

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: October 1, 2013

Board of Commissioners Hearing Date: October 15, 2013

Due Date: August 30, 2013

Date Distributed/Mailed Out: August 9, 2013



Cobb County...Expect the Best!

Z-59
(2013)

Gaskins
SURVEYORS • ENGINEERS • LAND PLANNERS • ENVIRONMENTALISTS

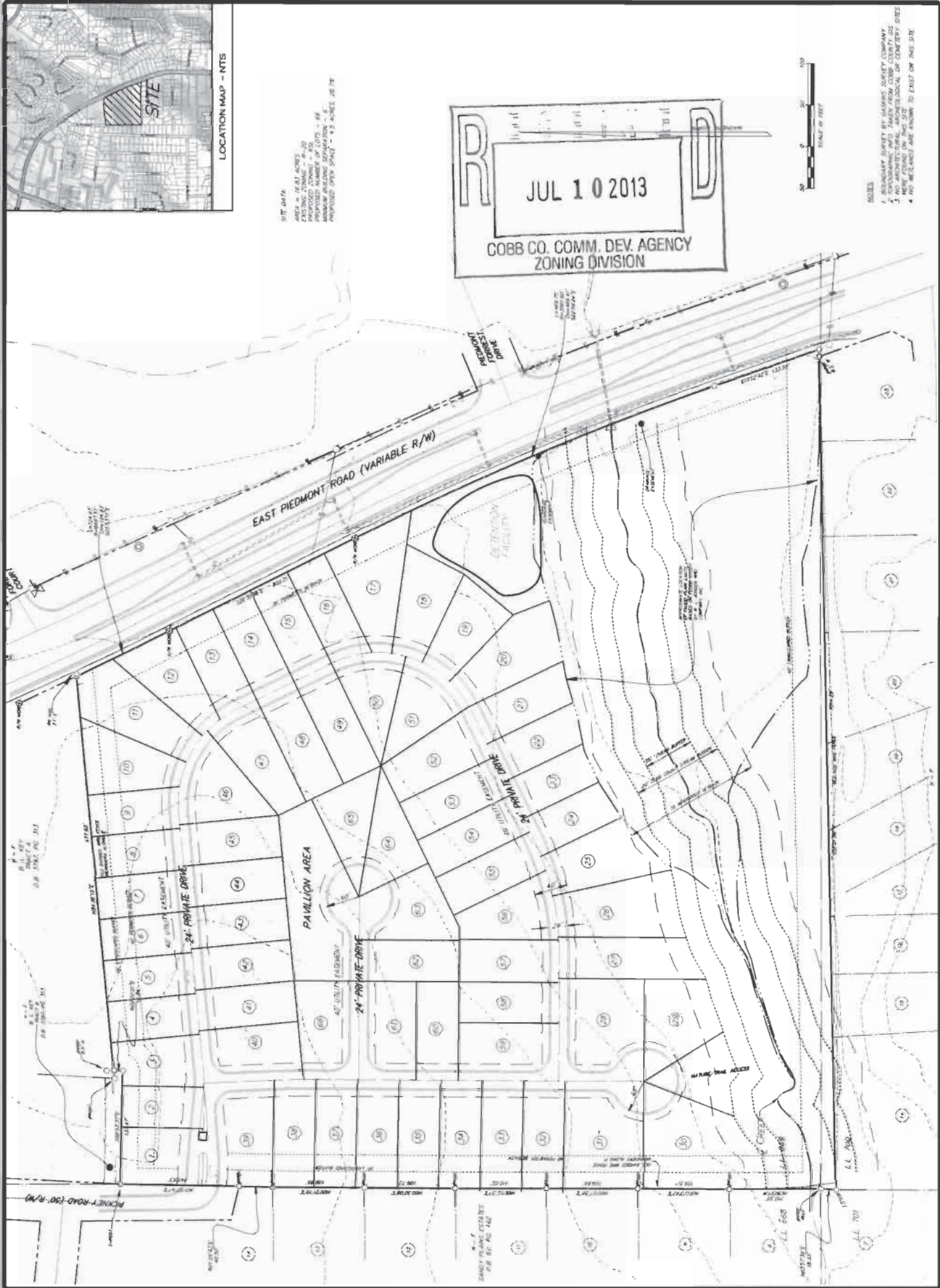
EAST PIEDMONT ROAD TRACT
FOR ROGER THOMAS
LAND LOTS 669, 700, 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

SHEET TITLE
ZONING PLAN



PROJECT NO. FIELD BOOK
DRAWN BY CHECKED BY
DATE
1" = 50'
SHEET NUMBER
1

NOT ISSUED FOR CONSTRUCTION



APPLICANT: Thomas Homes & Communities, LLC

678-898-3000

REPRESENTATIVE: J. Kevin Moore 770-429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: The Estate of Elmo Lovinggood, Linda Pruett,

Executrix

PROPERTY LOCATION: West side of East Piedmont Road,

north of Fairport Way, and at the terminus of Pinkney Drive

(2316 Pinkney Drive).

ACCESS TO PROPERTY: East Piedmont Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-59

HEARING DATE (PC): 10-01-13

HEARING DATE (BOC): 10-15-13

PRESENT ZONING: R-20

PROPOSED ZONING: RSL

PROPOSED USE: Residential Senior Living

SIZE OF TRACT: 16.83 acres

DISTRICT: 16

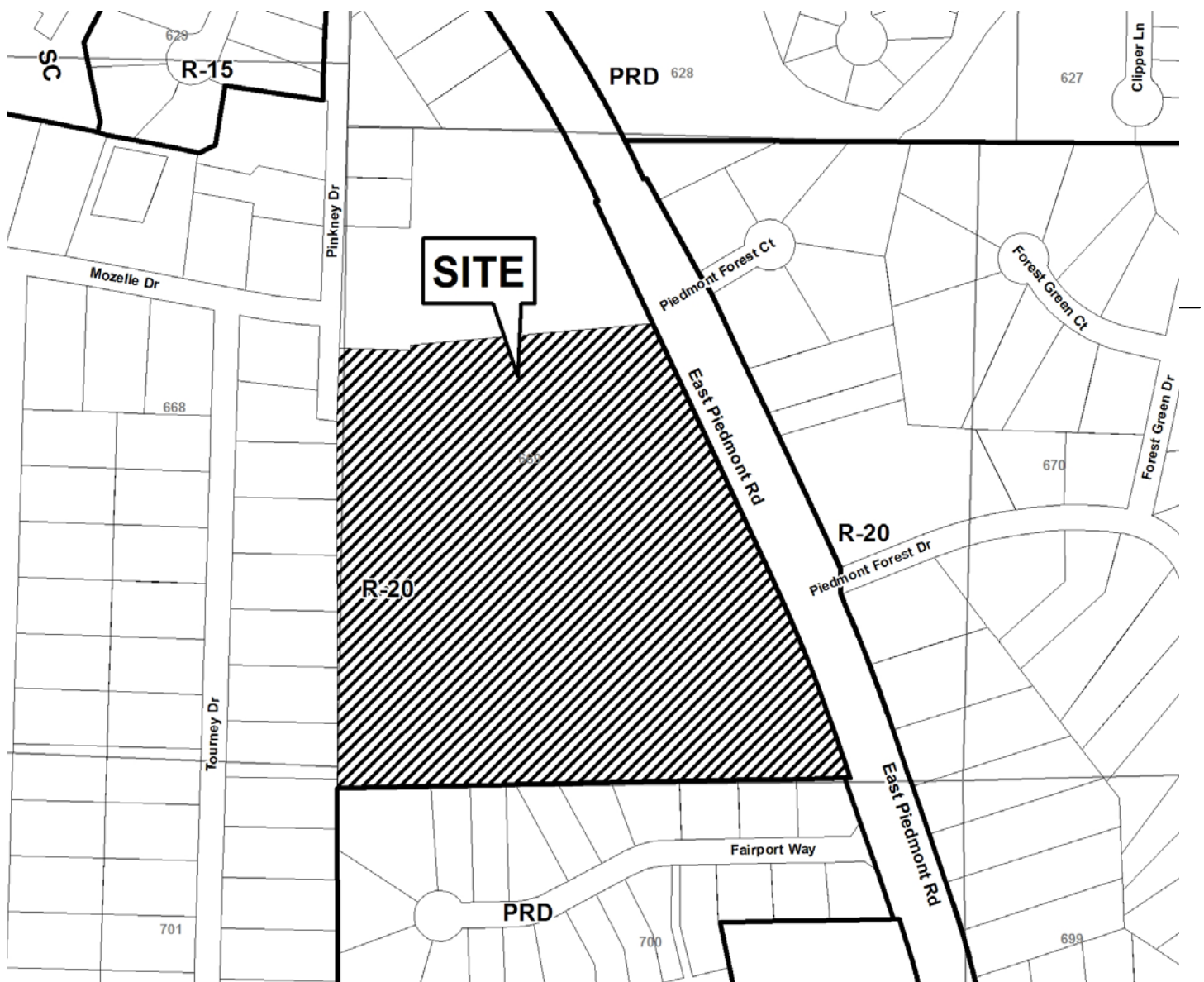
LAND LOT(S): 669

PARCEL(S): 1

TAXES: PAID X **DUE** _____

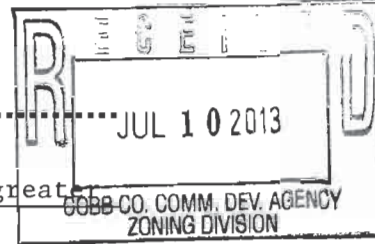
COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



Application No. z- 59
Oct (2013)

Summary of Intent for Rezoning*



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

- a) Proposed unit square-footage(s): Minimum 1,800 square feet, and greater
- b) Proposed building architecture: Traditional
- c) Proposed selling prices(s): \$295,000, and greater
- d) List all requested variances: Waiver of side setbacks from 15 feet to
6 feet between structures.
- _____
- _____

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

- a) Proposed use(s): Not Applicable
- 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)

None at this time.

.....
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).

None known at this time.

***Applicant specifically reserves the right to amend any information set forth in the Summary of Intent, or any portion of the Application for Rezoning, at any time during the rezoning process.**

APPLICANT/DEVELOPER/OWNER
 BROOKS CHADWICK CAPITAL
 255 VILLAGE PARKWAY, SUITE 230
 MARIETTA, GEORGIA 30067
 24 HOUR CONTACT:
 TODD THRASHER
 404-281-4554

Z-60
 (2013)

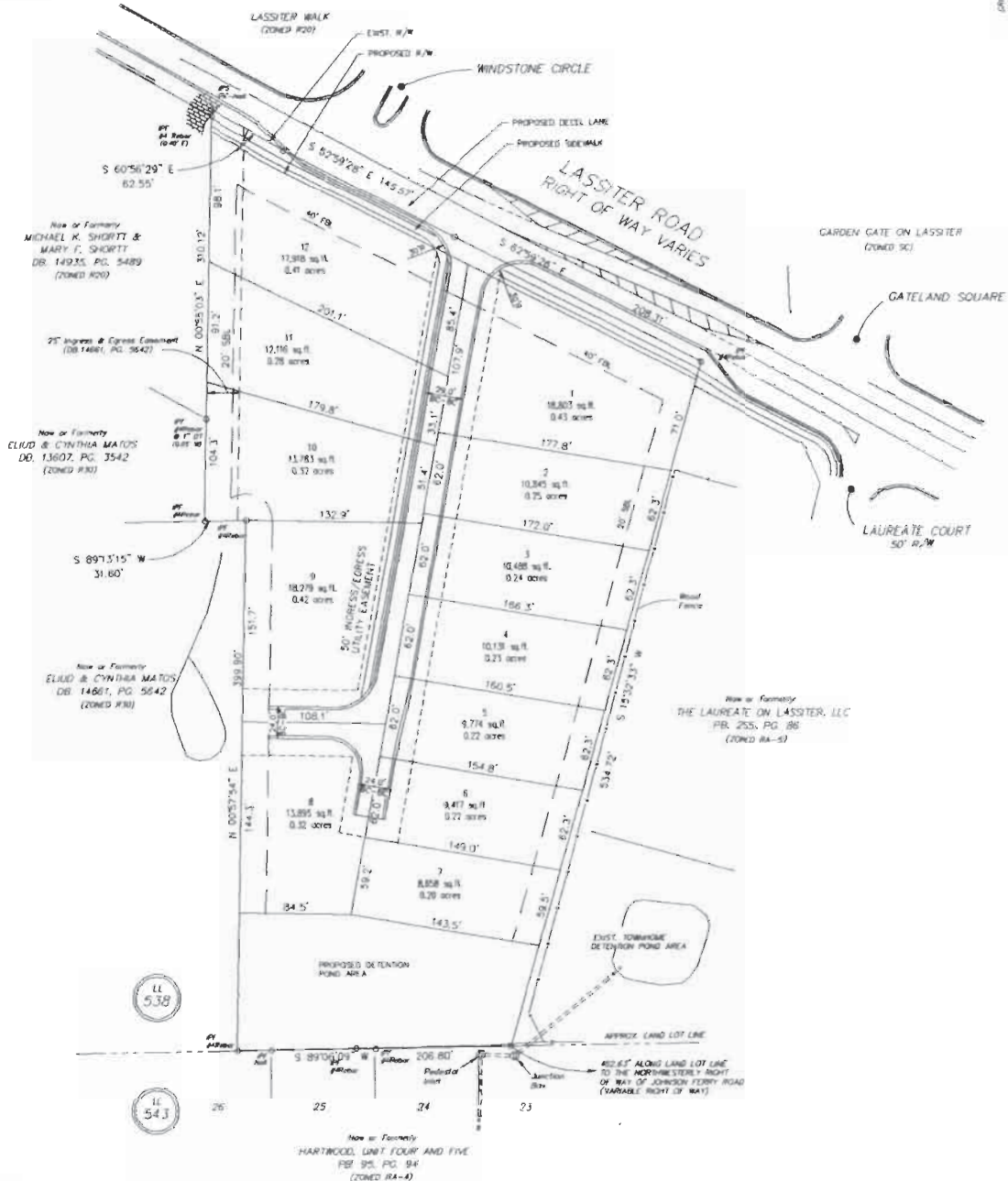
COBB COUNTY GEORGIA
 FILED IN OFFICE
 2013 AUG -1 PM 4:08
 COBB COUNTY ZONING DIVISION

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA
 100 YEAR FLOOD ZONE ACCORDING TO COBB
 COUNTY FIRM PANEL 0008 G COMMUNITY
 NO. 130052, MAP DATED DEC. 16, 2008

TRAVELER CLOSURE - 1:143.412
 ANGULAR ERROR - 0.7 SEC/STA
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TOPCON 303 TOTAL STATION
 PLAY CLOSURE - 1:246.722 (AVG)
 ALL MATTERS OF TITLE EXCEPTED.

USE NOTES:
 PROPOSED USE: WHOLE FAMILY RESIDENTIAL
 PROPOSED ZONING - R-30
 EXISTING ZONING - R-30
 TOTAL AREA - 4.144 ACRES
 TOTAL LOTS - 12
 LOT AREA - 23.100 PER ACRE
 AVERAGE LOT SIZE - 12.440 A.

STANDARD SETBACK REQUIREMENTS:
 FRONT - 40' FROM ORIGINAL R/W LINE
 REAR - 30'
 SIDE - 20' EXTERIOR / 5' WITH 10' BETWEEN STRUCTURES
 MINOR SET - 25'



TOTAL AREA:
 4.144 ACRES
 (180,506 sq. ft.)

PROPERTY IS ZONED R-30

REFERENCE MAPS:
 DB 14797, PG. 3309
 DB 13032, PG. 431

REFERENCE PLAT:
 PB 262, PG. 88

PROPERTY ADDRESS:
 2885 LASSITER ROAD
 MARIETTA, GA 30067

IF YOU ARE A CONTRACTOR
 CALL US FIRST!
 1-800-855-8441
 404-281-4554
 FAX: 404-281-4555

CAUTION
 NO WARRANTY SHALL BE MADE FOR THE CONSTRUCTION
 OF ANY WORK OR FOR THE ACCURACY OF ANY
 INFORMATION FOR THE PURPOSES OF ANY
 PROJECT. THE CONTRACTOR'S REPRESENTATION TO ANY
 PARTY OF ANY PARTY SHALL BE LIMITED TO THE
 INFORMATION PROVIDED BY THE CONTRACTOR
 AND SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR

GRAPHIC SCALE
 (IN FEET)
 1" = 40' 0"

DATE	BY	NO.	DATE	REVISION DESCRIPTION	BY
1	1	1			

CONCEPTUAL SUBDIVISION PLAN FOR:
 BROOKS CHADWICK CAPITAL
 BEING TRACT 1 & TRACT 2 OF THE ROBERT E. DEWINTER ESTATE
 PROPERTY IS LOCATED IN LAND LOT 538
 IN THE 14TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

Centerline Surveying Systems, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144
 PHONE: (770) 424-0628 FAX: (770) 424-2809



APPLICANT: Brooks Chadwick Capital, LLC

404-281-4554

REPRESENTATIVE: John H. Moore 770-429-1499

Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: N. J. Paul Lopez and Ellen J. Lopez

PROPERTY LOCATION: South side of Lassiter Road, west of

Laureate Court

ACCESS TO PROPERTY: Lassiter Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-60

HEARING DATE (PC): 10-01-13

HEARING DATE (BOC): 10-15-13

PRESENT ZONING: R-30

PROPOSED ZONING: RA-5

PROPOSED USE: Single-Family Residential

SIZE OF TRACT: 4.144 acres

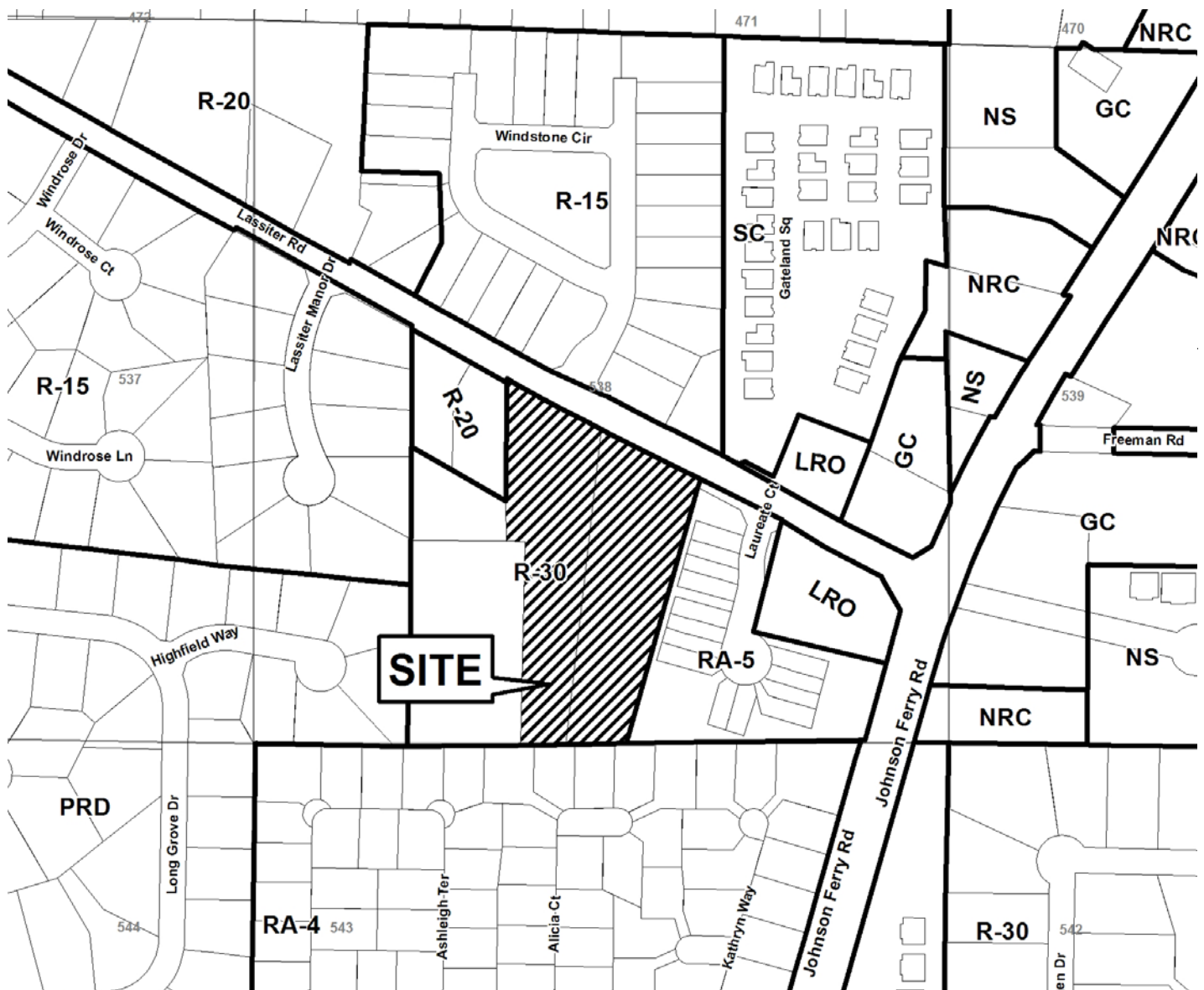
DISTRICT: 16

LAND LOT(S): 538

PARCEL(S): 6, 111

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 AUG -1 PM 4:08

Application No. z-60
Oct. (2013)

COBB COUNTY ZONING DIVISION

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): minimum 3,000 square feet, and greater
- b) Proposed building architecture: Traditional and European
- c) Proposed selling prices(s): \$650,000 - \$900,000 (average/approximate)
- d) List all requested variances: _____
- (1) Front - 40 feet from original right-of-way line; (2) Rear - 30 feet;
- (3) Side - 20 feet exterior/5 feet with 15 feet between structures;
- (4) Major Side - 25 feet.

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

- a) Proposed use(s): Not Applicable.
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____
- _____
- _____
- _____

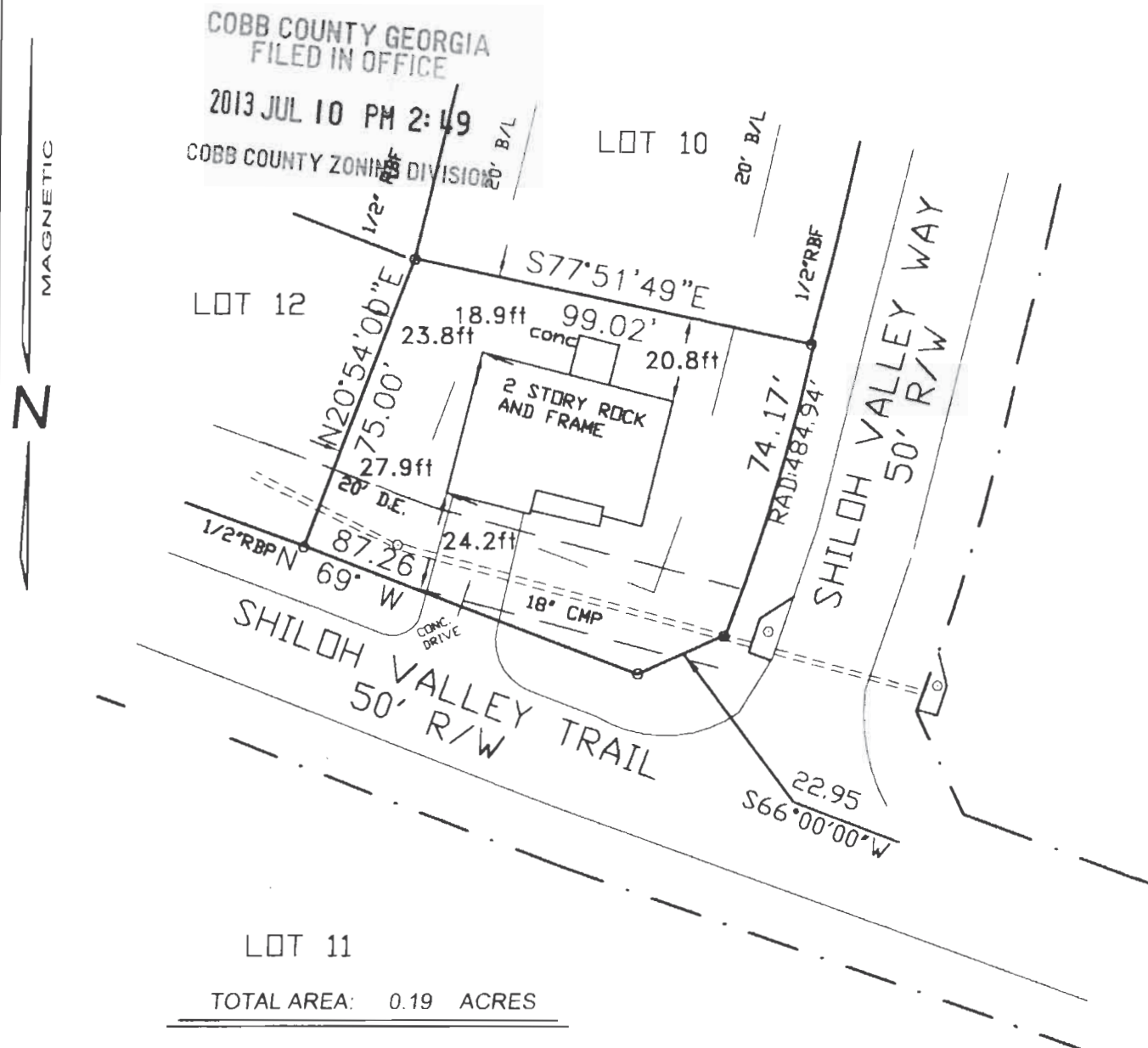
Part 3. Other Pertinent Information (List or attach additional information if needed)

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). None known at this time.

*Applicant specifically reserves the right to amend any information set forth herein, or within any portion of the Application for Rezoning, at any time during the rezoning process.

LUP-24
(2013)



GRAPHIC SCALE -- SCALE: 1"=40'
0 20 40 80
EQUIPMENT - NIKON DTM 300

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20000' FEET AND AN ANGULAR ERROR OF 07" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET.

SURVEY PREPARED FOR:
JOAQUIN CASAJUANA

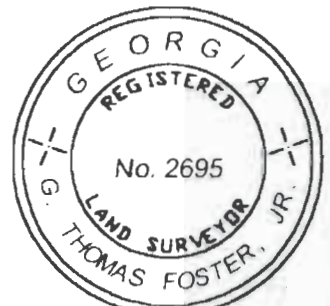
1851 SHILOH VALLEY TRAIL
LOT 11 BLOCK C SHILOH VALLEY AT
ROCKRIDGE UNIT II PLAT BOOK 193 PG.77-78
LAND LOT 789,
DISTRICT 16 - SECTION 2
COBB COUNTY, GEORGIA
DATE: 12-31-01

ALL MATTERS OF TITLE EXCEPTED

SURVEY PREPARED BY:
FOSTER SURVEYING, INC.
SURVEYING - LAND PLANNING
185 STOCKWOOD DRIVE -- SUITE 170
WOODSTOCK, GEORGIA 30188
770-592-4145 FAX 770-592-2472

THIS PROPERTY IS NOT IN A FEDERAL
FLOOD AREA AS INDICATED GRAPHICALLY
BY OFFICIAL FLOOD HAZARD MAPS.

KC0648



G THOMAS FOSTER, JR.
R.L.S. #2695

APPLICANT: Joaquin Casajuana

770-633-1508

REPRESENTATIVE: Joaquin Casajuana III

770-337-1607

TITLEHOLDER: Joaquin Casajuana

PROPERTY LOCATION: Northwest intersection of Shiloh Valley
Trail and Shiloh Valley Way

(1851 Shiloh valley Trail).

ACCESS TO PROPERTY: Shiloh Valley Trail

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-24

HEARING DATE (PC): 10-01-13

HEARING DATE (BOC): 10-15-13

PRESENT ZONING: PRD

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow more unrelated
adults than the County Code permits

SIZE OF TRACT: 0.19 acre

DISTRICT: 16

LAND LOT(S): 789

PARCEL(S): 15

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT



COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL 10 PM 2:46

COBB COUNTY ZONING DIVISION



Application #: LWP-24
PC Hearing Date: 10-1-13
BOC Hearing Date: 10-15-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? House Rental
2. Number of employees? 2
3. Days of operation? 2
4. Hours of operation? 2
5. Number of clients, customers, or sales persons coming to the house N/A
per day? _____ ; Per week? _____
6. Where do clients, customers and/or employees park? N/A
Driveway: _____ ; Street: _____ ; Other (Explain): _____
7. Signs? No: X ; Yes: _____. (If yes, then how many, size,
and location): _____
8. Number of vehicles related to this request? (Please also state type of
vehicle, i.e. dump truck, bobcat, trailer, etc.): 5
9. Deliveries? No X ; Yes _____. (If yes, then how many per day or
week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what
is kept outside): _____
12. Length of time requested: 3 years
13. Any additional information? (Please attach additional information if needed):
Allow 5 friends live together

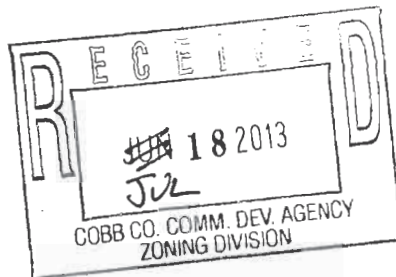
Applicant signature: [Signature] Date: _____

Applicant name (printed): JOAQUIN CASAJUANA

LUP-25
(2013)

ZONING NOTES

CURRENT ZONING: R-15
MINIMUM LOT AREA: 15,000 SQ. FT.
MINIMUM BUILDING SETBACKS:
FRONT: 35'
SIDE: 10'
REAR: 30'
MAXIMUM LOT COVERAGE: 35%



SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT, EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A THREE SECOND TOPCON TOTAL STATION.
3. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 373,606 FEET.
5. ALL IPF & IPS ARE 1/2" REBAR UNLESS NOTED OTHERWISE.
6. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
7. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
8. DATE(S) OF FIELD SURVEY: 07-12-2013
9. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES. LANDPRO SURVEYING AND MAPPING, INC. MAKES NO CERTIFICATION AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION SHOWN HEREON.

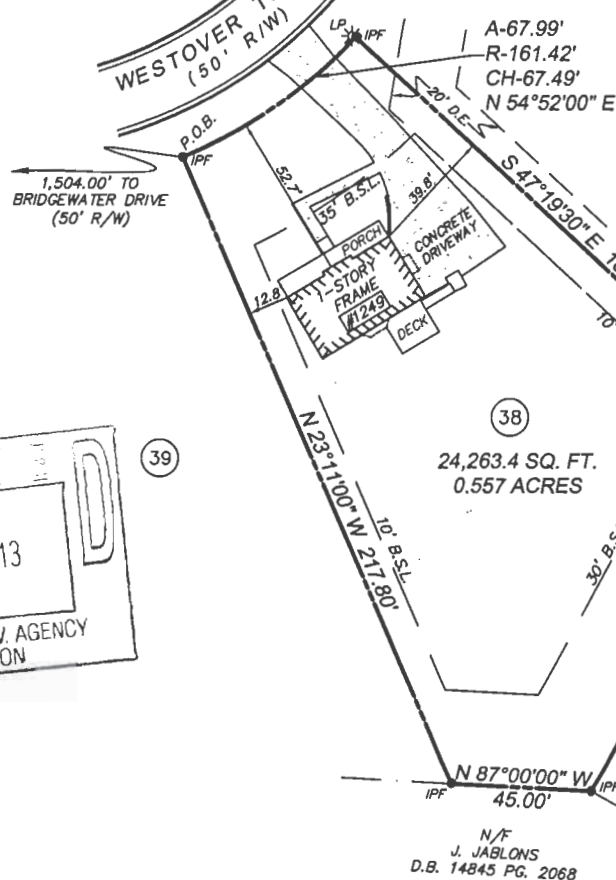


LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
FAX: 678-213-1519
AUTHORIZATION NO. L8F000838
WWW.LANDPROSURVEYING.COM
COPYRIGHT 2013

RETRACEMENT SURVEY FOR:

MMJ PROPERTIES, LLC

LAND LOT 21 DISTRICT 20 SECTION 2 COBB COUNTY, GA		LOT 38, BLOCK "A" PARKWOOD COMMONS, UNIT ONE, SECTION TWO PLAT BOOK 90 PAGE 74	
SCALE 1" = 40'	DATE 7/16/13	PROJECT NO. 20130716	SHEET 1 OF 1



I CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION THAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67



JAMES H RADER GEORGIA RLS# 3033

APPLICANT: Michael L. Jones and Jackie H. Jones
770-517-2416

REPRESENTATIVE: Michael L. Jones and Jackie H. Jones
770-517-2416

TITLEHOLDER: Michael Jones and Jackie Jones

PROPERTY LOCATION: Southeasterly side of Westover Trace,
southeasterly of Ivy Green Court
(1249 Westover Trace).

ACCESS TO PROPERTY: Westover Trace

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-25

HEARING DATE (PC): 10-01-13

HEARING DATE (BOC): 10-15-13

PRESENT ZONING: R-15

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow more unrelated adults
than the County Code permits, and allow more
vehicles parked outside

SIZE OF TRACT: 0.557 acre

DISTRICT: 20

LAND LOT(S): 21

PARCEL(S): 177

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

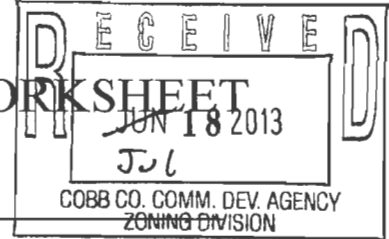




Application #: LVP-25

PC Hearing Date: 10/1/13

BOC Hearing Date: 10/15/13



TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? N/A
2. Number of employees? N/A
3. Days of operation? N/A
4. Hours of operation? N/A
5. Number of clients, customers, or sales persons coming to the house per day? N/A; Per week? N/A
6. Where do clients, customers and/or employees park? N/A
Driveway: _____; Street: _____; Other (Explain): \$
7. Signs? No: N/A; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): N/A
9. Deliveries? No N/A; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes _____; No X
11. Any outdoor storage? No X; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 2 years
13. Any additional information? (Please attach additional information if needed):
5 female students - 2 are related
5 cars will be regularly parked there
Michael Jones
Applicant signature: Jackie H Jones Date: 7/18/13
MICHAEL L. JONES
Applicant name (printed): JACKIE H. JONES



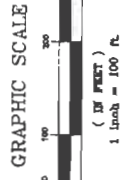
DATE	1-18-2010
BY	L.B. RASMUSSEN
CHECKED BY	DATE
SCALE	1" = 100'
DATE	FEBRUARY 2, 1990
DRAWN BY	DATE

CRUSSELL, RAKESTRAW & ASSOCIATES
DEVELOPMENT CONSULTANTS
943 - 6903
GEORGIA 30064
1000 SPRING ROAD

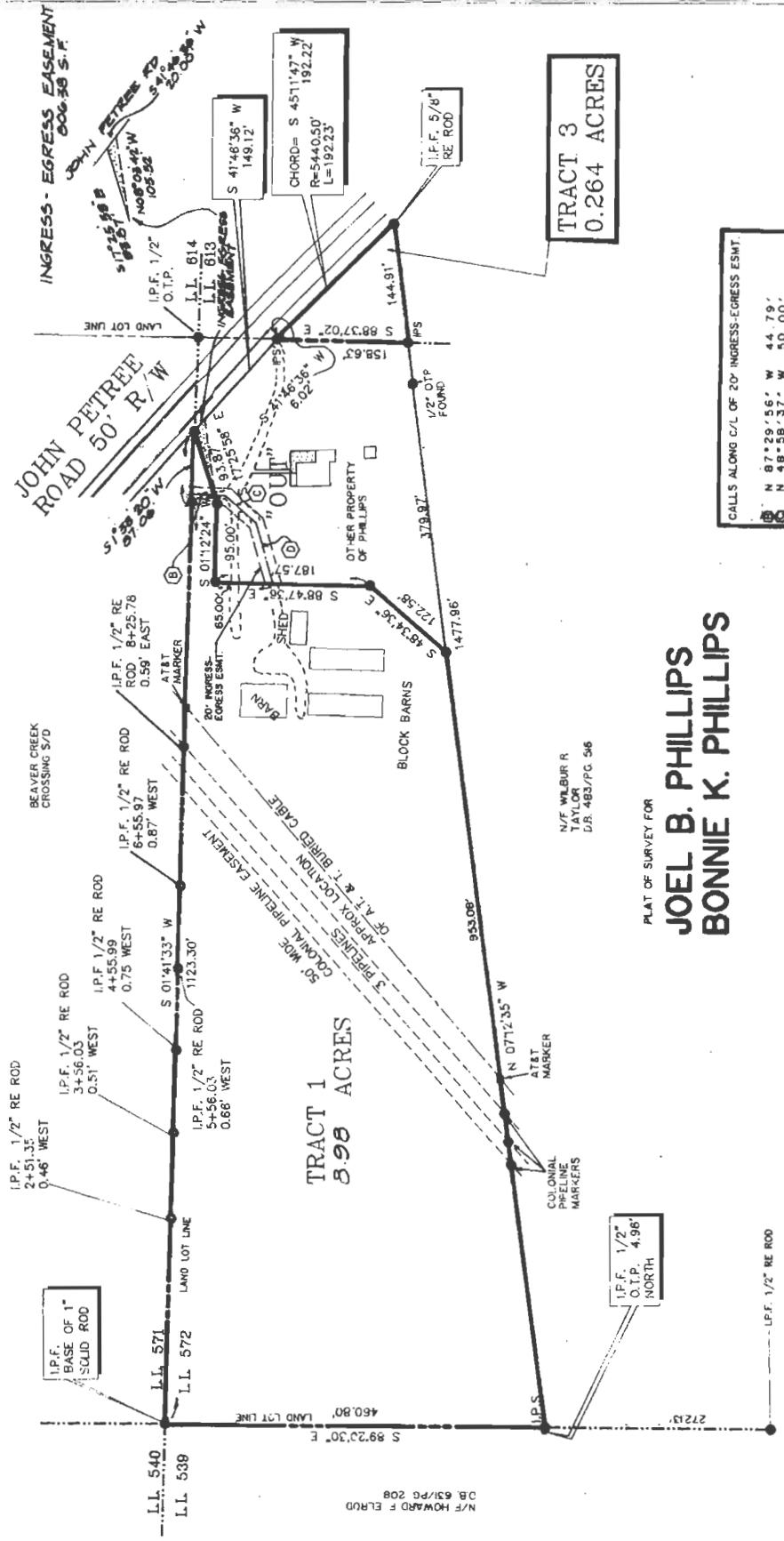
LUP-26
(2013)

PROPERTY LOCATED IN LAND LOTS
571, 572 & 613 OF THE 1974 DISTRICT
AND 2ND SECTION, COBB

BOUNDARY SURVEY
PROJECT NO. C04491
SHEET NO. TOTAL NO.



MAGNETIC



TRACT 3
0.264 ACRES

TRACT 1
8.90 ACRES

PLAT OF SURVEY FOR
JOEL B. PHILLIPS
BONNIE K. PHILLIPS

CALLS ALONG C/L OF 20' INGRESS-EGRESS ESMT.
N 87°29'56" W 44.79'
N 48°58'37" W 50.00'
N 10°30'01" W 75.00'

LEGEND	
L.P.S.	1/4" IRON PEG, ROD SET
L.P.F.	CONCRETE FOUND. ROD SET
NO. 00	MON OR FORMERLY OWNED BY
XX/XXX	DEED BOOK AND PAGE NUMBER
P.P.	POWER POLE
B/W	BARRIER
C/L	CENTERLINE
P/L	PROPERTY LINE
CONC.	CONCRETE
MON.	MONUMENT
R/W	RIGHT OF WAY
O.T.P.	OPEN TOP PIPE
R.	REINFORCING ROD

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY
DOES NOT LIE IN AN AREA SUBJECT TO SPECIAL
FLOOD HAZARD ACTORS AS DETERMINED BY
THE F.I.A. FOR HUD.

TECHNICAL DATA	
TRAVERSE PRECISION	IN 20.346
ANGLE CORRECTION	NONE
ADJUSTMENT	NONE
EQUIPMENT	EDICON, LOT 2
PLAT PRECISION	1 IN 61,921

N/F HOWARD F. ELRUD
D.B. 631/PG 208

APPLICANT: Bonnie Phillips
678-776-9999

REPRESENTATIVE: Bonnie Phillips
678-776-9999

TITLEHOLDER: Bonnie Phillips

PROPERTY LOCATION: Northwest side of John Petree Road,
south of Beaver Creek Crossing
(2684 John Petree Road).

ACCESS TO PROPERTY: John Petree Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-26

HEARING DATE (PC): 10-01-13

HEARING DATE (BOC): 10-15-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Weddings Or Wedding
Receptions

SIZE OF TRACT: 9.244 acres

DISTRICT: 19

LAND LOT(S): 571, 572, 613

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT



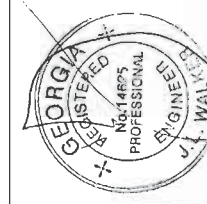


Application #: LUP-26
PC Hearing Date: 10-1-13
BOC Hearing Date: 10-15-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Weddings
2. Number of employees? 2-4 part time
3. Days of operation? 10 days per month on wedding months
4. Hours of operation? 10-5 for workers / 5p-10p weddings
5. Number of clients, customers, or sales persons coming to the house per day? 3-4 ; Per week? 3-4 Thurs, Friday, SAT, Monday
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): behind barn & pasture
7. Signs? No: ☒ ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): truck delivering tables & chairs - NOT larger than rental delivery trucks
9. Deliveries? No _____ ; Yes ☒ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
only on the Thursday before scheduled wedding
10. Does the applicant live in the house? Yes ☒ ; No _____
11. Any outdoor storage? No ☒ ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 2 years
13. Any additional information? (Please attach additional information if needed):
A few weddings will be held on a few weekends per year in good weather seasons
All set up is done two days before wedding & take down one day after -
Applicant signature: Bonnie Phillips Date: July 31, 2013
Applicant name (printed): Bonnie Phillips

SLUP-10 (2013)



SITE NO. GA4513	
DATE	05/06/13
FILE NO.	1301-013BT
IN CHARGE OF:	JLW
DESIGNED BY:	MSB
DRAWN BY:	MSB
CHECKED BY:	STH

1"=120'

GREENBRIER
2115 GROOVER ROAD NE
MARIETTA, GA 30062
OVERALL SITE PLAN

NO.	DATE	REVISIONS
1	07/19/13	REVISED PER COMMENTS
2	05/27/13	ISSUED FOR CONSTRUCTION
3	05/06/13	ISSUED FOR REVIEW

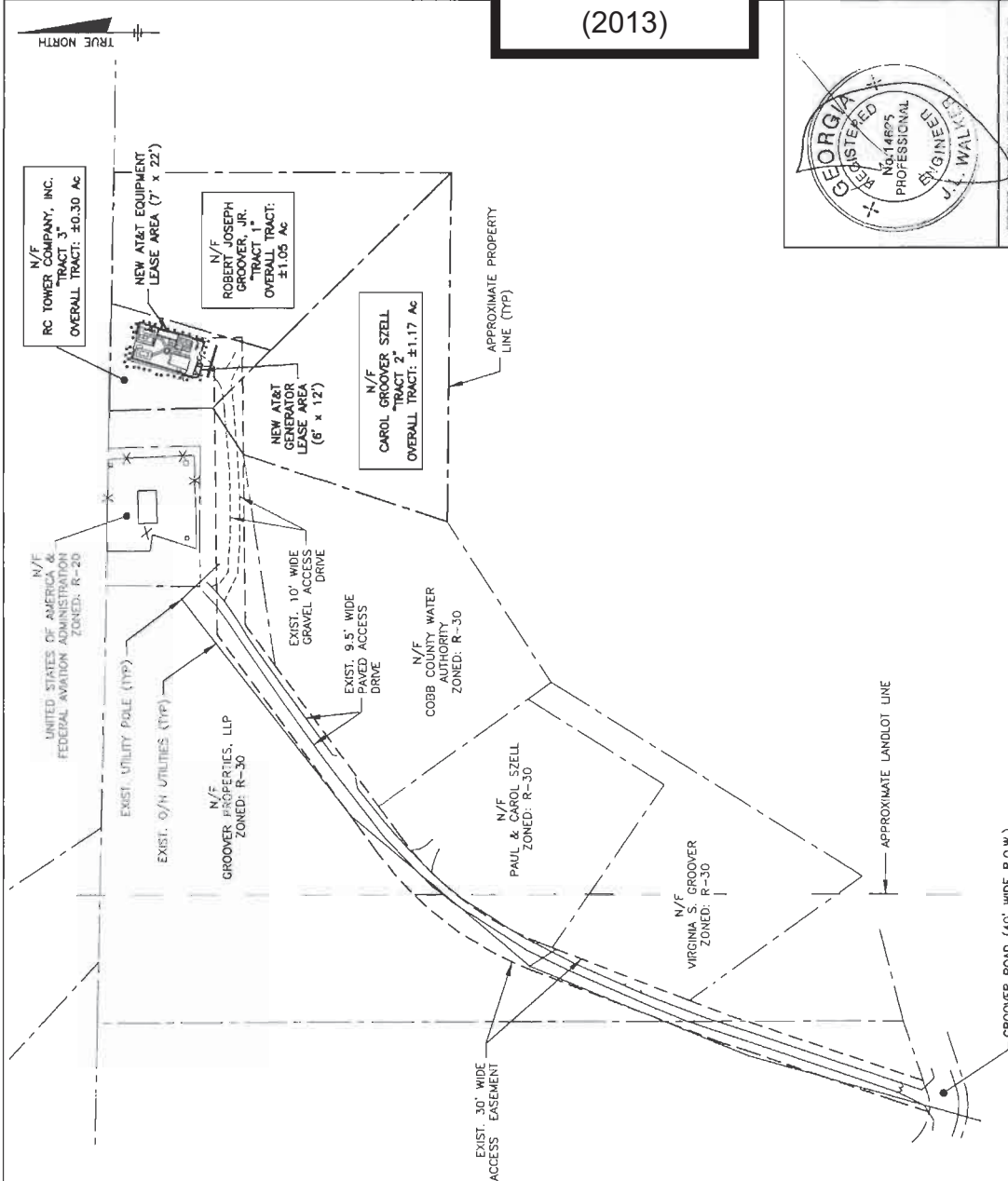
WALKER
ENGINEERING
INCORPORATED
8431 PLUNKETT PLACE
SANDY SPRING, GA 30086
PHONE: 770-587-2186

PROJECT MANAGER:
PROVIDENCE
REAL ESTATE CONSULTING, LLC
1870 MCKENDREE CHURCH ROAD
LAWRENCEVILLE, GA 30043



GENERAL NOTES:

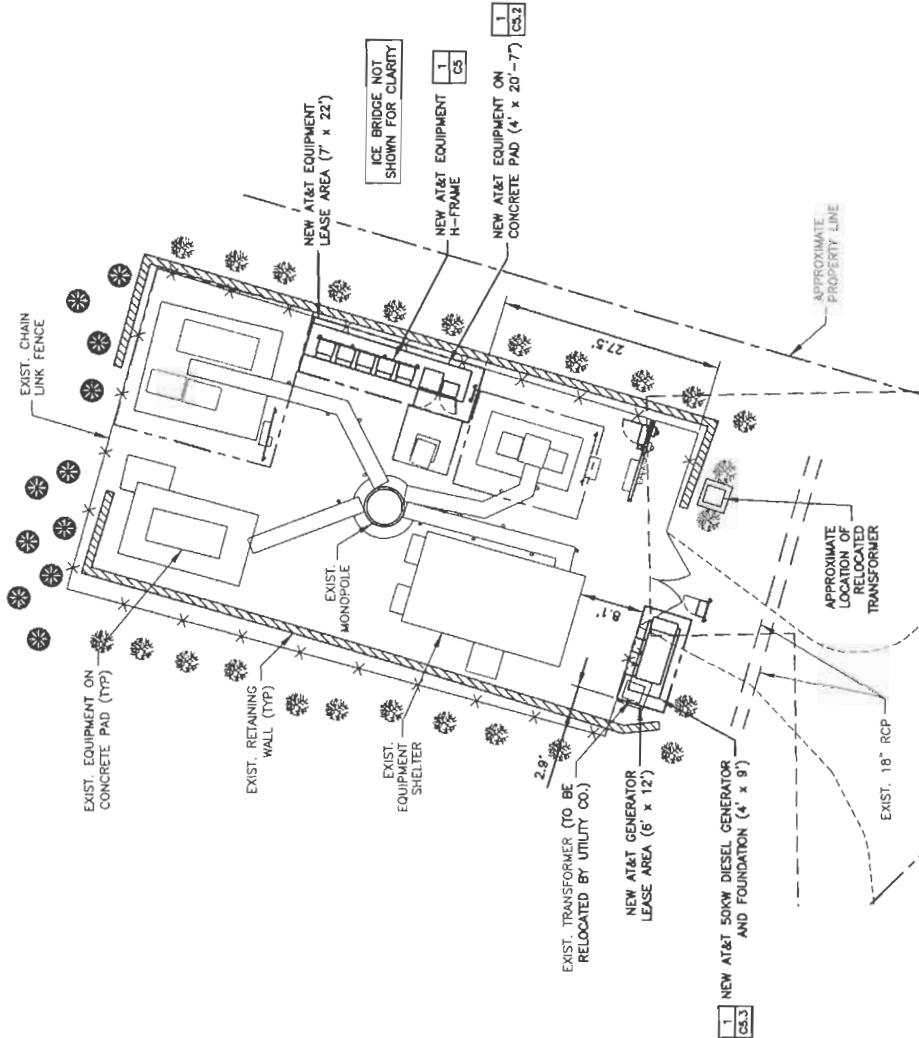
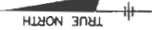
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH COBB COUNTY, GA OR LOCAL JURISDICTION'S SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS DURING ALL PHASES OF CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING A BUILDING SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION TO VERIFY LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
- ALL UTILITIES WITHIN ROADWAY SHALL BE BACKFILLED WITH STONE.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRIVEWAYS, DRIVEWAYS, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL UNUSABLE MATERIALS FROM SITE.
- SEED, MULCH, FERTILIZER AND WATER SHALL BE APPLIED TO ALL DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS ACHIEVED.
- CONTRACTOR SHALL COORDINATE WITH POWER COMPANY PROVIDING TEMPORARY SERVICE FOR CONSTRUCTION FACILITIES DURING CONSTRUCTIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED ABOUT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING. THEY ARE BASED UPON RECORDS FROM VARIOUS UTILITY COMPANIES, DEEDS AND PLATS OF RECORD, AND WHERE POSSIBLE ACTUAL FIELD MEASUREMENTS. THIS INFORMATION IS NOT TO BE TAKEN AS EXACT OR COMPLETE.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATIONS OF EXISTING UTILITIES WHICH MAY CONFLICT WITH PROPOSED IMPROVEMENTS.
- THIS PROJECT WILL NOT REQUIRE WATER OR SEWER SERVICE.
- CONTRACTOR SHALL REMOVE ANY DIRT OR MUD FROM TIRES OF ANY CONSTRUCTION VEHICLES PRIOR TO LEAVING SITE.
- REFER TO BUILDING/TOWER PLANS FOR PROPOSED DIMENSIONS AND OTHER SPECIFICS WHICH ARE NOT SHOWN.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A PROPER TRAFFIC CONTROL PLAN FOR PUBLIC SAFETY ADJACENT TO CONSTRUCTION SITE. THE TRAFFIC CONTROL PLAN MUST BE IN ACCORDANCE WITH LATEST MUTCD EDITION.



SITE NOTES

1. HAND DIG IN AREAS SUSPECTED TO CONTAIN EXISTING GROUNDING CONDUCTORS, GROUND RODS, POWER/TELCO CABLES OR OTHER BURIED SITE UTILITIES/ELEMENTS.
2. REPAIR AT NO ADDITIONAL EXPENSE DAMAGE TO ALL EXISTING SITE ELEMENTS AS REQUIRED BY THE CONSTRUCTION MANAGER.
3. REPAIR AT NO ADDITIONAL EXPENSE ANY CONSTRUCTION RELATED DAMAGE TO EXISTING SITE ELEMENTS OR AS REQUIRED BY PROJECT MANAGER.

SLUP-10 (2013) Enlarged Site Plan



1"=15'

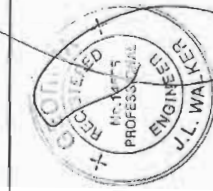
IN CHARGE OF:	JLW
DESIGNED BY:	MSB
DRAWN BY:	MSB
CHECKED BY:	STH

GREENBRIER
2115 GROOVER ROAD NE
MARIETTA, GA 30062
SITE PLAN

NO.	DATE	REVISIONS
0	05/17/13	ISSUED FOR CONSTRUCTION
1	05/06/13	ISSUED FOR REVIEW

PREPARED BY:
WALKER ENGINEERING INCORPORATED
8451 DUNWOODY PLACE
DUNWOODY, GA 30340
PHONE: 770-433-7300
FAX: 770-387-2136

PROJECT MANAGER:
PROVIDENCE
REAL ESTATE CONSULTING, LLC
1870 MCKENREE CHURCH ROAD
BUILDING 100
LAWRENCEVILLE, GA 30043



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SITE NO.	044513
DATE	05/06/13
FILE NO.	1303-0136T

C3.1

APPLICANT: AT&T by Providence Real Estate Consulting

678-985-2474

REPRESENTATIVE: Samantha Watson

678-985-2474

TITLEHOLDER: RC Tower Company, Inc.

PROPERTY LOCATION: Off a private easement on the north side
of Groover Road, south of Allgood Road

(2115 Groover Road).

ACCESS TO PROPERTY: John Petree Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: SLUP-10

HEARING DATE (PC): 10-01-13

HEARING DATE (BOC): 10-15-13

PRESENT ZONING: R-20

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Expanding Approved Area

At Existing Tower Site

SIZE OF TRACT: 0.30 acre

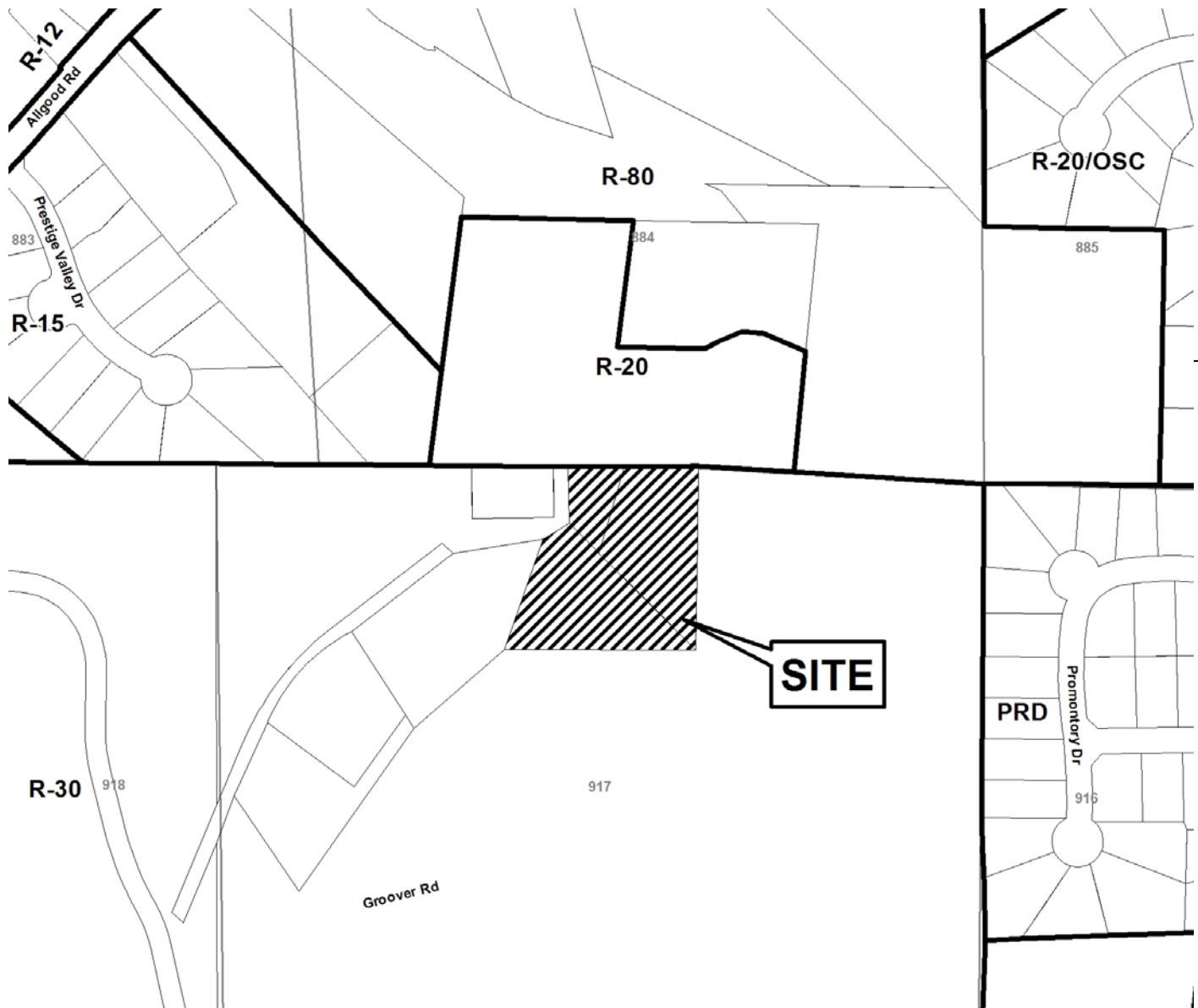
DISTRICT: 16

LAND LOT(S): 917

PARCEL(S): 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



Application for Special Land Use Permit Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUL 27 PM 5: 52

COBB COUNTY ZONING DIVISION

Application No. SLUP-10

PC Hearing Date: 10/1/13

BOC Hearing Date: 10/15/13

Applicant AT&T by Providence Real Estate Consulting
(applicant's name printed)

Phone # 678-985-2474

1670 mckendree ch. Rd, Bldg. 100

Address Lawrenceville, GA 30043

E-mail

1670 mckendree ch. Rd, Bldg. 100

Samantha Watson

Address

Lawrenceville, GA 30043

(representative's name, printed)

Samantha A. Watson

(representative's signature)

Phone #

678-985-2474

E-mail

samantha.watson@

providenceconsulting.net

Signed, sealed and delivered in presence of:

Bekki W. Gowens

Notary Public



My commission expires:

11/22/14

Titleholder I. Paul Szell

(titleholder's name, printed)

Phone #

678-480-2931

E-mail

pszell@hotmail.com

Signature I. Paul Szell

(attach additional signature, if needed)

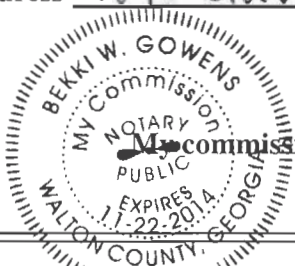
Address

1890 Groover Road Marietta GA 30062

Signed, sealed and delivered in presence of:

Bekki W. Gowens

Notary Public



My commission expires:

11/22/14

Present Zoning R-30

Size of Tract

.30

Acre(s)

For the Purpose of Expanding approved area at existing tower site

Location 2115 Groover Road NE, Marietta, GA 30062

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

Land Lot(s) 917

District(s) 16

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.

Samantha Watson

(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.

Samantha Watson

(applicant's signature)