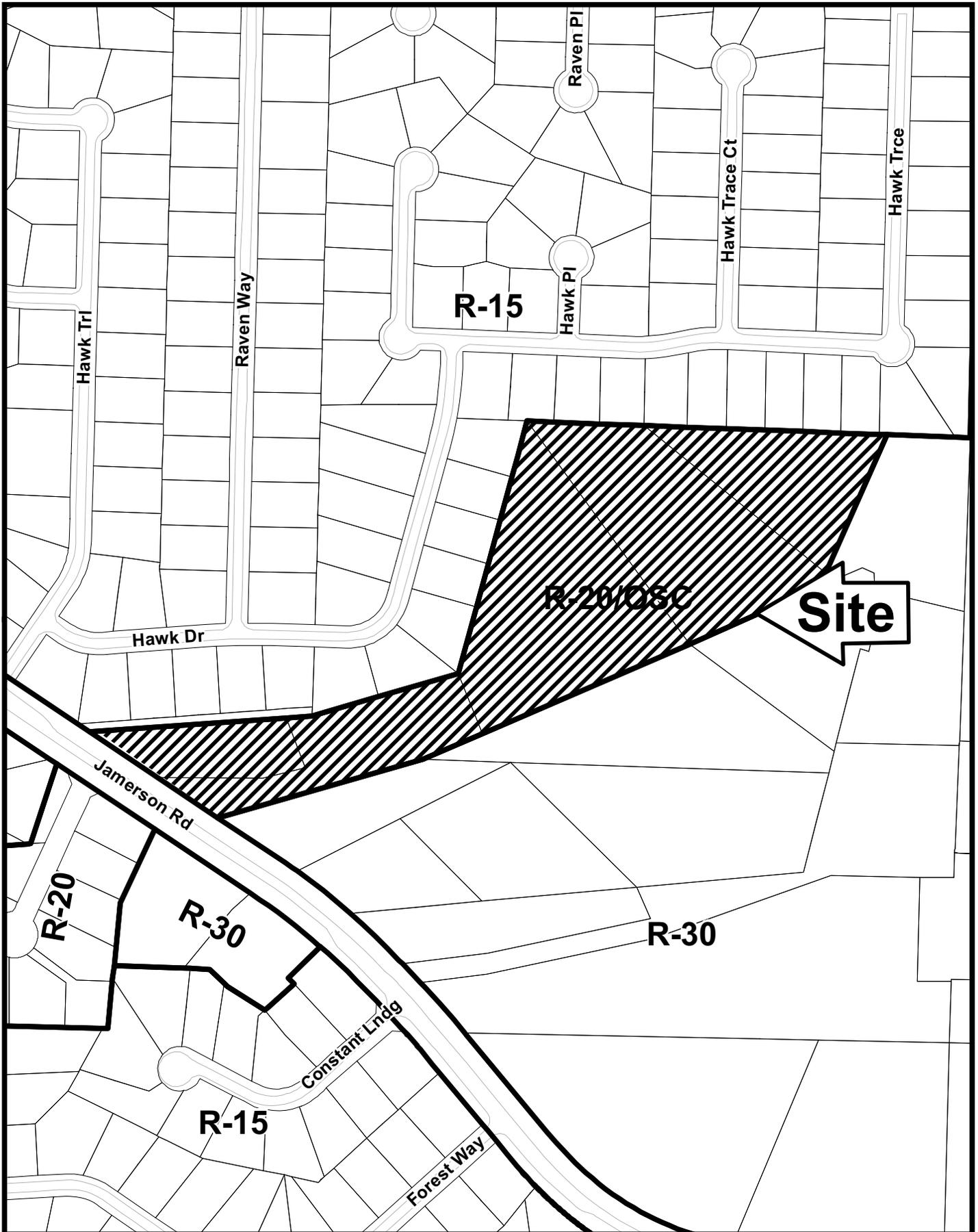
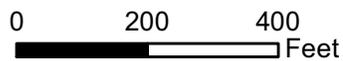


Z-26



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Tanglewood Development, Inc.

PETITION NO.: Z-26

PRESENT ZONING: R-20/OSC

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: John P. Pederson

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

Proposed Number of Units: 22

Overall Density: 1.74

Units/Acre

allowable # of units: 20 **Units***

Increase of: 2 **Units/Lots**

*per Z-87 of 2000

The applicant is proposing a single family detached subdivision. The homes will be traditional in styling with a mixture of brick, stone, cedar shake and hardi-plank siding. The minimum house size will be 2,000 square feet. The prices of the homes are anticipated to be \$500,000 and up. The front entrance will be landscaped and include a ground base monument style sign.

The property was partially developed in the mid 2000's for a 20 lot subdivision. The previous zoning conditions for Z-87 of 2000 are attached for review, as well as the approved site plan and landscape plan. The area the applicant is showing as lots 21 and 22 was stipulated to be a designated tree save area, which was to be deed restricted in perpetuity.

The applicant is showing two variances from the R-15 zoning code on the site plan. First, the applicant would like to reduce the front setback from 35 feet to 20 feet. Second, the applicant would like to reduce the major side setback from 25 feet to 20 feet.

Cemetery Preservation: No comment.

APPLICANT: Tanglewood Development, Inc.

PETITION NO.: Z-26

PRESENT ZONING: R-20/OSC

PETITION FOR: R-15

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Davis Elementary</u>	<u>553</u>	<u>Under</u>	<u> </u>
Elementary <u>Mabry Middle</u>	<u>889</u>	<u>Under</u>	<u> </u>
Middle <u>Lassiter High</u>	<u>2035</u>	<u>Under</u>	<u> </u>

High

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

Additional Comments:

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Tanglewood Development, Inc.

PETITION NO.: Z-26

PRESENT ZONING: R-20/OSC

PETITION FOR: R-15

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20/OSC to R-15 for single-family subdivision. The 12.58 acre site is located on the northeast side of Jamerson Road, southeast of Hawk Trail.

Comprehensive Plan

The parcel is within the Low Density Residential (LDR) area future land use category, with R-20/OSC 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?

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.

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

APPLICANT Tanglewood Development Inc

PETITION NO. Z-026

PRESENT ZONING R-20 OSC

PETITION FOR R-15

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): 8" DI HS / W side of Wigley Road

Additional Comments: Elevation requires connection to Sweat Mountain High Sevice line

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: +/- 270' NE in Jamerson Rd ROW

Estimated Waste Generation (in G.P.D.): A D F= 3520 Peak= 8800

Treatment Plant: Noontday

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

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

Drv 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:

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: Tanglewood Development, Inc.

PETITION NO.: Z-26

PRESENT ZONING: R-20/OSC

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Trickum 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 existing receiving system.

APPLICANT: Tanglewood Development, Inc.

PETITION NO.: Z-26

PRESENT ZONING: R-20/OSC

PETITION FOR: R-15

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. Slopes on this site are steep and exceed 35% within the eastern portion of the site. Elevated erosion and sediment control measures will be required to prevent erosion issues during development.
2. Previous zoning stipulations specified that all stormwater management would be private. If as a result of this re-zoning the development will be considered public, then the site plan will need to reflect this and minimum 20-foot drainage easements provided in Plan Review.
3. Due to the close proximity of the proposed detention pond to the public right-of-way and the existing adjacent residence, a landscape plan that provides adequate screening will be required to be approved by the County Arborist. If retaining walls are required within the detention pond they will need to be decoratively faced or utilize mechanically stabilized block.

APPLICANT: Tanglewood Development

PETITION NO.: Z-26

PRESENT ZONING: R-20/ OSC

PETITION FOR: R-15

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
Jamerson Road	8800	Arterial	45 mph	Cobb County	100'

Based on 2005 traffic counting data taken by Cobb County DOT (Jamerson Road)

COMMENTS AND OBSERVATIONS

Jamerson Road is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

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

Recommend a deceleration lane for the Jamerson Road access.

Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadways.

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

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STAFF RECOMMENDATIONS

Z-26 TANGLEWOOD DEVELOPMENT, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal may not permit a use that is suitable in view of the use and development of adjacent and nearby properties. The site is very steep, and required clearing much of the property in order to get the grades to work properly. This area was designated to be a tree save area by the Board of Commissioners' due to the deforestation on the rest of the site.
- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse affect on the usability of adjacent or nearby property. The proposed development, because of the steep slopes and run off of storm water, will impact the adjoining properties. There have been numerous complaints regarding the erosion runoff this property has caused. Removing this natural area will increase the erosion problem.
- C. It is Staff's opinion that the applicant's rezoning proposal will 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. The Stormwater Management comments raise possible concerns of drainage and excessive grading to the site, which could impact the adjoining properties. The Water and Sewer Department has concerns about the elevation of the homes and their ability to serve the homes adequately with water pressure.
- 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 projects this site to be within a Low Density Residential area with densities ranging from 1 to 2.5 units per acre. The proposed development has a net density of 1.74 units per acre. However, the current zoning designation and stipulations have a density of 1.58 units per acre, which is also consistent with the *Cobb County Comprehensive Plan*.
- 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 not approving the applicant's rezoning proposal. The existing development under the Z-87 of 2000 is consistent with the *Cobb County Comprehensive Plan*, which projects this site to be within a Low Density Residential area with densities ranging from 1 to 2.5 units per acre. The density under Z-87 of 2000 is 1.58 units per acre. The Staff would recommend that the application for R-15 be rejected and remain at R-20 OSC, which will be at a lower density and have less impact on grading and drainage.

Based on the above analysis, Staff recommends DENIAL.

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

2014 MAR -6 PM 3:58

COBB COUNTY ZONING DIVISION



Application #: Z- 26 (2014)

PC Hearing Date: 05/06/2014

BOC Hearing Date: 05/20/2014

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): minimum of 2000 square feet
- b) Proposed building architecture: Traditional: combination of brick, stone, cedar-shake, hardi-plank
- c) Proposed selling prices(s): \$500,000.00 and up.
- d) List all requested variances: N/A

.....
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 known 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). No, to the best of our knowledge, information, and belief.

.....
Part 5. Is this application a result of a Code Enforcement action? No ; Yes ___ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

TANGLEWOOD DEVELOPMENT, INC.

Applicant signature: BY: David Pearson Date: 3/4/14

Applicant name (printed): David Pearson, President

Approved Site plan from Land Disturbance Plans

SITE PLANS MUST BE PREPARED SUBJECT TO THE REQUIREMENTS OF THE COBB COUNTY CODE OF ORDINANCES.

IF A LOT OR LOTS ARE TO BE DEVELOPED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY UTILITIES TO THE LOT OR LOTS TO BE DEVELOPED. THE DEVELOPER SHALL SUBMIT A STREET LAYOUT PREPARED BY THE UTILITY COMPANY TO PROMOTE THE MOST EFFICIENT LAYOUT OF UTILITIES TO THE DEVELOPMENT.

THE COBB COUNTY WATER SYSTEM HAS REVIEWED THE DEVELOPMENT AND HAS APPROVED THE DEVELOPMENT. THE DEVELOPER MUST PAY ALL COSTS OF THE COBB COUNTY WATER SYSTEM FOR THE PROVISION OF UTILITIES TO THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF UTILITIES TO THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF UTILITIES TO THE DEVELOPMENT.

THE COBB COUNTY EMERGENCY PREPAREDNESS COMMISSION RESERVES THE RIGHT TO EXAMINE THIS PROJECT FOR HAZARDOUS MATERIALS. IF HAZARDOUS MATERIALS ARE FOUND, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMEDIATION OF THE HAZARDOUS MATERIALS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMEDIATION OF THE HAZARDOUS MATERIALS.

UTILITY LEGEND

XX	PIPE
○	PROPERTY CORNER
□	FUNCTION BOX
○	PIPE
○	POWER POLE
○	POWER LINE
○	CONCRETE UNDER
○	MANHOLE
○	WATER VALVE
○	TO BE REMOVED

NOTE: THIS PROVISION MEASUREMENT IS TO BE MADE BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF UTILITIES TO THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF UTILITIES TO THE DEVELOPMENT.



STREET LAYOUT

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD ZONE AS ACCORDING TO COBB COUNTY F.I.R.M. PANEL, 0015 F COMMUNITY #130552 DATED: AUG. 18, 1992.

TRAVERSE CLOSURE = 1,272.274'
 ANGULAR ERROR = 0.25 SECS/STATION
 ADJUSTMENT = COMPASS RULE
 EQUIPMENT = TOPCON 215 TOTAL STATION
 PLAT CLOSURE = 1,10,227.30'
 ALL MATTERS OF TITLE EXCEPTED.

ALL EXISTING STRUCTURES AND OPERATIONS WITHIN THE PROPERTY ARE TO BE DEMOLISHED. NEW EXISTING CURB CURBS ARE TO BE REACHED - NEW CURB + OUTER AND SIDEWALK SHALL BE PLACED.

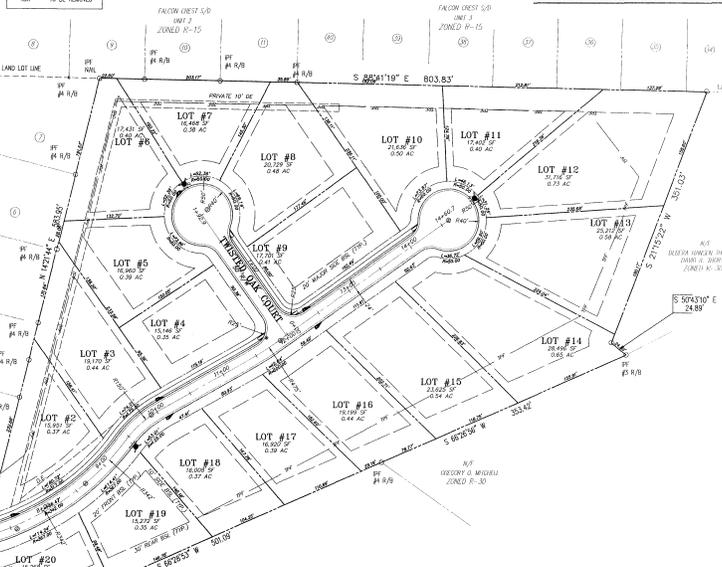
ALL UTILITIES FOR THIS PLAN ARE SHOWN ON THIS PLAN. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE REACHED - NEW CURB + OUTER AND SIDEWALK SHALL BE PLACED.

ASSURANCES OF COMPLETION WITH AMERICAN INSURANCE ACT (AIA) IS THE REQUIREMENT OF THE COBB COUNTY WATER SYSTEM. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF UTILITIES TO THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROVISION OF UTILITIES TO THE DEVELOPMENT.

IF YOU DIG GEORGIA, CALL US FIRST! 1-800-222-7411. (EXCEPT GEORGIA ONLY) UTILITY PROTECTION. IT'S THE LAW.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONFORMANCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE UTILITIES SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

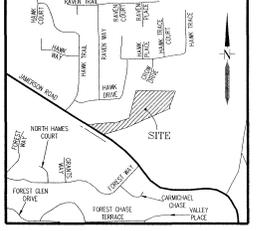


GENERAL NOTES:

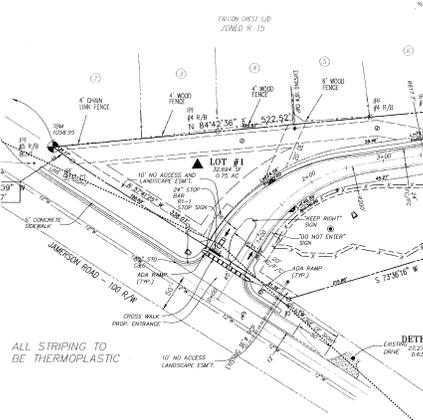
- IF STATE RECORDS ARE DISCOVERED TO EXIST ON THIS SITE, A SET MUST BE OBTAINED FROM THE OFFICE OF THE CLERK OF SUPERIOR COURT AND SUBMITTED TO ALL THE REGULATING GOVERNING STATE AGENCIES.
- NO UTILITIES HAVE BEEN FOUND TO BE LOCATED ON THIS SITE.
- IF ANY UTILITIES EXIST ON THE SITE, THEY SHALL BE SECURED WITHOUT CONSIDERATION OF DAMAGE TO THE PROPERTY.
- NO UNRECORDED ENCUMBRANCES HAVE BEEN FOUND TO BE LOCATED ON THE PROPERTY.
- ALL PROPOSED ENCUMBRANCES TO BE SHOWN IN ACCORDANCE WITH COBB COUNTY ZONING REGULATIONS AND REQUIREMENTS.
- THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED CONSTRUCTION AND DOES NOT REPRESENT THE COBB COUNTY ENGINEERING DEPARTMENT'S REVIEW AND APPROVAL.
- UTILITIES ARE TO BE REACHED WITHIN THE SUBDIVISION PROJECT ACCORDING TO COBB COUNTY ENGINEERING DEPARTMENT'S REQUIREMENTS.
- ALL EXISTING STRUCTURES INTEND TO REMAIN ARE TO BE REMOVED. (RMS)
- CONTRACTS ARE SHOWN AT 2" INTERVALS.
- ALL UTILITIES TO BE UNDERGROUND.

GENERAL NOTES:

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 ZONING: R-20
 TOTAL AREA: 11.28 ACRES
 TOTAL LOTS: 21
 OVERALL LENGTH: 184 LOTS PER ACRE
 MINIMUM LOT SIZE: 12,500 SQ FT
 MINIMUM HOUSE SIZE: 1,500 SQ FT
 MINIMUM LOT SIZE: 12,500 SQ FT
 AREA IN FLOOD PLAIN: 2.11 ACRES



JAMERSON ROAD IS A FUTURE ROAD IMPROVEMENT PROJECT AND COULD AFFECT THIS SITE.



ALL STRIPING TO BE THERMOPLASTIC

10' NO ACCESS LANDSCAPE EXIST.

DETECTION

BH Engineering, Inc.
 1807 INTERNATIONAL PARKWAY-SUITE 102
 ATLANTA, GEORGIA 30329
 PHONE: (404) 445-4840
 FAX: (404) 445-4840

SUBMITTALS

REVISIONS

SETPACKS

ZONING: R-20
 FRONT SIDE REAR: 30' 10' 30'
 SETBACKS:



COBB COUNTY GEORGIA
 LAND DISTURBANCE PLAN
 SITE PLAN

ALL CONSTRUCTION TO CONFORM TO APPLICABLE COBB COUNTY WATER SYSTEM SPECIFICATIONS & IN ACCORDANCE WITH COBB COUNTY STANDARDS.

24 HOUR EMERGENCY CONTACT: DAVID PEARSON 770-321-5032

Approved landscape plan from Land Disturbance Plans

REVISIONS:

9-05	#1
10-05	#2
05-05	#3

COUNTY NOTES/SPECIFICATIONS

The protection devices must be installed and extended prior to any clearing, grading or planting. For projects where a professional engineer must verify that the protection devices were installed as shown on the approved plan or in accordance with the approved plan and specifications, submit the verification report to the Planning Department for review and approval prior to the issuance of the building permit for commercial projects.

A pre-construction conference is required prior to the issuance of the on-site construction permit. Call the inspection section @ 770-538-2234 to arrange a meeting.

The protection and replacement must be installed according to Cobb County standards. Any field adjustments to protection devices (piles or sections) or substitutions of plant materials shall be approved prior to the issuance of the building permit for commercial projects.

The protection device must be installed in accordance with the approved plan and specifications. Call the inspection section @ 770-538-2234 to arrange a meeting.

The density requirements shown on the Tree Preservation and/or Replacement (TRP) must be verified prior to the issuance of the Certificate of Occupancy or Substantial Completion. Call the Development Department at 770-538-2234 for an on-site inspection. A performance bond (letter-of-credit) or escrow account will be accepted if plant materials must be installed on a later date.

The protection devices are to be installed as shown on the plan or otherwise completely surrounding the critical root zone of all trees to be preserved.

The installation of all tree protection devices will be verified prior to the issuance of the Certificate of Occupancy or Substantial Completion. Call the Development Department at 770-538-2234 for an on-site inspection. A performance bond (letter-of-credit) or escrow account will be accepted if plant materials must be installed on a later date.

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GENERAL NOTES

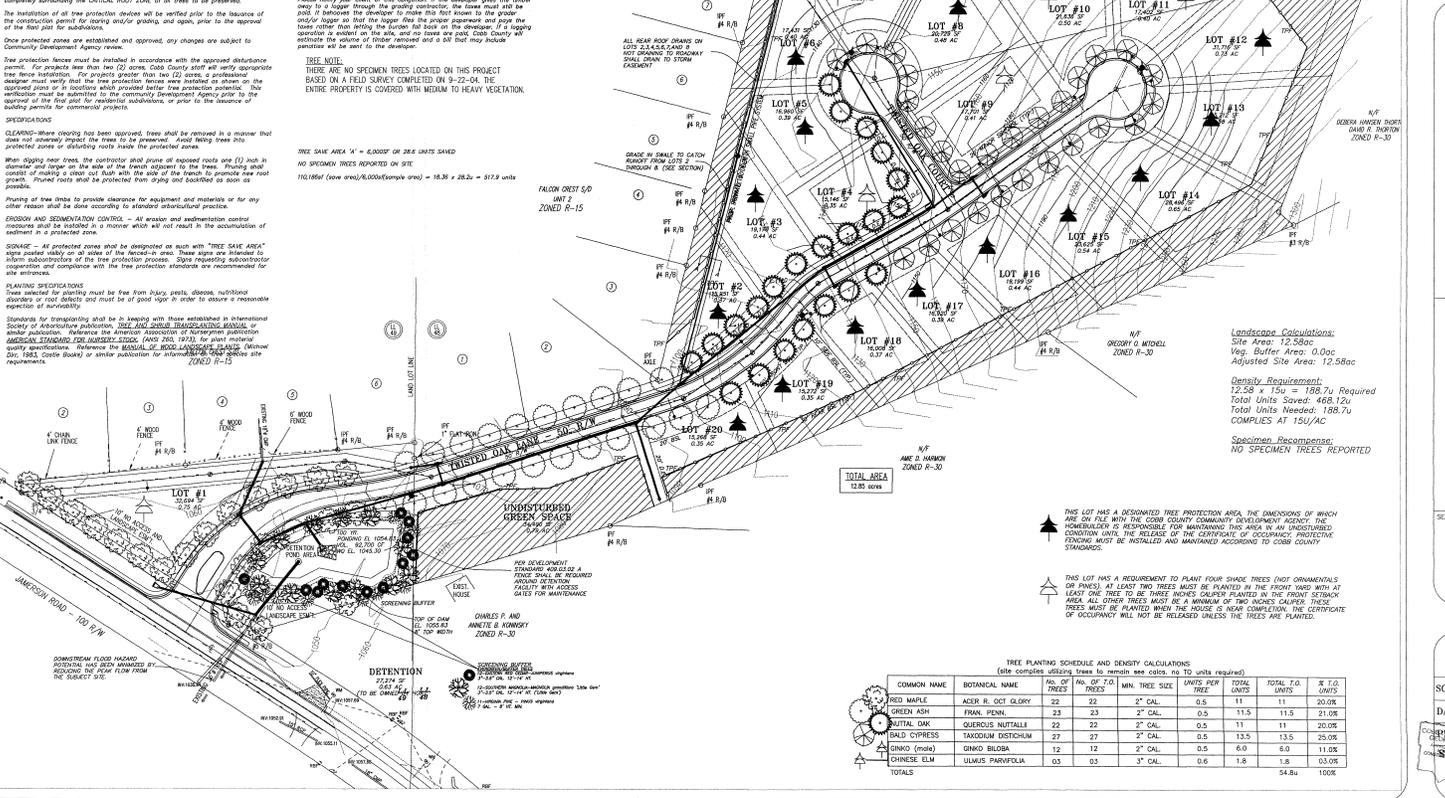
PROPOSED SITE: 12027 JAMERSON ROAD, ATLANTA, GA 30342
 CLIENT: JAMERSON ROAD DEVELOPMENT, LLC
 TOTAL AREA: 12.81 ACRES
 TOTAL LOTS: 20
 OVERALL DENSITY: 1.56 UNITS PER ACRE
 MINIMUM HOUSE SIZE: 1,500 SQ FT
 AVERAGE LOT SIZE: 18,409 SQ FT
 MINIMUM LOT SIZE: 15,000 SQ FT

EXISTING UTILITIES:
 THERE ARE NO SPECIMEN TREES LOCATED ON THIS PROJECT BASED ON A FIELD SURVEY COMPLETED ON 8-22-04. THE ENTIRE PROPERTY IS COVERED WITH MEDIUM TO HEAVY VEGETATION.

EXISTING UTILITIES:
 THERE ARE NO SPECIMEN TREES LOCATED ON THIS PROJECT BASED ON A FIELD SURVEY COMPLETED ON 8-22-04. THE ENTIRE PROPERTY IS COVERED WITH MEDIUM TO HEAVY VEGETATION.

EXISTING UTILITIES:
 THERE ARE NO SPECIMEN TREES LOCATED ON THIS PROJECT BASED ON A FIELD SURVEY COMPLETED ON 8-22-04. THE ENTIRE PROPERTY IS COVERED WITH MEDIUM TO HEAVY VEGETATION.

Lot 12 Tree
 1-4" TREES
 5-8" TREES
 9-12" TREES
 13-16" TREES
 17-20" TREES
 21-24" TREES



Tanglewood Estates
 Jamerson Road
 Cobb County, Georgia

FRAWLEY ASSOC. LLC
 LANDSCAPE ARCHITECTS
 PHOENIX, AZ 85001



Landscape Plan
 SCALE: - NTS
 DATE: 8/29/05
 PROJECT: 05-05-001
 SHEET: L-1

TREE PLANTING SCHEDULE AND DENSITY CALCULATIONS
 (Note: Consider utilizing trees to remain on site, no to units required)

COMMON NAME	BOTANICAL NAME	NO. OF TREES	NO. OF 2" MIN. TREE SIZE	MIN. TREE SIZE	UNITS PER TREE	TOTAL UNITS	TOTAL T.O. UNITS	% T.O. UNITS
RED MAPLE	ACER R. OCT. GLORY	22	22	2" CAL.	0.5	11	11	20.0%
GREEN ASH	FRAX. PENN.	23	23	2" CAL.	0.5	11.5	11.5	21.0%
WYOMING SPRUCE	QUERCUS NUTTALLI	22	22	2" CAL.	0.5	11	11	20.0%
ITALIAN OAK	QUERCUS NUTTALLI	22	22	2" CAL.	0.5	11	11	20.0%
DALE CYPRESS	TAXODIUM DISTICHUM	27	27	2" CAL.	0.5	13.5	13.5	25.0%
SHILO (MOSS)	GINKGO BILOBA	12	12	2" CAL.	0.5	6.0	6.0	11.0%
CHINESE ELM	ULMUS PARVIFOLIA	03	03	3" CAL.	0.6	1.8	1.8	3.0%
TOTALS						54.84	100%	

CONTINUED CASE:

Z-87 **PEARSON COMMUNITIES** (David Pearson, David and Debra H. Thornton, Anne and Harold R. Ingle, Jr. et al., owners) for Rezoning from **R-30** to **R-15** for the purpose of a Subdivision in Land Lots 48 and 49 of the 16th District. Located on the north side of Jamerson Road, east of Hawk Trail.

The public hearing was opened and Louis Smith, Chuck Clay, Glenn Groszmann, and Michael Gregg addressed the Board. Following presentations and extensive discussion, the following motion was made:

MOTION: Motion by Olens, second by Byrne, to **delete** the Rezoning request to the **R-20/OSC zoning district subject to:**

- **Development limited to 20 lots, site plan specific, with density of 1.59 units per acre**
- **Lots 21, 22, and 23 to be deed restricted in perpetuity as green space**
- **Designated tree save areas are to be deed restricted in perpetuity**
- **The grading limited to the footprint as agreed to by applicant**
- **private storm drainage system to be installed for the collection of all water runoff in the development**
- **Applicant and Cobb DOT to work together to make the deceleration lane closest to Mr. Kuniansky's property as short as safety permits, and request that Mr. Kuniansky and/or his attorney are invited to discussions regarding same**
- **The letter of agreeable stipulations from David Pearson, President of Pearson Communities, dated September 15, 2000, not in conflict with the provisions herein (copy attached and made a part of these minutes)**
- **Stormwater Management comments and recommendations**
- **Water and Sewer comments and recommendations**