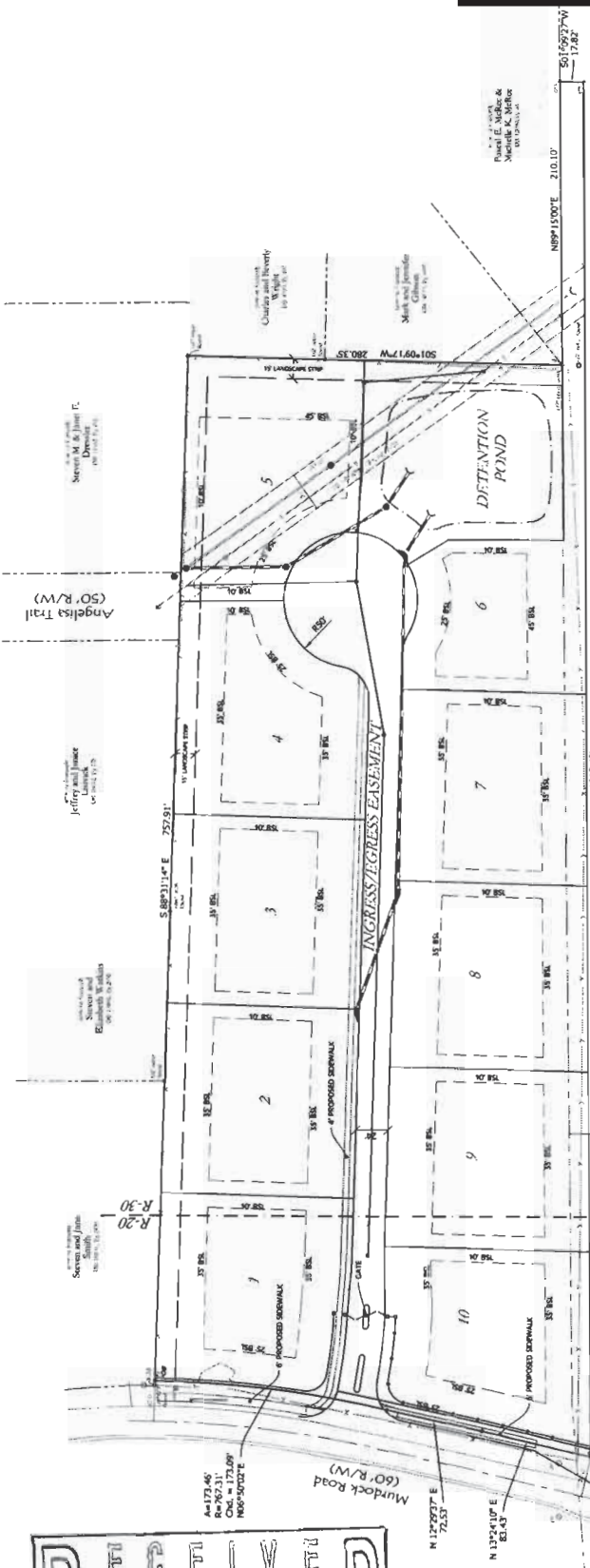


Z-54
(2013)

concept Plan
Murdock Road Tract

Parcel #
1780 Murdock Road
Cobb County
Georgia

August 14, 2013
Scale: 1" = 40'



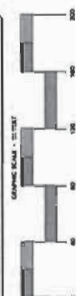
SITE NOTES

1. Total number of lots: 10
2. Total number of lots: 10
3. Total number of lots: 10
4. Total number of lots: 10
5. Total number of lots: 10
6. Total number of lots: 10
7. Total number of lots: 10
8. Total number of lots: 10
9. Total number of lots: 10
10. Total number of lots: 10

| LOT | AREA (sq ft) |
|--------------|----------------|
| 1 | 20,001 |
| 2 | 20,006 |
| 3 | 20,006 |
| 4 | 20,006 |
| 5 | 20,006 |
| 6 | 20,006 |
| 7 | 20,006 |
| 8 | 20,006 |
| 9 | 20,006 |
| 10 | 20,006 |
| Open/Roadway | 42,809 |
| TOTAL | 244,754 |

SURVEY NOTES

1. The site is located in the City of Atlanta, Georgia.
2. The site is located in the City of Atlanta, Georgia.
3. The site is located in the City of Atlanta, Georgia.
4. The site is located in the City of Atlanta, Georgia.
5. The site is located in the City of Atlanta, Georgia.
6. The site is located in the City of Atlanta, Georgia.
7. The site is located in the City of Atlanta, Georgia.
8. The site is located in the City of Atlanta, Georgia.
9. The site is located in the City of Atlanta, Georgia.
10. The site is located in the City of Atlanta, Georgia.



RECEIVED
AUG 15 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISED

ESSENTIAL ENGINEERING SERVICES
Professional Engineering Services
Surveying, Mapping, and Construction
1400 Peachtree Street, N.W.
Atlanta, Georgia 30309
Phone: 404.525.1100
Fax: 404.525.1101
www.essentialengineering.com

OWNER / DEVELOPER
JBGL Land Fund, LLC
1400 Peachtree Street, N.W.
Atlanta, Georgia 30309
Phone: 404.525.1100
Fax: 404.525.1101
www.jbgl.com

34 HOUR - EMERGENCY CONTACT
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APPLICANT: The Providence Group of Georgia, L.L.C.

6678-475-1800

REPRESENTATIVE: Garvis Sams, Jr. 770-422-7016

Sams, Larkin & Huff, LLP

TITLEHOLDER: Carolyn B. Butler

PROPERTY LOCATION: East side of Murdock Road, north of
Wicks Creek Trail, and at the southern terminus of Angelisa Trail
(1790 Murdock Road).

ACCESS TO PROPERTY: Murdock Road and Angelisa Trail

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Single-family houses and R-20/Wicks Lake Subdivision

SOUTH: R-30/Georgia Power Easement and Single-family house

EAST: R-20/Wicks Knoll Subdivision

WEST: R-20/Single-family house

PETITION NO: Z-54

HEARING DATE (PC): 09-09-13

HEARING DATE (BOC): 09-17-13

PRESENT ZONING: R-20, R-30

PROPOSED ZONING: R-20

PROPOSED USE: Single-Family Detached
Residential Subdivision

SIZE OF TRACT: 5.619 acres

DISTRICT: 16

LAND LOT(S): 819, 820

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

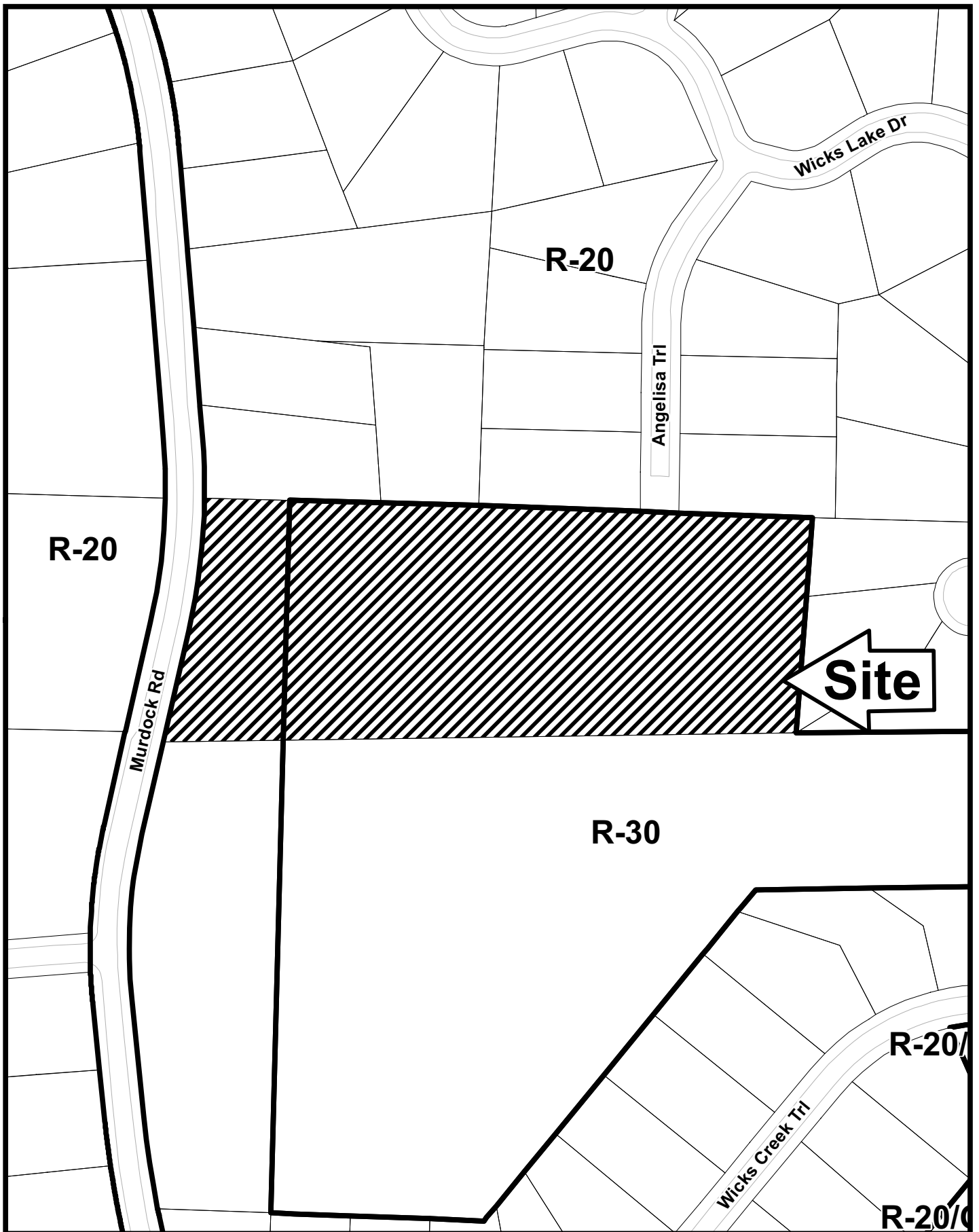
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-54



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

0 100 200
Feet



City Boundary
Zoning Boundary

APPLICANT: The Providence Group of Georgia, L.L.C.

PETITION NO.: Z-54

PRESENT ZONING: R-20 and R-30

PETITION FOR: R-20

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Low Density Residential (1-2.5 units per acre)

Proposed Number of Units: 10 **Overall Density:** 1.78 **Units/Acre**

Present Zoning Would Allow: R-20/1 **Units** **Increase of:** 4 **Units/Lots**
R-30/5 **Units**

Applicant is requesting the R-20 zoning category in order to develop a 10-lot single-family detached subdivision. The proposed plan is for a gated, private road community. The houses will range in size from 3,000 square feet to 4,000 square feet. The prices of the houses will range from \$500,000 to \$700,000, and will contain mixtures of brick, stack stone, shake and Hardy plank.

Applicant is requesting to waive the setbacks to be oriented toward the private road as shown on the revised site plan received August 15.

Cemetery Preservation: No comment.

APPLICANT: The Providence Group of Georgia, L.L.C.

PETITION NO.: Z-54

PRESENT ZONING: R-20 and R-30

PETITION FOR: R-20

SCHOOL COMMENTS:

| Name of School | Enrollment | Capacity | Number of |
|----------------------|------------|----------|---------------------|
| | | Status | Portable Classrooms |
| Murdock | 813 | Under | |
| Elementary Dodgen | 1,188 | Over | |
| Middle Pope | 1,762 | Under | |

High

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

Additional Comments: Approval of this petition could adversely affect the enrollment at Dodgen Middle School, which is over capacity at this time.

FIRE COMMENTS:

When projects contemplate less than 20 foot separation between units, emergency vehicle access can be accomplished by any of the following methods or combinations of methods:

- Parking spaces as required by zoning in addition to .50 guest parking per unit (i.e. 10 units = 5 guest parking spaces). Spaces shall be delineated as guest parking spaces and 24 ft. roadways do not account for parking on the street.
- Streets shall be designated as fire lanes, appropriately marked/identified in accordance with Cobb County Code

APPLICANT: The Providence Group of Georgia, L.L.C.

PETITION NO.: Z-54

PRESENT ZONING: R-20 and R-30

PETITION FOR: R-20

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20, R-30 and R-20 for purpose of single family detached residential subdivision. The 5.619 acre site is located on the west side of Murdock Road, north of Wicks Creek Trail.

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) future land use category, with R-20 and R-30 zoning designations. 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. This category presents a range of densities.

Master Plan/Corridor Study

Not applicable.

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.

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?

APPLICANT The Providence Group of Georgia, LLC

PETITION NO. Z-054

PRESENT ZONING R-20, R-30

PETITION FOR R-20

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): ***6" AC / E side of Murdock Road***

Additional Comments: Master water meter with private sub-meters (private street)

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: ***On site***

Estimated Waste Generation (in G.P.D.): **A D F** 1600 **Peak=** 4000

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

Drw 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 Comments: Sewer relocation may be necessary in light of Code-required 10' easement setback requirement (lots 5 & 6). On-site sewer to be private (private street)

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 Providence Group of Georgia, L.L.C.

PETITION NO.: Z-54

PRESENT ZONING: R-20, R-30

PETITION FOR: R-20

| |
|---------------------------------------|
| STORMWATER MANAGEMENT COMMENTS |
|---------------------------------------|

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Piney Grove 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 CONDITION

- ☒ 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 system.
- ☒ 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 _____.
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 system.

APPLICANT: The Providence Group of Georgia, L.L.C.

PETITION NO.: Z-54

PRESENT ZONING: R-20, R-30

PETITION FOR: R-20

| |
|---|
| 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. The site drains to the south and southeast to the adjacent Tritt property through a large Georgia Power easement and eventually into the Wicks Creek Subdivision located further to the south. There is an existing sanitary sewer and stormline that traverses the rear of the site from Angelisa Trail and the Wicks Lake Subdivision to the north. To accommodate the proposed lot layout, it is likely that this combined easement will need to be relocated. The storm line will need to be upgraded to the current development standards.
2. It may be necessary to provide a drainage easement along to rear of lots 7 -10 to limit bypass runoff onto the adjacent parcel. This will need to be determined at Plan Review.
3. The proposed private drive will necessitate that the infrastructure be private as well. The stormwater management facility will be part of the subdivision open space and maintained by the mandatory HOA.

APPLICANT: The Providence Group of Georgia, LLC **PETITION NO.: Z-54**

PRESENT ZONING: R-20, R-30 **PETITION FOR: R-20**

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 |
|--------------|------------------------|---------------------------|----------------|---------------------------|-----------------------------|
| Murdock Road | 4900 | Minor Collector | 25 mph | Cobb County | 60' |
| | | | | | |

Based on 2011 traffic counting data taken by Cobb DOT (Murdock Road)

COMMENTS AND OBSERVATIONS

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

RECOMMENDATIONS

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 Murdock Road, a minimum of 30' from the roadway centerline.

Recommend curb, gutter, and sidewalk along the Murdock Road frontage.

Recommend curb and gutter along both sides, and sidewalk along one side of the proposed development roadway.

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

Recommend entrance requirements to be determined at Plan Review.

Recommend access gates to be located a minimum of 75' from edge of right-of-way.

Recommend applicant verify that minimum intersection sight distance is available for Murdock Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 280 feet.

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

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STAFF RECOMMENDATIONS

Z-54 THE PROVIDENCE GROUP OF GEORGIA, L.L.C.

- 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. Other properties in the area are also zoned R-20 with similar densities.
- 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. Other properties along this section of Murdock are also zoned R-20 for single family residential developments or with single-family houses on tracts of land.
- 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, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- 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 this property to be within the Low Density Residential land use category with densities ranging from 1-2.5 units per acre. Applicant's proposal indicates a density of 1.78 units per acre, which is within the LDR range of 1-2.5 units per acre. Other subdivision in this area are also zoned R-20 having densities ranging from approximately 1.87 units per acre (Wicks Knoll); to approximately 1.92 units per acre (Wicks Creek, Unit II); and to approximately 1.95 units per acre (Wicks Lake, Unit Two).
- 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 approving the applicant's rezoning proposal. The applicant's proposed density and requested R-20 is similar to other developed subdivisions in the area.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

- Revised site plan received by the Zoning Division on August 15, 2013, with the District Commissioner approving minor modifications;
- Fire Department comments and recommendations;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations; and
- 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.

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUL -3 PM 2:50

Application No. Z-54

Sept. 2013

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): 3,000 sq. ft. - 4,000 sq. ft and above
b) Proposed building architecture: Mixture of brick, stack stone, shake & Hardy Plank
c) Proposed selling prices(s): \$500,000 - \$700,000
d) List all requested variances: None
- _____

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

- a) Proposed use(s): N/A
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)

The subject property is located in an area denominated as Low Density Residential (LDR) under the County's Future Land Use Map which contemplates residential densities up to 2.5 units per acre. In that regard, the subject proposal is well below that density.

.....
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).

N/A

* The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
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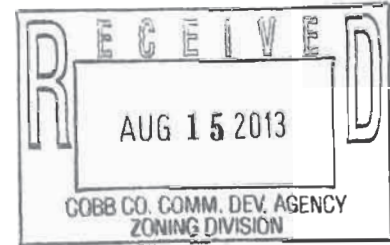
JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

August 15, 2013

VIA EMAIL & HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064



Re: Application of The Providence Group of Georgia, L.L.C. to Rezone a 5.619 Acre Tract from R-20 & R-30 to R-20 (No. Z-54)

Dear John:

This firm has been engaged by and represents The Providence Group of Georgia, L.L.C. ("The Providence Group") regarding the above-styled Application for Rezoning. The Application is scheduled to be heard and considered by the Cobb County Planning Commission on September 9, 2013 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on September 17, 2013.

With respect to the foregoing, the subject property at issue consists of a 5.619 acre tract of land located on the east side of Murdock Road (1790 Murdock Road). The subject property is surrounded by R-20 developments on three (3) sides and R-30 on its south side along with a one-hundred fifty foot (150') Georgia Power Company easement. On Cobb County's Comprehensive Land Use Plan and Future Land Use Map, the property is shown as Low Density Residential (LDR) which contemplates residential densities ranging from 1 to 2.5 units per acre.

In keeping with the dialogue which has been established with the County's professional staff and consistent with the direction also received from staff, enclosed please find the requisite number of copies of a revised site plan. Also, consistent with the discussions which we have had with area residents and representatives of the East Cobb Civic Association ("ECCA"), this letter will serve as The Providence Group's letter of agreeable stipulations which, upon the Application for Rezoning being approved, shall become conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter. The referenced stipulations are as follows, to wit:

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL & HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
August 15, 2013
Page 2

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.
2. The subject property shall be developed in accordance with recommendations from the County's professional staff and in substantial conformity to that certain revised site plan, prepared by Essential Engineering Services, L.L.C., which is being submitted contemporaneously herewith.
3. The construction of a maximum number of ten (10) single-family detached homes at a maximum density of 1.78 units per acre.
4. The minimum house size for the proposed residential community shall be 3,000 sq. ft. ranging to 4,000 sq. ft. and above. Each of the homes shall have, at a minimum, an attached two-car garage (in most instances a three-car garage) which shall be used for the parking and storage of vehicles with driveways sufficient to park two (2) additional vehicles.
5. The architectural style and composition of the homes shall consist of a mixture of brick, stacked stone, cedar, hardy plank shake or hardy plank siding or a combination thereof as shown on the architectural elevations/renderings which are being submitted contemporaneously herewith. The architectural style and composition shall be applicable to at least three (3) sides of each home with the rear of the homes reflecting a masonry water table consisting of stone and/or brick.
6. The granting of contemporaneous Variances on Lots 5 and 6 waiving the required front setback from thirty-five feet (35') to twenty-five feet (25') with a commensurate increase in the rear setback on said lots.
7. The creation of a Mandatory Homeowners Association and the submission of Declaration of Covenants, Conditions and Restrictions which shall include, among other components, strict architectural controls.
8. Subdivision entrance signage shall be ground-based, monument-style and consistent with provisions of the Cobb County Sign Ordinance. Additionally, said entrance signage located on Murdock Road, shall be incorporated into the Landscape Plan for the subdivision and shall be fully landscaped and irrigated.

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A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL & HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
August 15, 2013
Page 3

9. The submission of a Landscape Plan during the Plan Review process which shall be subject to review and approval by a Landscape Oversight Committee consisting of a representative from The Providence Group, a representative from ECCA, the County Arborist and the District 3 Commissioner who shall be the final arbiter with respect to any decisions which cannot otherwise be resolved.
10. The landscape plan shall include, along the frontage on Murdock Road, the construction of masonry columns with faux wrought iron, consistent with an elevation/rendering of same which shall be submitted under separate cover.
11. There shall be a fifteen foot (15') landscaped strip along the northern and western property lines which, after the installation of same, shall remain undisturbed except for the removal and/or replacement of any dead or irrevocably diseased vegetation. Said landscape strip shall be planted commensurate with the installation of utilities to the site and shall be maintained by The Providence Group until such time as the Residential community is turned over to the Mandatory HOA.
12. Each home shall have at a minimum two (2) four inch (4") caliper hardwood trees planted in the front yard. All yard areas of the proposed residences shall be sodded and irrigated with all such landscaping being accomplished by landscape professionals.
13. Subject to recommendations from the Cobb County Stormwater Management Division with respect to detention, stormwater management and hydrological issues, including the following:
 - a) The ultimate location and configuration of onsite detention, stormwater management and water quality components.
 - b) Relocation of the existing sewer easement consistent with the revised site plan which has been filed contemporaneously herewith.
 - c) Because of the nature of the private street within the residential community, the detention pond will be maintained by the Mandatory HOA.
 - d) The stormwater detention pond shall be fenced commensurate with the fencing treatment along Murdock Road and shall be landscaped to visually screen same from view. Additionally, if any walls are required with respect to the detention

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VIA EMAIL & HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
August 15, 2013
Page 4

pond, said walls shall be of masonry construction of brick and/or stone. Said detention pond shall be installed immediately after the installation of curb and gutter within the residential community.

14. Subject to recommendations from the Cobb County Department of Transportation, including the following recommendations:
 - a) The installation of sidewalk, curb and gutter along the Murdock Road frontage.
 - b) The installation of a private street which will be built to the County's Design and Detail Specifications and which shall have a sidewalk on one (1) side.
 - c) Compliance with County's regulations regarding the subdivision being a gated community including, but not limited to, sufficient spacing for turnarounds on Murdock Road.
 - d) Compliance with parking ratio requirements within the residential community.
 - e) A ten foot by ten foot (10'x10') hard surface pad shall be installed at the gated entrance to the residential community in order to provide space for children to stand while waiting for the school bus. Subject to DOT approval, in lieu of the hard surface pad, The Providence Group may widen the sidewalk or extend the sidewalk to provide a suitable area for children to stand while waiting for the bus.
15. The Providence Group agrees to adhere to the following construction hours:
 - a) 7:00 a.m. until 7:00 p.m., Monday through Friday, from October 1st through March 31st.
 - b) 7:00 a.m. until 8:00 p.m., Monday through Friday, from April 1st through September 30th.
 - c) 9:00 a.m. until 6:00 p.m. on Saturdays.
 - d) No outside work on Sundays unless approved ahead of time by the District Commissioner.

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A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL & HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
August 15, 2013
Page 5

16. All construction and worker vehicles shall be parked on the subject property during the construction and build-out of the subdivision.
17. Compliance with recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site. Additionally, an agreement to master meter the site in view of the fact that it is a gated residential community.
18. Subject to recommendations from the Cobb County Fire Department.
19. If at least one (1) construction permit is not issued within twenty-four (24) months of the Board of Commissioners' decision to rezone the subject property as requested, said property shall revert to its present zoning classifications.
20. The existing residential home on the subject property shall be demolished within sixty (60) days after The Providence Group purchases and closes on the subject property.
21. The Providence Group agrees to allow the Georgia Native Plant Society to conduct a "plant rescue" prior to the commencement of construction on the subject property.
22. The District Commissioner shall have the authority to approve minor modifications to these stipulations and the site plan as the development proposal proceeds through the Plan Review process and thereafter. For purposes of this paragraph, any modifications that increase density; reduce the size or composition of an approved buffer or landscape strip to adjacent property; relocate a structure closer to a property line; or, increase the height of a building adjacent to property which are in direct contradiction to or conflict with the foregoing stipulations, will come back through the public hearing process as an "Other Business" Application.

This zoning proposal by The Providence Group is consistent with the County's Future Land Use Map, Comprehensive Land Use Plan, existing zonings and densities in the area and consistent with the County's professional staff's recommendations. Nevertheless, please do not hesitate to contact me should you or the staff require further information or documentation prior to the Application being heard and considered by the Planning Commission and Board of Commissioners next month.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

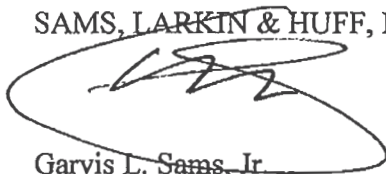
VIA EMAIL & HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
August 15, 2013
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With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



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

GLS/dsj

Enclosures/Attachments

cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Members, Cobb County Planning Commission (via email w/attachments)
Mr. Robert L. Hosack, Jr., AICP Director (via email w/attachments)
Mr. Dana Johnson, AICP Planning Manager (via email w/attachments)
Mr. Jason Campbell, Planner III (via email w/attachments)
Mr. David Breaden, PE, Cobb County Stormwater Management
(via email w/attachments)
Ms. Jane Stricklin, PE, Cobb County DOT (via email w/attachments)
Ms. Karen King, Assistant County Clerk (via email w/attachments)
Ms. Lori Barton, Deputy County Clerk (via email w/attachments)
Ms. Jill Flamm, ECCA (via email w/attachments)
Mr. Doug Davis, ECCA (via email w/attachments)
Mr. Mike Smith, Vice President, The Providence Group (via email w/attachments)
Mr. David Caragher, The Providence Group (via email w/attachments)
Mr. John Merder, P.E. (via email w/attachments)









