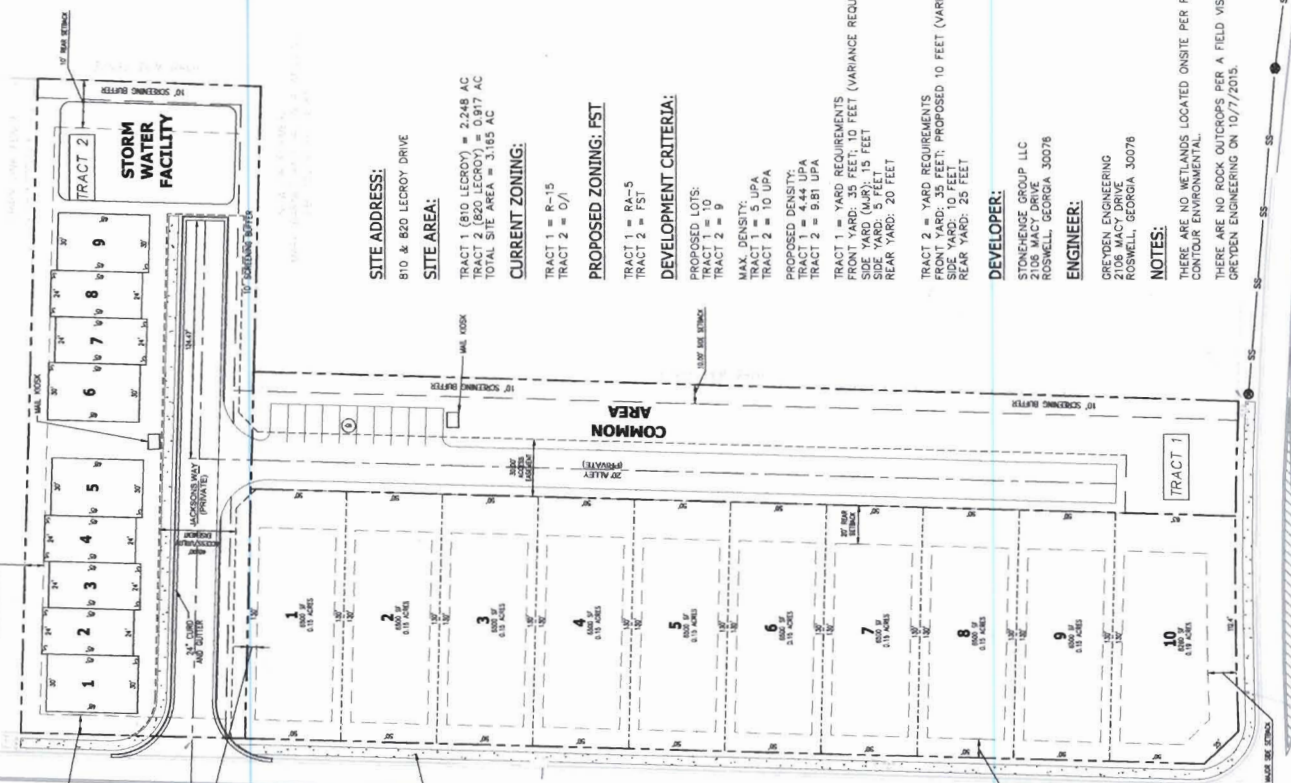
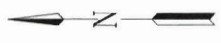


Z-32
(2016)

ZONING SITE PLAN
FOR
CONWAY COMMONS
COBB COUNTY, GEORGIA

DATE	11/23/15
DRAWN BY	AS NOTED
CHECKED BY	AS NOTED
SCALE	AS NOTED
SHEET	AS NOTED



SITE ADDRESS:
810 & 820 LECROY DRIVE

SITE AREA:
TRACT 1 (810 LECROY) = 2.248 AC
TRACT 2 (820 LECROY) = 0.917 AC
TOTAL SITE AREA = 3.165 AC

CURRENT ZONING:
TRACT 1 = R-15
TRACT 2 = O/I

PROPOSED ZONING: FST
TRACT 1 = RA-5
TRACT 2 = FST

DEVELOPMENT CRITERIA:
PROPOSED LOTS:
TRACT 1 = 10
TRACT 2 = 9

MAX. DENSITY:
TRACT 1 = 5 UPA
TRACT 2 = 10 UPA

PROPOSED DENSITY:
TRACT 1 = 4.44 UPA
TRACT 2 = 9.81 UPA

TRACT 1 = YARD REQUIREMENTS
FRONT YARD: 35 FEET, 10 FEET (VARIANCE REQUESTED)
SIDE YARD (MIN.): 15 FEET
REAR YARD: 20 FEET

TRACT 2 = YARD REQUIREMENTS
FRONT YARD: 35 FEET, PROPOSED 10 FEET (VARIANCE REQUIRED)
SIDE YARD: 10 FEET
REAR YARD: 25 FEET

DEVELOPER:
STONEHENGE GROUP, LLC
2108 MACY DRIVE
ROSWELL, GEORGIA 30078

ENGINEER:
GREYDEN ENGINEERING
10755 WOODLAND DRIVE
ROSWELL, GEORGIA 30076

NOTES:
THERE ARE NO WETLANDS LOCATED ON-SITE PER FIELD INVESTIGATION BY
CONTIGUOUS ENVIRONMENTAL.
THERE ARE NO ROCK OUTCROPPS PER A FIELD VISIT PERFORMED BY
GREYDEN ENGINEERING ON 10/7/2015.

15' MAJOR SIDE SETBACK (VARIANCE REQUESTED)

5' SIDEWALK

15' MAJOR SIDE SETBACK (VARIANCE REQUESTED)

15' MAJOR SIDE SETBACK (VARIANCE REQUESTED)

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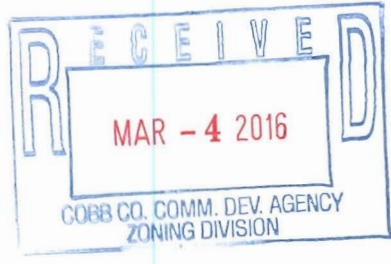
15' MAJOR SIDE SETBACK (VARIANCE REQUESTED)



VICINITY MAP
SCALE



FEMA MAP
SCALE



APPLICANT: The Stonehenge Group
PHONE#: (770) 876-0917 **EMAIL:** jonconway@hotmail.com
REPRESENTATIVE: Jonathan Conway
PHONE#: (770) 876-0917 **EMAIL:** jonconway@hotmail.com
TITLEHOLDER: AM & S Enterprises, Inc.; Lisa Carol Tilson

PETITION NO: Z-32
HEARING DATE (PC): 04-01-16
HEARING DATE (BOC): 04-19-16
PRESENT ZONING: R-15, O&I

PROPERTY LOCATION: East side of Lecroy Drive, and on the north side of Robinson Road (810 and 820 Lecroy Drive).

PROPOSED ZONING: RA-5, FST

PROPOSED USE: Detached And Attached Single-Family Subdivision

ACCESS TO PROPERTY: Lecroy Drive

SIZE OF TRACT: 3.165 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Single-family house and wooded lot

LAND LOT(S): 1030

PARCEL(S): 4, 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: O&I/Retirement Community
SOUTH: R-20/Single-family houses
EAST: R-20/Single-family house on wooded acreage
WEST: O&I/Office condominiums; PSC/Single-family house; PSC/Undeveloped; CRC/Retail

Adjacent Future Land Use:

North: Community Activity Center (CAC)
 East: Low Density Residential (LDR)
 South: Low Density Residential (LDR)
 West: Community Activity Center (CAC)

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

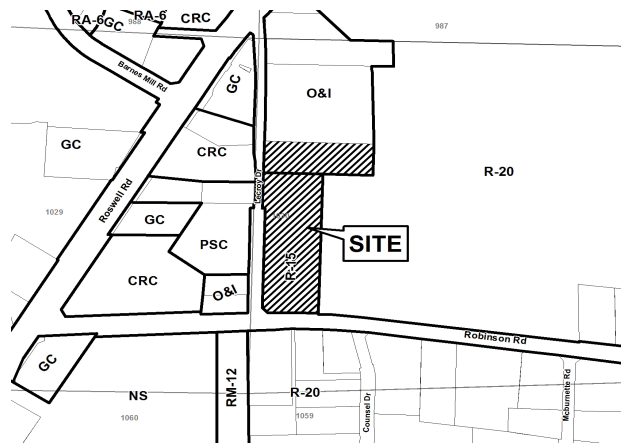
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

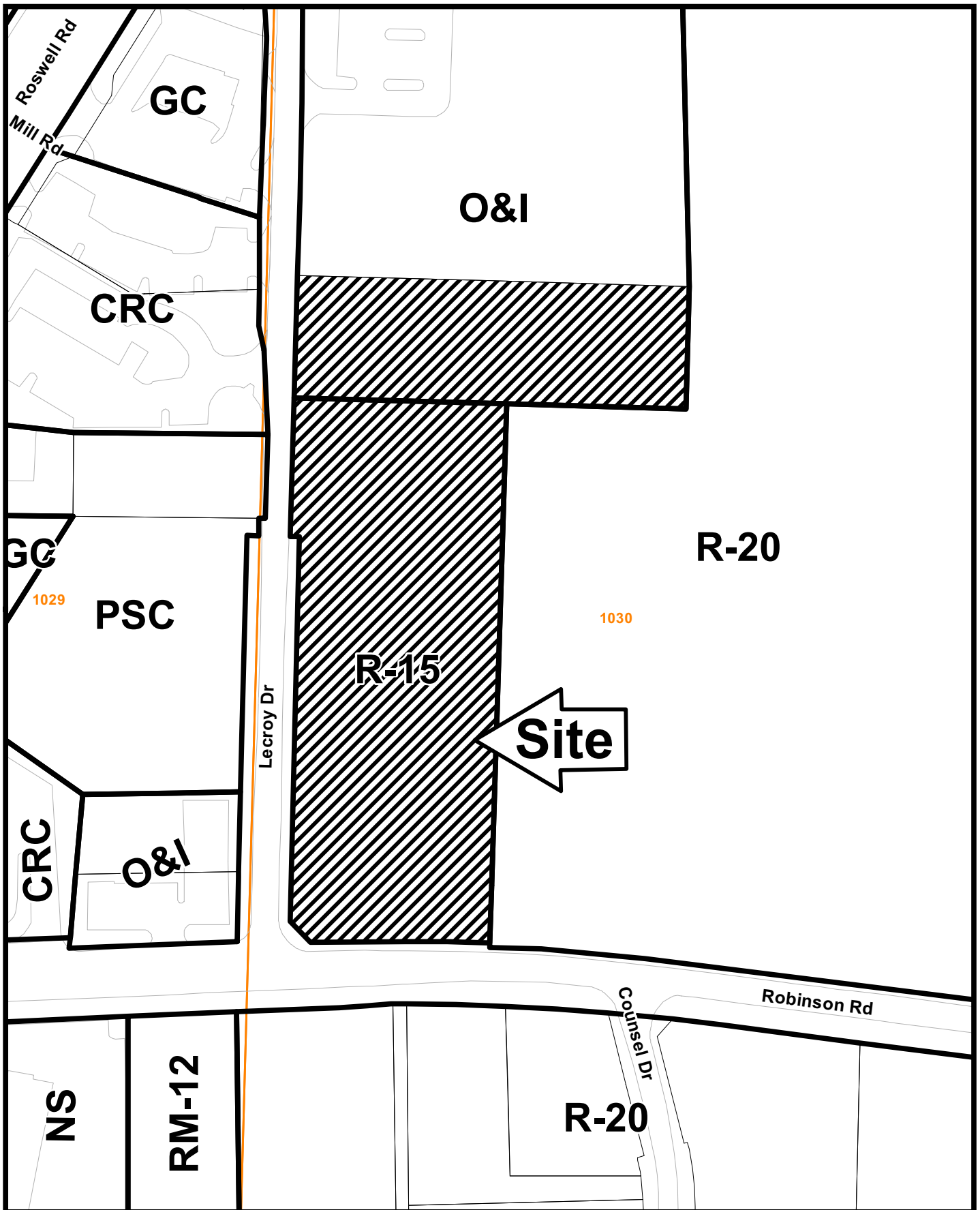
REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

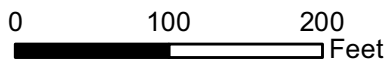
STIPULATIONS:



Z-32



This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

APPLICANT: The Stonehenge Group

PETITION NO.: Z-32

PRESENT ZONING: R-15, O&I

PETITION FOR: RA-5, FST

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Low Density Residential (1-2.5 units per acre) and Community Activity Center (CAC)

Proposed Number of Units: 19

Overall Density: 6.0 **Units/Acre**

Staff estimate for allowable # of units: 4 (on R-15 portion) **Units*** **Increase of:** 15 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

Applicant is requesting the RA-5 and Fee-Simple Townhouse (FST) zoning districts for the purpose of a residential development consisting of detached and attached homes. Tract 1 of the subject property consists of 2.248 acres along Lecroy Drive going north from Robinson Road and will be the RA-5 section for the development of 10 detached houses. Tract 2 is a 0.917 acre section immediately north of Tract 1 and will be developed with nine attached townhouses. The RA-5 houses will be 4,500 square feet and will range in price from \$350,000 to \$450,000. The townhouses will be 2,500 square feet and will range in price from \$300,000 to \$400,000. The applicant has also submitted the attached landscape plan.

The proposal will require the following contemporaneous variances:

1. Waiving the road frontage from the required 70 feet to 50 feet for the RA-5 portion;
2. Waiving the front setbacks from the required 40 feet to 10 feet for the RA-5 portion;
3. Waiving the major side setback along Robinson Road from the required 25 feet to 15 feet for the RA-5 portion;
4. Waiving the rear setbacks from the required 30 feet to 20 feet for the RA-5 portion;
5. Waiving minimum lot size requirements from the required 7,000 square feet to range from 6,260 square feet to 6,500 square feet as shown on the revised site plan received March 4, 2016;
6. Waiving the major side setback along Lecroy Drive from the required 25 feet to 10 feet for the FST portion; and
7. Allowing front and rear setbacks to be based on the proposed private drive for the FST portion.

Cemetery Preservation: No comment.

APPLICANT: The Stonehenge Group

PETITION NO.: Z-32

PRESENT ZONING: R-15, O&I

PETITION FOR: RA-5, FST

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>East Valley</u>	<u>679</u>	<u>Over</u>	<u> </u>
Elementary			
<u>East Cobb</u>	<u>1,230</u>	<u>Over</u>	<u> </u>
Middle			
<u>Wheeler</u>	<u>2,161</u>	<u>Under</u>	<u> </u>

High

- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition could adversely impact the enrollment at East Valley Elementary School, as this school is over capacity at this time.

FIRE COMMENTS:

Cobb County Fire Marshal’s Office recommendations:

- Guest Parking be implemented to facilitate the roadways remain clear for emergency vehicles
- No physical boundaries along Lecroy Dr otherwise the Private Alley will require a fire department turn-around meeting the specifications listed below

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

APPLICANT: The Stonehenge Group

PETITION NO.: Z-32

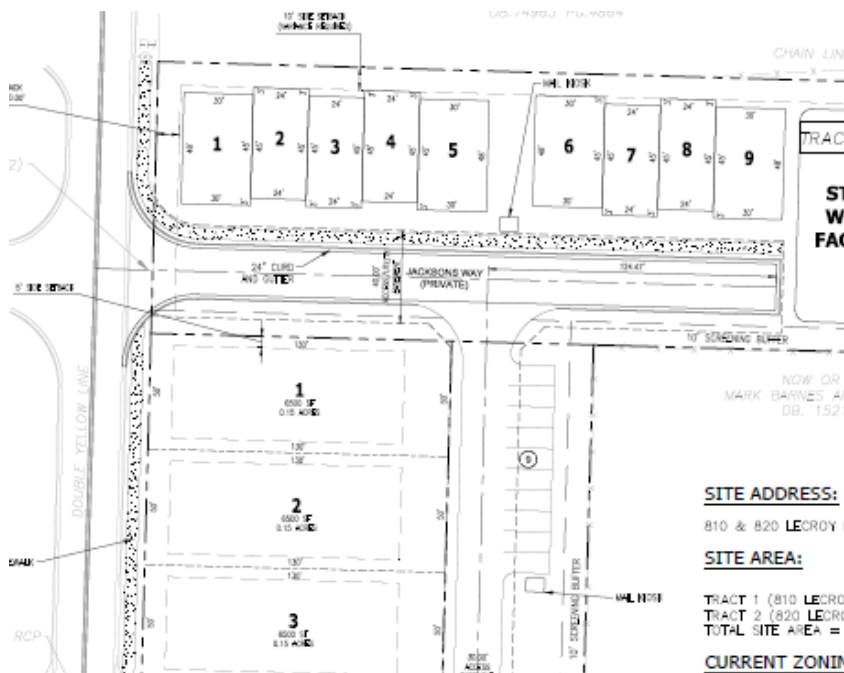
PRESENT ZONING: R-15, O&I

PETITION FOR: RA-5, FST

FIRE COMMENTS:

Continued

GUEST PARKING: When projects contemplate less than 20 foot separation between units, guest parking shall be provided or the streets shall be labeled as a fire lane.



APPLICANT: The Stonehenge Group

PETITION NO.: Z-32

PRESENT ZONING: R-15, O&I

PETITION FOR: RA-5, FST

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-15 and O&I to RA-5 and FST for the purpose of a detached and attached single-family subdivision. The 3.165 acre site is located on the east side of Lecroy Drive, and on the north side of Robinson Road.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of Marietta been notified? Yes No / N/A

Comprehensive Plan

The parcels are within a Community Activity Center (CAC) and a Low Density Residential (LDR) future land use category. The purpose of the Community Activity Center (CAC) category is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre, and non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre, depending on existing conditions such as product type and mix, structure/building height, tract size, topographic conditions, etc. in order to provide compatibility with adjacent residential uses. This category presents a range of densities.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Community Activity Center (CAC)
East: Low Density Residential (LDR)
South: Low Density Residential (LDR)
West: Community Activity Center (CAC)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

APPLICANT: The Stonehenge Group

PETITION NO.: Z-32

PRESENT ZONING: R-15, O&I

PETITION FOR: RA-5, FST

PLANNING COMMENTS: (Continued)

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The _____ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the Dobbins Airfield Safety Zone?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT The Stonehenge Group

PETITION NO. Z-032

PRESENT ZONING R-15 and O&I

PETITION FOR RA-5 and FST

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 12" DI / E side of Lecroy Drive

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: 1,750 E along Robinson at Mary Ann Dr

Estimated Waste Generation (in G.P.D.): A D F= 3,040 Peak= 7,600

Treatment Plant: Sutton

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Dry Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Sewer flow study may be required at Plan Review Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: The Stonehenge Group

PETITION NO.: Z-32

PRESENT ZONING: R-15, O&I

PETITION FOR: RA-5, FST

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Campground Creek/Sope Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage systems.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream - Mulling's Lake ~ 450' downstream. Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream receiving systems.

APPLICANT: The Stonehenge Group

PETITION NO.: Z-32

PRESENT ZONING: R-15, O&I

PETITION FOR: RA-5. FST

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. This site is located at the northeast intersection of Robinson Road and Lecroy Drive. Average slopes on the site range from approximately 5 to 10%. The northern half of the site drains to the east to the adjacent Mullings tract and lake. The southern half of the site drains across Robinson Road into and through the Azalea Springs Apartment complex.
2. The existing channel conveyance through the Mulling property is not well-defined and has limited capacity. Site discharges must be limited to the existing conveyance capacity.
3. As mentioned in the Downstream Conditions Comments, Mulling’s Lake is located approximately 450 downstream of the site. Elevated erosion control measures will be required to protect the lake. A pre- and post-development sediment survey will be required to document any adverse sediment impact to the lake during development.
4. As a private development, the stormwater infrastructure will be maintained by the required HOA.

APPLICANT: The Stonehenge Group

PETITION NO.: Z-32

PRESENT ZONING: R-15 and O&I

PETITION FOR: RA-5 and FST

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Robinson Road	5700	Major Collector	35 mph	Cobb County	80'
Lecroy Drive	N/A	Local	25 mph	Cobb County	50'

Based on 2008 traffic counting data taken by Cobb County DOT for Robinson Road.

COMMENTS AND OBSERVATIONS

Robinson Road is classified as a major collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Lecroy Drive is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Robinson Road, a minimum of 40' from the roadway centerline.

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Lecroy Drive, a minimum of 25' from the roadway centerline.

Recommend sidewalk along the Robinson Road frontage.

Recommend sidewalk along the Lecroy Drive frontage.

Recommend deceleration lane for the Lecroy Drive access point.

Recommend a no access easement along the Robinson Road frontage.

Recommend private streets be constructed to the Cobb County Standard Specifications.

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STAFF RECOMMENDATIONS

Z-32 THE STONEHENGE GROUP

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The area contains a mixture of single-family residential, office institutional, retail and office uses.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The proposal if for single-family detached houses to be arranged along Lecroy Drive abutting existing R-20 to the east and the attached townhouse and the attached townhouses will abut office and institutional.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities or utilities. This opinion can be supported by the departmental comments contained in this analysis. However, the school system has expressed concerns regarding this application.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates the property as being within the Low Density Residential (LDR) for properties having a density range of 1-2.5 units per acre and Community Activity Center (CAC). The RA-5 zoning district can be requested for any property located within or on the edge of properties delineated for any residential category. The FST zoning district is for properties delineated for medium and high density residential and regional activity center land use categories.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for deleting the applicant's rezoning proposal. The proposed development could serve as a transition between commercial and residential zonings and land use. Staff believes deleting the request to RA-6 could better serve as a transition area between commercial and residential.

Based on the above analysis, Staff recommends **DELETING** the request to the **RA-6** zoning district subject to the following conditions:

1. Site plan received March 4, 2016, with the District Commissioner approving minor modifications;
2. Maximum of 19 lots;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



Application No. Z-32

April 2016

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): TRACT 1-4500 SF; TRACT 2- 2500 SF
- b) Proposed building architecture: STANDARD RESIDENTIAL, SEE ELEVATION EXAMPLE
- c) Proposed selling prices(s): TRACT 1- SF- \$350-450K; TRACT 2- TH-\$300K-400K
- d) List all requested variances: TRACT 1- FRONT SETBACK 25 REDUCTION, MIN
LOT WIDTH 20FT REDUCTION, MIN LOT AREA 500 SF REDUCTION.
TRACT 2- FRONT SETBACK 25FT REDUCTION

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). NO

Z-32 (2016)
Landscape Plan

manley LAND DESIGN
Landscape Architecture
770-443-8177 fax
770-443-1122 tel
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30209
manley-landdesign.com

Stonehenge Group LLC
2106 Nancy Drive
Kowalec, GA 30076

Conway Commons
Cobb County, Georgia

date: 2/15/16
scale: 1"=30'-0"
designed by: [signature]
checked by: [signature]
job number: 2016005

Issued
1
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sheet title: Prelim Landscape
sheet number: L-1



RECEIVED
MAR - 4 2016
CORB CO. COMM. DEV. AGENCY
ZONING DIVISION



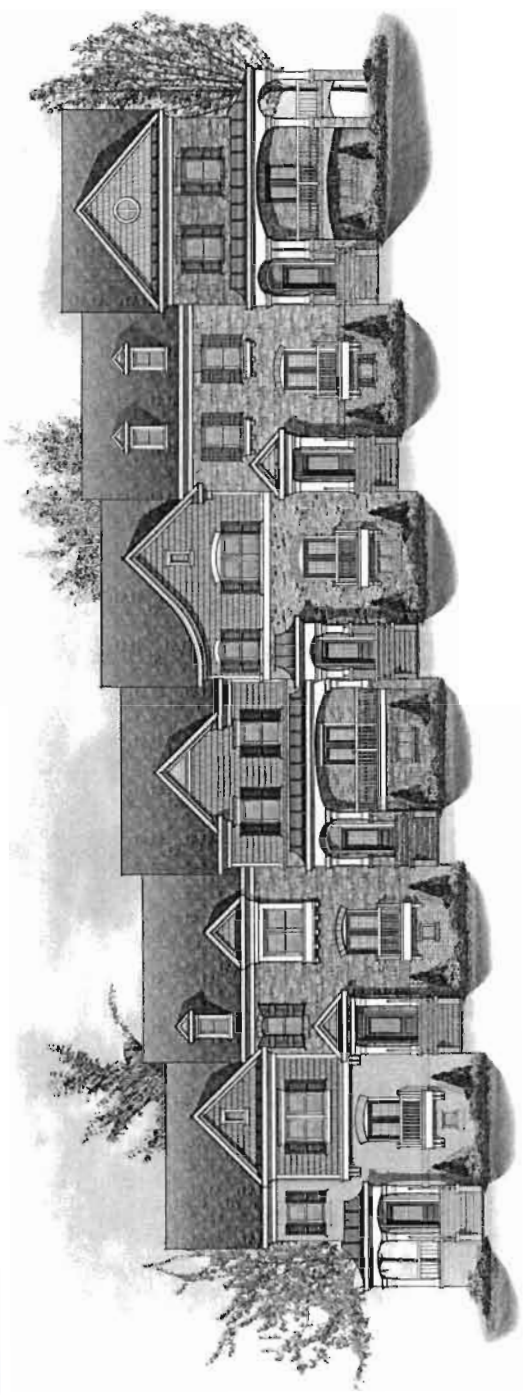
DATE	07/02/16
SCALE	1/8" = 1'-0"
PROJECT	CONWAY COMMONS ELEVATIONS
DRAWN BY	STONHENGE GROUP LLC
CHECKED BY	
DATE	

ZONING SITE PLAN
CONWAY COMMONS ELEVATIONS



GREYDEN
ENGINEERING
2100 Hwy Drive
Roswell, Georgia 30075
PH: 770-571-0811 FAX: 770-570-6192

CLIENT: STONHENGE GROUP LLC
7700 WOODBINE
ROSWELL, GEORGIA 30075



Townhome 6-Plex - Streetscape