

Z-30  
(1702)

CONTINUED

PETROLEUM DEVELOPMENT, LLC

AUSTELL & CALLAWAY  
C-STORE  
C-STORE  
JURISDICTION: COBB COUNTY  
LOCATION: 2700 AUSTELL ROAD SW  
MARIETTA, GA 30088

CHECKED BY:  
DRAWN BY:  
SITE PLAN  
JOB NO: 16-285  
DATE: 04/04/17  
SHEET 003 OF 17  
SHEETS

REVISIONS

SITE SUMMARY table with columns for item, quantity, and notes.

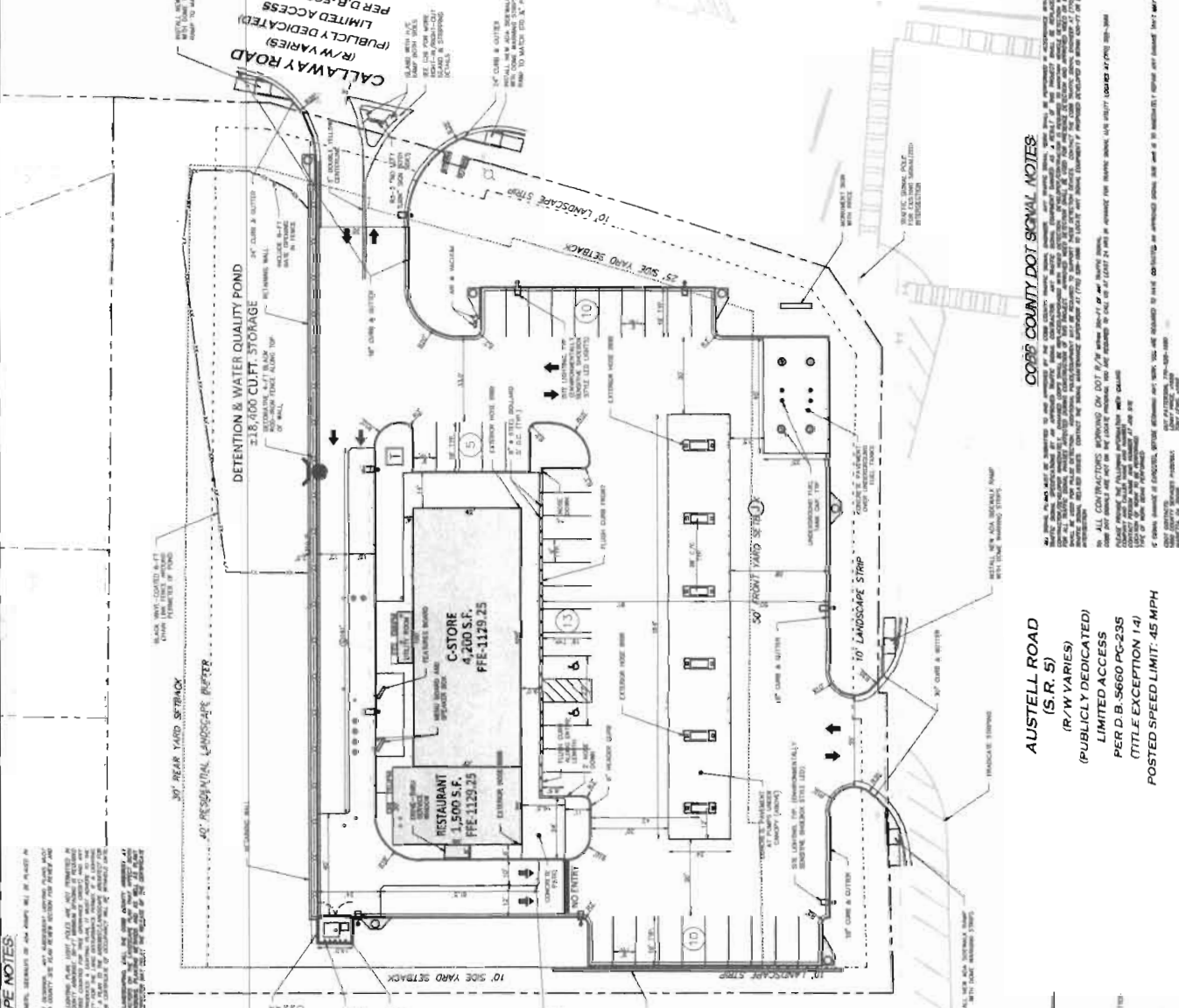
PARKING SUMMARY table with columns for item, quantity, and notes.

NOTE  
LIGHTING WILL BE MOUNTED TO EXTERIOR OF BUILDING AND UNDER CANOPY, AS WELL AS POLE MOUNTED LIGHTS TO BE PLACED ON SITE AS SHOWN

APR - 6 2017

APR - 6 2017

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



COBB COUNTY DOT SIGNAL NOTES  
ALL SIGNALS WILL BE INSTALLED TO THE DESIGNER'S SPECIFICATIONS...  
ALL CONTRACTORS WORKING ON DOT #1702 SHALL BE ADVISED...  
CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SIGNALS...  
IF SIGNALS ARE NOT INSTALLED AS SHOWN IN THESE NOTES...  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SIGNALS...

AUSTELL ROAD (S.R. 5)  
(R/W VARIES)  
(PUBLICLY DEDICATED)  
LIMITED ACCESS  
PER D.B. 5661 PC-235  
(TITLE EXCEPTION 1.4)  
POSTED SPEED LIMIT: 45 MPH

LEGEND  
SITE PROPERTY LINE  
ADJACENT PROPERTY LINE  
PUBLIC UTILITY LINE  
COURTNEY LINE  
PROPERTY LINE AND LIMITS  
PROPERTY CORNER  
PROPOSED DRIVEWAY  
PROPOSED SIDEWALK  
PROPOSED ACCESSIBLE DRINKING FOUNTAIN

NOTE  
CONTRACTOR IS RESPONSIBLE FOR ALL WALLS. CONTINUED IS NOT LIABLE FOR ANY WALL DESIGN

COBB COUNTY LANDSCAPE NOTES  
ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGNER'S SPECIFICATIONS...  
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Table with columns for DATE, REVISIONS, and other details.

DATE

REVISIONS

LOCATION: 2700 AUSTELL ROAD SW  
MARIETTA, GA 30088

JURISDICTION: COBB COUNTY  
C-STORE

CHECKED BY:  
DRAWN BY:

SITE PLAN  
JOB NO: 16-285  
DATE: 04/04/17  
SHEET 003 OF 17  
SHEETS

**APPLICANT:** Montecito Developments, LLC

**PHONE#:** (478) 731-7160 **EMAIL:** tom@ridgeburydevelopment.com

**REPRESENTATIVE:** Ron Crump

**PHONE#:** (678) 601-6046 **EMAIL:** RonC@TheContineoGroup.com

**TITLEHOLDER:** CML-GA TWO, LLC

**PROPERTY LOCATION:** Western intersection of Austell Road and Callaway Road  
(2700 Austell Road)

**ACCESS TO PROPERTY:** Austell Road and Callaway Road

**PHYSICAL CHARACTERISTICS TO SITE:** Vacant lot

**PETITION NO:** Z-30

**HEARING DATE (PC):** 06-06-17

**HEARING DATE (BOC):** 06-20-17

**PRESENT ZONING:** GC

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Convenience Store with Fuel Sales and Restaurant

**SIZE OF TRACT:** 2.185 acres

**DISTRICT:** 19

**LAND LOT(S):** 557,628

**PARCEL(S):** 70

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-15/El Dorado Subdivision
- SOUTH:** GC/Undeveloped lot; CRC/Vacant Lot
- EAST:** CF/Wooded lot; NRC/Convenience Store with fuel sales, emissions station
- WEST:** R-15/El Dorado Subdivision

*Adjacent Future Land Use:*

- Northeast: Low Density Residential (LDR) and Neighborhood Activity Center (NAC)
- Southeast: Neighborhood Activity Center (NAC)
- Southwest: Neighborhood Activity Center (NAC)
- Northwest: Medium Density Residential (MDR)

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

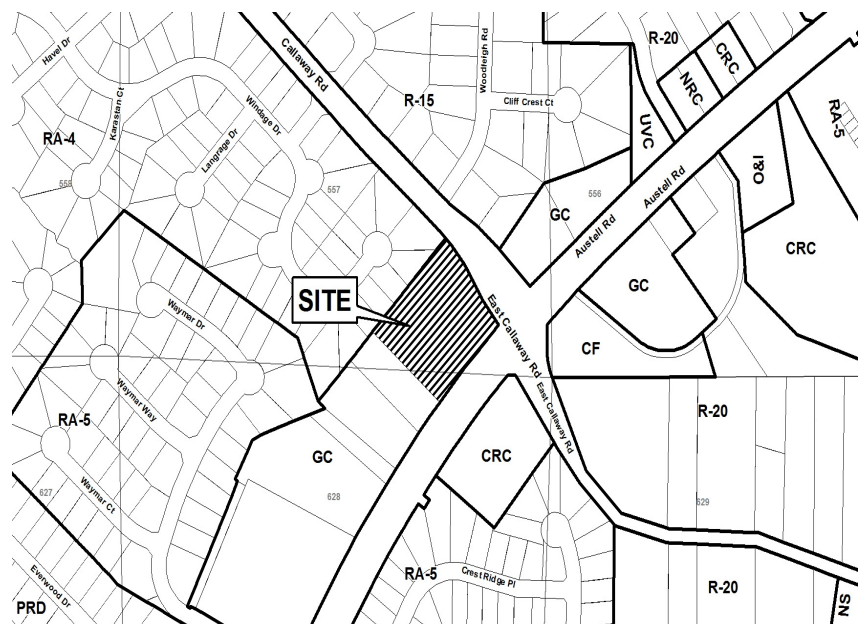
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

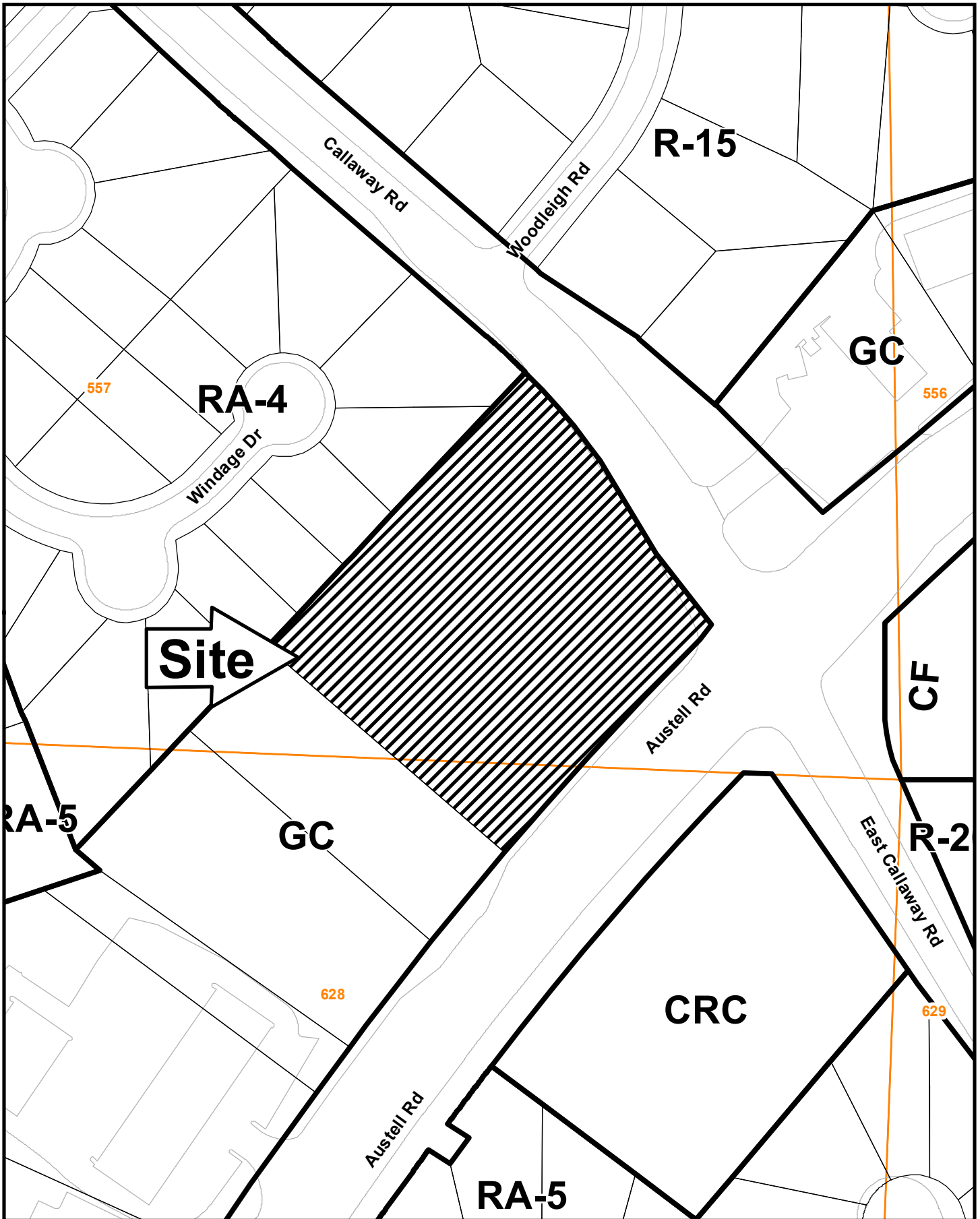
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

**STIPULATIONS:**



# Z-30-2017-GIS



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:** Montecito Developments, LLC

**PETITION NO.:** Z-30

**PRESENT ZONING:** GC

**PETITION FOR:** NRC

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** Neighborhood Activity Center (NAC)

**Proposed Number of Buildings:** 1      **Total Square Footage of Development:** 5,700

**F.A.R.:** 0.59      **Square Footage/Acre:** 2,602

**Parking Spaces Required:** 36      **Parking Spaces Provided:** 38

The applicant is requesting the Neighborhood Retail Commercial (NRC) zoning district for the purpose of developing a convenience store with fuel sales and a restaurant. The convenience store is shown on the site plan as being 4,200 square feet and the restaurant portion is shown as 1,500 square feet. The hours of operation for the convenience store will be 24 hours per day. The proposed architecture will be brick, stone, and glass mix as shown on the attached elevations. The property was formerly developed as a convenience store, but lost the grandfathered status under the GC zoning district in the NAC land use category.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

APPLICANT: Montecito Developments, LLC

PETITION NO.: Z-30

PRESENT ZONING: GC

PETITION FOR: NRC

\*\*\*\*\*

**SCHOOL COMMENTS:**

| <u>Name of School</u> | <u>Enrollment</u>           | <u>Capacity Status</u>      | <u>Number of Portable Classrooms</u> |
|-----------------------|-----------------------------|-----------------------------|--------------------------------------|
| <u>Elementary</u>     | <u>                    </u> | <u>                    </u> | <u>                    </u>          |
| <u>Middle</u>         | <u>                    </u> | <u>                    </u> | <u>                    </u>          |
| <u>High</u>           | <u>                    </u> | <u>                    </u> | <u>                    </u>          |

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

**Additional Comments:**

Approval of this petition will not have an impact on the enrollment at Cobb County schools.

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**SITE PLAN REVIEW SECTION COMMENTS:**

The 40-foot residential buffer must be fully vegetated per Cobb County regulations. The detention and water quality pond should be reconfigured so as to not encroach into this buffer.

**APPLICANT:** Montecito Developments

**PETITION NO.:** Z-30

\*\*\*\*\*

**FIRE COMMENTS:**

NO 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: Montecito Developments, LLC**

**PETITION NO.: Z-30**

**PRESENT ZONING: GC**

**PETITION FOR: NRC**

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from GC to NRC for the purpose of a convenience store with fuel sales and restaurant. The 2.185 acre site is located on the western intersection of Austell Road and Callaway Road (2700 Austell Road).

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary?  Yes  No  
If yes, has the city of \_\_\_\_\_ been notified?  Yes  No / N/A

Comprehensive Plan

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with GC zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

Northeast: Low Density Residential (LDR) and Neighborhood Activity Center (NAC)  
Southeast: Neighborhood Activity Center (NAC)  
Southwest: Neighborhood Activity Center (NAC)  
Northwest: Medium Density Residential (MDR)

Master Plan/Corridor Study

The property is located within the boundary of the Austell Road Corridor Study

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 Smyrna-Osborne 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.

**APPLICANT: Montecito Developments, LLC**

**PRESENT ZONING: GC**

**PETITION NO.: Z-30**

**PETITION FOR: NRC**

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**PLANNING COMMENTS:**

CONT.

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.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

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

Is this property within the Six Flags Special Service District?

Yes  No

Is the property within the:

Dobbins Airfield Safety Zone?

CZ (Clear Zone)

APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area



APPLICANT Montecito Developments, LLC

PETITION NO. Z-030

PRESENT ZONING GC

PETITION FOR NRC

\*\*\*\*\*

**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): 12" DI / NW side of Austell Road

Additional Comments:

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 (from previous development)

Estimated Waste Generation (in G.P.D.): A D F= 168 Peak= 420

Treatment Plant: South Cobb

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

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

Dry 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: existing private sewer/easement provides connection to Cobb County sewer

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: Montecito Developments, LLC**

**PETITION NO.: Z-30**

**PRESENT ZONING: GC**

**PETITION FOR: NRC**

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley 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 CONDITIONS

- 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 easements 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 receiving system.

**APPLICANT: Montecito Developments, LLC**

**PETITION NO.: Z-30**

**PRESENT ZONING: GC**

**PETITION FOR: NRC**

\*\*\*\*\*

**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.

ADDITIONAL COMMENTS

1. This project is currently in the Plan Review process (LDP #2017-00108). Subject to addressing plan review comments.

**APPLICANT:** Montecito Developments, LLC

**PETITION NO.:** Z-30

**PRESENT ZONING:** GC

**PETITION FOR:** NRC

\*\*\*\*\*

**TRANSPORTATION COMMENTS:**

| ROADWAY       | ROADWAY CLASSIFICATION | SPEED LIMIT | JURISDICTIONAL CONTROL | MIN. R.O.W. REQUIREMENTS |
|---------------|------------------------|-------------|------------------------|--------------------------|
| Austell Road  | Arterial               | 45 mph      | Georgia DOT            | 100'                     |
| Callaway Road | Major Collector        | 45 mph      | Cobb County            | 80'                      |

| ROADWAY       | LOCATION                 | AVERAGE DAILY TRIPS | LEVEL OF SERVICE |
|---------------|--------------------------|---------------------|------------------|
| Austell Road  | South of Hicks Road      | 30,600              | D                |
| Callaway Road | South of Al Bishop Drive | 6,110               | C                |

*Based on 2013 traffic counting data taken by Cobb County DOT for Austell Road.  
 Based on 2013 traffic counting data taken by Cobb County DOT for Callaway Road.  
 Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.  
 LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

**COMMENTS AND OBSERVATIONS**

Austell 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.

Callaway Road is classified as a major 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 to 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 west side of Callaway Road, a minimum of 40' from the roadway centerline.

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

Recommend GDOT permits for all work that encroaches upon State right-of-way.

## STAFF RECOMMENDATIONS

### **Z-30 MONTECITO DEVELOPMENTS, LLC**

- 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 include a convenience store, retail, light auto repair, commercial indoor recreation and single-family residential.
- 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 in the area have businesses geared toward automotive repair, retail and single-family residential uses. The property was previously developed with a convenience store with fuel sales.
- 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 as being within the Neighborhood Activity Center (NAC) land use category. The requested NRC zoning district is compatible with the NAC land use category and the proposed convenience store with fuel sales and restaurant uses are permitted under NRC.
- 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 property was previously developed for the proposed use under the GC zoning district. The previous building had been removed and the current GC zoning category cannot be developed under the property's current NAC land use designation. The applicant is proposing a similar use be developed on the property at this time.

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

1. Site plan received by the Zoning Division on April 6, 2017, with the District Commissioner approving minor modifications;
2. Site Plan Review Section comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations; and
6. 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.**



Application No. Z-30

June 2017

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_

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

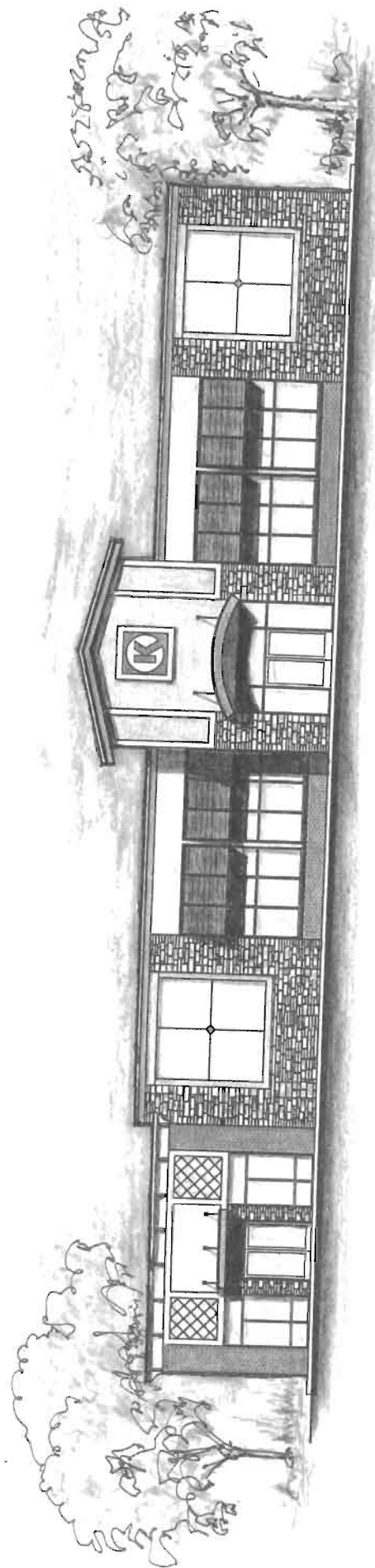
- a) Proposed use(s): Convenience food store with self-service fuel sales,  
and Restaurant including drive-in fast food service.
- b) Proposed building architecture: brick, stone, glass mix - see rendering
- c) Proposed hours/days of operation: 24 hrs/day
- d) List all requested variances: - none -

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

Site is currently zoned GC which allows for the proposed uses, however it is within the Neighborhood Activity  
Land Use, which does not allow for GC zoning. Therefore, by law, the property must be rezoned to NRC to comply  
with Cobb County Code, Section 134-227(b). NRC will allow for the uses proposed and allowed in GC.

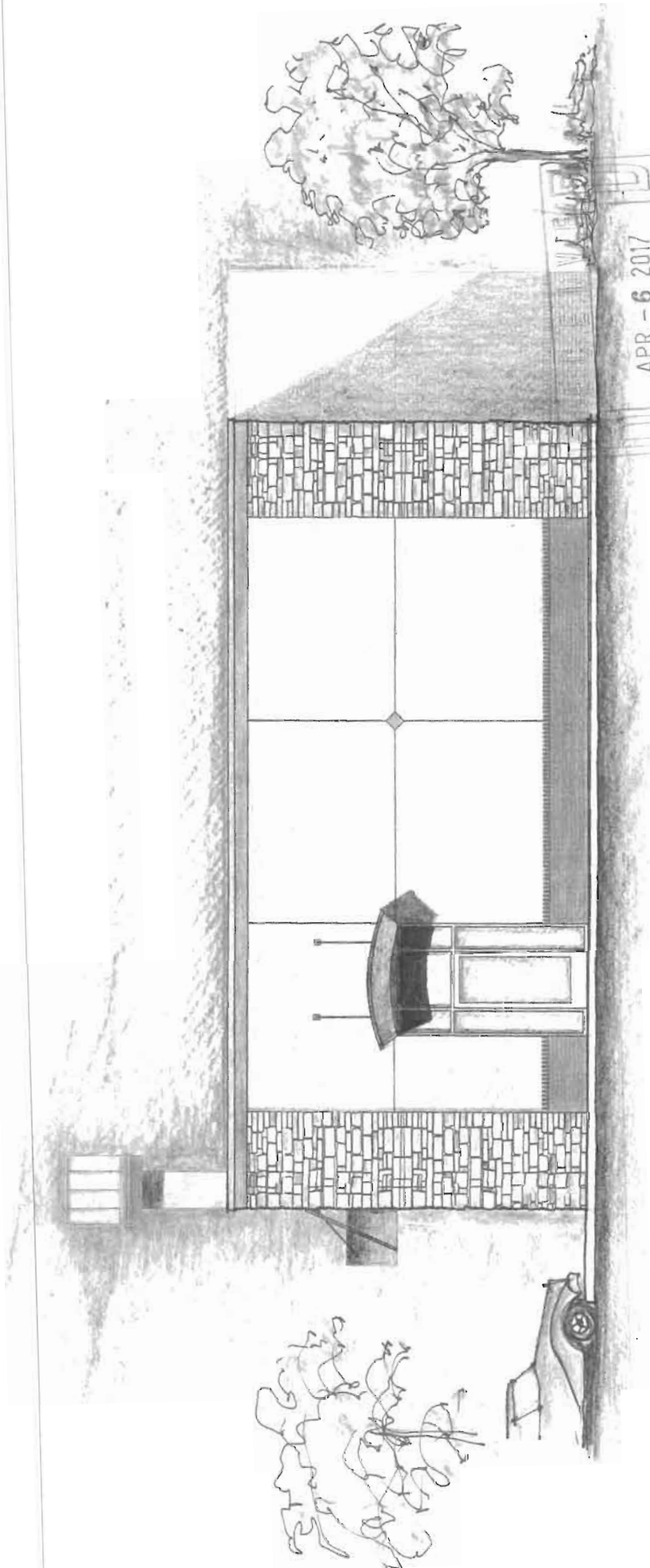
.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**  
**(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

- None -



1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

RECEIVED  
APR - 6 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



1 PROPOSED CALLAWAY STREET ELEVATION  
(001) SCALE NOT TO SCALE

APR - 6 2017

GOBB CO. COMM. DEV. AGENCY  
ZONING DIVISION





**REVISIONS**

| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
|     |      |          |
|     |      |          |
|     |      |          |
|     |      |          |

**PLANTING NOTES:**

1. ALL PLANTS TO BE PLANTED SHALL BE OF THE SPECIES AND VARIETY LISTED HEREON.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR Balled & Burlapped (B&B) AND MUST BE PLANTED AS DIRECTED.
3. ALL PLANTS MUST BE PLANTED AT THE SPECIFIED LOCATIONS AND SPACING UNLESS OTHERWISE NOTED.
4. ALL PLANTS MUST BE PLANTED AT THE SPECIFIED LOCATIONS AND SPACING UNLESS OTHERWISE NOTED.
5. ALL PLANTS MUST BE PLANTED AT THE SPECIFIED LOCATIONS AND SPACING UNLESS OTHERWISE NOTED.

**COBB COUNTY TREE DENSITY REQUIREMENTS**

COBB COUNTY TREE DENSITY REQUIREMENTS (PER 15.2-10.0)

1. TOTAL TREE DENSITY (ALL SPECIES) SHALL BE 4.0 TREES PER 1,000 SQUARE FEET OF IMPAVED AREA.

2. TREE DENSITY SHALL BE BASED ON THE GROSS AREA OF THE IMPAVED AREA, INCLUDING DRIVEWAYS AND SIDEWALKS.

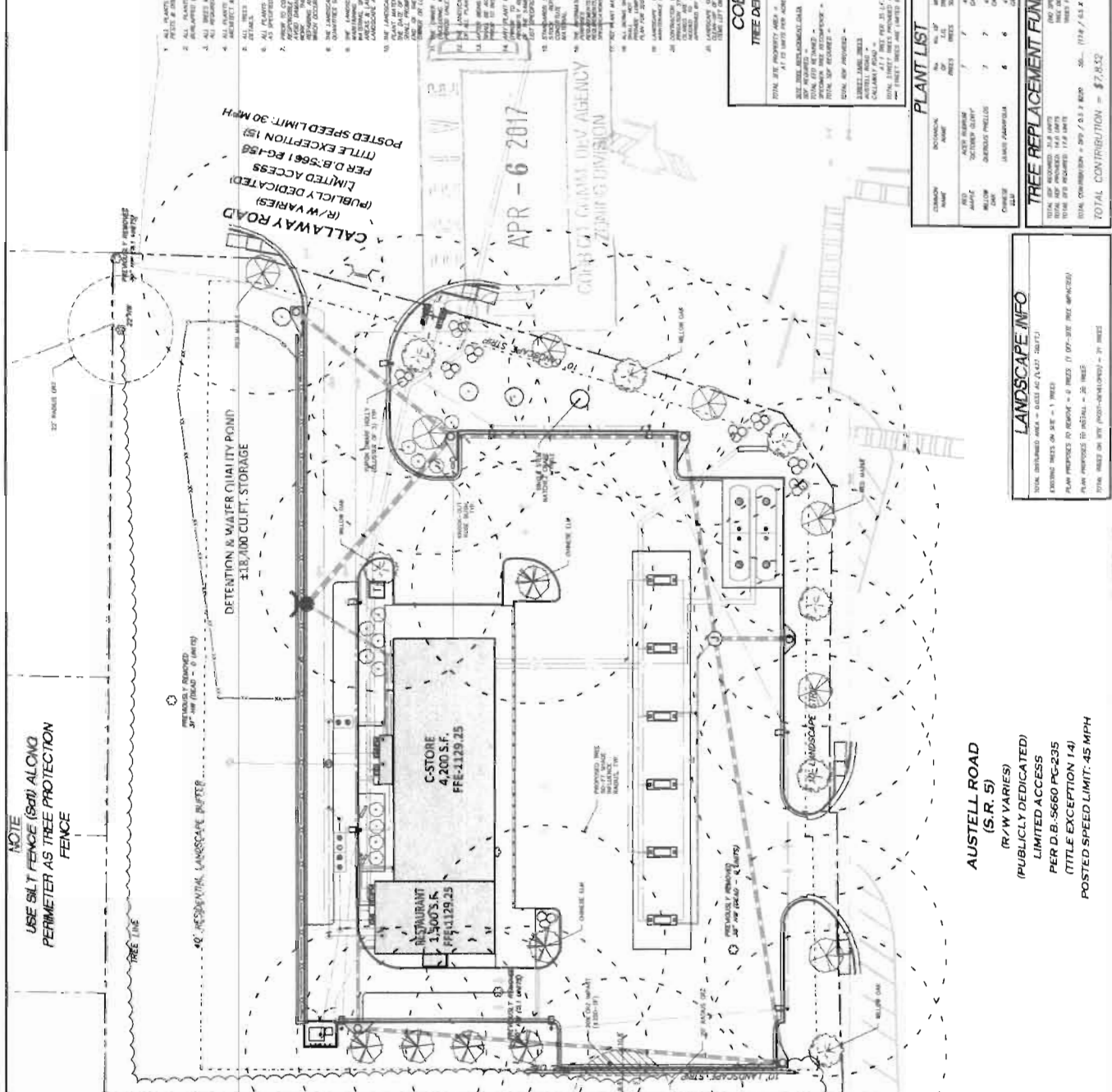
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4. TREE DENSITY SHALL BE BASED ON THE GROSS AREA OF THE IMPAVED AREA, INCLUDING DRIVEWAYS AND SIDEWALKS.

| COMMON NAME | SPECIES | NO. OF TREES | DBH @ 1.37M | DBH @ 4.57M | TOTAL DBH |
|-------------|---------|--------------|-------------|-------------|-----------|
|             |         |              |             |             |           |
|             |         |              |             |             |           |
|             |         |              |             |             |           |
|             |         |              |             |             |           |
|             |         |              |             |             |           |

**TREE REPLACEMENT FUND CONTRIBUTION**

TOTAL TREE REPLACEMENT FUND CONTRIBUTION = \$7,850.00



**COBB COUNTY LANDSCAPE NOTES:**

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5. ALL PLANTS MUST BE PLANTED AT THE SPECIFIED LOCATIONS AND SPACING UNLESS OTHERWISE NOTED.

**NOTE**

USE SILT FENCE (804) ALONG PERIMETER AS TREE PROTECTION FENCE

DETECTION & WATER QUALITY POINT #15,100 CU.F.T. STORAGE

**LANDSCAPE INFO**

TOTAL IMPAVED AREA = 13,000 SQ. FT.

EXISTING TREES ON SITE = 15 TREES

PLAN PROPOSED TO REMOVE = 0 TREES (1 60"-DBE TREE REMOVED)

TOTAL TREES ON SITE (POST-REMOVAL) = 15 TREES

**AUSTELL ROAD**  
(S.R. 5)  
(R/W VARIES)  
(PUBLICLY DEDICATED)  
LIMITED ACCESS  
PER D.B.-5660 PC-235  
(TITLE EXCEPTION 1.4)  
POSTED SPEED LIMIT: 45 MPH