

**Z-41
(2008)**

Zoning Plan
Olive Springs
 Land Use: 208 District: 176 Section: 2nd County: Cobb State: Georgia
CRT Realty & Development, Inc.



LANDSCAPE ARCHITECTURE
 LAND PLANNING
 HARDSHIP DESIGN
 875 GAVIN DRIVE
 LAWRENCEVILLE, GA 30046
 PHONE: 770-962-5807 FAX: 770-962-5351
 WWW: WWW.CRTREALETY.COM
 JOB #: 2008-013

EXISTING ZONING - RM-12, R-20 & C7
PROPOSED ZONING - RSL
TOTAL AREA - 10.77 Acres
Units - 250
PAR - 65

STANDARDS

- ITEM**
- EXTERIOR SETBACKS**
 - o Frontal Road - 30'
 - o Side Road - 25'
 - o Side Drive - 25'
 - o Back Drive - 25'
 - o Back Lot - 25'
 - o All other - 10'
- EXTERIOR LANDSCAPE STRIPS** - 10'
- ADJACENT PROPERTY LINE** - 10' (included from 40' adjoining RM-12)
- PARKING**
 - o All other property lines - 195 (75 per unit)
 - o Provided - 225 (48 per unit)
- MAXIMUM IMPERVIOUS**
 - o Asst. - 70%
 - o Actual - 60%
- UNDERGROUND UTILITIES** - Make good
- TOPOGRAPHIC INFORMATION SOURCE** - Cobb County Topo
- BOUNDARY INFORMATION SOURCE** - Information taken from "Compassionate" Mapping, Inc. dated 06/11/08

BLDG	# UNITS	PARKING SPACES	ACRES
BLDG A	56	126	10.72
BLDG B	126	182	10.72
BLDG C	38	44	4.4
TOTAL	200	252	10.72

RECEIVED

JUL - 2 2008

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



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APPLICANT: CRT Realty & Development, Inc.

770-396-2221

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: Linda D. Mayes, Cobb International Properties, LLC,

Jamie Sanders

PROPERTY LOCATION: Located at the southeast intersection of

Saine Drive and Roberta Drive and on the westerly side of Sandtown

Road between Austell Road and Saine Drive.

ACCESS TO PROPERTY: Sandtown Road and Roberta Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing houses and

commercial businesses

PETITION NO: Z-41

HEARING DATE (PC): 09-03-08

HEARING DATE (BOC): 09-16-08

PRESENT ZONING: CF, R-20, RM-12

PROPOSED ZONING: RSL

PROPOSED USE: Senior Living Facility

SIZE OF TRACT: 10.72 acres

DISTRICT: 17

LAND LOT(S): 208

PARCEL(S): 21, 22, 23, 24, 36, 38, 51

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: City of Marietta/ Autumn Breeze Nursing Home, Marietta Health and Rehabilitation Center

SOUTH: R-20, OI, GC/ single-family houses

EAST: R-20/ Olive Springs Baptist Church

WEST: CRC/ Good Samaritan Health Center; City of Marietta/ Legacy Walton Village

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

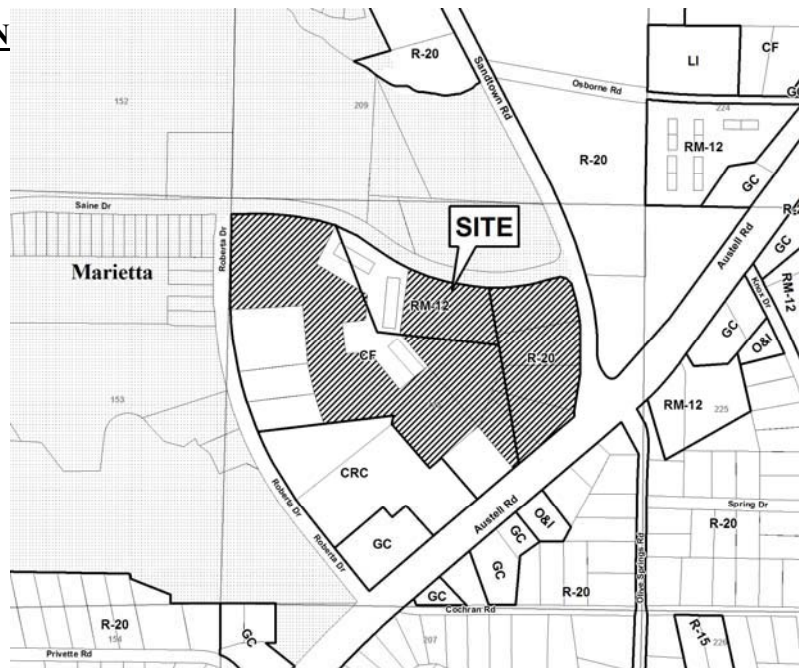
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

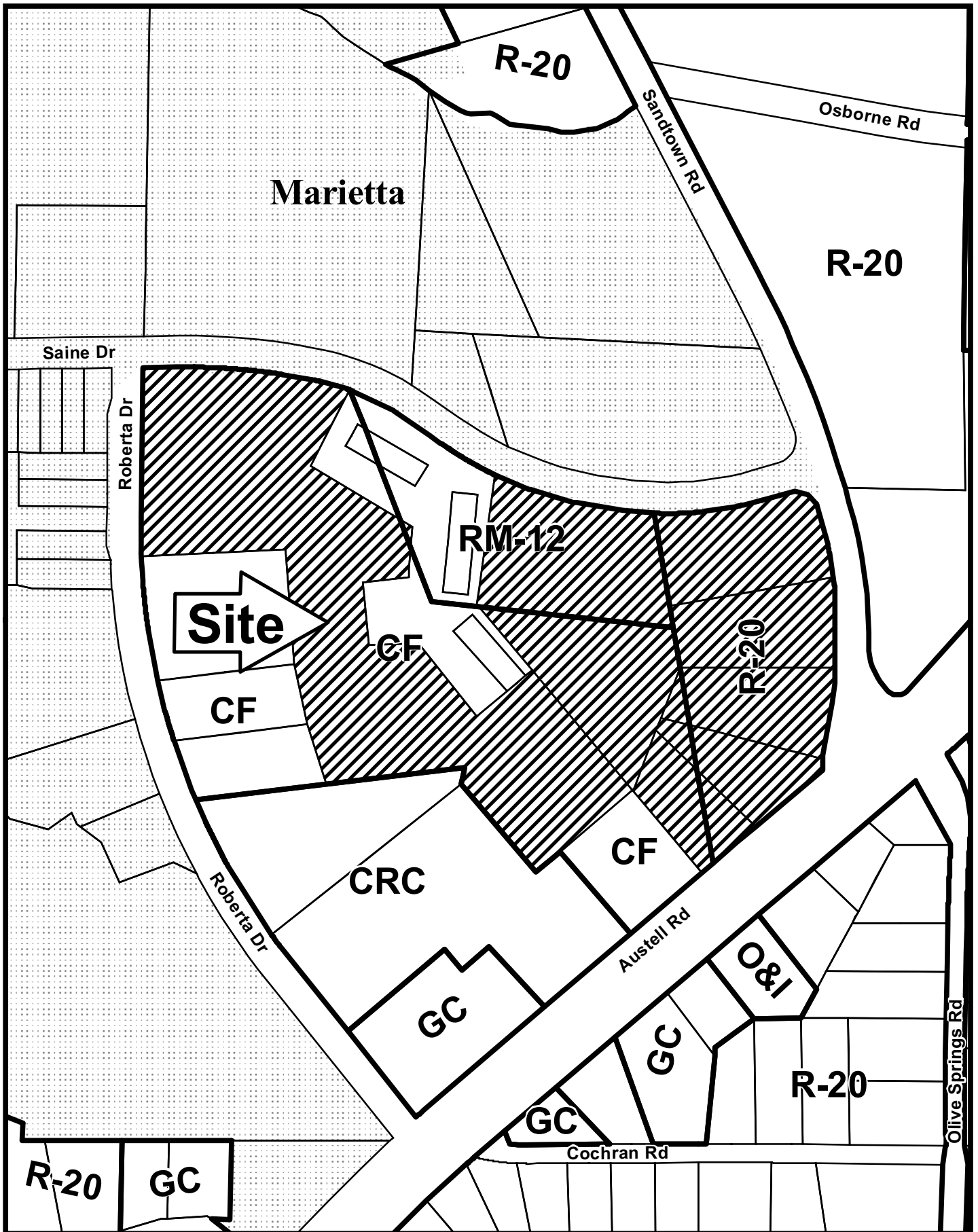
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

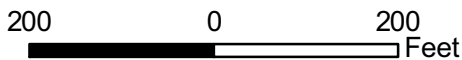
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



Z-41



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



 City Boundary
 Zoning Boundary

APPLICANT: CRT Realty & Development, Inc.

PETITION NO.: Z-41

PRESENT ZONING: CF, R-20, RM-12

PETITION FOR: RSL

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Community Activity Center

Proposed Number of Buildings: 3 **Total Square Footage of Development:** 210,100

F.A.R.: 0.45 **Square Footage/Acre:** 19,599

Parking Spaces Required: 195 **Parking Spaces Provided:** 233

The applicant is requesting the RSL zoning district to develop a senior living facility with a mixture of supportive and non-supportive dwelling units. There would be 260 one and two bedroom units ranging in size from 800 square-feet to 1,300 square-feet. The buildings along Austell Road would be three and four stories in height; the building along Roberta Drive would be two and three stories in height. All the buildings will contain traditional building architecture with brick and clapboard exteriors. The facility would contain a library, health center, and walking trails. The property will be gated to provide security. The applicant’s representative has submitted a letter of agreeable stipulations (see Exhibit “A”).

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.

Cemetery Preservation: No comment.

APPLICANT: CRT Realty & Development, Inc.

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PETITION FOR: RSL

FIRE COMMENTS:

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-d-sac without an island to have a 60 foot paved radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

All Fuel tanks must be submitted to Cobb County Fire Marshal’s Offices for approval.
Call 770-528-8328.

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal’s Office.

APPLICANT CRT Realty & Development, Inc

PETITION NO. Z-041

PRESENT ZONING CF, R-20, RM-12

PETITION FOR RSL

NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

WATER COMMENTS:

Available at Development? Yes No

Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s) 10" CI / E Side Sandtown Rd

Additional Comments: 8" DI / S side Saine Dr

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:

In Drainage Basin? Yes No

At Development? Yes No

Approximate Distance to Nearest Sewer: At site

Estimated Waste Generation (in G.P.D.): **A D F** 104,000 **Peak** 260,000

Treatment Plant: S Cobb

Plant Capacity Available? Yes No

Line Capacity Available? Yes No

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

Dry Sewers Required? Yes No

Off-site Easements Required? Yes* No

Flow Test Required? Yes No

Septic Tank Recommended by this Department? Yes No

Subject to Health Department Approval? 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 easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

Connection can be in Sandtown Rd for the E part of property, if fill elevation allows. Sewer on W part is at capacity; developer will be responsible for any necessary upgrade. Easements from developer will be necessary for adjacent properties connection

Notes FYI: Wastewater flow going W goes to City of Marietta. REVISION 8/14/08

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 off site easements, dedication of on and/or off site 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: CRT Realty & Development, Inc.

PETITION NO.: Z-41

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PETITION FOR: RSL

DRAINAGE 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 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 downstream **Saine Drive culvert and Marietta Health & Rehabilitation Center system.**

APPLICANT: CRT Realty & Development, Inc.

PETITION NO.: Z-41

PRESENT ZONING: CF, R-20, RM-12

PETITION FOR: RSL

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DRAINAGE 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. The proposed detention ponds are located adjacent to an existing multi-family residential development. Adequate landscaping will be required to provide visual screening of the ponds and any visible walls must be decoratively faced.
2. The proposed walking trail crosses the stream buffer in two locations. These crossings must be designed as low-impact, elevated cart-path type crossings to minimize stream buffer impacts.

APPLICANT: CRT Realty & Development, Inc.

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PETITION FOR: RSL

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
Austell Road	31400	Arterial	45 mph	GDOT	110'
Sandtown Road	12200	Major Collector	35 mph	Cobb County	80'
Roberta Drive	NA	Local	25 mph	Cobb County	50'
Saine Drive	NA	Local	35 mph	City of Marietta	50'

*Based on 2005 traffic counting data taken by GDOT. (Austell Road)
Based on 2006 traffic counting data taken by Cobb County DOT. (Sandtown Road)*

COMMENTS AND OBSERVATIONS

Austell Road is classified as an Arterial and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Sandtown 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.

Roberta Drive is classified as a Local and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Saine Drive is classified as a Local and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Access drive on Sandtown Road should be 250' from the signalized intersection and 80' from Saine Drive.

No access to Austell Road.

As necessitated by this development for egress from Sandtown Road, a deceleration lane and a left turn lane will be required at the proposed access drive.

The applicant will have to verify that minimum intersection sight distance is available along Sandtown Road and Roberta Drive.

Install sidewalk, curb and gutter along all road frontages.

Intergovernmental agreement will be needed for all work that encroaches upon the City of Marietta's right-of-way.

Locate access gates a minimum of 75' from edge of right-of-way.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of 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 Austell Road, a minimum of 55' from the roadway centerline, b) donation of right-of-way on the west side of Sandtown Road, a minimum of 40' from the roadway centerline, c) donation of right-of-way on the east side of Roberta Drive, a minimum of 25' from the roadway centerline and d) donation of right-of-way on the south side of Saine Drive, a minimum of 25' from the roadway centerline.

APPLICANT: CRT Realty & Development, Inc.

PETITION NO.: Z-41

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PETITION FOR: RSL

TRANSPORTATION COMMENTS cont

Recommend the full access driveway comply Cobb County standards.

Recommend a 10' no access easement along Austell Road.

Recommend a deceleration lane and a left turn lane along Sandtown Road.

Recommend applicant verify that minimum intersection sight distance is available along Sandtown Road and Roberta Drive. If it is not, the applicant will have to implement remedial measures, subject to approval by the Department to achieve the minimum requirement of 390' and 280', respectively.

Recommend installing sidewalk, curb and gutter along all road frontages.

Recommend an intergovernmental agreement for the work that encroaches upon the City at Marietta right-of-way.

Recommend the access gates at the main entrance along Sandtown Road be located a minimum of 75' from the edge of right-of-way.

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

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

STAFF RECOMMENDATIONS

Z-41 CRT REALTY & DEVELOPMENT, INC.

- 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. The area contains a mixture of land uses, including a variety of commercially zoned properties, a church, a retirement home, healthcare facilities, condominiums, apartments and single-family houses.
- 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. The applicant's proposal would fit the character of the area, and would provide a positive precedent for redevelopment in the area. Additionally, the applicant's proposal would remove a couple of unaesthetic commercial properties, and uncoordinated curb-cuts.
- 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 to be within a Community Activity Center. Additionally, the property is located within the boundaries of the *Austell Road Corridor Study* (2001), in which the main theme was the aesthetics along Austell Road. The applicant's proposal would meet the goals and objectives of the Study by removing distressed commercial properties, and replacing them with a new attractive development.
- 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 applicant's proposal is in accordance with the *Cobb County Comprehensive Plan* and the *Austell Road Corridor Study*. The applicant's proposal is located in an area that contains a mixture of land uses from single-family houses to intense commercial development. The applicant's proposal would improve the area be replacing unsightly commercial properties with new, attractive buildings. Lastly, the applicant's proposal would place an RSL facility in an area that has the goods and services which seniors utilize.

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

- Site plan received by the Zoning Division July 2, 2008, with the District Commissioner approving minor modifications;
- Letter from Mr. Garvis L. Sams Jr. dated August 4, 2008;
- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations;
- 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.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

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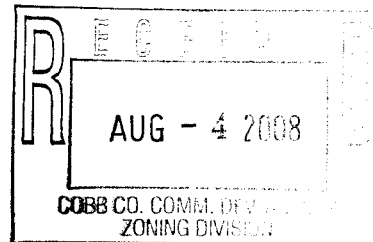
August 4, 2008

SAMSLARKINHUFF.COM

*ALSO LICENSED TO PRACTICE
IN ALABAMA

VIA E-MAIL and
HAND DELIVERY

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661



Re: Application of CRT Realty & Development, Inc., to Rezone a 10.72 Acre Tract from Future Commercial (CF), R-20 & RM-12 to Residential Senior Living (RSL) (No. Z-41)

Dear John:

You will recall that this firm represents the applicant, CRT Realty & Development, Inc. ("CRT") concerning the above-captioned Application for Rezoning. The application is scheduled to be heard and considered by the Cobb County Planning Commission on September 3, 2008 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on September 16, 2008.

With respect to the foregoing and consistent with discussions with Cobb County's professional staff, this letter will serve as my client's expression of agreement with the following stipulations which shall become conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter. The referenced stipulations/ conditions are as follows:

1. The stipulations and conditions set forth herein shall replace and supercede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned application for rezoning.

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A LIMITED LIABILITY PARTNERSHIP

VIA E-MAIL and
HAND DELIVERY

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 2
August 4, 2008

2. Rezoning of the subject property shall be in substantial conformity to that certain Zoning Site Plan prepared for CRT Realty & Development, Inc. by Sprinkle Design Conservancy which was filed contemporaneously with the Application for Rezoning.
3. The proposed RSL Supportive Residential Facility shall consist of a maximum number of 260 units located within the confines of a Community Activity Center (CAC) pursuant to Sec. 134-203.1 of the Cobb County Zoning Ordinance.
4. The architectural style and composition of the RSL facility shall be consistent with the photographs being submitted contemporaneously herewith and shall have brick exteriors and be three (3) stories in height with three/four splits.
5. The RSL facility shall include a centralized kitchen and dining facilities which are sufficient to serve all occupants. This stipulation shall not preclude kitchen facilities within the individual units.
6. The RSL facility shall include surface parking spaces to accommodate Cobb County Zoning Ordinance Parking Ratio Requirements and sufficient parking spaces to accommodate all of the occupants, guests and staff of the RSL facility.
7. The RSL facility is planned to include, but not necessarily be limited to, the following amenities:
 - a. Fitness center and spa, with options including stationary bikes, treadmills, step machines, etc.
 - b. Card and game room.
 - c. Multi-purpose atrium for dining, parties and special events.
 - d. Business center/Internet areas.
 - e. Conference rooms.
 - f. Kitchen for community functions.
 - g. Residence storage spaces.

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Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 3
August 4, 2008

8. The community shall be designed and marketed exclusively for seniors and the occupancy of units therein shall be restricted to persons who have attained the age of 55 years of age or older and shall, in all respects, comply with Federal Fair Housing Act requirements.
9. The applicant agrees to a deed covenant running with the property in perpetuity containing specific recitals that neither the RSL facility nor any of its individual units therein shall be utilized as multi-family apartments. Such deed covenant shall run to the benefit of Cobb County, Georgia.
10. No unit within the community shall be leased for no less than a lease term of one (1) year in duration.
11. Compliance with the following recommendations from the Cobb County Department of Transportation:
 - a. The voluntary donation and conveyance of right-of-way on Roberta Drive and Saine Drive so that the County can achieve 25' from the centerline of both roads.
 - b. The voluntary donation and conveyance of right-of-way on Sandtown Road so that the County can achieve 30' from the centerline of same.
 - c. The installation of sidewalk, curb and gutter on all road frontages.
 - d. The installation of a left turn lane at the point of ingress/egress (gated entrance) on Sandtown Road.
 - e. Utilizing the frontage available, the installation of a deceleration lane with a taper at the point of ingress/egress (gated entrance) on Sandtown Road.
 - f. Ensure that the gate is set back at least 75' from the edge of the right-of-way on Sandtown Road.

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Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 4
August 4, 2008

- g. Verification of 390' of sight distance on Sandtown Road or the implementation of remedial measures in which to mitigate same. With respect to the point of ingress/egress on Roberta Drive, ensuring that sight distance of 280' or the implementation of remedial measures in which to mitigate same.
 - h. Right-in/right-out turning movements only on Roberta Drive.
 - i. Coordination with DOT project improvement plans for Austell Road.
 - j. The installation of a 10' no access easement along the Austell Road frontage.
 - k. Compliance with the recommendations and conclusions contained in that certain Traffic Study prepared by Kimley-Horn and Associates.
12. Landscaping for the proposed development shall be in substantial conformity to the landscape plan which shall be submitted during the Plan Review process and will include the following:
- a. Landscaped areas, buffers and courtyards shall be well kept with trees, foliage and other vegetation which shall be regularly maintained.
 - b. Grass planted within landscaped areas or otherwise shall be sod.
 - c. All landscaping shall be irrigated (subject to County drought restrictions) and perpetually maintained by the applicant or its successors. Likewise, any plantings which become diseased or distressed within three (3) years of planting shall be replaced with like vegetation.
 - d. Dumpsters shall be incorporated into the landscape plan and shall be screened on at least three (3) sides consistent with the architectural theme and composition of the overall development or placed on pads in locations with screening by berms or landscaping. All dumpsters shall have rubber lids and bumpers to minimize noise or, in lieu of dumpsters, the applicant may utilize at grade trash compaction facilities which also must be screened. Refuse pick up shall be limited to the hours of 7:00 a.m. until 9:00 p.m.

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Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 5
August 4, 2008

- e. HVAC and mechanical systems shall be incorporated into the landscape plan and shall be substantially shielded from view.
 - f. Detention areas, to the extent they are located above ground, shall be substantially screened from view and landscaped accordingly.
 - g. The area between those sections of the subject property reserved for required parking, as well as public rights-of-way, shall be included in the final landscape plan and shall be landscaped in an aesthetically pleasing manner.
 - h. An agreement that there shall be no outside storage such as that term is used and defined in the Cobb County Zoning Ordinance.
13. Compliance with all Cobb County Stormwater Management requirements and recommendations with respect to stormwater, detention, hydrology and down stream considerations.¹
14. All exterior lighting, which shall be located within the interior of the subject property and away from residential areas, shall consist of environmentally sensitive shoe-box type lighting in order to prevent outward illumination.
- Security lighting on the buildings shall be wall-packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut-off shields to prevent illumination from penetrating outside the boundaries of the subject property.
15. Signage for the proposed senior community ("Olive Springs Garden") shall consist of ground-based, monument style signage which shall be consistent with the architectural theme throughout. There shall be no flashing sign components and no exterior illumination of any signs by remote floodlighting.
16. Compliance with the recommendations of the Cobb County Water System with respect to the availability and acquisition of water and sewer to service the subject property.

¹ Although maximum impervious surfaces are allowed to equal 70% of the subject property, actual impervious surface is equivalent to 40%. Additionally, within a Community Activity Center (CAC), FAR is allowed at .75; however, FAR for the proposed RSL facility is less at .65.

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VIA E-MAIL and
HAND DELIVERY

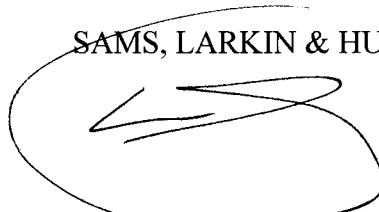
Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 6
August 4, 2008

17. Compliance with recommendations from the Cobb County Fire Department as set forth in the Zoning Analysis.
18. The District Commissioner shall have the latitude to make minor modifications to these stipulations and the site plan as the zoning proposal proceeds through the Plan Review process.

Please do not hesitate to call should you or the County's professional staff require any additional information or documentation prior to the formulation of your recommendations to the Planning Commission and Board of Commissioners. With regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLSjr/jbmc
Enclosures

- cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery – w/enclosures
Members, Cobb County Planning Commission – VIA E-Mail and First Class Mail – w/attachments and enclosures
Mr. Robert L. Hosack, Jr., AICP, Director – VIA Hand Delivery – w/enclosures
Mr. John M. Morey – VIA E-Mail and First Class Mail – w/enclosures
Mr. David Breaden – VIA E-Mail – w/enclosures
Ms. Karen King, Deputy County Clerk – VIA Hand Delivery – w/enclosures
Ms. Lori Presnell, Deputy County Clerk – VIA Hand Delivery – w/enclosures
Mr. David Russell – VIA E-Mail – w/attachments
Mr. Ron Sprinkle – VIA E-Mail – w/attachments

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PLANNING DIVISION
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Photo #4

