

REZONING APPLICATION NO.: Z-116 / ZONING CONDITIONS

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
Page Three
March 14, 2005

Petition No. Z-116
Meeting Date 3-15-05
Continued

c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
Helen C. Goreham
Annette Kesting
Joe L. Thompson
Tim Lee
(With Attachment)

Mr. Robert L. Hosack, Jr., AICP, Director
Cobb County Community Development Agency
(With Attachment)

Mr. Michael H. S. Hughes, Director
Cobb County Economic Development
(With Attachment)

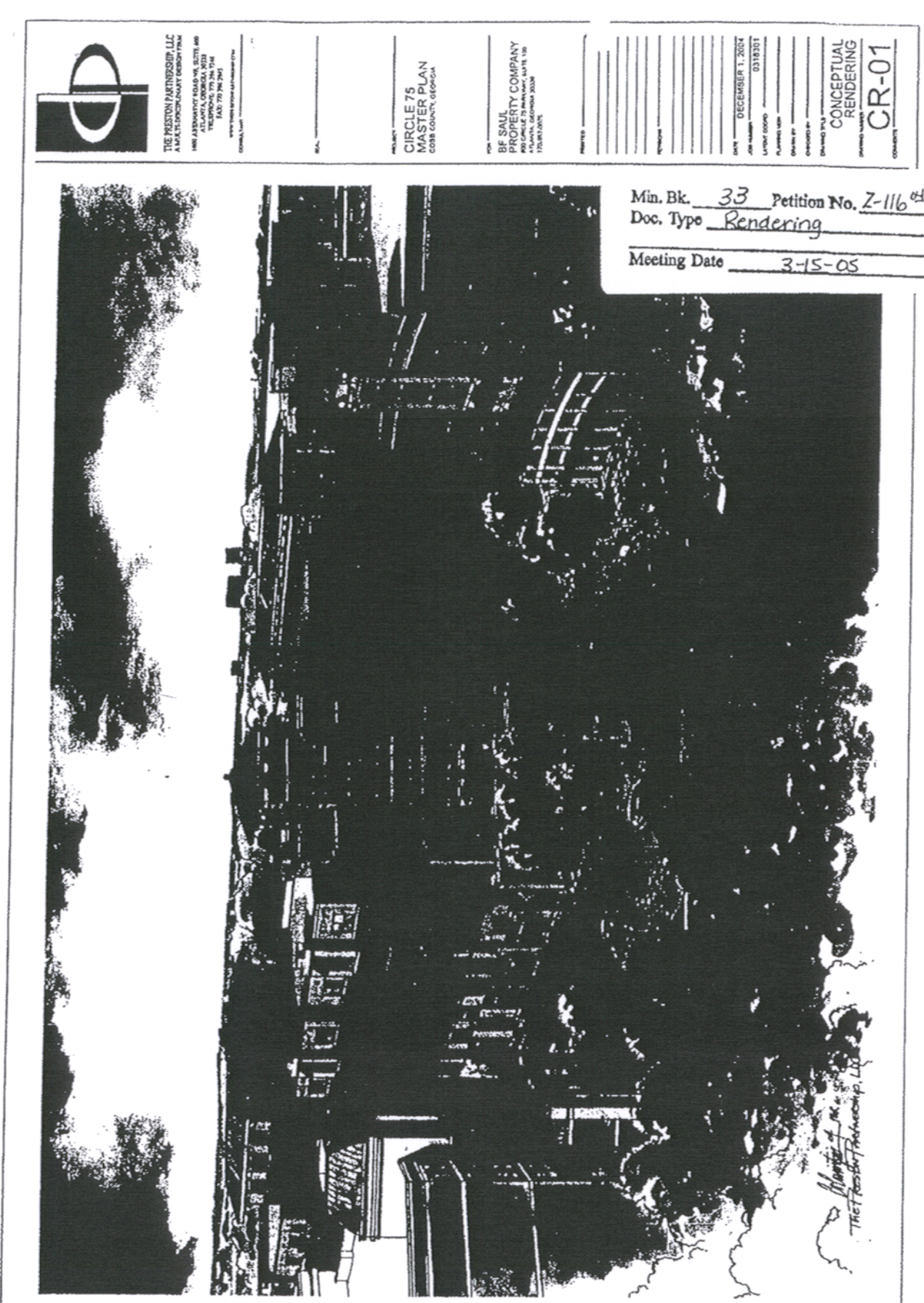
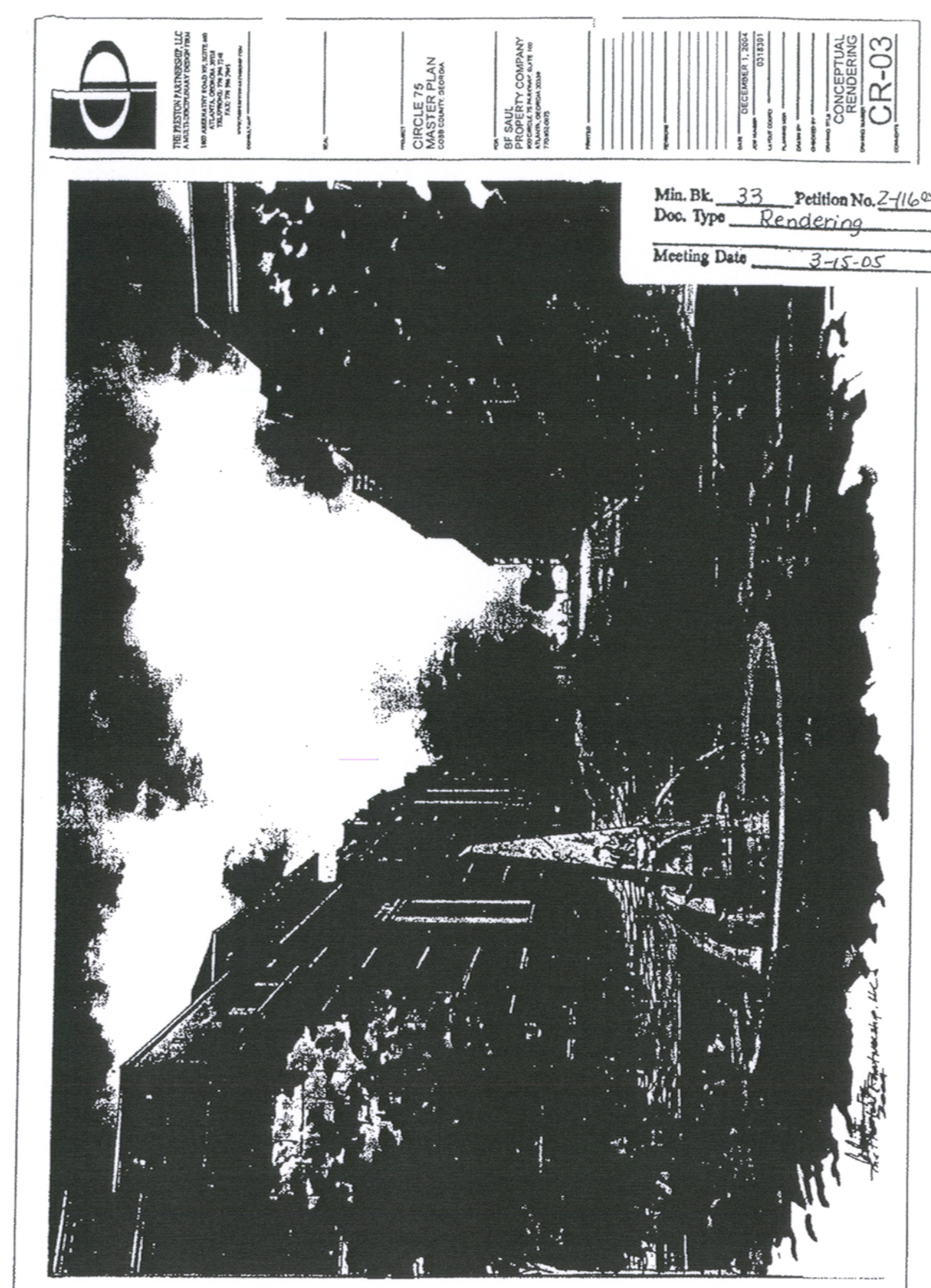
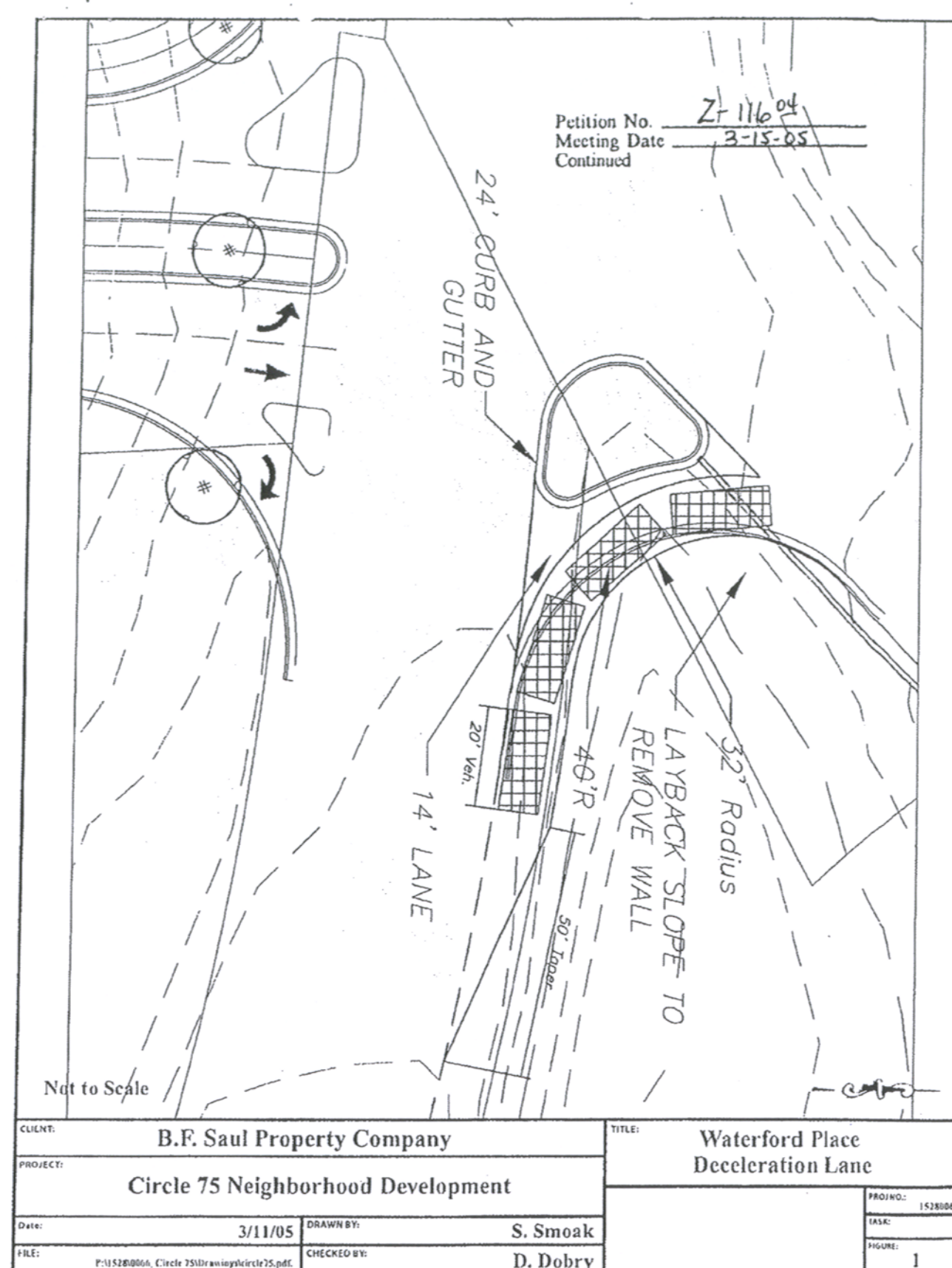
Mr. Ron Sifen
Vinings Civic Association
(With Attachment)

Ms. Karen Morales, President
Waterford Place Homeowners Association
(With Attachment)

Mr. Anthony L. Waybright
(With Attachment)

Ms. Mary Rose Barnes
(With Attachment)

B. F. Saul Real Estate Investment Trust
(With Attachment)



APPLICANT: B.F. Saul P Estate Investment Trust PETITION: "O": Z-116

PRESENT ZONING: O1 PETITION FOR: RRC

TRANSPORTATION COMMENTS

Min. Rk. 33 Petition No. Z-116 ^{of}
Doc. Type Rev'd Det Comm'n
Meeting Date 3-15-05

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

	AVERAGE DAILY TRIPS	CLASSIFICATION	MIN. R.O.W. REQUIREMENTS
Herodian Way	14490	Major Collector	80'
Circle 75 Parkway	5801	Major Collector	80'
Windy Ridge Parkway	10938	Arterial	100'

Based on 10-23-01 traffic counting data taken by Cobb DOT. (Circle 75 Parkway)
Based on 10-29-01 traffic counting data taken by Cobb DOT. (Herodian Way)
Based on 10-14-03 traffic counting data taken by Cobb DOT. (Windy Ridge Parkway)

Herodian Way 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.

Circle 75 Parkway 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.

Windy Ridge Parkway is classified as an Arterial and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Install sidewalk, curb and gutter along the all road frontages.

As necessitated by this development for egress from Herodian Way, Circle 75 Parkway and Windy Ridge Parkway, a minimum 150' deceleration lane will be required at each access point.

Two median breaks on Windy Ridge Parkway with minimum separation of 660'.

Provide 100% funding for traffic signal if and when warranted on Circle 75 at access point "C"

Construct a northbound left turn lane on Circle 75 at access point "C".

Driveway for access point 'F' should be right-in-right-out

Construct a 100' deceleration lane with a 50' taper at Waterford Place Condominiums driveway

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant to 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 and south side of Herodian Way, a minimum of 40' from the roadway centerline, b) donation of right-of-way on the west side of Circle 75 Parkway, a minimum of 40' from the roadway centerline and c) donation of right-of-way on the north side of Windy Ridge Parkway, a minimum of 50' from the roadway centerline.

Recommend installing sidewalk, curb and gutter along all road frontages.

Recommend a minimum 150' deceleration lane at each access point.

Recommend a maximum of two median breaks on Windy Ridge Parkway between Circle 75 Parkway and Heritage Trail with a minimum separation of 660 ft. and a minimum distance to intersection of 660'.

Revised 3/14/05

APPLICANT: B.F. Saul I Estate Investment Trust PETITION. NO.: Z-116
PRESENT ZONING: O1 PETITION FOR: RRC
TRANSPORTATION COMMENTS cont. Petition No. Z-116rd
Meeting Date 3-15-05
Continued
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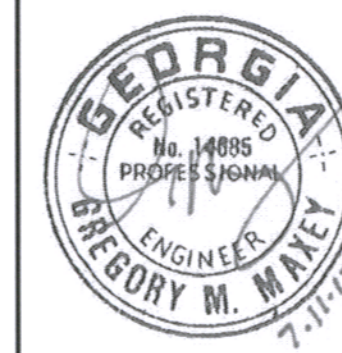
Recommend constructing a northbound left turn lane on Circle 75 at access point "C"

Recommend the driveway for access point "F" be a right-in/right-out.

Recommend constructing a 100' deceleration lane with a 50' taper at Waterford Place Condominium driveway.

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

Kimley»»Horn
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CLIENT: ATLANTIC REALTY PARTNERS, INC.

3378 PEACHTREE RD
ATLANTA GA 30326
PHONE: 404-591-2492

CIRCLE 75 PHASE III
COBB COUNTY, GA

ENDING CONDITIONS
(SHEET 3 OF 5)

DATE	06/20/2017
PROJECT NO	018459003
SHEET NUMBER	C0-12