



July 14, 2009

Mr. Paul Ludwig
Coro Realty Advisors
400 Northcreek, Suite 100
3715 Northside Pkwy
Atlanta, GA 30327

Subject: RZ08-17, CV08-03, Land Lots 188 and 294
E-2/PV (Single Family Residential/Parkway Village) and E-2
(Single Family Residential) to E-2/PV (Single Family Residential)
and R-2 (Single Family Residential)
Highway 92 and Hardscrabble Road
Mixed Use Development

Dear Mr. Ludwig:

Please be advised the City of Roswell Mayor and City Council approved the above referenced rezoning during their July 13, 2009 hearing. The property is subject to the following conditions:

1. The owner/developer shall develop the property in substantial accordance with the site plan prepared by AEC Inc., stamped "Received June 23, 2009 City of Roswell Community Development Department," and as approved by the Design Review Board and consistent with these recommended conditions.
2. Prior to the issuance of a Land Development Permit, the Mayor and City Council shall approve the deceleration and acceleration lanes and the design of the median along Hardscrabble Road as required by the Department of Transportation.
3. The owner/developer shall upgrade all pedestrian signals to provide for countdown pedestrian signals at all four (4) legs of the intersection of Hardscrabble Road/ State Route 92 as approved by the City of Roswell Transportation Department prior to the issuance of a certificate of occupancy for any building in the proposed development.
4. The owner/developer shall provide right-of-way along Hardscrabble Road to accommodate a future median (to be constructed by the owner/developer) from SR 92 to the first full access to the west as required by the City of Roswell Transportation Department and as shown on the revised site plan stamped "Received June 23, 2009". (impact fee credit to the developer for the cost of 2/3 of the fee for the installation of the median; the median shall include grass areas).

5. The owner/developer shall install a four (4) foot bike lane along the entire property frontage along Hardscrabble Road as approved by the Roswell Department of Transportation.
6. The owner/developer shall install all sidewalk to be located along the total property frontage of Hardscrabble Road and in the public right-of-way as approved by the Roswell Department of Transportation.
7. The owner/developer shall include structural measures which will treat the Water Quality Volume as defined in the Georgia Stormwater Management Manual prior to discharge into the on-site lake. The treatment measures shall include various infiltration and vegetation measures as approved by the Environmental/Public Works Department.
8. The treatment measures regarding the infiltration and vegetation shall exclude hydrodynamic separators except as approved by the Environmental/Public Works Department.
9. All new vegetation around the existing lake and within the stream buffer area shall be approved by the Roswell Design Review Board, City of Roswell Landscape Architect and the Environmental/Public Works Department.
10. The facades of all building walls shall be approved by the Design Review Board with special emphasis on the facades facing Highway 92.
11. A division plat of the entire development shall be completed and recorded prior to the issuance of a Land Development Permit. An access easement shall be provided for 1010 Hardscrabble Road.
12. A 10' foot no access easement shall be identified on the division plat along Hardscrabble Road on the single family residential portion.
13. The development shall be allowed two ground signs along Highway 92 and two ground signs along Hardscrabble Road. There shall be one sign on Highway 92 for the bank and one sign for the commercial retail area. There shall be one sign on Hardscrabble Road for the institutional residential living and care facility and one sign for the residential development. All four ground signs must include the name of the village.
14. There shall be no additional impervious area allowed around the existing single family home site located in the stream buffer without a variance from the City of Roswell Mayor and City Council.
15. No more than 5,000 square feet of the office/commercial buildings located along SR 92, excluding the office proposed at the corner of Hardscrabble & SR 92, shall receive a certificate of occupancy without providing the internal drive connecting Hardscrabble Road and SR 92.

16. The applicant agrees to the terms in the letter from Brookfield Country Club Homeowners Association dated June 26, 2009. Such terms are subject to the review and approval of the Design Review Board and the City of Roswell Landscape Architect.

17. The Community Development staff shall notify the neighborhoods surrounding the development when any portion of this project goes before the Design Review Board.

The following variances were also approved.

1. To reduce the streetscape along Hardscrabble Road from 40 feet to 30 feet.
2. A variance to the stream buffer along Highway 92. The stream along the road requires a 100 foot undisturbed buffer and 150 impervious setback.
3. The elimination of the required 175' buffer/setback for Parkway Village.
4. A variance for the parking. The 13.7 acres within Parkway Village requires 308 parking spaces. The site plan indicates 272 spaces which is 36 spaces below.

You must submit plans for approval from the Mayor and City Council addressing condition number two prior to the issuance of the Land Development Permit.

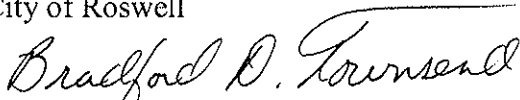
You must schedule an orientation meeting with James Baldwin prior to submitting for the Design Review Board.

The approval letter must be scanned onto the front page of all plans for the Design Review Board, Land Development permits and Building permits.

If you have any questions, please contact me at (770) 641-3774.

Sincerely,

City of Roswell



Bradford D. Townsend, AICP
Planning and Zoning Director

cc: John Lundeen, Coro Realty Advisors
Wendy Butler
Wendy Butler & Associates
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Johns Creek, GA 30022