

SITE DATA
 SPR-2016-00401
 SUBJECT TO PAST CASE Z-181 OF 2006 (SEE COVERSHEET)

Zoning R-20
 Use +/- 2500 sf Single Family Residential

Area 110,424 sf (2.53 ac)
 Density 5 lots
 Min. Frontage 75'
 Min lot area 20,000 sf
 Front Yard Setback Stip. 30'
 Side Yard Setback 10'
 Rear Yard Setback 35'
 Parking provided in Garage and Driveway

COMMON AREA, DRIVE AND DRAINAGE EASEMENT
 20' WIDE ONE-WAY CRUSHER RUN GRAVEL COMMON PRIVATE DRIVE-ENTRANCE
 15' WIDE R/W PROPOSED DEDICATION

20' WIDE ONE-WAY CRUSHER RUN GRAVEL COMMON PRIVATE DRIVE EXIT

The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

- NOTES**
- Any proposed signs are to be permitted through the Permitting Section; i.e., subdivision entrance signs, monuments, and all commercial signs.
 - Construction trailers are to be permitted through the Zoning Division of Community Development.
 - Assurances of Compliance with American with Disabilities Act (ADA) are the responsibility of the owner/developer. Cobb County accepts no responsibility for said act, except for notification of this requirement.

February 22, 2017

Regina Holloman
 Operations Program Specialist (A) – Atlanta District
Regina.L.Hollomon@usps.gov

Good afternoon, Ms. Hollomon,

Regarding your response to our request for mail delivery to The Cottages as West Sandtown, my boss, Mr. Michael Landers has provided the following:

I, Michael W. Landers, hereby agree that the 5-lot sub division of The Cottages at West Sandtown features a 20-foot wide crusher-run gravel drive with a 9-inch stone depth and completely bordered with a 6-inch wide 9-inch deep ribbon curb as requested for approval by Cobb County. In addition, this subdivision is not gated, and I am guaranteeing that this road will be maintained passable at all times throughout the year. It is understood that if the road is not properly maintained, delivery service will be withdrawn. For informational purposes, the proposed common drive name for this subdivision is Abbi Dawn Way. Per your response, we are desirous of having individual boxes at each of the home sites.

We sincerely appreciate your assistance in this matter and we are awaiting your approval to pass along to Cobb County along with the drawings for their final approval.

Sincerely,

Michael W. Landers
 Michael W. Landers

On Mar 13, 2017, at 9:35 AM, "Hollomon, Regina L - Commerce, GA" <Regina.L.Hollomon@usps.gov> wrote:

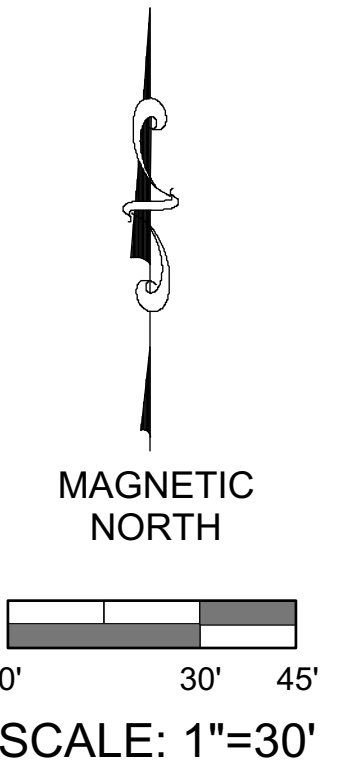
Lorna,
 I'm sorry to take so long to respond. I was on official travel last week. Thank you for supplying the attached agreement to maintain the road for your development. You may proceed with curb-line delivery for these 5 homes.

Thanks,
 Regina Holloman
 USPS OPS Specialist(A)
 770-717-3579

T. Joyce and Associates
 landscape architecture
 8340 Deliah Way Gainesville, Georgia 30506
 tel: 678.455.7471
 email: tjoyceandassociates@gmail.com

THE COTTAGES ON WEST SANDTOWN ROAD
 FOR
 PRODUCTIVE LAND DEVELOPMENT INCORPORATED
 4847 INDUSTRIAL ACCESS ROAD SUITE 105 DOUGLASVILLE, GEORGIA 30314
24 HOUR CONTACT: MICHAEL W. LANDERS TELEPHONE: 404.610.6030
 LL 394, 395, 19th DISTRICT COBB COUNTY, GEORGIA

ISSUE DATE: 12/23/2016
 1. REV. COMMENTS FROM PLAN REVIEW 1/12/17, 3/14/17



I hereby certify that this proposed Preliminary Plat correctly represents data compiled or verified through a survey completed by me on 12/14, 2016, of property shown and described hereon. By TOM JOYCE, PLA, FOR T. JOYCE AND ASSOCIATES, LLC Registered Georgia Landscape Architect No. 605

All requirements of the Cobb County Subdivision Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted subject to further provisions of said Regulations. This approval does not constitute review and approval for a required land disturbance permit and any project related improvements required by the Cobb County Zoning Ordinance or Cobb County Development Standards as part of the land disturbance permit. This certificate shall expire on _____.

Development and Inspections Division Date _____
 Zoning Division Date _____



PRELIMINARY PLAT
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