

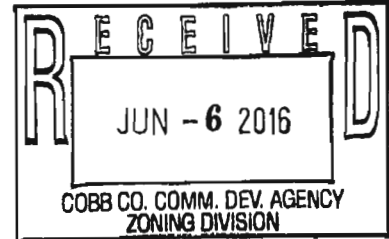
Z-35/2014

# Centerline Surveying and Land Planning, Inc. —

1301 Shiloh Road, Suite 1210  
Kennesaw, GA 30144  
(770) 424-0028 telephone (770) 424-2399 fax

June 6, 2016

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



RE: Ebenezer Chase- Ebenezer Road –Adventure Living  
Land Lot 304 & 304, 16<sup>th</sup> District, 2nd Section, Cobb Co.

Dear Jason,

We are pleased to submit this “Letter of Stipulations” that the owner/applicants wish to offer as agreeable stipulations for their project. Specifically stipulated and listed below.

1. The stipulations and conditions agreed upon here shall replace and/or supersede in full any and all stipulations and conditions previously placed on the subject property.
2. The re-zoning of this property shall be from the existing zoning classifications to an RSL zoning classification as shown on the site plan submitted by Centerline Surveying and Land Planning for the applicant and dated 5-17-16.
3. The site is approximately 9.56 acres and is planned for 34 single family units.
4. The number of units proposed on this plan is 34 with a site density of 3.56 units per acre.
5. All units are single family detached and proposed a minimum of 15 feet apart with a common court yard style entry. Additional guest parking is proposed throughout as shown on the site plan.
6. All units shall be age restricted to age 55 or older and subject to all restrictions of the RSL zoning category, unless otherwise approve herein.
7. The project will be accessed from Ebenezer Road only. There will be no access to the community from Cedar Ridge Road.
8. Internal sidewalks shall be private and connect to public sidewalks along Ebenezer road installed by the developer as required by Cobb DOT.
9. All site and development construction shall comply with Cobb County Codes and Ordinances
10. The proposed home exteriors shall be constructed of brick, stone, stacked stone, board and batten and Hardi-plank type siding or any combinations thereof. Architectural elevations have been submitted for reference as to type finishes proposed.
11. A Home Owners Association will be organized and initially funded by the developer for the enforcement of the Declaration of Restrictive Covenants governing the rules and regulations of the proposed development. The Declaration of Restrictive Covenants shall be recorded with the County Clerk of Cobb Co. prior to the CO of any home.
12. The proposed residential community shall have privately maintained common areas, yards, streets and amenities. The HOA shall be responsible for the cost and performance for the upkeep and maintenance of all landscape buffers and common property.
13. All signage shall be ground based, monument style.

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14. All utilities shall be underground.
  15. Cobb DOT has classified Ebenezer Road as a Major Collector and requires 15 additional feet of right-of-way be dedicated to the county. Our site plan accommodates that request.
  16. The road frontage along Ebenezer Road right-of-way shall be professionally designed, landscaped, and maintained. The landscape design shall be approved by the County Arborist prior to installation. All landscaping within the future right-of-way of Ebenezer Road as depicted on the site plan shall be of low growing seasonal flowers and bushes, as to not obstruct sight distance or hinder public safety.
  17. There shall be a building setback of 50 feet inclusive of a landscaped screening buffer of 30 feet adjacent to Heritage Farms S/D, as shown on the site plan. We have placed an increased 40-foot setback inclusive of 30 foot landscaped screening buffer on the Northern property line. All buffers and setbacks are as shown on the submitted site plan.
  18. All perimeter landscape buffers shall be professionally designed, landscaped, and maintained. The landscape design shall be approved by the County Arborist prior to installation.
  19. All creeks shall have state and local undisturbed buffers as normally required. Any encroachments within the undisturbed buffers must be properly approved by the governing agency according to appropriate governing ordinance.
  20. All county staff comments and stipulations will be considered agreeable and a part of this stipulation agreement. This specifically includes but not limited to the Storm water comment specifying that all current site runoff bypass into 1443 Cedar Ridge Road must be directed into our storm water management facility.
  21. The District Commissioner shall have the authority to approve minor modifications to these stipulations and the site plan as the development proposal proceeds through the plan review process and thereafter. For purposes of this paragraph, any modifications that increase the density; reduce the size or composition of an approved buffer or landscape strip to adjacent property; relocate a structure closer to a property line; or increase the height of a building adjacent to property which are in direct contradiction to or conflict with the foregoing stipulations, will come back through the public hearing process as an "Other Business Application."

We respectfully request the subject property be re-zoned as requested in our application and the stipulations set forth in this "Letter of Stipulations" be made a part of the approved zoning conditions.

Sincerely,

***Doug Patten***

Doug Patten, CPESC

Principal, Centerline Surveying and Land Planning, Inc.

# Z-35 (2016)

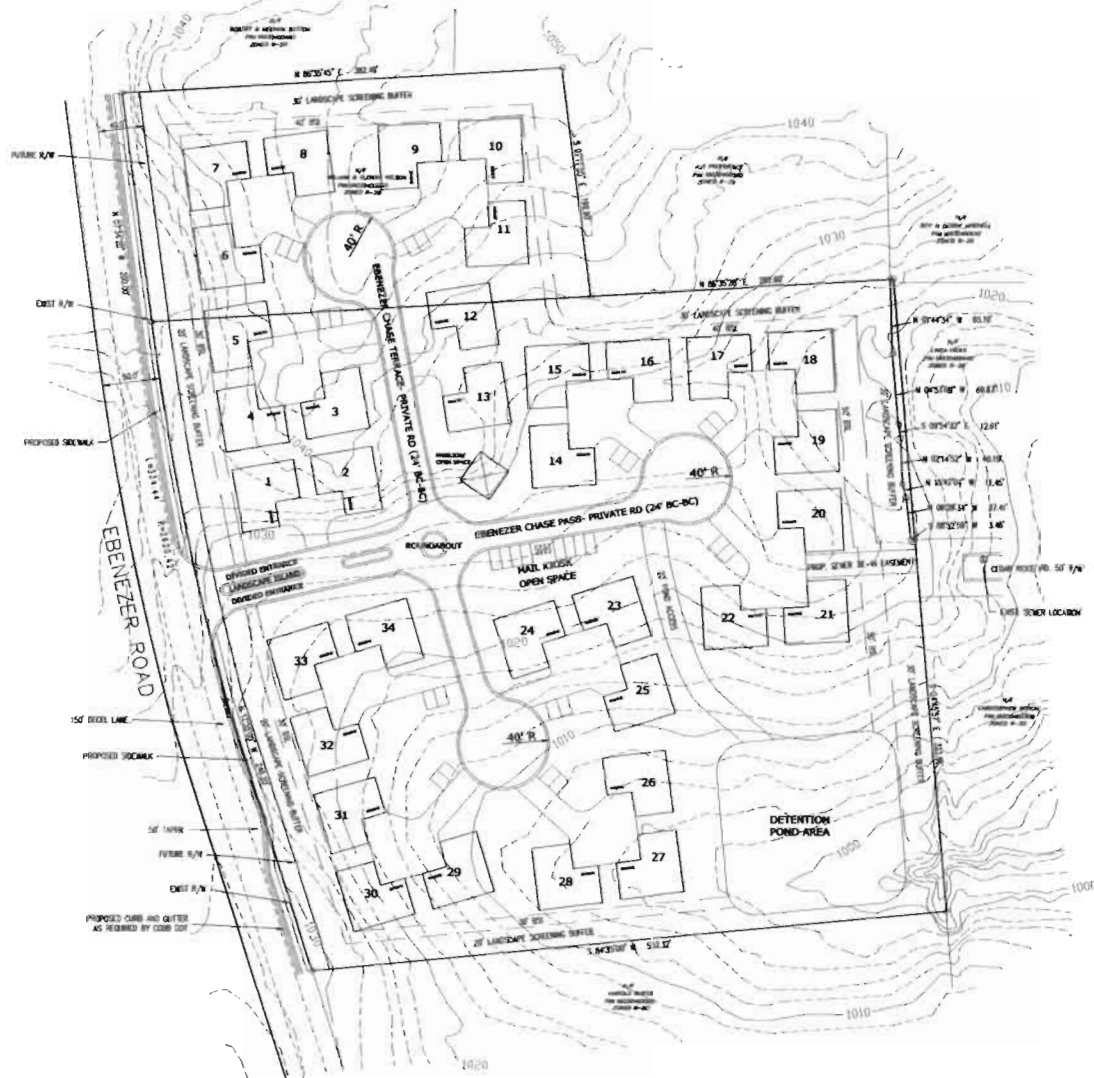
PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
CURRENT ZONING - R-20  
PROPOSED ZONING - RSL  
TOTAL AREA - 9.56 ACRES  
TOTAL RESIDENTIAL UNITS - 34  
RESIDENTIAL DENSITY - 3.56 UNITS PER ACRE

BUILDING SETBACK REQUIREMENTS:  
FRONT - 30' (EXTERIOR)  
REAR - AS SHOWN ON PLAT  
SIDE - MIN. 15' BETWEEN BLOGS



LOCATION MAP

PROPERTY ADDRESS:  
7750, 7862, 7867 EBENEZER ROAD  
MARITTA, GEORGIA 30068



IF STATE EASEMENTS ARE DISCOVERED IN EXISTENCE ON THIS SITE A 25' BUFFER MEASURED FROM THE TOP OF BANK SHALL BE MAINTAINED AND SUBJECT TO ALL THE REGULATIONS CONCERNING STATE EASEMENTS.

NO CONVEYANCES HAVE BEEN FOUND TO BE LOCATED ON THIS SITE.

IF ANY EASEMENTS EXIST ON THIS SITE, NONE SHALL BE DISTURBED WITHOUT CONSENT OF EASEMENT HOLDER.

NO HISTORICAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS PROPERTY.

NO ANTHROPOLOGICAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS PROPERTY.

ALL PROPOSED DEVELOPMENT TO BE SUBMITTED IN ACCORDANCE WITH CDBG COUNTY EASEMENT SPECIFICATIONS AND REQUIREMENTS.

THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED CONFIGURATION FOR THIS SITE. SPECIFIC DESIGN CRITERIA, THE RESPONSIBILITY OF THE DEVELOPER, AND SUBJECT TO THE CDBG COUNTY STANDARD REVIEW AND APPROVAL PROCEDURES.

ALL EXISTING STRUCTURES TO BE REMOVED.

GRAPHIC SCALE



APPLICANT/DEVELOPER:  
ADVENTURE LIVING  
4763 TOWNSHIP CHASE  
MARITTA, GEORGIA 30068  
24 HOUR CONTACT  
BERNIE SMITH  
770-652-0044

NO.	DATE	REVISION DESCRIPTION	BY
1	04-16-16	PRELIMINARY	CS
2	04-16-16	REVISION	CS
3	04-16-16	REVISION	CS
4	04-16-16	REVISION	CS
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6	04-16-16	REVISION	CS
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31	04-16-16	REVISION	CS
32	04-16-16	REVISION	CS
33	04-16-16	REVISION	CS
34	04-16-16	REVISION	CS

CONCEPT PLAN FOR:  
**EBENEZER CHASE**  
LAND LOT 304 & 345, 16TH DISTRICT, 2ND SECTION  
CDBG COUNTY, GEORGIA

**centerline**  
Surveying and Land Planning, Inc.  
1000 E. 10TH STREET, SUITE 100, MARITTA, GA 30068  
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