Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2045) BOC Hearing Date Requested: 10/16/07

720/201-4436 – Paul Lee

Applicant: Graeagle Development, LLC **Phone #:** 775/750-4428 – Mark Orshoski

(applicant's name printed) erdoc911@comcast.net – P. Lee

Address: 3311 S.Rainbow Blvd.,Suite 149, Las Vegas, NV 89219 **E-Mail:** dreamer2011@hotmail.com – M. Orshoski

SAMS, LARKIN & HUFF, LLP

Garvis L. Sams, Jr. **Address:** 376 Powder Springs Street, Suite 100,Marietta, GA 30064

(representative's name, printed)

By: _____ **Phone #:** 770/422-7016 **E-Mail:** gsams@samslarkinhuff.com

(representative's signature)

Garvis L. Sams, Jr.

Signed, sealed and delivered in presence of:

Julia B. McCarson **My commission expires:** TM

Notary Public

JULIA B. McCARSON NOTARY PUBLIC My Comm. Expires May 10, 2010 COBB COUNTY, GEORGIA

Commission District: Tim Lee

Zoning Case: Z-174 (2006) **Original Date of Hearing:** March 20, 2007

Location: West side of Bells Ferry Road, north of Hawkins Store Road and on the west and east sides of Bralett Circle, south of Shiloh Pass.

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 148 & 149 **District(s):** 16th

State specifically the need or reason(s) for Other Business:

Final site plan approval by the Cobb County Board of Commissioners pursuant to stipulations/conditions made a part of the rezoning approval on March 20, 2007.

(List or attach additional information if needed)

TOTAL TRACT AREA= 10.722 ACRES (467,090.85 S.F.)
TRACT 1 AREA = 4.19 ACRES (182,516.40 S.F.)
TRACT 2 AREA = 0.82 ACRES (35,719.20 S.F.)
TRACT 3 AREA = 0.96 ACRES (41,817.60 S.F.)
TRACT 4 AREA = 1.537 ACRES (66,967.32 S.F.)
TRACT 5 AREA = 1.375 ACRES (59,913.68 S.F.)
TRACT 6 AREA = 1.355 ACRES (59,015.73 S.F.)
TRACT 7 AREA = 0.485 ACRES (21,140.92 S.F.)

CURVE	RADIUS	ARC	CHORD	CHORD	BEARING
C1	50.00'	18.07'	17.97'	S 20°07'51"W	
C2	50.00'	84.90'	74.98'	S 47°54'22"E	
C3	50.00'	71.12'	65.08'	N 52°13'51"E	
C4	50.00'	19.42'	19.29'	S 34°46'38"E	

LINE	BEARING	DISTANCE
L1	N 83°25'55"E	1.70'

GENERAL NOTES:

1) OWNER/ DEVELOPER
GRAEAGLE DEVELOPMENT LLC
MARK ORSHOSKI
P.O. BOX 1139
PORTOLA, CALIFORNIA 96122
(775) 750-4428

2) TRACT AREA: 10.722 ACRES

3) PROPERTY CURRENTLY ZONED: OI
PROPOSED ZONING: RSL

4) SETBACKS:
FRONT - 30' PUBLIC R/W
SIDE - 15'
ADJACENT TO RESIDENTIAL - 40'

5) PROPERTY IS NOT IN AN AREA HAVING FLOOD HAZARDS AS PER F.I.R.M. MAP NO. 13067C0135 F DATED 08/18/1992.

6) STATE WATERS DO NOT EXIST WITHIN 200 FEET OF SITE.

7) NO CEMETERIES OR OTHER HISTORIC OR ARCHAEOLOGICAL FEATURES EXIST ON THIS PROPERTY.

8) EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED.

9) PROPERTY TO BE SERVED BY COBB COUNTY SEWER & WATER.

10) PARKING FOR RESIDENTS IN PARKING GARAGE BENEATH BUILDINGS 225 SPACES, PLUS 20 OUTSIDE SPACES, 245 TOTAL SPACES.

11) NO WETLANDS EXIST AS PER THE NATIONAL WETLANDS INVENTORY MAPS.

VARIANCES REQUIRED

1) MAXIMUM HEIGHT TO BE 45 FEET (3-STORIES WITHOUT PARKING GARAGE.)

2) FLOOR AREA RATIO TO BE 0.61.

3) NEED TO ALLOW 283,978 S.F. OF BUILDING SQUARE FOOTAGE WITH 300 TOTAL UNITS.

4) BUILDING LINE ON THE SIDE OF SHILOH PASS NEEDS TO BE CHANGE FROM 30' TO 25' AS PER THE DEDICATION OF 5' OF RIGHT-OF-WAY.

5) LANDSCAPE BUFFERS TO BE AS SHOWN FOR FIRE ACCESS.

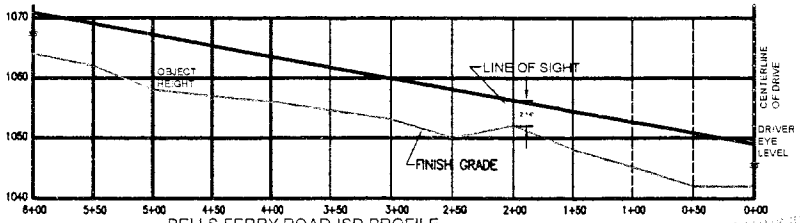
ALL BOUNDARY DATA FOR TRACTS 1,2, & 3 ARE TAKEN FROM PLAT OF SURVEY FOR ALPHARETTA CAPITAL PARTNERS, LLC PREPARED BY BROCK DESIGN GROUP, INC., DATED NOVEMBER 2, 2005. ALL BOUNDARY DATA FOR TRACTS 4, 5, 6, & 7 ARE TAKEN FROM A PLAT OF SURVEY FOR GRAEAGLE DEVELOPMENT, LLC PREPARED BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC., DATED 9/25/06.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

TOTAL OPEN SPACE 5.90 ACRES - 55%. TOTAL IMPERVIOUS SURFACE PROPOSED 4.82 ACRES - 45%.

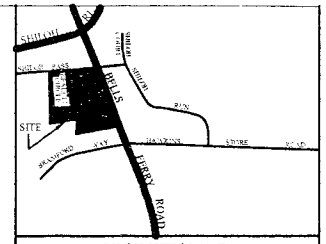
LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AC.	ACRES	GAL	GAS LINE	PM	POWER METER
B/C	BACK OF CURB	GM	GAS METER	P.O.B.	POINT OF BEGINNING
BLDG.	BUILDING	GP	GUY POLE	PP	POWER POLE
B.L.	BUILDING LINE	HW	HEADWALL	PVMT.	PAVEMENT
BMH	BELLSOUTH MANHOLE	IPF	IRON PIN FOUND	RCP	REINFORCED CONCRETE PIPE
C/L	CENTERLINE	IPS	IRON PIN SET	REF.	REFERENCE
CMP	CORRUGATED METAL PIPE	INT.	INTERSECTION	R/W	RIGHT OF WAY
CO	CLEANOUT	I	ISLAND	S/W	SIDEWALK
CONC.	CONCRETE	IV	IRRIGATION VALVE	SP	SURVEY POLE
COR	CORNER	JB	JUNCTION BOX	SSE	SANITARY SEWER EASEMENT
CMP	CRIMP TOP PIPE FOUND	L.I. BL.	LANDSCAPE ISLAND	SSL	SANITARY SEWER LINE
DB	DEED BOOK	LL	LAND LOT	SMH	SANITARY SEWER MANHOLE
DE	DRAINAGE EASEMENT	LLL	LAND LOT LINE	S/W	SIDEWALK
EL	ELEVATION	LP	LIGHT POLE	SBCB	SINGLE BBQ CATCH BASIN
DCB	DOUBLE BBQ CATCH BASIN	M/V	MOB OF MONUMENTS FOUND	TBM	TEMPORARY BENCHMARK
EB	ELECTRIC BOX	OTPF	OPEN TOP PIPE FOUND	W/	WITH
E/P	EDGE OF PAVEMENT	OHPL	OVER HEAD POWER LINE	WL	WATER LINE
ESMT.	EASEMENT	PM	PARKING METER	WM	WATER METER
F	FENCE	PCL	PLANTER ISLAND W/ BLOCK WALL	WV	WATER VALVE
FL	FENCE LINE	PB	PHONE BOX		
FC	FENCE CORNER	PL	PLAT BOOK		
FH	FIRE HYDRANT	PL	PROPERTY LINE		
FFL	FOREX LINE				



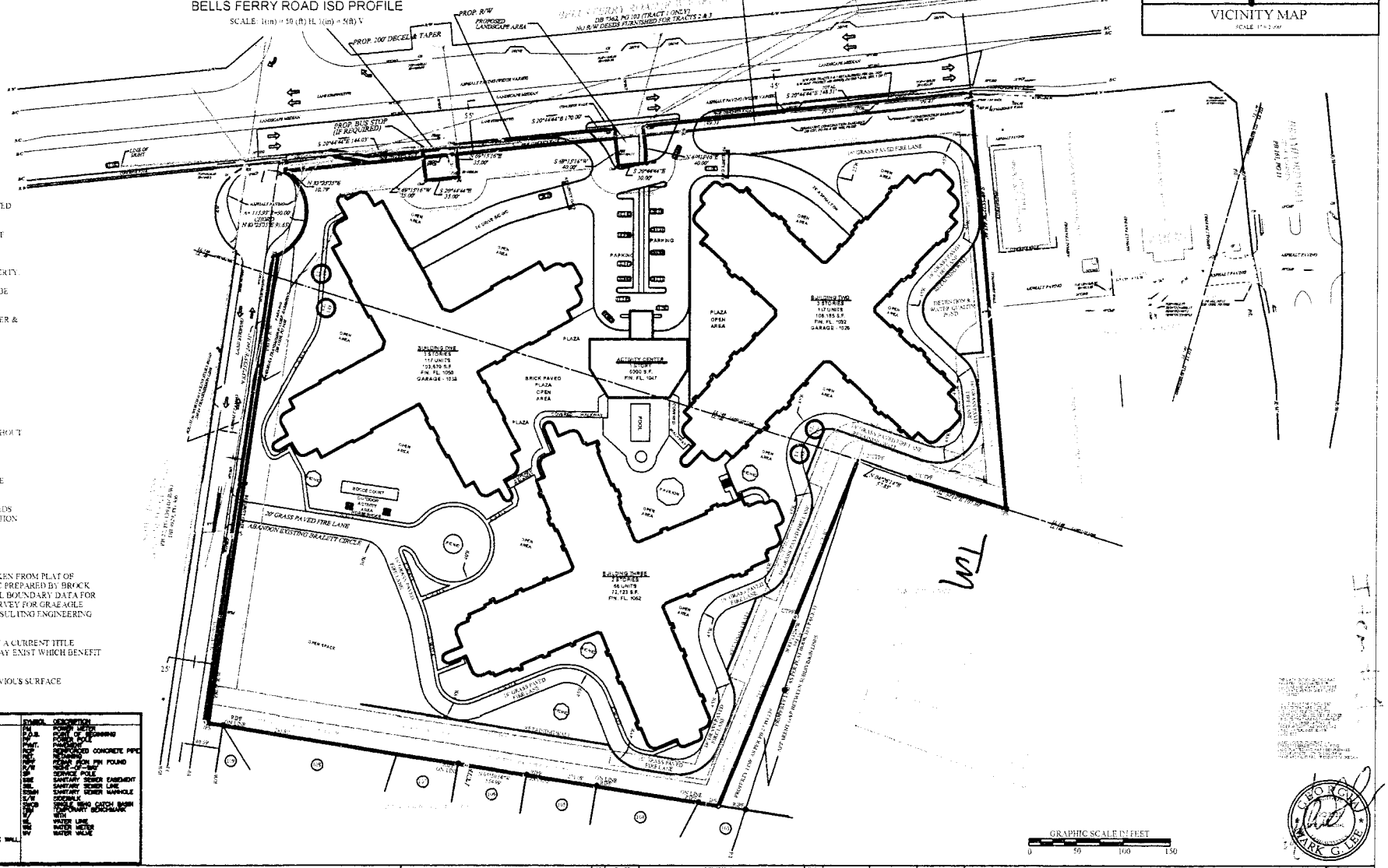
BELLS FERRY ROAD ISD PROFILE

SCALE: 1(in) = 50 (ft) HL 1(in) = 5(ft) V



VICINITY MAP

SCALE 1" = 2,000'



REZONING PLAT FOR

GRAEAGLE DEVELOPMENT, LLC

LAND LOTS 148 & 149, 16th DISTRICT,
2nd SECTION
COBB COUNTY, GEORGIA

NO.	DATE	REVISIONS	BY
1	10/12/06	REVISED PER COBB COUNTY COMMENTS	CRE
2	10/17/06	REVISED PER COBB COUNTY COMMENTS	CRE
3	10/19/06	REVISED PER COBB COUNTY COMMENTS	CRE
4	10/24/06	REVISED PER COBB COUNTY COMMENTS	CRE
5	10/26/06	REVISED PER COBB COUNTY COMMENTS	CRE
6	11/13/06	REVISED PER COBB COUNTY COMMENTS	CRE
7	11/17/06	REVISED PER COBB COUNTY COMMENTS	CRE
8	11/20/06	REVISED PER COBB COUNTY COMMENTS	CRE
9	11/27/06	REVISED PER COBB COUNTY COMMENTS	CRE

DESIGNED	DRAWN	CHECKED
	CRE	MGL
SCALE 1" = 50'	DATE 8/25/2006	

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
3962 AUSTELL-HUNTER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127
PH. (770) 819-3256 - FAX (770) 420-0412

SHEET

OF 2 2of 2

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI*
MELISSA P. HAISTEN

OF COUNSEL
DAVID P. HARTIN

*ALSO LICENSED TO PRACTICE IN ALABAMA

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September 11, 2007

VIA HAND DELIVERY

Mr. Mark A. Danneman, Manager
Cobb County Zoning Department
191 Lawrence Street
Suite 300
Marietta, Georgia 30060-1661

Tm

Re: Application of Graeagle Developers, LLC to Rezone a 10.722 Acre Tract from O&I to RSL (No. Z-174)

Dear Mark:

As a follow up to the meeting which you and I had with Commissioner Tim Lee on August 27, 2007, enclosed please find an application for the above-captioned matter to appear on the Board of Commissioners' "Other Business" agenda which will follow the regularly scheduled zoning hearing on October 16, 2007. Also enclosed are the requisite number of copies of the revised site plan. You will recall that the Board's approval of the rezoning in March of this year required that the final site plan be approved by the Board of Commissioners.

With respect to the foregoing, you will note that the Fire Marshal has asked for some of the changes to the site plan by insisting upon access being extended to within 150' of each structure. The other changes evident in the revised site plan address the manner in which the subject property will be developed and the buildings constructed in order to maintain the agreed upon height for the buildings in relation to the required buffer areas.

VIA HAND DELIVERY

Mr. Mark A. Danneman, Manager
Cobb County Zoning Department
September 11, 2007
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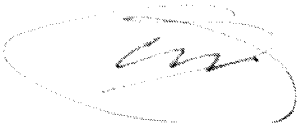
Please do not hesitate to call should you or the staff require any further information or documentation concerning this submittal.

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLSjr/jbmc
Enclosures
cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery – w/enclosures
Mr. Robert L. Hosack, Jr., AICP, Director – VIA Hand Delivery – w/enclosures
Mr. John P. Pederson, AICP, Planner III – VIA Hand Delivery – w/enclosures
Ms. Karen King, Deputy County Clerk – VIA Hand Delivery – w/enclosures
Mr. John M. Morey – VIA E-Mail and First Class Mail – w/enclosures
Mr. David Breaden – VIA E-Mail and First Class Mail – w/enclosures
Mr. Marty Gable, Cobb County Fire Department – VIA E-Mail – w/attachments
Ms. Hilda Towery, President, Bells Ferry Civic Association – VIA E-Mail – w/attachments
Mr. Michael Stine, Bells Ferry Civic Association – VIA E-Mail – w/attachments
Mr. Rich Nyberg, Arden Trace Subdivision – VIA E-Mail – w/attachments
Robert S. Stein, Esquire – VIA E-Mail – w/attachments
Mr. Mark Orshoski, Graeagle Development, LLC – VIA E-Mail – w/attachments
Paul M. Weisman, M.D., Graeagle Development, LLC – VIA E-Mail - w/attachments
Mr. Frank Birdsong, RA, NCARB – VIA E-Mail - w/attachments
Mr. Mark Lee, P.E. – VIA E-Mail - w/attachments
Mike Elliott, Esquire – VIA E-Mail – w/attachments