MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
APRIL 19, 2022
9:00 A.M.

The Board of Commissioners' Zoning Hearing was held on Tuesday, April 19, 2022, in the second-floor public meeting room of Cobb County Building A, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Board were:

Lisa Cupid, Chairwoman
Commissioner Monique Sheffield
Commissioner JoAnn Birrell
Commissioner Keli Gambrill
Commissioner Jerica Richardson

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:02 a.m.

Mr. Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following cases which were *withdrawn, held, or continued.*

WITHDRAWN, HELD, AND CONTINUED CASES

Z-1 **PULTE HOME COMPANY** (Marie F. Johnson, owner) requesting rezoning from **R-30** to **R-15/OSC** for a single-family subdivision in land lots 62 and 87 of the 19th district. Property is located on the west side of Midway Road, south of Dallas Highway (636 Midway Road). ***(Previously continued by Staff from the February 1, 2022, Planning Commission (PC) hearing until the March 1, 2022, PC hearing; continued by the PC until the April 5, 2022, PC hearing).*** **WITHDRAWN WITHOUT PREJUDICE**

Z-13 **DUNAMIS DEVELOPMENT, LLC** (Robbin B. Sotir, Trustee, or her successor in Trust, under the Robbin B. Sotir Living Trust, dated May 13, 2005, and any amendments thereto, owners) requesting rezoning from **LRO** to **O&I** for a climate controlled self-storage in land lots 27 and 48 of the 19th district. Property is located on the northwest side of Ernest Barrett Parkway, across from Goose Ridge (3602 Ernest Barrett Parkway). ***(Continued by Staff until the April 5, 2022, Planning Commission hearing).*** **WITHDRAWN WITHOUT PREJUDICE**

SLUP-3 **DUNAMIS DEVELOPMENT, LLC** (Robbin B. Sotir, Trustee, or her successor in Trust, under the Robbin B. Sotir Living Trust, dated May 13, 2005, and any amendments thereto, owners) requesting a **Special Land Use Permit** for a climate controlled self-storage in land lots 27 and 48 of the 19th district. Property is located on the northwest side of Ernest Barrett Parkway, across from Goose Ridge (3602 Ernest Barrett Parkway). ***(Continued by Staff until the April 5, 2022, Planning Commission hearing).*** **WITHDRAWN WITHOUT PREJUDICE**

WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

O.B. 16 To consider a site plan and stipulation amendment for Chris Miller regarding rezoning application Z-144 of 1999, for property located on the north side of Waterloo Drive, west of Mars Hill Road in land lot 186 of the 20th district (5110 Waterloo Drive). ***(Continued by Staff until the May 17, 2022, Board of Commissioners' Zoning hearing).***

Mr. Pederson presented the Applicant's request to withdraw without prejudice O.B. 16; thereafter, the following motion was made:

MOTION: Motion by Gambrill, second by Sheffield, to **allow** O.B. 16 to be *withdrawn without prejudice.*

VOTE: **ADOPTED** 5-0

Z-48'21 **RAY MURPHY** (Ray Murphy, owner) requesting rezoning from **GC** to **LI** for an automotive storage yard and wrecker services for damaged or confiscated vehicles in land lots 154 and 155 of the 17th district. Property is located on the northwest side of Austell Road, at the terminus of Austell Circle (1818, 1830 Austell Road). ***(Previously continued by the Planning Commission (PC) from the July 6, 2021, PC hearing until the August 3, 2021, PC hearing; held by the PC from the August 3, 2021, PC hearing until the November 2, 2021, PC hearing; held by the PC from the November 2, 2021, PC hearing until the December 7, 2021, PC hearing; continued by Staff until the February 1, 2022, PC hearing; held by the PC until the May 3, 2022, PC hearing; therefore, was not considered at this hearing).***

Z-83'21 **ST. BOURKE** (M.J. Westmoreland, Westmoreland, Inc., owner) requesting rezoning from **OS** to **RM-8** for a townhome community in land lots 390 and 391 of the 18th district. Property is located on the north side of Mableton Parkway, northwest of Hunnicut Road (6721 Mableton Parkway). ***(Held by the Planning Commission (PC) from the December 7, 2021, and February 1, 2022, PC hearings until the April 5, 2022, PC hearing; continued by Staff until the May 3, 2022, PC hearing; therefore, was not considered at this hearing).***

SLUP-3'21 **RAY MURPHY** (Ray Murphy, owner) requesting a **Special Land Use Permit** for an automobile storage yard and wrecker services for damaged or confiscated vehicles in land lots 154 and 155 of the 17th district. Property is located on the northwest side of Austell Road, at the terminus of Austell Circle (1818, 1830 Austell Road). ***(Previously continued by the Planning Commission (PC) from the July 6, 2021, PC hearing until the August 3, 2021, PC hearing; held by the PC from the August 3, 2021, PC hearing until the November 2, 2021, PC hearing; held by the PC from the November 2, 2021, PC hearing until the December 7, 2021, PC hearing; continued by Staff until the February 1, 2022, PC hearing; held by the PC until the May 3, 2022, PC hearing; therefore, was not considered at this hearing).***

WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

Z-7 **KM HOMES** (Luther John Deavers, Luther Guy Deavers Jr., owners) requesting rezoning from **R-20** to **FST** for a townhome community in land lot 22 of the 20th district. Property is located on the southeast side of Wade Green Road, north of Wooten Lake Road (4556, 4570, 4600 Wade Green Road). ***(Previously continued by Staff from the February 1, 2022, and the March 1, 2022, Planning Commission (PC) hearings until the April 5, 2022, PC hearing; held by the PC until the May 3, 2022, PC hearing; therefore, was not considered at this hearing).***

Z-19 **NEW BUDDY'S LLC** (Doris Weatherford Cantrell Revocable Trust dated July 23, 2013, owner) requesting rezoning from **GC** and **NS** to **NRC** for a convenience store with fuel sales in land lot 296 of the 20th district. Property is located on the northeast side of Due West Road, northwest of Burnt Hickory Road, and at the terminus of Burnt Hickory Way (3808 Due West Road). ***(Continued by Staff until the May 3, 2022, Planning Commission hearing; therefore, was not considered at this hearing).***

Z-20 **FRANCISCO PADILLA** (Francisco Padilla, owner) requesting rezoning from **R-20** to **NRC** for retail, office in land lots 488, 489, and 549 of the 19th district. Property is located on the northwest side of Powder Springs Road, north of Mellor Lane (1888 Powder Springs Road). ***(Continued by Staff until the May 3, 2022, Planning Commission hearing; therefore, was not considered at this hearing).***

Z-21 **FRANCISCO PADILLA** (Francisco Joel Padilla Perez, owner) requesting rezoning from **CF** to **NRC** for an office in land lot 1214 of the 19th district. Property is located on the west side of Austell Road, on the south side of Doby Lane (5120 Austell Road). ***(Continued by Staff until the May 3, 2022, Planning Commission hearing; therefore, was not considered at this hearing).***

SLUP-5 **PARALLEL TOWERS III, LLC aka PARALLEL INFRASTRUCTURE LLC** (FDP Properties, LLC, owner) requesting a **Special Land Use Permit** for a cellular tower in land lots 131 and 132 of the 16th district. Property is located on the east side of Canton Road, across from the terminus of Shallowford Road (4648 Canton Rd). ***(Continued by Staff until the May 3, 2022, Planning Commission hearing; therefore, was not considered at this hearing).***

WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

O.B. 9 To consider a stipulation and site plan amendment for Vanderlande Industries, Inc. regarding rezoning application Z-20 of 2015 for property located on the east side of Chastain Meadows Parkway, and on the west side of Bells Ferry Road in land lots 498, 499, and 510 of the 16th district (3054 Chastain Meadows Parkway).

Mr. Pederson presented the Staff's request for a continuance of O.B. 9; thereafter, the following motion was made:

MOTION: Motion by Birrell, second by Cupid, to **continue** O.B. 9 until the May 17, 2022, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 5-0

O.B. 15 To consider a site plan and stipulation amendment for Mountainprize, Inc. regarding rezoning application Z-43 of 2021, for property located on the east side of Dallas Acworth Highway, south of Cobb Parkway (US Highway 41) in land lots 40, 41, and 75 of the 20th district (4204 Dallas Acworth Highway).

Mr. Pederson presented the Staff's request for a continuance of O.B. 15; thereafter, the following motion was made:

MOTION: Motion by Gambrill, second by Richardson, to **continue** O.B. 15 until the May 17, 2022, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 5-0

Mr. Pederson made the following announcements and then read in the cases for the Consent Agenda.

CAMPAIGN DISCLOSURE

All speakers who have made a campaign contribution totaling $250.00 or more, within the last two years, to a local government official considering a zoning case are required to complete the "Campaign Disclosure Form" prior to speaking.

INFORMATION REGARDING ZONING CASES

All information regarding zoning cases must be turned in to the Zoning Office on the Wednesday prior to the zoning hearing for consideration. If said information is turned in past the deadline, then it is at the Board's discretion as to whether the information will be considered.

CONSENT AGENDA

MOTION: Motion by Cupid, second by Birrell, to **approve** the following cases on the Consent Agenda, *as revised,* and to include the addition of Z-18 and O.B. 19:

Z-5 **HUI PING SCHNEIDER/AMERICA 101, LLC** (America 101, LLC, owner) requesting rezoning from **R-20** to **RD** for a duplex in land lot 85 of the 16th district. Property is located on the north side of Old Noonday School House Road, west of Canton Road (913 Old Noonday School House Road). ***(Previously held by the Planning Commission (PC) from the February 1, 2022, PC hearing until the March 1, 2022, PC hearing; continued by the PC until the April 5, 2022, PC hearing).***

To **approve** Z-5 to the **RD** zoning district, subject to:

1. **Site Plan received by the Zoning Division on November 19, 2021, with the District commissioner approving minor modifications (attached and made a part of these minutes)**
2. **Existing structure to be used as a duplex *only***
3. **Fire Department comments and recommendations**
4. **Stormwater Management Division comments and recommendations**
5. **Water and Sewer Division comments and recommendations**
6. **Department of Transportation comments and recommendations**

Z-16 **KARL KORTEMEIER** (Karl Kortemeier, owner) requesting rezoning from **O&I** to **R-15** for a single-family residence in land lots 33 and 34 of the 17th district. Property is located on the north side of Clay Road, west of Floyd Road (862 Clay Road).

To **approve** Z-16 to the **R-15** zoning district, subject to:

~~1. Letter from the Mableton Improvement Coalition dated March 30, 2022~~
1. **Remove the sign and sign post at the front of the primary structure**
2. **District Commissioner to approve the exterior paint colors and landscape plan to include a clear delineation of the driveway and parking areas**
3. **Stipulations #1 & #2 above to be completed no later than July 31, 2022**
4. **Other Staff comments and recommendations, *not otherwise in conflict***
5. **Building architecture to be approved by the District Commissioner**
6. **Fire Department comments and recommendations**
7. **Stormwater Management Division comments and recommendations**
8. **Water and Sewer Division comments and recommendations**
9. **Department of Transportation comments and recommendations**
10. **Variances identified in the Zoning Division comments**

CONSENT AGENDA (CONT.)

Z-17 **TYLER CHANDLER HOMES, LLC** (Estate of Lillian Marie Latham, owner) requesting rezoning from **RSL** and **LRO** to **RSL** for a residential senior living, non-supportive residential subdivision in land lot 122 of the 20th district. Property is located on the south side of McClure Road, on the west side of Acworth Due West Road (4321 McClure Road).

To **approve** Z-17 to the **RSL** zoning district, subject to:

1. **All Staff comments and recommendations, *including but not limited to,* Department of Transportation and Stormwater Management Division**
2. **Letter of agreeable conditions from Kevin Moore dated March 30, 2022 (attached and made a part of these minutes), shall apply, *where not in conflict with*, the Staff comments or those stated here and as modified by the superseding conditions and provisions**
3. **As to setbacks, all units shall include garages; the closest point on the face of any garage to any curb or any sidewalk shall not be less than ~~25~~ 22 feet (alignment with County standards), this is to allow for sufficient room for cars to be parked; all garages are to be wide enough to fit two cars, with the final dimensions to be approved by the District Commissioner; all driveways shall be wide enough to hold two cars, with the final width to be determined by the District Commissioner on the final plan**
4. **From the March 30, 2022 stipulation letter, delete Item No. 15, and replace with the following: *"County Standards as to the width of the road is be used in all circumstances, with final approval of the precise width of the road be determined by the District Commissioner in consultation with the County Department of Transportation."***
5. **All guest parking shall be parallel, rather than perpendicular, as recommended by County Department of Transportation (DOT)**
6. **Per County DOT, the "hammerhead" design is acceptable as shown on the site plan**

Clerk's Note: *For the change to stipulation #3 and the addition of stipulation #6 above, see the email correspondence from Commissioner Gambrill to Kevin Moore dated April 14, 2022 (attached and made a part of these minutes)*

Z-22 **FIRST PROPERTY ASSET MANAGERS, LLC** (First Property Asset Managers LLC, owner) requesting rezoning from **LRC** to **R-20** for a single-family residence in land lot 85 of the 16th district. Property is located on the north side of Old Noonday School House Road, west of Canton Road (933 Old Noonday School Road).

CONSENT AGENDA (CONT.)

Z-22 **FIRST PROPERTY ASSET MANAGERS, LLC (CONT.)**

To **delete** Z-22 to the **RD** zoning district, subject to:

1. **Site Plan received by the Zoning Division on February 3, 2022, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
2. **Existing structure to be used as a duplex or single-family use *only***
3. **Fire Department comments and recommendations**
4. **Stormwater Management Division comments and recommendations**
5. **Water and Sewer Division comments and recommendations**
6. **Department of Transportation comments and recommendations**

LUP-7 **GREGORY D. BOWEN** (Gregory Dwight Bowen and Robin Elaine Bowen, owners) requesting a **Temporary Land Use Permit** to allow temporary occupancy of an RV in land lot 146 of the 20th district. Property is located on the east side of Mars Hill Church Road, south of Whitt Station Run (2950 Mars Hill Church Road).

To **approve** LUP-7 for **12 months,** subject to:

1. **If the building permit expires due to lack of inspections, the approval will be revoked**

OTHER BUSINESS

O.B. 11 To consider a site plan amendment for Valvoline Instant Oil Change regarding rezoning application Z-20 of 1985 for property located on the northwest corner of Roswell Road and Johnson Ferry Road in land lot 899 of the 16th district (4249 Roswell Road).

To **approve** O.B. 11, subject to:

1. **Letter from East Cobb Civic Association dated April 14, 2022 (attached and made a part of these minutes), with the following change:**
   A. **Remove Item No. 2 from the *"Photometric Plan dated 2.10.22, Drawing No. C-8.0"***
2. **Site Plan contained in the Other Business packet received by the Zoning Division on March 7, 2022, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
3. **The Development Plans emailed on April 14, 2022 (attached and made a part of these minutes)**
4. **Fire Department comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**

CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 13 To consider a stipulation amendment for Jason and Alison Bunin regarding rezoning application Z-11 of 1993 for property located at the east end of Chartley Circle, and on the west side of Trails End Road in land lot 102 of the 1st district (4502 Chartley Circle).

To **approve** O.B. 13, subject to:

1. **Site Plan received by the Zoning Division on March 11, 2022 that shows fencing and buffer encroachments (attached and made a part of these minutes)**
2. **Stormwater Management Division comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**

O.B. 14 To consider a stipulation and site plan amendment for Steven T. Ellis/Pro Building Systems, Inc. regarding rezoning application Z-65 of 2013 for property located on the east side of Barrett Lakes Boulevard, the west side of I-75, and on the south side of Big Shanty Road in land lots 505 and 506 of the 16th district (2878 Barrett Lakes Blvd).

To **approve** O.B. 14, subject to:

1. **Site Plan received by the Zoning Division on March 14, 2022, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
2. **Fire Department comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**
3. **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

O.B. 17 To consider a stipulation amendment for Toll Southeast LP Company, Inc. regarding rezoning application Z-56 of 2017, for property located at the northern terminus of Wigley Road, north of Summitop Road in land lots 26, 27, 46, and 47 of the 16th district (Wigley Road).

To **approve** O.B. 17, subject to:

1. ***Revised* Site Plan received at today's hearing (4/19/2022) showing two lots removed from the list (attached and made a part of these minutes)**
2. **Exhibit B contained in the Other Business packet (attached and made a part of these minutes)**
3. **Fire Department comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**

CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 17 **(CONT.)**

4. **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

O.B. 18 To consider amending the zoning stipulations and site plan relating to Z-61 of 2005, for property located on the northerly side of Cumberland Boulevard, between Riverwood Parkway and Cobb Parkway in land lots 977, 978, 1015, and 1016 of the 17th district.

To **approve** O.B. 18, subject to:

1. **Exhibit B contained in the Other Business packet (attached and made a part of these minutes)**
2. **There were some square footage discrepancies on the Site Plan, so to clarify, Building B will have 296,750 square feet of residential square footage remaining, not 411,000 square footage as identified on the plan**
3. **District Commissioner to approve final site elevations**
4. **Fire Department comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)**
5. **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

Prior to the Consent Vote, two more cases, Z-18 (Propco Liberty, LLC) and O.B. 19 (Beazer Homes, LLC) were added to the Consent Agenda. Mr. Pederson read in each case, and Commissioner Birrell and Commissioner Gambrill read in stipulations for each case respectively.

Z-18 **PROPCO LIBERTY, LLC** (PropCo Liberty, LLC, owner) requesting rezoning from **GC** to **NRC** for retail and specialty contractor in land lot 660 of the 16th district. Property is located on the south side of Liberty Hill Road, east of Canton Road (910 Liberty Hill Road).

To **delete** Z-18 to the **NRC** zoning district, subject to:

1. **Landscaper to move out by January 31, 2023**
2. **Operational hours for loading and unloading from 7:00 a.m. until 7:00 p.m.**
3. **Retail hours from 8:00 a.m. until 9:00 p.m.**
4. **Paving, where gravel currently exists, upon redevelopment, to be determined at Plan Review**

CONSENT AGENDA (CONT.)

Z-18 PROPCO LIBERTY, LLC (CONT.)

5. **Sidewalks installed upon redevelopment**
6. **Privacy fencing and landscaping to be reviewed by the County Arborist and the Canton Road Neighbors, with final approval by the District Commissioner**
7. **If approved today, painting, landscaping, and fencing shall be completed within 90 days from today's date**
8. **Letter of agreeable conditions from Kevin Moore dated March 30, 2022 (attached and made a part of these minutes)**
9. **Letter from Canton Road Neighbors, Inc. (attached and made a part of these minutes)**

OTHER BUSINESS (CONT.)

O.B. 19 To consider a stipulation amendment for Beazer Homes, LLC regarding Z-8 of 2021 in land lots 66, 83, and 84 of the 19th district. Property is located on the south side of Dallas Highway, on the east side of McConnell Road, and on the west side of Lost Mountain Road (750 Lost Mountain Road, 691 McConnell Road).

To **approve** O.B. 19, subject to:

1. **Waive curb, gutter, and sidewalk along McConnell Road frontage**
2. **Waive construction of the 10-foot section of the multi-use trail and three-foot grass strip along the frontage of Dallas Highway**
3. **Applicant shall be required to pay all applicable fees *in lieu of* per Department of Transportation comments #1E and #2B in email correspondence from Amy Diaz on April 13, 2022 (attached and made a part of these minutes)**

Mr. Pederson requested that O.B. 10 (Settlement litigation for Blake Properties) be added to the Consent Agenda; however, opposition was present, therefore, O.B. 10 remained on the Regular Agenda.

CONSENT VOTE: **ADOPTED** 5-0

REGULAR AGENDA

By general consensus, companion cases, Z-78'21 and SLUP-11'21 (St. Benedict's Episcopal School), were heard concurrently but voted on separately.

REGULAR AGENDA (CONT.)

Z-78'21 **ST. BENEDICT'S EPISCOPAL SCHOOL** (Cooper Lake-Daniel, LLC, owner) requesting rezoning from **O&I** and **R-20** to **O&I** for a school in land lot 695 of the 17th district. Property is located on the east and north side of Daniel Street, on the west side of Cooper Lake Road (2001 Daniel Street, 2235 Cooper Lake Road). ***(Previously continued by the Planning Commission (PC) from the November 2, 2021, PC hearing until the December 7, 2021, PC hearing; held by the Board of Commissioners (BOC) until the February 15, 2022, BOC Zoning hearing; continued by the BOC until the March 15, 2022, BOC Zoning hearing; continued by the BOC until the April 19, 2022, BOC Zoning hearing).***

SLUP-11'21 **ST. BENEDICT'S EPISCOPAL SCHOOL** (Cooper Lake-Daniel, LLC, owner) requesting a **Special Land Use Permit** for a school in land lot 695 of the 17th district. Property is located on the east and north side of Daniel Street, on the west side of Cooper Lake Road (2001 Daniel Street, 2235 Cooper Lake Road). ***(Previously continued by the Planning Commission (PC) from the November 2, 2021, PC hearing until the December 7, 2021, PC hearing; held by the Board of Commissioners (BOC) until the February 15, 2022, BOC Zoning hearing; continued by the BOC until the March 15, 2022, BOC Zoning hearing; continued by the BOC until the April 19, 2022, BOC Zoning hearing).***

The public hearing was opened; Kevin Moore, Brian Sullivan, Patrick Dodson, and Christina Critzer addressed the Board. Following the presentation and discussion, the following motions were made:

MOTION: Motion by Richardson, second by Cupid, to hold Z-78'21 until the May 17, 2022, Board of Commissioners' Zoning Hearing.

VOTE: ADOPTED 5-0

Following the vote, the following motion was made for companion case, SLUP-11'21:

MOTION: Motion by Richardson, second by Birrell, to hold SLUP-11'21 until the May 17, 2022, Board of Commissioners' Zoning Hearing.

VOTE: ADOPTED 5-0

Chairwoman Cupid called for a brief recess from 11:09 a.m. until 11:23 a.m.

REGULAR AGENDA (CONT.)

After the recess, Commissioner Richardson made the following motion to amend her previous motions for Z-78'21 and SLUP-11'21 to hold until the June zoning cycle:

MOTION: Motion by Richardson, second by Gambrill, to **hold** Z-78'21 and SLUP-11'21 until the June 21, 2022, Board of Commissioners' Zoning hearing to allow for adequate time for the study.

VOTE: **ADOPTED** 5-0

OTHER BUSINESS

O.B. 10 To consider a settlement of litigation for Blake Properties, Inc. regarding rezoning application Z-9 of 2019 in land lots 413 and 476 of the 19th district. The property is located on the southeasterly side of Powder Springs Road and on the northeasterly side of Brandon Lee Drive.

The public hearing was opened; Kevin Moore, Terri Schroader, Tracy Marion, and Eileen Akintobi addressed the Board. Following the presentation and discussion, the following motions were made:

MOTION: Motion by Sheffield, second by Birrell, to **approve** O.B. 10, subject to:

1. **Letter of agreeable conditions from Kevin Moore dated March 4, 2022 (attached and made a part of these minutes), with the following change:**
   A. **Item No. 15 – revise to read: *"There shall be a thirty foot landscape buffer adjacent to the existing residentially zoned property; as well as, along Brandon Lee Drive, as shown and reflected on the referenced, revised plan, to include a Landscape Plan and/or fencing to be approved by the District Commissioner."* The remainder of the paragraph remains the same.**
2. **All other Staff comments and recommendations contained in the Other Business packet, *not otherwise in conflict* (attached and made a part of these minutes)**

VOTE: **ADOPTED** 5-0

O.B. 12 To consider a reduction of public road frontage and lot size for Reflection Luxury Homes for property located on the northeast intersection of Pitner Road and Cheatham Road, and on the west side of Cheatham Road, in land lot 153 of the 20th district (2586 Pitner Road).

OTHER BUSINESS

O.B. 12 (CONT.)

The Applicant was not present, but there was opposition present. Kevin Belli addressed the Board. Chairwoman Cupid called for a five-minute recess in order to contact the Applicant. After the recess, the following motion was made:

MOTION: Motion by Gambrill, second by Richardson, to **hold** O.B. 12 until the May 17, 2022, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 5-0

ADJOURNMENT

The hearing adjourned at 12:11 p.m.

Robin L. Stone, Deputy County Clerk
Cobb County Board of Commissioners

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Min. Bk. 95 Petition No. Z-5
Doc. Type Site Plan
Meeting Date 4-19-22

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GRID GA-WEST

SURVEY NOTES

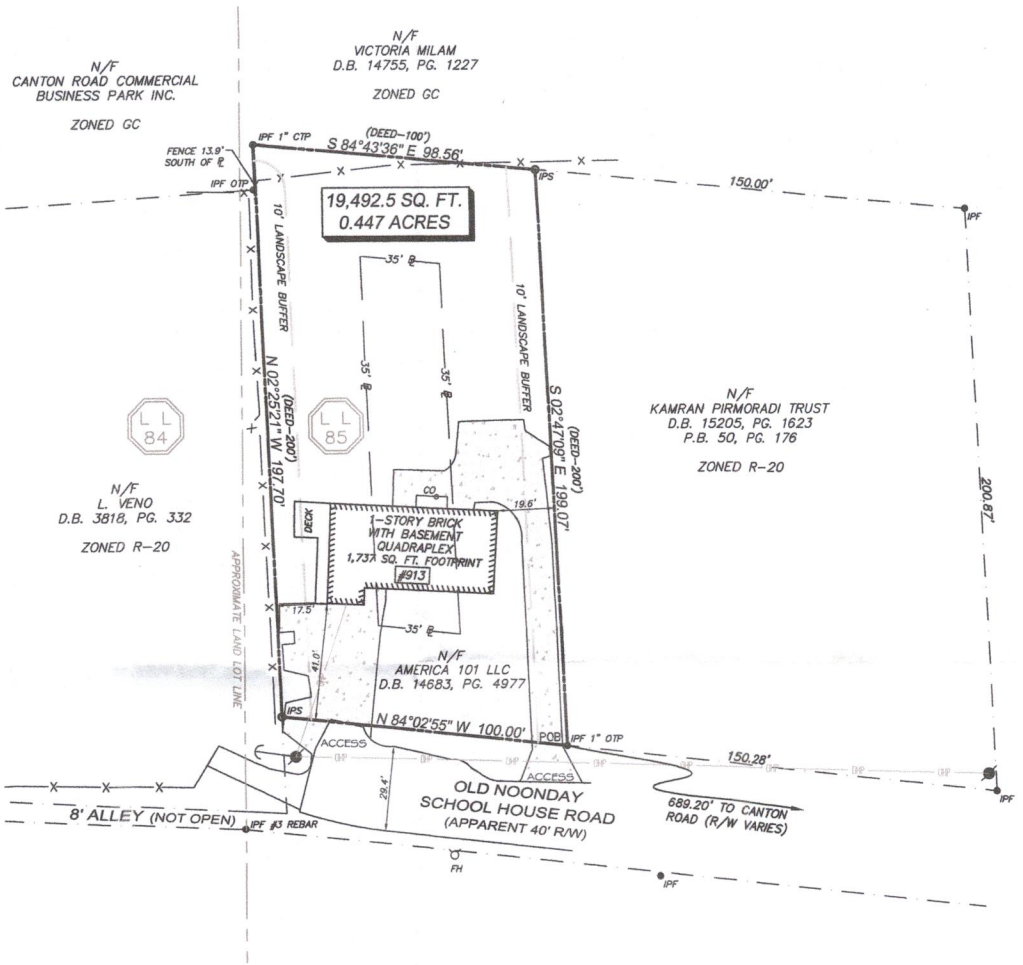
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS, ENCUMBRANCES, OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
2. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
3. THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
4. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
5. ALL IPF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE.
6. INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APPURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
7. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

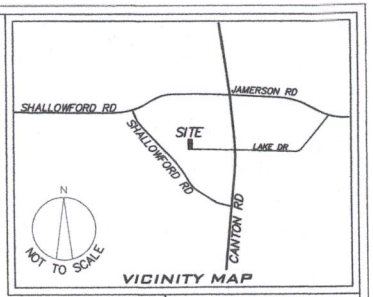
SURVEY DATA

1. FIELD SURVEY COMPLETED ON 1-28-2021.
2. THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
3. THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS.
HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 384,289 FEET.
5. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13067C0034G, EFFECTIVE DATE OF DECEMBER 16, 2008.

NOTES

1. THERE ARE NO LAKES OR STREAMS ON OR IMMEDIATELY ADJACENT TO THIS PROPERTY.
2. NO UTILITY EASEMENTS OF RECORD WERE FOUND.
3. THERE ARE NO APPARENT CEMETERIES ON THIS PROPERTY.
4. THERE ARE NO APPARENT WETLANDS ON THIS PROPERTY.
5. THERE ARE NO STREAM BUFFERS AFFECTING THIS PROPERTY.





LEGEND

	PROPERTY LINE
	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CTP	CRIMPED-TOP PIPE
OTP	OPEN-TOP PIPE
R/W	RIGHT OF WAY
POB	POINT OF BEGINNING
℄	BUILDING SETBACK LINE
℄	CENTERLINE
CI	CURB INLET
DI	DROP INLET
YI	YARD INLET
DWCB	DOUBLE-WING CATCH BASIN
SWCB	SINGLE-WING CATCH BASIN
HW	HEADWALL
JB	JUNCTION BOX
	STORM DRAINAGE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
INV	INVERT ELEVATION
SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
CO	SEWER CLEANOUT
GT	GREASE TRAP
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
	POWER POLE
	LIGHT POLE
	POWER (TRANSFORMER) BOX
	GUY WIRE
PM	POWER METER
	POWER MANHOLE
OHP	OVERHEAD POWER LINE
UE	UNDERGROUND POWER LINE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
UT	UNDERGROUND TELEPHONE LINE
TV	TELEVISION (CABLE) LINE
	TELEVISION PEDESTAL
	TRAFFIC CONTROL BOX
G	GAS LINE
	GAS METER
GV	GAS VALVE
FH	FIRE HYDRANT
WV	WATER VALVE
W	WATER METER
FDC	FIRE DEPARTMENT CONNECTION
	IRRIGATION CONTROL VALVE
W	WATER LINE
	TREE LINE
	TREE
M	MONITORING WELL
	BUILDING (FINISHED)
	GUARD RAIL
	RAILROAD TRACKS
X	FENCE LINE
	CONTOUR
	INDEX CONTOUR
000.0	SPOT ELEVATION
FFE	FINISHED FLOOR ELEVATION
	CENTERLINE OF STREAM
	FLOOD LIMITS
	CONCRETE

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JAMES H RADER GA RLS# 3033 — DATE 01/28/2021

GEORGIA REGISTERED No. 3033 LAND SURVEYOR JAMES H. RADER

ZONING NOTES

CURRENT ZONING	R-20
PROPOSED ZONING	RD RESIDENTIAL DUPLEX
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT WIDTH	75'
MINIMUM BUILDING SETBACKS	
FRONT-	35 FT.
SIDE-	35 FT.
REAR-	35 FT.
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35 FT./2 STORIES

0' 30' 60' 90'

REVISION	DATE	PURPOSE

2-5-2022
RECEIVED
NOV 19 2021

RE-ZONING PLAT FOR:

SCHNEIDER

LAND LOT 85
DISTRICT 16
SECTION 2
COBB COUNTY, GA

LANDPRO
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM

COPYRIGHT 2021

SCALE	DATE	PROJECT NO.	SHEET
1" = 30'	01/28/21	20210128	1 OF 1

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
5300 MARYLAND WAY
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
771 CORPORATE DRIVE
SUITE 430
LEXINGTON, KENTUCKY 40503
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
7380 WEST SAND LAKE ROAD
SUITE 500
ORLANDO, FLORIDA 32819
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
3909 HARTZDALE DRIVE
SUITE 901
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

March 30, 2022

Min. Bk. 95 Petition No. Z-17
Doc. Type letter
Meeting Date 4-19-22

Via E-mail Only

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

RE: Application for Rezoning - Application No.: Z-17 (2022)
Applicant: Tyler Chandler Homes, LLC
Property Owner: Estate of Lillian Marie Latham
Property: 7.330 acres, more or less, located at the intersection of the southerly side of McClure Road and the westerly side of Acworth Due West Road, being more particularly known as 4321 McClure Road, Land Lot 122, 20th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent Tyler Chandler Homes, LLC, the Applicant (hereinafter "Applicant"), and the Property Owner, the Estate of Lillian Marie Latham (hereinafter "Owner" or "Property Owner"), in the Application for Rezoning with regard to property located on the southerly side of McClure Road and the westerly side of Acworth Due West Road, being more particularly known as 4321 McClure Road, Land Lot 122, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After meetings and discussions with Planning and Zoning Staff and various Cobb County Departmental Representatives, reviewing the Departmental Comments and Staff Recommendations, discussions with area residents, and reviewing the uses of surrounding properties, we have been authorized by the Applicant to submit this 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. The proposed 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; 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 actions.

(2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of Residential Senior Living ("RSL") and Low Rise Office ("LRO") to the proposed zoning category of Residential Senior Living ("RSL") (non-supportive), site plan specific to the Site Plan prepared for Applicant by Betterton Surveying & Design, Inc., dated February 12, 2022, last revised and submitted electronically on March 24, 2022. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated by reference.

(3) The Subject Property is a total of approximately 7.330 acres and is proposed for development of a maximum of twenty-nine (29) non-supportive, detached, age-restricted residential homes.

(4) Residents within the proposed community shall be restricted to those persons age fifty-five (55) and older, pursuant to and in accordance with the RSL Zoning Ordinance and the Fair Housing Act.

(5) The residences shall have a minimum of 1,800 square feet of heated and cooled living space, and possibly ranging upwards to 2,400 square feet, and greater.

(6) The proposed residences shall be Traditional and Craftsman/Cottage in style and architecture, with exterior facades consisting of brick, stone, stacked stone, cedar shake, board and batten, hardi-plank, cementitious siding, and combinations thereof, with complementary accents, and shall be substantially similar to the homes depicted in the elevations attached collectively as Exhibit "B" and incorporated herein by reference.

(7) Applicant agrees to the creation of a mandatory homeowners association consistent with upscale, RSL communities. The mandatory homeowners association shall be responsible for architectural controls of the residences within the proposed community; as well as, the upkeep and maintenance of landscaping of the entrance area and common areas, buffer areas, open space areas, stormwater management area, and exterior front yard areas around the residences;

as well as entrance area, mail kiosk, private streets, and the like contained within the proposed residential community.

(8) Additionally, and in conjunction with the creation of the mandatory homeowners association, there shall be a Declaration of Covenants, Easements, and Restrictions ("Covenants") for the proposed community. The Covenants shall be recorded in the Deed Records of Cobb County, Georgia, and shall contain covenants, rules, and regulations applicable to the proposed residential community and consistent with the age restrictions of the RSL Ordinance. The mandatory association shall be responsible for the enforcement of the Covenants.

(9) Entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents, complementary to materials used in the construction of the homes within the community. The entrance landscaping shall be professionally designed and implemented. Maintenance of the entrance area shall be through the mandatory homeowners association as set forth in the Covenants.

(10) The setbacks for the proposed residential community shall be as shown on the revised Site Plan.

(11) The amenity area for the proposed community shall consist of, at a minimum, a community gathering area and structure (i.e., gazebo) for the residents and their guests; as well as, passive open areas.

(12) All utilities for the proposed community shall be located underground.

(13) There shall be a twenty (20) foot landscape buffer adjacent to existing residentially zoned property, as shown and reflected on the revised Site Plan.

(14) All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the Plan Review and Permitting Process and incorporated into the overall landscape plan for the proposed community.

(15) The proposed community shall have private streets which shall be constructed to Cobb County Standards as to composition.

(16) Applicant agrees to construct internal sidewalks along one side of the streets within the proposed community which shall connect to exterior street sidewalks.

(17) Any detention area shall be fenced, a minimum of six (6) feet in height. Landscaping for the detention area shall be to the exterior of the fencing for purposes of visual screening from adjacent residential properties. The landscaping shall be approved by the Cobb County Arborist during the Plan Review Process.

(18) 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.

(19) Minor modifications to the within stipulations, the referenced, revised Site Plan, lighting, signage, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:

(a) Increase the density of a residential project or the overall square footage of a non-residential project;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;

(c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;

(e) Change an access location to a different roadway;

(f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;

(g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or

(h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.

(20) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

(21) Applicant agrees to comply with the Comments and Recommendations from Cobb County Water and Sewer regarding the availability and accessibility of water and sewer for the Subject Property.

(22) Applicant agrees to the following system improvements to mitigate traffic concerns:

(a) Installation of sidewalk, curb, and gutter along the frontage of the Subject Property along McClure Road; but not along Acworth Due West Road due to existing Cobb County and utility provider improvements; and

(b) Installation of a deceleration lane, or taper, for ingress into the proposed development.

We believe the requested zoning, pursuant to the revised Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the existing conditions of the Property and the area surrounding the proposed development. The proposed community shall be a quality development and shall provide a much-needed and highly sought-after type of community within the Cobb County area. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
Attachments

Petition No. Z-17
Meeting Date 4-19-22
Continued

c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
JoAnn Birrell
Keli A. Gambrill
Jerica Richardson
Monique Sheffield
(With Copies of Attachments)

Cobb County Planning Commission
Stephen Vault, Chairman
David Anderson
Fred Beloin
Deborah Dance
Michael Hughes
(With Copies of Attachments)

Jeannie Peyton
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copies of Attachments)

Jimi Richards
Area Resident
(With Copies of Attachments)

Tyler Chandler Homes, LLC
(With Copies of Attachments)

EXHIBIT "A"

This plat is a retracement of an existing parcel or parcels of land and does not subdivision or create a new parcel or make any changes to any real property boundaries. the recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECREATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. I hereby certify that the above captioned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

ROBERT B. BETTERTON 02/12/22
ROBERT B. BETTERTON GA. RLS #2436 PRINTED NAME DATE

GEORGIA REGISTERED No. 2436 LAND SURVEYOR

ROBERT B. BETTERTON

FEBRUARY 12, 2022

ZONING NOTES:
CURRENT ZONING: RSL & LRO
PROPOSED ZONING: RSL
SETBACKS:
FRONT: 40 FT.
SIDES & REAR: 30' AGAINST RESIDENTIAL
20' LANDSCAPE BUFFER AGAINST RESIDENTIAL
(NO WALLS ALLOWED IN LANDSCAPE BUFFER)

TOTAL UNITS: 29
AREA: 7.330 ACRES
DENSITY: 3.95 UNITS/ACRE
ALLOWABLE: 5 UNITS/ ACRE

THERE IS A MIN. OF 15 FT. BETWEEN BUILDINGS
PARKING REQUIRED: 15
PARKING PROVIDED: 15





LOCATION MAP
SCALE: 1" = 2000
REF: AERO ATLAS VIEWER 201

SYMBOL LEGEND

LINE TYPE LEGEND

SURVEY NOTES:
1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 1,907,936 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,174 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
3. EQUIPMENT: TRIMBLE R8 GNSS
4. DATE OF SURVEY: 1/27/22
5. I HAVE THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0016H, DATED 12/5/2018, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

SURVEY REFERENCES:
1. DEED TO JOHN S. LATHAM DATED 1993 AND BEING RECORDED IN DEED BOOK 7356, PAGE 97
2. ACWORTH DUE WEST ROAD RIGHT OF WAY PLANS FOR COBB COUNTY, LAST REVISED 11/13/09 AND BEING PREPARED BY PARSONS.

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GRAPHIC SCALE 1"=50'
0 50 100 150

REVISION RECORD
DATE PURPOSE

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THIS DRAWING IS THE PROPERTY OF THE BETTERTON GROUP AND IS NOT TO BE USED IN ANY WAY FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT NAMED HEREIN. THIS DRAWING MAY NOT BE REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE FIRM.

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA GEORGIA 30064
(678) 483-0242

ZONING PLAT
4321 McCLURB ROAD
LOCATED IN:
LAND LOT 122
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA.
PREPARED FOR:
TYLER CHANDLER HOMES

DRAWN BY	RBB
CHECKED BY	RBB
SCALE	1" = 50
DATE	FEBRUARY 12, 2022
FILE NUMBER	21220.PRD
JOB NUMBER	21220
SHEET NUMBER	1 OF 1

Petition No. Z-17
Meeting Date 4-19-22
Continued

Petition No. Z-17
Meeting Date 4-19-22
Continued



EXHIBIT "B"

Petition No. Z-17
Meeting Date 4-19-22
Continued



Petition No. Z-17
Meeting Date 4-19-22
Continued

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. the recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon
RECOGNITION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND
Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

ROBERT B. BETTERTON 02/12/22
ROBERT B. BETTERTON GA RLS #2498 PRINTED NAME DATE

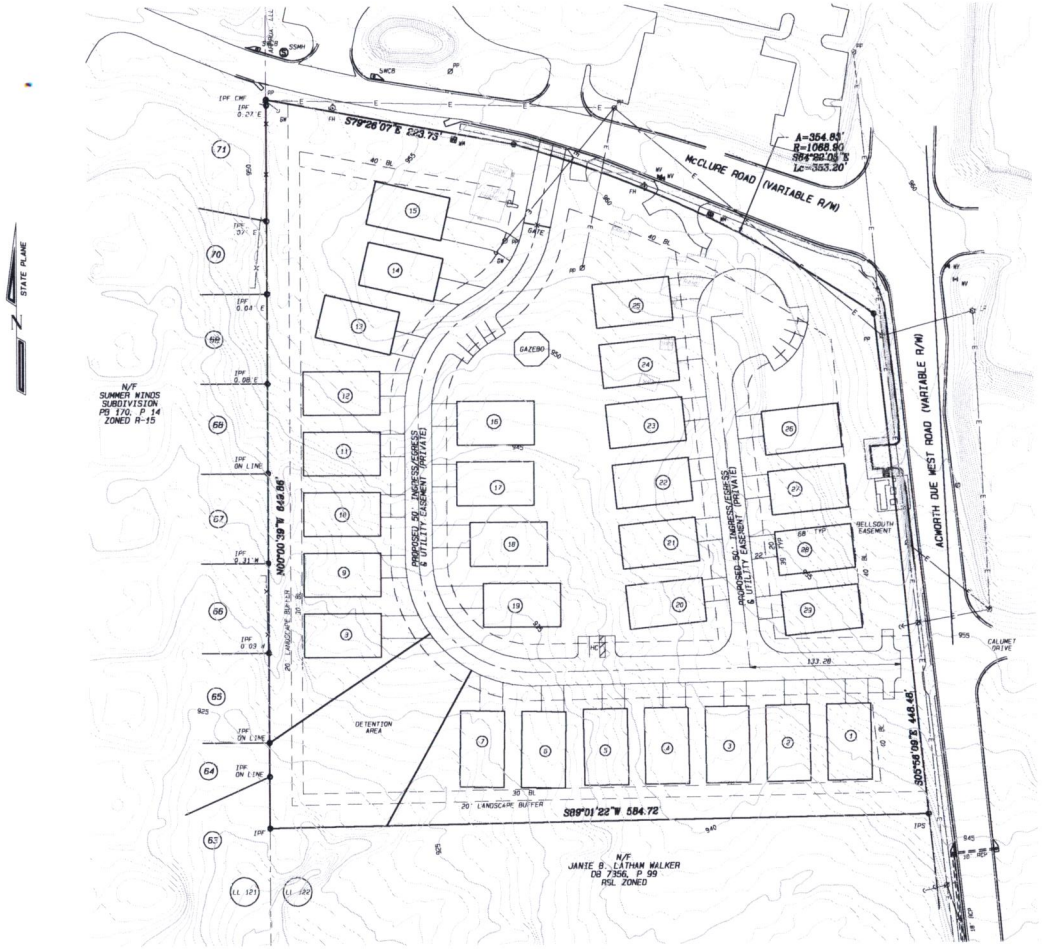
GEORGIA REGISTERED No. 2498 ROBERT B BETTERTON

FEBRUARY 12, 2022

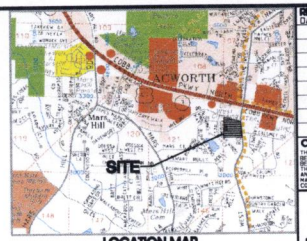
ZONING NOTES:
CURRENT ZONING: RSL & LRO
PROPOSED ZONING: RSL
SETBACKS:
FRONT: 40 FT.
SIDES & REAR: 30' AGAINST RESIDENTIAL
20' LANDSCAPE BUFFER AGAINST RESIDENTIAL
(NO WALLS ALLOWED IN LANDSCAPE BUFFER)

TOTAL UNITS: 29
AREA: 7.330 ACRES
DENSITY: 3.95 UNITS/ACRE
ALLOWABLE: 5 UNITS/ ACRE

THERE IS A MIN. OF 15 FT. BETWEEN BUILDINGS
PARKING REQUIRED: 15
PARKING PROVIDED: 15



STATE PLANE



LOCATION MAP
SCALE: 1" = 2000'
REF: AERO ATLAS VIEWER 201

SYMBOL LEGEND
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
HEAD WALL
GUY WIRE
FIRE HYDRANT
DROP INLET/CURB INLET
WATER METER
WATER VALVE
POWER POLE
LIGHT POLE
EXISTING SSMH
JUNCTION BOX
RAISED LID DI
BENCHMARK
EXISTING TREE
PROPOSED CONTOUR ELEVATION
PROPOSED SPOT ELEVATION
PROPOSED SPOT ELEVATION
LOT NUMBER
CONCRETE

LINE TYPE LEGEND
OVERHEAD POWER LINE
UNDERGROUND POWER LINE
WATER LINE
PROP SANITARY SEWER LINE
EXIST SANITARY SEWER LINE
FENCE
PROPOSED CONTOUR (WITH ELEV)
EXISTING CONTOUR (WITH ELEV)

GRAPHIC SCALE 1"=50'
0 50 100 150

SURVEY NOTES:
1. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN 1 FOOT IN 1,007,956 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,174 FEET AND AN ANGULAR ERROR OF 00" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE
3. EQUIPMENT - SOKKIA IX SERIES ROBOTIC STATION
4. DATE OF SURVEY: 1/27/22
5. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130052, PANEL 0016H, DATED 10/5/2018, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
6. #4 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.

SURVEY REFERENCES:
1. DEED TO JAAN W. LATHAM DATED 1993 AND BEING RECORDED IN DEED BOOK 7356, PAGE 97.
2. ACWORTH DUE WEST ROAD RIGHT OF WAY PLANS FOR COBB COUNTY. LAST REVISED A1/13/09 AND BEING PREPARED BY PARSONS

IN MY OPINION, THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

REVISION RECORD
DATE PURPOSE

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BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242

ZONING PLAT

4321 McCLURE ROAD

LOCATED IN:
LAND LOT 122
20TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA.
PREPARED FOR:
TYLER CHANDLER HOMES

DRAWN BY	RBB
CHECKED BY	RBB
SCALE	1" = 50'
DATE	FEBRUARY 12, 2022
FILE NUMBER	21220.PRO
JOB NUMBER	21220
SHEET NUMBER	1 OF 1

Min. Bk. 95 Petition No. Z-17
Doc. Type April 14, 2022 Email Correspondence
Meeting Date 4-19-22

From: Gambrill, Keli
Sent: Thursday, April 14, 2022 2:35 PM
To: Kevin Moore <JKM@mijs.com>
Cc: Pederson, John <John.Pederson@cobbcounty.org>; Johnson, Brian <Brian.Johnson@cobbcounty.org>
Subject: RE: Z-17

Kevin –

After discussing with Staff, I am agreeable to amending the two stipulations that were added at the Planning Commission hearing regarding the garages be setback from the curb or sidewalk by 25 feet and modifying the hammerhead design at the end of one street begin modified to a cul-de-sac.

Keli Gambrill

District 1 Commissioner
100 Cherokee Street
Marietta GA 30090
770-528-3313
https://www.cobbcounty.org/gambrill

Cobb County...Expect the Best!

From: Kevin Moore <JKM@mijs.com>
Sent: Wednesday, April 13, 2022 3:03 PM
To: Gambrill, Keli <Keli.Gambrill@cobbcounty.org>
Subject: Z-17

Commissioner Gambrill,

At the Planning Commission hearing for Z-17 (minutes attached), the PC recommended approval and inclusion on the consent agenda. However, there are two stipulations added by the PC, which we would request be deleted.

First, the condition that garages be setback from curb or sidewalk by 25 feet exceeds the County standard and creates an unnecessary hardship on home design. The proposed driveway lengths are 22 feet which satisfies the County standard; and is especially adequate given this is a RSL community. As an aside, all homes have two car garages, with garages and driveway length/widths constructed to meet standards.

Second, as we had discussed, the site plan contains a "hammerhead" design at the end of one street. Per the PC recommendation, this design would have to be modified to a cul-de-sac, which detracts from the overall design of the community and actually would reduce green space. We had discussed that DOT is not necessarily opposed to the hammerhead in this instance, and we would request the proposed design be

Petition No. Z-17
Meeting Date 4-19-22
Continued

approved, and the recommended stipulation revised as to this item. The balance of the DOT comments are acceptable including parallel parking.

Hopefully, these are two items that can be positively received. Certainly, I am available to discuss with you or answer any questions you may have.

Thanks as always for your consideration.

Kevin

J. Kevin Moore
Partner
Moore Ingram Johnson & Steele, LLP

MIJS
MOORE INGRAM JOHNSON & STEELE

Main: 770-429-1499
Fax: 770-429-8631
JKM@mijs.com
Attorney Biography

Emerson Overlook
326 Roswell Street, Suite 100
Marietta, Georgia 30060

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MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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771 CORPORATE DRIVE
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7380 WEST SAND LAKE ROAD
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HARRISBURG, PENNSYLVANIA
3909 HARTZDALE DRIVE
SUITE 901
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

March 30, 2022

Min. Bk. 95 Petition No. Z-18
Doc. Type letter
Meeting Date 4-19-22

Via E-mail Only

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

RE: Application for Rezoning - Application No.: Z-18 (2022)
Applicant/Property Owner: PropCo Liberty, LLC
Property: 2.366 acres, more or less, located on the southerly side of Liberty Hill Road, the westerly side of the L&N Railroad line, easterly of Canton Road, being more particularly known as 910 Liberty Hill Road, Land Lot 660, 16th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent PropCo Liberty, LLC, who is the Applicant and Property Owner (hereinafter collectively referred to as "Applicant"), in the referenced Application for Rezoning with regard to a total tract of approximately 2.366 acres located on the southerly side of Liberty Hill Road and the westerly side of the L&N Railroad line, easterly of Canton Road, being more particularly known as 910 Liberty Hill Road, Land Lot 660, 16th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings with Planning and Zoning Staff, reviewing the Departmental Comments and Staff Recommendations, reviewing the uses of surrounding properties, and following extensive communications with civic representatives and area residents, we have been authorized by the Applicant to submit this 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 rezoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

(1) Applicant seeks rezoning of the Subject Property from the existing zoning category of General Commercial ("GC") to the proposed zoning category of Neighborhood Retail Commercial ("NRC"), with reference to the ALTA Land Title Survey (hereinafter "Survey") prepared for Applicant by Betterton Surveying & Design, Inc., dated September 28, 2012, and filed contemporaneously with the Application for Rezoning on February 3, 2022. A reduced copy of the Survey is attached as Exhibit "A" and incorporated by reference.

(2) The Subject Property consists of 2.366 acres, more or less, and has two existing structures, totaling approximately 15,000 total square feet.

(3) The Subject Property shall be used for purposes permitted under the NRC Zoning Ordinance.

(4) Applicant agrees the following permitted uses shall be prohibited:

(a) Light automotive repair facilities;

(b) Contractor; as a special exception, landscape, construction, HVAC, or Plumbing;

(c) Athletic and health clubs (special exception);

(d) Parking for vehicles;

(e) Automobile storage yard;

(f) Wrecker service for vehicles;

(g) Inspection stations; and

(h) Automotive uses.

(5) Applicant agrees the lease for the landscaping company, who is the current tenant for one of the buildings, will not be renewed at the end of its current lease term, which is January 31, 2023, and the landscaping company tenant will vacate the Property at the expiration of the lease.

(6) Applicant agrees to the installation of a wooden privacy fence, a maximum of six (6) feet in height, along the frontage of the Subject Property on Liberty Hill Road.

(7) Applicant agrees to the installation of landscaping in front of the eastern gate frontage, consisting of evergreen trees, such as Giant Green Arborvitae, and shrubbery.

(8) Applicant agrees to the installation of a wooden privacy fence, a maximum of six (6) feet in height, along the eastern boundary of the Subject Property. Applicant shall also have the option of converting the privacy fence to a black, vinyl-coated chain link fence along the eastern boundary, south of the existing shed.

(9) Any signage along the street frontage for the businesses shall be ground based, monument-style signage.

(10) The existing office/warehouse/showroom will be painted and refreshed; and, at a minimum, shall be painted with contrasting colors on gutter and trim.

(11) Applicant agrees all lighting will be contained within the perimeter of the Subject Property.

(12) Applicant agrees the east and west gates will be locked after business hours.

(13) There shall be no permanent parking of tractor trailer vehicles on the Subject Property.

(14) Applicant agrees ingress and egress for truck traffic related to the Subject Property shall be limited to right-in/left-out on Liberty Hill Road (from and to Canton Road). No thru truck delivery shall access Lessie Maude as a cut-through to or from the Subject Property.

(15) Applicant further agrees to the following, as set forth in § 134-213 (NRC classification):

(a) No overnight parking of commercial vehicles shall be permitted, excepting vehicles associated with the Subject Property's use;

(b) No outside storage is permitted. Outside storage shall not include commercial vehicles used for a permitted use;

(c) No uses that emit noxious odors, fumes, or sounds;

(d) No adult entertainment uses; and

(e) All special exception uses allowed within the NRC zoning classification must be contained completely within an enclosed building. No uses are to be conducted outside, excepting for those allowing outdoor display of merchandise.

(16) Applicant agrees the District Commissioner shall approve all building improvements, paint colors, and landscape plan with review and input by Canton Road Neighbors representatives.

(17) Applicant agrees to comply with Cobb County Staff Comments and Recommendations, not otherwise in conflict with the stipulations contained within this letter.

(18) Applicant agrees to the following Department of Transportation Recommendations:

(a) The existing gravel area between the west driveway and the parking area shall be paved with a treated hardened surface for a minimum of twenty-five (25) feet in length from the edge of the pavement or to the County right-of-way, whichever is greater in length;

(b) Removal of existing speed bump on west driveway from County right-of-way or relocated to restrain drainage from County right-of-way; and

(c) Installation of sidewalk, curb, and gutter along the Liberty Hill Road frontage, or payment of fee in lieu thereof if constraints exist. This shall be implemented upon the redevelopment of the Property, where redevelopment is defined as any action requiring issuance of a Land Disturbance Permit.

(19) Applicant requests the following zoning variances be included and approved as part of the stipulations and conditions for the proposed rezoning of the Subject Property:

(a) Waiver to allow vehicles to park and maneuver on the existing non-hard and treated surface;

(b) Waiver of the front setback from the required fifty (50) feet to the existing 38.6 feet; and

(c) Waiver of the rear setback from the required thirty (30) feet to the existing sixteen (16) feet for an accessory building.

We believe the requested rezoning, together with the Survey presented and the stipulations set forth herein, would allow for a more appropriate use for the Subject Property while taking into consideration the overall area and uses of properties surrounding the proposed development. We very much appreciate your consideration; as well as, that of the Cobb County Planning Commission and the Cobb County Board of Commissioners, in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
Attachment

Petition No. Z-18
Meeting Date 4-19-22
Continued

c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
JoAnn Birrell
Keli A. Gambrill
Jerica Richardson
Monique Sheffield
(With Copy of Attachment)

Cobb County Planning Commission
Stephen Vault, Chairman
David Anderson
Fred Beloin
Deborah Dance
Michael Hughes
(With Copy of Attachment)

Jeannie Peyton
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

Carol Brown
Canton Road Neighbors
(With Copy of Attachment)

PropCo Liberty, LLC
(With Copy of Attachment)

Petition No. Z-18
Meeting Date 4-19-22
Continued

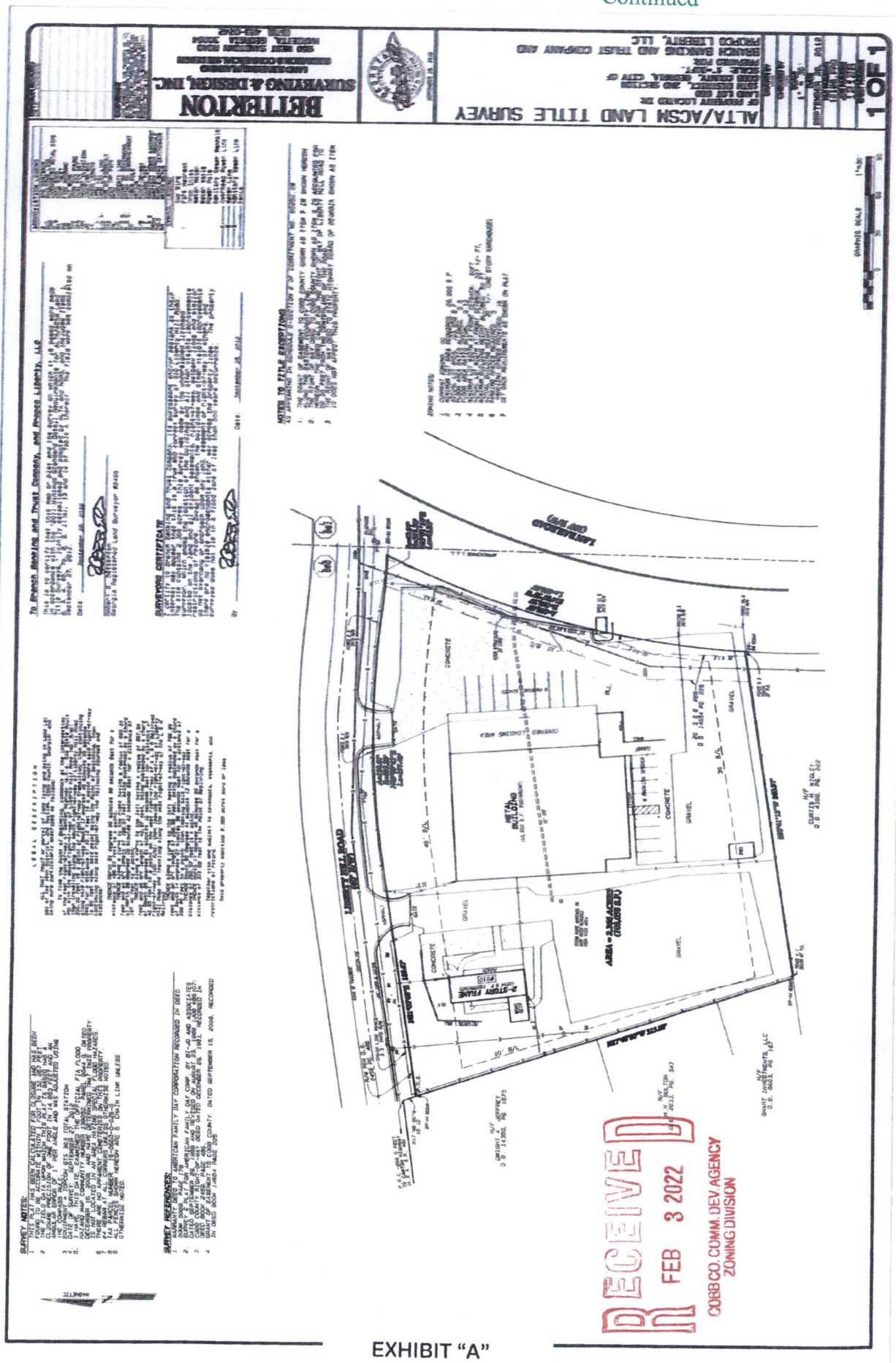


EXHIBIT "A"

Min. Bk. 95 Petition No. Z-18
Doc. Type Canton Road Neighbors letter
Meeting Date 4-19-22

CRN letter

Z-18

Canton Road Neighbors, Inc.

Commissioner JoAnn Birrell
Honorable Members of Cobb County Board of Commissioners
100 Cherokee St.
Marietta, GA 30090

April 7, 2022

Re: Addendum to stipulations Z-18 Propco Liberty LLC, 910 Liberty Hill, GC to NRC, Specialty Contractor

Dear Commissioner Birrell and Cobb County BoC,

CRN and residents had productive discussions with Mr. Moore about the rezoning of Propco Liberty LLC. This resulted in Mr. Moore's stipulation letter dated March 30. Several matters remain unresolved however as I stated at the Planning Commission meeting and I would like to add these items of concern.

We continue to support the application and ask that these items to be included in the motion:

1. **Deletion** from NRC, Specialty Contractor to NRC
2. **Oppose** Waiver/Variance # 1 Allow vehicles to park and maneuver on a non-hard and treated surface (existing)
3. Hours of Operation Monday – Saturday 6 am to 6 pm
4. Landscape plantings of Green Giant Arborvitae by eastern gate shall be minimum of 5 feet in height per NRC code – this should shield the exposed northern end of the loading dock from Liberty Hill
5. Issuance of CO for furniture store shall be granted upon completion of fencing, painting, paving required and landscaping as referenced in stipulations.
6. Subject to letter from Kevin Moore dated March 30, 2022
7. Staff Comments and recommendations

Hours 6 Am 6 pm

Regarding the issue of sidewalk installation, at some point it may be required of the applicant, however this week I made a request of Cobb DOT to add the southern side of Liberty Hill from Canton Road, east to the RR tracks for consideration of SPLOST funds to install sidewalks.
Pedestrian safety is an issue on this narrow, heavily traveled road where the speed limit of 25 mph is not often observed.

We want to thank Mr. Moore and his client for working with CRN and the community.

We ask for your favorable consideration.

Respectfully submitted,

Carol Brown, M.R.P.
Canton Road Neighbors, Inc.

FILED WITH COUNTY CLERK THIS 19th DAY
OF April 20 22 BY JoAnn Birrell
RE Z-18
Roe E Stone
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA

Petition No. Z-18
Meeting Date 4-19-22
Continued

cc: Cobb County Board of Commissioners
Mr. John Pederson, Manager Zoning Division
Ms. Jeannie Peyton, AICP, Senior Planner
Ms. Amy Diaz, PE
Ms. Karen Matthews, PE
Mr. Carl Carver, PE
Mr. Kevin Moore, Esq.
CRN Board and Advisory Committee
Mr. David Poteet, Marieta-Canton
Ms. Jamie Shew, Chimney Cottages HOA
Ms. Lori Chastain
Ms. Shirley Klebenow

Min. Bk. 95 Petition No. Z-22
Doc. Type Site Plan

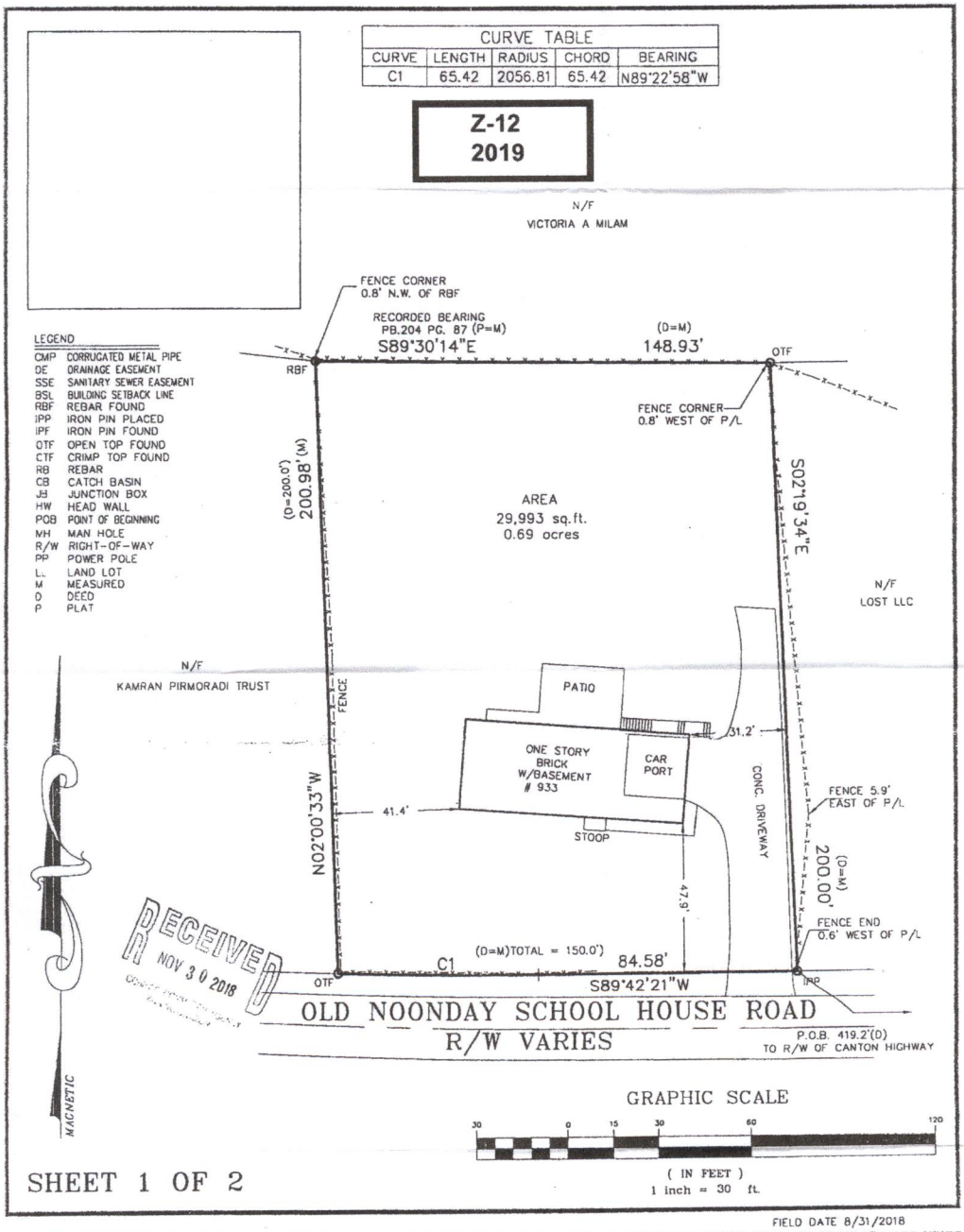
Meeting Date 4-19-22

Case # Z-12

Z-22-2022
RECEIVED
FEB 3 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	65.42	2056.81	65.42	N89°22'58"W

Z-12
2019



RECEIVED
NOV 30 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND

CMP	CORRUGATED METAL PIPE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
BSL	BUILDING SETBACK LINE
RBF	REBAR FOUND
IPP	IRON PIN PLACED
IPF	IRON PIN FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
RB	REBAR
CB	CATCH BASIN
JB	JUNCTION BOX
HW	HEAD WALL
POB	POINT OF BEGINNING
MH	MAN HOLE
R/W	RIGHT-OF-WAY
PP	POWER POLE
L	LAND LOT
M	MEASURED
D	DEED
P	PLAT

SHEET 1 OF 2

FIELD DATE 8/31/2018

JOB NUMBER 18-04027

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: FATIMA GOODMAN
DATE 9/4/2018
OWNER / PURCHASER FATIMA GOODMAN
SCALE 1" = 30'
LAND LOT 85 16th DISTRICT 2nd SECTION COBB COUNTY, GEORGIA
LOT BLOCK UNIT AREA OF LOT: 29,993 S.F.
SUBDIVISION

GEORGIA REGISTERED No. 2109 PROFESSIONAL LAND SURVEYOR JOHN W. STANZILIS, Jr.

PLAT BOOK ____ PAGE ____
DEED BOOK 15524 PAGE 6036-6037

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770)794-9052

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
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ORLANDO, FLORIDA 32819
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
3909 HARTZDALE DRIVE
SUITE 901
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

March 4, 2022

Min. Bk. 95 Petition No. OB-10
Doc. Type Letter
Meeting Date 4-19-22

Via E-mail Only

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

RE: Application for Rezoning - Application No.: Z-9 (2019)
Applicant: Blake Properties, Inc.
Property Owner: BLJ Real Estate Holdings, LLC
Property: 16.31 acres, more or less, located on the southeasterly side of Powder Springs Road and the northeasterly side of Brandon Lee Drive; Land Lots 413 and 476, 19th District, 2nd Section, Cobb County, Georgia

AND

BLJ Real Estate Holdings, LLC and Blake Properties, Inc. v. Cobb County, Georgia; *et al.*
Civil Action, File Number: 19-1-05227-49
Superior Court of Cobb County, Georgia

Dear John:

As you know, the undersigned and this firm represent Blake Properties, Inc., as Applicant (hereinafter "Applicant") with regard to 16.31 acres, more or less, of real property located on the southeasterly side of Powder Springs Road and the northeasterly side of Brandon Lee Drive, Land Lots 413 and 476, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). This lawsuit arose from the June 18, 2019, decision by the Board of Commissioners to deny the Application to rezone the Property to the RM-8 zoning

category, which the Applicant contends was contrary to the laws of this State and the Constitutions of the United States of America and the State of Georgia resulting in an unconstitutional deprivation of the constitutional rights of the Applicant. Cobb County responded to the lawsuit denying all allegations and contending the Plaintiffs are not entitled to any relief under the law.

The settlement, as proposed in this letter, the stipulations contained herein, and the accompanying revised Zoning Plan, result from efforts to resolve the issues presented without the necessity of further litigation or further uncertainty with respect to the future development of the Property.

The Applicant agrees to the following stipulations and conditions, subject to approval of the revised Zoning Plan submitted herewith, which, if approved, as submitted, shall be in complete settlement of the pending lawsuit and shall be binding upon the Subject Property. This revised letter of agreed stipulations and conditions shall supersede and replace in full any and all prior letters of agreeable stipulations and conditions not specifically enumerated herein. The referenced stipulations are as follows:

(1) Rezoning of the Subject Property shall be from the existing zoning classifications of General Commercial ("GC"), Neighborhood Shopping ("NS"), and Neighborhood Retail Commercial ("NRC") to the proposed zoning classification of RA-5, site plan specific to the revised Zoning Plan prepared for Applicant by Gaskins Surveying Company, Inc., dated and last revised November 8, 2021, and filed contemporaneously with this revised settlement stipulation letter. A reduced copy of the revised Zoning Plan is attached to this settlement stipulation letter as Exhibit "A" and incorporated herein by reference.

(2) The Subject Property consists of 16.31 acres, more or less, and shall be developed for a residential community, containing a maximum of eighty-two (82) residences.

(3) The proposed townhomes shall be Traditional and Craftsman in style and architecture and shall be substantially similar to the elevations attached collectively as Exhibit "B" and incorporated herein by reference. Applicant agrees that, at a minimum, every other townhome shall have front elevations consisting of full brick, stone, or stacked stone, with complementary accents. Side elevations will have, at a minimum, a water table of brick, stone, or stacked stone.

(4) The proposed townhomes shall have a minimum of 1,800 square feet of heated and cooled living space.

(5) Applicant agrees to make a fourth bedroom option available as part of its sales program.

(6) The units shall have two-car garages. No garage areas within the proposed townhome community shall be converted into heated living space or storage space for the units. All garages shall be used primarily for the parking of vehicles with only incidental storage that does not interfere with parking for vehicles. Such restriction shall also be included within the Declaration of Covenants, Easements, and Restrictions for the proposed community.

(7) All driveways for residences within the proposed community shall be a minimum of twenty-two (22) feet in length to the back of the sidewalk or curb, as applicable.

(8) The community shall be developed with sidewalks on both sides of the streets.

(9) Applicant agrees to the recording and enforcement of a Declaration of Covenants, Easements, and Restrictions which shall contain covenants, rules, and regulations applicable to the proposed townhome community.

(10) Additionally, and in conjunction with the Declaration of Covenants, Easements, and Restrictions, Applicant agrees to the creation of a mandatory homeowners association which shall be responsible for the maintenance and upkeep of the following:

(a) Entrance area;
(b) Signage;
(c) All common areas and neighborhood parks;
(d) All open space areas;
(e) Amenity area;
(f) All exterior yard areas;
(g) General landscaped areas, including buffers;
(h) Mail kiosk;
(i) Fencing, and the like contained within the community;
(j) Stormwater drainage areas; and
(k) Pavilion and dog park areas.

Petition No. OB-10
Meeting Date 4-19-22
Continued

(11) All units within the proposed community shall be "for sale" units. There shall be no more than a maximum of ten (10) percent of the units being leased at any one time, which restriction shall be included in the Declaration of Covenants, Easements, and Restrictions. The mandatory homeowners association shall have rules and regulations governing leasing of any homes and shall likewise govern any short-term rentals.

(12) The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, stucco, or combinations thereof, with accents consistent with the architecture and style of the residences within the community. The entrance landscaping shall be professionally designed, implemented, and maintained.

(13) The yard area around the homes shall be fully sodded, except for landscape areas, and areas maintained by the mandatory homeowner association to be created through the Declaration of Covenants, Easements, and Restrictions applicable to the proposed community.

(14) Setbacks for the proposed community shall be as shown and reflected on the revised Zoning Plan.

(15) There shall be a thirty (30) foot landscape buffer adjacent to the existing residentially zoned property; as well as, along Brandon Lee Drive, as shown and reflected on the referenced, revised Zoning Plan. The buffer shall be maintained by the mandatory homeowner association; including that any trees removed or unreasonably pruned and/or damaged must be replanted/replaced by the homeowner association. The final landscape plan shall be approved by the District Commissioner.

(16) Minor modifications to the within stipulations, the referenced, revised Zoning Plan, lighting, landscaping, architecture, site features, signage, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:

(a) Increase the density of a residential project or the overall square footage of a non-residential project;

(b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;

(c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;

(d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;

(e) Change an access location to a different roadway;

(f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;

(g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or

(h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.

(17) Detention and water quality facilities for the proposed community shall be as shown and reflected on the revised Zoning Plan, unless approved otherwise by Cobb County Stormwater Management. Said facilities shall be screened by a black, vinyl-clad chain link fence, a minimum of six (6) feet in height with landscaping to the exterior of the fencing for purposes of visual screening. The landscaping shall be approved by the Cobb County Arborist during the Plan Review Process. All landscaping and fencing surrounding the detention areas shall be maintained by the homeowners association. The detention areas will comply in design and capacity requirements of Cobb County Stormwater Management.

(18) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

(19) 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.

Petition No. 08-10
Meeting Date 4-19-22
Continued

We believe the requested zoning, together with the revised Zoning Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the area and existing neighborhoods and residents 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 project.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

J. Kevin Moore

JKM:cc
Attachments
c: Brian Scott Johnson, Esq.
Associate County Attorney
Cobb County Attorney's Office
(With Copies of Attachments)

Blake Properties, Inc.
(With Copies of Attachments)

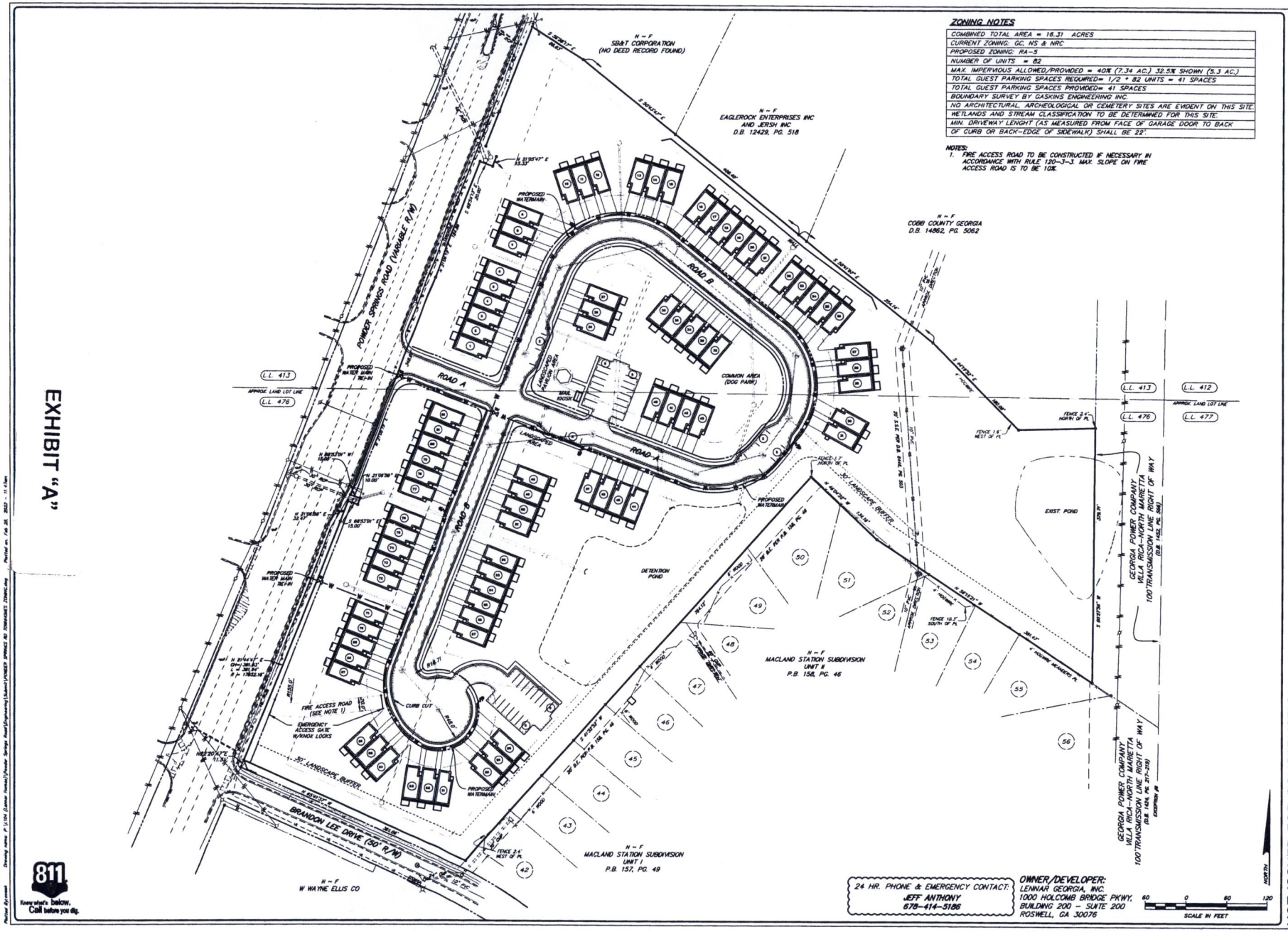


EXHIBIT "A"

Gaskins

© 2021, GASKINS SURVEYING COMPANY, INC. This drawing may be used for the express purpose of constructing the item shown for the site and owner specified for this site. Any other use of this drawing including any reproduction or alteration of this drawing without the prior written approval of Gaskins Surveying Company, Inc. is prohibited.

POWDER SPRINGS ROAD
SINGLE FAMILY TOWNHOMES

LOCATED IN L.L. 413 & 476
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
ZONED:

REVISIONS		
REV.	DATE	REVISION REFERENCE

SHEET TITLE
ZONING PLAN

SEAL

PROJECT I.D.	FIELD BOOK
X999	N/A
DRAWN BY	CHECKED BY
ACC	DLS
SCALE	ISSUE DATE
1"=60'	11/08/21

SHEET NUMBER
01

NOT ISSUED FOR CONSTRUCTION

Petition No. 08-10
Meeting Date 4-19-22
Continued

Petition No. 08-10
Meeting Date 4-19-22
Continued



EXHIBIT "B"

Petition No. 08-10
Meeting Date 4-19-22
Continued



APRIL 19, 2022 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 4

Min. Bk. 95 Petition No. O.B.10
Doc. Type Staff comments and recommendations
Meeting Date 4-19-22

ITEM 10

PURPOSE

To consider a settlement of litigation for Blake Properties, Inc. regarding rezoning application Z-9 of 2019 in Land Lots 413 and 476 of the 19th District. The property is located on the southeasterly side of Powder Springs Road and on the northeasterly side of Brandon Lee Drive.

BACKGROUND

The applicant's application for rezoning from GC, NS, and NRC to RM-8 for a 132-unit residential townhome community was denied by the Board of Commissioners on June 18, 2019. The applicant filed a lawsuit in Superior Court challenging the Board of Commissioners' decision. Prior to this case going to trial, meetings and discussions occurred and a proposed agreement was formulated, which is attached for review (See Kevin Moore's Letter dated March 4, 2022). The applicant is suggesting rezoning the property to the RA-5 zoning district for 82 townhouse style lots. The Board of Commissioners' 2019 decision is attached along with the original zoning analysis.

STAFF COMMENTS

Stormwater Management: Stormwater Management shall meet the current Cobb County and Development Regulations.
Water and Sewer: Expected wastewater generation will be proportionally less than originally estimated with fewer lots now proposed.
Cobb DOT: Comments not submitted by due date.
Fire Department: See attached.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the Settlement of Litigation proposal.

ATTACHMENTS

Zoning Decision and Original Staff analysis.
Proposed Settlement of Litigation letter and site plan.

OB-10-2022 **DEPARTMENT COMMENTS - DOT**

Recommendations

1. Recommend retaining the following DOT recommendations from Z-9-2019:

    a. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements;

    b. Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway;

    c. Recommend replacing disturbed curb, gutter, and sidewalk along the Powder Springs Road frontage;

    d. Recommend a deceleration lane on Powder Springs Road for the entrance;

    e. Recommend a traffic study. Study assumptions (such as study intersections, trip distribution, future analysis years, and annual growth rate) should be submitted in a memorandum (Submittal 1) and agreed to by Cobb DOT before completing the study. Cobb DOT recommendations may be revised after the study's receipt;

    f. Recommend streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets; and,

    g. Recommend a 10' no access easement along the Powder Springs Road frontage.

APPLICANT: Blake Properties **PETITION NO.:** _____

OB-10-2022

PRESENT ZONING: _____ **PETITION FOR:** _____

FIRE COMMENTS:

Petition No. OB-10
Meeting Date 4-19-22
Continued

The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County

FIRE HYDRANTS:
Hydrant location within 500 feet of the most remote portion of the structure.* (Additional hydrant may need to be installed.)

Fire Flow Test from closest existing hydrant shall be provided meeting the minimum.* (Required Flow: 1,500 gpm @ 20 psi)

FIRE ENGINE ACCESS: The fire department must be able to access the long side of the building.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2012 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

Gates
Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway. Double lane gates shall be a minimum of 20 feet in clear width. Gates shall be of the swinging or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office.

Guest Parking
Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.

- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project.

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

Petition No. 08-10
Meeting Date 4-19-22
Continued

International Fire Code (IFC) Appendix D
(Adopted by the State of Georgia at the beginning of 2020. Partially noted below.)
SECTION D103
MINIMUM SPECIFICATIONS
D103.1 Access road width with a hydrant.
Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders (see Figure D103.1 in Appendix D).

Josh Davis
(770) 528-8161
josh.davis@cobbcounty.org

Min. Bk. 95 Petition No. OB.11
Doc. Type East Cobb Civic Association Letter
Meeting Date 4-19-22

COMMISSION DISTRICT 2
EAST COBB CIVIC ASSOCIATION, INC.

PETITION OB-11 (2022): Valvoline Instant Oil Change, represented by Garland Watkins, 804-840-1992, request approval of a new 3-bay oil change facility.

Property consists of two (2) parcels that are located at 4249 Roswell Rd. NE, Marietta, GA 30062; at the northwest corner of Roswell NE and Johnson Ferry Rd. The two (2) parcels of property are owned by two (2) different owners but have been combined in a lease of the total 0.95 acres.

Case Manager: Chris Lindstrom / Richard S. Grome

Discussion:

This is a major interchange corner lot of 0.95 acres that previously held a Chevron gas station. The applicant plans to redevelop the corner lot to include landscaping, the addition of a new right-in, right-out turn on Roswell NE, associated paving, a new trash enclosure and 15 parking stalls. The applicant has submitted a detailed Site Plan and Exterior Elevations to the County.

The East Cobb Civic Association (ECCA) has received and reviewed detailed; Valvoline Instant Oil Change Site Plan dated 2.10.22, (Drawing No. C-1.0), Rendered Elevations as revised and dated 4/12/2022 (Project No. 20200946.0), Landscape Plan dated 2.10.22 (Drawing L-1.1), Irrigation Plan dated 2.10.22 (Drawing IR-1.0), and Photometric Plan dated 2.10.22 (Drawing No. C-8.0), for this Valvoline Instant Oil Change. ECCA has also had several discussions with Mr. Watkins concerning the details of these plans.

Below is ECCA's recommended stipulations based upon the details provided on the various submitted plans for the project.

SITE PLAN dated 2.10.22, Drawing No. C-1.0

1. Hours of Operation - ECCA recommends that the hours of operation be defined and that they be:
   Monday–Friday: 8:00 am – 7:00 pm
   Saturday: 8:00 am - 6:00 pm
   Sunday: 10:00 am – 4:00 pm
2. The site plan (S17) indicates "Monument / Pylon (per arch plans)". The location of the sign shall be contingent upon DOT and county zoning for its exact placement. An exterior elevation of the "Monument/Pylon" shall be submitted with dimensions, building materials, and type of lighting. All to be approved by the District Commissioner.
3. Neither lot can be used by any entity other than Valvoline as long as Valvoline remains at this location.
4. During Construction:

04/14/2022

a. The construction site will be considered a "clean" work area with loose debris disposed of each evening. There is concern that loose paper/trash will enter Roswell Road or Johnson Ferry and disrupt traffic.
b. Development and construction hours for the project are to be limited to the following:
    - 7:00 am to 7:00 pm Monday – Saturday
    - No work shall be permitted on Sunday unless approved by the District Commissioner
c. A 24-hour contact number shall be provided at the exit from the property during the development and construction of the project.
d. Constructions trucks and worker vehicles shall be parked on the site after work hours. No stacking of trucks or vehicles along Johnson Ferry Road or Roswell Road.
e. A tire washing station shall be provided.

RENDERED ELEVATIONS as revised and dated 4/12/2022, Project No: 20200946.0
The Render Elevations as revised and dated 4/12/2022 needs to be filed with the County, if it hasn't been filed yet.

LANDSCAPE PLAN dated 2.10.22, Drawing L-1.1
1. The Landscape Plan needs to be filed with the County, if it hasn't been filed yet.
2. Within the top block, wherever it says "The County Arborist or landscape architect" please replace with the "County Arborist and the District Commissioner"

IRRIGATION PLAN dated 2.10.22, Drawing IR-1.0
The Landscape Plan needs to be filed with the County, if it hasn't been filed yet.

Photometric Plan dated 2.10.22, Drawing No. C-8.0
1. The Photometric Plan needs to be filed with the County, if it hasn't been filed yet.
2. ~~All lighting is to be down-~~lit.

Recommendation:
ECCA recommends **approval** subject to the stipulations listed above; the applicant's Valvoline Instant Oil Change Site Plan dated 2.10.22 (Drawing No. C-1.0), the Rendered Elevations as revised dated 4/12/2022 (Project No. 20200946.0), the Landscape Plan dated 2.10.22 (Drawing L-1.1), the Irrigation Plan dated 2.10.22 (Drawing IR-1.0), and the Photometric Plan dated 2.10.22 (Drawing No. C-8.0), and all recommendations of Cobb County staff, Stormwater Management, DOT, and the Fire Marshall.

Min. Bk. 95 Petition No. OB-11
Doc. Type Site Plan

Meeting Date 4-19-22

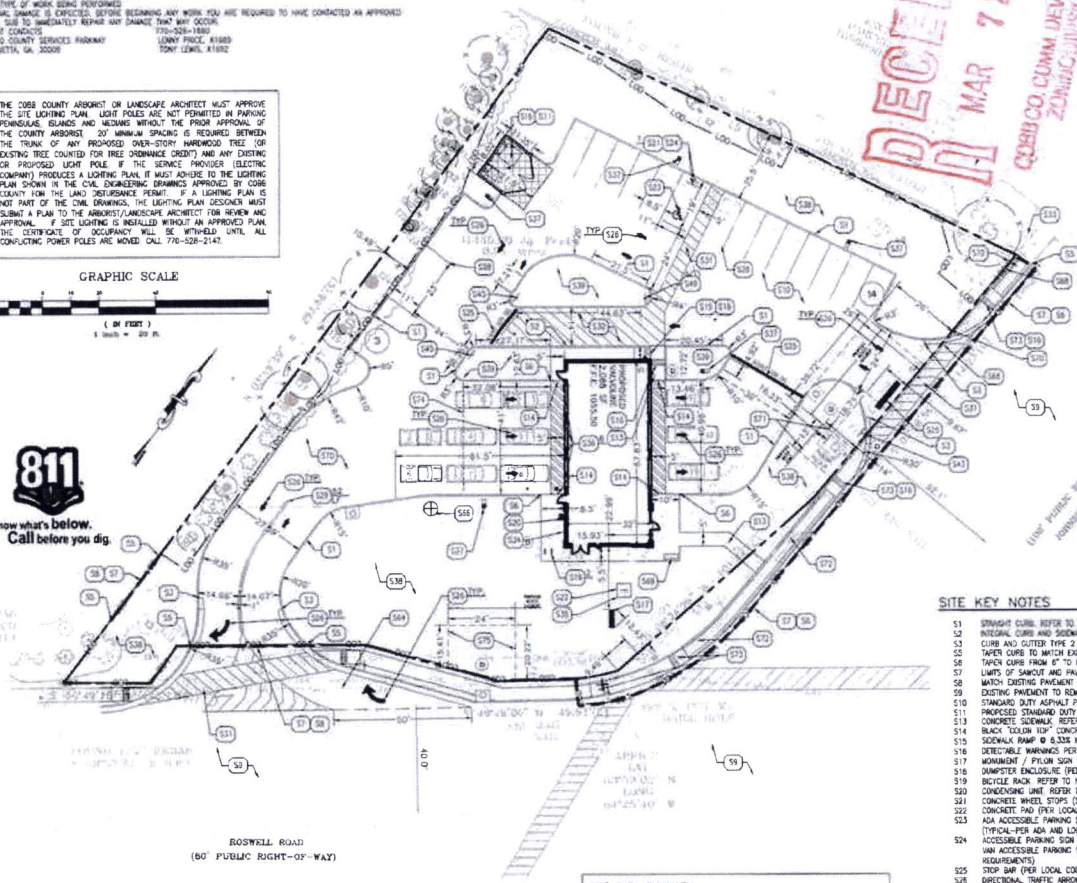
RECEIVED
MAR 7 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

TO: ALL CONTRACTORS WORKING ON DOT R/W WITHIN 200' OF ANY TRAFFIC SIGNAL
COBB DOT SIGNALS ARE NOT ON THE 'LOCATE' PROGRAM, YOU ARE REQUIRED TO CALL US AT LEAST 24HRS IN ADVANCE FOR TRAFFIC SIGNAL U/G UTILITY LOCATES @ (770) 528-3666
PLEASE PROVIDE THE FOLLOWING INFORMATION WHEN CALLING:
COMPANY AND CALLER NAME & NUMBER
CONTACT PERSON NAME & NUMBER AT JOB SITE
LOCATION OF WORK TO BE PERFORMED
TYPE OF WORK BEING PERFORMED
IF SIGNAL DAMAGE IS EXPECTED, BEFORE BEGINNING ANY WORK YOU ARE REQUIRED TO HAVE CONTACTED AN APPROVED SIGNAL SUB TO IMMEDIATELY REPAIR ANY DAMAGE THAT MAY OCCUR.
COBB DOT CONTACTS: 770-528-1580
1890 COUNTY SERVICES PARKWAY — LONNY PRICE, #1689
MARIETTA, GA. 30008 — TONY LEWIS, #1692

THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LIGHT POLES ARE NOT PERMITTED IN PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT THE PRIOR APPROVAL OF THE COUNTY ARBORIST. 20' MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNK OF ANY PROPOSED OVER-STORY HARDWOOD TREE (OR EXISTING TREE COUNTED FOR TREE ORDINANCE CREDIT) AND ANY EXISTING OR PROPOSED LIGHT POLE. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CIVIL DRAWINGS, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED. CALL 770-528-2147.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call before you dig.



COBB COUNTY SIGNAL NOTES:

SIGNAL NOTE: ALL SIGNAL PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY TRAFFIC SIGNAL ENGINEER. - ANY TRAFFIC SIGNAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COBB DOT TRAFFIC SIGNAL SPECIFICATIONS BY AN APPROVED TRAFFIC SIGNAL CONTRACTOR. -ANY TRAFFIC SIGNAL EQUIPMENT DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED/UPGRADED BY THE CONTRACTOR/DEVELOPER IMMEDIATELY. DAMAGED LOOPS SHALL BE REPLACED/UPGRADED WITH VIDEO DETECTION. -DEVELOPER/CONTRACTOR IS REQUIRED TO MAINTAIN VEHICLE DETECTION WITHOUT INTERRUPTION FOR ALL TRAFFIC SIGNAL PHASES AFFECTED DURING CONSTRUCTION OF THIS PROJECT. APPROVED VIDEO DETECTION SHALL BE USED FOR PRESENCE DETECTION AND APPROVED VIDEO OR MICROWAVE DETECTION SHALL BE USED FOR PULSE DETECTION. ADDITIONAL POLES/EQUIPMENT MAY BE REQUIRED TO SUPPORT THESE DETECTION DEVICES. - CONTACT THE COBB TRAFFIC SIGNAL ENGINEER AT (770)528-3684 FOR ANY TRAFFIC SIGNAL RELATED ISSUES. CONTACT THE SIGNAL MAINTENANCE SUPERVISOR AT (770)528-1669 TO LOCATE ANY SIGNAL EQUIPMENT IF PROPOSED DEVELOPMENT IS WITHIN 450' OR LESS OF A SIGNALIZED INTERSECTION

NO PERMANENT SIGN(S), FLAG POLE(S), PROPOSED FIRE HYDRANTS, POWER TRANSFORMERS, SIDEWALKS OR ADA RAMPS WILL BE PLACED IN CONFLICT WITH AN ORDINANCE CODED OR APPROVED TREE PLANTING LOCATION.

SITE DATA SUMMARY:	
VALVOLINE TRACT: (AFTER ROW DEDICATION)	0.95 ACRES/ 41,445.60 SF
ZONING:	GC (GENERAL COMMERCIAL)
BUILDING:	2,088 SF
TOTAL SQUARE FOOTPRINT:	3,776 SF
BUILDING HEIGHT:	28'-11" (1 STORY)
MAX. CEILING ON HIGHEST OCCUPIED FLOOR:	14'
FAR:	1:05
LOT COVERAGE:	52% (21,344 SF)
PARKING REQUIRED:	17 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	17 (1 ACCESS. PARKING SPACES)
PERVIOUS COVER:	20,038 SF
IMPERVIOUS COVER:	21,344 SF
PROVIDED BICYCLE PARKING	2
ACC PIN:	TBD

SITE KEY NOTES

S1 STRAIGHT CURB, REFER TO DETAIL ON C-7.0.
S2 INTEGRAL CURB AND SIDEWALK, REFER TO DETAIL ON C-7.0.
S3 CURB AND GUTTER TYPE 2 PER GDOT STD, REFER TO DETAIL ON C-7.4.
S5 TAPER CURB TO MATCH EXISTING- REFER TO DETAIL ON C-7.0.
S6 TAPER CURB FROM 6" TO 0" OVER 10'.
S7 LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
S8 MATCH EXISTING PAVEMENT ELEVATION
S9 EXISTING PAVEMENT TO REMAIN
S10 STANDARD DUTY ASPHALT PAVING (PER PAVING PLAN)
S11 PROPOSED STANDARD DUTY CONCRETE PAVING (PER PAVING PLAN)
S13 CONCRETE SIDEWALK, REFER TO DETAIL ON C-7.0.
S14 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
S15 SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-7.0.
S16 DETECTABLE WARNINGS PER ADA REQUIREMENTS.
S17 MONUMENT / PYLON SIGN (PER ARCH. PLANS)
S18 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S19 BICYCLE RACK. REFER TO NOTE FOR NUMBER.
S20 CONDENSING UNIT. REFER TO MECHANICAL PLANS
S21 CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER)
S22 CONCRETE PAD (PER LOCAL CODES)
S23 ADA ACCESSIBLE PARKING SPACE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S24 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS) VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S25 STOP BAR (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
S28 PARKING STALL STRIPING (PER LOCAL CODES)
S29 4" TRAFFIC LANE STRIPE (SEE NOTE FOR LENGTH)
S30 4" WIDE PAINTED STRIPES, 2' O/T CENTER @ 45° (PER LOCAL CODES)
S31 PEDESTRIAN CROSSWALK STRIPING. REFER TO DETAIL ON C-7.0.
S33 EXISTING FIRE HYDRANT (PER LOCAL CODES)
S34 FIRE DEPARTMENT CONNECTION (SEE ARCH. PLANS)
S35 TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)
S36 BOLLARD (SEE NOTE FOR NUMBER) REFER TO DETAIL ON C-7.0
S37 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S43 "STOP" SIGN. REFER TO DETAIL ON C-7.0
S45 "DO NOT ENTER" SIGN. REFER TO DETAIL ON C-7.0.
S47 "RIGHT TURN ONLY" SIGN. REFER TO DETAIL ON C-7.0.
S49 "ONE WAY" SIGN. REFER TO DETAIL ON C-7.0.
S64 DECEL/ACCEL LANE, UNDER SEPERATE GDOT SUBMISSION
S68 CONSTRUCTION CAMERA POST PER STD C-7.5.
S69 BENCH. REFER TO DETAIL ON C-7.1.
S70 RELOCATION OF TRAFFIC SIGN
S71 PROPOSED WATER METER EASEMENT
S72 5 FOOT CONCRETE SIDEWALK WITH DOT APPROVED STAMPED CONCRETE BORDER TO DEFINE LIMITS OF THE SIDEWALK. COLOR AND PATTERN SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT AGENCY OR DOT FOR CONSISTENCY. REFER TO DETAIL ON C-7.1.
S73 GDOT CONCRETE SIDEWALK AND RAMP. REFER TO DETAIL ON C-7.4
S74 SERVICE BELL HOSE. (PER ARCH PLANS)
S75 PROPOSED STORMWATER EASEMENT.

EXISTING LEGEND:

MONUMENT (FOUND) · MONUMENT SET · MAG NAIL FOUND · MAG NAIL SET · R.B. (FOUND) · R.B. (SET) · BENCHMARK · CONC. R/W MARKER · RECORD DATA · MEASURED DATA · ENCUMBERED DATA · R/W RIGHT OF WAY · SQ. BACK SET LINE · RCP REINFORCED CONC PIPE · CMP CORRUGATED METAL PIPE · PVC PLASTIC PIPE · MTL METAL · ADJ. AVERAGE GROUND LEVEL · S.F. SQUARE FOOT · L/S LANDSCAPING · F.F.E. · FLAG POLE · UNKNOWN MANHOLE · UNKNOWN VALVE · UNKNOWN VAULT METAL · MAIL BOX · BOLLARD · BORE HOLE · MONITORING WELL · POWERPOLE · GUY WIRE · LIGHT POLE · STREET LIGHT POLE · ELEC. TRANSFORMER · BURIED ELECTRIC · O/HD OVERHEAD ELECTRIC · ELECTRIC MANHOLE · ELECTRIC METER · ELECTRIC BOX · GENERATOR · ELECTRICAL VAULT · ELECTRICAL PEDESTAL · WATER LINE · WATER MANHOLE · WATER VALVE · WATER METER · HYDRANT · BACK FLOW PREVENTION · FIRE DEPARTMENT CONNECTION · WATER VAULT · GAS LINE · GAS VALVE · GAS METER · UNDERGROUND GAS MARKER · GAS MANHOLE · GAS LINE · TRAFFIC POLE · TRAFFIC MANHOLE · TRAFFIC SIGNAL BOX · TRAFFIC VAULT · STOP SIGN · SAN. SEWER LINE · SEWER MANHOLE · GREASE TRAP · CLEAN OUT · STORM DRAIN LINE · STORM DRAIN MANHOLE · STORM INLET · CATCH BASIN · CURB INLET · TELEPHONE BOX · TELEPHONE PEDESTAL · TELEPHONE VAULT · TELEPHONE MANHOLE · TELEPHONE POLE · TELEPHONE LINE · OVERHEAD TELEPHONE · UNDERGROUND TELEPHONE MARKER · CABLE TELEVISION · FIBER OPTIC CABLE · OVERHEAD CABLE · CABLE BOX · CABLE PEDESTAL · UNDERGROUND CABLE MARKER · TELECOMMUNICATIONS MANHOLE · TELECOMMUNICATIONS PEDESTAL · TELECOMMUNICATIONS VAULT · FIBER OPTIC VAULT

PROPOSED LEGEND:

PROPERTY LINE
PROPOSED CURB
PROPOSED CURB & GUTTER
PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
PROPOSED PARKING SPACES
PROPOSED EASEMENT LINE
PROPOSED SAW CUT
PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO PAVING PLAN
PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
LIMITS OF DISTURBANCE
PROTECTIVE FENCE
SERVICE BELL HOSE
CAMERA POST
FIRE VAULT
GREASE TRAP

GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC., DATED MARCH 22, 2021
15. ALL CURB RAMPS SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
16. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT.
17. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
18. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION. ANY SIGNS TO BE PERMITTED THROUGH THE COBB COUNTY ZONING DIVISION, I.E. SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.

GF
www.greenbergfarrow.com
1430 West Peachtree Street, NW
Suite 200
Atlanta, GA 30309
t 404 601 4000

CONFIDENTIALITY NOTICE
The drawings, the property of the above referenced Professional and is not to be used for any purpose other than that specifically stated and is not to be loaned, copied and the contents hereof, and copies thereof, not returned to it upon request, without the express written permission from the Professional.

Date	Issued/Revised
12.07.21	OWNERS REVIEW SET
12.17.21	1ST SUBMITTAL
2.10.22	2ND SUBMITTAL
2.10.22	3RD SUBMITTAL

VALVOLINE INSTANT OIL CHANGE
4249 ROSWELL RD
MARIETTA, GA 30062

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 25240 JONATHAN B. WITTLIN

PROJECT NUMBER
20200946.0
PROFESSIONAL IN CHARGE
JON WITTLIN, PE
PROJECT MANAGER
RYAN SCOTT
QUALITY CONTROL
RYAN SCOTT
DRAWN BY
NICOLE NOVACK
Drawing Title

SITE PLAN

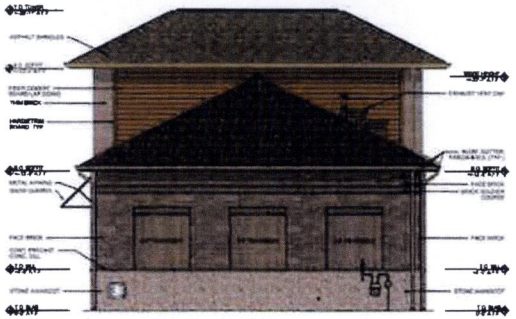
SPR-2021-00615
Drawing No.
C-1.0

OB-11 - 2022 Proposed

Petition No. OB-11
Meeting Date 4-19-22
Continued



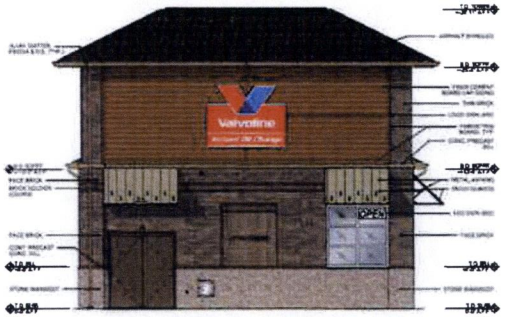
1 FRONT ELEVATION (NORTH EAST)
SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION (NORTH WEST)
SCALE: 3/16" = 1'-0"



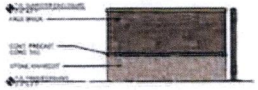
3 REAR ELEVATION (SOUTH WEST)
SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION (SOUTH EAST)
SCALE: 3/16" = 1'-0"



5 DUMPSTER FRONT ELEVATION
SCALE: 3/16" = 1'-0"



6 DUMPSTER SIDE ELEVATION
SCALE: 3/16" = 1'-0"

GRAPHIC SCALE
SCALE: 3/16" = 1'-0"

LIST OF CHANGES TO PROTO-TYPE

1. ADDED RECESSED BRICK AREA ON RIGHT ELEVATION AND LEFT ELEVATION
2. REPLACED EIFS WITH THIN BRICK ON UPPER PORTION OF TOWER PER
3. REPLACED EIFS WITH FIBER CEMENT BOARD SIDING ON UPPER PORTION OF TOWER

ELEVATION NOTES

1. FINAL LOCATION OF KNOX BOX, EXTERNAL NOTIFICATION DEVICE, FDC AND FIRE SPECIFIC SIGNAGE LOCATIONS SHALL BE AS PER FIRE MARSHALL REQUIREMENTS

SIGNAGE SCHEDULE

NUMBER	DESCRIPTION	SIZE	ILLUMINATED	QUANTITY
(ID1)	LOGO SIGN	2'-0" X 2'-11" (6.00 S.F.)	INTERNALLY	1
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR			
(ID2)	LANE INDICATOR SIGN	10'-0" X 1'-0" (10.00 S.F.)	NO	3
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR			
(ID3)	DRIVE SIGN	2'-7 1/2" X 3'-11 1/2" (10.12 S.F.)	INTERNALLY	2
	PROVIDED BY OWNER, INSTALLED BY GC			
(ID4)	MONUMENT SIGN	REFER TO SHT. A-150	INTERNALLY	1
	PER LOCAL AND DEVELOPMENTAL RESTRICTIONS			

EXTERIOR FINISHES

FIBER CEMENT BOARD LAP SIDING WITH TRIM BOARDS	FACTORY PRIMED, ONE COAT A-100 LATEX PRIMER ON BACK AND CUT EDGES, TWO COATS A-100 EXTERIOR LATEX SATIN COLOR: SHERWIN WILLIAMS SW 7515 "CLASSY BROWN"
STONE WAINSCOT; GRADE "D" PRECAST SILL	MANUFACTURER: CUSTOM CAST STONE ROCK FACE, ASHLAR PATTERN, COLOR: "LIGHT BUFF"
FACE BRICK ABOVE WAINSCOT:	BELDEN - "MODULAR HAMILTON BLEND A"
BRICK SOLDIER COURSE	BELDEN - "MODULAR HAMILTON BLEND A"
THIN BRICK VENEER (WERE FOR UPPER PORTION OF TOWER)	BELDEN - "MODULAR HAMILTON BLEND A"
PRECAST SILL	CUSTOM CAST STONE - "LIGHT BUFF" (REFER TO SILL PROFILE)
MORTAR	LEHIGH - "BEIGE"
MASONRY SEALER	ALL MASONRY SURFACES SHALL BE TREATED W/SEALER REFER TO SPECIFICATIONS.
STANDING SEAM AWNING	FIRESTONE UMA-CLAD RYNAR 500 / MYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC" UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SUPERIOR BRONZE"
ROOF SHINGLES	OWENS CORNING DURATION SERIES "BARKWOOD"
MISC. ROOF VENTS, FANS, ETC.	PAINT TO MATCH SW7046 "ANONYMOUS"
GUTTER, DOWNSPOUTS, FASCIA & EXPOSED TRIM	BERRIDGE - "SIERRA TAN"
STOREFRONT SYSTEM	2x4 1/2" KAWNEER 1600 WA #577 SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/1" INSULATED GLAZING
H.M. DOORS & FRAMES	FIELD PAINT w/SHERWIN-WILLIAMS SW 7515 "HOMESTEAD BROWN" PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER
O/H DOOR FINISH	CLEAR ANODIZED ALUMINUM
ACCESS PANEL	STAINLESS STEEL
DUMPSTER WALLS	MATCH BUILDING
DUMPSTER ENCLOSURE GATE POSTS	FIELD PAINT w/SHERWIN-WILLIAMS SW 7515 "HOMESTEAD BROWN" PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER

GF
www.greenberglarrow.com
90 East Main Street
Suite 410
Somerville, NJ 08876
t 732.537.0611

VALVOLINE INSTANT OIL CHANGE
4249 ROSWELL RD
MARIETTA, GA 30062

STATE OF GEORGIA
ROBERT WARSHEFSKI
CERTIFIED ARCHITECT

Project No. 20220046.0
Scale AS NOTED
Sheet SS
Checked RP/RW
Professional Signature ROBERT WARSHEFSKI

EXTERIOR ELEVATIONS

OB-11-2022 Proposal

Min. Bk. 95 Petition No. 08-11
Doc. Type Development Plans
emailed on 4-14-22
Meeting Date 4-19-22



2 LEFT ELEVATION (SOUTH EAST)
Scale: 1/8" = 1'-0"



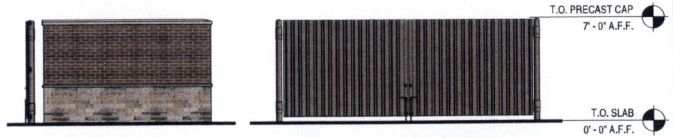
1 REAR ELEVATION (SOUTH WEST)
Scale: 1/8" = 1'-0"



4 RIGHT ELEVATION (NORTH WEST)
Scale: 1/8" = 1'-0"



3 FRONT ELEVATION (NORTH EAST)
Scale: 1/8" = 1'-0"



OVERALL FRONT & SIDE
5 TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES - STONE / BRICK

FIBER CEMENT BOARD LAP SIDING WITH TRIM BOARDS:	FACTORY PRIMED, ONE COAT A-100 LATEX PRIMER ON BACK AND CUT EDGES. TWO COATS A-100 EXTERIOR LATEX SATIN. COLOR: SHERWIN WILLIAMS SW #6110 STEADY BROWN
STONE WAINSCOT: (GRADE TO PRECAST SILL)	DRY STACK STONE VENEER - "RED/TAN/GRAY BLEND" OR TAN COLOR COMPATIBLE WITH FACE BRICK - BASED ON AVAILABILITY (NO CREAM OR WHITE)
FACE BRICK (ABOVE WAINSCOT):	BELDEN - "MODULAR MIDLAND BLEND A"
BRICK SOLDIER COURSE:	BELDEN - "MODULAR MIDLAND BLEND A"
THIN BRICK VENEER: (PIERS FOR UPPER PORTION OF TOWER)	BELDEN - "MODULAR MIDLAND BLEND A"
PRECAST SILL: (REFER TO SILL PROFILE)	CUSTOM CAST STONE - "LIGHT BUFF"
MORTAR:	LEHIGH STANDARD KIT - "BEIGE" (NO CREAM OR WHITE)
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.
STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC", UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SUPERIOR BRONZE"
ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"
MISC. ROOF VENTS, FANS, ETC.	FIELD PAINT SHERWIN-WILLIAMS SW7046 "ANONYMOUS"
GUTTER, DOWNSPOUTS, FASCIA, EXTERIOR SOFFIT, & EXPOSED TRIM	BERRIDGE - "SIERRA TAN"
STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
H.M. DOORS & FRAMES:	FIELD PAINT SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
ACCESS PANEL:	STAINLESS STEEL

DATE	ISSUE RECORD
11/12/2021	DESIGN REVIEW WITH CITY
04/06/2022	FINISH REVISIONS
04/12/2022	FINISH REVISIONS

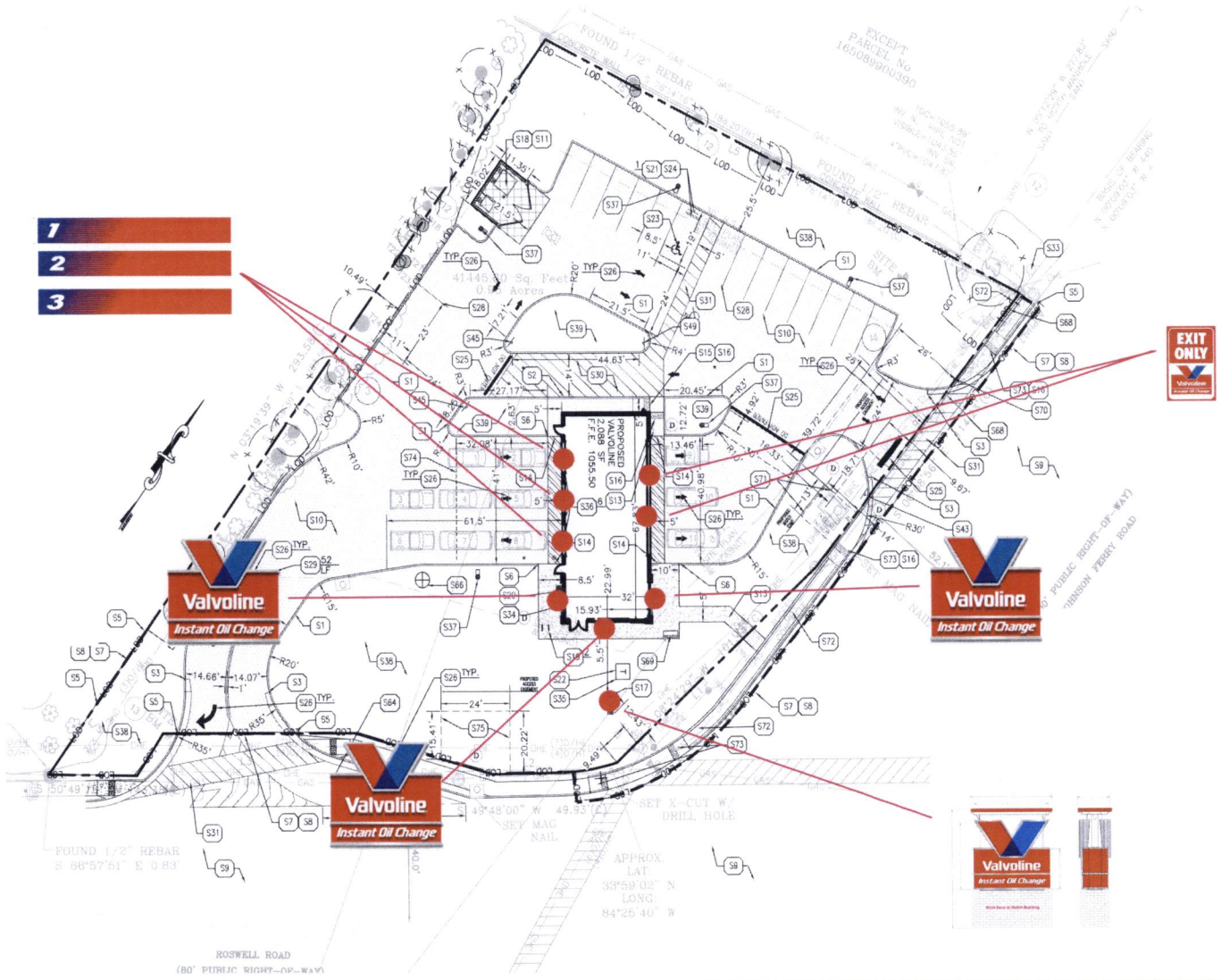
RENDERED ELEVATIONS - 4249 ROSWELL RD, MARIETTA, GA 30062

Valvoline Instant Oil Change

Project No: 20200946.0

13-04-2022 07:02:08 BIM 360://VIOC Projects/Marietta GA_ARCH.rvt

Petition No. 08-11
Meeting Date 4-19-22
Continued



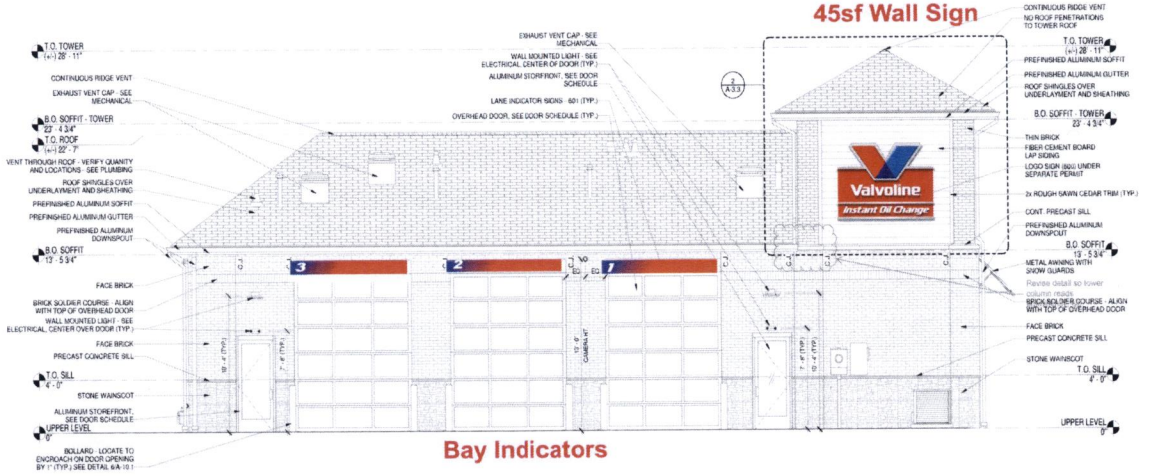
Valvoline
Instant Oil Change

LOCATION:	**4249 Roswell rd, Marietta GA**	APPROVED BY:	DATE:

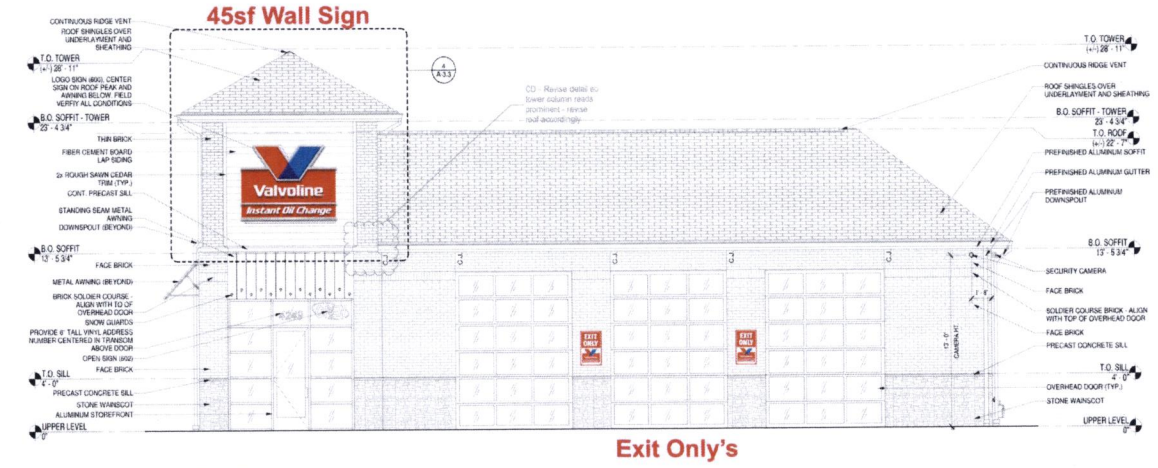
Petition No. 08-11
Meeting Date 4-19-22
Continued



2 EXTERIOR ELEVATION (OVERALL RIGHT)
A-3.1 Scale: 1/4" = 1'-0"



1 EXTERIOR ELEVATION (OVERALL REAR)
A-3.2 Scale: 1/4" = 1'-0"



1 EXTERIOR ELEVATION (OVERALL FRONT)
A-3.1 Scale: 1/4" = 1'-0"

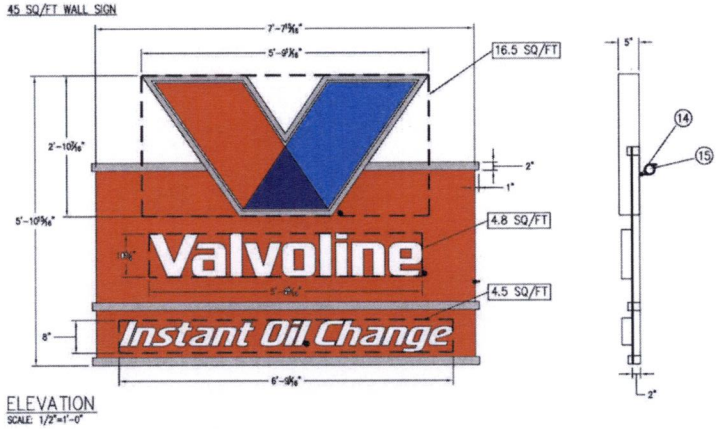
Valvoline Instant Oil Change

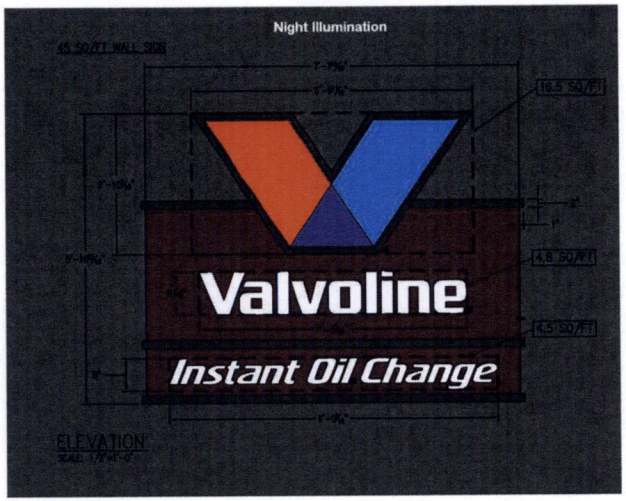
LOCATION:	4249 Roswell rd, Marietta GA	APPROVED BY:	DATE:

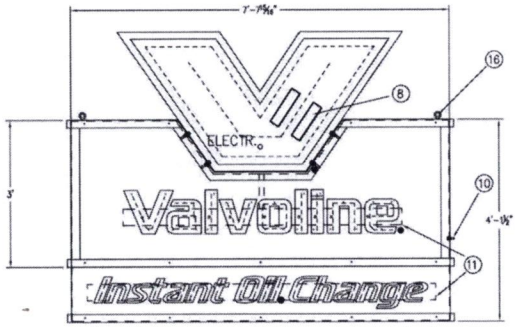
Petition No. 08-11
Meeting Date 4-19-22
Continued

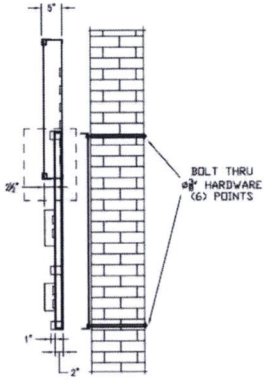
VIOC 45sf FLAT WALL SIGN

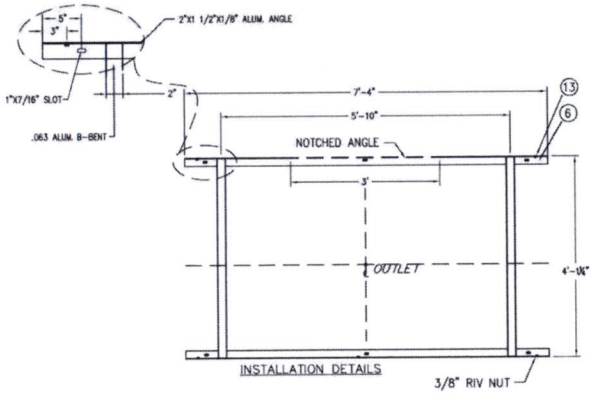
(INDIVIDUAL MOUNTED LETTERS ON OPAQUE BACKGROUND)









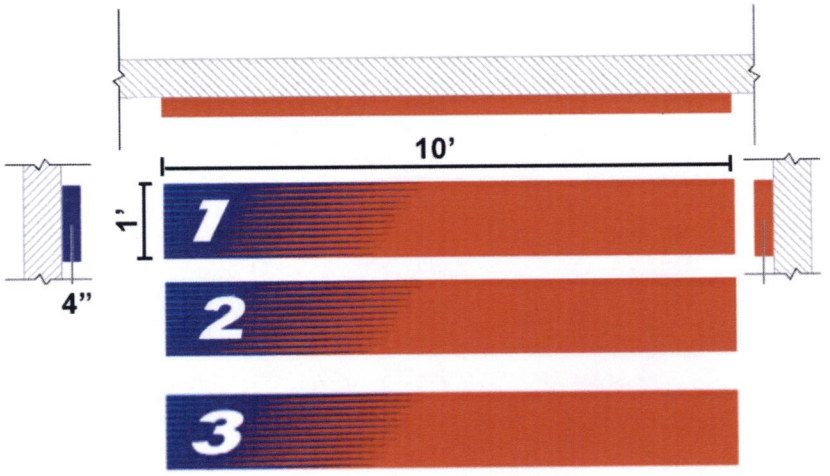


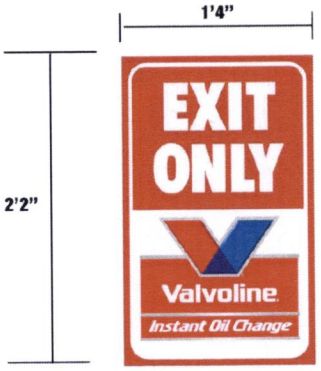
LOCATION:	**4249 Roswell rd, Marietta GA**	APPROVED BY:	DATE:

Petition No. 08-11
Meeting Date 4-19-22
Continued

Non-Illuminated





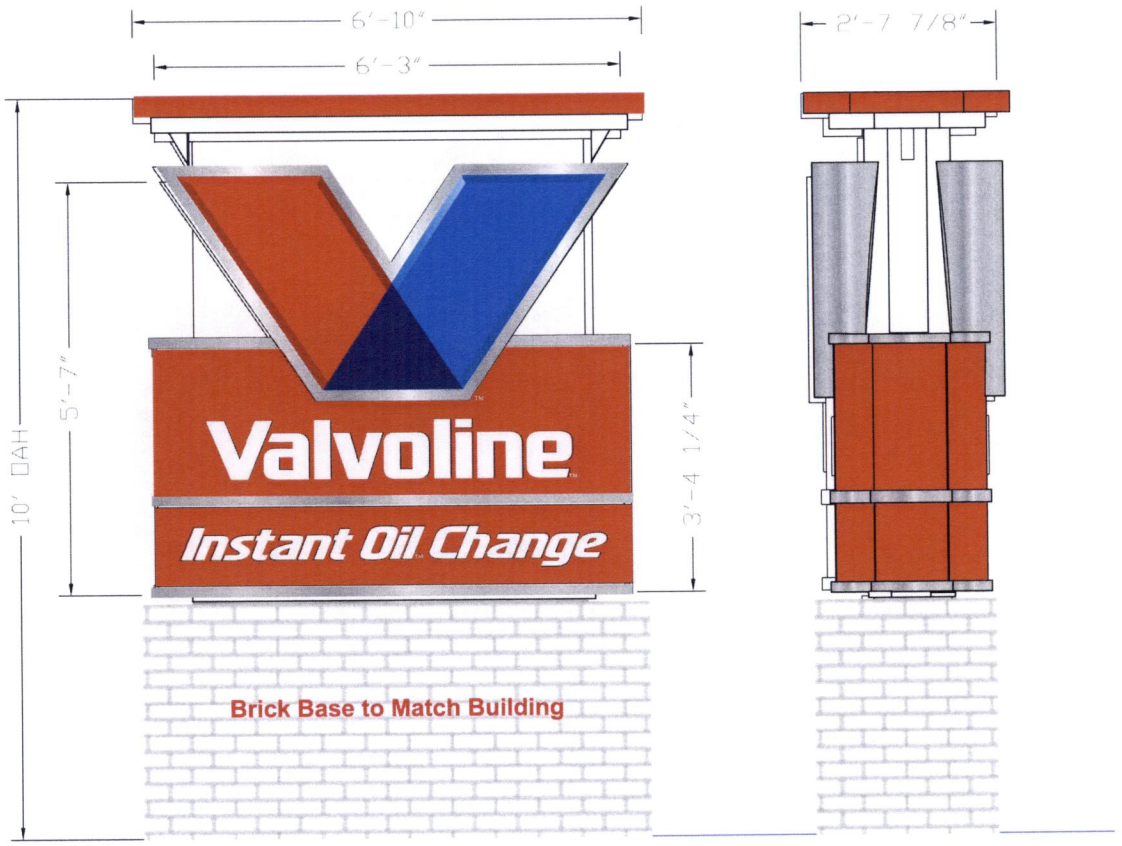


Valvoline Instant Oil Change

LOCATION:	**4249 Roswell rd, Marietta GA**	APPROVED BY:	DATE:

Petition No. 08-11
Meeting Date 4-19-22
Continued

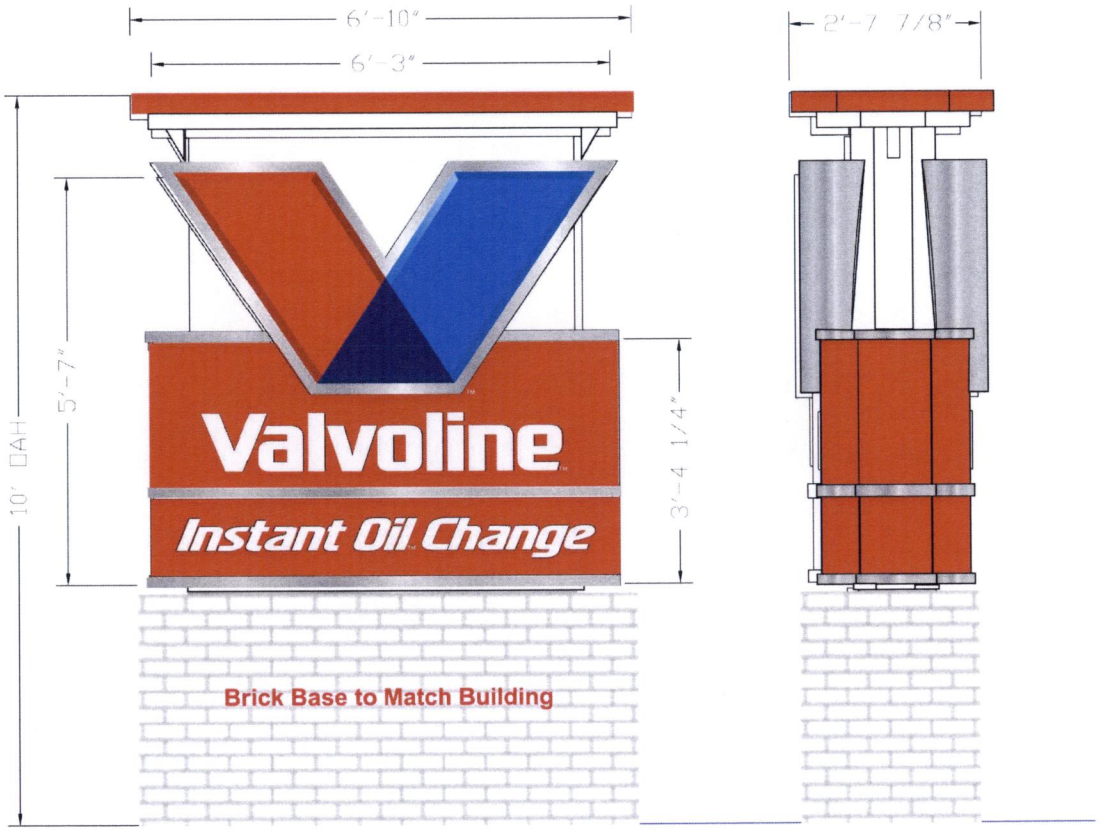
35sf Internally Lit Monument



LOCATION:	4249 Roswell rd, Marietta GA	APPROVED BY:	DATE:

Petition No. 08-11
Meeting Date 4-19-22
Continued

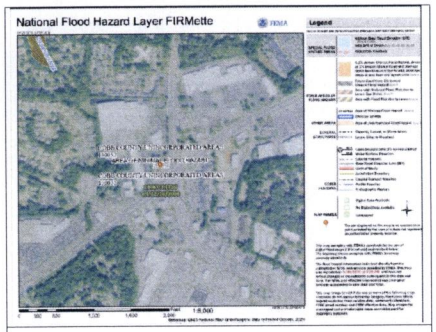
35sf Internally Lit Monument



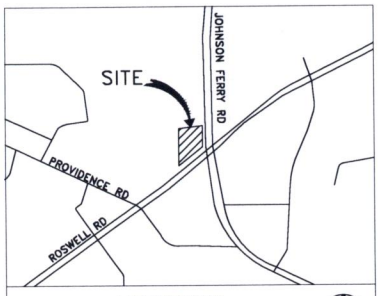
LOCATION:	**4249 Roswell rd, Marietta GA**	APPROVED BY:	DATE:

Petition No. 08-11
Meeting Date 4-19-22
Continued

SITE DEVELOPMENT PLAN



FLOOD INSURANCE RATE MAP
(N.T.S.)



LOCATION MAP
(N.T.S)

Valvoline
Instant Oil Change

4249 ROSWELL RD
MARIETTA, GA 30062
ZONNING: GC (GENERAL COMMERCIAL)

SPR-2021-00615

LOT: 899, DISTRICT: 16

OWNER/DEVELOPER:

VALVOLINE INSTANT OIL CHANGE

CONTACT: GARLAND WATKINS
100 VALVOLINE WAY
LEXINGTON, KY 40509
804-840-1992

ENGINEER:

GreenbergFarrow

CONTACT: RYAN SCOTT, PE
1430 WEST PEACHTREE ST. NW, SUITE 200
ATLANTA, GA 30309
(913) 522-7999

GEOTECHNICAL ENGINEER:

GILES ENGINEERING ASSOCIATES, INC.
NS W22350 JOHNSON DRIVE, SUITE A1
WAUKESHA, WI 53186
262-544-0118
PROJECT NO. 1G-2102007

SURVEYOR

ALTA/ACSM LAND TITLE SURVEY

U.S. SURVEYOR
4929 RIVERWIND POINTE DR
EVANSVILLE, INDIANA 47715
1-800-867-8783 EXT. 201
SURVEYOR'S PROJECT NO. S554671

DRAWING INDEX AND ISSUANCE LOG

SHEET #	SHEET NAME	ISSUE DATE	OWNER REVIEW SET 12/17/2021	1ST SUBMITTAL 12/17/2021	2ND SUBMITTAL 2/01/2021	3RD SUBMITTAL 2/10/2022					
C-0.0	COVER SHEET		●	●	●	●					
C-1.0	SITE PLAN		●	●	●	●					
C-1.01	FIRE PLAN		●	●	●	●					
C-1.1	DEMOLITION PLAN		●	●	●	●					
C-2.0	PAVING PLAN		●	●	●	●					
C-3.0	GRADING PLAN		●	●	●	●					
C-4.0	PRE-DRAINAGE PLAN		●	●	●	●					
C-4.1	POST-DRAINAGE PLAN		●	●	●	●					
C-4.2	DRAINAGE PLAN		●	●	●	●					
C-4.3	STORM PROFILES		●	●	●	●					
C-5.0	EROSION CONTROL PHASE I		●	●	●	●					
C-5.1	EROSION CONTROL PHASE II		●	●	●	●					
C-5.2	EROSION CONTROL PHASE III		●	●	●	●					
C-5.3	EROSION CONTROL NOTES		●	●	●	●					
C-5.4	EROSION CONTROL DETAILS		●	●	●	●					
C-5.5	EROSION CONTROL DETAILS		●	●	●	●					
C-6.0	UTILITY PLAN		●	●	●	●					
C-7.0	DETAILS		●	●	●	●					
C-7.1	DETAILS		●	●	●	●					
C-7.2	DETAILS		●	●	●	●					
C-7.3	DETAILS		●	●	●	●					
C-7.4	DETAILS		●	●	●	●					
C-7.5	DETAILS		●	●	●	●					
C-8.0	PHOTOMETRIC PLAN		●	●	●	●					
L-1.0	TREE PRESERVATION PLAN		●	●	●	●					
L-1.1	LANDSCAPE PLAN		●	●	●	●					
L-1.2	LANDSCAPE DETAILS		●	●	●	●					
IR-1.0	IRRIGATION PLAN		●	●	●	●					
IR-1.1	IRRIGATION DETAILS		●	●	●	●					
ATTACHMENT											
	ALTA SURVEY		●	●	●	●					

PROFESSIONAL ENGINEER STAMPED PLANS SIGNIFY CONFORMANCE TO ALL GEORGIA STATE AND COBB COUNTY CODES. FURTHER, DESIGN PROFESSIONAL AND DEVELOPER MAINTAIN THE SOLE RESPONSIBILITY FOR THE DESIGN AND FOR CORRECTING ALL ERRORS, OMISSIONS, PROBLEMS, AND CODE VIOLATIONS (IF ANY) EXPOSED DURING CONSTRUCTION AFTER AUTHORIZATION BY COBB COUNTY

THE COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THIS PROPERTY FOR ETHNIC, CULTURAL AND RELIGIOUS EVIDENCE LOCATED THEREIN. IF ANY ETHNIC, CULTURAL OR RELIGIOUS EVIDENCE IS FOUND DURING DEVELOPMENT, THEN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (770) 528-2035. FAILURE TO DO SO WILL RESULT IN A STOP-WORK ORDER.

TOTAL SITE AREA = 0.95 ACRES
TOTAL DISTURBED AREA = 0.94 ACRES

24 HR EMERGENCY CONTACT:
GARLAND WATKINS- 804-840-1992

THE OWNER HEREBY DESIGNATES (PRINT) JOHN CULLEY AS THE FIRE PREVENTION PROGRAM SUPERINTENDENT. THE ABOVE-NAMED PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IFC CHAPTER 3300 IN ITS ENTIRETY AND NFPA 241-09. FAILURE TO COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATION.

A LANDSCAPE CONFERENCE IS REQUIRED FOR THIS PROJECT PRIOR TO ANY FINISH LANDSCAPING. CALL THE COBB COUNTY ARBORIST AT (770) 528-2124 OR LANDSCAPE ARCHITECT AT (770) 528-2149. THERE ARE CRITICAL FACTORS ON THE LANDSCAPE PLAN THAT AFFECT BOTH THE GENERAL CONTRACTOR AND THE LANDSCAPE CONTRACTOR. PLANTING AREA DIMENSIONS, PLANTING METHODS AND AS WELL AS PLANT MATERIALS MUST BE IN ACCORDANCE WITH THE APPROVED PLAN, OR THE LANDSCAPE INSPECTOR MAY DELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

THIS SITE PLAN REVIEW IS LIMITED IN SCOPE TO SITE PREPARATION FOR CONSTRUCTION. THE EGRESS COMPONENTS HAVE NOT BEEN REVIEWED. ALL BUILDING(S), STRUCTURE(S), EGRESS COMPONENTS, INCLUDING RAMPS AND STAIRS MUST BE SUBMITTED SEPARATELY TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. INDEPENDENT BUILDING PERMITS ARE REQUIRED IN ADDITION TO THE LAND DISTURBANCE PERMIT. THE PERSON IDENTIFIED BELOW IS DESIGNATED AT THE DESIGN PROFESSIONAL RESPONSIBLE FOR ALL MEANS OF EGRESS COMPONENTS OUTSIDE OF THE BUILDING.

NAME JON WITTLIN PHONE 678.800.1835

OWNER'S Pre-Con PM REP.
Valvoline Instant Oil Change
Garland Watkins
100 Valvoline Way
Lexington, KY 40509
Bus: (804) 840-1992

OWNER'S Construction P.M.
Valvoline Instant Oil Change
John Culley
100 Valvoline Way
Lexington, KY 40509
Bus: (859) 221-8641
Fax: (866) 268-7511

CIVIL P.M.
GreenbergFarrow
Ryan Scott
1430 WEST PEACHTREET ST. NW
SUITE 200
ATLANTA, GA 30309
BUS: (404) 210-7148

ARCHITECT
GreenbergFarrow
Robert Warshefski
92 East Main Street, Suit 410
Somerville, NJ 08876
Bus: (908) 625-9195
Dir: (732) 537-0831

STRUCTURAL ENGINEER
GreenbergFarrow
Jason Koffke
92 East Main Street, Suit 410
Somerville, NJ 08876
BUS: (732) 354-1461

LANDSCAPE ARCHITECT
GreenbergFarrow
Alex Maddox
1430 West Peachtreet St. NW, Suite 200
Atlanta, GA 30309
Bus: (404) 210-7148

PLANNING & ZONING
Cobb County Community Development
David A Griffin, RLA
1150 Powder Springs Street, Suite 400
Marietta, GA 30064
Bus: (770) 528-2130
corndev@cobbcounty.org

TELEPHONE
Comcast Business
Leigh Wong
Bus: (610) 624-1575

WATER
Cobb County Water System
Christopher Duggan
660 S Cobb Drive
Marietta, GA 30060
Bus: (770) 419-6380
christopher.duggan@cobbcounty.org

STORMWATER
Cobb County Water System,
Stormwater
L. Carl Carver, P.E.
Stormwater Plan Review
660 S Cobb Drive
Marietta, GA 30060
Bus: (770) 419-6452
carl.carver@cobbcounty.org

ELECTRIC
Cobb EMC
https://www.cobbEMC.com
Bus: (770) 429-2100

SANITARY
Cobb County Water System
Christopher Duggan
660 S Cobb Drive
Marietta, GA 30060
Bus: (770) 419-6380
christopher.duggan@cobbcounty.org

GAS
Atlanta Gas Light
Donald
Service Representative
2838 Joe Jerkins Blvd
https://www.atlantagaslight.com
Bus: (770) 994-1946

FIRE
Cobb County Fire Marshal Office
Nick Dawe
Fire Marshal/Division Chief
1595 County Services Pkwy
Marietta, GA 30008
Bus: (770) 528-8000
FMOInspections@cobbcounty.org

GF
www.greenbergfarrow.com
1430 West Peachtree Street, NW
Suite 200
Atlanta, GA 30309
t: 404 601 4000

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Date	Issued Record
12.07.21	OWNERS REVIEW SET
12.17.21	1ST SUBMITTAL
2.1.22	2ND SUBMITTAL
2.10.22	3RD SUBMITTAL

VALVOLINE INSTANT OIL CHANGE
4249 ROSWELL RD
MARIETTA, GA 30062

GEORGIA
No. PE024014
PROFESSIONAL
ENGINEER
JONATHAN B. WITTLIN

PROJECT NUMBER
20200946.0
PROFESSIONAL IN CHARGE
JON WITTLIN, PE
PROJECT MANAGER
RYAN SCOTT
QUALITY CONTROL
RYAN SCOTT
DRAWN BY
NICOLE NOVACK

Drawing Title:
COVER SHEET

SPR-2021-00615
Drawing No.
C-0.0

Petition No. OB-11
Meeting Date 4-19-22
Continued

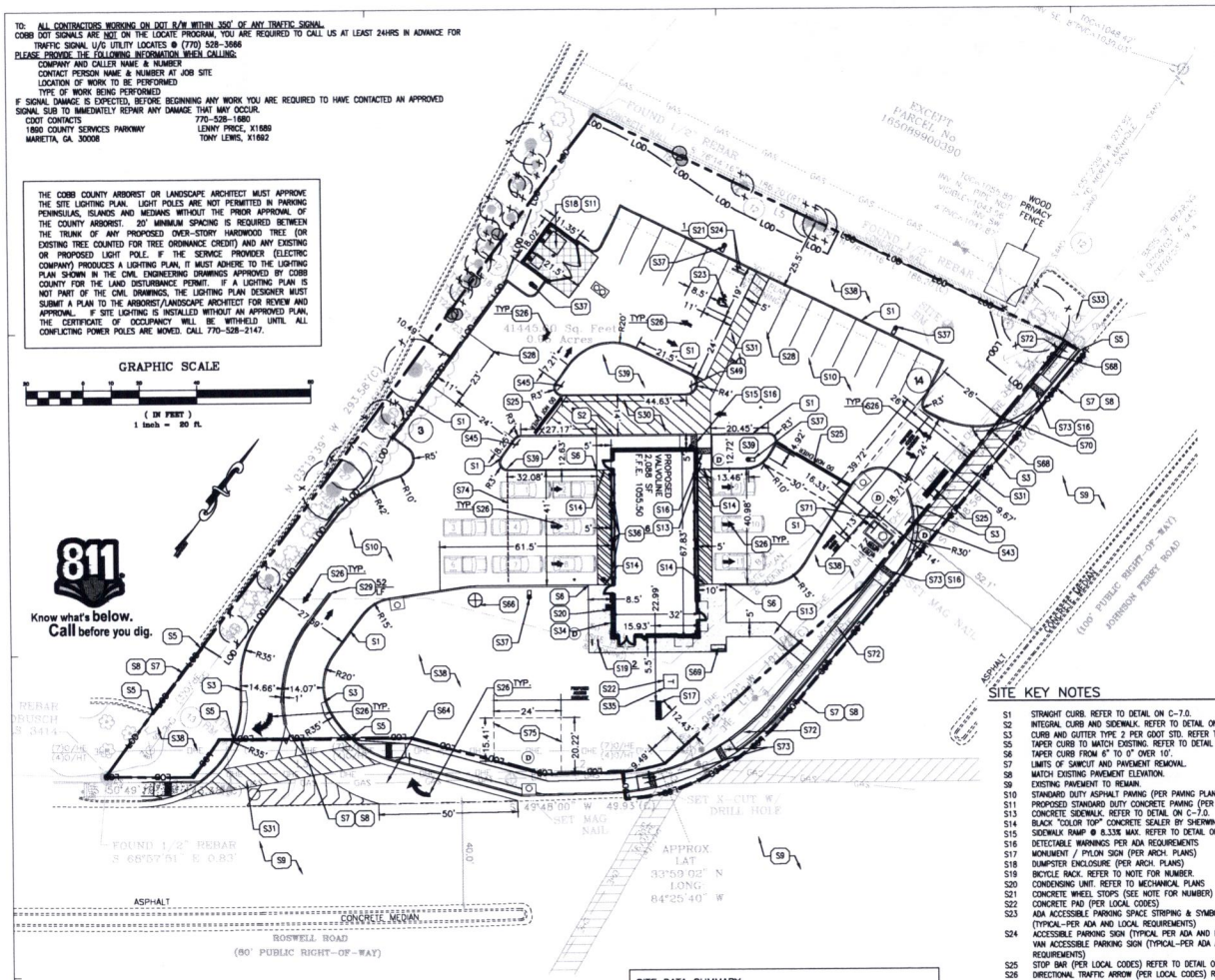
TO: ALL CONTRACTORS WORKING ON DOT R/W WITHIN 350' OF ANY TRAFFIC SIGNAL.
COBB DOT SIGNALS ARE NOT ON THE LOCATE PROGRAM. YOU ARE REQUIRED TO CALL US AT LEAST 24HRS IN ADVANCE FOR TRAFFIC SIGNAL U/G UTILITY LOCATES @ (770) 528-3666
PLEASE PROVIDE THE FOLLOWING INFORMATION WHEN CALLING:
COMPANY AND CALLER NAME & NUMBER
CONTACT PERSON NAME & NUMBER AT JOB SITE
LOCATION OF WORK TO BE PERFORMED
TYPE OF WORK BEING PERFORMED
IF SIGNAL DAMAGE IS EXPECTED, BEFORE BEGINNING ANY WORK YOU ARE REQUIRED TO HAVE CONTACTED AN APPROVED SIGNAL SUB TO IMMEDIATELY REPAIR ANY DAMAGE THAT MAY OCCUR.

CDOT CONTACTS	770-528-1680
1890 COUNTY SERVICES PARKWAY	LENNY PRICE, X1689
MARIETTA, GA. 30008	TONY LEWIS, X1692

THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LIGHT POLES ARE NOT PERMITTED IN PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT THE PRIOR APPROVAL OF THE COUNTY ARBORIST. 20' MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNK OF ANY PROPOSED OVER-STORY HARDWOOD TREE (OR EXISTING TREE COUNTED FOR TREE ORDINANCE CREDIT) AND ANY EXISTING OR PROPOSED LIGHT POLE. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CIVIL DRAWINGS, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED. CALL 770-528-2147.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call before you dig.



NO PERMANENT SIGN(S), FLAG POLE(S), PROPOSED FIRE HYDRANTS, POWER TRANSFORMERS, SIDEWALKS OR ADA RAMPS WILL BE PLACED IN CONFLICT WITH AN ORDINANCE CODED OR APPROVED TREE PLANTING LOCATION.

COBB COUNTY SIGNAL NOTES:

SIGNAL NOTE: ALL SIGNAL PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY TRAFFIC SIGNAL ENGINEER. - ANY TRAFFIC SIGNAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COBB DOT TRAFFIC SIGNAL SPECIFICATIONS BY AN APPROVED TRAFFIC SIGNAL CONTRACTOR. -ANY TRAFFIC SIGNAL EQUIPMENT DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPLACED/UPGRADED BY THE CONTRACTOR/DEVELOPER IMMEDIATELY. DAMAGED LOOPS SHALL BE REPLACED/UPGRADED WITH VIDEO DETECTION. --DEVELOPER/CONTRACTOR IS REQUIRED TO MAINTAIN VEHICLE DETECTION WITHOUT INTERRUPTION FOR ALL TRAFFIC SIGNAL PHASES AFFECTED DURING CONSTRUCTION OF THIS PROJECT. APPROVED VIDEO DETECTION SHALL BE USED FOR PRESENCE DETECTION AND APPROVED VIDEO OR MICROWAVE DETECTION SHALL BE USED FOR PULSE DETECTION. ADDITIONAL POLES/EQUIPMENT MAY BE REQUIRED TO SUPPORT THESE DETECTION DEVICES. - CONTACT THE COBB TRAFFIC SIGNAL ENGINEER AT (770)528-3864 FOR ANY TRAFFIC SIGNAL RELATED ISSUES. CONTACT THE SIGNAL MAINTENANCE SUPERVISOR AT (770)528-1689 TO LOCATE ANY SIGNAL EQUIPMENT IF PROPOSED DEVELOPMENT IS WITHIN 450' OR LESS OF A SIGNALIZED INTERSECTIO

SITE DATA SUMMARY:	
VALVOLINE TRACT: (AFTER ROW DEDICATION)	0.95 ACRES/ 41,445.60 SF
ZONING	BC (BUSINESS COMMERCIAL)
BUILDING	2,088 SF
TOTAL SQUARE FOOTPRINT	3,776 SF
BUILDING HEIGHT:	28'-11" (1 STORY)
MAX. CEILING ON HIGHEST OCCUPIED FLOOR	14'
FAR:	1:05
LOT COVERAGE:	52% (21,344 SF)
PARKING REQUIRED:	17 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	17 (1 ACCESS. PARKING SPACES)
PERVIOUS COVER:	20,038 SF
IMPERMIOUS COVER:	21,344 SF
PROVIDED BICYCLE PARKING	2
ACC PIN:	TBD

SITE KEY NOTES

S1 STRAIGHT CURB. REFER TO DETAIL ON C-7.0.
S2 INTEGRAL CURB AND SIDEWALK. REFER TO DETAIL ON C-7.0.
S3 CURB AND GUTTER TYPE 2 PER GDOT STD. REFER TO DETAIL ON C-7.4.
S5 TAPER CURB TO MATCH EXISTING. REFER TO DETAIL ON C-7.0.
S6 TAPER CURB FROM 6" TO 0" OVER 10'.
S7 LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
S8 MATCH EXISTING PAVEMENT ELEVATION.
S9 EXISTING PAVEMENT TO REMAIN.
S10 STANDARD DUTY ASPHALT PAVING (PER PAVING PLAN)
S11 PROPOSED STANDARD DUTY CONCRETE PAVING (PER PAVING PLAN)
S13 CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.0.
S14 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
S15 SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-7.0.
S16 DETECTABLE WARNINGS PER ADA REQUIREMENTS
S17 MONUMENT / PYLON SIGN (PER ARCH. PLANS)
S18 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S19 BICYCLE RACK. REFER TO NOTE FOR NUMBER.
S20 CONDENSING UNIT. REFER TO MECHANICAL PLANS
S21 CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER)
S22 CONCRETE PAD (PER LOCAL CODES)
S23 ADA ACCESSIBLE PARKING SPACE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S24 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS) VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S25 STOP BAR (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
S28 PARKING STALL STRIPING (PER LOCAL CODES)
S29 4" TRAFFIC LANE STRIPE (SEE NOTE FOR LENGTH)
S30 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45' (PER LOCAL CODES)
S31 PEDESTRIAN CROSSWALK STRIPING. REFER TO DETAIL ON C-7.0.
S33 EXISTING FIRE HYDRANT (PER LOCAL CODES)
S34 FIRE DEPARTMENT CONNECTION (SEE ARCH. PLANS)
S35 TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)
S36 BOLLARD (SEE NOTE FOR NUMBER) REFER TO DETAIL ON C-7.0.
S37 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S43 "STOP" SIGN. REFER TO DETAIL ON C-7.0.
S45 "DO NOT ENTER" SIGN. REFER TO DETAIL ON C-7.0.
S47 "RIGHT TURN ONLY" SIGN. REFER TO DETAIL ON C-7.0.
S48 "ONE WAY" SIGN. REFER TO DETAIL ON C-7.0.
S64 DECEL/ACCEL LANE, UNDER SEPERATE GDOT SUBMISSION.
S66 CONSTRUCTION CAMERA POST PER STD C-7.5.
S68 BENCH. REFER TO DETAIL ON C-7.1.
S70 RELOCATION OF TRAFFIC SIGN
S71 PROPOSED WATER METER EASEMENT
S72 5 FOOT CONCRETE SIDEWALK WITH DOT APPROVED STAMPED CONCRETE BORDER TO DEFINE EDGES OF THE SIDEWALK. COLOR AND PATTERN SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT AGENCY OR DOT FOR CONSISTENCY. REFER TO DETAIL ON C-7.1.
S73 GDOT CONCRETE SIDEWALK AND RAMP. REFER TO DETAIL ON C-7.4.
S74 SERVICE BELL HOSE. (PER ARCH PLANS)
S75 PROPOSED STORMWATER EASEMENT.

EXISTING LEGEND:

MONUMENT FOUND; MONUMENT SET; MAG NAIL FOUND; MAG NAIL SET; X MARK AS NOTED; R.B. SPIKE FOUND; R.B. SPIKE SET; BENCHMARK; CONC. R/W MARKER; (R) RECORD DATA; (M) MEASURED DATA; (C) CALCULATED DATA; R/W RIGHT OF WAY; BSL BACK SET LINE; RCP REINFORCED CONC PIPE; CMP CORRUGATED METAL PIPE; PVC PLASTIC PIPE; MTL METAL; AGL ABOVE GROUND LEVEL; S.F. SQUARE FOOT; L/S LANDSCAPING; FUEL TANK LID; FLAG POLE; UNKNOWN MANHOLE; FROZEN MANHOLE; UNKNOWN VAULT; UNKNOWN VAULT METAL; MAIL BOX; BOLLARD; BORE HOLE; MONITORING WELL; POWERPOLE; GUY WIRE; LIGHT POLE; DISTRICT LIGHT POLE; ELEC. TRANSFORMER; BURIED ELECTRIC; OVERHEAD ELECTRIC; ELECTRIC MANHOLE; ELECTRIC METER; ELECTRIC BOX; GENERATOR; ELECTRICAL VAULT; ELECTRICAL PEDESTAL; WATER LINE; WATER MANHOLE; WATER VALVE; WATER METER; HYDRANT; BACK FLOW PREVENTOR; FIRE DEPARTMENT CONNECTION; WATER VAULT; GAS VALVE; GAS METER; UNDERGROUND GAS MARKER; GAS MANHOLE; GAS LINE; TRAFFIC POLE; TRAFFIC MANHOLE; TRAFFIC SIGNAL BOX; TRAFFIC VAULT; STOP SIGN; SAN. SEWER LINE; SEWER MANHOLE; GREASE TRAP; CLEAN OUT; STORM DRAIN LINE; STORM DRAIN MANHOLE; STORM INLET; CATCH BASIN; CURB INLET; TELEPHONE BOX; TELEPHONE PEDESTAL; TELEPHONE VAULT; TELEPHONE MANHOLE; TELEPHONE POLE; TELEPHONE LINE; OVERHEAD TELEPHONE; UNDERGROUND TELEPHONE MARKER; CABLE TELEVISION; FIBER OPTIC CABLE; OVERHEAD CABLE; CABLE BOX; CABLE PEDESTAL; UNDERGROUND CABLE MARKER; TELECOMMUNICATIONS MANHOLE; TELECOMMUNICATIONS PEDESTAL; TELECOMMUNICATIONS VAULT; FIBER OPTIC VAULT; FENCE

PROPOSED LEGEND:

PROPERTY LINE; PROPOSED CURB; PROPOSED CURB & GUTTER; PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN; PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS); PROPOSED PARKING SPACES; PROPOSED EASEMENT LINE; PROPOSED SAW CUT; PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO PAVING PLAN.; PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.; PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.; PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.; PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.; LIMITS OF DISTURBANCE; PROTECTIVE FENCE; SERVICE BELL HOSE; CAMERA POST; FIRE VAULT; GREASE TRAP

GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC., DATED MARCH 22, 2021.
15. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
16. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT.
17. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
18. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION. ANY SIGNS TO BE PERMITTED THROUGH THE COBB COUNTY ZONING DIVISION; I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.

GF
www.greenbergfarrow.com
1430 West Peachtree Street, NW
Suite 200
Atlanta, GA 30309
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Issued Record
FOR REVIEW SET
12/17/21 1ST SUBMITTAL
2.01.22 2ND SUBMITTAL
2.10.22 3RD SUBMITTAL

Valvoline Instant Oil Change
VALVOLINE INSTANT OIL CHANGE
4249 ROSWELL RD
MARIETTA, GA 30062

GEORGIA No. PE004014 PROFESSIONAL ENGINEER JONATHAN B. WITTLIN

PROJECT NUMBER 20200946.0
PROFESSIONAL IN CHARGE JON WITTLIN, PE.
PROJECT MANAGER RYAN SCOTT
QUALITY CONTROL RYAN SCOTT
DRAWN BY NICOLE NOVACK
Drawing Title

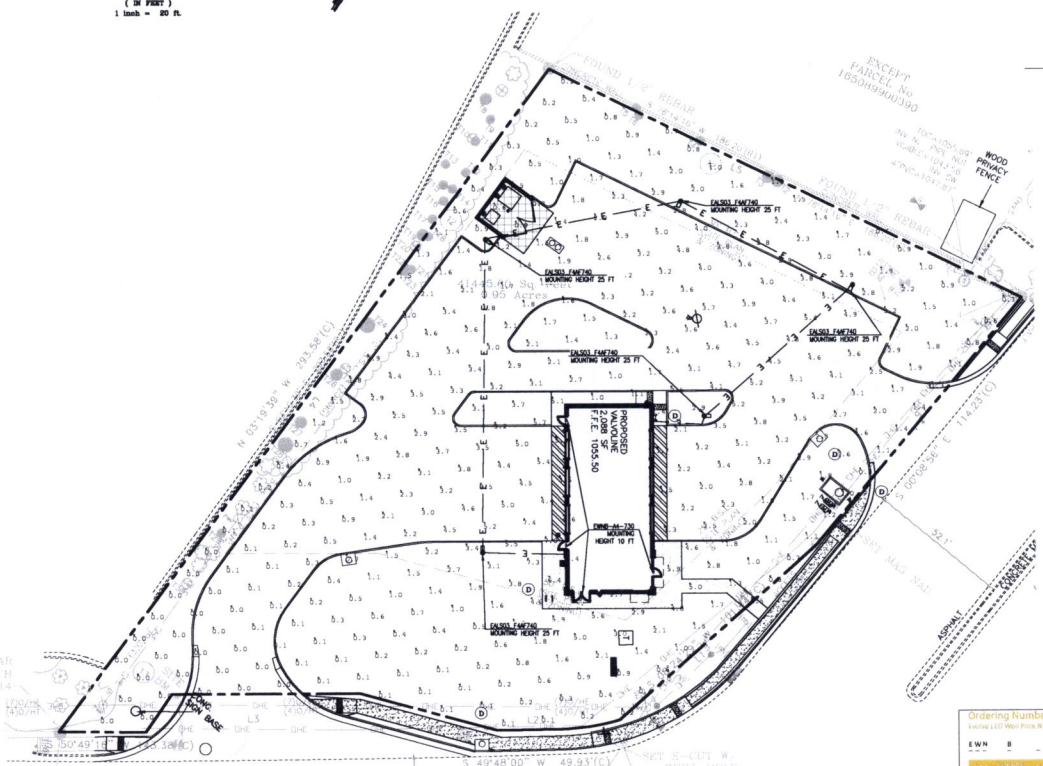
SITE PLAN

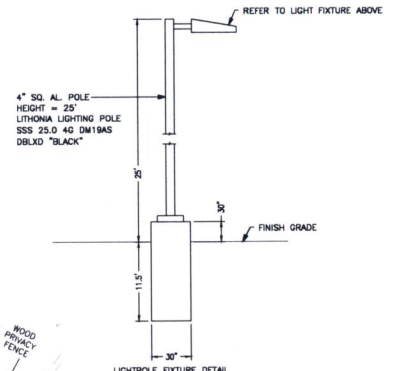
SPR-2021-00615
Drawing No. C-1.0

Petition No. 08-11
Meeting Date 4-19-22
Continued

811
Know what's below.
Call before you dig.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.





LIGHTPOLE FIXTURE DETAIL
N.T.S.

EXISTING LEGEND:

MONUMENT FOUND
MONUMENT SET
MAG NAIL FOUND
MAG NAIL SET
X MARK AS NOTED
R.R. SPIKE FOUND
R.R. SPIKE SET
BENCHMARK
CONC. R/W MARKER
(R) RECORD DATA
(M) MEASURED DATA
(C) CALCULATED DATA
R/W RIGHT OF WAY
BSL BACK SET LINE
RCP REINFORCED CONC PIPE
CMP CORRUGATED METAL PIPE
PVC PLASTIC PIPE
MTL METAL
AGL ABOVE GROUND LEVEL
S.F. SQUARE FOOT
LANDSCAPING
FUEL TANK LID
FLAG POLE
UNKNOWN MANHOLE
FROZEN MANHOLE
UNKNOWN VAULT
UNKNOWN VAULT METAL
MAIL BOX
BOLLARD
BORE HOLE
MONITORING WELL
POWERPOLE
GUY WIRE
LIGHT POLE
DISTRICT LIGHT POLE
ELEC. TRANSFORMER
BURIED ELECTRIC
OVERHEAD ELECTRIC
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC BOX
GENERATOR
ELECTRICAL VAULT
ELECTRICAL PEDESTAL
WATER LINE
WATER MANHOLE
WATER VALVE
WATER METER
HYDRANT
BACK FLOW PREVENTION
FIRE DEPARTMENT CONNECTION
WATER VAULT
GAS VALVE
GAS METER
UNDERGROUND GAS MARKER
GAS MANHOLE
GAS LINE
TRAFFIC POLE
TRAFFIC MANHOLE
TRAFFIC SIGNAL BOX
TRAFFIC VAULT
STOP SIGN
SAN. SEWER LINE
SEWER MANHOLE
GREASE TRAP
CLEAN OUT
STORM DRAIN LINE
STORM DRAIN MANHOLE
STORM INLET
CATCH BASIN
CURB INLET
TELEPHONE BOX
TELEPHONE PEDESTAL
TELEPHONE VAULT
TELEPHONE MANHOLE
TELEPHONE POLE
TELEPHONE LINE
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE MARKER
CABLE TELEVISION
FIBER OPTIC CABLE
OVERHEAD CABLE
CABLE BOX
CABLE PEDESTAL
UNDERGROUND CABLE MARKER
TELECOMMUNICATIONS MANHOLE
TELECOMMUNICATIONS PEDESTAL
TELECOMMUNICATIONS VAULT
FIBER OPTIC VAULT
FENCE

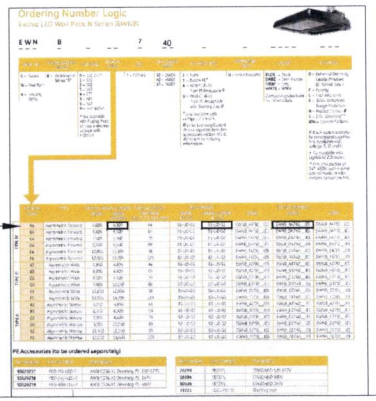
PROPOSED LEGEND:

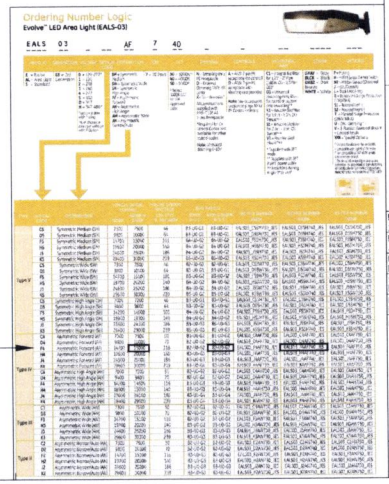
PROPERTY LINE
PROPOSED CURB
LIGHT POLES

THIS LIGHTING PLAN IS PRELIMINARY AND MAY BE SUBJECT TO CHANGE BY A SUBSEQUENT DESIGNER. ANY SUBSEQUENT LIGHTING PLANS MUST ADHERE TO COBB COUNTY DEVELOPMENT STANDARDS AND BE SUBMITTED TO THE COBB COUNTY SITE PLAN REVIEW SECTION FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OF ANY LIGHTS, POLES, OR WIRING.

Luminaire Schedule						
Symbol	Qty	Label	Mounting Height	Total Lamp Lumens	LLF	Description
	5	EALS03 F4AP740	25 FT	N.A.	1.000	EALS03 F4AP740
	4	EWNB A1740	10 FT	N.A.	1.000	EWNB A1740

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	2.04	7.4	0.0	N.A.	N.A.





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Date	Issued Record
12.07.21	OWNERS REVIEW SET
12.17.21	1ST SUBMITTAL
2.1.22	2ND SUBMITTAL
2.10.22	3RD SUBMITTAL

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE
4249 ROSWELL RD
MARIETTA, GA 30062

GEORGIA
No. PE024514
PROFESSIONAL ENGINEER
JONATHAN B. WITTLIN

PROJECT NUMBER
20200946.0
PROFESSIONAL IN CHARGE
JON WITTLIN, PE.
PROJECT MANAGER
RYAN SCOTT
QUALITY CONTROL
RYAN SCOTT
DRAWN BY
NICOLE NOVACK
Drawing Title:

PHOTOMETRIC PLAN

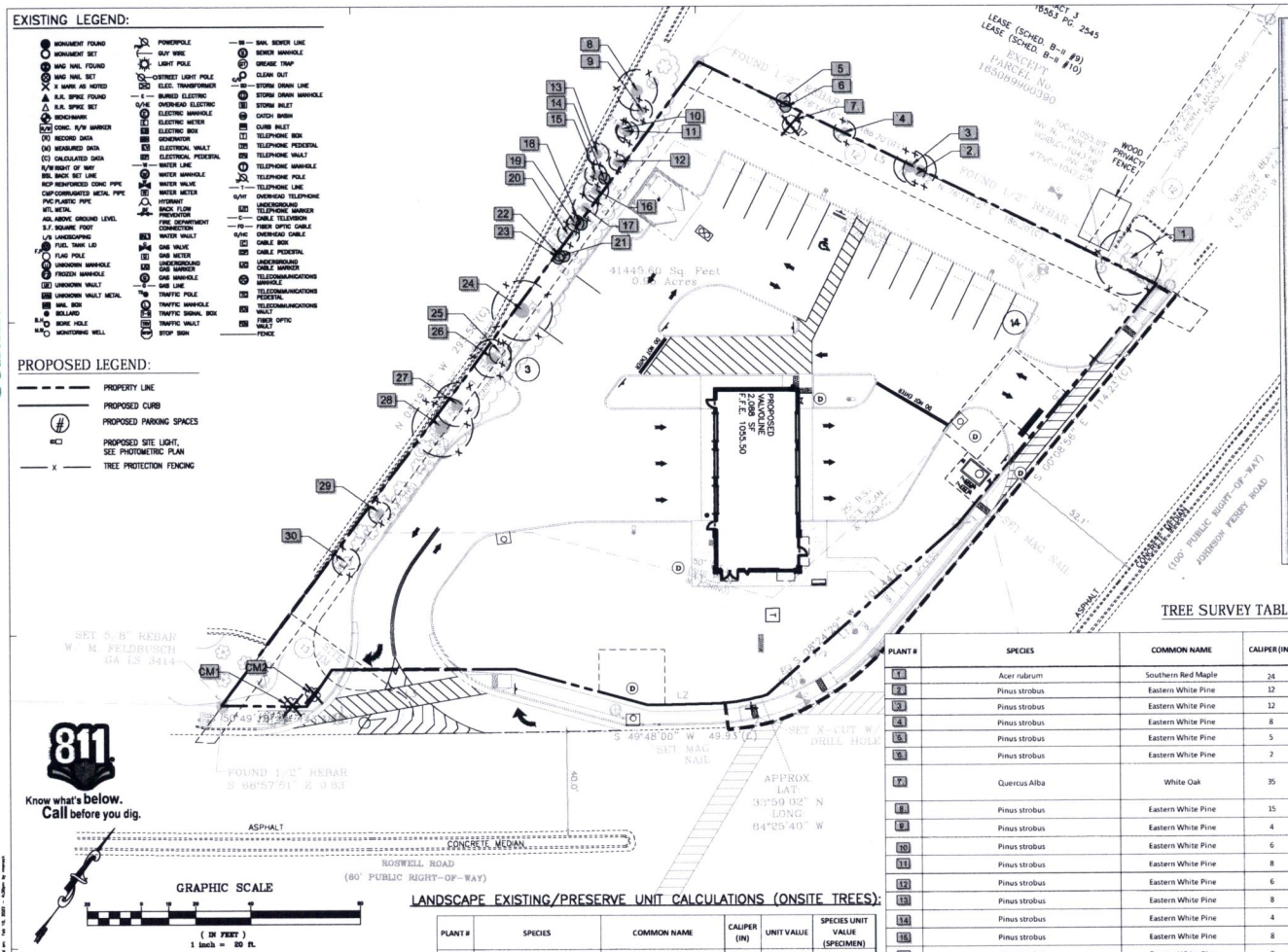
SPR-2021-00615
Drawing No.
C-8.0

Petition No. 08-11
Meeting Date 4-19-22
Continued

EXISTING LEGEND:

PROPOSED LEGEND:

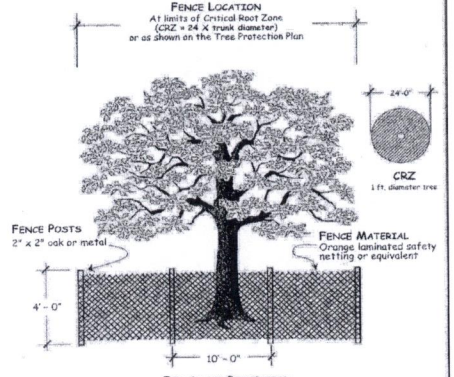
PROPERTY LINE
PROPOSED CURB
PROPOSED PARKING SPACES
PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
TREE PROTECTION FENCING



811 Know what's below. Call before you dig.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Detail 416 – 7
Community Development Agency
TREE PROTECTION FENCE
May, 2001
Effective Date
Typical Section



FOR ADDED PROTECTION
- Provide 4" deep wood chip mulch over any unprotected root zone.
- Make clean cuts on roots exposed by grading and backfill immediately.
- Provide temporary irrigation where practical and feasible.

TREE SURVEY TABLE

PLANT #	SPECIES	COMMON NAME	CALIPER (IN)	CONIDITION	UNIT VALUE	REMOVE/ PRESERVE	SPECIES UNIT VALUE (SPECIMEN)	COMMENTS
1	Acer rubrum	Southern Red Maple	24	Good	2.8	PRESERVE		OFF-SITE TREE
2	Pinus strobus	Eastern White Pine	12	Good	0.6	PRESERVE		ON-SITE TREE
3	Pinus strobus	Eastern White Pine	12	Good	0.6	PRESERVE		ON-SITE TREE
4	Pinus strobus	Eastern White Pine	8	Good	0.3	PRESERVE		ON-SITE TREE
5	Pinus strobus	Eastern White Pine	5	Good	0.3	PRESERVE		ON-SITE TREE
6	Pinus strobus	Eastern White Pine	2	Good	0.4	PRESERVE		ON-SITE TREE
7	Quercus Alba	White Oak	35	Poor	6.5	REMOVE	*REPORT PROVIDED, NON SPECIMEN TREE	IMPACTED TREE, ON-SITE TREE
8	Pinus strobus	Eastern White Pine	15	Good	1.9	PRESERVE		OFF-SITE TREE
9	Pinus strobus	Eastern White Pine	4	Good	0.1	PRESERVE		OFF-SITE TREE
10	Pinus strobus	Eastern White Pine	6	Good	0.3	PRESERVE		OFF-SITE TREE
11	Pinus strobus	Eastern White Pine	8	Good	0.3	PRESERVE		OFF-SITE TREE
12	Pinus strobus	Eastern White Pine	6	Good	0.3	PRESERVE		OFF-SITE TREE
13	Pinus strobus	Eastern White Pine	8	Good	0.3	PRESERVE		OFF-SITE TREE
14	Pinus strobus	Eastern White Pine	4	Good	0.1	PRESERVE		OFF-SITE TREE
15	Pinus strobus	Eastern White Pine	8	Good	0.3	PRESERVE		OFF-SITE TREE
16	Pinus strobus	Eastern White Pine	9	Good	0.6	PRESERVE		OFF-SITE TREE
17	Pinus strobus	Eastern White Pine	9	Good	0.6	PRESERVE		OFF-SITE TREE
18	Pinus strobus	Eastern White Pine	4	Good	0.1	PRESERVE		ON-SITE TREE
19	Pinus strobus	Eastern White Pine	12	Good	0.6	PRESERVE		OFF-SITE TREE
20	Pinus strobus	Eastern White Pine	8	Good	0.3	PRESERVE		OFF-SITE TREE
21	Pinus strobus	Eastern White Pine	4	Good	0.1	PRESERVE		ON-SITE TREE
22	Pinus strobus	Eastern White Pine	4	Good	1.2	PRESERVE		ON-SITE TREE
23	Pinus strobus	Eastern White Pine	4	Good	0.1	PRESERVE		ON-SITE TREE
24	Pinus strobus	Eastern White Pine	22	Good	2.8	PRESERVE		IMPACTED TREE, NO CREDIT
25	Pinus strobus	Eastern White Pine	8	Good	0.3	PRESERVE		ON-SITE TREE
26	Acer rubrum	Red Maple	14	Good	1.2	PRESERVE		ON-SITE TREE
27	Pinus strobus	Eastern White Pine	16	Good	1.2	PRESERVE		ON-SITE TREE
28	Pinus strobus	Eastern White Pine	22	Good	2.8	PRESERVE		IMPACTED TREE, NO CREDIT
29	Juniperus virginiana	Eastern Red Cedar	8	Good	0.3	PRESERVE		ON-SITE TREE
30	Acer rubrum	Red Maple	10	Good	0.6	PRESERVE		ON-SITE TREE
CM1	Acer rubrum	Crape Myrtle	8	Good	0.3	REMOVE		IMPACTED, ON-SITE TREE
CM2	Acer rubrum	Crape Myrtle	10	Good	0.6	REMOVE		IMPACTED, ON-SITE TREE

LANDSCAPE EXISTING/PRESERVE UNIT CALCULATIONS (ONSITE TREES):

PLANT #	SPECIES	COMMON NAME	CALIPER (IN)	UNIT VALUE	SPECIES UNIT VALUE (SPECIMEN)
2	Pinus strobus	Eastern White Pine	12	0.6	n/a
3	Pinus strobus	Eastern White Pine	12	0.6	n/a
4	Pinus strobus	Eastern White Pine	8	0.3	n/a
5	Pinus strobus	Eastern White Pine	5	0.3	n/a
6	Pinus strobus	Eastern White Pine	2	0.4	n/a
18	Pinus strobus	Eastern White Pine	4	0.1	n/a
21	Pinus strobus	Eastern White Pine	4	0.1	n/a
22	Pinus strobus	Eastern White Pine	4	1.2	n/a
23	Pinus strobus	Eastern White Pine	4	0.1	n/a
25	Pinus strobus	Eastern White Pine	8	0.3	n/a
26	Acer rubrum	Red Maple	14	1.2	n/a
27	Pinus strobus	Eastern White Pine	16	1.2	n/a
29	Juniperus virginiana	Eastern Red Cedar	8	0.3	n/a
30	Acer rubrum	Red Maple	10	0.6	n/a
		TOTAL EXISTING UNIT VALUE		7.3	

REMOVE OR PRESERVE	INCHES	UNIT
TOTAL REMOVAL ON-SITE (IMPACTED, NO CREDITS)	53	7.4
TOTAL PRESERVED ON-SITE	111	7.3
TOTAL PRESERVED ON-SITE (IMPACTED, NO CREDITS)	44	5.6
TOTAL PRESERVED OFF-SITE	121	8.5
TOTAL CALIPER (ON-SITE PRESERVED, CREDITS)	**111**	**7.3**
TOTAL CALIPER (OFF-SITE)	121	8.5

SITE DENSITY FACTOR	15 UNITS
EXISTING DENSITY FACTOR	7.3 UNITS
REPLACEMENT DENSITY FACTOR	7.7 UNITS

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Date	Issued Record
12.07.21	OWNERS REVIEW SET
12.17.21	1ST SUBMITTAL
2.10.22	2ND SUBMITTAL
2.10.22	3RD SUBMITTAL

VALVOLINE INSTANT OIL CHANGE
4249 ROSWELL RD
MARIETTA, GA 30062

GEORGIA REGISTERED No. 1334 REED A. SIMPSON 02/14/22

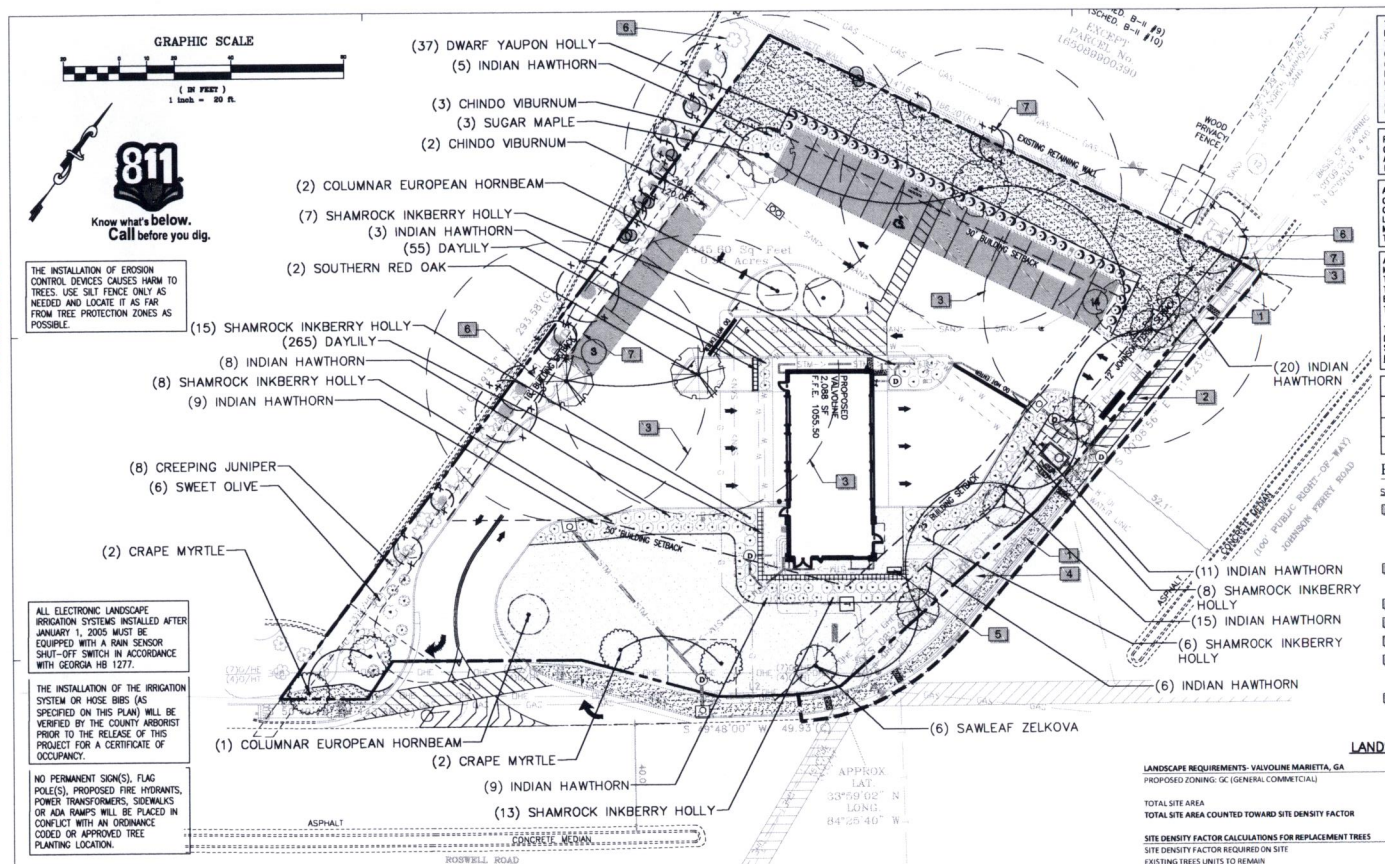
PROJECT NUMBER
20200946.0
PROFESSIONAL IN CHARGE
ALEX MADDOX
PROJECT MANAGER
RYAN SCOTT
QUALITY CONTROL
RYAN SCOTT
DRAWN BY
NICOLE NOVACK

Drawing Title:
TREE PRESERVATION PLAN

SPR-2021-00615

Drawing No.
L-1.0

Petition No. 08-11
Meeting Date 4-19-22
Continued



THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LIGHT POLES ARE NOT PERMITTED IN PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT THE PRIOR APPROVAL OF THE COUNTY ARBORIST. 20' MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNK OF ANY PROPOSED OVER-STORY HARDWOOD TREE (OR EXISTING TREE COUNTED FOR TREE ORDINANCE CREDIT) AND ANY EXISTING OR PROPOSED LIGHT POLE. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CIVIL DRAWINGS, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED. CALL 770-528-2147.

PARKING LOT ISLANDS, PENINSULAS AND MEDIANS MUST HAVE CLEAN, CULTIVATED SOIL TO A TOTAL DEPTH OF TWO AND ONE-HALF (2½) FEET. NATIVE SUBSOIL IS ACCEPTABLE IN THESE AREAS IF THE SOIL IS AMENDED WITH APPROPRIATE SOIL AMENDMENTS AND THOROUGHLY TILLED. OTHERWISE, LOAMY TOPSOIL IS REQUIRED.

A LANDSCAPE CONFERENCE IS REQUIRED FOR THIS PROJECT PRIOR TO ANY FINISH LANDSCAPING. CALL THE COBB COUNTY ARBORIST AT (770) 528-2124 OR LANDSCAPE ARCHITECT AT (770) 528-2149. THERE ARE CRITICAL FACTORS ON THE LANDSCAPE PLAN THAT AFFECT BOTH THE GENERAL CONTRACTOR AND THE LANDSCAPE CONTRACTOR. PLANTING AREA DIMENSIONS, PLANTING METHODS AND AS WELL AS PLANT MATERIALS MUST BE IN ACCORDANCE WITH THE APPROVED PLAN, OR THE LANDSCAPE INSPECTOR MAY DELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

A MAINTENANCE BOND, LETTER OF CREDIT OR ESCROW ACCOUNT IS REQUIRED FOR ALL MATERIALS PLANTED TO MEET ORDINANCE REQUIREMENTS. THE AMOUNT OF THIS "MAINTENANCE SURETY" MUST BE 110 PERCENT OF THE COST OF ALL REQUIRED PLANT MATERIALS AND THE COST OF THE INSTALLATION AND GUARANTEE OF THOSE MATERIALS. THE SURETY IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OF THE PROJECT. IT MUST BE PREPARED ON FORMS PROVIDED BY THE COMMUNITY DEVELOPMENT AGENCY AND MUST BE POSTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO).

THE EXPIRATION DATE OF THE SURETY INSTRUMENT SHALL BE DETERMINED AS THIRTY (30) MONTHS FROM THE DATE OF THE SURETY. FOR ALL PLANT MATERIALS THAT WILL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, AND NO WATERING RESTRICTIONS ARE IN PLACE PROHIBITING ITS USE FOR ALL REQUIRED TREES AND PLANTS, THE SURETY EXPIRATION CAN BE REDUCED TO EIGHTEEN (18) MONTHS.

PARKING DATA SUMMARY:	
PARKING REQUIRED:	17 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	17 (1 ACCESS. PARKING SPACES)
PROVIDED BICYCLE PARKING	2

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	5 FOOT CONCRETE SIDEWALK WITH DOT APPROVED STAMPED CONCRETE BORDER TO DEFINE EDGES OF THE SIDEWALK. COLOR AND PATTERN SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT AGENCY OR DOT FOR CONSISTENCY.
2	5' CROSSWALK TO BE CONSISTENT COLOR AND/OR PATTERN WITH SIDEWALKS ALONG THE ROAD. APPROVAL BY COBB COUNTY COMMUNITY DEVELOPMENT AND DOT.
3	ALL PARKING MUST BE WITHIN 50' OF A TREE.
4	5' SIDEWALK PER VIDC. REFER TO CIVIL PLANS.
5	BENCH. REFER TO DETAIL ON L-1.3
6	ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO OWNER.
7	TREE PROTECTION FENCING, MIN. 75% OF CRITICAL ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	MIN. CAL	HEIGHT	UNITS PER TREE *NO. T/O TREES	TOTAL UNITS	% OF TOTAL UNITS
	AS2	3	ACER BARBATUM / SOUTHERN SUGAR MAPLE	B & B	5"CAL	18'-12" H	0.6	1.8	16%
	CC	3	CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM STRONG CENTRAL LEADER	B & B	5"CAL	18'-12" HT	0.7	2.1	18.5%
	LC	4	LAGERSTROEMIA INDICA / CRAPE MYRTLE SINGLE TRUNK	B & B	5"CAL	18'-12" HT	0.6	2.4	21.2%
	QF	2	QUERCUS FALCATA / SOUTHERN RED OAK	B & B	4"CAL	18'-12" HT	0.7	1.4	12.3%
	ZS	6	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B	5"CAL	18'-12" HT	0.6	3.6	32%
								TOTAL: 11.3	TOTAL: 100%

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	IN	37	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY WELL ROOTED, FULL TO GROUND	5 GAL	24" MIN.
	IS	58	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	5 GAL	24" MIN.
	JH	8	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER	5 GAL	
	OF	6	OSMANTHUS FRAGRANS / SWEET OLIVE	7 GAL	6' MIN.
	RI2	86	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN WELL ROOTED, FULL TO GROUND	5 GAL	24" MIN.
	VC	5	VIBURNUM AWABUKI 'CHINDO' / CHINDO VIBURNUM WELL ROOTED, FULL TO GROUND	7 GAL	36" MIN.

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CH2	12,982 SF	CYNODON DACTYLON '419 HYBRID' / BERMUDA GRASS	SOD	
	Hh	443	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	4"POT	8' o.c.

*NUMBER OF TREES CAN BE COUNTED TOWARDS REQUIRED TREE ORDINANCE REQUIREMENTS.

CALIPER IS MEASURED AT 6 INCHES (6") AND DIAMETER IS MEASURED AT 4.5 FEET (4.5'). SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.).

LANDSCAPE CALCULATIONS:

LANDSCAPE REQUIREMENTS- VALVOLINE MARIETTA, GA	ACRES	SQUARE FOOTAGE
PROPOSED ZONING: GC (GENERAL COMMETCIAL)		
TOTAL SITE AREA	0.95	41,445.60
TOTAL SITE AREA COUNTED TOWARD SITE DENSITY FACTOR	0.95	**41,445.60**

SITE DENSITY FACTOR CALCULATIONS FOR REPLACEMENT TREES	REQ. PER ACRE	TOTAL REQUIRED UNITS
SITE DENSITY FACTOR REQUIRED ON SITE	15	15
EXISTING TREES UNITS TO REMAIN		7.3
TOTAL PROPOSED SITE DENSITY FACTOR REQUIRED RDF = EDF(10.7 UNITS) - SDF(15 UNITS)		**7.7 REQUIRED**

COMMERCIAL DEVELOPMENTS	REQ.	PROVIDED
INTERIOR PORTIONS OF PARKING LOTS TO ACHIEVE RATIO OF 1 TREE PER 1,140 SF OF PARKING BAY AREA, WITH EVERY PARKING SPACE LOCATED WITHIN 50 LF OF TREE TRUNK.	YES	YES
3172 SF / 1140 SF = 2.2	**3 TREES**	**5 TREES***

*EACH TREE HAS A DASHED CIRCLE TO SHOW 50' COVERAGE

STREET YARD REQUIREMENTS	REQ.	PROVIDED
ROSWELL RD		
1 TREE PER 35 LF EXCLUSIVE OF DRIVEWAYS, ACCESS WAYS AND SIGHT DISTANCE TRAINGLES.		**1 EXISTING TREE**
208.20 LF - 40 LF DRIVE / 35 LF = 4.8 TREES	5 TREES	**4 PROPOSED TREES**
IN ADDITION TO THE STREET-YARD TREES, 3 GALLON EVERGREEN SHRUBS WITH A MATURE HEIGHT OF +/- 30" MUST BE INSTALLED IN A STAGGERED DOUBLE ROW ARRANGEMENT AT A RATE OF 18 PER 35 LINEAR FEET OF PUBLIC ROAD FRONTAGE WHERE A VEHICULAR USE AREA IS ADJACENT TO PUBLIC ROAD FRONTAGE. 75 LF (WHERE PARKING IS VISIBLE TO ROW) / 35 LF = 2.1 X 18 = 38 SHRUBS	38 SHRUBS	**38 SHRUBS**
JOHNSON FERRY RD		
208.10 lf - 24 lf driveway / 35 LF = 5.26 TREES	6 TREES	**6 TREES**
IN ADDITION TO THE STREET-YARD TREES, 3 GALLON EVERGREEN SHRUBS WITH A MATURE HEIGHT OF +/- 30" MUST BE INSTALLED IN A STAGGERED DOUBLE ROW ARRANGEMENT AT A RATE OF 18 PER 35 LINEAR FEET OF PUBLIC ROAD FRONTAGE WHERE A VEHICULAR USE AREA IS ADJACENT TO PUBLIC ROAD FRONTAGE. 140 LF (WHERE PARKING IS VISIBLE TO ROW) - 24 LF DRIVEWAY/ 35 LF = 3.4 X 18 = 60 SHRUBS	60 SHRUBS	**60 SHRUBS**

JOHNSON FERRY DESIGN STANDARDS	REQ.	PROVIDED
PEDESTRIAN WALK		
PROVIDE 5' SIDEWALK WITH EDGE PATTERNED BORDER	YES	PROV.
PEDESTRIAN CROSSWALK PROVIDED AT DRIVES		
LIGHTING		
PEDESTRAIN LIGHT POLE TO BE PLACED EVERY 35 LF BETWEEN STREET TREES, 2' FROM SIDEWALK EDGE	YES	AGREEMENT SIGNED

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3RD SUBMITTAL	

VALVOLINE INSTANT OIL CHANGE
4249 ROSWELL RD
MARIETTA, GA 30062

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1234 DEBRA A. MADDOX 02/14/22

PROJECT NUMBER 20200946.0
PROFESSIONAL IN CHARGE ALEX MADDOX
PROJECT MANAGER RYAN SCOTT
QUALITY CONTROL RYAN SCOTT
DRAWN BY NICOLE NOVACK

Drawing Title
LANDSCAPE PLAN

SPR-2021-00615

Drawing No. **L-1.1**

Petition No. 08-11
Meeting Date 4-19-22
Continued

LANDSCAPE NOTES

1. LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.
2. QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.
3. THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.
6. STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND. REMOVE ANY DEBRIS FROM THE HOLE, FILL WITH TOP SOIL, COMPACT AND RAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.
7. TOPSOIL WILL NOT BE STOCKPILED FOR RE-USE IN LANDSCAPE WORK. CONTRACTOR SHALL IMPORT TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK.

   PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

   OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES. PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.
8. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF THE FOLLOWING:

   80% TOPSOIL
   20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):
   - 3 PARTS – ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
   - 1 PART – STERILIZED COW MANURE (OR EQUAL)
   - COMMERCIALLY AVAILABLE STARTER FERTILIZER @ RATES SPECIFIED BY MANUFACTURER
   - LIME (AS RECOMMENDED IN SOIL ANALYSIS)
9. QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

   PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004).

   TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

   ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.
10. INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT UPON DELIVERY TO THE SITE, PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT AT LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.
11. NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.
12. CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY LANDSCAPE ARCHITECT
13. MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, CLEAN PINESTRAW TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE PINESTRAW FROM THE PLANTS.
14. BED PREPARATION FOR SOD INSTALLATION: REMOVE EXISTING VEGETATION WITHIN THE APPROVED BEDLINE. IF THE EXISTING SOIL IS COMPACTED OR OTHERWISE UNSUITABLE FOR PLANTING, REMOVE THE TOP 4 INCHES OF SOIL. TILL SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES. REMOVE LARGE STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL.

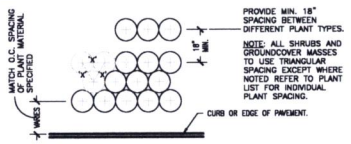
   SPREAD 2 INCHES OF TOPSOIL OVER THE PREPARED BED AND TILL INTO THE TOP 4 INCHES OF LOOSENED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL. RAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES.

   WATER THE BED IMMEDIATELY BEFORE LAYING THE SOD SO THAT THE TOP INCH OF SOIL IS MOIST. ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SODDED THAT SAME DAY.
15. MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.
16. WARRANTY: CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.

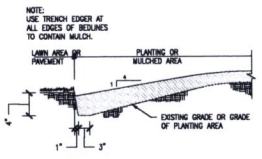
    THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.
17. ALL DISTURBED AREAS NOT OTHERWISE SPECIFIED SHALL BE SODDED WITH BERMUDA SOD PER THE LANDSCAPE PLAN.

COBB COUNTY LANDSCAPE NOTES

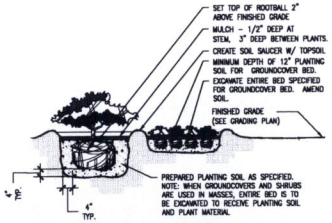
1. PARKING LOT ISLANDS AND MEDIANS MUST BE COVERED WITH FOUR (4) INCHES OF ORGANIC MULCH MATERIAL (REPLACED PERIODICALLY). TO DISCOURAGE SOIL COMPACTION FROM PEDESTRIAN TRAFFIC, THESE AREAS MAY BE PLANTED WITH LOW EVERGREEN SHRUBS, BUT NOT WITH GRASS.
2. PARKING LOT ISLANDS, PENINSULAS AND MEDIANS MUST HAVE A MINIMUM WIDTH OF EIGHT (8) FEET FROM BACK OF CURB. PENINSULAS MUST HAVE A MINIMUM DEPTH OF 18.5 FEET FROM BACK OF CURB.
3. POSITION THE PARKING LOT TREES APPROXIMATELY FOUR FEET FROM ALL ADJACENT CURB LINES TO ACHIEVE MAXIMUM SHADING EFFECT.
4. PROVIDE 20' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES. PROVIDE GREATER SPACING WHERE POSSIBLE.
5. PROVIDE 20' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES AND ANY EXISTING OR PROPOSED LIGHT POLES. PROVIDE GREATER SPACING WHERE POSSIBLE.
6. PROVIDE 15' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES AND ANY EXISTING OR PROPOSED BUILDINGS. PROVIDE GREATER SPACING WHERE POSSIBLE.
7. INSTALLED TREES MUST BE ALLOWED TO GROW TO THEIR NATURAL SIZE AND SHAPE AND NOT BE PRUNED IN CONFLICT WITH ANSI A300 STANDARDS (NO TOPPING, LIMBING UP, LION TAILING, ETC.).
8. DO NOT INSTALL OVER-STORY TREES IN LOCATIONS WHERE FUTURE CONFLICTS WITH EXISTING OVERHEAD UTILITY LINES WILL BE INEVITABLE. CONTACT THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT IF ANY POTENTIAL CONFLICTS ARE IDENTIFIED DURING THE INSTALLATION PROCESS.
9. BUFFERS MUST BE PLANTED TO COBB COUNTY STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED FOR APPROVED UTILITY OR ACCESS CROSSINGS.
10. THE DENSITY REQUIREMENTS SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAT. CALL THE DEVELOPMENT INSPECTIONS DIVISION AT (770) 528-2147 FOR AN INSPECTION. A PERFORMANCE BOND, LETTER-OF-CREDIT OR ESCROW ACCOUNT WILL BE ACCEPTED IF PLANT MATERIALS MUST BE INSTALLED AT A LATER DATE.
11. FISCAL SURETY FOR MAINTENANCE OF PLANTED TREES MUST BE IN PLACE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A MAINTENANCE INSPECTION WILL BE PERFORMED PRIOR TO THE SCHEDULED RELEASE DATE OF THE POSTED FISCAL SURETY TO DETERMINE THE HEALTH OF THE TREES PLANTED TO MEET THE REQUIREMENTS OF THIS ORDINANCE AS WELL AS ANY BUFFER PLANTINGS.
12. WHEN DIGGING NEAR TREES, THE CONTRACTOR SHALL PRUNE ALL EXPOSED ROOTS ONE (1) INCH IN DIAMETER AND LARGER ON THE SIDE OF THE TRENCH ADJACENT TO THE TREES. PRUNING SHALL CONSIST OF MAKING A CLEAN CUT FLUSH WITH THE SIDE OF THE TRENCH TO PROMOTE NEW ROOT GROWTH.
13. PRUNING OF TREE LIMBS TO PROVIDE CLEARANCE FOR EQUIPMENT AND MATERIALS SHALL BE DONE ACCORDING TO STANDARD ARBORICULTURAL PRACTICE (SEE ANSI A300–1995).
14. PROTECT THE TRUNKS OF ANY TREES BEING PRESERVED WITHIN THE TEMPORARY OR PERMANENT UTILITY EASEMENTS WITH STRAPPED–ON PLANKING OR SIMILAR PROTECTIVE DEVICE.
15. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. FOR PROJECTS OVER TWO (2) ACRES, A PROFESSIONAL DESIGNER MUST VERIFY THAT THE TREE PROTECTION FENCES WERE INSTALLED AS SHOWN ON THE APPROVED PLANS OR IN LOCATIONS THAT PROVIDED BETTER TREE PRESERVATION POTENTIAL. SUBMIT THIS VERIFICATION PRIOR TO THE APPROVAL OF THE FINAL PLAT FOR RESIDENTIAL SUBDIVISIONS OR PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR COMMERCIAL PROJECTS.
16. A PRE–CONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO THE ISSUANCE OF THE ON–SITE CONSTRUCTION PERMIT. CALL THE SITE INSPECTIONS SECTION AT (770) 528–2142 TO ARRANGE A MEETING AT THE SITE.
17. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO COBB COUNTY STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE COBB COUNTY ARBORIST.
18. 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.
19.



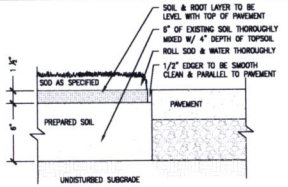
7 TYP. PLANT SPACING
SCALE: NTS



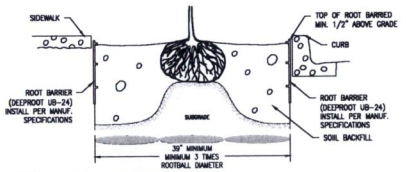
8 TRENCH EDGER
SCALE: NTS



5 SHRUB & GROUNDCOVER PLANTING
SCALE: NTS

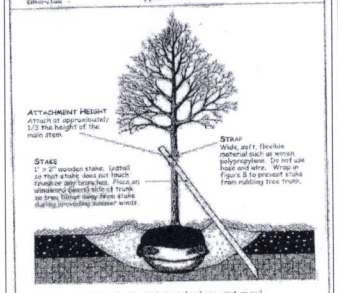


6 SOD EDGE DETAIL
SCALE: NTS



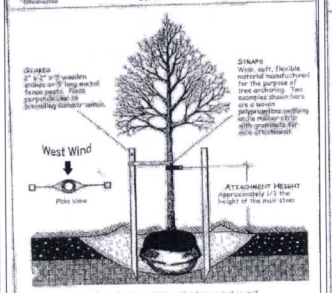
10 ROOT BARRIER
SCALE: NTS

Detail 416 – 2
Community Development Agency
TREE ANCHORING – TYPE A
For trees up to 1 inch caliper



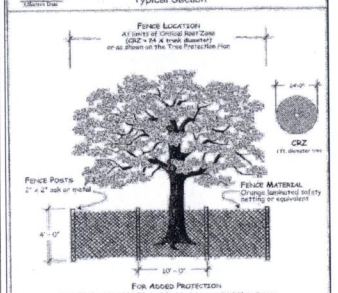
Use anchoring systems only where wind or soil conditions make it necessary. Remove after one year.

Detail 416 – 3
Community Development Agency
TREE ANCHORING – TYPE B
For trees up to 2 inches caliper

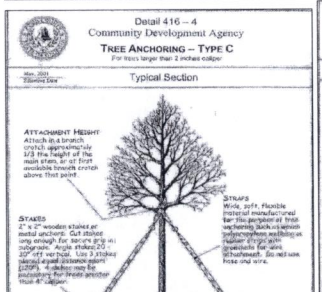


Use anchoring systems only where wind or soil conditions make it necessary. Remove after one year.

Detail 416 – 7
Community Development Agency
TREE PROTECTION FENCE

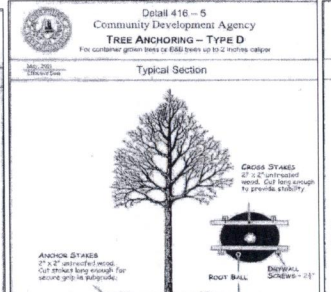


Detail 416 – 4
Community Development Agency
TREE ANCHORING – TYPE C
For trees larger than 2 inches caliper



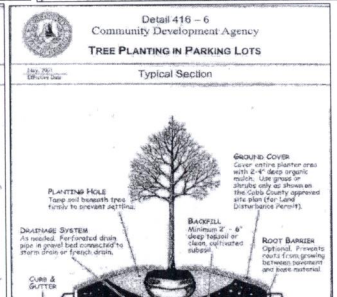
Use anchoring systems only where wind or soil conditions make it necessary. Remove after one year.

Detail 416 – 5
Community Development Agency
TREE ANCHORING – TYPE D
For container grown trees or B&B trees up to 2 inches caliper



Use anchoring systems only where wind or soil conditions make it necessary. Remove after one year.

Detail 416 – 6
Community Development Agency
TREE PLANTING IN PARKING LOTS



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Date	Issued Record
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2.10.22	3RD SUBMITTAL

Verbatim

VALVOLINE INSTANT OIL CHANGE
4249 ROSWELL RD
MARIETTA, GA 30062

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1334
02/14/22

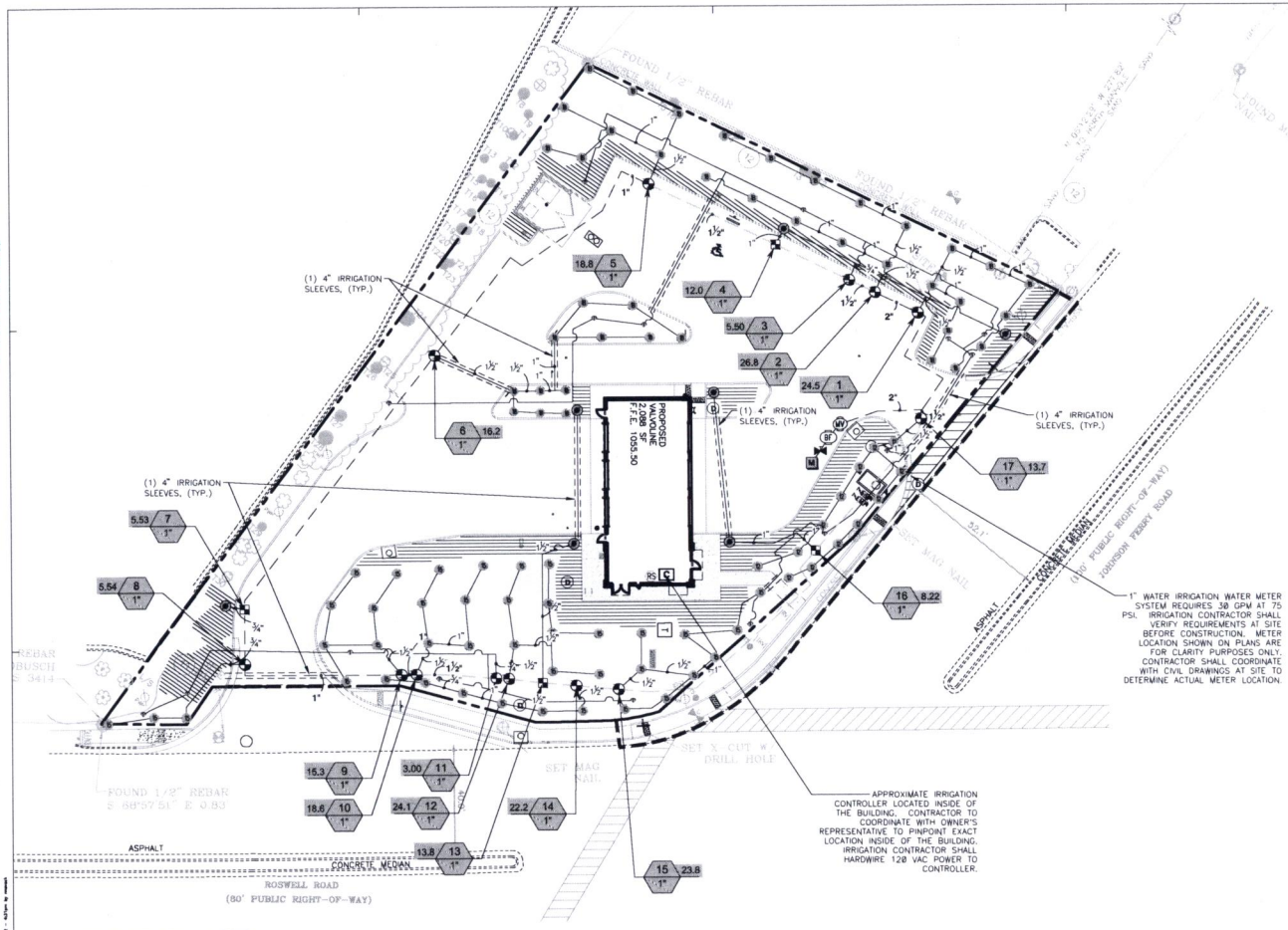
PROJECT NUMBER
20200946.0
PROFESSIONAL IN CHARGE
ALEX MADDOX
PROJECT MANAGER
RYAN SCOTT
QUALITY CONTROL
RYAN SCOTT
DRAWN BY
NICOLE NOVACK

Drawing Title:
LANDSCAPE DETAILS

SPR-2021-00615

Drawing No.
L-1.2

Petition No. 08-11
Meeting Date 4-19-22
Continued



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
4V 6V 15V	RAIN BIRD 1806 ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	34	30
8HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	RAIN BIRD 1806 HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET.	59	30
1401 1402 1404 1408	RAIN BIRD 1804-1400 FLOOD 1401 FLOOD BUBBLER 4.0" POPUP	17	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZPCA-100-PRF MEDIUM FLOW, 3-15GPM, WITH 1" PGA VALVE AND 1" PRESSURE REGULATING RBY FILTER AND 40PSI PRESSURE REGULATOR. IT IS 2 WIRE COMPATIBLE RESIDENTIAL CONTROL ZONE KIT.	4
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	7
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-06-12 XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE, 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	3,958 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	13
	NIBCO T-580-S6-R-66-LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE	1
MV	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	WATTS U009 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPBLXME W/ (1) ESPLXMSM12 2Ø STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPBLXME 8-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
M	WATER METER 1"	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	2,479 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	746.8 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	264.5 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

THE INSTALLATION OF THE IRRIGATION SYSTEM OR HOSE BIBS (AS SPECIFIED ON THIS PLAN) WILL BE VERIFIED BY THE COUNTY ARBORIST PRIOR TO THE RELEASE OF THIS PROJECT FOR A CERTIFICATE OF OCCUPANCY.

IRRIGATION ROUTING SHOWN ON THIS PLAN IS FOR DEMONSTRATION PURPOSES ONLY. IRRIGATION CONTRACTOR SHOULD FIELD RUN THE IRRIGATION SYSTEM IN THE MANNER OF AVOIDING ANY CONFLICT WITH PROPOSED/EXISTING DRAINAGE STRUCTURES AND UNDERGROUND UTILITIES.

ALL IRRIGATION EQUIPMENT IS TO BE RAINBIRD ONLY, NO SUBSTITUTIONS.

ALL ELECTRONIC LANDSCAPE IRRIGATION SYSTEMS INSTALLED AFTER JANUARY 1, 2005 MUST BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF SWITCH IN ACCORDANCE WITH GEORGIA HB 1277.

THE IRRIGATION INSTALLER IS RESPONSIBLE FOR PROVIDING AND INSTALLING THE PLUMBING FOR THE IRRIGATION SYSTEM FROM THE EXTERIOR TO THE BACKFLOW PREVENTER LOCATED INSIDE THE BUILDING.

811 Know what's below. Call before you dig.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

GENERAL IRRIGATION NOTES:

1. THE CONTRACTOR SHALL PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM AS SHOWN ON THE PLANS. IRRIGATION HEADS SHALL PROVIDE 100% COVERAGE OF THE AREA TO BE IRRIGATED.
2. ALL QUESTIONS CONCERNING THE PLANS, DETAILS OR SPECIFICATIONS SHALL BE DIRECTED TO THE PROJECT LANDSCAPE ARCHITECT, (404) 601 4000.
3. THE SOURCE OF WATER FOR THE IRRIGATION SYSTEM SHALL BE: 1" POTABLE WATER METER, SEE CIVIL DRAWINGS.
4. THE CONTRACTOR SHALL FIELD VERIFY THE CAPABILITY OF THE WATER SOURCE TO DELIVER A MINIMUM PRESSURE (80 PSI) AND VOLUME (35 GPM) TO OPERATE THE IRRIGATION SYSTEMS AS DESIGNED. IN THE EVENT OF DISCREPANCIES CONTACT THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL NECESSARY PERMITS (INCLUDING RIGHT OF WAY USE PERMIT) ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR FOR WORK SHOWN ON THE PLANS.
6. ALL COMPONENTS OF THE PROPOSED IRRIGATION SYSTEM SHALL MEET THE FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES CONCERNING IRRIGATION CONSTRUCTION.
7. IN AN EFFORT TO CREATE GRAPHIC CLARITY, IRRIGATION MAINLINE, LATERAL LINE, VALVES AND OTHER COMPONENTS OF THE IRRIGATION SYSTEM MAY BE SHOWN IN PAVED AREAS OR INSIDE BUILDINGS ON THE PLANS. THESE COMPONENTS ARE TO BE INSTALLED IN APPROPRIATE LANDSCAPE AREAS TO CARRY OUT THE INTENT OF THE PLANS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND PROTECTION OF ALL UNDERGROUND AND OVERHEAD UTILITIES.
9. THE CONTRACTOR SHALL REVIEW THE LANDSCAPE PLANS PRIOR TO INSTALLING THE IRRIGATION SYSTEM. COORDINATE INSTALLATION LOCATIONS OF PIPES, VALVES AND OTHER EQUIPMENT WITH THE INSTALLATION LOCATIONS OF TREES AND SHRUBS.
10. AS-BUILT DRAWINGS ARE TO BE PROVIDED BY THE CONTRACTOR. DRAWINGS SHALL BE ON OWNER FURNISHED BASE PLANS IN HARD COPY OR ELECTRONIC VERSIONS. CONTRACTOR SHALL NOTE ALL DEVIATIONS FROM THE IRRIGATION PLANS.
11. MAINLINE IS TO BE INSTALLED WITH A MINIMUM OF 18" DEPTH OF COVER, AND LATERAL LINES ARE TO BE INSTALLED WITH A MINIMUM OF 12" DEPTH OF COVER.
12. SLEEVING IS TO BE PROVIDED BY THE CONTRACTOR (UNLESS OTHERWISE SPECIFICALLY STATED IN THE SPECIFICATIONS OR BID DOCUMENTS).
13. THE CONTRACTOR SHALL PROVIDE OPERATING MAINTENANCE INSTRUCTIONS AND OPERATION MANUALS TO THE OWNER PRIOR TO ACCEPTANCE OF THE PROJECT.
14. OWNER SHALL PROVIDE 110 VOLT POWER TO THE CONTROLLER LOCATION. ELECTRICAL CONNECTION FROM POWER SOURCE TO CONTROL CLOCK IS TO BE PROVIDED BY THE CONTRACTOR (UNLESS OTHERWISE SPECIFICALLY STATED IN THE SPECIFICATIONS OR BID DOCUMENTS). CONTRACTOR SHALL COORDINATE INSTALLATION LOCATION OF CONTROL CLOCK WITH OWNER OR OWNER'S REPRESENTATIVE.
15. CONTRACTOR SHALL INSTALL AN INLINE 120VAC-15A LIGHTNING SURGE PROTECTOR BETWEEN THE POWER SOURCE AND THE CONTROLLER. GROUND EACH CONTROLLER TO A 5/8" X 8' COPPER CLAD GROUND ROD WITH AWG #6 BARE SOLID COPPER WIRE. A PROPER GROUND SHALL HAVE 10 OHMS OR LESS RESISTANCE TO EARTH. USE OF MULTIPLE GROUND RODS MAY BE NECESSARY TO ACHIEVE THE DESIRED RESISTANCE READING.
16. CONTRACTOR SHALL LABEL LOCATION AND HEAD TYPE FOR EACH ZONE IN THE IRRIGATION SYSTEM ON THE INSIDE OF THE CONTROLLER DOOR. SUGGESTED ZONE RUN TIME SHALL BE INDICATED. ALL ZONE VALVES SHALL HAVE PERMANENT (PLASTIC OR METAL) TAGS ATTACHED TO THE VALVE CORRESPONDING TO THE NUMBER OF THE ZONE ON THE CONTROLLER.
17. CONTROL CLOCKS SHALL BE PROGRAMMED TO INCLUDE A WATERING SCHEDULE THAT PROVIDES 1" OF WATER PER WEEK DURING THE MONTHS APRIL TO NOVEMBER AND PROVIDES 1" OF WATER EVERY TWO WEEKS DURING THE MONTHS DECEMBER TO MARCH. THE ZONE RUN TIME SHALL BE SEQUENCED FOR THE LOCAL WATERING RESTRICTIONS AS PROGRAM 'A'. PROGRAM 'B' SHALL BE SET AS THE WATER ESTABLISHMENT PERIOD WATERING SCHEDULE IN COOPERATION WITH THE LANDSCAPE CONTRACTOR.
18. THE RAIN SHUT-OFF DEVICE SHALL BE INSTALLED TO MEET LOCAL CODES. CONTRACTOR SHALL LOCATE DEVICE SO THAT OBSTRUCTIONS DO NOT ALTER THE ACCURATE MONITORING OF RAINFALL AT THE PROJECT SITE. ALL WIRING TO THE DEVICE SHALL BE ENCLOSED IN 1/2" PVC ELECTRICAL CONDUIT.
19. 12" POP-UP SPRAY (OR ROTOR) HEADS SHALL BE INSTALLED IN ALL GROUNDCOVER BEDS AND MASSES OF SHRUBS NOT EXCEEDING 22 INCHES HEIGHT.
20. 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN ALL TURF AREAS. ROTOR HEADS IN TURF AREAS TO BE 6" POP-UPS.
21. THE CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE OPTIMUM COVERAGE AND MINIMIZE OVERTHROW ONTO PAVED SURFACES. ADJUSTABLE NOZZLES SHALL BE USED IN AREAS WHERE FIXED SPRAY PATTERNS WILL RESULT IN OVERTHROW ONTO PAVED SURFACES. ADJUST PRESSURE REGULATING VALVES TO PREVENT MISTING FROM HEADS.
22. VALVE BOXES SHALL BE SIZED TO ACCOMMODATE INSTALLATION AND MAINTENANCE OF ZONE VALVE(S). THE VALVE BOX SHALL HAVE A 2" DEEP LAYER OF 1/2" DIAMETER GRAVEL AS A SUMP INSTALLED 2" BELOW THE BOTTOM OF THE VALVE. VALVE BOXES SHALL BE INSTALLED SO THAT THE TOP OF THE BOX IS NO MORE THAN 1.5 INCH ABOVE FINISH GRADE AND SET PARALLEL TO THE SURROUNDING GRADE.
23. ALL 24 VOLT CONTROL WIRING SHALL BE UL LISTED, SINGLE STRAND, TYPE UF 600 VOLT CONTROL CABLE. COMMON WIRES TO BE WHITE,AWG #12 OR LARGER WIRE. HOT WIRES TO BE RED, AWG #14 OR LARGER WIRE. SPARE WIRES TO BE ANY COLOR WIRE EXCEPT GREEN, RED OR WHITE, AWG #14 OR LARGER WIRE.
24. ALL SPLICES TO THE 24 VOLT CONTROL WIRING SHALL BE MADE WITH KING TECHNOLOGY (KING 6) SILICONE FILLED SAFETY CONNECTORS.
25. SHRUB RISERS SHALL ONLY BE INSTALLED IN HEDGES OR MASS PLANTINGS ABUTTING VERTICAL WALLS OR OBJECTS AND NOT EXTEND MORE THAN 6" ABOVE THE HEIGHT OF THE SHRUBS. IN NO CASE SHALL RISERS BE INSTALLED DIRECTLY ADJACENT TO CURBS, SIDEWALKS OR OTHER VEHICULAR ACCESS WAYS. IF RISERS ARE TO BE USED IN HEDGES ABUTTING PARKING AREAS WITHOUT CONCRETE WHEEL STOPS, THEY MUST BE PLACED A MINIMUM OF 30 INCHES AWAY FROM THE EDGE OF PAVEMENT TO PROTECT THE RISER FROM DAMAGE BY VEHICULAR OVERHANG. ALL RISERS ARE TO BE PAINTED BLACK.
26. MAINLINE PIPING SHALL HAVE THRUST BLOCKS SIZED AND PLACED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS. THRUST BLOCKS SHALL BE INSTALLED AT ALL CHANGES IN DIRECTION, REDUCTION IN PIPE SIZE, AND END CAPS ON THE MAINLINE.

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Issued Record	Date
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1ST SUBMITTAL	12.17.21
2ND SUBMITTAL	2.10.22
3RD SUBMITTAL	2.10.22

VALVOLINE INSTANT OIL CHANGE
4249 ROSWELL RD
MARIETTA, GA 30062

GEORGIA REGISTERED No. 1234 LANDSCAPE ARCHITECT ALEX A. MADDOX 02/14/22

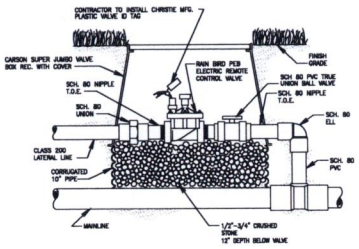
PROJECT NUMBER 20200946.0
PROFESSIONAL IN CHARGE ALEX MADDOX
PROJECT MANAGER RYAN SCOTT
QUALITY CONTROL RYAN SCOTT
DRAWN BY NICOLE NOVACK

Drawing Title:
IRRIGATION PLAN

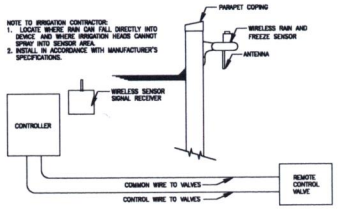
SPR-2021-00615

Drawing No.
IR-1.0

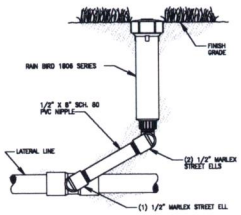
Petition No. 08-11
Meeting Date 4-19-22
Continued



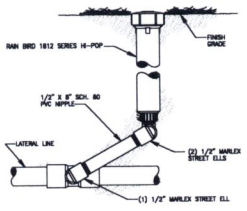
1 CONTROL VALVE
SCALE: NTS



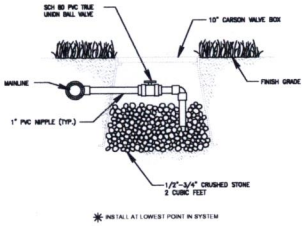
2 RAIN SENSOR
SCALE: NTS



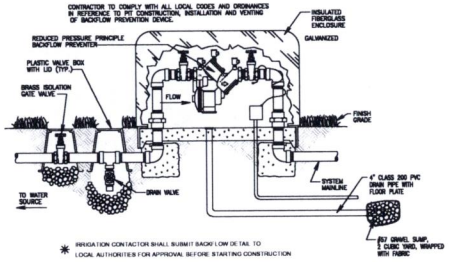
3 LAWN SPRAY
SCALE: NTS



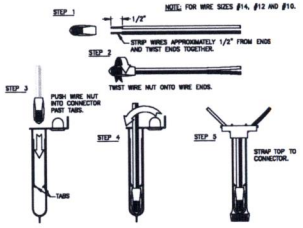
4 SHRUB SPRAY
SCALE: NTS



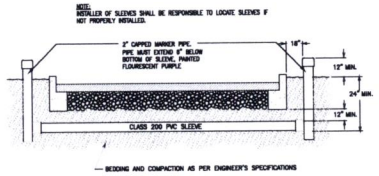
5 MANUAL DRAIN VALVE
SCALE: NTS



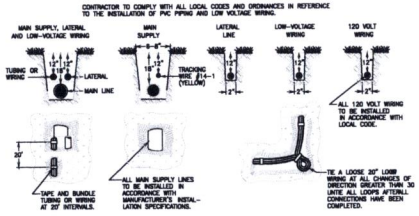
6 RPA BACKFLOW DEVICE
SCALE: NTS



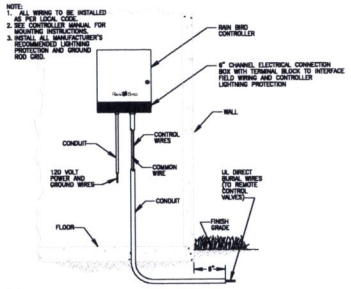
7 WIRE CONNECTION 3M-DPR/Y6
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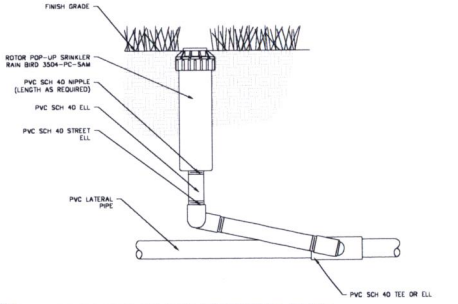
8 SLEEVING
SCALE: NTS



9 TRENCHING
SCALE: NTS



10 CONTROLLER
SCALE: NTS



11 TURF ROTOR W/ POP-UP SWING JOINT
SCALE: NTS

NOTE:
ALL IRRIGATION EQUIPMENT IS TO BE RAINBIRD, NO SUBSTITUTIONS

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VALVOLINE INSTANT OIL CHANGE
4249 ROSWELL RD
MARIETTA, GA 30062

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 1384 REED A. MADDOX 02/14/22

PROJECT NUMBER
20200946.0
PROFESSIONAL IN CHARGE
ALEX MADDOX
PROJECT MANAGER
RYAN SCOTT
QUALITY CONTROL
RYAN SCOTT
DRAWN BY
NICOLE NOVACK

Drawing Title
IRRIGATION DETAILS

SPR-2021-00615
Drawing No.
IR-1.1

Min. Bk. 95 Petition No. OB-11
Doc. Type Fire Dept comments and recommendations
Meeting Date 4-19-22

APRIL 19, 2022 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2

ITEM OB-11

PURPOSE

To consider a site plan amendment for Valvoline Instant Oil Change regarding rezoning application Z-20 of 1985 for property located on the northwest corner of Roswell Road and Johnson Ferry Road in Land Lot 899 of the 16th District (4249 Roswell Road).

BACKGROUND

The subject property was rezoned to General Commercial (GC) in 1985 for the purpose of an automobile service station with fuel sales, subject to the site plan submitted. The property was used as a service station with fuel sales and a carwash until it was demolished in 2021. The applicant would like to revise the approved site plan to place a Valvoline Instant Oil Change business on the property. The proposed building would be one-story in height with three service bays.

STAFF COMMENTS

Stormwater Management: No objections or comments.
Water and Sewer: No comments.
Cobb DOT: Comments not submitted by due date.
Fire Department: See attached.
Site Plan Review: No comments.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan and stipulation amendment.

ATTACHMENTS

Other Business Application and zoning stipulations.

Petition No. OB-11
Meeting Date 4-19-22
Continued

APPLICANT: Vavoline Instant Oil Change **PETITION NO.:** OB-11-2022

PRESENT ZONING: **PETITION FOR:**

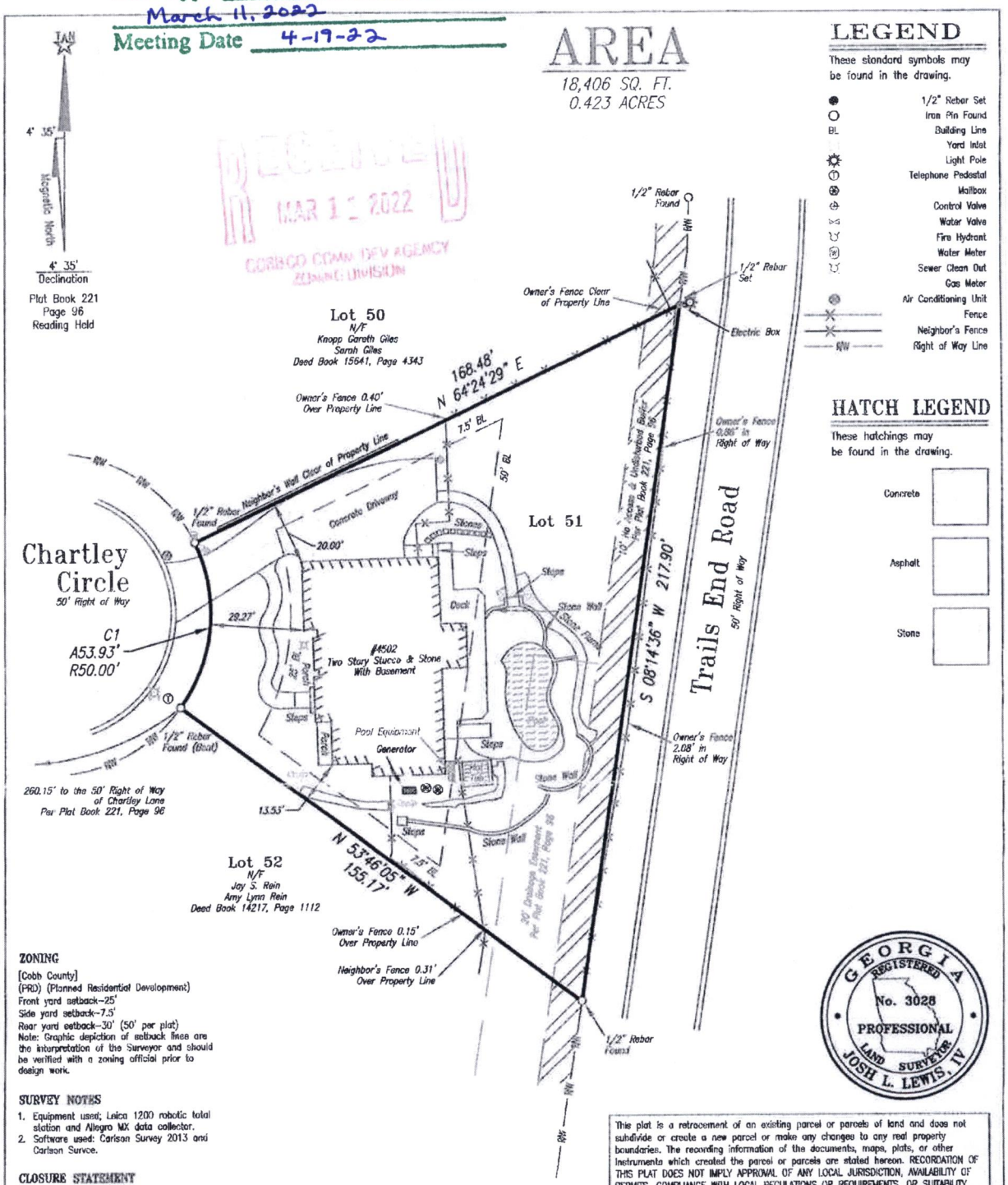
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Petition No. OB-11
Meeting Date 4-19-22
Continued

International Fire Code (IFC) Appendix D
(Adopted by the State of Georgia at the beginning of 2020. Partially noted below.)
SECTION D103
MINIMUM SPECIFICATIONS
D103.1 Access road width with a hydrant.
Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders (see Figure D103.1 in Appendix D).

Josh Davis
(770) 528-8161
josh.davis@cobbcounty.org

Min. Bk. 95 Petition No. OB-13
Doc. Type Site Plan received March 11, 2022
Meeting Date 4-19-22



GEORGIA REGISTERED No. 3028 PROFESSIONAL LAND SURVEYOR JOSH L. LEWIS, IV

ZONING
[Cobb County]
(PRD) (Planned Residential Development)
Front yard setback-25'
Side yard setback-7.5'
Rear yard setback-30' (50' per plat)
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES
1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
2. Software used: Carlson Survey 2013 and Carlson Survce.

CLOSURE STATEMENT
The field data used to compile this plat was gathered by radial survey measurements and has a positional tolerance of 0.1 feet.
This map or plat has been calculated for closure and is found to be accurate within one foot in 211,514 feet.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	53.93'	51.35'	N 04°58'32" E	61°47'53"

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: _____
Josh Lewis IV, Registered Land Survey Number 3028

155 CLIFTWOOD DRIVE – ATLANTA, GEORGIA 30328 – TELEPHONE: (404) 255-4671 – FAX: (404) 255-6607 – WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 203266
DRAWING NUMBER F38-223

SURVEY PLAT FOR: 4502 Chartley Circle, Roswell Georgia 30075

JASON BUNIN

DATE: 11/15/21 SCALE: 30'

LAND LOT: 102 1st DISTRICT 2nd SECTION Cobb COUNTY, GA
LOT: 51 BLOCK: UNIT: 2 PHASE:
SUBDIVISION: Edgewater Cove
PLAT BOOK 221 , PAGE 96 DRAFTER: BMS REVISION DATE:
DEED BOOK 15739 , PAGE 5166 PARTY CHIEF: DR FIELD DATE: 12/17/21 SHEET 1 OF 1

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 EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

Min. Bk. 95 Petition No. OB-13
Doc. Type Stormwater Management Division comments & recommendations
Meeting Date 4-19-22

APRIL 19, 2022 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2

ITEM OB-13-2022

To consider a stipulation amendment for Jason and Alison Bunin regarding rezoning application Z-11 of 1993 for property located at the east end of Chartley Circle, and on the west side of Trails End Road in Land Lot 102 of the 1st District (4502 Chartley Circle).

BACKGROUND

The subject property was zoned to Planned Residential Development (PRD) in 1993 for a residential subdivision. PRD zoned property is always rezoned subject to the site plan submitted. This particular lot had a zoning condition on the site plan that states "10' Undisturbed buffer or fence". At some point last fall, the applicant replaced fencing that was dilapidated backing up to Trails End Road. According to the applicant, the fencing was replaced in kind with 8' wooden privacy fencing, which is 2' higher than the code allows along a public road. Also, a small bit of the pool coping, and the retaining walls are in the 10' undisturbed buffer as shown on the site plan. The applicant has owned the property since May 2020, and it appears on GIS mapping that these conditions have been like this since approximately 2000 (the house was built in 1998). The 10' undisturbed buffer appears to have been supplemented with leyland cypresses that are now about 10' tall. If approved, all remaining zoning stipulations not in conflict should remain in effect.

STAFF COMMENTS

Cobb DOT: Comments not submitted by the due date.
Stormwater Management: The existing pool and accessory structures have been in-place for over twenty years. Just clear up legal issues we recommend the Owners enter into a Hold Harmless Agreement for items with the drainage easement.
Water & Sewer Comments: No additional comments.
Site Plan Review: No comments.
Fire Department: The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County. CCFMO has no objections to the OB case as presented.

RECOMMENDATION

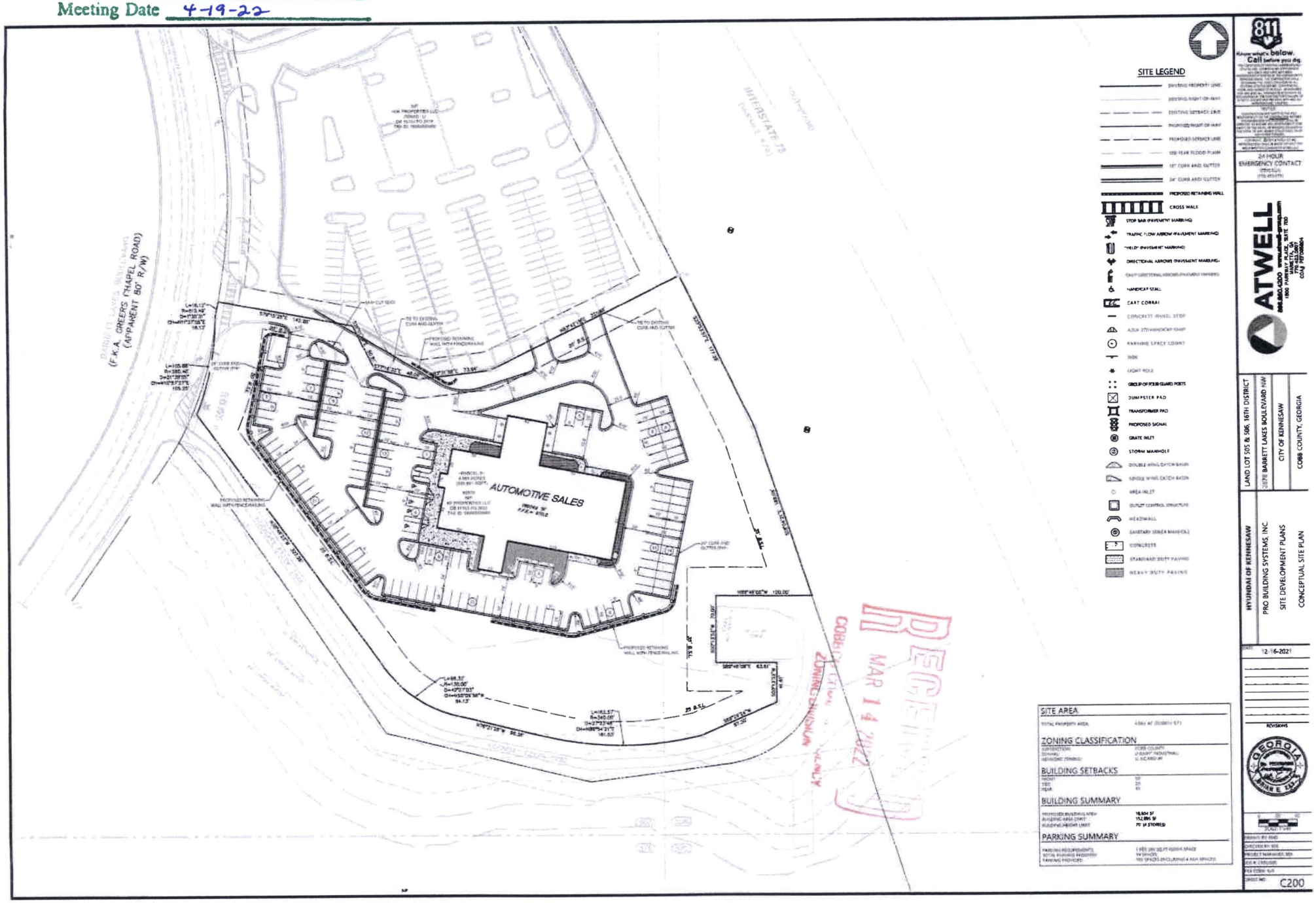
The Board of Commissioners conduct a Public Hearing and consider the stipulation amendment.

ATTACHMENT

Other Business application.

Min. Bk. 95 Petition No. OB-14
Doc. Type Site Plan

Meeting Date 4-19-22



Min. Bk. 95 Petition No. OB-14
Doc. Type Fire Dept. comments and recommendations
Meeting Date 4-19-22

APRIL 19, 2022 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 3

ITEM 14

PURPOSE

To consider a stipulation and site plan amendment for Steven T. Ellis/ Pro Building Systems, Inc. regarding rezoning application Z-65 of 2013 for property located on the east side of Barrett Lakes Boulevard, the west side of I-75, and on the south side of Big Shanty Road in Land Lots 505 and 506 of the 16th District (2878 Barrett Lakes Blvd).

BACKGROUND

The subject property was rezoned to the Light Industrial (LI) zoning district in 2013 for a car dealer. At the time of rezoning the applicant had the property divided into two parcels (A and B). The car dealership went on parcel A and parcel B was vacant. The Board of Commissioners placed a stipulation on parcel B that required that parcel to come back to the Board for site plan approval. The applicant would like to use parcel B for a new Genesis car dealership, which is the luxury division of Hyundai Motor Group. The proposed dealership building would be one-story in height with a glass and stucco exterior. If approved, all previous stipulations would remain in effect.

STAFF COMMENTS

Stormwater Management: No objection or comments.
Water & Sewer Comments: No additional comments.
Site Plan Review: No comments.
Cobb DOT: Comments not submitted by the due date.
Fire Department: See attached.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan.

ATTACHMENTS

Other Business application and stipulations.

Petition No. OB-14
Meeting Date 4-19-22
Continued

APPLICANT: Steven Ellis **PETITION NO.:** OB-14-

2022

PRESENT ZONING: **PETITION FOR:**

FIRE COMMENTS:

The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County

FIRE HYDRANTS:
Hydrant location within 500 feet of the most remote portion of the structure.* (Additional hydrant may need to be installed.)

Fire Flow Test from closest existing hydrant shall be provided meeting the minimum.* (Required Flow: 1,500 gpm @ 20 psi)

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE. New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This message is to serve as an early notification to owners and developers for budgeting purposes.

FIRE ENGINE ACCESS: The fire department must be able to access the long side of the building.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2012 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24

feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

International Fire Code (IFC) Appendix D
(Adopted by the State of Georgia at the beginning of 2020. Partially noted below.)
SECTION D103
MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant.
Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders (see Figure D103.1 in Appendix D).

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS
D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m2) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diag onal dimension of the lot or area to be served, measured in a straight line between accesses

Josh Davis
(770) 528-8161
josh.davis@cobbcounty.org

Min. Bk. 95 Petition No. OB-17
Doc. Type Revised Site Plan
Meeting Date 4-19-22

P:\2017\0608\SURVEY\SURVEY (CADD)\FINAL PLAT\17-0608-FPASB-PH2.dwg Dec 10, 2021 - 11:52am

FILED WITH COUNTY CLERK THIS 19th DAY
OF April 2022 BY JoAnn Birrell
RE Revised Site Plan for OB-17
Rob E Stone
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA

Plat Book 280 Page 867

SPR-2021-00436

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

GRAPHIC SCALE (IN FEET) 1 INCH = 100 FT

GRID NORTH GA WEST ZONE

FINAL PLAT

SHEET 6 OF 10

FINAL PLAT FOR: EDGEWOOD EAST
UNIT 2
(FKA EDDGEWOOD)
(FKA HILLTOP MANOR)
(FKA WIGLEY ROAD TRACT)

PARCELS 16-0026-0-003-0 & 16-0067-0-030-0
LL 26 & 47, 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

JOB NO 17-0608
DRAWN BY: JH
CHECKED BY: JCW
SURVEYED BY: TW

DATE	DESCRIPTION
12-09-2021	FINAL PLAT

COPYRIGHT 2021
MCFARLAND-DYER & ASSOCIATES, INC.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET AND AN ANGULAR ERROR OF 30" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.

A TRIMBLE ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD DATA WAS OBTAINED ON 07-31-2017 (AS-BUILT ON 06-28-2018).

MDA
McFARLAND-DYER & ASSOCIATES
4874 Silver Peak Parkway Suite 100
Suwanee, Georgia 30024
PHONE (770) 972-6550
FAX (770) 932-6652
WWW.GOMDA.NET

GEORGIA REGISTERED LAND SURVEYOR No. 3076 TIMOTHY J. WHITLEY 12-09-2021

Min. Bk. 95 Petition No. OB-17
Doc. Type Exhibit "B"

Meeting Date 4-19-22

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Stipulation Amendment)

OB Application No.:	**OB-17 (2022)**
Zoning Application No.:	**Z-56 (2017)**
Original Hearing Date:	**September 21, 2017**
Date of Zoning Decision:	**August 21, 2018**
Date of OB Decisions:	**September 15, 2020**
	June 15, 2021
	October 19, 2021
Current OB Hearing Date:	**April 19, 2022**

RECEIVED
MAR 15 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant/Titleholder: **Toll Southeast LP Company, Inc.**

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

The property which is the subject of this Application for "Other Business" is Units I and II, Edgewood East Subdivision, being approximately 56.22 acres, located at the terminus of Wigley Road, Land Lots 26, 27, and 47, 16th District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). The Subject Property was rezoned by the Cobb County Board of Commissioners to the R-30/OSC zoning classification on August 21, 2018. Subsequently, on September 15, 2020 and October 19, 2021, the Board of Commissioners approved "Other Business" Applications which sought approvals of Site Plans and amendments to certain stipulations for development of the single-family residential subdivision.

The Applicant and Owner in this Application for "Other Business," Toll Southeast LP Company, Inc. (hereinafter collectively "Applicant"), is now constructing single-family homes on the Subject Property. Applicant seeks an amendment to the stipulation requiring a minimum of twenty (20) feet between homes (*see* stipulation no. 7, letter of agreeable stipulations and conditions dated August 20, 2018). Applicant proposes the following amended stipulation:

> The minimum distance between homes shall be 17.5 feet only for lots where a carriage style third garage design is constructed.

To approve the requested stipulation amendment would allow Applicant to vary the style of homes offered, thus having a more appealing and pleasing streetscape appearance. The previously approved architectural style and square footage requirements for the homes will remain unchanged.

Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the official minutes, and any attachments thereto, of the Board of Commissioners Zoning Hearings held on August 21, 2018; September 15, 2020; and October 19, 2021; as well as any amendments by District Commissioner approval, which are not otherwise in conflict herein, are unaltered or unchanged by this request for Stipulation Amendment.

The amendments proposed and presented herein in no way adversely impact or affect the quality or integrity of the overall development initially approved by the Cobb County Board of Commissioners. If the requested amendment to the stipulation is approved, as submitted, it shall become an additional part of the final rezoning and shall be binding upon the development of the Subject Property.

Min. Bk. 95 Petition No. OB-17
Doc. Type Fire Dept. comments and recommendations
Meeting Date 4-19-22

APRIL 19, 2022 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 3

ITEM OB-17

PURPOSE

To consider a stipulation amendment for OHC Wigley, LLC regarding rezoning application Z-56 of 2017, for property located at the northern terminus of Wigley Road, north of Summitop Road in Land Lots 26, 27, 46 and 47 of the 16th District (Wigley Road).

BACKGROUND

The subject property was rezoned to R-30 OSC in 2018 for a 91-lot subdivision. One of the zoning stipulations required the developer to maintain 20-feet between houses. The developer would like to amend this stipulation to 17.5-feet between houses, but only for lots that utilize a carriage style third garage. If approved, all previous zoning conditions not in conflict would remain in effect.

STAFF COMMENTS

Stormwater Management: No objection or comments.
Cobb DOT: Comments not submitted by the due date.
Site Plan Review: No comments.
Water & Sewer Comments: No additional comments.
Fire Department: See attached.

RECOMMENDATION

The Board of Commissioners conduct a public hearing and consider the proposed stipulation amendment.

ATTACHMENTS

Other Business application and zoning minutes.

Petition No. OB-17
Meeting Date 4-19-22
Continued

APPLICANT: Toll Southeast LP Company **PETITION NO.:** OB-17-2022

PRESENT ZONING: **PETITION FOR:**

* * * *

Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Where driveways to two car garages exceed 50 feet in length, no additional guest parking is required.
- Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at .5 spaces per dwelling unit.
- Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1 space per dwelling unit.
- Where only single car garages are provided, additional parking shall be required at 2 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project.

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

Auto parts buildings may be required to be protected with a fire sprinkler system. Final determination to be made at building plan review. Be prepared to provide water supply.

International Fire Code (IFC) Appendix D
(Adopted by the State of Georgia at the beginning of 2020. Partially noted below.)
SECTION D103
MINIMUM SPECIFICATIONS
D103.1 Access road width with a hydrant.
Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders (see Figure D103.1 in Appendix D).

SECTION D107
ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS
D107.1 One- or two-family dwelling residential developments.
Developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.
Exceptions:

1. Where there are more than 120 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Josh Davis
(770) 528-8161
josh.davis@cobbcounty.org

Petition No. 08-17
Meeting Date 4-19-22
Continued

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Site Plan and Stipulation Amendment)

Min. Bk. 95 Petition No. OB-18
Doc. Type Exhibit "B"
Meeting Date 4-19-22

Application No.:	**Z-61 (2005)**	
Original Hearing Date:	**April 19, 2005**	
Date of Zoning Decision:	**September 20, 2005**	
Date of OB Decisions:	**September 18, 2007**	**(Z-61 (2005))**
	March 15, 2011	**(Z-61 (2005))**
	August 16, 2011	**(Z-61 (2005))**
	June 19, 2012	**(Z-61 (2005))**
	July 16, 2013	**(Z-61 (2005))**
	May 17, 2016	**(Z-61 (2005))**
Current Hearing Date:	**April 19, 2022**	

RECEIVED
MAR 15 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Applicant: **Walton Communities, LLC**
Property Owner: **TI Riverwood / Outparcels, LLC**

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

The property which is the subject of this Application for "Other Business" is approximately a 2.793 acre parcel located at the intersection of the northerly side of Cumberland Boulevard and the westerly side of Cobb Parkway and along the southerly side of Walton Riverwood Lane, Land Lots 977, 978, 1015, and 1016, 17th District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). The Subject Property was part of an approximately 7.84 acre, multi-parcel development known as "Riverwood Mixed-Use Project" (hereinafter "Riverwood") which was rezoned by the Cobb County Board of Commissioners to the Urban Condominium ("UC") and Community Retail Commercial ("CRC") zoning categories on September 20, 2005, in Z-61 (2005). Subsequent to the rezoning, there have been numerous approvals by the Board of Commissioners through "Other Business" Applications for various revised site plan and stipulation amendments related to the overall mixed-use project, which included the Subject Property.

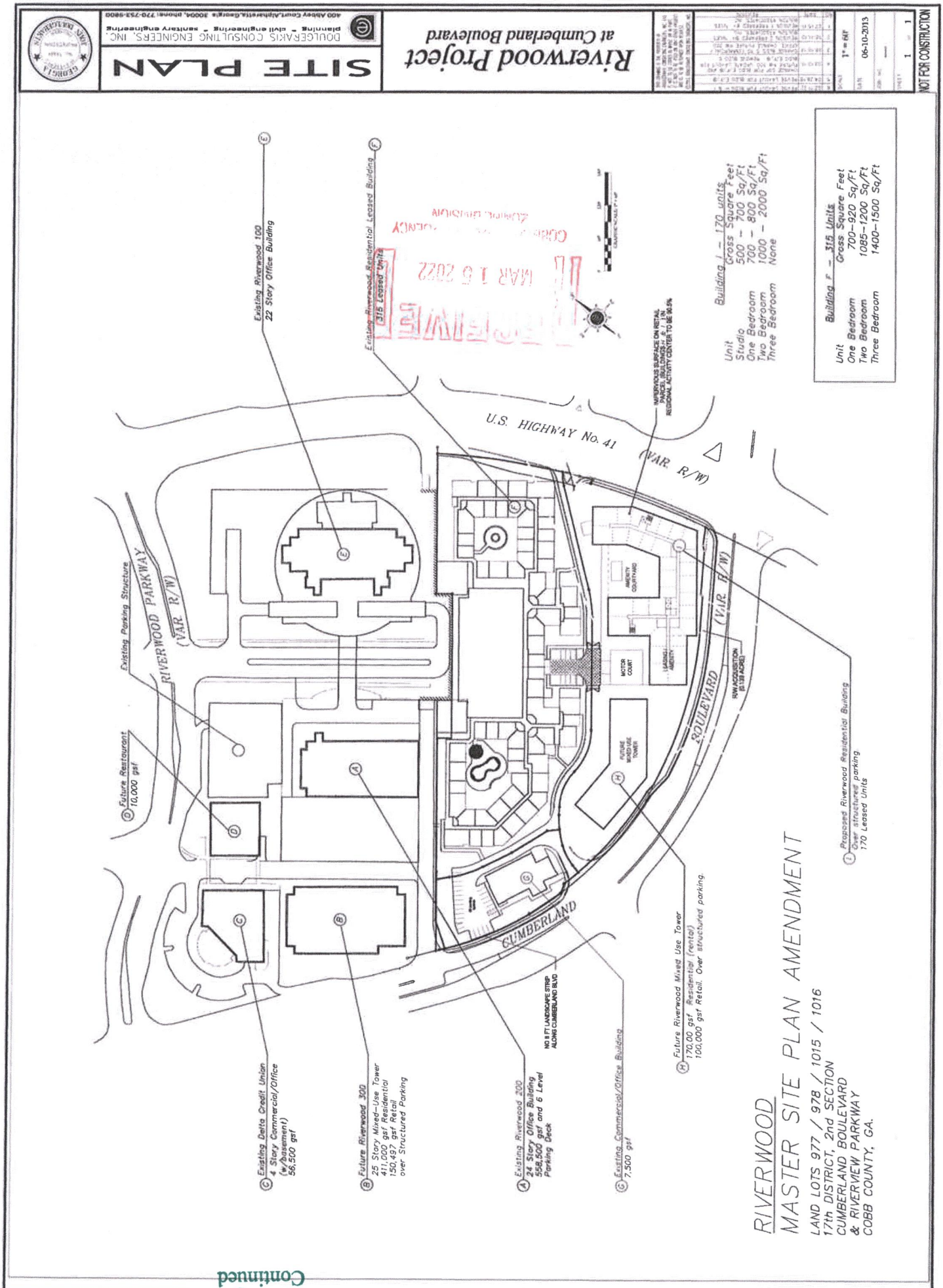
Walton Communities, LLC, as Applicant in this Application for "Other Business" (hereinafter "Applicant"), proposes amendments to the Subject Property, and presents this request for Site Plan and Stipulation Amendment which, if approved as submitted herein, shall be an amendment to the overall Master Site Plan Amendment as to Z-61 (2005) approved by the Board of Commissioners on July 16, 2013, as well as any applicable stipulations specific to the amendment of the Master Site Plan, and shall become part of the approved rezoning as to the Subject Property. The following are the amendments requested:

(1) Applicant submits herewith the Riverwood Master Site Plan Amendment dated June 10, 2013, last revised February 11, 2022, prepared for Applicant by Doulgerakis Consulting Engineers, Inc. which depicts the revisions for development of the Subject Property. This Master Site Plan Amendment, if approved, as presented herein, shall become the revised Master Site Plan for the Riverwood Mixed-Use Project. Attached to this Exhibit "B" is the proposed, revised Riverwood Master Site Plan Amendment noted as Exhibit "1.".

(2) All prior stipulations applicable to the Subject Property (denoted as Parcels "H" and "I" on the Riverwood Master Site Plan Amendment) only concerning use, square footage, access, landscaping, and the like, are deleted in their entirety and shall be replaced by stipulations applicable to the future mixed-use tower and residential building proposed in this Application for "Other Business." The stipulations shall be specifically set forth in a letter of agreeable stipulations and conditions to be submitted prior to the hearing before the Board of Commissioners.

Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the official minutes, and any attachments thereto, as to Z-61 (2005) for the rezoning and development of the overall Riverwood project; as well as, any approvals or amendments by the Board of Commission through "Other Business" Applications or by the District Commissioner, which are not related to the Subject Property and are not otherwise in conflict herein, are unaltered or unchanged by this request for Site Plan and Stipulation Amendment.

The amendments proposed and presented herein in no way adversely impact or affect the quality or integrity of the overall Riverwood Project initially approved by the Cobb County Board of Commissioners. If the requested approval of the Riverwood Master Site Plan Amendment, and the stipulations to be proposed related to the Subject Property, are approved, as submitted, they shall become an additional part of the final overall rezoning of the Riverwood Project (Z-61 (2005)) and shall be binding upon the Subject Property.



Petition No. 08-18
Meeting Date 4-19-22
Continued

EXHIBIT "1"

APRIL 19, 2022 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2

Min. Bk. 95 Petition No. OB-18
Doc. Type Fire Dept. comments and recommendations
Meeting Date 4-19-22

ITEM # 18

PURPOSE

To consider amending the zoning stipulations and site plan relating to Z-61 of 2005, for property located on the northerly side of Cumberland Boulevard, between Riverwood Parkway and Cobb Parkway in Land Lots 977, 978, 1015 and 1016 of the 17th District.

BACKGROUND

The subject property was zoned as part of a mixed-use, high-rise development in 2005 for almost two-million gross square feet (1,949,500). Subsequently, the development plan has been amended six times through the Other Business process based on changing market conditions in the past fifteen years. This Other Business proposal involves the vacant property at the northwestern corner of Cumberland Boulevard and Cobb Parkway which has been previously proposed to be a high intensity mixture of retail, office, and residential units; this property was also once was proposed to be a very large church. The applicant would like to amend the zoning stipulations and site plan to allow building H to be a mixed-use tower with 100,000 gross square feet of retail with residential units above. Also, the applicant would like to revise building I to include 170 leased residential units over a parking deck. There would be a mixture of studio, one bedroom and two-bedroom units. The proposed buildings would have complimentary architecture to the existing buildings. If approved, all other zoning stipulations would remain in effect.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed stipulation amendment and site plan amendment.

DEPARTMENT COMMENTS

Water & Sewer Comments: No additional comments.
Stormwater Management: No objection or comments.
Site Plan Review: No comments.
Cobb DOT: Comments not submitted by the due date.
Fire Department: See attached.

(Continued on the next page)

Petition No. OB-18
Meeting Date 4-19-22
Continued

APPLICANT: Walton Communities **PETITION NO.:** OB-18-2022
PRESENT ZONING: _____ **PETITION FOR:** _____

FIRE COMMENTS:

The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County

FIRE HYDRANTS:
Hydrant location within 500 feet of the most remote portion of the structure.* (Additional hydrant may need to be installed.)

Fire Flow Test from closest existing hydrant shall be provided meeting the minimum.* (Required Flow: 1,500 gpm @ 20 psi)

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE. New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This message is to serve as an early notification to owners and developers for budgeting purposes.

FIRE ENGINE ACCESS: The fire department must be able to access the long side of the building.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2012 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

Petition No. 08-18
Meeting Date 4-19-22
Continued

International Fire Code (IFC) Appendix D
(Adopted by the State of Georgia at the beginning of 2020. Partially noted below.)
SECTION D103
MINIMUM SPECIFICATIONS
D103.1 Access road width with a hydrant.
Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders (see Figure D103.1 in Appendix D).

SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS
D106.1 Projects having more than 100 dwelling units.
Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancis, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2
D106.2 Projects having more than 200 dwelling units.
Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS
D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m2) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diag1onal dimension of the lot or area to be served, measured in a straight line between accesses

Josh Davis
(770) 528-8161
josh.davis@cobbcounty.org

Min. Bk. 95 Petition No. OB-19
Doc. Type Email correspondence from Amy Diaz
Meeting Date 4-19-22

Stone, Robin

From: Diaz, Amy
Sent: Wednesday, April 13, 2022 9:17 AM
To: Cupid, Lisa; Richardson, Jerica; Korucu, Aliye; Sheffield, Monique; Watts, Deedra; Birrell, JoAnn; Jorgensen, Kimberly; Gambrill, Keli; Williams, Ryan; Pederson, John; Kaiser, Nikeya; Diaz, Amy; Johnson, Brian
Cc: Raessler, Andrew; Stone, Robin; Francis, Michael
Subject: April Other Business DOT Comments
Attachments: OB-17-2022_DOT.pdf; OB-16-2022_DOT.pdf; OB-14-2022_DOT.pdf; OB-13-2022 _DOT.pdf; OB-12-2022_DOT.pdf; OB-11-2022_DOT.pdf; OB-10-2022_DOT.pdf; OB-9-2022_DOT.pdf; OB-15-2022_DOT.pdf; OB-19-2022_DOT.pdf; OB-18-2022_DOT.pdf

Commissioners,

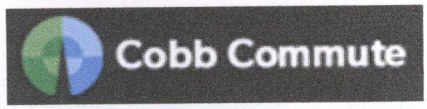
Attached are the DOT comments for the April 2022 cases to be included in your comments. Reach out to me if you need any additional information for any of these cases and I'll be glad to discuss.

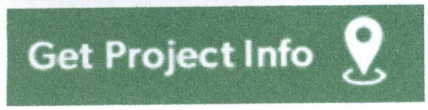
Thanks,

Amy Diaz, PE, PTOE
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OB-19-2022 **DEPARTMENT COMMENTS - DOT**

Recommendations

1. Recommend retaining DOT recommendations from Z-8-2021, which include the following:

    a. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Lost Mountain Road, a minimum of 50' from the roadway centerline.

    b. Recommend applicant coordinate with Cobb County DOT prior to development plan review to ensure compatibility with the proposed intersection project (X2305) at Dallas Highway and Lost Mountain Road.

    c. As necessitated by this development, recommend Lost Mountain Road access include deceleration lane. This deceleration lane is shown on the site plan received December 3, 2020. Recommend final location and design be determined during plan review, subject to Cobb County DOT approval.

    d. Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway.

    e. Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed trail project – Dallas Highway Pedestrian Improvements. Recommend applicant pay fee in lieu of constructing the section of 10' multi-use trail and 3' grass strip along the frontage on Dallas Highway.

    f. Recommend a 10' no access easement along the Dallas Highway frontage.

    g. Recommend all streets, lighting, and utilities be constructed to the Cobb County Standard Specifications, which includes prohibition of perpendicular parking within the right-of-way.

    h. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

2. Recommend modifying DOT Recommendation 4 and Recommendation 5 from Z-8-2021, as follows:

    a. As necessitated by this development, recommend Lost Mountain Road access include left turn lane. Because of the current schedule for the DOT project on Lost

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OB-19-2022 **DEPARTMENT COMMENTS - DOT**

(continued)

Mountain Road, recommendation is simplified to recommending the applicant construct the left turn lane as part of their development. Recommend final location and design of left turn lane be determined during plan review, subject to Cobb County DOT approval.

b. Recommend curb, gutter and sidewalk along the McConnell Road frontage. Fee in lieu is also acceptable for this recommendation.