

# SAMS, LARKIN, HUFF & BALLI, LLP

ATTORNEYS AT LAW

376 POWDER SPRINGS STREET

SUITE 100

MARIETTA, GA 30064-3448

JAMES A. W. BALLI

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(Admitted in GA and AL)  
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JBALLI@SLHB-LAW.COM

TELEPHONE  
(770) 422-7016

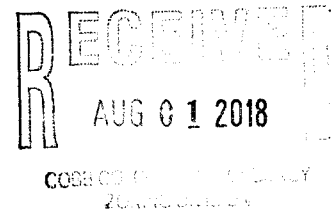
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FACSIMILE  
(770) 426-6583

WWW.SLHB-LAW.COM

August 1, 2018

**VIA EMAIL: [John.Pederson@cobbcounty.org](mailto:John.Pederson@cobbcounty.org)  
AND HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager  
Cobb County Community Development Agency  
Zoning Division  
1150 Powder Springs Road, Suite 400  
Marietta, GA 30064



Re: Application of InLine Communities, LLC to Rezone a 52.845 Acre tract of land to RSL– Non Supportive, 2695 and 2727 Old Lost Mountain Road (“Site”) (Z-32 of 2018)(“Project”).

Dear John:

As you are aware, this Application for rezoning is seeking to rezone approximately 52.845 acres from R-20 to RSL Non-Supportive. I appreciate your Staff’s recommendation for approval. I am also filing a new site plan dated July 31, 2018. The only difference is that it reflects the plotted guest parking spaces. (See enclosed).

That being said, I am submitting this letter of acceptable positive variances<sup>1</sup> which shall become conditions and a part of the grant of the requested rezoning if, and only if, the proposal is approved for the 123 for-sale homes [as detailed in this letter and depicted on the Site Plan] and which will then become binding upon the Site thereafter as follows:

## CHARACTERISTICS OF SINGLE-FAMILY HOMES AND RELATED PROTECTIONS

1. The architectural style, composition and design of the proposed two-car garaged homes shall be in substantial conformity to the color rendering/elevations which are being submitted contemporaneously herewith and will not include vinyl siding of any type.

<sup>1</sup> These stipulations are voluntary positive variants from the RSL Non-Supportive zoning code and, as such, are not required by the RSL Non-Supportive code.

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- (See attached).<sup>2</sup> The units will be a minimum square footage of 1,600 square feet-1,900 square feet up to 3,000 + square feet with options.<sup>3</sup> The interiors of the homes shall feature the finishes, upgrades and options substantially similar to those depicted in the attached interior renderings. (See attached). The District Commissioner will have final approval of the elevations.
2. All garages are to be used for vehicle parking only and cannot be used as living spaces. The Applicant shall provide additional parking for guests outside the lot of record which will be provided for at 0.5 times the total lot count as required by the Cobb County Fire Department.
  3. The rezoning of the Project Site to RSL Non-Supportive Site Plan Specific/Conditional to the Site Plan as amended on July 31, 2018 (see attached) by Planners and Engineers Collaborative with approval of 123 detached units in the residential community.
  4. All units within the proposed residential community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to ten percent (10%) and restrict the lease term to a minimum of one (1) year. The Covenants will also include the restriction regarding garages set forth in Variance 2 above.
  5. Applicant agrees to the recording and enforcement of a Declaration of Restrictive Covenants which shall contain covenants, rules, and regulations applicable to the proposed residential community.
  6. Additionally, and in conjunction with the Declaration of Restrictive Covenants, Applicant agrees to the creation of a mandatory homeowners association which shall be responsible for the upkeep and maintenance of the entrance area, signage, all common areas, open space, private streets, mail kiosk, all landscaping and plantings. A walking path, if allowed by local, state and federal regulations, will be created from the south side of the walking path/pocket park leaving Lot 18 and connecting to the edge of Lot 24.
  7. Lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of the proposed residential homes.

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<sup>2</sup> Pulte has a monotony rule which dictates variations for the elevations. No house can be the same elevation as the home on either side of that home nor the two across the street.

<sup>3</sup> Base prices to start at the \$275,000 range with an average sales price in the mid-\$300,000 range.

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8. The yard areas around each unit shall be fully sodded, and maintained by the mandatory homeowners association to be created through the Declaration of Restrictive Covenants applicable to the proposed community.
9. All utilities servicing the residences within the proposed community shall be located underground.
10. There shall be no stacking of construction vehicles on or along Old Lost Mountain Road and/or Moon Road waiting for entry upon the Site. Applicant further agrees to provide an on-site traffic controller for coordination of construction and demolition traffic during construction and delivery hours. All construction worker vehicles to be parked on site. No parking of any construction trucks or vehicles, either worker or delivery, to be parked or stacked on surrounding subdivision streets.
11. Applicant agrees to install a washing station on the construction site and construction vehicles shall be washed prior to leaving the construction area of the Site during construction and demolition as required/allowed by applicable law
12. The required landscaping of the Property along Old Lost Mountain Road shall be completed within 120 days of the issuance of a Certificate of Occupancy for the first completed home.
13. Applicant agrees to provide a designated contact person, who may be contacted 24 hours a day, 7 days a week, regarding the proposed development, construction, and demolition. The contact information for the designated contact personal shall be provided to the two residential communities near the development, whom agrees to conduct calls or complaints during normal business hours unless such call is being made due to an emergency condition.
14. Development and construction hours for the proposed project shall be limited to the following:
  - a. 7:00 a.m. to 7:00 p.m. – Monday – Friday, October 1<sup>st</sup> through March 31<sup>st</sup>;
  - b. 7:00 a.m. to 7:00 p.m. – Monday – Friday, April 1<sup>st</sup> through September 30<sup>th</sup>;
  - c. 9:00 a.m. to 6:00 p.m. – Saturday; and
  - d. No work on Sunday unless approved by the District Commissioner.

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Cobb County Community Development Agency  
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- e. To the extent blasting is required on the Site (none is expected), any blasting will be performed only on Monday-Friday between the hours of 9:00 a.m. and 3:00 p.m. and a 24 hour notice must be given in writing to any occupied residence within 1,000 feet of the Site.

**LANDSCAPING AND SCREENING**

- 15. All landscaping referenced herein; including, but not limited to, the frontage, entrance area [including entrance signage], island areas, and open space areas, shall be approved by the Cobb County Arborist as part of the plan review process and incorporated into the overall landscape plan for the proposed community. (See attached overall Landscape plan attached hereto).
- 16. The entrance areas, together with all planted areas, shall be professionally designed, landscaped, and maintained, and shall be in substantial conformity to the Landscape Plan attached hereto. (See attached landscape plan).
- 17. After meeting with certain area residents, the Applicant has agree to separate landscaping plans designed specifically to address concerns. Accordingly, these are as follows (and are included in the landscape plan):
  - (a) 2581 Old Lost Mountain Road
  - (b) 2619 Old Lost Mountain Road
  - (c) 2651 Old Lost Mountain Road
  - (d) 2673 Old Lost Mountain Road
  - (e) 2683 Old Lost Mountain Road
  - (f) 2308 Old Lost Mountain Road

**STORMWATER IMPROVEMENT AND CONTROLS**

- 18. Applicant agrees to comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- 19. Applicant agrees to comply with all Cobb County Stormwater Management Zoning Comments applicable to Z-32 (2018).

**TRAFFIC/GENERAL PROVISIONS**

- 20. Applicant to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or

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Cobb County Community Development Agency

August 1, 2018

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by the Department of Transportation or Community Development Agency, as their authority may allow.

21. Applicant agrees to donate applicable right-of-way at or near the entrance such that a traffic roundabout could be constructed without the County having to obtain additional right-of-way from Applicant's side of the road. This area to be marked and identified prior to the Board of Commissioner's final hearing or during plan review.
22. After working with various residents, the entrance shall be aligned with Moon Road as depicted on the Site Plan.
23. All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings as allowed by Cobb County or any utility provider.
24. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Site; together with any and all prior Departmental Comments and Staff Recommendations submitted by Planning, Fire, Water, Sewer and Drainage, relating to the Subject Property from any previous zoning action.
25. All Setbacks for the proposed development shall be as shown on the referenced and submitted Site Plan.
26. As depicted on the Site Plan, the Site will have a 50' landscaped buffer against the residential property to rear of the site, which is not required under the Code but included to benefit the residents of Merrion Park Subdivision. A ten (10) foot buffer/landscaping screen will be installed against the north side of Lot 24 closest to Meek Rd.
27. If the streets are private, the streets will be built to Cobb County's specifications.
28. The District Commissioner shall have the authority to make minor modifications to the site plan and these stipulations/conditions during the Plan Review process except for those that:
  - a. Reduce the size of an approved buffer adjacent to property that is zoned the same or in a more restrictive zoning district.

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August 1, 2018  
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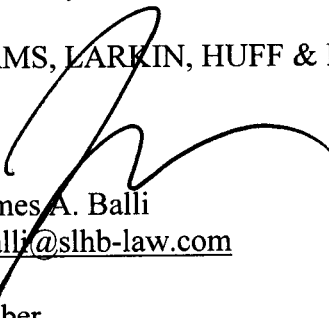
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- b. Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district.
- c. Increase the height of a building that is adjacent to property that is zoned the same or in a more restrictive zoning district.
- d. Change access location to a different roadway.
- e. Increase the density of the Residential Community.
- f. Violate the Cobb County Zoning Ordinance applicable to the property.

Please do not hesitate to contact me should you or the staff require any further information or documentation prior to the Applications being heard and considered by the Planning Commission and the Board of Commissioners.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



James A. Balli  
[jballi@slhb-law.com](mailto:jballi@slhb-law.com)

Enclosures

cc: Galt Porter, Planning Commission Member  
Cobb County Planning Commissioners  
Inline Communities, LLC  
Patrick Bordelon, Sr., Mayor Pro Tem of the City of Powder Springs  
Lisa Cupid, District 4 Commissioner

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 350 RESEARCH COURT • PEACHTREE CORNERS, GEORGIA 30092 • (770) 451-2241 • FAX (770) 451-9945

INLINE COMMUNITIES  
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT  
 48 ATLANTA, GA 30080  
 PHONE: 404-895-0813

CITY OF POWDER SPRING  
 COBB COUNTY  
 DEVELOPER

NO.	DATE	BY	DESCRIPTION
1	04-15-2018	DEC	PRELIMINARY DESIGN
2	04-24-2018	DEC	PRELIMINARY DESIGN
3	05-22-2018	DEC	PRELIMINARY DESIGN
4	06-22-2018	DEC	ADD LOT NUMBER
5	08-22-2018	DEC	ADD ADDRESS RANGE
6	08-22-2018	DEC	CHANGING PARKING
7	07-30-2018	DEC	CHANGING PARKING

**ZONING PLAN**

SCALE: 1" = 120'  
 DATE: 08/21/2018  
 PROJECT: 17252.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH ORIGINAL SIGNATURE

SEAL: PROFESSIONAL ENGINEER  
 GEORGIA LICENSE NO. 44220  
 CIVIL ENGINEERING

SEAL: PROFESSIONAL LANDSCAPE ARCHITECT  
 GEORGIA LICENSE NO. 44220  
 LANDSCAPE ARCHITECTURE

**Z1**  
SHEET

**SITE DATA**

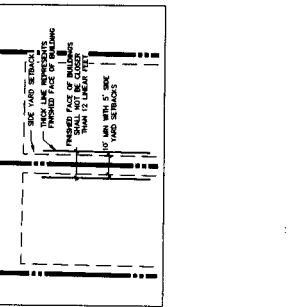
TOTAL DEVELOPABLE AREA: 52.845 ACRES  
 ZONING: Z1  
 EXISTING ZONING: Z1  
 PREVIOUS ZONING: Z1

**DATA SUMMARY**

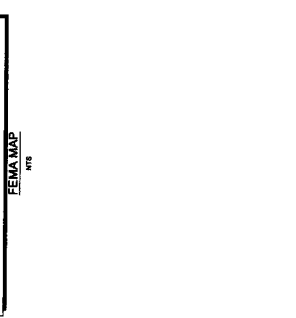
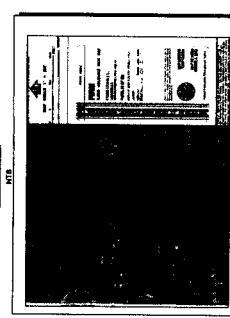
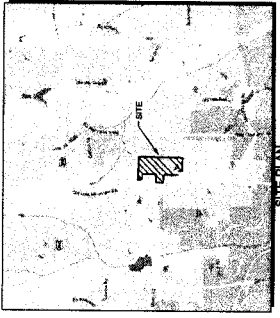
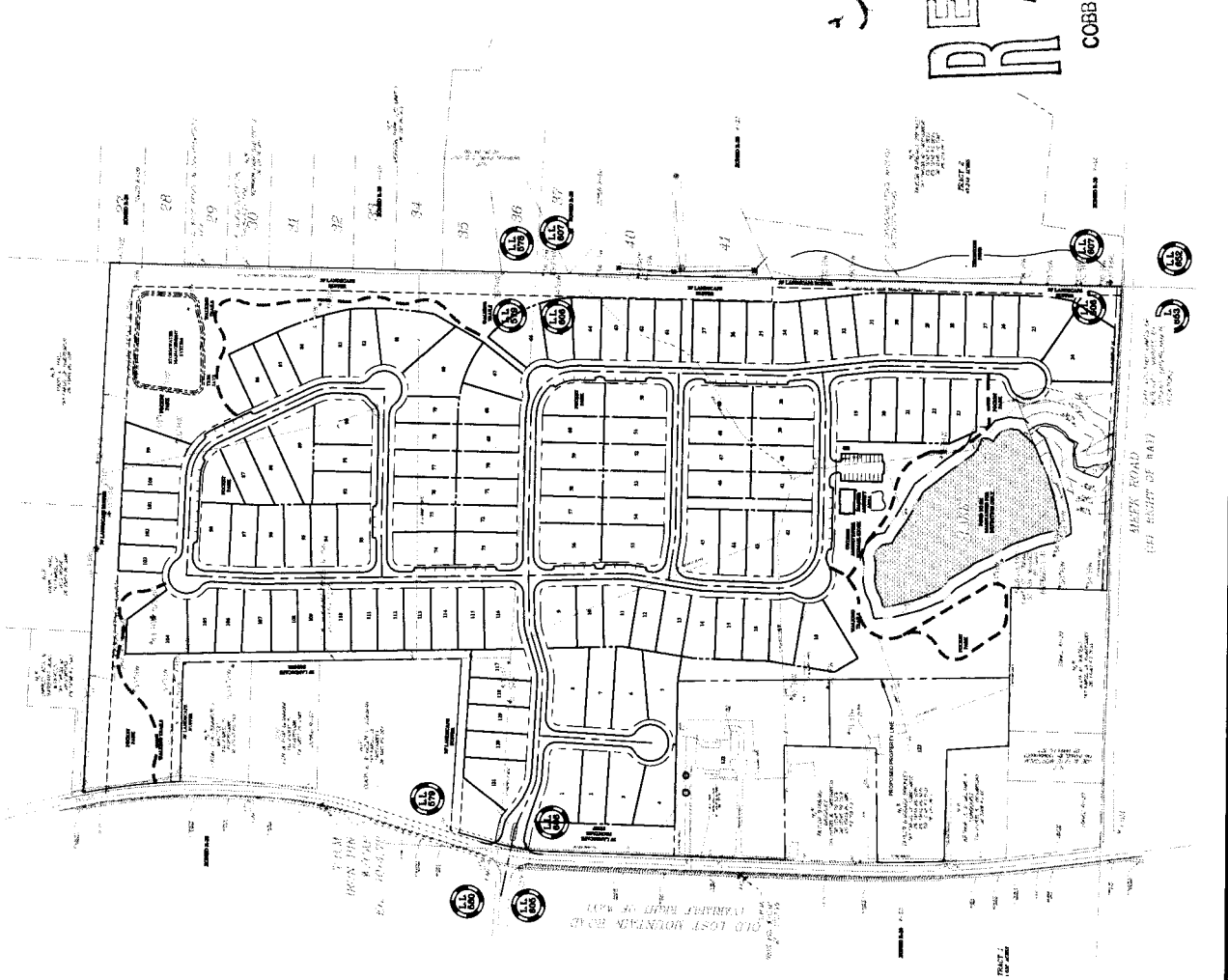
TOTAL RESIDENTIAL UNITS: 123 LOTS  
 MAX. RESIDENTIAL UNITS: 123 LOTS  
 MAX. GROUND COVER: 100%  
 MAJOR SIDE SETBACK: 10 FEET  
 MIN. YARD SETBACK: 10 FEET  
 MIN. STREET SETBACK: 10 FEET  
 MIN. SIDEWALK: 5 FEET  
 MAX. BUILDING HEIGHT: 30 FEET  
 MAX. LOT AREA: 1.00 ACRES  
 MIN. LOT AREA: 0.25 ACRES  
 COVERED SPACE: 100,000 SQ. FT.

**PARKING SUMMARY**

MIN. PARKING PER DWELLING UNIT: 1.00 SPACES  
 MIN. PARKING PER DWELLING UNIT: 1.00 SPACES  
 MIN. PARKING PER DWELLING UNIT: 1.00 SPACES  
 MIN. PARKING PER DWELLING UNIT: 1.00 SPACES  
 MIN. PARKING PER DWELLING UNIT: 1.00 SPACES



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 COBB COUNTY COMMUNITY AGENCY  
 ZONING DIVISION



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COBB CO. COMM. LEV. AGENCY  
ZONING DIVISION





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ZONING DIVISION



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COBB CO. PLANNING AGENCY  
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 ZONING DIVISION

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**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	MIN. HT.	SPACING
	CBR	22	Castanea doctordii / Buckeye / Buckeye's Best Deciduous Color	8 x 8	8' x 8'	10'-12'	20' O.C.
	CLV	10	Cydonia oblonga / 'Voodoo' / Voodoo Cydonia	8 x 8	8' x 8'	12'-14'	20' O.C.
	CLX	16	Cydonia longata / Longleaf Cydonia	8 x 8	8' x 8'	10'-12'	20' O.C.
	DOC	18	Malus domestica 'Carolina #2' / Carolina #2 American Holly	8 x 8	8' x 8'	8'-10'	20' O.C.
	JAV	10	Juglans nigra / 'Tennessee' / Eastern Red Cedar	7 gal	7 gal	8'-10'	20' O.C.
	MGR	21	Magnolia grandiflora / 'Buckeye Brown Beauty' / Buckeye's Southern Magnolia	8 x 8	8' x 8'	8'-10'	20' O.C.
	PT	58	Pinus taeda / Loblolly Pine	10 gal	10 gal	10'-12'	80' O.C.
	QN	8	Quercus robur / Northern Oak	8 x 8	8' x 8'	12'-14'	20' O.C.
<b>SHRUBS</b>	<b>CODE</b>	<b>QTY</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>CONT.</b>	<b>MIN. HT.</b>	<b>SPACING</b>	
	AF	52	Andromeda indica / 'Formosa' / Formosa Azalea	3 gal	3 gal	3'-4'	4' O.C.
	ISC	24	Isoplexis cymosa / Compact Isoplexis	3 gal	3 gal	3'-4'	4' O.C.
	NBA	68	Nandina domestica / 'Aurea' / Aurea Nandina	2 gal	2 gal	3'-4'	30' O.C.
<b>GROUND COVER</b>	<b>CODE</b>	<b>QTY</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>CONT.</b>	<b>MIN. SP.</b>		
	GD	11,147 sq ft	Cynodon dactylon / Bermuda Grass	5000	5000	NA	NA
	SC	689 sq ft	Seasonal Color / Seasonal Color	NA	NA	NA	NA

- NOTE:**
1. PLANT SELECTIONS ARE SUBJECT TO CHANGE PENDING AVAILABILITY AND DESIGN DEVELOPMENT.
  2. PLANT SELECTIONS ARE SUBJECT TO CHANGE PENDING AVAILABILITY AND DESIGN DEVELOPMENT.
  3. PLANT SELECTION AND PROPOSED LOCATIONS ARE THE PROPERTY OF THE ARCHITECT.
  4. ALL SAVED TREES TO BE IMPACTED LESS THAN 20% TREE PRESCRIPTIONS AND MONITORING BY A CERTIFIED ARBORIST MAY BE PROVIDED.
  5. ALL EXISTING HOGWIRE FENCE TO BE REMOVED.

**REVISÉ**



**OLD LOST MOUNTAIN ROAD @ MOON ROAD**  
 2227 OLD LOST MOUNTAIN RD  
 CITY OF POWERS SPRINGS, COBB COUNTY, GEORGIA  
 LAND LOT 606 & 579, 1941 STREET

**INLINE COMMUNITIES**  
 48 ATLANTA STREET  
 ATLANTA, GA 30306

CONTACT:  
 GUY FORTNEY  
 404.855.0013

DATE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 17252.00A



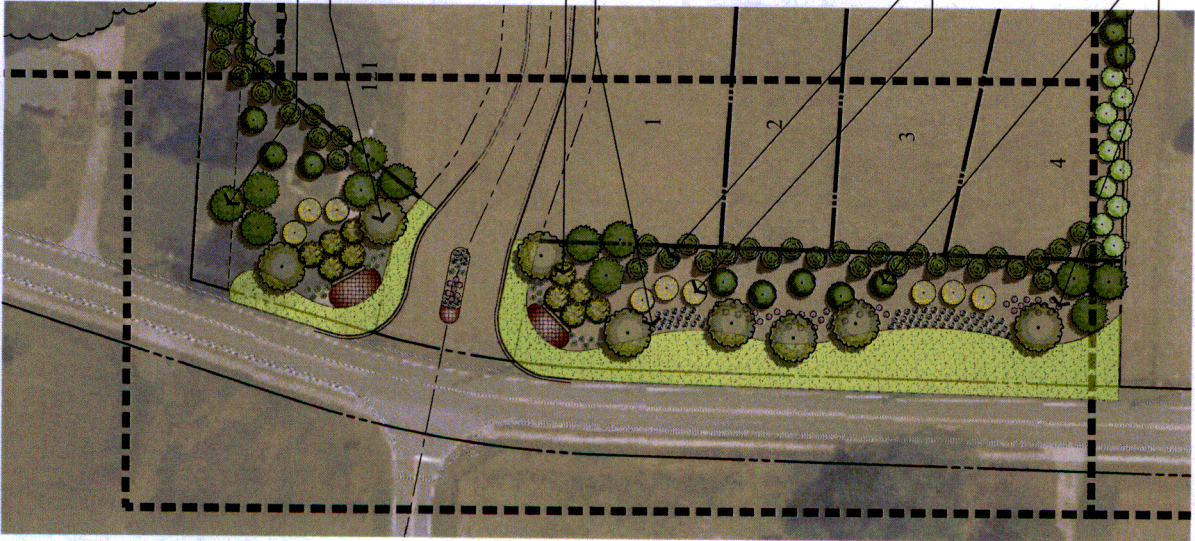
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COBB CO. COMM. DEV. AGENCY



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME / COMMON NAME
TREES		
CD18	11	<i>Cedrus deodara</i> 'Bracken's Best Cedar' / Bracken's Best Cedar Cedar
CD19	10	<i>Cryptomeria japonica</i> 'Yoshino' / Yoshino Cryptomeria
CD20	8	<i>Ilex opaca</i> 'Carolina #2' / Carolina #2 Hedges Holly
CD21	9	<i>Magnolia grandiflora</i> 'Bracken's Brown Beauty' / Bracken's Southern Magnolia
CD22	32	<i>Pinus taeda</i> / Loblolly Pine
CD23	8	<i>Quercus nuttallii</i> / Nuttall Oak
SHRUBS		
AF	52	<i>Azalea indica</i> 'Formosa' / Formosa Azalea
GC	24	<i>Isis glabra</i> 'Compacta' / Compact Inkberry
MA	68	<i>Miscanthus sinensis</i> 'Adagio' / Adagio Tall Grass
GROUND COVERED		
CD	11,478 sq ft	<i>Cynodon dactylon</i> / Bermuda Grass
GC	6479 sq ft	Subsional Color / Subsional Color



360 STUDIO  
150 DEKALB COUNTY  
PLACETTE CORNER  
GEORGIA 30092  
O: 770-453-2941  
FC@360STUDIO.COM

OLD LOST MOUNTAIN ROAD @ MOON ROAD  
475-600-0000  
475-600-0000  
COWLEY COMMUNITY CENTER  
COWLEY, MISSOURI

CITY OF INDIAN SPRINGS  
COWLEY COUNTY  
GEORGIA  
LAND LOT 606 & 679  
1946 DRETT

PLANE COMMUNITIES  
48 ATLANTA STREET  
ATLANTA, GA 30308

CONTACT:  
JAMES W. WATSON  
800-367-2013

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

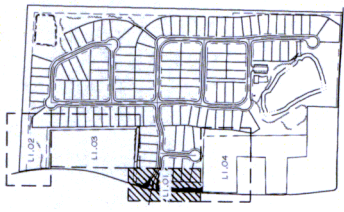
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JULY 26, 2018

CONCEPTUAL LANDSCAPE PLAN

L1.01



KEY MAP



NOTE: PLANT SELECTIONS ARE SUBJECT TO CHANGE PENDING AVAILABILITY AND DESIGN DEVELOPMENT.  
1. PLANT SELECTIONS AND PROPOSED LOCATIONS TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT.  
2. ALL SAVED TREES TO BE IMPACTED LESS THAN 20%. TREE PRESCRIPTIONS AND MONITORING BY A CERTIFIED ARBORIST MAY BE PROVIDED.  
3. ALL EXISTING HOGWIRE FENCE TO BE REMOVED.

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COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



6' WOOD PRIVACY FENCE



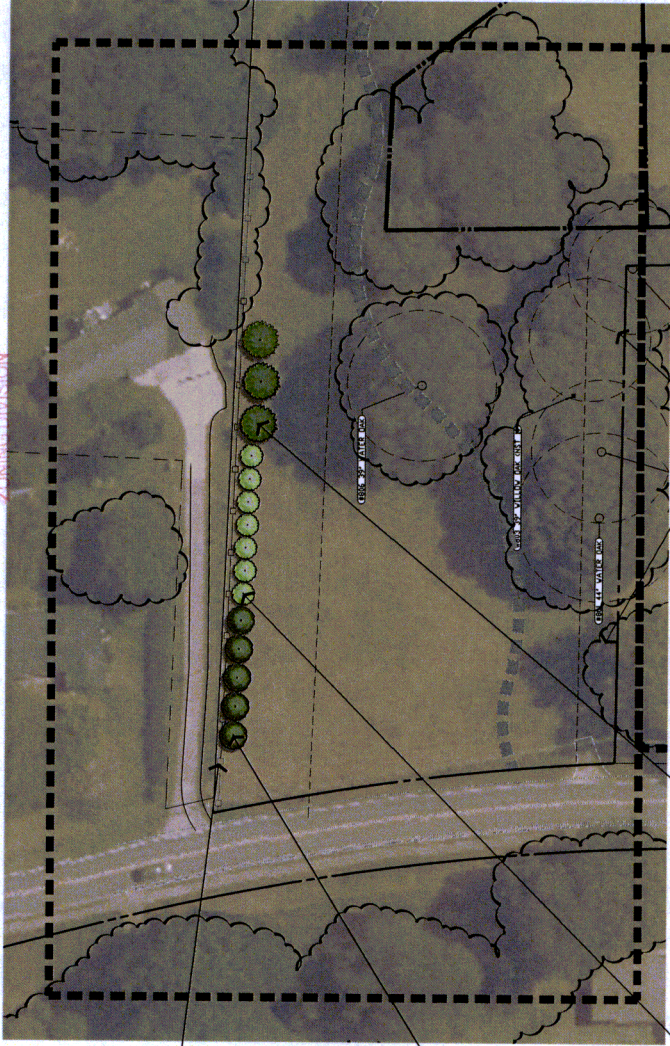
Ilex opaca 'Carolina #2'



Cupressus x leylandii



Cedrus deodara 'Bracken's Best Cedar'



Minimal buffer plantings along 20' Landscape Buffer

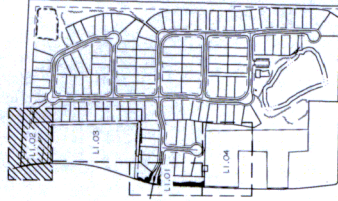
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME
	CDBE	3	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Fossil Cedar
	GLX	7	Cupressus Leylandii / Leyland Cypress
	IOC	5	Ilex opaca 'Carolina #2' / Carolina #2 American Holly

**NOTE:**

1. PLANT SELECTIONS ARE SUBJECT TO CHANGE PENDING AVAILABILITY AND DESIGN DEVELOPMENT.
2. PLANT LOCATION MAY VARY PENDING DESIGN DEVELOPMENT / SITE PLAN CHANGES.
3. PLANT SELECTION AND PROPOSED LOCATIONS TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT.
4. CHECK SHAVED TREES TO BE IMPACTED LESS THAN 20%. TREE PRESCRIPTIONS AND MONITORING BY A LANDSCAPE ARCHITECT SHALL BE REQUIRED.
5. ALL EXISTING HOUGHWIRE FENCE TO BE REMOVED.

**SPECIMEN TREE LEGEND**

- SPECIMEN TREE & QTY (1" SCALE TO 1" DBH)
- NON-SPECIMEN TREE
- TREE TO BE SAVED



KEY MAP



**360**  
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MOUNTAIN VIEW  
GEORGIA 30082  
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**OLD LOST MOUNTAIN ROAD @ MOON ROAD**

2075 6000 EAST  
MOUNTAIN RD  
CITY OF ROSWELL SPRINGS,  
CUMBERLAND COUNTY  
GEORGIA

LAND LOT 606 & 679,  
1948 DISTRICT

PLANS COMMENTARIES  
48 ATLANTA STREET  
ATLANTA, GA 30306

CONTACT:  
LANDSCAPE ARCHITECT  
800.467.2013

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PROJECT NO: 17252.00A



JULY 26, 2018  
CONCEPTUAL  
LANDSCAPE  
PLAN

**L1.02**

**REVIS**

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ZONING DIVISION



**360**  
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1500 BRANIFF COURT  
MACHTREE CORNER  
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P: 770.451.1241  
F: 770.451.2000

PROFESSIONAL SEAL  
LAWRENCE A. BRADY, JR.  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
NO. 12000  
STATE OF GEORGIA

**OLD LOST  
MOUNTAIN  
ROAD @  
MOON ROAD**

3725 OLD LOST  
MOUNTAIN RD  
CITY OF ROSWELL SPRINGS,  
COBB COUNTY,  
GEORGIA  
LAND LOT 606 & 679,  
1964 DISTRICT

INSURE COMMUNITIES  
48 ATLANTA STREET  
ATLANTA, GA 30309

CONTACT:  
INSURE COMMUNITIES  
801.901.9113  
DATE: 7/26/18

DRAWN BY: [redacted]  
PROJECT NO: [redacted]  
DATE: 7/26/18  
PRICE: 17252.00A



JULY 26, 2018  
CONCEPTUAL  
LANDSCAPE  
PLAN

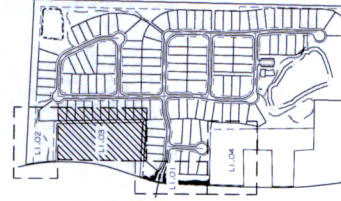
L1.03

TREE	CODE	CITY	BOTANICAL NAME / COMMON NAME
	CBB	4	Cedrus deodara 'Bracken's Best Cedar' / Bracken's Best Deciduous Cedar
	LOC	9	Ilex opaca 'Carolina #2' / Carolina #2 American Holly
	JNT	10	Juniperus virginiana 'Tapestry' / Eastern Red Cedar
	MGB	5	Magnolia grandiflora 'Brackens Brown Beauty' / Bracken's Southern Magnolia
	PT	6	Pinus Lataxa / Loblolly Pine

- NOTE:
1. PLANT SELECTIONS ARE SUBJECT TO CHANGE PENDING AVAILABILITY AND PRICING.
  2. PLANT LOCATION MAY VARY PENDING DESIGN DEVELOPMENT / SITE PLAN CHANGES.
  3. PLANT SELECTION AND PROPOSED LOCATIONS TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT.
  4. ALL SAVED TREES TO BE IMPACTED LESS THAN 20% TREE PRESCRIPTIONS AND MONITORING BY A CERTIFIED ARBORIST MAY BE PROVIDED.
  5. ALL EXISTING HOUGHMIRE FENCE TO BE REMOVED.

**SPECIMEN TREE LEGEND**

- SPECIMEN TREE & CIR (IF RADII TO 1" DBH)
- NON-SPECIMEN TREE OF SPECIMEN SIZE
- NON-SPECIMEN TREE



Juniperus virginiana 'Tapestry'



Ilex opaca 'Carolina #2'



Magnolia grandiflora 'Brackens Brown Beauty'



Cedrus deodara 'Bracken's Best Cedar'

EXISTING VEGETATION TO BE SAVED. SUPPLEMENTAL PLANTINGS, SUCH AS EASTERN RED CEDARS, AMERICAN HOLLIES, AND/OR BRACKEN'S BROWN BEAUTY MAGNOLIAS OR A COMBINATION THERE OF UP TO 16 PLANTINGS TOTAL TO BE PROVIDED AS NEEDED.

**REVIS**

**RECEIVED**  
**AUG 01 2018**  
 COBB CO. COMMUNITY AGENCY  
 ZONING DIVISION



**360  
 STUDIO**

150 KENNESAW COUNTRY  
 PRACTICE CENTER,  
 GEORGIA 30159  
 INFO@360STUDIO.COM  
 360STUDIO.COM

PROFESSIONAL LANDSCAPE ARCHITECT  
 STATE OF GEORGIA LICENSE NO. 17252-0001  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 STATE OF GEORGIA LICENSE NO. 17252-0001

**OLD LOST  
 MOUNTAIN  
 ROAD @  
 MOON ROAD**

2727 OLD LOST  
 MOUNTAIN RD  
 CITY OF POWELL SPINGS,  
 COBB COUNTY,  
 GEORGIA

LAND LOT 606 & 579,  
 19A DISTRICT

INDIE COMMUNITIES  
 48 ATLANTA STREET  
 ATLANTA, GA 30360

CONTACT:  
 404.865.0015  
 404.865.0015

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_  
 17252-0001

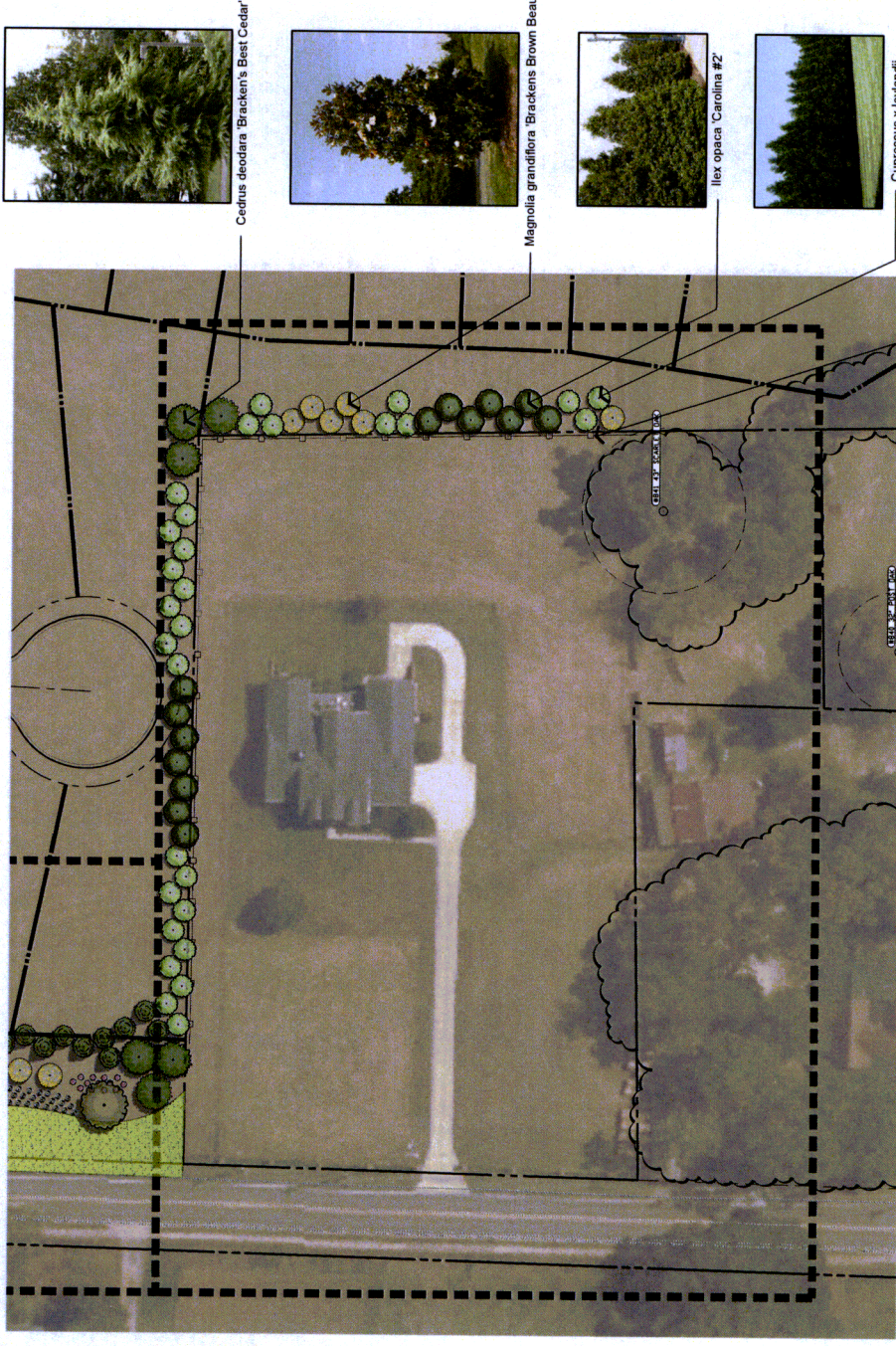
DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_  
 17252-0001



**PLANNING  
 NOTIFICATION  
 PERMIT**

JULY 26, 2018

**L1.04**



- NOTE:**  
 1. PLANT SELECTIONS ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AND DESIGN DEVELOPMENT.  
 2. PLANT LOCATION MAY VARY PENDING DESIGN DEVELOPMENT / SITE PLAN CHANGES.  
 3. PLANT SELECTION AND PROPOSED LOCATIONS TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT.  
 4. TREES TO BE IMPACTED LESS THAN 20% TREE PRESCRIPTIONS AND MOVED BY A CERTIFIED ARBORIST MAY BE PROVIDED.  
 5. ALL EXISTING HOCWIRE FENCE TO BE REMOVED.

PLANT SCHEDULE		BOTANICAL NAME / COMMON NAME
CEB	4	<i>Cedrus decedara</i> 'Bracken's Best Cedar' / Bracken's Best Decedar Cedar
CLX	20	<i>Cipressus leylandii</i> / Leyland Cypress
IOC	14	<i>Ilex opaca</i> 'Carolina #2' / Carolina #2 American Holly
MGB	6	<i>Magnolia grandiflora</i> 'Brackens Brown Beauty' / Bracken's Southern Magnolia

