

**Royal Residential LLC  
PO Box 250698  
Atlanta, Georgia 30325  
404 993-2191**

March 27, 2017

John Pederson  
Cobb County Zoning  
Manager of Zoning  
via email john.pederson@cobbcounty.org  
and  
Mike Terry  
Cobb County Zoning]  
Chair of Zoning  
via email mike.terry.smyrna@gmail.com

Letter of and Stipulations for Vester Drive Z-97

1. The undersigned, does hereby request a rezoning from R-20 to RA-5, site plan specific to the revised plan dated 3/24/2017, for the property located at 1189 Vester Drive and 2931 Roswell Road, for 6 lots on 2.022 acres. If the zoning approval is granted, this letter of agreed to stipulations will become part of the requested zoning. Since it is my intention to drain and fill the current pond area, I understand that approval from the Corp of Engineers is also required before this development can be built.
2. The density will not exceed 3.0 units per acre.
3. The access road will be private and installed to county standards. The entry will be located at least 50' from Roswell Road.
5. All homes will be 3 sided architecture, consisting of a combination of brick, stone, shakes, or Hardi Plank and are anticipated to sell for \$700,000 and up, and be approximately 3,000 s.f. to 3,600 s.f. No vinyl siding will be utilized. The homes will be in substantial conformity to the photos/renderings submitted previously, and will have 2 car garages which will be utilized for vehicle parking only. Any deviations from the photos/renderings will be submitted to the District Commissioner for prior approval.
6. If exterior street lighting is utilized, it will be environmentally friendly and the light will not extend outside the boundary of this new subdivision.
7. There will be a mandatory HOA and a declaration of covenants. The HOA will be responsible for all maintenance of the entrance, monument sign, common landscaping, detention facility, and accompanying fencing.
8. During development, the applicant will comply with all county standards including Storm Water Management, DOT, Fire Marshall, and Water and Sewer.
9. The detention facility will be above ground and located as depicted on the site plan. It will be screened with evergreen plantings as approved by the county arborist and will be fenced with

a vinyl coated chain link fencing of a height of 4'. If a concrete header is utilized, it will be faced with brick, stone or a stamped stone pattern.

10. A 10' wide landscaped buffer will be located behind each home, as required, and a landscape plan will be submitted to the county arborist for approval. Trees to be planted in the buffer area will be evergreen, planted on 10' centers and will be an installed height of at least 8'.

11. During development, no delivery or construction vehicles will be parked on Vester Drive or Roswell Road. Construction will be M-F 7:00 a.m. to 5:00 p.m., Sat. 9:00 a.m. to 5:00 p.m. and no work on Sunday without prior approval from the District Commissioner.

12. Sidewalks will be installed on the interior of the development to county standards as shown on the plan prior to receiving a certificate of occupancy to each house, and a fee in lieu of sidewalks will be paid for the Roswell Road boundary, per DOT standards.

13. If a mail kiosk is required, it will be added to the detention area. Location and parking for same will be submitted to the District Commissioner for approval.

14. Existing structures found on the property will be boarded up within 90 days after BOC approval and demolished within 120 days after BOC approval.

15. All utilities will be underground., and all setbacks and buffer areas may be penetrated for the purpose of utility placement and storm water management.

16. The District Commissioner may approve any minor modifications except for those that increase the density, reduce the size of an approved buffer, relocate any structure closer to a lot line, increase the height of any structure over that which is approved, change the access point, or would be in conflict with any Cobb County zoning code or ordinance.

17. Set backs will be as shown on the plan and houses will be at least 20' apart. Lot sizes will be as follows - smallest at 7,000 s.f., largest at 13,600 s.f., with an average of over 9,200 s.f. each.

These stipulations appear to be as good or better than the approved Kaylyssa Subdivision, located across Vester Drive and I believe these quality built homes will fit into this community very well, and I will appreciate your support.

Signed.....& dated. March 27, 2017

ROYAL RESIDENTIAL LLC

ROBERT YOUNG



N/F  
ROBERT E. RAMALEY  
VESTAVIA ESTATES S/D  
PARCEL #16096200050

N/F  
DONGJUN & NI JIANGPING WU  
RUTLEDGE PLACE ON ROSWELL S/D  
PARCEL #16096200600

N/F  
ANTIOCH METHODIST CHURCH  
(CEMETERY)  
PARCEL #16096200090

N/F  
DAVID M. & CHERYL A. DRAWDY  
VESTAVIA ESTATES S/D  
PARCEL #16096200040

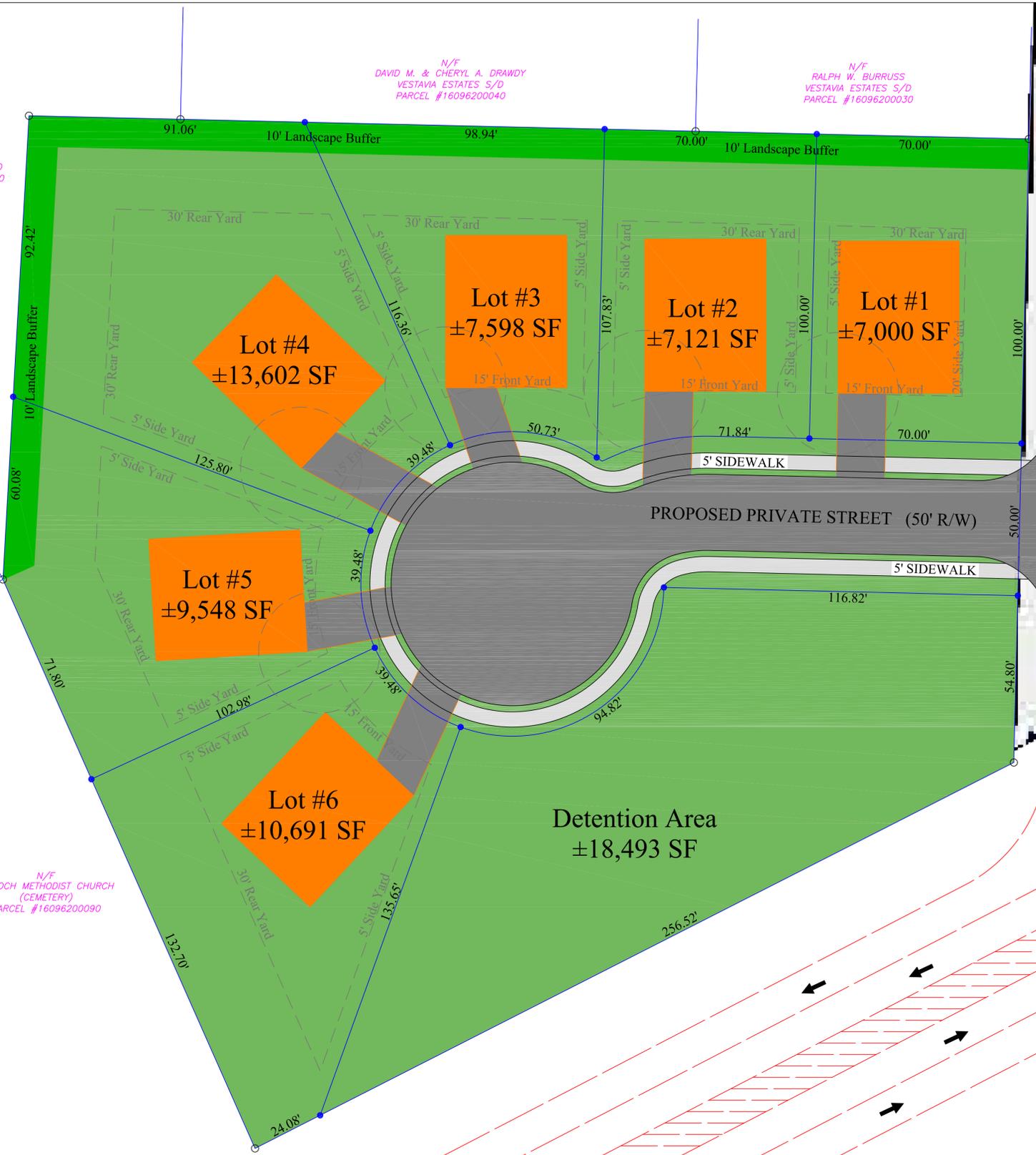
N/F  
RALPH W. BURRUSS  
VESTAVIA ESTATES S/D  
PARCEL #16096200030

N/F  
KAYLYSSA PARK S/D



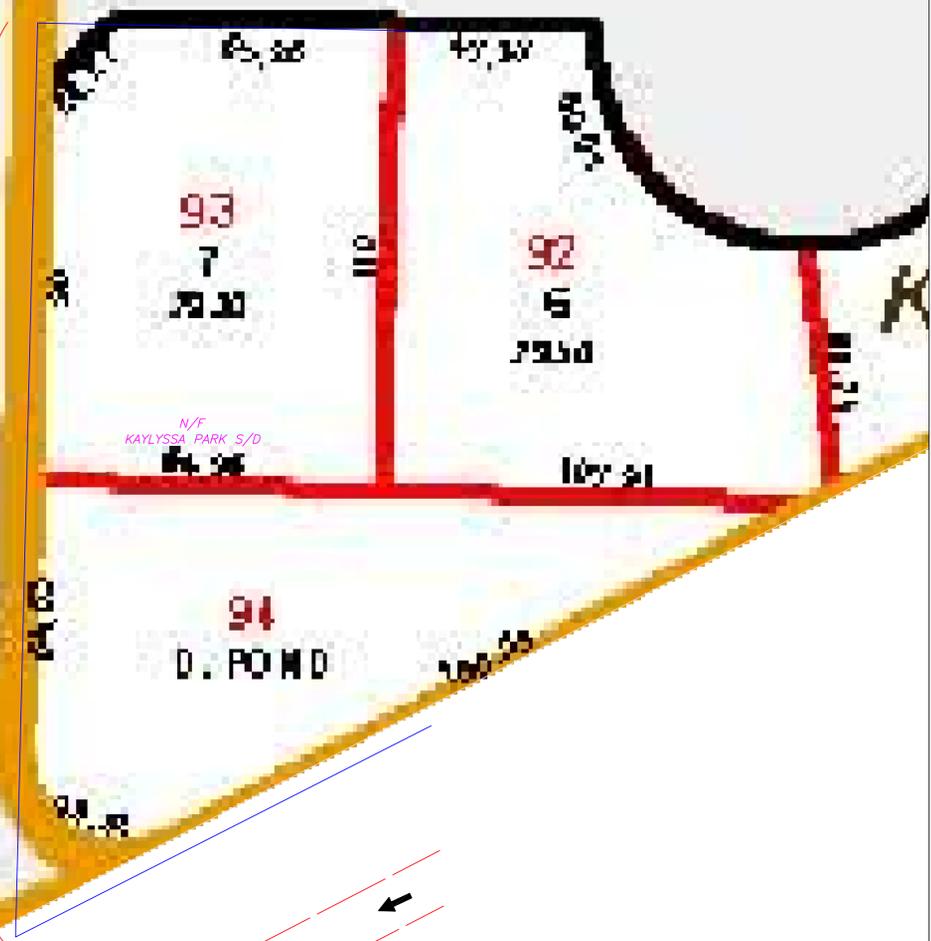
Know what's below.  
Call before you dig.

**CAUTION**  
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS 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.



**Wester Drive**  
(50' R/W)

**ROSWELL ROAD**  
(120' R/W)



**NOTES**  
1. Sidewalk will be installed on both sides of the interior portion of the proposed development only. Sidewalk will not be installed along Vester Drive or Roswell Road. As per Cobb County D.O.T., applicant is permitted to pay a fee for this portion of sidewalk in lieu of installation.  
2. Mail Box Kiosk for the proposed development has been waived as per the local U.S. Postmaster.

**GENERAL NOTES**  
1. Owner: Wilma J. Layton  
2. Total Site Area: ±88,099.28 sf. or ±2.022 Acres  
3. Location: #1189 Vester Drive; Marietta, Cobb County, Georgia 30062  
4. Tax Parcel ID#(s): 16096200110 & 16096200100  
5. Zoning: Single-Family Residential Detached Homes, RA-5; Minimum Lot Size, 7,000 SF. (Prop. Avg. 9,260 SF)  
6. Proposed Improvements: Develop & Construct Single-Family Residential Homes (6 units max.)  
7. Property Setbacks: (Required) Front - 20'; Rear - 40'; Side - 5 (20' between buildings)  
(Proposed) Front - 15'; Rear - 30'  
8. There are state waters located on this site.  
9. There are no wetlands located on this site.  
10. Potable Water service is provided by Cobb County Water Authority.  
11. Sanitary Sewer service is provided by Cobb County Water Authority.  
12. Electricity service provided by Georgia Power.  
13. Telephone service provided by AT&T.  
14. The funding source for this construction project is private.  
15. All work shall comply with Cobb County Development Regulations and codes and O.S.H.A Standards.  
16. Contractor shall obtain all permits prior to starting construction.  
17. Contractor is responsible for calling utility protection center and determining the location and existence of all utilities prior to any construction: 811  
18. The person ultimately responsible for the installation and maintenance of erosion and sediment control practices on this site and who is to be contacted in the event of a Stop Work Order is Robert Young, 404-993-2191.

THIS DRAWING IS THE PROPERTY OF THE KELLEE GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR PRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.

**THE KELLEE GROUP**  
120 Antoinette Avenue~McDonough, Georgia 30252  
770.560.9488 (p) ~ LeeKelley@TheKelleeGroup.biz (e)  
Real Estate Development Services

**APPLICANT/DEVELOPER/BUILDER**  
**Royal Residential, LLC.**  
Post Office Box #250698  
Atlanta, Georgia 30325  
Robert Young, 404-993-2191

**SITE PLAN FOR**  
**Single-Family Homes (RA-5)**  
**#1189 Vester Drive**  
Land/Lot 962 of the 16th District  
Marietta, Cobb County, Georgia



DATE  
March 22, 2017  
SCALE  
1" = 20'  
SHEET NUMBER  
**2**