

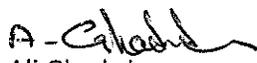


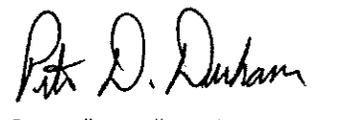
- (3) The proposed residential homes shall be traditional in style and architecture, shall be a maximum of two (stories) in height and shall have facades consisting of brick, stone, stacked stone, cedar shake shingles, board and batten, cementitious siding, or combinations thereof, with complementary accents, in compliance with the City of Marietta's "four-sided architecture" requirement. Each residential home shall have a two-car garage.
- (4) Applicant agrees to the creation of a mandatory homeowners association consistent with upscale communities in the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of the entrance area, signage, all common areas, open space, common landscaped areas, mail kiosk, private streets, fencing, open space and amenity areas contained within the development.
- (5) Additionally, and in conjunction with the creation of the mandatory homeowners association, there shall be protective covenants for the proposed community. The protective covenants shall be recorded in the Deed Records of Cobb County, Georgia and shall contain covenants, rules and regulations applicable to the residential community.
- (6) All homes within the proposed residential community shall be "for sale" units. There shall be no more than a maximum of one (1) residential home being leased at any one-time, which restriction shall be included in the covenants, rules and regulations.
- (7) The proposed single-family residential community shall contain a six (6) foot privacy fence along the perimeter of the development.
- (8) The entrance signage for the proposed community shall be ground based, monumental-style signage and shall consist of brick, stone, stacked stone or combinations thereof, with accents consistent with the architecture and style of the residences. The entrance landscaping shall be professionally designed, implemented and maintained.
- (9) Setbacks for the proposed development shall be as shown and reflected on the referenced Zoning Plan.
- (10) The proposed single-family residential home community may have private streets, twenty-four (24) feet in width, from back-of-curb to back-of-curb. Construction of the private streets shall comply in all respects as to materials, base, and other requirements with the City of Marietta Code.
- (11) Sidewalks shall be installed as shown and reflected on the referenced Zoning Plan.
- (12) All utilities within the proposed community shall be underground. Stormwater detention shall be above ground as shown and reflected on the referenced Zoning Plan.

- (13) Street lighting within the proposed community shall be environmentally sensitive, decorative and themed to the architecture and style of the residential homes.
- (14) All setbacks, landscape and buffer areas may be penetrated for purposes of fencing, access, utilities and stormwater management; including, but not limited to, drainage and detention facilities, utilities and any and all slopes or other required engineering features of the foregoing. A two (2) feet to three (3) feet high temporary retention earth berm shall be amassed adjacent to the neighboring lake to redirect the water and eliminate any potential construction runoff into the lake. This temporary berm shall be removed upon completion of the adjacent lake construction.
- (15) All landscaping referenced herein shall be approved by the City Arborist and City Staff as part of the Plan Review and Permitting Process and incorporated into the overall landscape plan for the proposed single-family residential community.

We believe the requested zoning, together with the Zoning Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the uses of properties in the surrounding area. The proposed single-family residential community will be a quality development and will be an asset to the City, as well as an enhancement to the Subject Property. Thank you for your consideration in this request.

Sincerely,

  
Ali Ghadrhan  
Managing Partner

  
Peter "Beau" Durham  
Partner and General Counsel

CC: Mr. Russell J. Roth, AICP, Director of Development Services at City of Marietta (with attachment)









