-OF-WAY
  - F.A. FIRE HYDRANT
  - B.L. BUILDING LINE
  - W.V. WATER VALVE
  - W.M. WATER METER
  - G.V. GATE VALVE
  - M.H. MANHOLE
  - S.E. SANITARY EASEMENT
  - S.S. SANITARY SEWER
  - D.E. DRAINAGE EASEMENT
  - H.W. HEADWALL
  - C.B. CATCH BASIN
  - D.I. DRAIN INLET
  - N/O NOW OR FORMERLY
  - O.T. OPEN TOP
  - C.T. COVERED TOP
  - G.M.D. GEORGIA METRA DISTRICT
  - P- POWER LINE
  - F- FENCE LINE
  - R- ROAD
  - CH. CHORD
  - TAN. TANGENT
  - P.B. PAGE
  - 999.0 E. EXISTING SPOT ELEVATION
  - 999.0 P. PROPOSED SPOT ELEVATION
  - F.F.C. FINISHED FLOOR ELEVATION
  - > DIRECTION OF SURFACE DRAINAGE

**NOTES**

- STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE INDICATED.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR OBTAINING TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THE UNDERSIGNED AND TIBBITTS LAND SURVEYING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE OWNER OR OWNERS AGENT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OR OWNERS AGENT.

THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK AND USE BY THIRD PARTIES IS AT THEIR OWN RISK. TIBBITTS LAND SURVEYING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON, OR PERSONS, NAMED IN THE TITLE BLOCK.

SOUTH MARIETTA PKWY

**TRACT AREA**  
142,019 S.F.  
3.26 ACRES



THIS PLAT IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE SEVERAL INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. REPRODUCTION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

JUDSON R. TIBBITTS, GAFLS#3051

RETIREMENT SURVEY FOR

THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA ON BEHALF OF KENNESAW STATE UNIVERSITY

LAND LOT	DISTRICT	SECTION	COUNTY
433	17TH		COBB

DATE: 3-22-19 DRAWN BY: BTE CHECKED: JRT JOB NO.: 19040 DISK SERVER

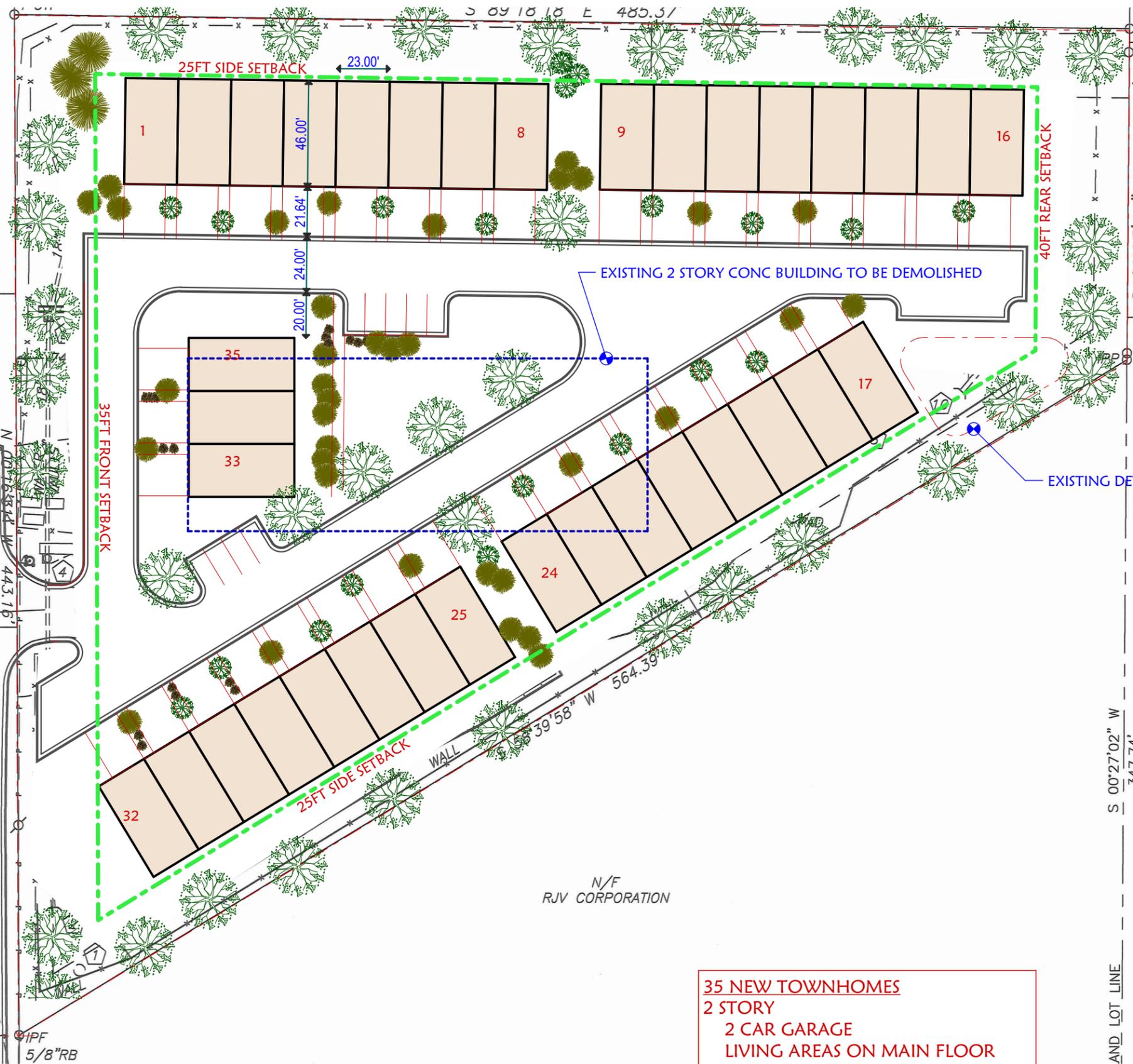
TIBBITTS LAND SURVEYING, INC.  
362 WEST MEMORIAL DRIVE, DALLAS, GEORGIA 30132  
PH: 770-443-1021

N/F  
ZIEL PARTNERS LLC

N/F  
PD WYNRIDGE LLC

MH #1  
TOP-1102.96  
IV IN-1095.76  
8" PVC FROM BLDG.  
IV OUT-1095.56  
8" PVC

MH #2  
TOP-1094.75  
IV IN-1088.55  
8" PVC  
IV OUT-1088.45  
8" PVC



IPF 1"CTP  
IPF 4"FLAT BAR 0.34' W  
N/F ELLENORA KOEPP  
N/F CRAIG B. & MARZELLA COUSINS  
IPF 2"OTP ON-LINE 2.9'N  
N/F REBECCA F. ALPERS LIVING TRUST  
S 00'27'02" W 143.77'  
S 00'27'02" W 347.74'  
S 00'27'02" W 564.39'  
S 39'58" W

LEGEND

- I.P.F. IRON PIN FOUND
- I.P.P. IRON PIN PLACED
- L.L.L. LAND LOT LINE
- L.L. LAND LOT
- P.P. POWER POLE FOUND
- FND. FOUND
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P. PAGE
- COR. CORNER
- C.L. CENTERLINE
- R\W RIGHT-OF-WAY
- F.H. FIRE HYDRANT
- B\L BUILDING LINE
- W.V. WATER VALVE
- W.M. WATER METER
- G.V. GATE VALVE
- M.H. MANHOLE
- S.E. SANITARY EASEMENT
- S.S. SANITARY SEWER
- D.E. DRAINAGE EASEMENT
- H.W. HEADWALL
- C.B. CATCH BASIN
- D.I. DROP INLET
- N\F NOW OR FORMERLY
- O.T. = OPEN TOP
- C.T. = CRIMPED TOP
- G.M.D. = GEORGIA MILITIA DISTRICT
- P- = POWER LINE

35 NEW TOWNHOMES  
2 STORY  
2 CAR GARAGE  
LIVING AREAS ON MAIN FLOOR  
3 BEDROOMS ON 2ND FLOOR

SCALE: 1" = 50'

PROPOSED SITE PLAN

01

# The Rose Dr- A Residential DEVELOPMENT

401 ROSE DR MARIETTA, COBB COUNTY, GA

Architect  
**KSi**  
design group  
678-438-4759, KSiDesign@outlook.com

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