

**FEBRUARY 19, 2008 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2**

ITEM #6

PURPOSE

To consider amending the stipulations regarding Z-64 (WEAVER & WOODBERY COMPANY) of May 16, 2006 for property located in Land Lots 893 and 901 of the 17th District on the northeasterly side of Log Cabin Drive, east of Woodlawn Brook Drive.

BACKGROUND

The subject property is zoned RA-5 subject to numerous conditions/stipulations that are attached. This request is to amend stipulation #5 within the May 16, 2006 letter of agreeable stipulations. The revised wording of this stipulation is contained within the attached request letter. Also attached, is a site plan of the Vinings Orchard Subdivision for your review and two site plans depicting the location of the garages if they were to be located to the rear of the home. Also attached, is an elevation of the style of homes being built within the subdivision.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners first determine if the request is minor. If it is determined to be minor, consider the request to amend the stipulations. If approved, all other previously approved conditions/stipulations should remain in effect

ATTACHMENTS

Board of Commissioners Decision
Other Business Application
Subdivision Plat
Site Plans
Elevation

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MAY 16, 2006
9:10 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, May 16, 2006, at 9:10 a.m. in the second floor public meeting room of the Cobb County building. Present and comprising a quorum of the Commission were:

Chairman Samuel S. Olens
Commissioner Helen Goreham
Commissioner Joe L. Thompson
Commissioner Tim Lee
Commissioner Annette Kesting

Z-64 **WEAVER & WOODBERY COMPANY** (John P. Wilson, II, owner) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Subdivision in Land Lots 893 and 901 of the 17th District. Located on the northeasterly side of Log Cabin Drive, east of Woodlawn Brook Drive.

The public hearing was opened and Mr. Kevin Moore and Mr. Ron Sifen addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Goreham, to approve rezoning to the **RA-5 (detached)** zoning district **subject to:**

- **site plan received by the Zoning Division May 16, 2006, with the District Commissioner approving minor modifications (copy attached and made a part of these minutes)**
- **letter of agreeable stipulations from Mr. Kevin Moore dated May 16, 2006, *where not in conflict* (copy attached and made a part of these minutes)**
- **flexibility regarding installation of sidewalks relevant to tree save efforts**
- **tree save plan to be reviewed by representatives of adjacent subdivisions at Plan Review with approval by the County Arborist and final approval by the District Commissioner**
- **Fire Department comments and recommendations**
- **Cobb DOT comments and recommendations, deleting recommendation to "*aligning proposed street with Rosebrook Place.*"**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**

VOTE: **ADOPTED** unanimously

Clerk's Note: Staff to consider amendment to County Code to allow flexibility regarding installation of sidewalks relevant to tree save efforts.

Preliminary Plan Log Cabin Drive Community

Cobb County, Georgia Land Lots 893, 17th District, 2nd Section

prepared for:
 Weaver & Woodbery

DGM
 LAND PLANNING
 CONSULTANTS

 875 Cox Road
 Marietta, GA 30144
 770 511-8006
 Fax 511-9111



Scale: 1" = 40'
 April 11, 2006

Revisions:

No.	Description	Date

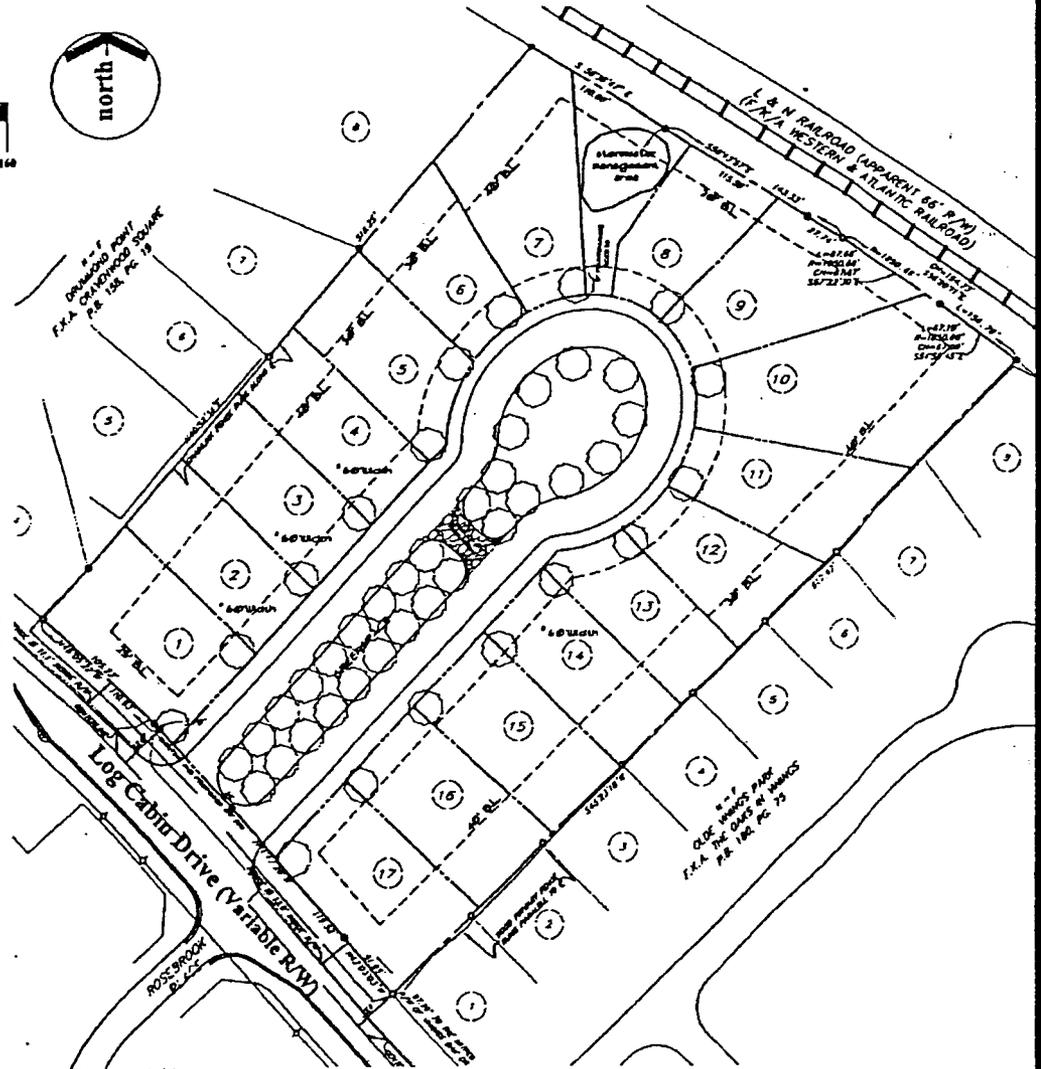


Site Data

Total Site Area: 4.92 AC
 Total Lots Shown: 17
 Site Density: 3.46 UN/AC
 Present Zoning: R-20
 Proposed Zoning: RA-5 (Specific to Site Plan)
 Minimum Lot Size: 7,000 SF
 Min. Lot Width at B.L.: 70' (50' @ Cul-de-sacs)
 * Unless Otherwise Indicated

Building Setbacks:

front: 20'
 rear: 25'
 side: 5' (10' between houses)



Notes:

- Boundary survey information by Gaskins Surveying and topographic information provided by Cobb County GIS.
- According to Flood Insurance Rate Maps (FIRM) #306100075F and #306100020F both dated August 18, 1992, no portion of this site is within the 100 year floodplain.
- No cemeteries are known to exist on site.
- Stream and wetland classifications are to be determined.
- No archeological or architectural landmarks are known to exist on site.
- No utility easements are known to exist on site.
- Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
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OF COUNSEL:
JOHN L. SKELTON, JR.

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
*** ALSO ADMITTED IN NC
• ADMITTED ONLY IN TN

FILED WITH COUNTY CLERK THIS 16th DAY
OF May 2006 BY Kevin Moore
RE Z-64 (Revised)
Chail H. New
May 16, 2006
COUNTY CLERK ASST. COUNTY CLERK DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Hand Delivered

RE: Application for Rezoning
Application No.: Z-64 (2006)
Applicant: Weaver & Woodbery Company
Property Owner: John P. Wilson, II,
a/k/a John Page Wilson, II,
a/k/a John P. Wilson
Property: 4.92 acres located on the
northeast side of Log Cabin
Drive, Land Lots 893 and 901,
17th District, 2nd Section,
Cobb County, Georgia

Dear John:

As you know, this firm represents Weaver & Woodbery Company, the Applicant (hereinafter referred to as "Applicant"), and John P. Wilson, II, the Property Owner (hereinafter referred to as "Owner"), in their Application for Rezoning regarding a total tract of 4.92 acres located on the northeasterly side of Log Cabin Drive, Land Lots 893 and 901, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). After meeting with planning and zoning staff, reviewing the staff comments and recommendations, meetings and discussions

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Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
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with area residents and homeowners associations, and reviewing the uses of surrounding properties, we have been authorized by the Applicant and Owner to submit this revised letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full that certain letter of agreeable stipulations and conditions dated and filed April 26, 2006, excepting only the revised Preliminary Plan submitted therewith, and the revised letters of agreeable stipulations and conditions dated and filed May 10, 2006, and May 16, 2006. The referenced stipulations are as follows:

- (1) 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 Subject Property.
- (2) Rezoning of the Subject Property shall be from the existing R-20 zoning category to the proposed RA-5 zoning classification, site plan specific to that certain Preliminary Plan prepared for Weaver & Woodbery Company by DGM Land Planning Consultants, Inc. dated April 11, 2006.
- (3) The Subject Property consists of 4.92 acres of total site area and shall be developed for a residential community comprised of single-family, detached residences only.
- (4) Applicant agrees that the proposed subdivision shall have a maximum of seventeen (17) homes.
- (5) The residences shall have a minimum of 3,000 square feet of heated and cooled living space with garages that are located toward the front half of the proposed residences.

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Zoning Division
Cobb County Community Development Agency
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- (6) The proposed residences shall be traditional or craftsman in style and architecture.
- (7) The exterior elevations of the proposed residences shall be brick, stone, stacked stone, cedar shake-type, hardi-plank type siding, or combinations thereof. The architecture should be "four-sided" in that the design and materials utilized shall be consistent as to all "four sides." Further, architecture, design, and use of exterior materials to create "four-sided architecture" shall be consistent with upscale homes in the area having price ranges in the \$800s.
- (8) The minimum setbacks for the proposed residences shall be as follows:
 - (a) Front setback - Twenty (20) feet;
 - (b) Rear setback - **Forty (40) feet; except for Lots 5, 6, and 12, which shall have a thirty (30) foot rear setback;**
 - (c) Side setback - Five (5) feet
(fifteen (15) feet between residences).
- (9) All yard areas of the proposed residential community shall be fully sodded.
- (10) The signage to the proposed community shall be ground-based, monument style signage.
- (11) The entrance area shall be professionally designed, landscaped, and maintained by the mandatory homeowners association to be created as part of the overall development.

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Zoning Division
Cobb County Community Development Agency
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May 16, 2006

- (12) Applicant agrees that any entrance monument masonry wall and any street frontage masonry walls shall not exceed four (4) feet in height.
- (13) All utilities servicing the residences within the proposed community shall be underground.
- (14) Lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of the proposed residences.
- (15) Applicant agrees to the creation of a mandatory homeowners association consistent with up-scale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas, entrance areas, and common landscaped areas within the proposed community.
- (16) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the single-family residential community.
- (17) Minor modifications to the referenced Preliminary Plan, including, but not limited to, the layout of lots, street design, and stormwater control measures may be approved by the District Commissioner, as needed or necessary; and District Commissioner shall have approval of the final site plan subsequent to plan review.
- (18) The stormwater management area shall be fenced and landscaped for purposes of visual screening from adjacent residential properties. The landscaping shall be approved by the Cobb County Arborist during the plan review process.

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Planner III
Zoning Division
Cobb County Community Development Agency
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May 16, 2006

- (19) Applicant agrees that adjacent properties located in Olde Vinings Place shall be allowed to tie-in to any stormwater pipes installed in the rear of the proposed lots, subject to Cobb County Stormwater approval.
- (20) All landscaping shall be approved by the Cobb County Arborist as part of the plan review process and incorporated into the landscape plan for the proposed development.
- (21) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (22) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
- JPM* ~~(23) Applicant agrees to install sidewalk; however, Applicant shall not be required, and does not agree, to install curb and gutter along the frontage on Log Cabin Drive.~~
- (24) Applicant specifically does not agree to the installation of a deceleration lane on Log Cabin Drive; however, Applicant agrees to work with Cobb County Department of Transportation to implement alternative traffic calming devices or improvements.
- (25) Applicant agrees that it shall allow no increase in stormwater runoff upon the land of surrounding developments; and specifically, upon properties in Olde Vinings Park, as a result of the development of the Subject Property or the construction of any home thereon.

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Planner III
Zoning Division
Cobb County Community Development Agency
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- (26) Applicant agrees to contribute to the establishment of a "quiet zone" in Vinings relative to the railroad crossing on Woodland Brook Road and Paces Ferry Road.
- (27) Applicant will use its best efforts to partner with one homebuilder or home building entity for the construction of all residences within the proposed residential community.
- (28) Applicant agrees to the establishment of a minimum fifteen (15) foot landscape buffer adjacent to Olde Vinings Place and Drummond Point; except such additional landscaping shall not be planted which will negatively impact roots or survivability of any existing specimen trees on the Subject Property or adjacent properties; subject to final approval of the landscape plan by the Cobb County Arborist.
- (29) Applicant agrees to implement a tree save plan as presented to the Cobb County Board of Commissioners. In conjunction with the proposed tree save plan, Applicant agrees to retain an arborist to assist in implementation of the tree save plan. Further, Applicant shall work with the independently retained arborist and the Cobb County Arborist during plan review to implement design features for the purpose of saving additional specimen trees on the Subject Property where reasonably possible given the development and building layout of the proposed community.
- (30) Applicant agrees to use all reasonable efforts, in conjunction with the recommendations and consultation of the independently retained arborist to save certain specimen trees located along Log Cabin Drive and as identified in the tree save plan. In furtherance of these efforts, Applicant agrees, prior to the clearing and grading phase of the development, to retain a tree removal service, **which service must use a bucket**

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
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truck, for the removal of trees within an area on the Subject Property measuring two hundred (200) feet in depth from Log Cabin Road. The intent and purpose of this stipulation is to afford additional protection measures for the identified specimen trees located along Log Cabin Road.

- (31) Applicant acknowledges and agrees to use Applicant's best efforts to preserve existing trees within the fifteen (15) foot natural buffer zone established by these stipulations. Applicant agrees that prior to the issuance of any development permits to present a tree save plan to a committee composed of one representative each from Olde Vinings Park, Drummond Point, Vinings Homeowner's Association, and Applicant (hereinafter collectively the "Committee"), thereby providing an opportunity for such interested parties to reach agreement on the trees designated to be saved. All Committee members shall act with good faith to resolve issues. The final tree save plan shall be approved and any disputed designation of trees to be saved shall be resolved by the Cobb County Arborist after receipt of the input from the members of the Committee. The tree save plan shall have the objectives of:

- (a) Saving identified trees located along Lob Cabin Drive, or in close proximity;
- (b) Identifying and utilizing Applicant's best efforts to save, additional trees located within the fifteen (15) foot buffer zone along the perimeter of the Subject Property;
- (c) Identifying and utilizing Applicant's best efforts to save, other specified trees located within the interior of the Subject Property.

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Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
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We believe the requested zoning, together with the revised Preliminary Plans previously submitted and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the existing conditions of the area surrounding the proposed development. The proposed residential community shall be a quality development, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration of this request.

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
Helen C. Goreham
Annette Kesting
Joe L. Thompson
Tim Lee

Ron Sifen, President
Vinings Civic Association

Jack Mike Martin

Bill Voegeli, President
Olde Vinings Park Homeowners Association

Weaver & Woodbery Company

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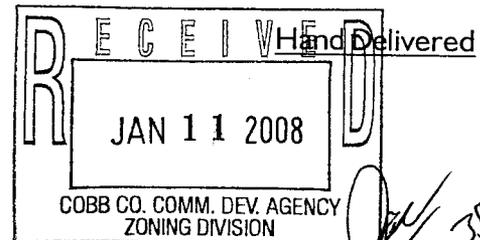
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OF COUNSEL:
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† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN NM
*** ALSO ADMITTED IN NC
◆ ADMITTED ONLY IN TN

January 11, 2008

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661



RE: Application for Stipulation Amendment - Vinings Orchard Development
Application No.: Z-64 (2006)
Developer: Vinings Orchard, LLC
Property: 4.92 acres located on the northeast side of
Log Cabin Drive, Land Lots 893 and 901,
17th District, 2nd Section, Cobb County, Georgia

Dear Mark:

The undersigned and this firm represent Vinings Orchard, LLC, who is the Developer of the property located on the northeast side of Log Cabin Drive, Land Lots 893 and 901, 17th District, 2nd Section, Cobb County, Georgia, comprising approximately 4.92 acres (hereinafter referred to as the "Subject Property" or "Property"). The Cobb County Board of Commissioners rezoned the Subject Property to the RA-5 (detached) zoning classification on May 16, 2006, pursuant to Application No. Z-64 (2006). The Cobb County Board of Commissioners conditioned rezoning approval upon multiple stipulations; including, but not limited to, the following:

The residences shall have a minimum of 3,000 square feet of heated and cooled living space with garages that are located toward the front half of the proposed residences.

(See Stipulation No. 5 of letter dated May 16, 2006, from J. Kevin Moore.)

At this time, and through this correspondence, my client requests a stipulation amendment to modify this condition of rezoning as follows:

MOORE INGRAM JOHNSON & STEELE

Mr. Mark A. Danneman
Zoning Administrator
Zoning Division
Cobb County Community Development Agency
Page 2 of 2
January 11, 2008

The residences shall have a minimum of 3,000 square feet of heated and cooled living space. Garages in the development shall be located toward the front half of the proposed residences unless the adjacent homeowner(s) at the rear of a lot is notified that a proposed home has a garage that will be built towards or at the rear of the home and the adjacent homeowner does not object.

The varied location of garages of the residences would allow necessary flexibility and preserve the quality and character of the overall development. Furthermore, my client has and/or would obtain the consent of the adjacent owners affected by this request.

Except as otherwise herein set forth, the balance and remainder of the stipulations and conditions specifically enumerated in the official minutes, and attachments, of the Board of Commissioners Zoning Hearing held on May 16, 2006, are unchanged by this request.

We believe this request for a stipulation amendment is reasonable; as well as, extremely limited. In further support of the requested stipulation amendment, also attached are copies of the House Location Plan and proposed elevations. Once you have had an opportunity to review this request, please place this matter on the "Other Business" agenda before the Cobb County Board of Commissioners on February 19, 2008. If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



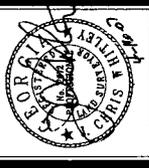
J. Kevin Moore

JKM:cc

Attachments

c: The Honorable Joe L. Thompson
Eastern District Commissioner
Cobb County Board of Commissioners
(With Copies of Attachments)

Vinings Orchard, LLC
(With Copies of Attachments)



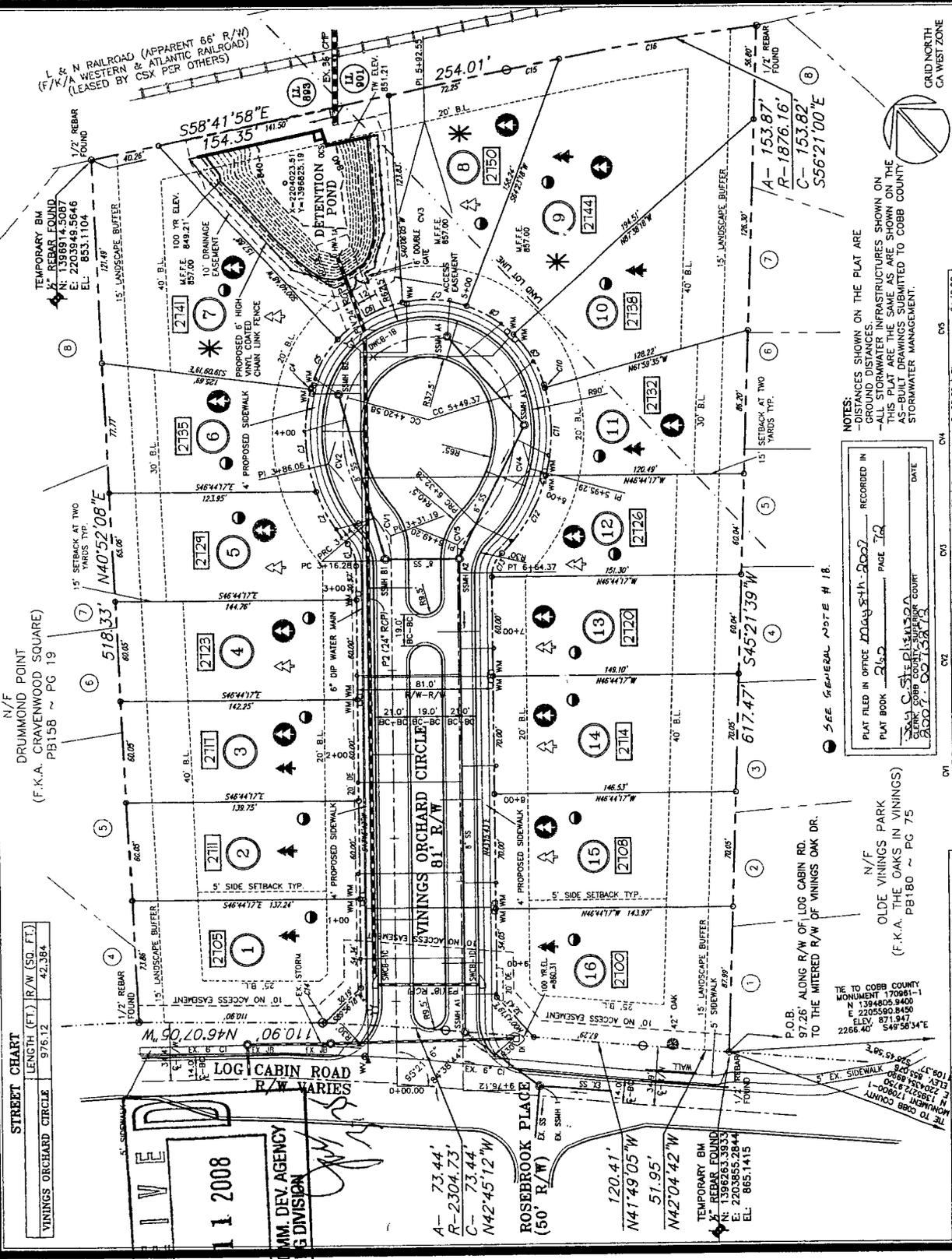
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 MCFARLAND-DREYER & ASSOCIATES
 1000 Peachtree Street, N.W.
 Atlanta, Georgia 30309
 Phone: (770) 933-6550
 Fax: (770) 933-6551
 WWW.MDA.COM

DATE	DESCRIPTION
04-16-2007	FINAL PLAT

JOB NO. 06-032
 DRAWN BY: TMS
 CHECKED BY: TMS
 SURVEYED BY: CD
 COPYRIGHT 2007
 MCFARLAND-DREYER & ASSOCIATES, INC.

SURVEY FOR:
VININGS ORCHARD
 SUBDIVISION
 LT. 893 & 901 17TH DISTRICT 2ND SECTION
 COBB COUNTY, GEORGIA

FINAL PLAT
 SHEET 2 OF 2



NOTES:
 -DISTANCES SHOWN ON THE PLAT ARE
 -GROUND DISTANCES
 -GROUND WATER INFRASTRUCTURES SHOWN ON
 THIS PLAT ARE THE SAME AS ARE SHOWN ON THE
 AS-BUILT DRAWINGS SUBMITTED TO COBB COUNTY
 STORMWATER MANAGEMENT.

SEE GENERAL NOTE # 18.

PLAY FILED IN OFFICE 2007-01-11-2007 RECORDED IN
 PLAT BOOK 2152 PAGE 12

COBB COUNTY CLERK'S OFFICE
 2007-01-11-2007

PLAT	North	East	South	West
01	1396535.3109	2203922.2584	39595.30	149.2
02	1396535.3109	2203922.2584	39595.30	149.2
03	1396535.3109	2203922.2584	39595.30	149.2
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12	1396535.3109	2203922.2584	39595.30	149.2
13	1396535.3109	2203922.2584	39595.30	149.2
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STREET CHART

LENGTH (FT.)	R/W (50' FT.)
976.12	42.384

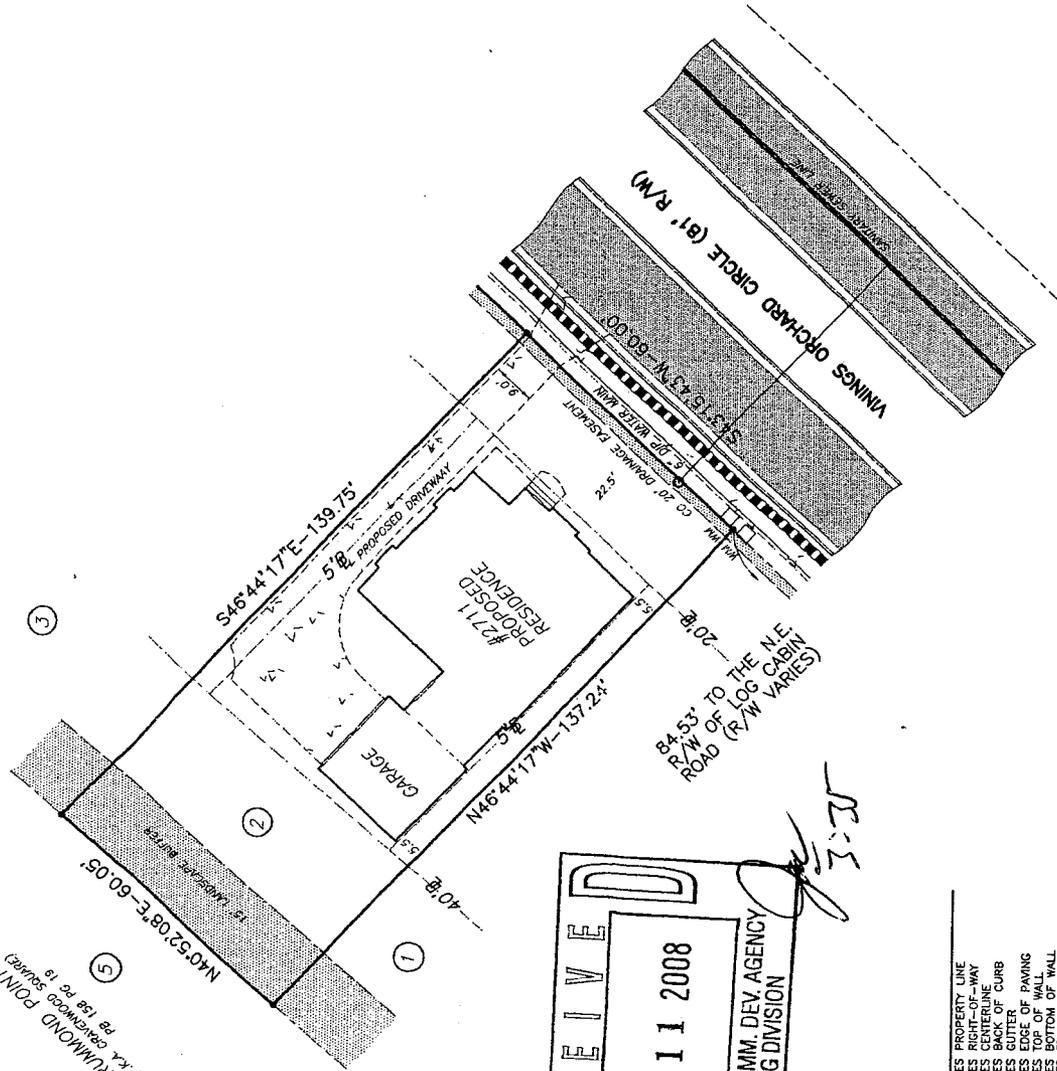
VININGS ORCHARD CIRCLE

RECEIVED
 JAN 11 2008
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

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N
MAGNETIC

DRUMMOND POINT
E-14, calculated square
N40°32'08"E-60.05'



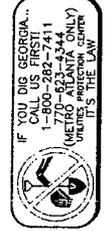
RECEIVED
JAN 11 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES ARE SHOWN AS PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL WORK SHOULD BE CONSIDERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY. LOCATE BURIED UTILITIES BEFORE EXCAVATIONS ARE BEGUN. THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 - TELEPHONE: BELLSOUTH
 - ELECTRIC: GEORGIA POWER COMPANY
 - WATER AND SEWER: COBB COUNTY
 - GAS: ATLANTA GAS LIGHT COMPANY
- CALL THREE WORKING DAYS BEFORE YOU DIG IN METRO ATLANTA 404-623-4344 THROUGH OUT GEORGIA 1-800-282-7411 UTILITIES PROTECTION CENTER: 404-623-4344
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT VERIFICATION OF RECORD, ENCUMBRANCES, RESTRICTIONS, EASEMENTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. IT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- NO FIELD WORK WAS PERFORMED DURING THE PREPARATION OF THIS PLAT.
- THIS PLAT NOT INTENDED FOR RECORDING.

LEGEND

R/W	DENOTES RIGHT-OF-WAY
CL	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
EP	DENOTES EASEMENT
TW	DENOTES TOP OF WALL
BP	DENOTES BOTTOM OF WALL
FW	DENOTES FIRE WALL
CP	DENOTES CONCRETE PIPE
MP	DENOTES METAL PIPE
GP	DENOTES GAS METER
WM	DENOTES WATER METER
FM	DENOTES FIRE METER
HM	DENOTES HYDRANT
DM	DENOTES DRAIN MANHOLE
SM	DENOTES SANITARY MANHOLE
CM	DENOTES CLEAN OUT



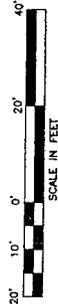
McLUNG SURVEYING SERVICES, INC.
4833 South Cobb Drive Suite 200
Shoyra, Georgia 30080 (770) 434-3383
This property is not a Federal, State, or Local Flood Hazard Area. For more information, please contact the Federal Emergency Management Agency (FEMA) at 1-800-358-6234 or visit the FEMA website at www.fema.gov. Official Flood Hazard Maps.
In my opinion this plat is a correct representation of the land plotted.

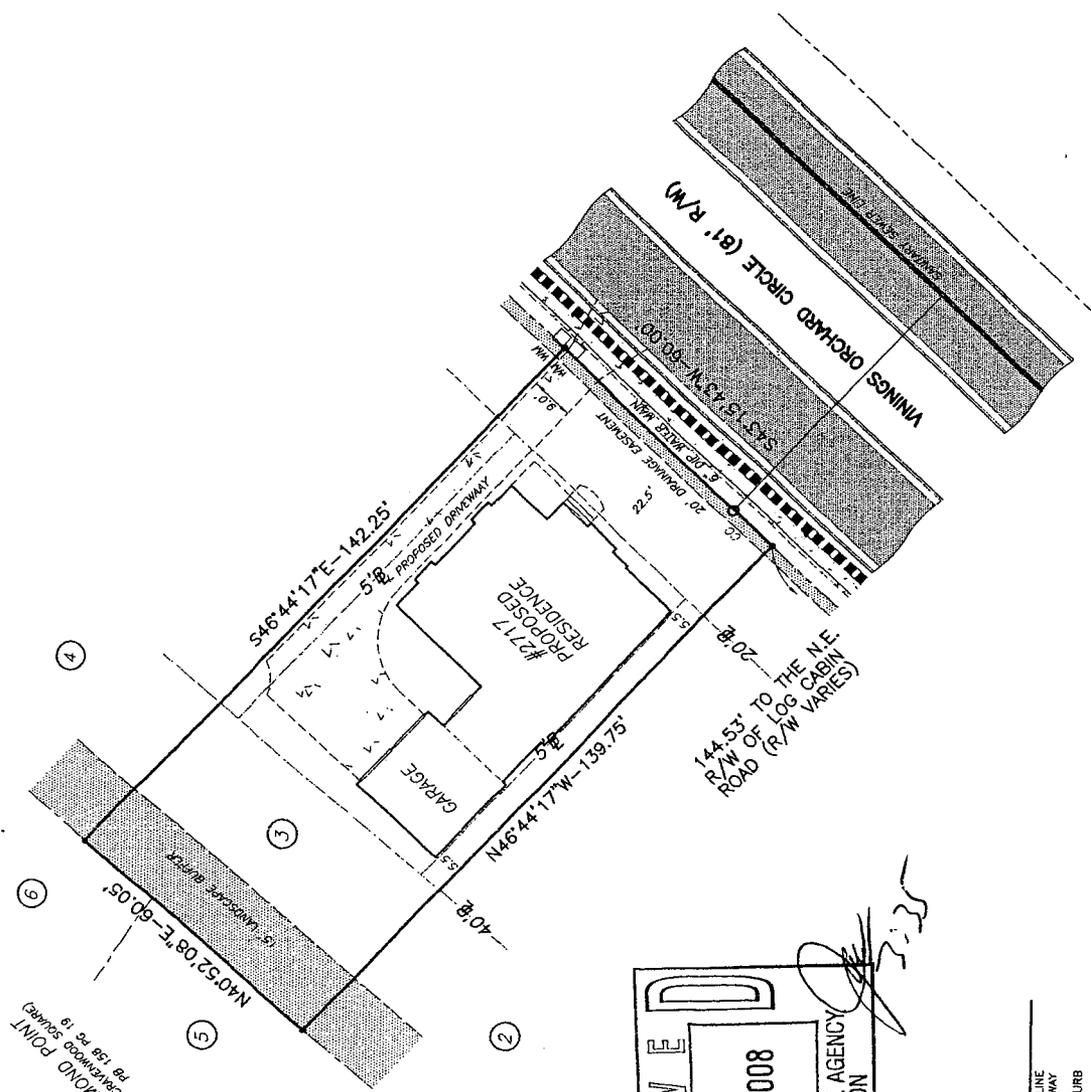
McLUNG SURVEYING SERVICES, INC.
Michael R. Noles
Georgia Professional Engineer
No. 2646
State of Georgia
License No. 2646
Member SWS50G

TOTAL AREA= 0.190 ACRES
OR 8,309 SQ. FT.
2711 VINNINGS ORCHARD CIRCLE
ATLANTA, GEORGIA

PROPOSED SITE PLAN FOR
JOHN WILLIS HOMES INC.
LOT 2
VINNINGS ORCHARD
LAND LOT 893
DISTRICT 17TH.
COUNTY COBB
GEORGIA
SECTION 2ND.
PLAT PREPARED: 10-12-07
SCALE: 1"=20'

No.	Revision	Date





RECEIVED
JAN 11 2008
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF ABOVE GROUND UTILITIES AS SHOWN HEREON ARE BASED ON RECORD DRAWINGS PROVIDED BY THE CLIENT. UTILITIES LOCATIONS SHOWN HEREON MAY VARY FROM UTILITIES SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, SURVEYING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- NO FIELD WORK WAS PERFORMED DURING THE PREPARATION OF THIS PLAT.
- THIS PLAT NOT INTENDED FOR RECORDING.

- LEGEND**
- R/W DENOTES PROPERTY LINE
 - DENOTES RIGHT-OF-WAY
 - DENOTES CENTERLINE
 - DENOTES CENTERLINE
 - DENOTES BUTTS OF CURB
 - DENOTES BUTTS OF CURB
 - DENOTES EDGE OF PAVING
 - DENOTES TOP OF WALL
 - DENOTES BOTTOM OF WALL
 - DENOTES REINFORCED CONCRETE PIPE
 - DENOTES CORRUGATED METAL PIPE
 - DENOTES POWER POLE
 - DENOTES GUY WIRE
 - DENOTES GUY WIRE
 - DENOTES POWER LINE
 - DENOTES POWER METER
 - DENOTES POWER BOX
 - DENOTES TELEPHONE BOX
 - DENOTES TELEPHONE BOX
 - DENOTES GAS METER
 - DENOTES GAS VALVE
 - DENOTES GAS LINE MARKER
 - DENOTES WATER VALVE
 - DENOTES FIRE HYDRANT
 - DENOTES MONITORING WELL
 - DENOTES JUNCTION BOX
 - DENOTES DROP INLET
 - DENOTES SANITARY SEWER LINE
 - DENOTES SANITARY SEWER MANHOLE
 - DENOTES CULVERT

TOTAL AREA= 0.194 ACRES
 OR 8,459 SQ. FT.
 2717 VININGS ORCHARD CIRCLE
 ATLANTA, GEORGIA

PROPOSED SITE PLAN FOR
JOHN WILLIS HOMES INC.
LOT 3
VINNINGS ORCHARD

LAND LOT 893
 DISTRICT OF
 COUNTY COBB
 GEORGIA

SECTION 2ND.
 COBB

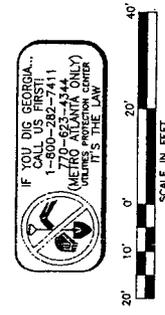
PLAT PREPARED: 10-10-07
 SCALE: 1"=20'

McLUNG SURVEYING SERVICES, INC.
 4833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383

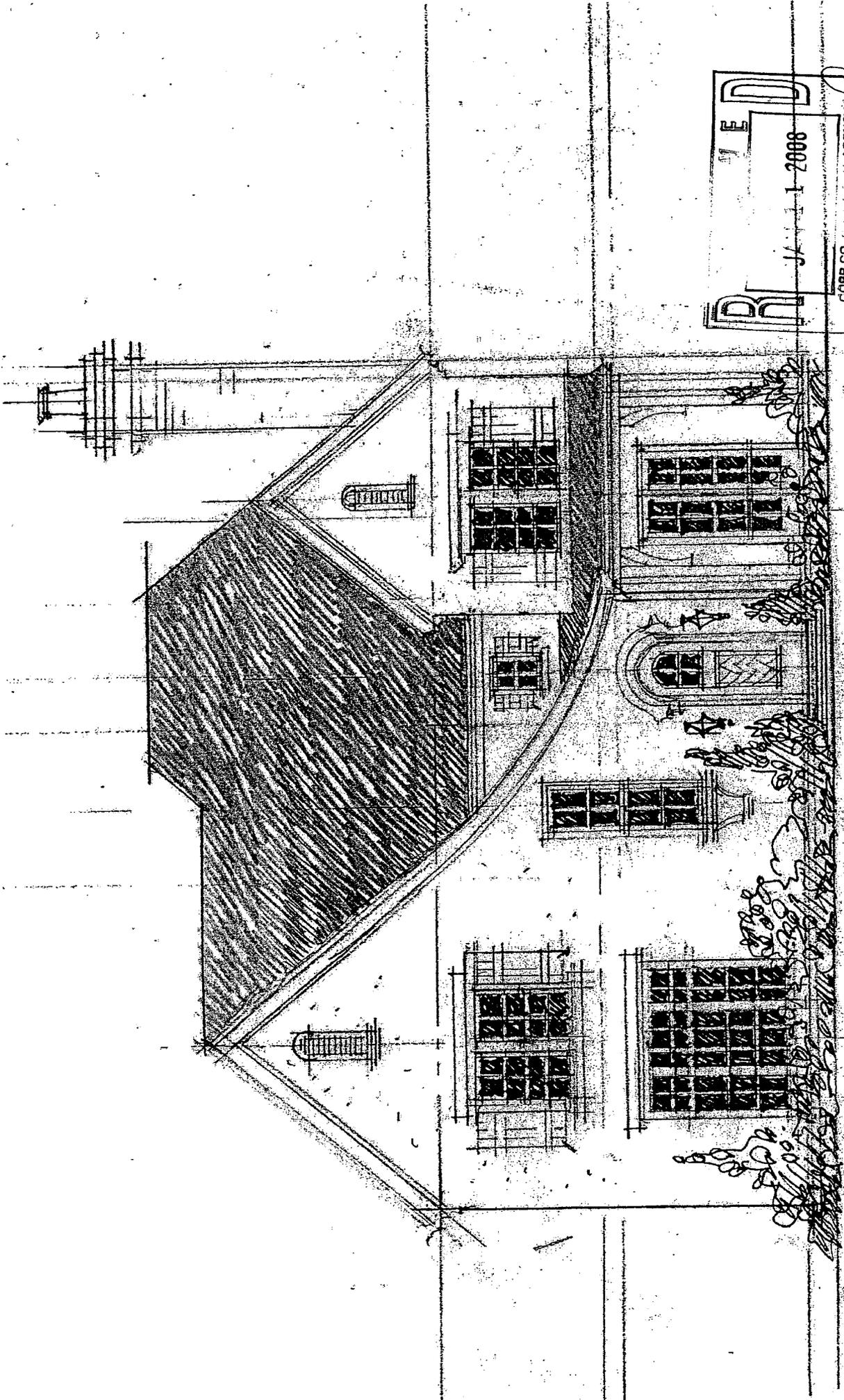
This property is located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

MICHAEL R. NOLES
 No. 2848
 State Surveyor
 Georgia P.S. #546
 Member SACSOC



No.	Revision	Date



REVISED
JAN 11 2008
GOBB CO. COMMUNITY AGENCY
ZONING DIVISION

3-3
D. MacArthur, Architect

VINES CROCHARD LOT #4
JOHN WILDE HOMES