Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035) **BOC Hearing Date Requested:** July 15, 2014

RECEIVED JUN 10 2014 COBB CO. COMM. DEV. AGENCY ZONING DIVISION

08-39

Applicant: Patrick Malloy Communities **Phone #:** (770) 319-5258
(applicant's name printed)

Address: 2355 Log Cabin Drive, Smyrna, Georgia 30080 **E-Mail:** john.gaskin@pmcommunities.com

Sams, Larkin, Huff & Balli, LLP
Garvis L. Sam, Jr. **Address:** 376 Powder Springs Street, Suite 100, Marietta, Georgia 30064
(representative's name, printed)

(representative's signature) **Phone #:** (770) 422-7016 **E-Mail:** gsam@slhb-law.com

Signed, sealed and delivered in presence of:

Erica B. Redd **My commission expires:**
Notary Public

ERICA B. REDD My Commission NOTARY PUBLIC EXPIRES 8-15-2017 PAULDING COUNTY, GEORGIA

Titleholder(s): Patrick Malloy-Ballantry Homes, Inc. & The Pacific Group, Inc. **Phone #:**
(property owner's name printed)

Address: 2355 Log Cabin Drive, Smyrna, Georgia 30080 **E-Mail:** john.gaskin@pmcommunities.com

Please see attached
(Property owner's signature)

Signed, sealed and delivered in presence of:

My commission expires:
Notary Public

Commission District: 2 **Zoning Case:** Z-167 (2005)

Date of Zoning Decision: November 21, 2006 (Settlement of Litigation) **Original Date of Hearing:** October 18, 2005

Location: The easterly side of Lost Mountain Road south of Dallas Highway (S.R. 120)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 84, 137, 138, 139 & 159 **District(s):** 19

State specifically the need or reason(s) for Other Business: to amend the site plan approved as a settlement of litigation (item #1 - November 21, 2006)

(List or attach additional information if needed)

RECEIVED
JUN 10 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035) **BOC Hearing Date Requested:** July 15, 2014

Applicant: Patrick Malloy Communities **Phone #:** (770) 319-5258
(applicant's name printed)

Address: 2355 Log Cabin Drive, Smyrna, Georgia 30080 **E-Mail:** john.gaskin@pmcommunities.com

Sams, Larkin, Huff & Balli, LLP
Garvis L. Sam, Jr. **Address:** 376 Powder Springs Street, Suite 100, Marietta, Georgia 30064
(representative's name, printed)

Phone #: (770) 422-7016 **E-Mail:** gsams@slhb-law.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires:
Notary Public

Titleholder(s): Patrick Malloy-Ballantry Homes, Inc. & The Pacific Group, Inc. **Phone #:**
(property owner's name printed)

Address: 2355 Log Cabin Drive, Smyrna, Georgia 30080 **E-Mail:** john.gaskin@pmcommunities.com

(Property owner's signature)

Signed, sealed and delivered in presence of:

Catherine Van Meter
My commission expires:
Notary Public

CATHERINE VAN METER
NOTARY PUBLIC
DOUGLAS COUNTY, GA
EXP. JUL. 22, 2015

Commission District: 2 **Zoning Case:** Z-167 (2005)

Date of Zoning Decision: November 21, 2006 (Settlement of Litigation) **Original Date of Hearing:** October 18, 2005

Location: The easterly side of Lost Mountain Road south of Dallas Highway (S.R. 120)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 84, 137, 138, 139 & 159 **District(s):** 19

State specifically the need or reason(s) for Other Business: to amend the site plan approved as a settlement of litigation (item #1 - November 21, 2006)

(List or attach additional information if needed)

RECEIVED
JUN 10 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

OTHER BUSINESS:

ITEM #1

To consider a Settlement of Litigation proposal regarding Z-167 (COUSINS REAL ESTATE CORPORATION) of October 18, 2005 for Rezoning from CS with stipulations to CS with stipulations for the purpose of a Subdivision in Land Lots 84, 137, 138, 139 and 159 of the 19th District. Located on the east side of Lost Mountain Road, south of Dallas Highway.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding the proposal for settlement of litigation. The public hearing was opened and Mr. John Moore addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Kesting, to **approve** the following relative to the settlement proposal regarding Z-167 (COUSINS REAL ESTATE CORPORATION) of October 18, 2005 for CS with stipulations zoned property in Land Lots 84, 137, 138, 139 and 159 of the 19th District, on the east side of Lost Mountain Road, south of Dallas Highway:

- to **authorize** settlement of litigation regarding Cobb Superior Court, Civil Action File No. 06-1-2254-33
- to **approve** development to the Conservation Subdivision (CS) zoning category **subject to:**
  - **site plan submitted dated October 9, 2006 (copy attached and made a part of these minutes)**
  - **letter of agreeable stipulations from Mr. John Moore, dated October 18, 2006, *with the following change/addition* (copy attached and made a part of these minutes)**
    - **Item No. 39 – Change end of paragraph to read: "*...next lower event*"**
    - **Item No. 27 – Add to end of paragraph: *"Language will be placed in the covenants prohibiting any homeowner of lots 99, 100, 104 or 105 from filling or altering the constructed swale or berm."***

OTHER BUSINESS ITEM #1 (Continued):

- **Owner/Developer to provide signed acknowledgement to Cobb County that any flooding or water damage caused by the Owner/Developer occurring during development shall be rectified by the Developer/Contractor or responsible party as listed on the land disturbance permit for this property (or any portions of phases of this property as may be permitted)**
- **all previous departmental comments and recommendations pertaining to petition Z-167 of 2005, *not otherwise in conflict***
- **prior to issuance of any Land Disturbance Permits – representatives of the Owner/Developer, County Stormwater Division, and Broadlands Subdivision are to meet with the District Commissioner to discuss the proposed stormwater mitigation for the eastern boundary of the property**

VOTE: **ADOPTED** unanimously

ITEM #2

To consider amending stipulation for the Montessori School regarding SLUP-17 (KORINNE AKRIDGE) of September 20, 2005 for property located in Land Lot 57 of the 19th District. Located on the east side of Casteel Road, south of Somerset Drive (455 Casteel Road).

The Board, by general consensus, determined this to be a minor request. Mr. Mark Danneman, Zoning Division Manager, provided information regarding request to amend stipulation. Following presentation and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Olens, to **approve** amendment of stipulation for the Montessori School regarding SLUP-17 (KORINNE AKRIDGE) of September 20, 2005 for property located in Land Lot 57 of the 19th District, on the east side of Casteel Road, south of Somerset Drive (455 Casteel Road) **as follows:**

- stipulation amended to allow 7th and 8th grade students
- no increase to the maximum of 120 students
- all other previously approved conditions/stipulations to remain in full force and effect

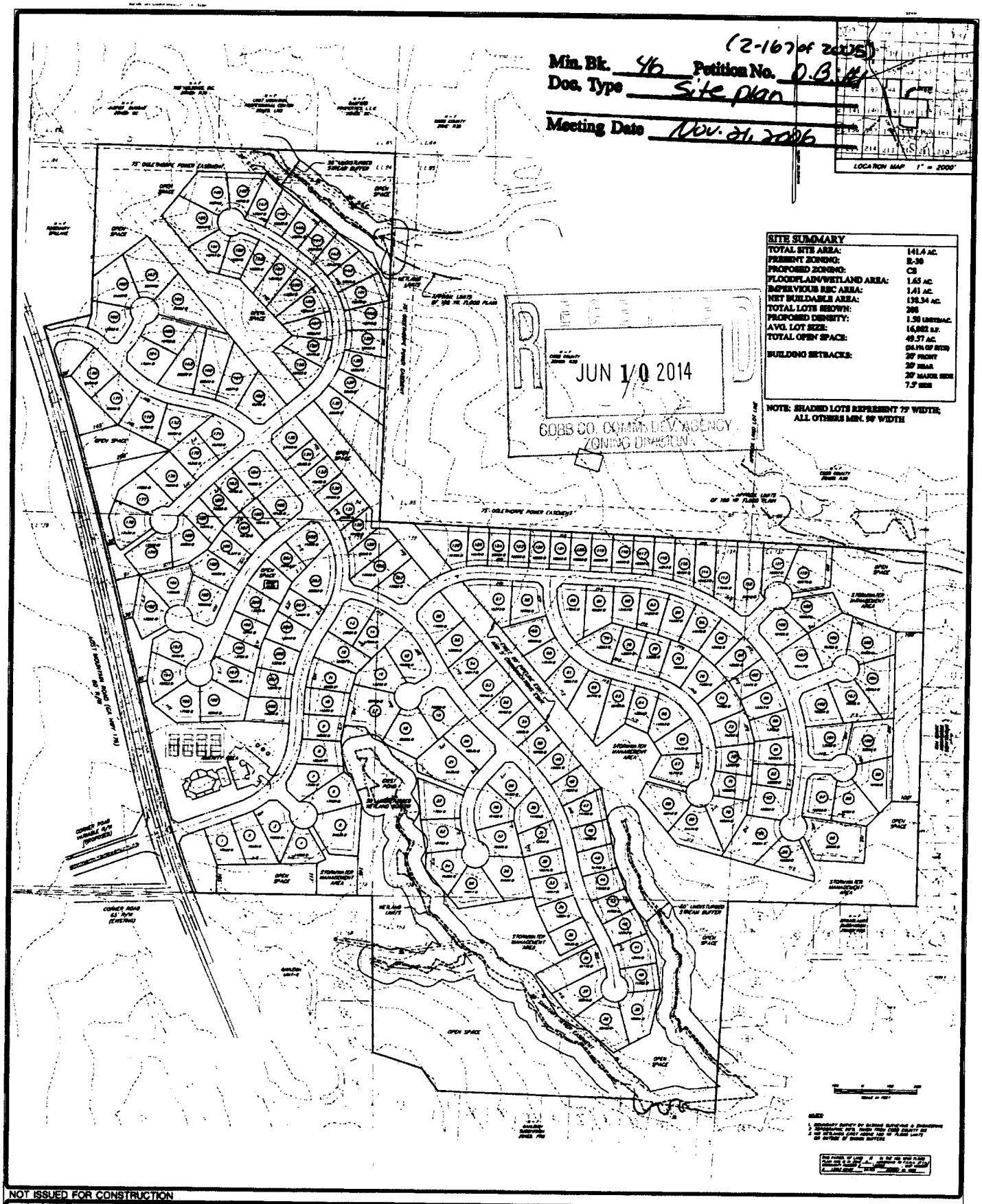
VOTE: **ADOPTED** unanimously

(2-167 of 2005)

Min. Bk. 46 Petition No. O.B. #1

Doc. Type Site plan

Meeting Date Nov. 21, 2006



NOT ISSUED FOR CONSTRUCTION

THE KYLE PROPERTY

LAND LOTS 84, 137, 138, 139 & 159, 19th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

Gaskins

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

WWW.MIJS.COM

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK†
ALEXANDER T. GALLOWAY III†
J. KEVIN MOORE
RODNEY R. McCOLLOCH
SUSAN S. STUART
DANIEL A. LANDIS***

BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART†
JEFFREY A. DAXE
MELISSA W. GILBERT
JOYCE W. HARPER
AMY K. WEBER
COURTNEY H. MOORE
KIM A. ROPER
TARA C. RIDDLE
KELLI L. WOLK
TANYA L. CROSSE*
ROBERT W. BROWN II
VICTOR P. VALMUS
JEFFERY L. DICKERSON
T. SHANE MAYES

192 ANDERSON STREET
MARIETTA, GEORGIA 30060

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

BILLING ADDRESS
P.O. BOX 3305 • MARIETTA, GEORGIA 30061

TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK, SUITE 463
408 N. CEDAR BLUFF ROAD • KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

ANGELA H. SMITH
OPHELIA W. CHAN
DARRELL L. SUTTON
KASI R. WHITAKER
NICHOLAS J. PETERSON*
JAMES D. WALKER III
CHRISTOPHER D. GUNNELS*
CHRISTOPHER L. MOORE
JENNIFER S. WHITE*
RYAN G. PRESCOTT
RICARDO J. DeMEDEIROS
BRETT A. MILLER
KAREN S. KURTZ
CHRISTOPHER C. MINGLEDORFF
MORGAN E. FOSTER
KATHERINE G. CRONE

RYAN E. JARRARD*
ANN A. HAMMENECKER*
JAMES D. BUSCH*
ESTHER VAYMAN
COLE B. STINSON† **
SUZANNE E. HENRICKSON

OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN NM
*** ALSO ADMITTED IN NC
* ADMITTED ONLY IN TN

October 18, 2006

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Hand Delivered

RECEIVED
OCT 18
4:28PM
COBB CO.

RE: Application for Rezoning
Application No.: Z-167 (2005)
Applicant: Cousins Real Estate Corporation
Property Owners: Kyle Properties, Ltd., A Georgia Limited Partnership; Kyle Ventures, A Georgia General Partnership; et al.
Property: 141.4 acres located on the easterly side of Lost Mountain Road, south of Dallas Highway (State Route 120); Land Lots 84, 137, 138, 139, and 159, 19th District, 2nd Section, Cobb County, Georgia

RECEIVED
JUN 10 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
(Z-167 of 2005)
Min. Bk. 46 Petition No. OB #1
Doc. Type Letter of Agreeable Stipulations
Meeting Date Nov. 21, 2006

AND

John Vernon Kyle, Jr. and Synovus Trust Company, N.A., as Co-Trustees of the Trust for John Vernon Kyle, Jr. Dated December 28, 1950, as amended; Cousins Real Estate Corporation; et al., v. Cobb County, Georgia; et al.
Civil Action, File Number: 06-1-2254-33
Superior Court of Cobb County

OB#1
Petition No. Z-167 of 2005
Meeting Date Nov. 21, 2006
Continued

Dear Mark:

As you know, the undersigned and this firm represent Cousins Real Estate Corporation, the Applicant (hereinafter referred to as "Applicant), and Kyle Properties, Ltd.; Kyle Ventures; and various Kyle family members, the Property Owners, (hereinafter collectively referred to as "Owners"), in their pending zoning appeal as to property totaling 141.4 located on the easterly side of Lost Mountain Road, south of Dallas Highway (State Route 120), Land Lots 84, 137, 138, 139, and 159, 19th District, 2nd Section, (hereinafter "Subject Property"), which was the subject of the above-referenced Application for Rezoning, same being Application No. Z-167 (2005). The appeal arose as a result of the imposition of certain conditions and restrictions imposed by the Board of Commissioners upon the Applicant and Owners and the proposed development to the Conservation Subdivision ("CS") zoning category

The settlement, as proposed in this letter, the stipulations contained herein, and the accompanying revised Zoning Plat result from a court-ordered mediation conference and efforts by all parties to resolve the issues presented without the necessity of further litigation.

Applicant and Owner agree to the following stipulations and conditions, subject to approval of the Zoning Plat submitted herewith, which, if approved, as submitted, shall be in complete settlement of the pending zoning appeal and shall be binding upon the Subject Property. This settlement letter of agreeable stipulations and conditions shall supersede and replace in full any and all other letters of agreeable stipulations and conditions submitted in connection with the Application for Rezoning and the zoning appeal not specifically enumerated herein; and specifically replaces in full that certain letter of agreeable stipulations and conditions dated February 1, 2006, and attached to the official minutes of the Board of Commissioners Zoning Hearing held on February 21, 2006. The referenced stipulations are as follows:

OB#1
Petition No. Z-167 of 2005
Meeting Date Nov. 21, 2006
Continued

(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 on the Subject Property.

(2) Rezoning of the Subject Property shall be from the existing zoning category of R-30 to the proposed zoning category of Conservation Subdivision ("CS"), site plan specific to that certain revised Zoning Plat prepared by Gaskins Surveying and Engineering Company dated October 9, 2006, submitted contemporaneously herewith.

(3) Applicant submits the revised Zoning Plat hereinabove set forth, same being prepared by Gaskins Surveying and Engineering Company dated October 9, 2006.

(4) The Subject Property consists of approximately 141.4 acres of total site area and shall contain a maximum of two hundred eight (208) single-family residential lots, for a total gross density of 1.47 units per acre.

(5) The Subject Property contains 1.65 acres of flood plain and wetlands, and 1.41 acres of impervious surface within the amenity area. This totals 3.07 acres, and when subtracted from the gross acreage of 141.4 acres results in 138.3 net acres. The net density is therefore 1.5 units per acre.

(6) A total of approximately 49.57 acres of the Subject Property is proposed for dedicated common area/open space (35.1 percent of the total site area).

(7) The common/open space area shall be used for passive recreational purposes, including walking/nature trails, picnicking, and like purposes.

OB #1
Petition No. Z-167 of 2005
Meeting Date Nov. 21, 2006
Continued

(8) The amenity area for the proposed residential community shall include, but not be limited to, pool, tennis courts, and clubhouse.

(9) The common/open space and amenity area shall be deeded to the mandatory homeowners association to be formed as a part of the proposed residential community and deed restricted for the purposes herein set forth.

(10) Applicant agrees to a minimum of a one hundred (100) foot natural and enhanced buffer along the easterly and southerly boundaries of the Subject Property, as such boundaries are adjacent to existing residentially zoned properties, as more particularly shown and reflected on the referenced, revised Zoning Plat.

(11) The buffer area described above shall be subject to approval by the Cobb County Arborist for visual screening from adjacent residential areas. Additional plantings within the buffers shall be made where necessary to provide visual screening and as approved by the Cobb County Arborist as part of the overall landscape plan for the proposed residential community.

(12) There shall be a landscape buffer a minimum of thirty (30) feet in width measured from the existing right-of-way and located along the Subject Property's frontage with Lost Mountain Road. The buffer shall contain landscaping and country board fencing in white or dark stain. The fencing may contain brick/stone columns.

(13) The buffers described above shall be protected through restrictions provided in the proposed covenants for the residential community; as well as, delineated on the final plat approved by Cobb County as part of the plan review and platting process.

(14) Residences to be constructed within the proposed residential community shall have a minimum of 2,200 square feet, ranging upwards to 4,000 square feet and greater, and shall be traditional or European in styling and architecture.

(15) Additionally, the exteriors of residences within the proposed community shall be brick, stone, stacked stone, stucco-type, masonry siding, cedar shake-type shingles, or combinations thereof.

(16) The average lot size is approximately 16,002 square feet with a minimum lot size of 10,000 square feet ranging upwards to 30,000 square feet, and lot widths a minimum of seventy-five (75) feet ranging upward to ninety (90) feet. Certain perimeter lots, as shown and reflected on the referenced Zoning Plat, shall be a minimum of 16,000 square feet.

(17) There shall be a minimum of fifteen (15) feet between houses.

(18) Entrances to the proposed residential community shall be as more particularly shown and reflected on the referenced Zoning Plat. The entrance areas shall be professionally designed, landscaped, and maintained. The most southerly entrance shall align with the realignment of Corner Road, and shall be full access. The northerly entrance shall be right-in/right-out/left-out access only. At such time as Lost Mountain Road is widened to four lanes, the northerly entrance access will be reduced to right-in/right-out only.

(19) Entrance signage shall be ground-based, monument style and shall be composed of materials compatible and complementary to the proposed residences. All entrance areas will be professionally designed, landscaped, and maintained.

OB#1
Petition No. Z-167 of 2005
Meeting Date Nov. 21, 2006
Continued

(20) Street lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of the residences constructed therein.

(21) Applicant agrees to the creation of a mandatory homeowners association consistent with up-scale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common area/open space and buffer areas contained within the proposed community.

(22) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed community and for the protection of open space and buffer areas.

(23) Cousins Real Estate Corporation, as the Applicant, will be involved in the development of the proposed community.

(24) Applicant agrees to work with Dr. Phil Secrist to clean-up the area around, to install a new roof, and to stabilize the existing structure denominated as the "Servants' Quarters." Further, Applicant agrees to install a historical marker relating to the history of the site.

(25) All utilities servicing the residences within the proposed community shall be underground.

(26) Applicant agrees to construct internal sidewalks within the proposed residential community. Said sidewalks shall comply in all respects with Cobb County standards and ordinances and shall connect to

OB#1
Petition No. Z-167 of 2005
Meeting Date Nov. 21, 2006
Continued

the pedestrian trails located throughout the community.

(27) All lots and homes located along the most easterly boundary of the Subject Property immediately adjacent to Broadlands Subdivision shall be graded so that the fronts of the lots and the homes up to the front roof peak will all drain to the street. Applicant agrees to install a swale or a berm on the rear of proposed lots 99, 100, 104, and 105 to divert water flow from the rear of these lots into the stormwater management area located southerly of said lots. This installation shall occur prior to any grading for residences to be constructed on said lots.

(28) There shall be no detention facilities located any closer to an exterior boundary than fifty (50) feet from such boundary.

(29) The detention areas shall be fenced and landscaped to the exterior for purposes of visual screening. Said landscaping shall be approved by the Cobb County Arborist as part of the plan review process and incorporated into the overall landscape plan for the residential community.

(30) Prior to land disturbance, Applicant agrees to install orange tree protective fencing to the inside of all natural and enhanced buffers.

(31) Applicant agrees to perform pre- and post-development studies of any immediate downstream lakes prior to commencing development of the Subject Property.

(32) Minor modifications to the referenced Zoning Plat, including, but not limited to, lot layout and stormwater control measures, may be approved by the District Commissioner, as needed or necessary.

(33) Applicant agrees to a fifty (50) foot stream buffer on either side of the centerline of any streams traversing the Subject Property as more particularly shown and reflected on the Zoning Plat referenced herein.

(34) Applicant agrees to work with the Cobb County Parks and Recreation Department to provide convenient pedestrian and bicycle access to Lost Mountain Park from the proposed development.

(35) Applicant shall comply with the Cobb County Tree Ordinance; and in that regard, Applicant shall use reasonable best efforts to minimize grading so as to avoid mass grading of the Subject Property. In this regard, Applicant agrees to only grade for street rights-of-way, utility easements, and building pads and yards for homes; excepting that, rear yard grading shall be limited to the edge of the building setback or buffer, whichever is less distance from the rear of the home.

(36) There shall be a no access easement for all residential lots adjacent to Lost Mountain Road.

(37) All detention, setback, and buffer areas may be penetrated for purposes of detention, utilities, and stormwater management.

(38) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property; however, Cobb County Stormwater Management shall have the authority and latitude to make further recommendations regarding modifications to the referenced Zoning Plat during the plan review process based on final engineering and hydrology, studies. Any such modifications to the referenced Zoning Plat may be approved by the District Commissioner as needed or necessary.

OB#1
Petition No. Z-1167 of 2005
Meeting Date Nov. 21, 2006
Continued

(39) Applicant agrees to elevate first-flush water quality-best management practice requirements to 1.5 inch rainfall, and each larger storm release will be restricted to the allowable storm discharge at the next lower level.

(40) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.

(41) Applicant agrees to comply with all Cobb County Department of Transportation requirements applicable to the Subject Property.

(42) Applicant agrees to the following system improvements to mitigate traffic concerns:

(a) Donation of right-of-way a maximum fifty-five (55) feet in width from the existing roadway centerline along the easterly side of Lost Mountain Road;

(b) Coordination with the Georgia Department of Transportation concerning the main entrance aligning with the relocation of Corner Road;

(c) Installation of a deceleration lane a maximum of one-hundred fifty (150) feet in length for ingress into the proposed community;

(d) Installation of sidewalk, only, along the property frontage on the easterly side of Lost Mountain Road, which shall be located two (2) feet off the right-of-way or the backside of the drainage ditch. The sidewalk may meander to preserve trees.

(e) Installation of left-turn storage lanes for left turn from Lost Mountain Road at the main (most southerly) entrance into the proposed community; and

(f) Provide funding of $50,000 for upgrades to the existing traffic signal at Corner Road which shall be paid prior to the issuance of the Land Disturbance Permit.

(43) The above stipulations shall bind the Subject Property and the Applicant, and any other future or potential developer of the Subject Property; however, in the event development has not commenced within twelve (12) months of the final rezoning, the zoning category shall revert to its existing R-30 zoning classification. If such reversion occurs, the within stipulations cease to be effective.

The proposal contained herein is submitted in settlement and compromise of the pending zoning appeal and shall not otherwise be used in any hearing, trial, arbitration, or mediation of said appeal. If the settlement, as proposed, is approved by the Board of Commissioners, Applicant and Owners agree to dismiss, with prejudice, the pending litigation case and to pay their own legal expenses and litigation costs.

We respectfully request the settlement proposal contained herein be submitted to the Board of Commissioners during the next available Executive Session and subsequently be placed upon the "Other Business" agenda before the Board of Commissioners during the Zoning Hearing scheduled immediately thereafter. In order to meet the required time frame for posting and advertising of the Subject Property, we would request your expeditious review and handling of this request.

We believe the requested zoning, specific to the revised Zoning Plat and the revised stipulations contained herein, is an appropriate use of the Subject Property while taking into consideration the changing conditions of the area and the properties and owners thereof surrounding the proposed development. The proposed residential community shall be of the highest quality, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

John H. Moore

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

Denise Rose, President
People Looking After Neighborhoods, Inc.
(With Copy of Enclosure)

David Welden
Protect Cobb
(With Copy of Enclosure)

OB #1

Petition No. Z-167 of 2005
Meeting Date Nov. 21, 2006
Continued

c: Don Keck
Oakleigh Homeowners Association:
(With Copy of Enclosure)

Tom Lindsey
Broadlands Homeowners Association:
(With Copy of Enclosure)

Denise Hindes, President
Echo Mill Homeowners Association
(With Copy of Enclosure)

Cousins Real Estate Corporation
(With Copy of Enclosure)

OB-39
PROPOSED

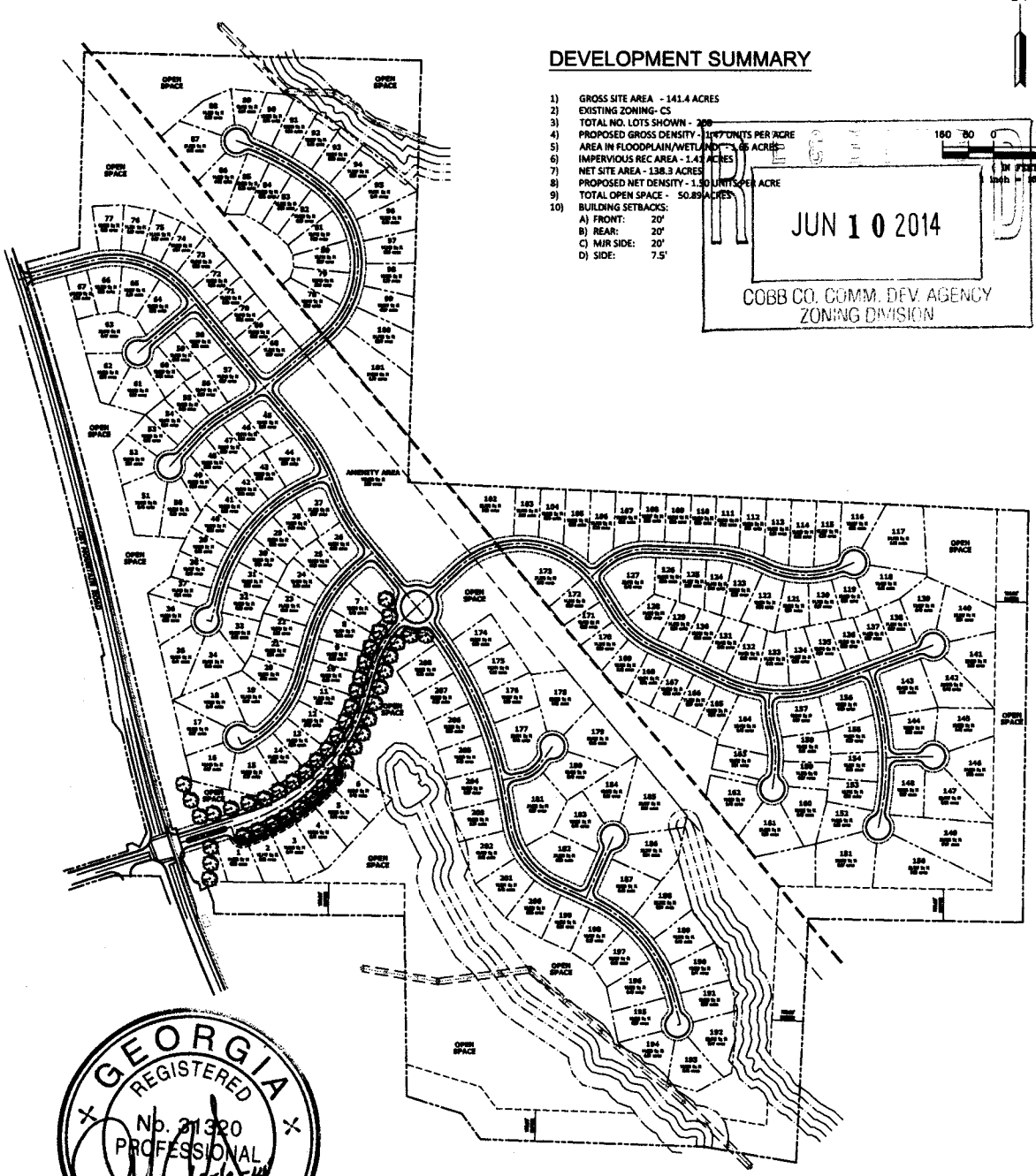
N

DEVELOPMENT SUMMARY

1) GROSS SITE AREA - 141.4 ACRES
2) EXISTING ZONING- CS
3) TOTAL NO. LOTS SHOWN - 208
4) PROPOSED GROSS DENSITY - 1.47 UNITS PER ACRE
5) AREA IN FLOODPLAIN/WETLAND - 1.65 ACRES
6) IMPERVIOUS REC AREA - 1.41 ACRES
7) NET SITE AREA - 138.3 ACRES
8) PROPOSED NET DENSITY - 1.50 UNITS PER ACRE
9) TOTAL OPEN SPACE - 50.89 ACRES
10) BUILDING SETBACKS:
A) FRONT: 20'
B) REAR: 20'
C) MJR SIDE: 20'
D) SIDE: 7.5'

160 80 0 160 320
(IN FEET)
1 inch = 160 ft.

JUN 10 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



GEORGIA REGISTERED No. 21320 PROFESSIONAL ENGINEER RALPH A. DAVIA

KYLE TRACT

CONCEPT PLAN

COBB COUNTY, GEORGIA

GREYDEN
ENGINEERING • PLANNING
2601 Macy Drive
Roswell, GA 30076
PH: 770-573-4801 FAX: 678-302-6362