



DESIGN LEVEL - CERTIFIED
DESIGN PROFESSIONAL, 4415
(7/9/02/17/2015)
280 SETHUNGA COURT
DUBLIN, GA 31003
PHONE: 770.331.7303
FAX: 678.352.9335

NOTE: ALL INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY THE CLIENT.

ZONING SITE PLAN
FOR:

3711 ROBINSON ROAD
LAND LOT 887
16TH DISTRICT AND SECTION
COBB COUNTY, GEORGIA

Z-44
(2013)

FOR:

CENTUR PARTNERS
8100 LAKE FORESH
SUITE 130
SANDY SPRING, GA 30076
404.258.2127

REVISIONS

DATE: MAY 8, 2013
DRAWING NO.: 20130504-001

ZONING
SITE PLAN

4.Z
SHEET NO.



VICINITY MAP
SCALE 1"=2,000'



SITE ANALYSIS

GENERAL SITE AREA	3.813 ACRES
PROPOSED MAX. LOT ZONING	MAX. ZONING: S. UNITS/LC
PROPOSED COUNTY	COBB COUNTY
PROPOSED DISTRICT	16TH DISTRICT
PROPOSED SECTION	SECTION 16
PROPOSED LOT	LOT 887
PROPOSED LOT AREA	3.813 ACRES
PROPOSED LOT DIMENSIONS	100 FT. (W) BY 1,200 FT. (D)
PROPOSED LOT PERIMETER	1,300 FT.
PROPOSED LOT VOLUME	1,300 CU. YD.
PROPOSED LOT WEIGHT	1,300 TONS
PROPOSED LOT HEIGHT	10 FT.
PROPOSED LOT DENSITY	1.00
PROPOSED LOT YIELD	1.00
PROPOSED LOT CAPACITY	1.00
PROPOSED LOT UTILIZATION	1.00
PROPOSED LOT EFFICIENCY	1.00
PROPOSED LOT PRODUCTIVITY	1.00
PROPOSED LOT SUSTAINABILITY	1.00
PROPOSED LOT RESILIENCE	1.00
PROPOSED LOT ADAPTABILITY	1.00
PROPOSED LOT FLEXIBILITY	1.00
PROPOSED LOT INNOVATION	1.00
PROPOSED LOT CREATIVITY	1.00
PROPOSED LOT IMAGINATION	1.00
PROPOSED LOT INSPIRATION	1.00
PROPOSED LOT MOTIVATION	1.00
PROPOSED LOT ENTHUSIASM	1.00
PROPOSED LOT PASSION	1.00
PROPOSED LOT COMMITMENT	1.00
PROPOSED LOT DEDICATION	1.00
PROPOSED LOT DEVOTION	1.00
PROPOSED LOT SACRIFICE	1.00
PROPOSED LOT GIVING	1.00
PROPOSED LOT SERVICE	1.00
PROPOSED LOT KINDNESS	1.00
PROPOSED LOT MERCY	1.00
PROPOSED LOT GRACE	1.00
PROPOSED LOT FAITH	1.00
PROPOSED LOT HOPE	1.00
PROPOSED LOT LOVE	1.00

- PLAN NOTES:
1. ALL INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED BY THE CLIENT.
 2. THE PROPOSED LOT IS LOCATED AT THE INTERSECTION OF ROBINSON ROAD AND LAKE FOREST ROAD IN SANDY SPRING, GEORGIA.
 3. THE PROPOSED LOT IS ZONED S. UNITS/LC.
 4. THE PROPOSED LOT IS 100 FT. (W) BY 1,200 FT. (D).
 5. THE PROPOSED LOT AREA IS 3.813 ACRES.
 6. THE PROPOSED LOT DIMENSIONS ARE 100 FT. (W) BY 1,200 FT. (D).
 7. THE PROPOSED LOT PERIMETER IS 1,300 FT.
 8. THE PROPOSED LOT VOLUME IS 1,300 CU. YD.
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 37. THE PROPOSED LOT FAITH IS 1.00.
 38. THE PROPOSED LOT HOPE IS 1.00.
 39. THE PROPOSED LOT LOVE IS 1.00.



DATE	5/8/2013
DRAWN BY	CP E
CHECKED BY	CP E
APPROVED BY	CP E
SCALE	1"=20'
SHEET NO.	4.Z

DATE	5/8/2013
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SCALE	1"=20'
SHEET NO.	4.Z

APPLICANT: Century Partners, LLC

404-256-2127

REPRESENTATIVE: Chris A. Weathers

404-256-2127

TITLEHOLDER: Century Partners, LLC

PROPERTY LOCATION: Northeasterly intersection of Robinson

Road and Sadlers Walk

(3711, 3731 Robinson Road).

ACCESS TO PROPERTY: Robinson Road

PHYSICAL CHARACTERISTICS TO SITE: Two single-family

houses

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: O&I/Offices; LRO/House used as office; and RA-4/Glenside Subdivision

SOUTH: R-15/Single-family house

EAST: O&I/Offices

WEST: RA-4/Glenside Subdivision

PETITION NO: Z-44

HEARING DATE (PC): 08-06-13

HEARING DATE (BOC): 08-20-13

PRESENT ZONING: R-20, RA-4,

RA-5, LRO

PROPOSED ZONING: RA-5

PROPOSED USE: Residential Subdivision

SIZE OF TRACT: 2.673 acres

DISTRICT: 16

LAND LOT(S): 967

PARCEL(S): 3, 6, 16

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

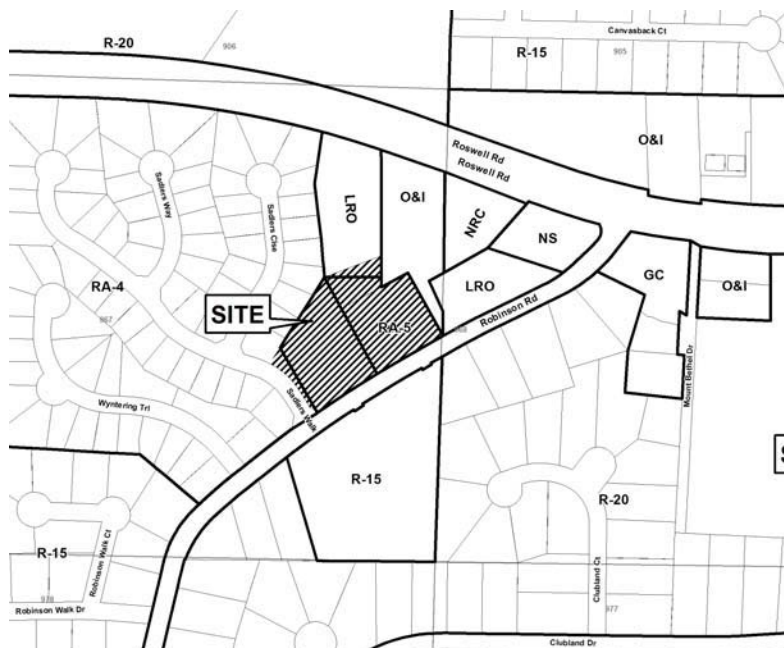
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

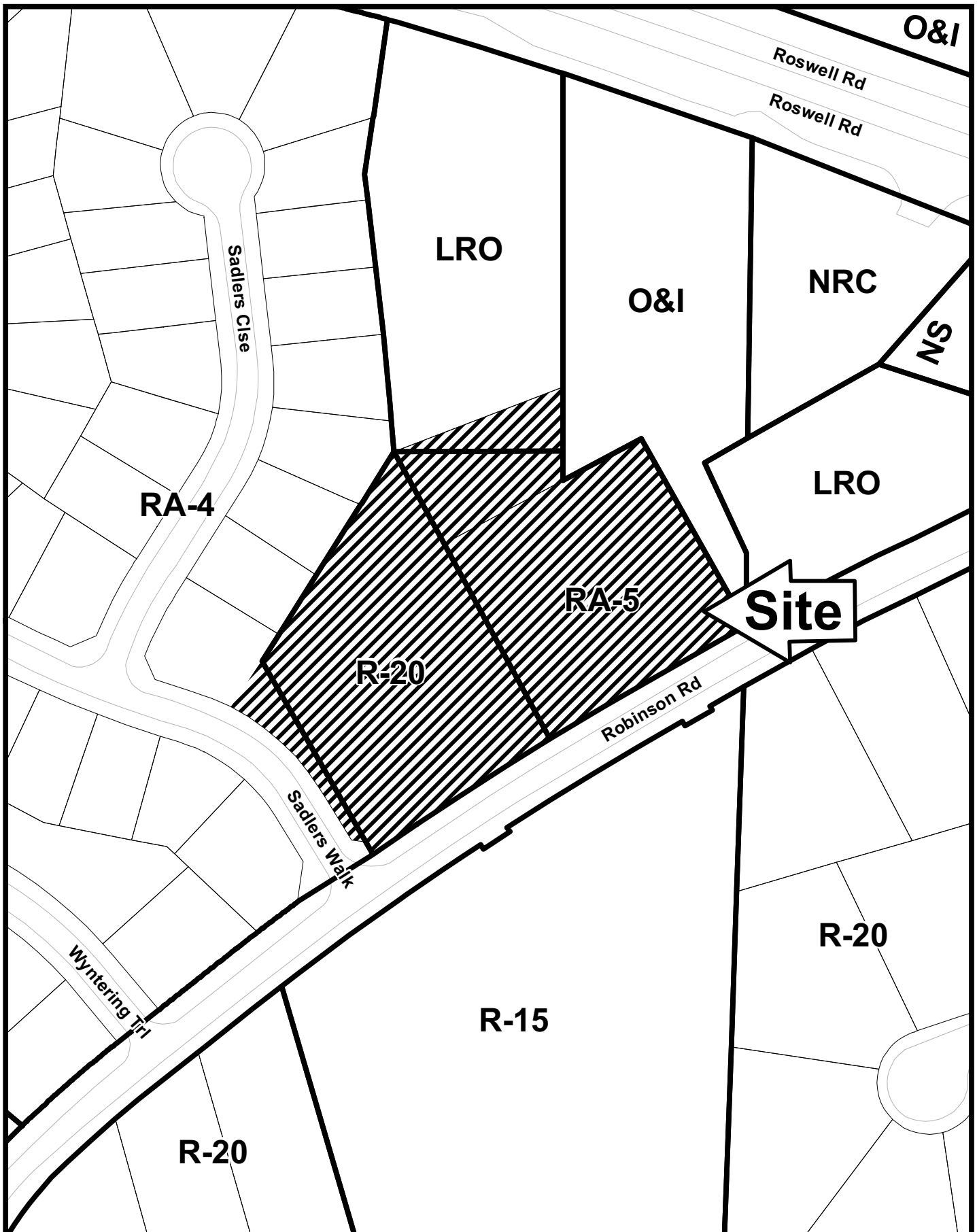
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-44



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

100 0 100 Feet



City Boundary
Zoning Boundary

APPLICANT: Century Partners, LLC

PETITION NO.: Z-44

PRESENT ZONING: R-20, RA-4, RA-5, LRO

PETITION FOR: RA-5

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

Land Use Plan Recommendation: Medium Density Residential (2.5—5 units per acre)

Proposed Number of Units: 11 **Overall Density:** 4.12 **Units/Acre**

Present Zoning Would Allow: R-20 - 2/RA-5 - 7 **Units** **Increase of:** 2 **Units/Lots**

Applicant is requesting the RA-5 zoning category for the purpose of developing an 11-lot single-family detached subdivision. The houses will be traditional and will be a minimum of 2,800 square feet. The price of the houses will range from \$500,000s to \$700,000s.

Applicant is requesting to be zoned to the site plan submitted to the Zoning Division on May 31, 2013, which indicates that variances are needed for the rear setbacks for lots 1 through 5 from the required 40 feet for exterior lots to 20 feet; and for lots 6-11 from the required 30 feet for interior lots to 20 feet. Also, a variance will be required for the major side setbacks (along Robinson Road) to waive the minimum requirement of 20 feet to 10 feet.

Cemetery Preservation: No comment.

APPLICANT: Century Partners, LLC

PETITION NO.: Z-44

PRESENT ZONING: R-20, RA-4, RA-5, LRO

PETITION FOR: RA-5

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
East Side	1,181	Over	
Elementary Dodgen	1,188	Over	
Middle Walton	2,636	Over	

High

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

Additional Comments: Approval of this petition could seriously and adversely affect the enrollment at Walton High School, which is severely over capacity at this time, and it could adversely affect the enrollment at Dodgen Middle School, which is also over capacity at this time.

FIRE COMMENTS:

GUEST PARKING: When projects contemplate less than 20 foot separation between units, guest parking shall be provided or the streets shall be labeled as a fire lane.

APPLICANT: Century Partners, LLC

PETITION NO.: Z-44

PRESENT ZONING: R-20, RA-4, RA-5, LRO

PETITION FOR: RA-5

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20, RA-4, RA-5, and LRO to RA-5 for purpose of residential subdivision. The 2.673 acre site is located at the northeasterly intersection of Robinson Road and Sadlers Walk.

Comprehensive Plan

The parcel is within a Medium Density Residential (**MDR**) future land use category, with R-20, RA-4, RA-5, and LRO zoning designations. The purpose of the Medium Density Residential (**MDR**) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

Master Plan/Corridor Study

Not applicable.

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?

APPLICANT Century Partners, LLC

PETITION NO. Z-044

PRESENT ZONING R-20,RA-4,RA-5,LRO

PETITION FOR RA-5

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 / N side of Robinson Road

Additional Comments: County meters to be set at public ROW

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: In ROW of Sadlers Walk, if elevations allow

Estimated Waste Generation (in G.P.D.): **A D F** 1760 **Peak=** 4400

Treatment Plant: **Sutton**

Plant Capacity: ☒ Available ☐ Not Available

Line Capacity: ☒ Available ☐ Not Available

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

Drw 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: If sewer in Sadlers Walk cannot serve by gravity, easements will be required

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: Century Partners, LLC

PETITION NO.: Z-44

PRESENT ZONING: R-20/RA-4/RA-5/LRO

PETITION FOR: RA-5

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sewell Mill 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 receiving system.

APPLICANT: Century Partners, LLC

PETITION NO.: Z-44

PRESENT ZONING: R-20/RA-4/RA-5/LRO

PETITION FOR: RA-5

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.

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. This site is located north of Robinson Road just east of Sadler's Walk. The majority of the site drains to the north through a large residential parcel (3700 Roswell Road) before discharging into the rear yards of several lots within Glenside Subdivision along Sadlers Close.
2. There is no well-defined conveyance for the discharge from the proposed detention pond through the adjacent parcel and existing drainage issues within Glenside Subdivision. A piped conveyance is needed to tie directly into the existing downstream system. This issue will need to be addressed in Plan Review.

APPLICANT: Century Partners, LLC

PETITION NO.: Z-44

PRESENT ZONING: R-20, RA-4, RA-5, LRO

PETITION FOR: RA-5

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
Robinson Road	7400	Major Collector	35 mph	Cobb County	80'
Sadlers Walk	N/A	Local	25 mph	Cobb County	50'

Based on 2007 traffic counting data taken by Cobb DOT (Robinson Road)

COMMENTS AND OBSERVATIONS

Robinson 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 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 north side of Robinson Road, a minimum of 30' from the roadway centerline and an additional 5' of roadway easement from the proposed right-of-way.

Recommend applicant verify that minimum intersection sight distance is available for Robinson Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 390'.

Recommend removing and closing driveway apron along Robinson Road frontage that development renders unnecessary.

Recommend replacing disturbed curb, gutter, and sidewalk along the Robinson Road and Sadlers Walk frontages.

Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway.

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

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STAFF RECOMMENDATIONS

Z-44 CENTURY PARTNERS, 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 on this side of Robinson Road are similarly zoned with densities in the Medium Density Range of 2.5—5 units per acre.
- 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 proposed development will not have as many lots as other similarly zoned properties and the proposed density is slightly over the density of the RA-4 developments at 4.12 units per acre.
- 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 the Medium Density Residential land use category with densities ranging from 2.5—5 units per acre. The abutting RA-4 properties to the west and northwest of the subject property have densities of 3.86 units per acre (Glenside f/k/a Sadlers Ridge) and 3.59 units per acre (Wyntergreen); while properties further south along Robinson Road are zoned R-15 (Robinson Walk Unit One) having a density of approximately 2.08 units per acre and R-20 (Indian Hills Country Club Unit Six) having a density of approximately 1.77 units per acre. The proposed RA-5 zoning category and the proposed density of 4.12 units per acre are compatible with the *Cobb County Comprehensive Plan* delineation of MDR for densities ranging from 2.5—5 units per acre.
- 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 existing RA-5 portion of the subject rezoning was a result of a rezoning request in which the Board of Commissioners deleted the property to RA-5. The overall proposed RA-5 rezoning and the proposed density of 4.12 units per acre are compatible with the MDR land use designation.

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

- Site plan submitted to the Zoning Division on May 31, 2013, with the District Commissioner approving minor modifications;
- Fire Department comments and recommendations;
- Water and Sewer comments and recommendations;
- Stormwater Management Division comments and recommendations;
- DOT comments and recommendations; and
- 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.

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Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Minimum 2,800 SF
b) Proposed building architecture: Traditional
c) Proposed selling prices(s): \$500's to \$700's
d) List all requested variances: Request to be zoned to the site plan

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

- a) Proposed use(s): _____
b) Proposed building architecture: _____
c) Proposed hours/days of operation: _____
d) List all requested variances: _____

2013 MAY 31 AM 11:13
ROBB COUNTY ZONING DIVISION

ROBB COUNTY GEORGIA
FILED IN OFFICE

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

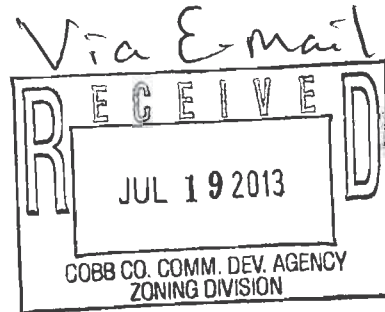
n/a

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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).

n/a

**CENTURY PARTNERS, LLC
6100 LAKE FORREST DRIVE, SUITE 130
SANDY SPRINGS, GA 30328
PHONE 404-256-2127
FAX 404-256-3863**



VIA Hand Delivery

July 19, 2013

Mr. Jason Campbell
Planner III
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of Century Partners, LLC to Rezone a 2.673 Acre Tract from
R-20, RA-4, RA-5, & LRO to RA-5 (No. Z-44)

Dear Jason:

We are seeking the rezoning of the Subject Property from the existing zoning categories of R-20, RA-4, RA-5 and LRO to the proposed zoning category of RA-5, site plan specific to the Zoning Site Plan prepared by Christopher Planning & Engineering, dated, and submitted to the Zoning Office on May 31, 2013. A reduced copy of the revised Zoning Site Plan is attached for ease of reference as Exhibit "A" and incorporated herein by reference.

1. The Subject Property consists of 2.673 acres of total site area and shall be developed for the construction of a maximum number of eleven (11) Single-Family Detached Homes at a maximum density of 4.12 units per acre (RA-5 allows 5 units per acre).
2. The minimum house size for the proposed residential community shall be twenty-eight hundred (2,800) sq. ft. Each of the homes shall have an attached two (2) or three (3) car garage which shall be used for the parking and storage of vehicles. Most driveways will be 18' wide, allowing for the off street parking of four (4) additional vehicles.
3. The architectural style and composition of the homes on the front and sides will consist of brick, stacked stone, cedar shake, or a combination thereof with cement based siding allowed under eaves and gables. The rear elevation will be bricked on

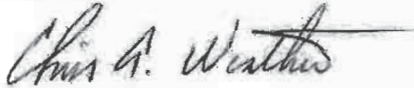
the terrace level on all basement lots and will have a minimum three foot (3') masonry water table on any slab lots.

4. The creation of a mandatory Homeowner's Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs"), which shall include, among other components, strict architectural controls.
5. Subdivision entrance signage and landscaping shall be constructed pursuant to the Glenside Park Conceptual Frontage/Entry Plan prepared by Land Design and Consulting, LLC, dated 6/23/13 and submitted herewith. The entrance landscaping shall be fully landscaped and irrigated. The HOA shall be responsible for maintenance of fencing, landscaping and the entrance to the subdivision, including, signage, lighting and irrigation.
6. Century Partners, LLC has been in discussion with the GlenSide HOA. We have committed to reconstruct their signage and landscape to be consistent with ours as shown on the attached plans.
7. All lots will have professionally drawn landscape plans which will meet all Cobb County Code requirements.
8. The stormwater management facility shall be fenced with a five (5) foot high black vinyl coated chain link fencing and landscaped with evergreen planting to visually screen the facility and fence. Fencing shall be installed according to the provisions of the Cobb County Code.
9. We plan to install a six foot (6'), wooden, decorative privacy fence along the lots adjacent to GlenSide subdivision lots and also on the lots adjacent to the business parking lot on the Northeast corner of the property. Fence to be maintained in perpetuity by HOA.
10. We agree to adhere to the following construction hours:
 - a. 7:00 am until 8:00 pm, Monday through Friday from April 1st through September 30th.
 - b. 7:00 am until 7:00 pm Monday through Friday from October 1st through March 31st.
 - c. 9:00 am until 6:00 pm on Saturdays.
 - d. No outside work on Sundays unless approved ahead of time by the District Commissioner.
11. All construction and worker vehicles and equipment shall be parked, and otherwise located on, the Subject Property during development of infrastructure and construction of residences, and shall not be parked on either Robinson Road or Sadlers Walk.

12. The roads within the subdivision shall be public roads and built to the County's design and detail specifications.
13. The Developer agrees to allow The Georgia Native Plant Society to conduct a plant rescue prior to the commencement of construction on the subject property.
14. Minor modifications to the referenced Zoning Site Plan, including, but not limited to, the layout of lots, landscaping, and elevations, may be approved by the District Commissioner, as needed.

Please call me at 404-256-2127, or my cell, 404-372-8043, if you have any questions. Thank you for your consideration.

Sincerely,



Chris A. Weathers

Enclosures

Cc: John Pederson, Cobb Co. Zoning Division
John Fabrini, President GlenSide Homeowner's Association
Jill Flamm and Trish Steiner, East Cobb Civic Association, Inc.

[illegible]