

**OCTOBER 19, 2010 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3**

ITEM # 3

PURPOSE

To consider a site plan and stipulation amendment for Ashley Ocampo regarding application OSC-03-01 (Travis Pruitt & Associates) of 2003, for property located on the south side of Blackwell Park Drive, east of Johnson Ferry Road in Land Lot 688 of the 16th District.

BACKGROUND

The subject property is zoned R-15 OSC. The OSC site plan was approved April 17, 2003 for an 18 lot subdivision. The approved site plan showed a 30 foot buffer along the Ocampo's south property line, which was not stipulated to be a landscape buffer or undisturbed buffer. The Ocampo's purchased the property in July 2007 and would like to install an inground swimming pool in the backyard. This request is to allow the swimming pool to encroach 15 feet into the 30 foot buffer. The proposed site plan is attached as Exhibit D. The adjoining property owner to the south (Mrs. Mary A. Smith) has submitted a letter supporting this request (see Exhibit C). If approved, all other zoning stipulations would remain in effect. The Board of Commissioners' decision is attached (see Exhibit A). The request has been submitted to Staff, which has no comments.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider the proposed site plan and stipulation amendment.

ATTACHMENTS

Zoning Stipulations (Exhibit A)
Other Business Application (Exhibit B)
Letter from Mrs. Mary A. Smith (Exhibit C)
Proposed site plan (Exhibit D)

ORIGINAL DATE OF APPLICATION: 04-17-03

October 19, 2010 Exhibit "A" Other Business Item 03

APPLICANTS NAME: TRAVIS PRUITT & ASSOC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 04-17-03 ZONING HEARING:

**OTHER BUSINESS ITEM #7 – TO CONSIDER APPROVAL OF AN R-15 OPEN
SPACE COMMUNITY OVERLAY**

To consider approval of an R-15 Open Space Community Overlay application for Travis Pruitt & Assoc., regarding Application OSC 03-01 filed March 3, 2003, for property located on Johnson Ferry Road in Land Lot 688 of the 16th District, Cobb County, Georgia.

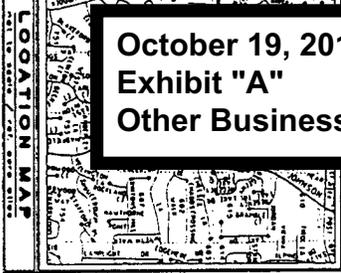
Mr. Mike Tuller, Planning Division Manager, provided information regarding application for R-15 Open Space Community Overlay relative to application OSC 03-01. The public hearing was opened. There being no public comment, the following motion was made:

MOTION: Motion by Lee, second by Olens, to **approve** an R-15 Open Space Community Overlay application for Travis Pruitt & Assoc., regarding Application OSC 03-01 filed March 3, 2003, for property located on Johnson Ferry Road, in Land Lot 688 of the 16th District **subject to:**

- **site plan last revised March 24, 2003 (copy attached and made a part of these minutes)**
- **letter from Mr. Rob Hosack, Director, Community Development Agency, to Mr. Wade Gilbert, dated April 7, 2003 (copy attached and made a part of these minutes)**
- **Stormwater Management Division comments and recommendations (copy attached and made a part of these minutes)**
- **Cobb DOT comments and recommendations (copy attached and made a part of these minutes)**
- **Staff Analysis and Recommendation (copy attached and made a part of these minutes)**

VOTE: **ADOPTED** unanimously

October 19, 2010
 Exhibit "A"
 Other Business Item 03



PAGE 8 OF

LEGEND
 1. 1/4" = 1' SCALE
 2. 1/8" = 1' SCALE
 3. 1/16" = 1' SCALE
 4. 1/32" = 1' SCALE
 5. 1/64" = 1' SCALE
 6. 1/128" = 1' SCALE
 7. 1/256" = 1' SCALE
 8. 1/512" = 1' SCALE
 9. 1/1024" = 1' SCALE
 10. 1/2048" = 1' SCALE
 11. 1/4096" = 1' SCALE
 12. 1/8192" = 1' SCALE
 13. 1/16384" = 1' SCALE
 14. 1/32768" = 1' SCALE
 15. 1/65536" = 1' SCALE
 16. 1/131072" = 1' SCALE
 17. 1/262144" = 1' SCALE
 18. 1/524288" = 1' SCALE
 19. 1/1048576" = 1' SCALE
 20. 1/2097152" = 1' SCALE
 21. 1/4194304" = 1' SCALE
 22. 1/8388608" = 1' SCALE
 23. 1/16777216" = 1' SCALE
 24. 1/33554432" = 1' SCALE
 25. 1/67108864" = 1' SCALE
 26. 1/134217728" = 1' SCALE
 27. 1/268435456" = 1' SCALE
 28. 1/536870912" = 1' SCALE
 29. 1/1073741824" = 1' SCALE
 30. 1/2147483648" = 1' SCALE
 31. 1/4294967296" = 1' SCALE
 32. 1/8589934592" = 1' SCALE
 33. 1/17179869184" = 1' SCALE
 34. 1/34359738368" = 1' SCALE
 35. 1/68719476736" = 1' SCALE
 36. 1/137438953472" = 1' SCALE
 37. 1/274877906944" = 1' SCALE
 38. 1/549755813888" = 1' SCALE
 39. 1/1099511627776" = 1' SCALE
 40. 1/2199023255552" = 1' SCALE
 41. 1/4398046511104" = 1' SCALE
 42. 1/8796093022208" = 1' SCALE
 43. 1/17592186444416" = 1' SCALE
 44. 1/35184372888832" = 1' SCALE
 45. 1/70368745777664" = 1' SCALE
 46. 1/140737491555328" = 1' SCALE
 47. 1/281474983110656" = 1' SCALE
 48. 1/562949966221312" = 1' SCALE
 49. 1/1125899932442624" = 1' SCALE
 50. 1/2251799864885248" = 1' SCALE
 51. 1/4503599729770496" = 1' SCALE
 52. 1/9007199459540992" = 1' SCALE
 53. 1/18014398919081984" = 1' SCALE
 54. 1/36028797838163968" = 1' SCALE
 55. 1/72057595676327936" = 1' SCALE
 56. 1/14411519135265584" = 1' SCALE
 57. 1/28823038270531168" = 1' SCALE
 58. 1/57646076541062336" = 1' SCALE
 59. 1/115292153082124672" = 1' SCALE
 60. 1/230584306164249344" = 1' SCALE
 61. 1/461168612328498688" = 1' SCALE
 62. 1/922337224656997376" = 1' SCALE
 63. 1/1844674489313994752" = 1' SCALE
 64. 1/3689348978627989504" = 1' SCALE
 65. 1/7378697957255979008" = 1' SCALE
 66. 1/14757395914511958016" = 1' SCALE
 67. 1/29514791829023916032" = 1' SCALE
 68. 1/59029583658047832064" = 1' SCALE
 69. 1/118059167316095664128" = 1' SCALE
 70. 1/236118334632191328256" = 1' SCALE
 71. 1/472236669264382656512" = 1' SCALE
 72. 1/944473338528765313024" = 1' SCALE
 73. 1/1888946677117530626048" = 1' SCALE
 74. 1/3777893354235061252096" = 1' SCALE
 75. 1/7555786708470122504192" = 1' SCALE
 76. 1/15111573416940245008384" = 1' SCALE
 77. 1/30223146833880490016768" = 1' SCALE
 78. 1/60446293667760980033536" = 1' SCALE
 79. 1/120892587335521960067072" = 1' SCALE
 80. 1/241785174671043920134144" = 1' SCALE
 81. 1/483570349342087840268288" = 1' SCALE
 82. 1/967140698684175680536576" = 1' SCALE
 83. 1/1934281397368351361073152" = 1' SCALE
 84. 1/3868562794736702722146304" = 1' SCALE
 85. 1/7737125589473405444292608" = 1' SCALE
 86. 1/15474251178946810888585216" = 1' SCALE
 87. 1/30948502357893621777170432" = 1' SCALE
 88. 1/61897004715787243554340864" = 1' SCALE
 89. 1/123794009431574487108681328" = 1' SCALE
 90. 1/247588018863148974217362656" = 1' SCALE
 91. 1/495176037726297948434725312" = 1' SCALE
 92. 1/990352075452595896869450624" = 1' SCALE
 93. 1/1980704150905191793738901248" = 1' SCALE
 94. 1/3961408301810383587477802496" = 1' SCALE
 95. 1/7922816603620767174955604992" = 1' SCALE
 96. 1/15845633207241534349911209984" = 1' SCALE
 97. 1/31691266414483068699822419968" = 1' SCALE
 98. 1/63382532828966137399644839936" = 1' SCALE
 99. 1/126765065657932274799289679872" = 1' SCALE
 100. 1/253530131315864549598579359744" = 1' SCALE
 101. 1/507060262631729099197158719488" = 1' SCALE
 102. 1/1014120525263458198394317438976" = 1' SCALE
 103. 1/2028241050526916396788634877952" = 1' SCALE
 104. 1/4056482101053832793577269755904" = 1' SCALE
 105. 1/8112964202107665587154539511808" = 1' SCALE
 106. 1/16225928404215331174308979023616" = 1' SCALE
 107. 1/32451856808430662348617958047232" = 1' SCALE
 108. 1/64903713616861324697235916094464" = 1' SCALE
 109. 1/12980742723372264939446832118928" = 1' SCALE
 110. 1/25961485446744529878893664237856" = 1' SCALE
 111. 1/51922970893489059757787328475712" = 1' SCALE
 112. 1/103845941788978119515574656951424" = 1' SCALE
 113. 1/207691883577956239031149313902848" = 1' SCALE
 114. 1/41538376715591247806229862780576" = 1' SCALE
 115. 1/830767534311824956124597255611552" = 1' SCALE
 116. 1/166153506862364991248119451131072" = 1' SCALE
 117. 1/332307013724729982496238902262144" = 1' SCALE
 118. 1/664614027449459964992477804524288" = 1' SCALE
 119. 1/1329228054898919899984956089048576" = 1' SCALE
 120. 1/2658456109797839799969912178097152" = 1' SCALE
 121. 1/5316912219595679599939824356194304" = 1' SCALE
 122. 1/1063382443919135919987964871238608" = 1' SCALE
 123. 1/2126764887838271839975929742477216" = 1' SCALE
 124. 1/4253529775676543679951859484954432" = 1' SCALE
 125. 1/8507059551353087359903718969908864" = 1' SCALE
 126. 1/17014119102706174719807437939817328" = 1' SCALE
 127. 1/34028238205412349439614875879634656" = 1' SCALE
 128. 1/6805647641082469887922975175926912" = 1' SCALE
 129. 1/13611295282164939775845950351853824" = 1' SCALE
 130. 1/27222590564329879551691900703707648" = 1' SCALE
 131. 1/54445181128659759103383801407415296" = 1' SCALE
 132. 1/10889036225731751820676760281483072" = 1' SCALE
 133. 1/21778072451463503641353520562966144" = 1' SCALE
 134. 1/4355614490292700728270704112532288" = 1' SCALE
 135. 1/8711228980585401456541408225064576" = 1' SCALE
 136. 1/17422457961170802913082816450129152" = 1' SCALE
 137. 1/34844915922341605826165632900258304" = 1' SCALE
 138. 1/69689831844683211655233265800516608" = 1' SCALE
 139. 1/139379663689366423110446531600133216" = 1' SCALE
 140. 1/278759327378732846220893063200266432" = 1' SCALE
 141. 1/557518654757465692441786126400532864" = 1' SCALE
 142. 1/1115037309514911364883572252801065728" = 1' SCALE
 143. 1/2230074619029822729767144505602131456" = 1' SCALE
 144. 1/4460149238059645459534289011204262912" = 1' SCALE
 145. 1/8920298476119290919068578022408525248" = 1' SCALE
 146. 1/178405969522385818381375600448170496" = 1' SCALE
 147. 1/356811939044771636762751200896340992" = 1' SCALE
 148. 1/713623878089543273525502401792681984" = 1' SCALE
 149. 1/1427247756179086547051104803585363968" = 1' SCALE
 150. 1/2854495512358173134102209607170727936" = 1' SCALE
 151. 1/5708991024716346268204419214341455872" = 1' SCALE
 152. 1/11417982049432692536408838428683117144" = 1' SCALE
 153. 1/22835964098865385072817676857366234288" = 1' SCALE
 154. 1/45671928197730770145635353714732468576" = 1' SCALE
 155. 1/91343856395461540291270707429464937536" = 1' SCALE
 156. 1/182687712790923080582541414858928751072" = 1' SCALE
 157. 1/365375425581846161165082829717857502144" = 1' SCALE
 158. 1/73075085116369232233016565943571504288" = 1' SCALE
 159. 1/14615017023273846446603313188714016576" = 1' SCALE
 160. 1/292300340465476928932066263774280311552" = 1' SCALE
 161. 1/58460068093095385786413252754856063104" = 1' SCALE
 162. 1/11692013618619077157282650550912012608" = 1' SCALE
 163. 1/23384027237238154314565301101824025216" = 1' SCALE
 164. 1/46768054474476308629130602203648050432" = 1' SCALE
 165. 1/9353610894895261725826120440729610064" = 1' SCALE
 166. 1/187072217897953245116522408814592013088" = 1' SCALE
 167. 1/37414443579590649023304481762918025616176" = 1' SCALE
 168. 1/748288871591812980466089635258360513344" = 1' SCALE
 169. 1/1496577743823625960932179270516720256688" = 1' SCALE
 170. 1/2993155487647251921864358541033440513376" = 1' SCALE
 171. 1/5986310975294503843728717082066881027072" = 1' SCALE
 172. 1/11972621950589007687457434164133760204416" = 1' SCALE
 173. 1/23945243901178015374914868328267360408832" = 1' SCALE
 174. 1/47890487802356030749829736656534720817664" = 1' SCALE
 175. 1/95780975604712061499659473313069441633536" = 1' SCALE
 176. 1/1915619512094241239993189466261388866672" = 1' SCALE
 177. 1/383123902418848247998637893252277733344" = 1' SCALE
 178. 1/766247804837696495997275786504555466688" = 1' SCALE
 179. 1/1532495609675392991994551571009111133376" = 1' SCALE
 180. 1/3064991219350785983989103142018222266752" = 1' SCALE
 181. 1/612998243870157196797820628403644453344" = 1' SCALE
 182. 1/1225996487740314393595641256807288886688" = 1' SCALE
 183. 1/2451992975480628787191282513614577733376" = 1' SCALE
 184. 1/4903985950961257574382565027229154667152" = 1' SCALE
 185. 1/980797190192251514876513005445831133344" = 1' SCALE
 186. 1/196159438038450302975302601091662266688" = 1' SCALE
 187. 1/392318876076900605950605202183324533376" = 1' SCALE
 188. 1/784637752153801211901210404366648866752" = 1' SCALE
 189. 1/156927540430760242380242080873329733344" = 1' SCALE
 190. 1/313855080861520484760484161746659466688" = 1' SCALE
 191. 1/627710161723040969520968323493318933376" = 1' SCALE
 192. 1/1255420323446081939041936646966378667152" = 1' SCALE
 193. 1/251084064689216387808387329393275733344" = 1' SCALE
 194. 1/502168129378432775616774658786551466688" = 1' SCALE
 195. 1/10043362587568655512335493175731133344" = 1' SCALE
 196. 1/20086725175137311024670986351462266688" = 1' SCALE
 197. 1/4017345035027462204934197270292533376" = 1' SCALE
 198. 1/80346900700549244098683945405850667152" = 1' SCALE
 199. 1/16069380140118448819736789081171133344" = 1' SCALE
 200. 1/3213876028023689763947357816242266688" = 1' SCALE
 201. 1/6427752056047379527894715632484533376" = 1' SCALE
 202. 1/12855504112094759055789432649690667152" = 1' SCALE
 203. 1/2571100822418951811157788529938133344" = 1' SCALE
 204. 1/514220164483790362235557755987666688" = 1' SCALE
 205. 1/102844032976758072447111551195333376" = 1' SCALE
 206. 1/2056880659535161448942231031906667152" = 1' SCALE
 207. 1/41137613190703228978844620638133344" = 1' SCALE
 208. 1/82275226381406457957689241276266688" = 1' SCALE
 209. 1/164550452762812915915378482554533376" = 1' SCALE
 210. 1/3291009055256258318307569651090667152" = 1' SCALE
 211. 1/658201811051251663661513930218133344" = 1' SCALE
 212. 1/131640362210250326732302786043266688" = 1' SCALE
 213. 1/263280724420500653464605572086533376" = 1' SCALE
 214. 1/526561448841001306929211044173066688" = 1' SCALE
 215. 1/1053122897682002613858422088346133344" = 1' SCALE
 216. 1/210624579536400522771684417667266688" = 1' SCALE
 217. 1/421249159072801045543368835334533376" = 1' SCALE
 218. 1/8424983181456020910867376706690667152" = 1' SCALE
 219. 1/1684996636291204182173551413338133344" = 1' SCALE
 220. 1/3369993272582408364347102826666667152" = 1' SCALE
 221. 1/673998654516481672869420565333333376" = 1' SCALE
 222. 1/13479973090329633457388411306666667152" = 1' SCALE
 223. 1/2695994618065926691477682261333333376" = 1' SCALE
 224. 1/53919892361318533829553645226666667152" = 1' SCALE
 225. 1/1078397847226370676591072904533333376" = 1' SCALE
 226. 1/21567956944527413531821448090666667152" = 1' SCALE
 227. 1/4313591388905482706364296018133333376" = 1' SCALE
 228. 1/862718277781096541272859203626666667152" = 1' SCALE
 229. 1/1725436555562193082545784007253333376" = 1' SCALE
 230. 1/345087311112438616509156801446666667152" = 1' SCALE
 231. 1/6901746222248772330183136028933333376" = 1' SCALE
 232. 1/138034924444975446603662725786666667152" = 1' SCALE
 233. 1/2760698488899508932073254515733333376" = 1' SCALE
 234. 1/552139697779901786414650903146666667152" = 1' SCALE
 235. 1/1104279395559803572829301806293333376" = 1' SCALE
 236. 1/2208558791119607145658603612586666667152" = 1' SCALE
 237. 1/4417117582239214291317207225173333376" = 1' SCALE
 238. 1/8834235164478428582634414450346666667152" = 1' SCALE
 239. 1/17668470328956857165268828900713333376" = 1' SCALE
 240. 1/3533694065791371433053765780146666667152" = 1' SCALE
 241. 1/7067388131582742866107515600293333376" = 1' SCALE
 242. 1/14134776263165485732215031200058666667152" = 1' SCALE
 243. 1/28269552526330971464430062400117333376" = 1' SCALE
 244. 1/56539105052661942928860124800234666667152" = 1' SCALE
 245. 1/113078210105323885857720249600471333376" = 1' SCALE
 246. 1/226156420210647771715440499200942666667152" = 1' SCALE
 247. 1/452312840421295543430880998401885333376" = 1' SCALE
 248. 1/904625680842591086861761996803770666667152" = 1' SCALE
 249. 1/180925136168518217372352399360751333376" = 1' SCALE
 250. 1/361850272337036436744704798721506666667152" = 1' SCALE
 251. 1/72370054467407287348940959744313333376" = 1' SCALE
 252. 1/144740108934814574997881914886266666667152" = 1' SCALE
 253. 1/28948021786962914999577382977253333376" = 1' SCALE
 254. 1/578960435739258299991557659545066666667152" = 1' SCALE
 255. 1/115792087147851659998311531090133333376" = 1' SCALE
 256. 1/231584174295703319996622622180266666667152" = 1' SCALE
 257. 1/46316834859140663999324524436053333376" = 1' SCALE
 258. 1/926336697182813279986490488721066666667152" = 1' SCALE
 259. 1/185267339436562655997298097544213333376" = 1' SCALE
 260. 1/3705346788731253119945961950884266666667152" = 1' SCALE
 261. 1/741069357746250623989192390176853333376" = 1' SCALE
 262. 1/1482138715492501247978384780353706666667152" = 1' SCALE



COMMUNITY DEVELOPMENT AGEN

191 Lawrence Street
Marietta, Georgia 30060

Phone: (770) 528-2125 Fax: (770) 528-2126
email: rhosack@cobbcounty.org

PAGE

October 19, 2010
Exhibit "A"
Other Business Item 03

DIRECTOR

April 7, 2003

Mr. Wade Gilbert
Travis Pruitt and Associates, Inc.
4317 Park Drive, Suite 400
Norcross GA 30093

Min. Bk. 23 Petition No. OB#7
Doc. Type Letter from Rob Hosack
Meeting Date April 17, 2003

Re: Johnson Ferry Road Subdivision (Johnson Ferry and Oak Lane)

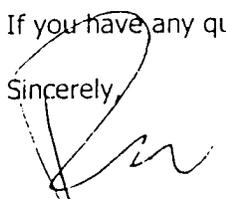
Dear Wade:

Your application for encroachment into a Cobb County stream buffer for the proposed subdivision at Johnson Ferry Road and Oak Lane has been approved with the following conditions:

1. Subject to site plan dated April 7, 2003, on file in my office.
2. Subject to buffer averaging/mitigation plan dated April 7, 2003, on file in my office.
3. Proposed buffer averaging/mitigation as shown on April 7, 2003, site plan to be permanently protected via restrictive covenants or conservation easement.
4. Georgia Environmental Protection Division approval required for any disturbances within 25-foot buffer. (Detention is an exempted use.)
5. All slopes 2.5:1 or greater, must be stabilized with an approved erosion control blanket/matting. All slopes must be properly protected until a permanent vegetative stand is established.
6. All disturbed areas must be seeded and mulched within 14 days of disturbance. Disturbed areas also must be protected until permanent vegetation is established.
7. DOT type "C" silt fence must be installed when silt fence is required within any of the remaining stream buffer and a double row must be installed between the land disturbing activities and State Waters.

If you have any questions, please contact my office.

Sincerely,


Rob Hosack, AICP
Director

RH/so

CC: Bill Higgins
Frank Gipson
Steve Stella
Mark Danneman
Julia Schiebel (Master file – Johnson Ferry/Oak Lane Subdivision)
Joe Pressley (for Greenspace file)

HYDROLOGY STUDY & STORMWATER SITE PLAN REVIEW C

October 19, 2010
Exhibit "A"
Other Business Item 03

Project Name: Johnson Ferry S/D (OSC)
Developer/Owner: Travis Pruitt & Associates
Engineer/Applicant: Travis Pruitt & Associates

Review Date: Mar
Review By: Dav

THIS SUBMITTAL IS NOT ELIGIBLE FOR ONE STOP.

A HYDROLOGY STUDY WAS NOT INCLUDED WITH THIS SUBMITTAL.

For any questions / comments, or to make appointments call:

Cobb County Water System, Stormwater Management Division
680 South Cobb Drive
Marietta, Georgia 30060-3113
Phone: (770) 419-6435
Fax: (770) 419-6444

Min. Bk. 23 Petition No. OB# 7
OSC 03-01
Doc. Type Stormwater filed 3/3/03
Division comments & recommendations
Meeting Date April 17, 2003

Review Comment errors or omissions do not relieve developer from compliance with applicable codes and specifications. All comments are subject to additional review and change.

Further understanding of the review comments can be obtained from:

- Cobb County Development Standards (Revised May 14, 2002)
- Georgia Stormwater Management Manual, Volume 2 – Technical Handbook

For all sequential plan reviews, please bring these comments, reviewed drawings and reviewed Hydrology Study. For One Stop bring two(2) copies of the final Hydrology Study.

PRE-APPLICATION – OSC Concept Plan

The following comments are based on the limited information provided on the OSC Concept Plan submittal.

The proposed zoning (R-30 OSC Overlay) does not correspond to proposed lot layout. The rezoning case is currently pending.

Detention and water quality requirements must be met. The proposed detention ponds must be placed on separate lots or provisions for an HOA must be stipulated with a mechanism to maintain the facilities in perpetuity.

A portion of the site lies in a FEMA Zone A floodplain. A Letter of Map Amendment will be required to establish detailed flood elevations.

The Georgia Stormwater Management Manual and soon to be adopted Model Stormwater Ordinances require that for open space and conservation subdivisions portions of the site with slopes greater than 25% should be included as part of the open space/conservation area.

Site plans will be required for all lots adjacent to the stream buffer or located on slopes greater than 15%.

Recommend no reduction or variance allowed on stream buffers where ground slopes exceed 15%. Recommend all houses to be built on lots with ground slopes greater than 15% be located at the front set back with front loading garages. All grading should be limited to the roadway and building pads only.

Refer to the reviewed drawings and Hydrology Study for addition comments.

CobbTrans

1890 County Services Parkway
Marietta, Georgia 30008-4014
Phone: 770-528-1600 Fax 770-528-1620 E-Mail: fred.bentley@cobbcounty.org

Min. Bk. 23 Petition No. OSC-03-01 filed 03-11-03
Doc. Type COBB DOT 3/3/03
Comments and recommendations
Meeting Date April 17, 2003

Review Date: MARCH 13, 2003 Time: 9:00 AM
Project Name: JOHNSON FERRY S/D
Street Name: JOHNSON FERRY RD
Developer: TRAVIS PRUITT

LDP Number: 030
Zoning Case: Z-138 o
Land Lot(s): 688 D
Engineer: TRAVIS P

**October 19, 2010
Exhibit "A"
Other Business Item 03**

The following comments are based on office review of plans:

- 1) Lot 18 to be built with a drive turnaround and no landscaping or entrance signage to be built to obstruct ISD. ADD NOTE.
- 2) Decels are required at both drives with additional right-of-way.
- 3) No gates are to be installed within 100' of Johnson Ferry right-of-way.
- 4) In accordance with the proposed right-of-way, please execute the attached Right-of-Way Deed, Owners Affidavit and Consent of Lender forms. Provide a plat and legal description.
- 5) Recommend drive be designed/constructed as right-in/right-out concept with concrete channalization. Show two R3-2 signs facing to restrict the left turns at restricted drive.
- 6) Provide typical cross section for road improvements and pavement specifications for areas within the right-of-way. Ref. Std. Detail 401A.
- 7) Roadway signing and marking, including stop bar and crosswalks, plans are required. All striping to be thermoplastic. ADD NOTE.
- 8) SIGNAL NOTES:
 - All signal plans must be submitted to and approved by the Traffic Signal Engineer, prior to LDP approval.
 - Any traffic signal work shall be performed in accordance with current Cobb County DOT Traffic Signal Specifications by an approved Traffic Signal Contractor.
 - Any traffic signal equipment damaged as a result of this project shall be replaced by the contractor/developer.
 - Traffic signal operation shall be maintained throughout construction. Vehicle detection loops, conduits and devices must be maintained.
 - Contact the Traffic Signal Engineer at (770) 528-3664 for any traffic signal related issues.ADD NOTE.
- 9) Provide plans and profiles for proposed streets. Scale to be 50' or 100' to one inch horizontal and 10' to one inch vertical. Show all required street vertical curve data (% grade, length of vertical curves, etc.).
- 10) Remove existing drives.
- 11) Minimum Intersection Sight Distance (ISD) requirements must be satisfied in each direction of any proposed access, driveway, or intersection. Provide plan view per Std. Detail #401B. Provide ISD profile for conditions at the actual line of sight.
- 12) ADD NOTE. When streetlights are installed along county roads, the property will be assessed a monthly charge of \$3.50/50' of road frontage, which is applied to the water bill.
- 13) Recommend street meet county spec.
- 14) Provide/show "Interparcel Access Easements."
- 15) Show a 10' No Access Easement along exterior double fronted lots and extend 80' into the S/D.
- 16) Streetlights are required and paid for by HOA to Power Company. ADD NOTE.
- 17) I hereby certify as the owner of the land shown on this plat and whose name is subscribed hereto, acknowledge that this plat as made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey the private roadways and utility easements to the association named on this plat for its maintenance and upkeep and the purposes and considerations herein expressed. In consideration of the approval of this development plan and other valuable considerations, the owner further releases and holds harmless Cobb County from any and all claims, damages, or demands arising: on account of the design, construction and maintenance of the property shown hereon; on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed private roadways and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams.
And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that Cobb County shall not be liable to him, his heirs, successors or assigns for any claims or damages resulting from the construction of maintenance of cross drain extensions, drives, structures, streets, culverts, curbs, or sidewalks, the

changing courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind owners and myself subsequent in title to defend by virtue of these presents. ADD NOTE TO PLANS AND FINAL PLAT

PAGE 12 OF

- 18) ADD NOTE. The contractor shall be required to obtain one of the following permits prior to beginning work: For a TOTAL road closure or a lane closure, contact Cobb DOT at (770) 528-1675.
- 19) Note on plans any zoning or variance case numbers date of approval and all conditions.

It shall be the responsibility of the developer/engineer to research and incorporate any and all stipulations and/or covenants made in the zoning process. Failure to do so shall result in termination of this department's approval. PLANS MAY BE APPROVED VIA "ONESTOP," IF ELIGIBLE. IF NOT, PLEASE SCHEDULE AN APPOINTMENT AT 770-528-1666, Development Review Section. Send E-Mail request for DOT Details on MicroStation V8 or Autocad to fred.bentley@cobbcounty.org

October 19, 2010
Exhibit "A"
Other Business Item 03

Petition No. OB#7 (OSC-03-01 filed 3/3/03)
Meeting Date April 17, 2003
Continued

Open Space Community Application No. 03-01
Staff Analysis and Recommendation

Property Location: Johnson Ferry Road, District 16, LL 688

Current Zoning: R-15

Total Site Acreage: 11.48 Acres
Floodplain Acreage: 0.51 acres
Net Buildable Acreage: 10.97 acres

Average Density allowed: R-15 2.1 u/ac, (Per Cobb County Zoning Ordinance, Summary of Bulk Regulations)
23 units

Total No. Units Shown: 18 lots

Density Shown on R-15 OSC Plan: 1.64 u/ac
Density Shown on straight R-15 Plan: 1.82 u/ac

Total Open Space Shown: 2.7 acres (24%)

Median Lot Size Required: 10,000
Median Lot Size Shown: meets requirement

Minimum Lot Size Allowed: 10,000 sf
Smallest Lot Shown: meets requirement

Min. Bk. 23 Petition No. OB#7 OSC-03-01/LL
Doc. Type Staff Analysis 3/3/03
and Recommendation
Meeting Date April 17, 2003

The R-15 OSC site plan proposes a 2.7 acres of open space to be preserved on the site. The open space is contiguous. The open space is designed to serve as a passive amenity, owned and maintained by a mandatory homeowners association. The open space shall be protected from development in perpetuity by the mandatory covenants of the subdivision deeds that run with the land owned by the homeowner's association.

The building lot sizes are reduced and designed in compliance with the OSC Overlay District Ordinance. The proposed site plan meets the minimum and median lot size requirements in accordance with the OSC Overlay District Ordinance. The proposed plan shows all buffers as mandated in the OSC Overlay District Ordinance.

The applicant has met with DOT, Stormwater Management, Planning, and Zoning. Based on the above information, staff recommends the following:

- APPROVAL** of site plan subject to:
- DOT comments and recommendations
 - Stormwater comments and recommendations

October 19, 2010
Exhibit "B"
Other Business Item 03

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2045)

BOC Hearing Date Requested: 10/19/10
Sept. 21, 2010

Applicant: Ashley Ocampo Phone #: 770-973-6649
(applicant's name printed)

Address: 4010 Blackwell Park Dr. Marietta, Ga. 30002 E-Mail: ashley.ocampo@baltagroup.com

Ashley Ocampo Address: 4010 Blackwell Park Dr. Marietta, Ga. 30002
(representative's name, printed)

Mark Steeves Phone #: 770-973-6649 E-Mail: ashley.ocampo@baltagroup.com
(representative's signature)

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: 3/4/2012

Titleholder(s): Jorge, Ashley Ocampo Phone #: 770-973-6649
(property owner's name printed)

Address: 4010 Blackwell Park Dr. Marietta, Ga. 30002 E-Mail: ashley.ocampo@baltagroup.com

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: Notary Public, Paulding County, Georgia,
My Commission Expires Feb. 27, 2014

Commission District: 3 Zoning Case: OSC 03-01

Date of Zoning Decision: 4-17-03 Original Date of Hearing: 4-17-03

Location: 4010 Blackwell Park Dr. Marietta 30002
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 088 District(s): 16

State specifically the need or reason(s) for Other Business: REQUEST IS TO ELIMINATE UNSPECIFIED 30' BUFFER ON LOT 2 OF BLACKWELL PARK SUBDIVISION FOR INSTALLATION OF INGROUND CONCRETE SWIMMING POOL. PURPOSE OF BUFFER IS NOT SPECIFIED ON FINAL SUBDIVISION PLOT. LETTER OF CONSENT FROM ADJOINING NEIGHBOR IS ATTACHED

(List or attach additional information if needed)

August 18, 2010

Attention: Cobb County Development Board of Commissioners, Zoning Division,

I Mary A Smith (name)
at 2090 Johnson Ferry Rd, Marietta GA 30062 (address) give my
consent for the family of Jorge and Ashley Ocampo, residing at 4010 Blackwell Park Drive, Marietta GA.
30062, to request that the buffer on their backyard be altered so that they can build a small, private,
family swimming pool within their property of their fenced back yard.

Mary A Smith 8-18-10
Signature Date

