Application for "Other Business"
Cobb County, Georgia

OB-70

(Cobb County Zoning Division – 770-528-2035) **BOC Hearing Date Requested:** 11-19-2024

Applicant: Nate Dunnington **Phone #:** 937-578-3581
(applicant's name printed)

Address: 5555 E Van Buren St., Suite 215,Phoenix, AZ 85008 **E-Mail:** ndunnington@saladandgo.com

Harrison Aiken (Agent) **Address:** 1200 Peachtree St, Suite 800, Atlanta, GA 30309
(representative's name, printed)

Phone #: 404-998-8669 **E-Mail:** harrison.aiken@kimley-horn.com
(representative's signature)

Signed, sealed and delivered in presence of:

CHARMAINE HAYES
MY COMMISSION EXPIRES
NOTARY PUBLIC
DECEMBER 18, 2027
NEWTON COUNTY, GEORGIA

My commission expires: 12.18.2027
Notary Public

Titleholder(s) : Brookwood Square LLC **Phone #:** 954-346-9494
(property owner's name printed)

Address: 2028 Harrison St. #202 **E-Mail:** marc@jblmgmt.com

(Property owner's signature)

JESSICA GONZALEZ
MY COMMISSION # HH 565366
EXPIRES: June 25, 2028

Signed, sealed and delivered in presence of:

My commission expires: 06/25/2028
Notary Public

Commission District: 4 **Zoning Case:** GC General Commercial

Size of property in acres: 0.57 **Original Date of Hearing:**

Location: 3999 Austell Rd, Austell Rd / East-West Connector, APN: 19092100040
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 921 **District(s):** 19

State specifically the need or reason(s) for Other Business:
Reduce side setback from 25' to 10' and to modify existing site plan to allow for the proposed development per Cobb County's zoning division comments.

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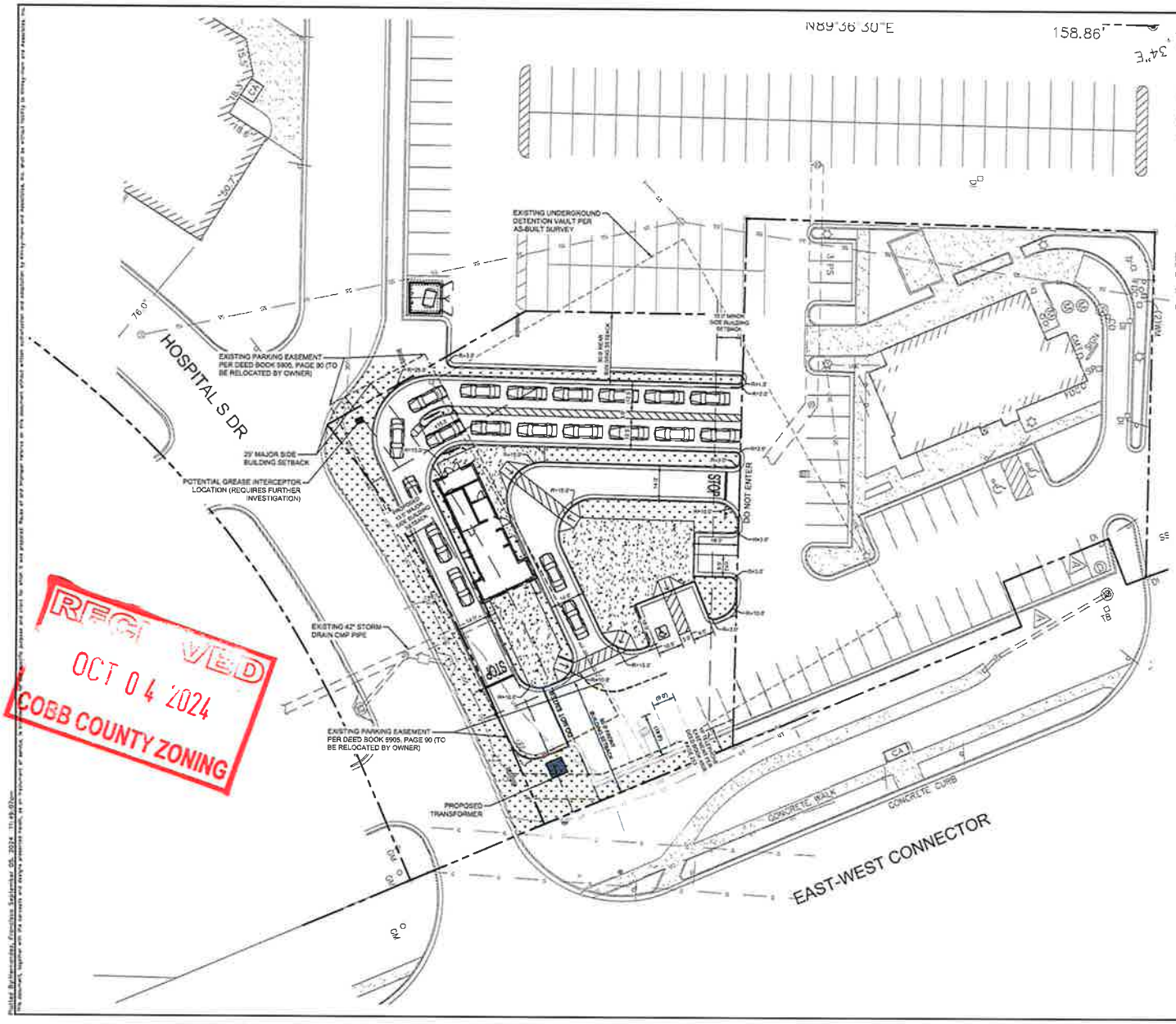
OCT 04 2024
COBB COUNTY ZONING

(List or attach additional information if needed)



RECEIVED
OCT 04 2024
COBB COUNTY ZONING

PRELIMINARY SITE PLAN:

1. THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE
2. THIS SITE PLAN IS BASED ON ARCHITECTURAL CAD PLANS/NEARMAP IMAGERY DATED (2023.12.19).
3. PARKING FIELDS AND RATIOS ARE PRELIMINARY.
4. ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE TENTATIVE AND SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE ARCHITECT, LANDLORD, OR ANY OF THE GOVERNMENTAL AGENCIES. KHA HAS DONE THE BEST WE CAN GIVEN THE PRELIMINARY NATURE OF THIS WORK. ONLY AFTER HAVING A THOROUGH ALTA AND TOPOGRAPHIC SURVEY AND GONE THROUGH THE REQUISITE REVIEW PROCESSES CAN MORE ASSURANCE BE GIVEN THESE PLANS AS RELATES TO MOVING FORWARD.
5. SITE ACCESS SHOWN IS PRELIMINARY, FURTHER INVESTIGATION IS REQUIRED.
6. ZONING CODE HAS NOT BEEN EVALUATED **FOR ALL SITE RESTRICTIONS.**

LEGEND

RIGHT-OF-WAY (R/W)
SETBACK LINE
EASEMENT LINE

PRELIMINARY FEASIBILITY NOT COMPLETE

PRELIMINARY ZONING INFORMATION			
APN/PIN	19092100040		
APPROXIMATE ACREAGE	±0.57 AC	±24,630 SF	
ZONING	CURRENT: GC GENERAL COMMERCIAL PROPOSED: GC GENERAL COMMERCIAL		
REQUIRED PARKING	1 SPACE/100 SF = 10PS		
FRONT SETBACK	BLDG: 40' OR 50' LAND: NONE KNOWN		
SIDE SETBACK	BLDG: 10' MINOR/ 25' MAJOR LAND: NONE KNOWN		
REAR SETBACK	BLDG: 30' LAND: NONE KNOWN		
PROVIDED PARKING	9 STANDARD SPACES 1 ACCESSIBLE SPACES	TOTAL 10	

REVISIONS		
Rev	DATE	BY

Kimley»Horn

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410 B STREET, SUITE 800
SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

FOR REVIEW ONLY

KHA PROJECT	
DATE	9/5/2024
SCALE	AS SHOWN
DRAWN BY	SRM
CHECKED BY	KMR

TEST FIT

AUSTELL, GA
AUSTELL RD/EAST-WEST CONNECTOR

SHEET NUMBER
TF-1

OB-70-2024-Proposed Site Plan

APPLICATION FOR REZONING
TO THE
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
AND THE
COBB COUNTY PLANNING COMMISSION
(type or print clearly)

Application No. 167

Hearing Date 8-18-87

Applicant The Oxford Group, Inc. (business name) Business Phone (404)952-7000 Home Phone N/A

Larry M. Kraxberger (representative's name, printed) Address 1000 Parkwood Circle, Ste 200, Atlanta, GA 30339

(representative's signature) Business Phone (404)952-7000 Home Phone (404)953-8700

Titleholder See attached Exhibit "A" Business Phone _____ Home Phone _____

Signature _____ Address _____
(attach additional signatures, if needed)

Zoning Request From Planned Shopping Center (present zoning) To General Commercial & General Commercial (proposed zoning)

For the Purpose of Shopping Center, Restaurants and Related Commercial Uses (subdivision, restaurant, warehouse, apts., etc.) Size of Tract 24.2002 acre(s)

Location Corner Austell Road, Mulkey Road, Brookwood Drive and proposed East/West Connector (street address, if applicable, nearest intersection, etc.)

Land Lot(s) 920 and 921 District 19th

Recommendation of Planning Commission 7/21/87 -Planning Commission continued public hearing for 30 days. Motion carried 4-0. 8/18/87 - Planning Commission recommended application be approved subject to the following: 1) signage to be ground based with no off-premise signs; 2) no portable signs; 3) subject to Cobb D.O.T. recommendations and review by Plan Review Committee; 4) architectural and landscaping plans to be reveiwed and approved by the Staff with cont.

Henley C. Hancock Jr. Chairman

Board of Commissioners' Decision 8/18/87 - Board of Commissioners approved application as stated above. Motion by Clay, seconded by Smith, carried 4-0-1, Paschal abstaining. 1-24-89 Regular Meetinf of Board of Commissioners - Approval of site plan for the Oxford Group for Austell Road Development: Motion: To approve the site plan as submitted, marked Exhibit A

Earl E. Smith Chairman

see second page

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

ate of Application _____ Date of Hearing August 18, 1987

pplicant's Name The Oxford Group, Inc.

ddress 1000 Parkwood Circle, Suite 200
Atlanta, GA 30339

ecommendation of Planning Commission (Cont'd from page 1):

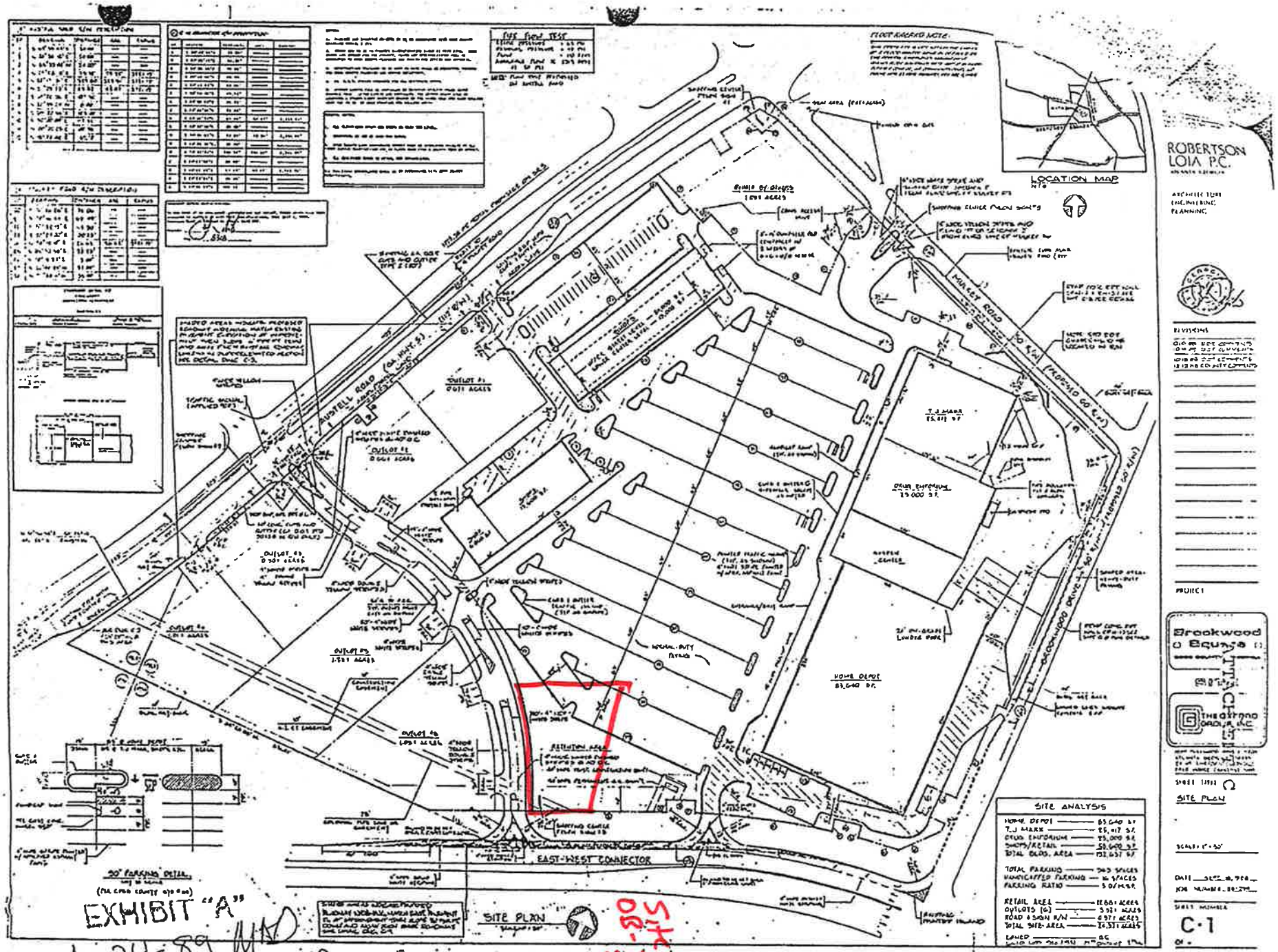
the Board of Commissioners having final approval of plan. Motion by McAfee, seconded by Jones, carried 5-0.

Henley A. Vaughn Jr. Chairman

nal Decision of Board of Commissioners (Cont'd from page 1):

on file in the Zoning Deparment, for the Oxford Group's Austell Road development, located at the southeast intersection of Austell Road and Mulkey Road, and the northwest intersection of the East-West Connector and Brookwood Drive subject to all other stipulations placed on the property at the time of rezoning to remain in force. (Subject property was rezoned on July 21, 1988, Application No. 167) VOTE: ADOPTED unanimously

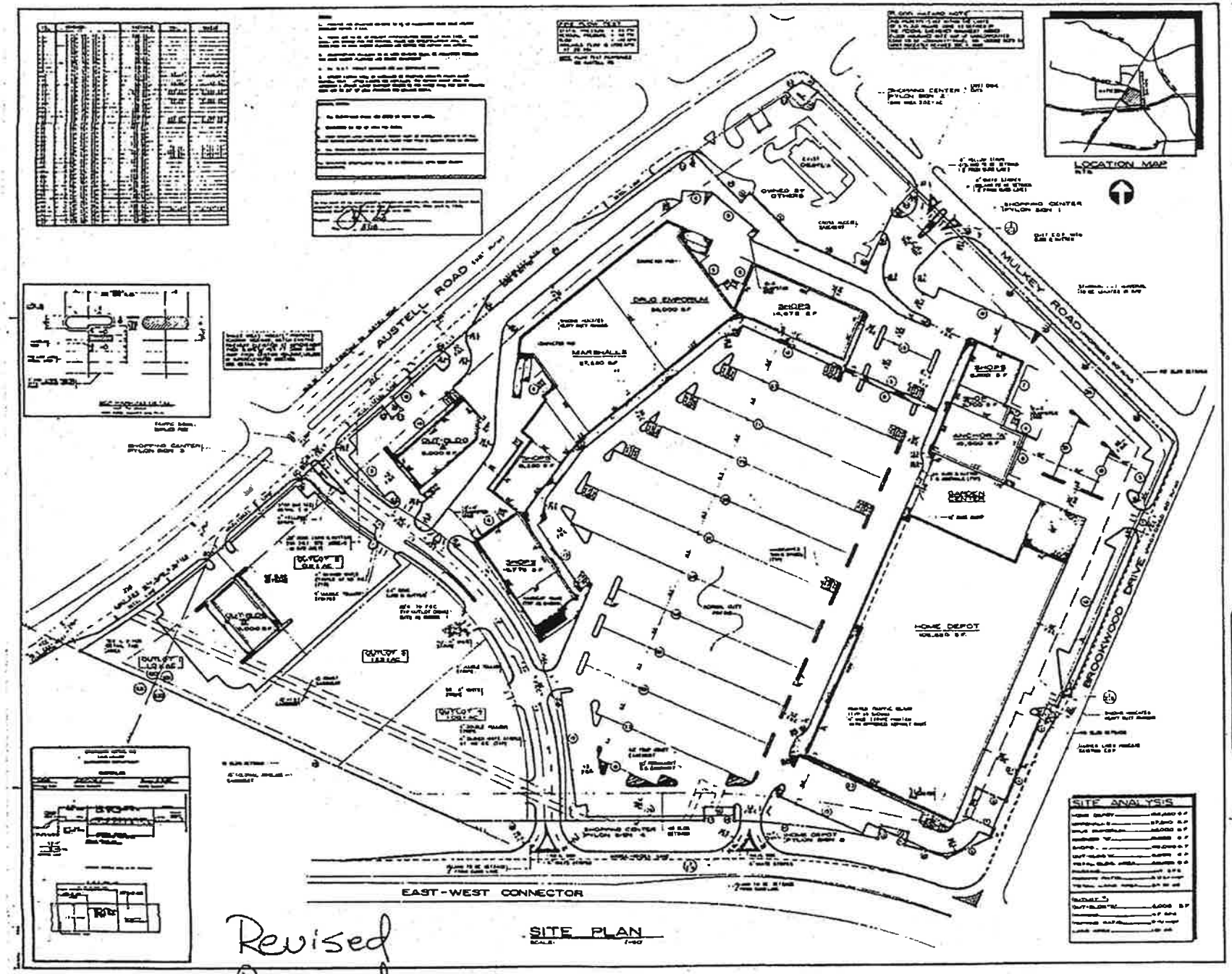
Earl E. Smith Chairman


ROBERTSON LOIA P.C.
LOCATION MAP
SITE PLAN
EAST-WEST CONNECTOR
HOME DEPOT
83,640 SF.
SITE ANALYSIS
HOME DEPOT — 83,640 SF
T.J. MAXX — 25,417 SF.
OFFICE EMPORIUM — 25,000 SF.
SHOPS/RETAIL — 58,600 SF
TOTAL BLDG. AREA — 192,657 SF
TOTAL PARKING — 963 SPACES
HANDICAPPED PARKING — 16 SPACES
PARKING RATIO — 5.0/1000
RETAIL AREA — 16.861 ACRES
OUTLOTS (6) — 3.921 ACRES
ROAD & SIGN R/W — 0.971 ACRES
TOTAL SITE AREA — 21.757 ACRES
Brookwood Square
SITE PLAN
C-1
EXHIBIT "A"
1-24-89 MD
Bd. of Comm. Approval
22-01-89
1-24-89

11. PLANNING AND ZONING DEPARTMENT - APPROVAL OF SITE PLAN FOR THE OXFORD GROUP FOR AUSTELL ROAD DEVELOPMENT:

MOTION: To approve the site plan as submitted, marked Exhibit A on file in the Zoning Department, for the Oxford Group's Austell Road development, located at the southeast intersection of Austell Road and Mulkey Road, and the northwest intersection of the East-West Connector and Brookwood Drive subject to all other stipulations placed on the property at the time of rezoning to remain in force. (Subject property was rezoned on July 21, 1988, Application No. 167)

VOTE: ADOPTED unanimously



Revised
Proposed

ROBERTSON
LOIA
ROOF
ATLANTA GEORGIA

ARCHITECTS & ENGINEERS

REVISIONS

PROJECT

BROOKWOOD SQUARE
COBB COUNTY, GA.

SITE

RETAIL PLANNING CORPORATION

SHEET TITLE

SITE PLAN

DRAWN BY
DATE
FILE NUMBER
SHEET NUMBER

C-1

RECEIVED
SEP 11 2012
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035) BOC Hearing Date Requested: 10/16/2012

Applicant: McDonald's Corporation Phone #: 770-698-7498
(applicant's name printed)
Address: One Glenlake Parkway, Atlanta 30328 E-Mail:

Teresa Curry Address: 260 Peachtree Street, Suite 900, Atlanta 30303
(representative's name, printed)
Teresa M Curry Phone #: 678-235-3624 E-Mail: teresa.curry@tylin.com
(representative's signature)

Signed, sealed and delivered in presence of:
Christine M. Martinez 9.11.12
Notary Public
My commission expires:
CHRISTINE M MARTINEZ
NOTARY PUBLIC, ROCKDALE COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 21, 2013

Titleholder(s): Vivian Valdivia Phone #: 770-698-7498
(property owner's name printed)
Address: One Glenlake Parkway, Atlanta 30328 E-Mail:
Vivian Valdivia 9-10-12
(Property owner's signature)

Signed, sealed and delivered in presence of:
Christine M Martinez 9.10.12
Notary Public
My commission expires:
CHRISTINE M MARTINEZ
NOTARY PUBLIC, ROCKDALE COUNTY, GEORGIA
MY COMMISSION EXPIRES MARCH 21, 2013

Commission District: 4 Zoning Case: 167

Date of Zoning Decision: 7-21-88 Original Date of Hearing: 8-18-87

Location: 4111 Austell Road, Austell, Ga.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 921 District(s): 19

State specifically the need or reason(s) for Other Business:
Request to amend site to reflect the proposed remodeled site & McDonald's restaurant
See attached site Plan.

(List or attach additional information if needed)

ORIGINAL DATE OF APPLICATION: 08-18-87

APPLICANTS NAME: THE OXFORD GROUP, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 10-16-12 ZONING HEARING:

OTHER BUSINESS ITEM #1 – TO CONSIDER SITE PLAN AMENDMENT FOR MCDONALD'S CORPORATION REGARDING REZONING APPLICATION #167 OF 1987 (THE OXFORD GROUP, INC.)

To consider site plan amendment for McDonald's Corporation regarding rezoning application #167 of 1987 (The Oxford Group, Inc.), for property located at the southeast intersection of Austell Road and Hospital South Drive in Land Lot 921 of the 19th District.

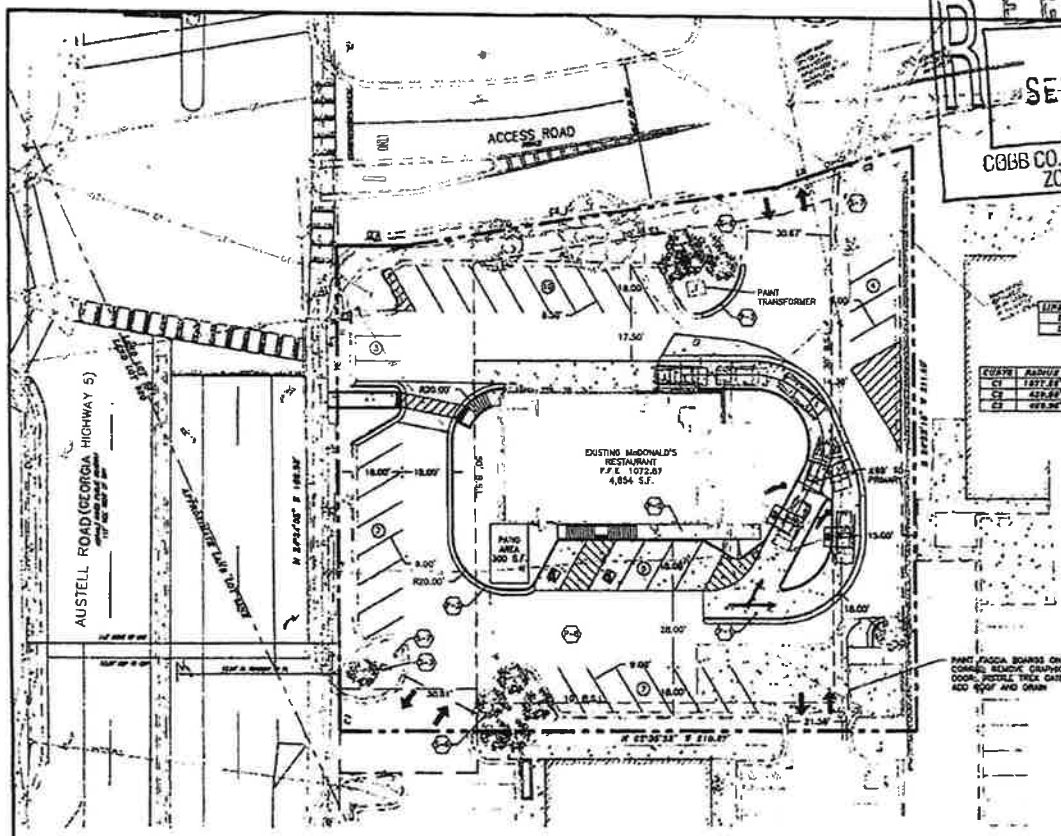
Mr. John Pederson, Zoning Division Manager, provided information regarding a site plan amendment in order to remodel. The public hearing was opened and there being no speakers, the hearing was closed. Following presentation and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Goreham, to **approve** Other Business Item No. 3 for site plan amendment pertaining to McDonald's Corporation regarding rezoning application #167 of 1987 (The Oxford Group, Inc.), for property located at the southeast intersection of Austell Road and Hospital South Drive in Land Lot 921 of the 19th District, **subject to:**

- **Site plan dated September 4, 2012 (attached and made a part of these minutes**
- **All previous stipulations and conditions, not otherwise in conflict, to remain in effect**

VOTE: **ADOPTED** 4-0

PROPOSED PLAN



RECEIVED
SEP 1 1 2012
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SITE DATA

STREET LOCATION: 4111 AUSTELL ROAD, AUSTELL, GA
CURRENT SITE AREA: 0.80 ACRES, 34,832 S.F.
CURRENT ZONING: GC - GENERAL COMMERCIAL
BUILDING TYPE: 90 STANDARD (4,854 S.F.) PATIO AREA 300 S.F.

ZONING REQUIREMENTS	REQUIRED	PROPOSED
LANDSCAPE REQUIREMENT	15 UNITS/AC	TBD
MIN PARKING SETBACKS	N/A	N/A
MAXIMUM BUILDING HEIGHT	4 STORIES	EXI.
BUILDING SETBACKS		
FRONT	50.00'	>50'
LEFT SIDE	10.00'	>10'
RIGHT SIDE	10.00'	>10'
REAR	30.00'	>30'
PARKING STALL SIZE	8.5'X18' (BOXED)	8' x 18'
DRIVE AISLE WIDTH		
ONE WAY (90° PARKING)	18'	18'
PARKING (SEE BELOW)		
RESTAURANT:		
1 SPACE/100 S.F.		34 REGULAR
+ 1 SPACE/100 S.F. PATIO	30 TOTAL	2 HC (VAN ACCESSIBLE)
		36 TOTAL

LINE TABLE

LINE No.	BEARING	LENGTH
L1	S 42°37'10" E	24.49'
L2	S 42°46'37" E	22.60'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1077.87'	8.01'	8.01'	N 89°06'23" E
C2	420.00'	108.20'	107.91'	S 76°37'01" E
C3	420.00'	26.22'	26.17'	S 81°21'31" E

GENERAL NOTES:

1. THE MAJOR ROAD SIGNS AND BASES AND ALL INSTALLATION IS PART OF THE SIGN CONTRACTOR'S PACKAGE. CONDUIT AND WIRE TO THE SIGNS INSTALLED BY GC AND COST PAID BY THE OPERATOR. THE CONCRETE BASE FOR THE SIGN IS INCLUDED AS PART OF THE SIGN COST AND PAID FOR BY THE OPERATOR.
2. DIRECTIONAL AND EXIT SIGNS, DRIVE-THRU MENU BOARDS AND FLAGPOLES, INCLUDING THE INSTALLATION, ARE PART OF THE SIGN CONTRACTOR'S PACKAGE. BASES AND WIRING TO THE SIGNS AND FLAGPOLE ARE INSTALLED BY GC AND COSTS PAID BY THE OPERATOR.
3. USE LIGHTING SUPPLIER NOTE: LIGHT FOR AMERICAN FLAG ILLUMINATION TO BE LOCATED ON BUILDING NEAR THE FLAG WHEN REQUIRED.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY OTHERS.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND ORIENTING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS, FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
11. PER GEN. CONTRACTOR SHALL CONFIRM WHICH TYPE OF FOUNDATION IS TO BE USED BY THE SIGN COMPANY PRIOR TO PLACING THE SIGN. SIGN SIGN PRIOR TO POURING ANY ADJACENT CURBS AND PAVEMENT.
12. SEE MENU BOARD DETAIL SHEETS (SD-1.0 & SD-1.2) FOR CONDUIT SIZES. VERIFY BOARD LOCATIONS AND ANGLES WITH PROJECT MANAGER.
13. SEE SITE DETAILS SD-1.1 FOR LOT STRIPING INFORMATION AND SPECIFICATIONS.
14. ALL CONCRETE WALKS TO BE 4" THICK AND BROOM FINISHED.
15. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
16. ANY WORK PERFORMED IN THE STATE R.O.W. SHALL BE PER DOT GUIDELINES AND STANDARD SPECIFICATIONS.
17. ALL EXPOSED CONCRETE CORNERS TO BE CHAMFERED AND/OR TO HAVE RADIUS.
18. ALL EXPOSED CONCRETE CURBS, SIDEWALK, SLABS, PAVEMENT AND FOUNDATIONS SHALL BE TREATED WITH AN ADMIXTURE CONCRETE TREATMENT AS MANUFACTURED BY ASURION, OR APPROVED EQUIVALENT.
19. THE COMPACTION REQUIREMENTS FOR ALL FILL MATERIALS PLACED ANYWHERE ON MCDONALD'S CORPORATION PROPERTY SHALL BE 100% OF THE STANDARD PROCTOR (ASTM D-698).
20. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY REMAINING SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
21. ALL JOINTS BETWEEN NEW PAVEMENT ADJOINING EXISTING PAVEMENT SHALL BE SAW CUT, TO INSURE A STRAIGHT CLEAN LINE, OR WILL BE CHARGED TO THE NEXT EXPANSION JOINT ON DOT R.O.W. WHERE FEASIBLE.
22. ALL CURB RADII 5' UNLESS NOTED OTHERWISE.
23. ALL CURB FACES AND PAVEMENT ELEVATIONS SHALL MATCH ADJOINING CURBING AND PAVEMENT EXACTLY.
24. STABILIZE AND GRASS ALL SLOPES TO PREVENT EROSION, AND SOD ON HYDRO-SEED SLOPES OVER 2:1 UNLESS OTHER WISE SPECIFIED. SEE GRADING PLAN
25. ALL DIMENSIONS ARE GIVEN TO THE FACE OF CURB.
26. CONTRACTOR TO USE TOPOGRAPHIC SURVEY IN CONJUNCTION WITH THIS SITE PLAN FOR LOCATION AND SIZES OF EXISTING FEATURES.
27. IF CONCRETE DRIP APRONS ARE USED IN PARKING STALLS AGAINST A RETAINING WALL, GC TO PROVIDE 2" EXPANSION JOINT BETWEEN DRIP APRON AND WALL.

KEY	DESCRIPTION	SPECIFICATION	QTY.
P-1	CONCRETE PAVING	6" THK. 4,000 PSI CONCRETE WITH FIBERMESH	= SF
P-2	PAVER SIDEWALK	COLOR, PATTERN & MFR. BY PROJECT MANAGER	= SF
P-3	CURB & GUTTER (18" PAN)	3,500 PSI CONCRETE WITH FIBERMESH	= SF
P-4	STANDARD CURB	6" x 18" 3,500 PSI CONCRETE WITH FIBERMESH	= LF
P-5	CONCRETE SIDEWALK	4" THK. 4,00 PSI CONCRETE WITH FIBERMESH	= LF
P-6	ASPHALT	EXISTING	= LF

PROPOSED CONCRETE CURB/GUTTER, PADS AND PAVING ON SITE

STRIPING LEGEND

- A-1 ADA ACCESSIBLE STALL WITH WHITE STRIPES, PER ADA REQUIREMENTS
- A-2 "VAN/CAR" ACCESSIBLE AISLE-4" WHITE STRIPES @ 45, 2' O.C.
- A-3 5' WIDE PEDESTRIAN ACCESS AISLE WITH WHITE 4" WHITE STRIPES @ 45, 2' O.C.
- A-4 4" WHITE PARKING STRIPE ON STRIPED AREA - 4" WHITE STRIPES @ 45, 2' O.C.
- A-5 6" YELLOW DRIVE-THRU STRIPE
- A-6 DOUBLE HEADED ARROW
- A-7 3-6" WHITE STOP BARS
- A-8 "DRIVE-THRU" W/ARROW PAVEMENT MARKING
- A-9 "THANK YOU" PAVEMENT MARKING PLACED 30' FROM ℄ OF CASH BOOTH WINDOW
- A-10 PARKING LOT ARROWS @ 40'-60' (52' IDEAL)
- A-11 INGRESS/EGRESS ARROWS

PROPOSED SIGNS

- S-1 FP-43 MENU BOARD; 1 NEW, 1 RELOCATED
- S-2 NEW SINGLE POLE CANOPY WITH LED
- S-3 EXISTING 14' MCDONALDS SIGN REPAIR DAMAGED BOXES & ADDITIONAL STATIC GRAPHIC REDESIGNING
- S-4 MUTCD SIGN R7-8 -HANDICAP PARKING
- S-5 MUTCD SIGN R7-8 & R7-8a - ADA VAN ACCESSIBLE HANDICAP PARKING
- S-6 EXISTING "WELCOME" SIGN - ADD NEW 24 HOUR SIGN PANELS
- S-7 EXISTING "THANK YOU" SIGN - ADD NEW 24 HOUR SIGN PANELS
- S-8 "ANY LANE ANY TIME" SIGN

CONCRETE PAVING SPECS.

3500 P.S.I. WITH FIBER MESH
-USE MIN. 517 LBS. OF CEMENT
-ADD FIBERMESH REINFORCEMENT TO CEMENT OR OTHER APPROVED COMPANIES. DOSAGE RATE SHALL BE AT MANUFACTURERS FULL RECOMMENDED DOSAGE
-ACCEPTABLE AIR CONTENT 3%-5%
-MAX AGGREGATE SIZE OF 1 1/2"
-MAX SLUMP OF 3"-4"

4000 P.S.I. WITH FIBER MESH
-USE MIN. 517 LBS. OF CEMENT
-ADD FIBERMESH REINFORCEMENT TO CEMENT OR OTHER APPROVED COMPANIES. DOSAGE RATE SHALL BE AT MANUFACTURERS FULL RECOMMENDED DOSAGE
-ACCEPTABLE AIR CONTENT 3%-5%
-MAX AGGREGATE SIZE OF 1 1/2"
-MAX SLUMP OF 3"-4"

PROJECT MANAGER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS FROM CONTRACTOR FAIL ABOVE SPECIFICATIONS, TEST WILL BE AT THE EXPENSE OF MCDONALD'S CORPORATION WHEREAS THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR TERRAN FEES AND MATERIAL REPLACEMENT.

ASPHALT PAVING SPECIFICATIONS

- 2" ASPHALT TOPPING (COMPRESSED TO 1 1/2")
- TACK COAT
- 3½" ASPHALT BINDER (COMPRESSED TO 2")
- 8 INCH COMPACTED STONE BASE @ 100 % MODIFIED PROCTOR (ATM D-1557) IN CONFORMANCE WITH SECTION 815-04.02 AGGREGATE OF THE GDOT STANDARD SPECIFICATIONS UTILIZING THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING BY WEIGHT
2"	100
1 1/2"	97-100
3/4"	80-85
NO. 50	25-50
NO. 60	10-30
NO. 200	2-5

20 10 0 20 40 60
SCALE IN FEET

T-M-LIN INTERNATIONAL
180 PEACHTREE STREET SUITE 900
ATLANTA, GEORGIA 30303
PHONE: (404) 841-7888 FAX: (404) 841-7887

#	DATE	REVISION
1		
2		
3		
4		

Min. Bk. 66 Petition No. 08 3
Doc. Type Site Plan
Meeting Date _____

OCTOBER 16, 2012 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 4

ITEM # 3

PURPOSE

To consider site plan amendment for McDonald's Corporation regarding rezoning application #167 of 1987 (The Oxford Group, Inc.), for property located at the southeast intersection of Austell Road and Hospital South Drive in Land Lot 921 of the 19th District.

BACKGROUND

The subject property is zoned GC and was approved subject to the site plan in 1987. McDonald's occupies this property. McDonald's has been remodeling many of its stores in the county lately, and this is the next one scheduled for remodeling. The interior and exterior with be completely remodeled and a dual-order drive will be constructed. If approved, all previously stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

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

ATTACHMENTS

Other Business application and zoning stipulations.

Year 2012 Form

Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035) **BOC Hearing Date Requested:** 11-19-2013

COBB COUNTY GEORGIA FILED IN OFFICE 2013 OCT 14 PM 3:13 COBB COUNTY ZONING DIVISION

Applicant: Pollo Operations, Inc. dba Pollo Tropical **Phone #:** 407-504-8664
(applicant's name printed)

Address: 7300 N Kendall Drive, 8th Flr. Miami, FL 33156 **E-Mail:** ksloan@pollotropical.com or aedwards@frgi.com

Glenn Rozansky, VP of Pollo Operations **Address:** 7300 N. Kendall Drive, 8th Floor Miami, FL 33156
(representative's name, printed)

(representative's signature) **Phone #:** 407-504-8664 **E-Mail:** aedwards@frgi.com

Signed, sealed and delivered in presence of:

Kimberly Sloan **My commission expires:** KIMBERLY SLOAN MY COMMISSION # EE188832 EXPIRES April 12, 2016 (407) 398-0153 FloridaNotaryService.com
Notary Public

Titleholder(s): Weingarten Realty Investors. **Phone #:** 770-618-1078
(property owner's name printed)

Address: 4747 Ashford Dunwoody Rd, Dunwoody GA 30338 **E-Mail:** Kdaigle@weingarten.com

K Daigle (REG DIR of CONST)
(Property owner's signature)

Signed, sealed and delivered in presence of:

Carolyn J. McCarthy **My commission expires:** CAROLYN J MCCARTHY MY COMMISSION EXPIRES JULY 15 2015 DEKALB CO., GEORGIA NOTARY PUBLIC
Notary Public

Commission District: 4 **Zoning Case:** 167

Date of Zoning Decision: 8/18/87 1/24/89 **Original Date of Hearing:** 8/18/87

Location: 3999 Austell Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 920 & 921 **District(s):** 19

State specifically the need or reason(s) for Other Business: Construction of 3800 SF drive thru-fast food restaurant in a portion of existing shopping complex parking lot.

(List or attach additional information if needed)

REVISED December 13, 2011

ORIGINAL DATE OF APPLICATION: 08-18-87

APPLICANTS NAME: THE OXFORD GROUP, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 11-19-13 ZONING HEARING:

OTHER BUSINESS ITEM #8 – TO CONSIDER A SITE PLAN AMENDMENT FOR POLLO OPERATIONS, INC., D/B/A POLLO TROPICAL REGARDING REZONING APPLICATION #167 OF 1987 (THE OXFORD GROUP, INC.)

To consider a site plan amendment for Pollo Operations, Inc., d/b/a Pollo Tropical regarding rezoning application #167 of 1987 (The Oxford Group, Inc.), for property located on the north side of the East West Connector between Hospital South Drive and Brookwood Drive, and on the south side of Mulkey Road in Land Lot 920 of the 19th District.

Mr. Pederson provided information regarding a site plan amendment. The public hearing was opened and Mr. Glenn Rozansky addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Ott, to **approve** Other Business Item No. 8 for site plan amendment for Pollo Operations, Inc., D/B/A Pollo Tropical regarding rezoning application #167 of 1987 (The Oxford Group, Inc.), for property located on the north side of the East West Connector between Hospital South Drive and Brookwood Drive, and on the south side of Mulkey Road in Land Lot 920 of the 19th District **subject to:**

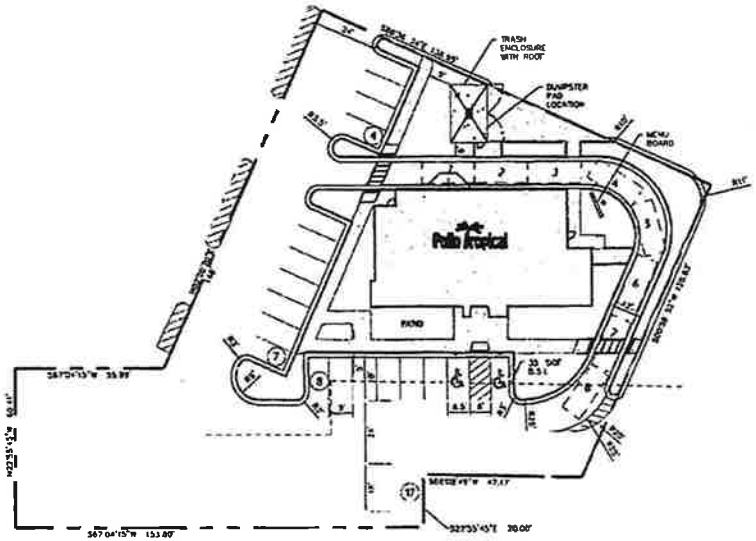
- **Site plan received by the Zoning Division November 12, 2013 (attached and made a part of these minutes)**
- **Color of building and materials to be reviewed and approved by District Commissioner**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED** unanimously

8#90

PAGE 8 OF 8

Min. Bk. 70 Petition No. 93-8
Doc. Type site plan
Meeting Date 11/19/13



SITE DATA NOTES

PROJECT ADDRESS:	3946 AUSTELL ROAD AUSTELL, GA 30354
OWNER:	POLLO TROPICAL 14800 LANDMARK BLVD ADDISON, TEXAS 972-386-3684
ARCHITECT:	==== ==== ==== ====
ENGINEER:	LONG ENGINEERING, INC. 2500 HERITAGE COURT SUITE 100 ATLANTA, GEORGIA 30339 770-951-2405
CONTACT PERSON:	ANTHONY SIMMONS
ZONING:	SC-GENERAL COMMERCIAL
BUILDING SETBACK LINES:	FRONT 50' REAR 30' SIDE 25'

THE APPROXIMATE SITE AREA IS 0.53 ACRES

THE APPROXIMATE DISTURBED AREA IS 0.11 ACRES

PARKING SUMMARY:

SQUARE FOOTAGE OF BUILDING = 3400±

	STANDARD	HANDICAP	TOTAL
REQUIRED PARKING	31	2	34
PROPOSED PARKING	34	3	36

TOTAL REQUIRED PARKING CALCULATION:
100 S.F. IN 1 SPACE / 3400 S.F. = 34 TOTAL SPACES

TOTAL REQUIRED HANDICAP PARKING CALCULATION:
H/C PARKING = 2

TOTAL PROPOSED HANDICAP PARKING CALCULATION
H/C PARKING = 3

GEORGIA811

UTILITY DISCLAIMER

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR RE-INS

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.

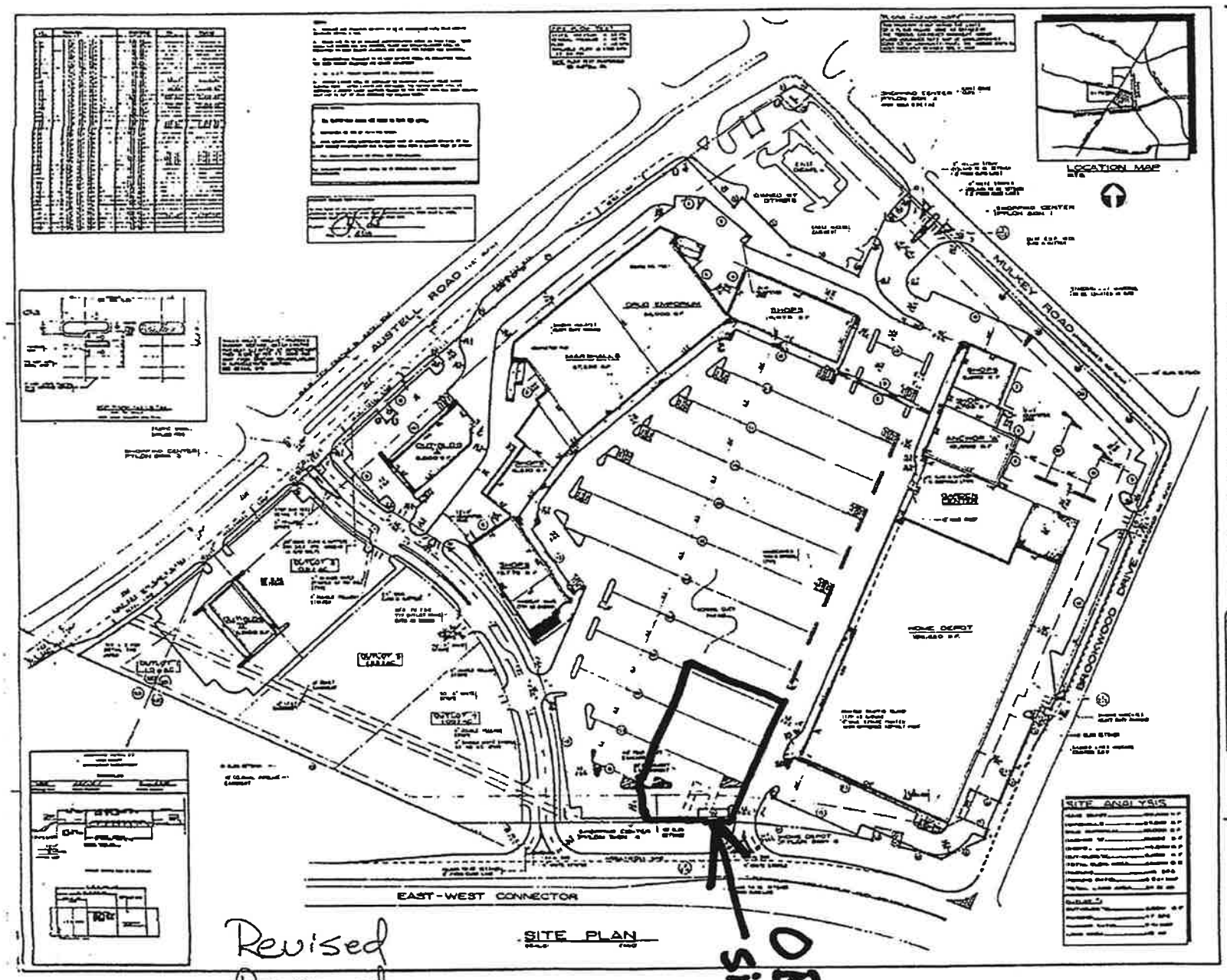
REVISIONS
DATE | DESCRIPTION

LONG ENGINEERING, INC
2500 Heritage Court Suite 100
Atlanta, Georgia 30339
Tel 770.951.2405
Fax 770.951.2406
www.longeng.com

POLLO TROPICAL
AUSTELL, GA
3946 AUSTELL ROAD
LL 930 & 929, 19TH DIST., 16CT, AUSTELL COBB COUNTY
ZONING SITE PLAN

SHEET
C1.0

COBB COUNTY CLERK'S OFFICE
2013 NOV 12 PM 2:00
COBB COUNTY ZONING DEPARTMENT



Revised Proposed

OB #8 site

ROBERTSON
LOIA
ROOF

ARCHITECTS & ENGINEERS

BROOKWOOD SQUARE

SITE

RETAIL PLANNING CORPORATION

SITE PLAN

C-1

POLLO TROPICAL

2013 OCT 14 PM 3:13
DEKALB COUNTY GEORGIA
CLERK OF SUPERIOR COURT
DEKALB COUNTY ZONING DIVISION

Year 2012 Form

Application for "Other Business"

Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035)

2013 OCT 11 PM 1:41
COBB COUNTY ZONING DIVISION

#9

BOC Hearing Date Requested: 11.19.2013

Applicant: WEINGARTEN REALTY **Phone #:** 770.618.1078
(applicant's name printed)

Address: 4745 ASHFORD DUNWOODY RD STE A **E-Mail:** kdaigle@weingarten.com

KEITH DAIGLE **Address:** SAME
(representative's name, printed)

(representative's signature) **Phone #:** SAME **E-Mail:** SAME

Signed, sealed and delivered in presence of:

Carolyn J. McCarthy **My commission expires:**
Notary Public

CAROLYN J MCCARTHY
MY COMMISSION EXPIRES
JULY 15 2015
DEKALB CO., GEORGIA
NOTARY PUBLIC

Titleholder(s): WEINGARTEN NOSTAT, INC **Phone #:** SAME
(property owner's name printed)

Address: SAME **E-Mail:** SAME

(Property owner's signature) REG. DIR. OF CONSTRUCTION

Signed, sealed and delivered in presence of:

Carolyn J. McCarthy **My commission expires:**
Notary Public

CAROLYN J MCCARTHY
MY COMMISSION EXPIRES
JULY 15 2015
DEKALB CO., GEORGIA
NOTARY PUBLIC

Commission District: 4 **Zoning Case:** 167

Date of Zoning Decision: 1-24-89 8.18.87 **Original Date of Hearing:** 8/18/1987

Location: CORNER AUSTELL RD, MULKEY RD, BROOKWOOD DRIVE, EAST/WEST CONNECTOR
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 920 & 921 **District(s):**

State specifically the need or reason(s) for Other Business: REDEVELOPMENT PER ATTACHED PLAN - DEMO OLD BIG BOX - NEW ANCHOR TENANT - NEW SHOP BUILDING & NEW PAD.

(List or attach additional information if needed)

REVISED December 13, 2011

APPLICATION NO. 167

ORIGINAL DATE OF APPLICATION: 08-18-87

APPLICANTS NAME: THE OXFORD GROUP, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 11-19-13 ZONING HEARING:

OTHER BUSINESS ITEM #9 – TO CONSIDER A SITE PLAN AMENDMENT FOR WEINGARTEN REALTY INVESTORS REGARDING REZONING APPLICATION #167 OF 1987 (THE OXFORD GROUP, INC.)

To consider a site plan amendment for Weingarten Realty Investors regarding rezoning application #167 of 1987 (The Oxford Group, Inc.), for property located on the north side of the East West Connector between Hospital South Drive and Brookwood Drive, and on the south side of Mulkey Road in Land Lot 920 of the 19th District.

Mr. Pederson provided information regarding a site plan amendment. The public hearing was opened and Mr. Keith Daigle addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Ott, to **approve** Other Business Item No. 9 for a site plan amendment for Weingarten Realty Investors regarding application #167 of 1987 (The Oxford Group, Inc.), for property located on the north side of the East West Connector between Hospital South Drive and Brookwood Drive, and on the south side of Mulkey Road in Land Lot 920 of the 19th District **subject to:**

- **Site plan dated October 16, 2013 (attached and made a part of these minutes)**
- **Cobb DOT comments and recommendations: Recommend southern most Brookwood Drive access to align with existing drive across Brookwood Drive. Recommend entrance requirements to be determined during Plan Review. Recommend the owner enter into a Landscape License Agreement with Cobb DOT for all pipes encroaching on the right of way. Recommend no parking spaces in the right of way.**
- **Stormwater Management Division: Subject to Plan Review, assessment of conditions of stormwater detention pond and all issues to be addressed prior to the issuance of any permits**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED** unanimously

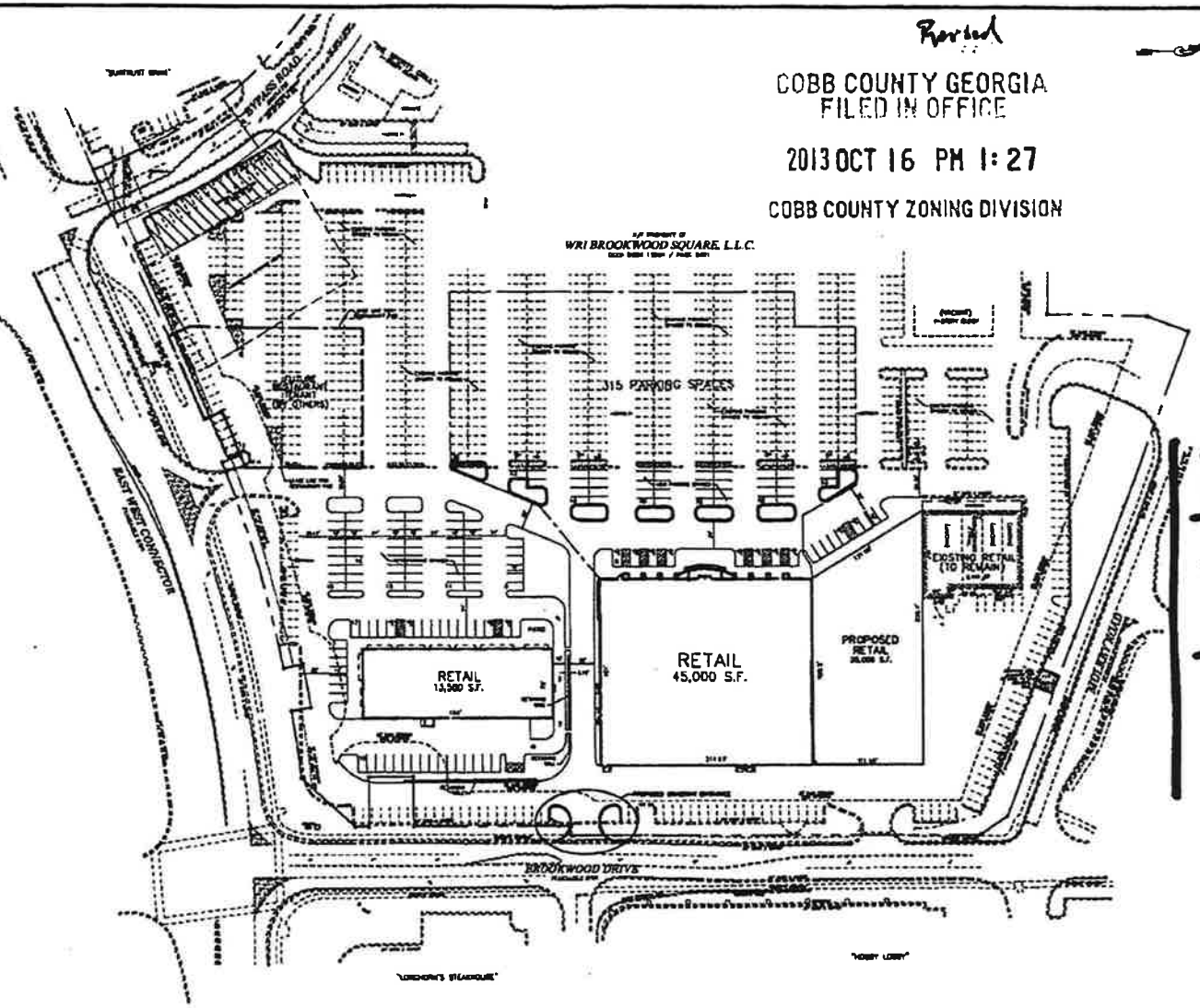
Revised

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT 16 PM 1:27

COBB COUNTY ZONING DIVISION

LOCATION MAP



Proposed plan

SITE PLAN

Min. Bk. 70 Petition No. 089
Doc. Type Site Plan
Meeting Date 11/5/13

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

HUNTER GRIFFIN & ASSOCIATES
CIVIL & STRUCTURAL SERVICES

WEINGARTEN REALTY

BROOKWOOD SQUARE

DATE 10/15/13

SHEET NAME C-1

PAGE 11 OF 11

Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035)

RECEIVED
JUL 13 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

OB-032-2015

BOC Hearing Date Requested: 8-18-15

Applicant: John Saunders Phone #: 404.287.6390
(applicant's name printed)

Address: 691 John Wesley Dobbs Ave. NE Suite W E-Mail: permitconsulting@gmail.com
Atlanta, GA 30312

Address:
(representative's name, printed)

John Saunders Phone #: 404-287-6390 E-Mail: permitconsulting@
(representative's signature)

Signed, sealed and delivered in presence of:

Beverly Omari My commission expires: 7/24/2018
Notary Public

BEVERLY OMARI NOTARY PUBLIC DEKALB COUNTY, GA EXP. July 24, 2018

Titleholder(s): Weingarten Nostat, Inc. Phone #: 713.866.6906
(property owner's name printed)

Address: 2600 Citadel Plaza Drive, Suite 125 Houston, TX 77008 E-Mail: VBrown@weingarten.com

J. Victoria Brown
(Property owner's signature)

PAMELA A. MURDERS
Notary Public, State of Texas
My Commission Expires
June 27, 2018

~~Signed, sealed and~~ delivered in presence of:

~~Notary Public~~ My commission expires: June 27, 2018

Commission District: 4 Zoning Case: Z-129

Date of Zoning Decision: 11-21-95 Original Date of Hearing: 11-21-95

Location: Austell Road & East-West Connector, Austell, GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 921 and 920 District(s): 19th

State specifically the need or reason(s) for Other Business: demo existing ATM and replace with new slab and new ATM

(List or attach additional information if needed)

OB-032-2015

RECEIVED
JUL 13 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

07/10/2014

Contact Info: John Saunders 404-287-6390
Email- permitconsulting@gmail.com

Subject Property : Brookwood Square Shopping Center
Property Address: 1825 East West Connector Austell GA 30106

TYPE OF PROJECT:
INSTALLATION OF A NEW DRIVE-UP JP MORGAN CHASE BANK SIGNATURE CANOPY & ATM BUILDING. HEDACHE BAR, AND MISCELLANEOUS BOLLARDS

SCOPE OF WORK
MODIFY EXISTING FOUNDATION. WITH NEWENGINEERED PAD, INSTALL NEW PRE-MAUNUFACTURED ATM TYPE-U BUILDING & ACCECSORIES SUCH AS BOLLARDS AND HEADACHE BAR / CLEARANCE INDICATOR. MODIFIY CURB TO WIDEN DRIVE THROUGH

Zoning : CRC

APN # 19093100220

APPLICABLE BUILDING CODE: 2010 California Building Code (based on IBC 2006) 2010 National Electric Code

LOT SIZE (ACRES) – 9.03 acres

Parking Implications: 0 parking stalls affected

AREA DISTURBED: .001603 acres < 70 Sq. Ft.

OCCUPANCY TYPE - U

Contact Info: John Saunders 404-287-6390
Email- permitconsulting@gmail.com

LOCATION MAP
NO SCALE

COBB COUNTY ZONING MAP
NO SCALE

OFF- PREMISE ATM AND CANOPY PROJECT

CHASE

BROOKWOOD SQUARE
1825 E WEST CONNECTOR
AUSTELL, GA 30106-1247

CONTACT INFORMATION:

JOSHUA HIGGINS
10672 JASMINE AVE
FONTANA, CA 92337
909-770-7927

ZONING: CRC
APN: 19093100220
TRACT ID:
LOT: SIZE: 9.03 acres

PARKING IMPLICATIONS-
ATM PAD ON (E) PAD 0 PARKING STALLS IMAPCATED.

SQUARE FOOTAGE OF DISTURBED SOIL FOR FOUNDATION OF DOGHOUSE BUILDING - 70 sq ft

TYPE OF PROJECT

INSTALLATION OF A NEW JPMORGAN CHASE SIGNATURE CANOPY, ATM DOGHOUSE (BUILDING), HEADACHE BAR, AND MISC. BOLLARDS.

SCOPE OF WORK

INSTALL NEW PRE-MAUNUFACURED ATM TYPE-U BUILDING, MODIFY (E) ATM FOUNDATION WITH NEW ENGINEERED PAD. INSTALL NEW 10' HEADACHE BAR TO CURRENT STANDARD CODE SONOTUBE FOOTING. BOLLARDS AS NECESSARY ON (E) FOUNDATION PAD. MODIFY (E) CURB TO WIDEN DRIVE THROUGH

APPLICABLE BUILDING CODE

2010 CALIFORNIA BUILDING CODE (BASED ON IBC 2006)
2010 NATIONAL ELECTRICAL CODE

LOT SIZE (ACRES) - 9.03

TOTAL AREA DISTURBED: .0257 ACRE(S)

OCCUPANCY TYPE - U

RECEIVED
JUL 13 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION
GEORGIA REGISTERED

PROJECT EXPRESS
NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA

PROJECT
BROOKWOOD SQUARE

DRAWN BY
JH

DESCRIPTION
ATM / TTW BLDG PROJECT

T

01

GENERAL NOTES

1. NEW CONCRETE FOUNDATION SUPPORTING CANOPY AND DOGHOUSE SHALL BE NO LESS THAN 3000 PSI

2. ALL REMOVED / DISTURBED SOIL WILL BE CONTAINED AND DISPOSED OF SO THAT NO SOIL WILL REACH THE NEAREST DRAIN PER BEST MANAGEMENT PRACTICES GUIDELINE(S).

3. REBAR MATS FOR ATM CONCRETE PAD:
   REFERENCE ENGINEERED DRAWINGS ICON SOLUTIONS PAGE 11

   *REFERENCE FOUNDATION DEATAIL OF ACCOMPANIED MANUFACTURE ENGINEERED DRAWINGS - PAGE 11

4. DOGHOUSE & CANOPY MANUFACTURE UL CERTIFIED

5. ANCHOR BOLTS USED FOR CANOPY TO BE EMBEDDED IN CONCRETE AT LEAST 10" PER SPEC.

9. ALL EXTERIOR LIGHTING SHALL HAVE CONTROL THAT AUTOMATICALLY TURN OFF OR LOWER LIGHT LEVELS DURING INACTIVE PERIODS FROM DUSK TO DAWN. CANOPY IS TO UTITLIZE PHOTOCELL

10. ALL EXCAVATED MATERIAL AND DEBRIS ARE TO BE EXPORTED TO AN APPROVED CITY OF ATLANTA LANDFILL

MANUFACTURING DETAIL WET STAMPED AND SIGNED BY LOCAL LICENSED STRUCTURAL ENGINEER, ACCOMPANIED FOR REFERENCE ONLY

GOLDEN EAGLE
NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA

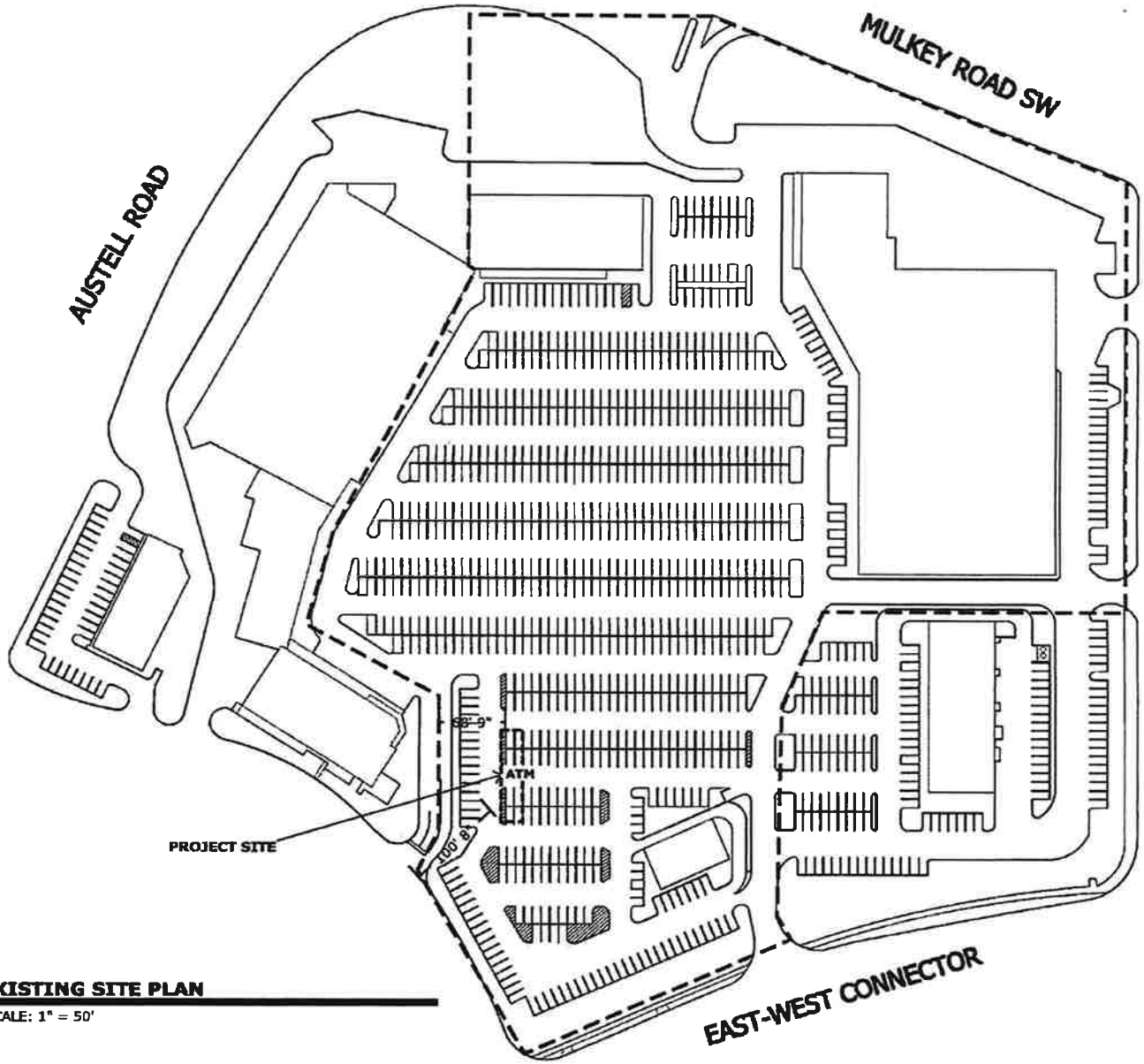
PROJECT
BROOKWOOD SQUARE

DRAWN BY
JH

DESCRIPTION
CANOPY PROJECT

A

01



EXISTING SITE PLAN

SCALE: 1" = 50'

RECEIVED
JUL 13 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GEORGIA REGISTERED PROFESSIONAL ENGINEER JEFFREY L. GRIFFIN

THE PROPERTY LINES AND SETBACKS ARE TO REMAIN PER PUBLIC RECORDS. THIS SITE PLAN IS FOR REFERENCE ONLY FOR THE AREA OF PROPOSED WORK TO THE EXISTING PROPERTY LINES AND THE EXISTING SETBACKS. THIS SITE PLAN IS NOT TO RE-ESTABLISH NEW BOUNDARY LINES OR NEW SETBACKS. THE PUBLIC RECORDS PREVIOUSLY ESTABLISHED SHALL GOVERN OVER THIS PROPOSED SITE PLAN. ALL DIMENSIONS HEREIN HAVE BEEN FIELD MEASURED AND CAN VARY FROM PUBLIC RECORDS DUE TO HAND MEASUREMENTS TAKEN. ALL OF THE PROPOSED AREA OF WORK HEREIN IS WITHIN THE ESTABLISHED SETBACKS AND ENCROACHMENTS

CONTEST EAGLE
NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA

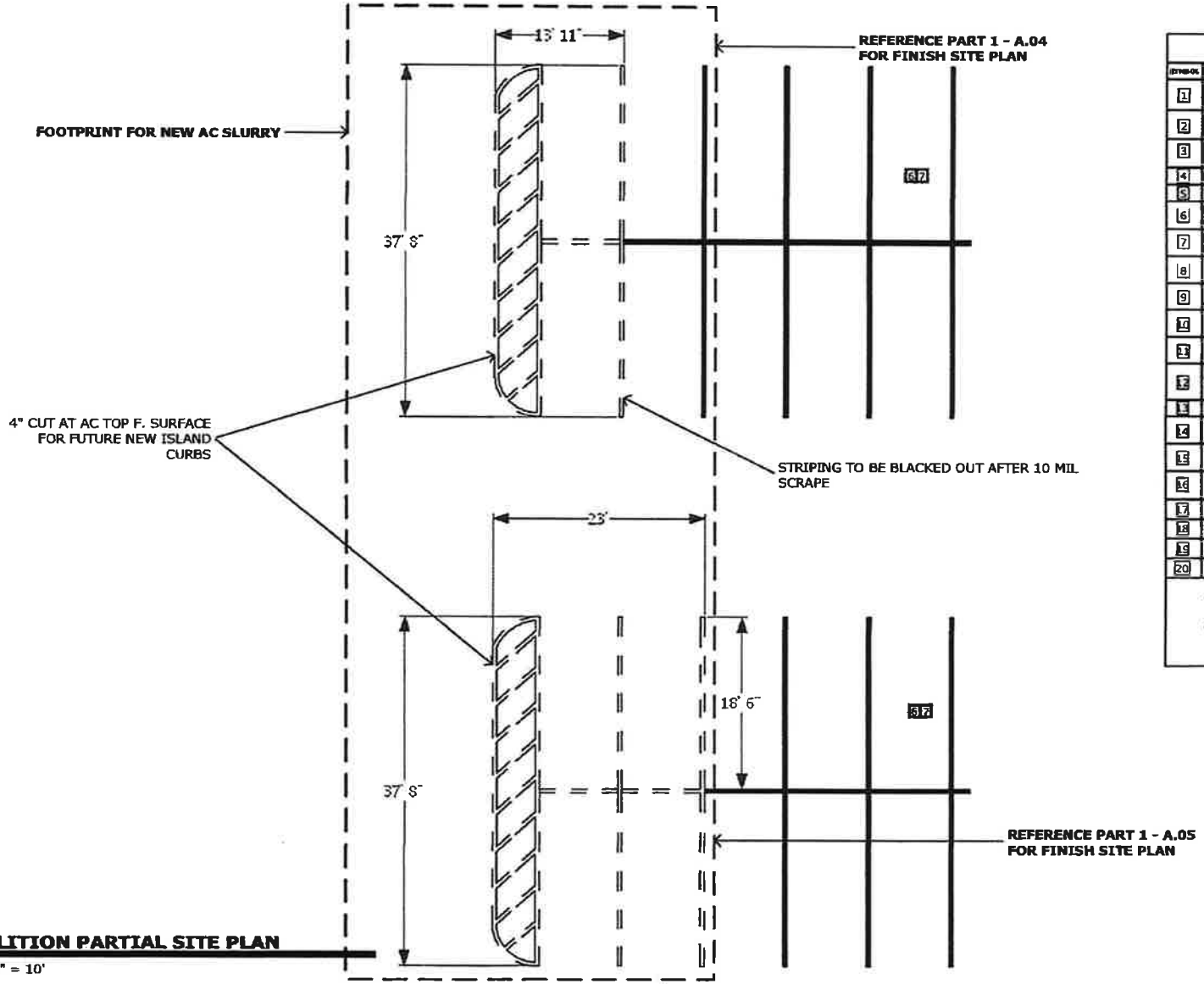
PROJECT
BROOKWOOD SQUARE

DRAWN BY
JH

DESCRIPTION
SITE PLAN

A

02



DEMOLITION PARTIAL SITE PLAN

SCALE: 1" = 10'

SITE PLAN NOTES

SYMBOL	DESCRIPTION
1	(N) CHASE DRIVE UP ATM W/CANOPY
2	(N) DEMO (E) LANDSCAPE, SHRUBS AND IRRIGATION AS REQ.
3	(E) "B" TYPE CURB AND LANSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TRESS TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) "B" TYPE CURB TO BE DEMOLISHED
9	(E) POST FOTTING TO BE DEMOLISHED (TYP.)
10	(E) HEADACHE BAR TO BE REMOVED
11	(E) ATM FOUNDATION PAD TO BE DEMOLISHED
12	(E) ELECTRICAL METERBOX AND DISCONNECT TO BE RELOCATED FOR FURTURE USE
13	(E) BOLLARDS TO BE REMOVED TYP.
14	(N) ATM FOUNDATION (REF. ENGINEER DRAWINGS)
15	(N) HEADACHE BAR(REF. ENGINEER DRAWINGS)
16	(N) 6"O.D. BOLLARDS(REF. ENGINEER DRAWINGS)
17	(N) TYPE-B CURB
18	(N) ASPHALT SLURRY SEAL
19	(N) CANOPY & DOGHOUSE
20	(N) ATM & ARROW STENCIL

EXISTING

NEW

DEMOLTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER JEFFREY L. GRIFFIN

NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA

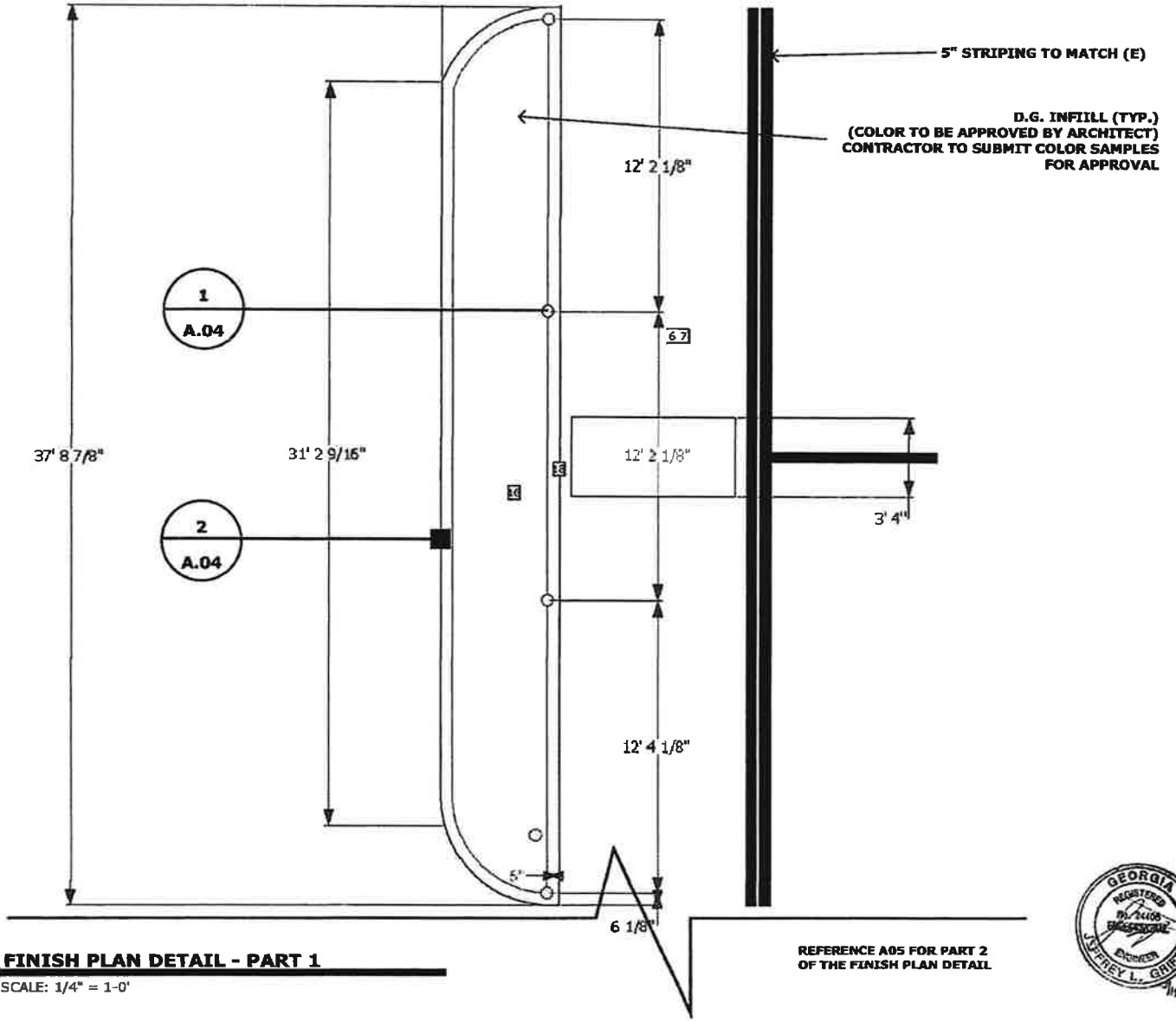
PROJECT
BROOKWOOD SQUARE

DRAWN BY
JH

DESCRIPTION
DEMOLITION PARTIAL SITE PLAN

A

03



FINISH PLAN DETAIL - PART 1

SCALE: 1/4" = 1-0'

REFERENCE A05 FOR PART 2
OF THE FINISH PLAN DETAIL

GEORGIA REGISTERED PROFESSIONAL ENGINEER JEFFREY L. GRIFFIN

SITE PLAN NOTES

SYMBOL	DESCRIPTION
1	(N) CHASE DRIVE UP ATM W/CANOPY
2	MODIFY (E) LANDSCAPE, SHRUBS AND IRRIGATION AS REQ.
3	(E) "B" TYPE CURB AND LANSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TRESS TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) "B" TYPE CURB TO BE DEMOLISHED
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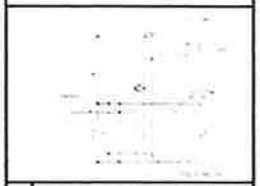
14	(N) ATM FOUNDATION (REF. ENGINEER DRAWINGS)
15	(N) HEADACHE BAR(REF. ENGINEER DRAWINGS)
16	(N) 6"O.D. BOLLARDS(REF. ENGINEER DRAWINGS) TYP.
17	(N) TYPE-B CURB
18	(N) ASPHALT SLURRY
19	(N) CANOPY & DOGHOUSE
20	(N) ATM & ARROW STENCIL

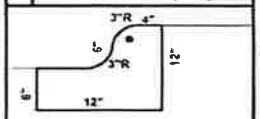
EXISTING

NEW

DEMOLTION



1 BOLLARD DETAIL (TYP.)



C4 ROLLED B
POURED CONCRETE

2 CURB DETAIL

CHASE BANK
NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA

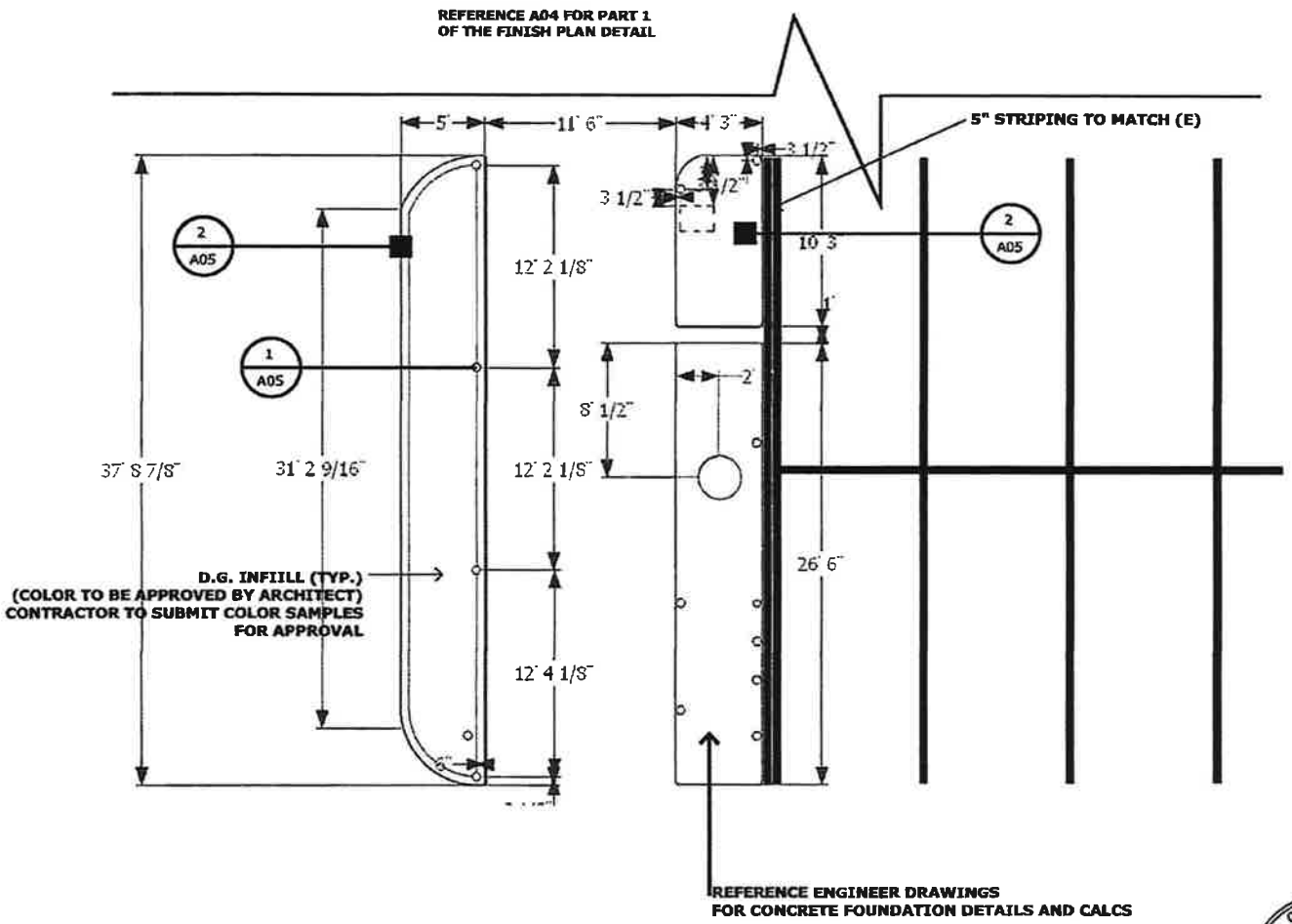
PROJECT
BROOKWOOD SQUARE

DRAWN BY
JH

DESCRIPTION
FINISH PLAN DETAIL

A

04



FINISH PLAN DETAIL - PART II

SCALE: 1/4" = 1-0'

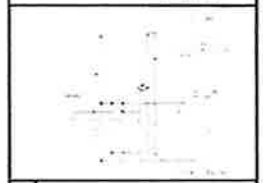
SITE PLAN NOTES

SYMBOL	DESCRIPTION
1	(N) CHASE DRIVE UP ATM W/CANOPY
2	MODIFY (E) LANDSCAPE, SHRUBS AND IRRIGATION AS REQ.
3	(E) "B" TYPE CURB AND LANSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TRESS TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) "B" TYPE CURB TO BE DEMOLISHED
9	(E) POST FOTTING TO BE DEMOLISHED (TYP.)
10	(E) HEADACHE BAR TO BE REMOVED
11	(E) ATM FOUNDATION PAD TO BE DEMOLISHED
12	(E) ELECTRICAL METERBOX AND DISCONNECT TO BE RELOCATED FOR FURTURE USE
13	(E) BOLLARDS TO BE REMOVED
14	(N) ATM FOUNDATION (REF. ENGINEER DRAWINGS)
15	(N) HEADACHE BAR(REF. ENGINEER DRAWINGS)
16	(N) 6"O.D. BOLLARDS(REF. ENGINEER DRAWINGS) TYP.
17	(N) TYPE-B CURB
18	(N) ASPHALT SLURRY
19	(N) CANOPY & DOGHOUSE
20	(N) ATM & ARROW STENCIL

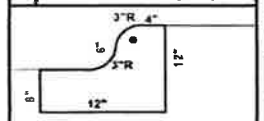
EXISTING

NEW

DEMOLTION



1 BOLLARD DETAIL (TYP.)



C4 ROLLED B
POURED CONCRETE

2 CURB DETAIL

GEORGIA REGISTERED PROFESSIONAL ENGINEER JEFFREY L. GRIFFIN

NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA

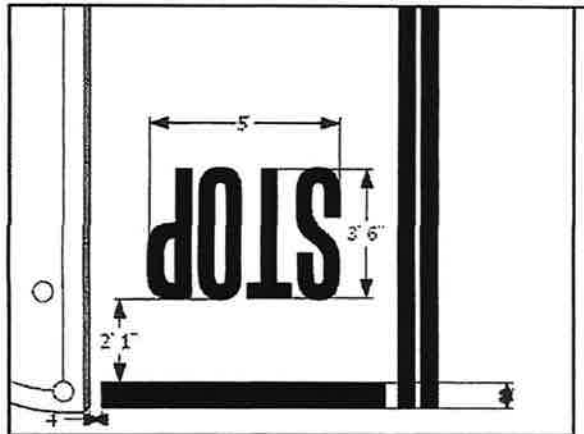
PROJECT
BROOKWOOD SQUARE

DRAWN BY
JH

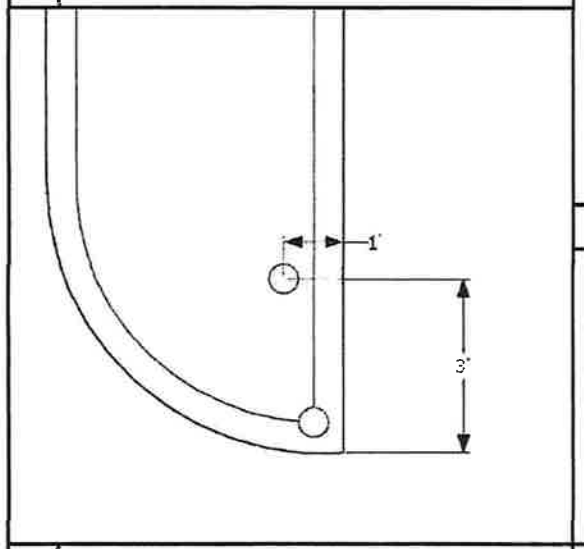
DESCRIPTION
FINISH PLAN
DETAIL PART II

A

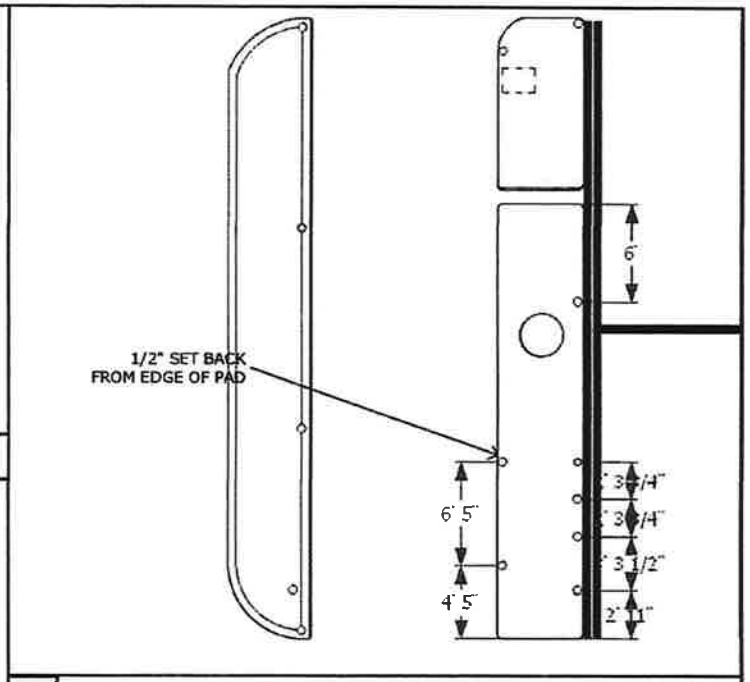
04A



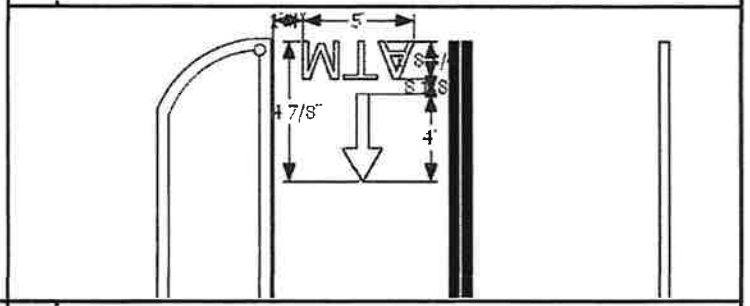
1 STOP AND STRIP STENCIL DETAIL



2 STOP SIGN AND POST



3 BOLLARD DIMS



4 STRIP & STENCIL DETAIL

PARTIAL PLAN DETAIL

SCALE: *NOT TO SCALE*

SITE PLAN NOTES	
SYMBOL	DESCRIPTION
1	(N) CHASE DRIVE UP ATM W/CANOPY
2	MODIFY (E) LANDSCAPE, SHRUBS AND IRRIGATION AS REQ.
3	(E) "B" TYPE CURB AND LANSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TREES TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) "B" TYPE CURB TO BE DEMOLISHED
9	(E) POST FITTING TO BE DEMOLISHED (TYP.)
10	(E) HEADACHE BAR TO BE REMOVED
11	(E) ATM FOUNDATION PAD TO BE DEMOLISHED
12	(E) ELECTRICAL METERBOX AND DISCONNECT TO BE RELOCATED FOR FURTURE USE
13	(E) BOLLARDS TO BE REMOVED
14	(N) ATM FOUNDATION (REF. ENGINEER DRAWINGS)
15	(N) HEADACHE BAR(REF. ENGINEER DRAWINGS)
16	(N) 6"O.D. BOLLARDS(REF. ENGINEER DRAWINGS) TYP.
17	(N) TYPE-B CURB
18	(N) ASPHALT
19	(N) CANOPY & DOGHOUSE
20	(N) ATM & ARROW STENCIL
	EXISTING
	NEW
	DEMOLTION

NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA

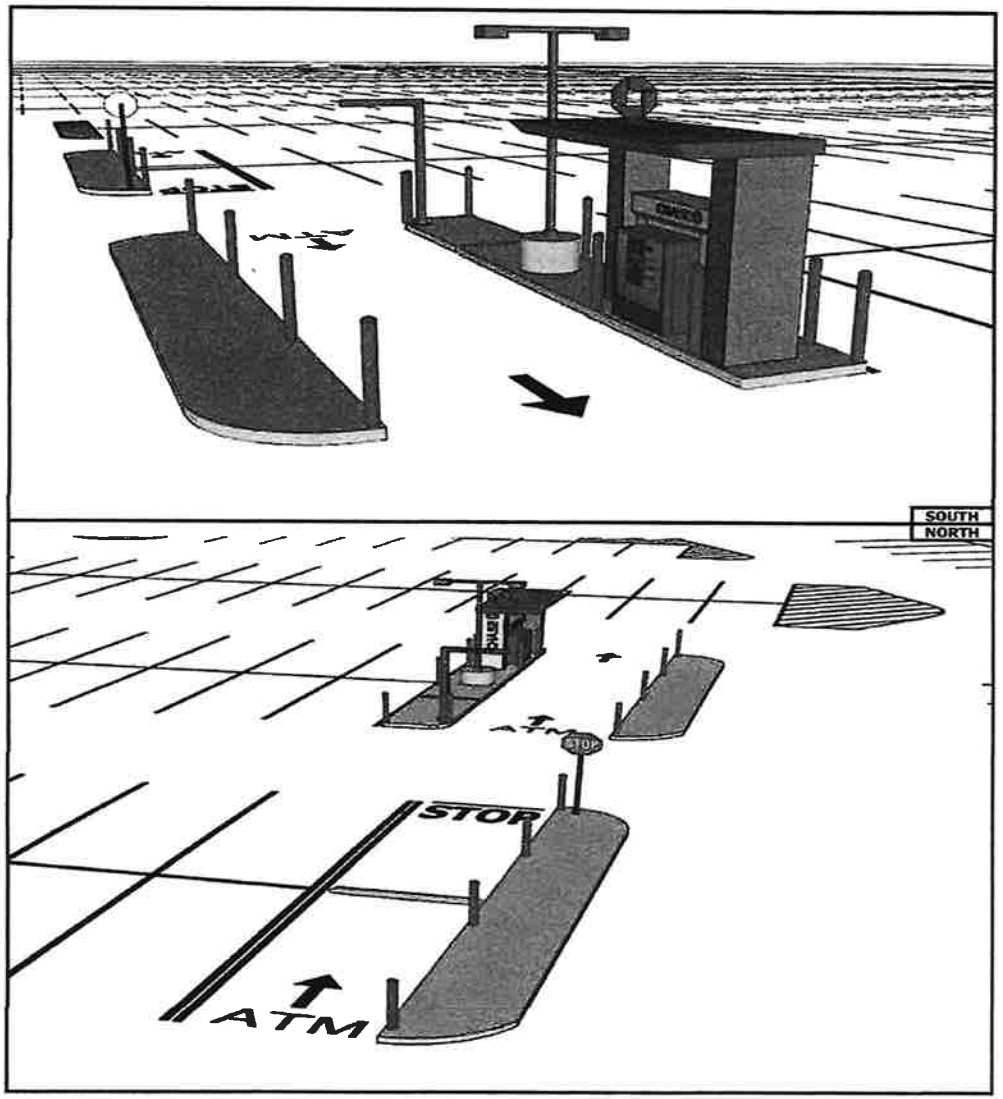
PROJECT
BROOKWOOD SQUARE

DRAWN BY
JH

DESCRIPTION
EQUIPMENT PLAN DETAIL

A

05



ELEVATION PLAN DETAIL

NOT TO SCALE

SITE PLAN NOTES

ITEM NO.	DESCRIPTION
1	(N) CHASE DRIVE UP ATM W/CANOPY
2	MODIFY (E) LANDSCAPE, SHRUBS AND IRRIGATION AS REQ.
3	(E) "B" TYPE CURB AND LANSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TREES TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) "B" TYPE CURB TO BE DEMOLISHED
9	(E) POST FOTTING TO BE DEMOLISHED (TYP.)
10	(E) HEADACHE BAR TO BE REMOVED
11	(E) ATM FOUNDATION PAD TO BE DEMOLISHED
12	(E) ELECTRICAL METERBOX AND DISCONNECT TO BE RELOCATED FOR FURTURE USE
13	(E) BOLLARDS TO BE REMOVED
14	(N) ATM FOUNDATION (REF. ENGINEER DRAWINGS)
15	(N) HEADACHE BAR(REF. ENGINEER DRAWINGS)
16	(N) 6"O.D. BOLLARDS(REF. ENGINEER DRAWINGS) TYP.
17	(N) TYPE-B CURB
18	(N) ASPHALT SLURRY SEAL
19	(N) CANOPY & DOGHOUSE
20	(N) ATM & ARROW STENCIL

EXISTING

NEW

DEMOLTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER JEFFREY L. GRIFFIN

3/11/14

GOTHAM GRAPHICS
NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA

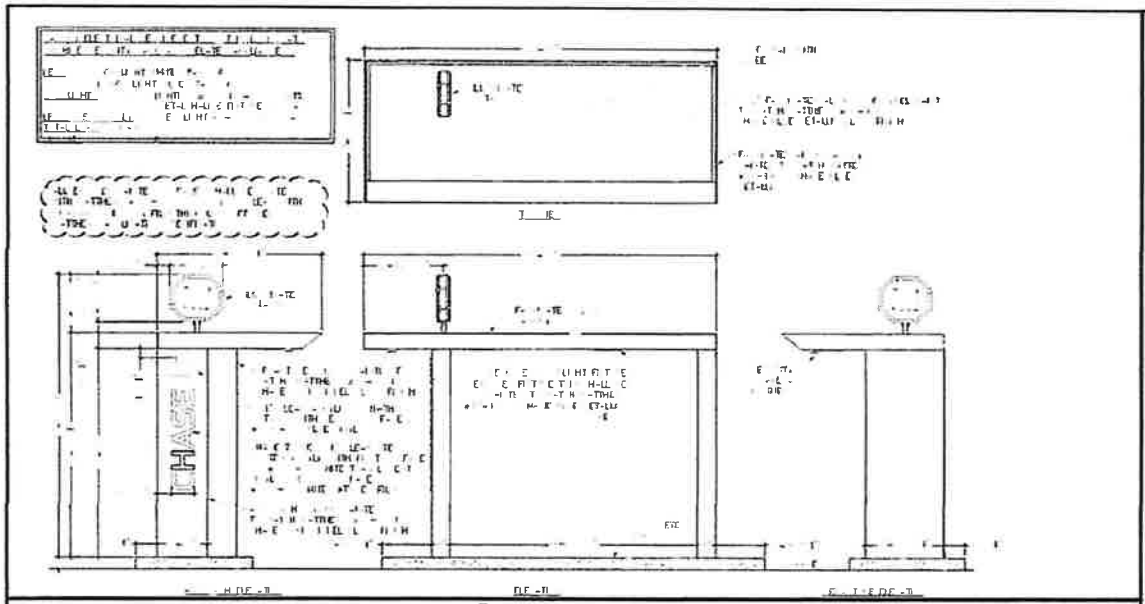
PROJECT
BROOKWOOD SQUARE

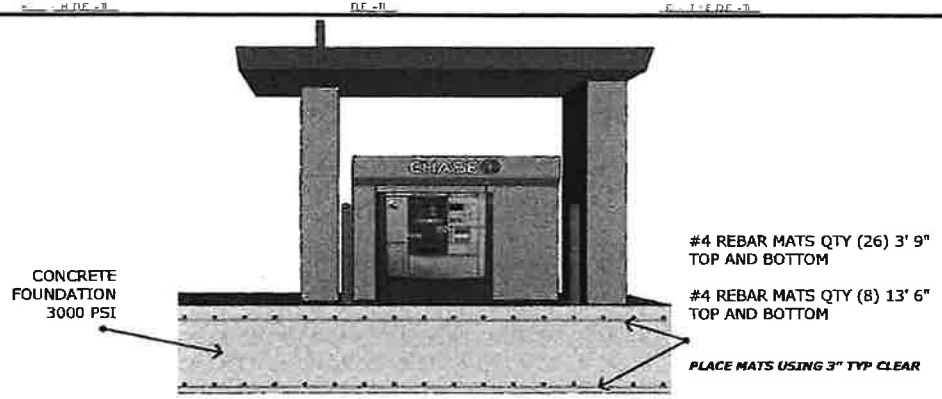
DRAWN BY
JH

DESCRIPTION
ELEVATION PLAN DETAIL

A

06





GENERAL NOTES

1. NEW CONCRETE SUPPORTING CANOPY SHALL BE 3000 PSI (28-DAYS)

~~2. SONOTUBE FOOTING FOR HEADACHE BAR TO BE 3000 PSI STRENGTH~~

3. ALL REMOVED / DISTURBED SOIL WILL BE CONTAINED AND DISPOSED OF SO THAT NO SOIL WILL REACH THE NEAREST DRAIN PER BEST MANAGEMENT PRACTICES GUIDELINE(S).

4. REBAR MATS FOR CONCRETE ISLAND TOP & BOTTOM:
QTY 2-(13) #4 3'9" LG. (TOTAL 26)
QTY 2-(4) #4 13'6" LG. (TOTAL 8)
PLACE MATS USINGS 3" TYP CLEAR

5. SIGN MANUFACTURE UL CERTIFIED

GEORGIA REGISTERED PROFESSIONAL ENGINEER JEFFREY L. GRIFFIN

MANUFACTURING DETAIL WET STAMPED AND SIGNED BY LOCAL LICENSED STRUCTURAL ENGINEER, ACCOMPANIED FOR REFERENCE ONLY - MATERIAL AND COLOR SCHEDULE PROVIDED PER WET STAMP DETAIL(S).

COLOR ELEVATION

SCALE: NOT TO SCALE

COLONY EAGLE
NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA

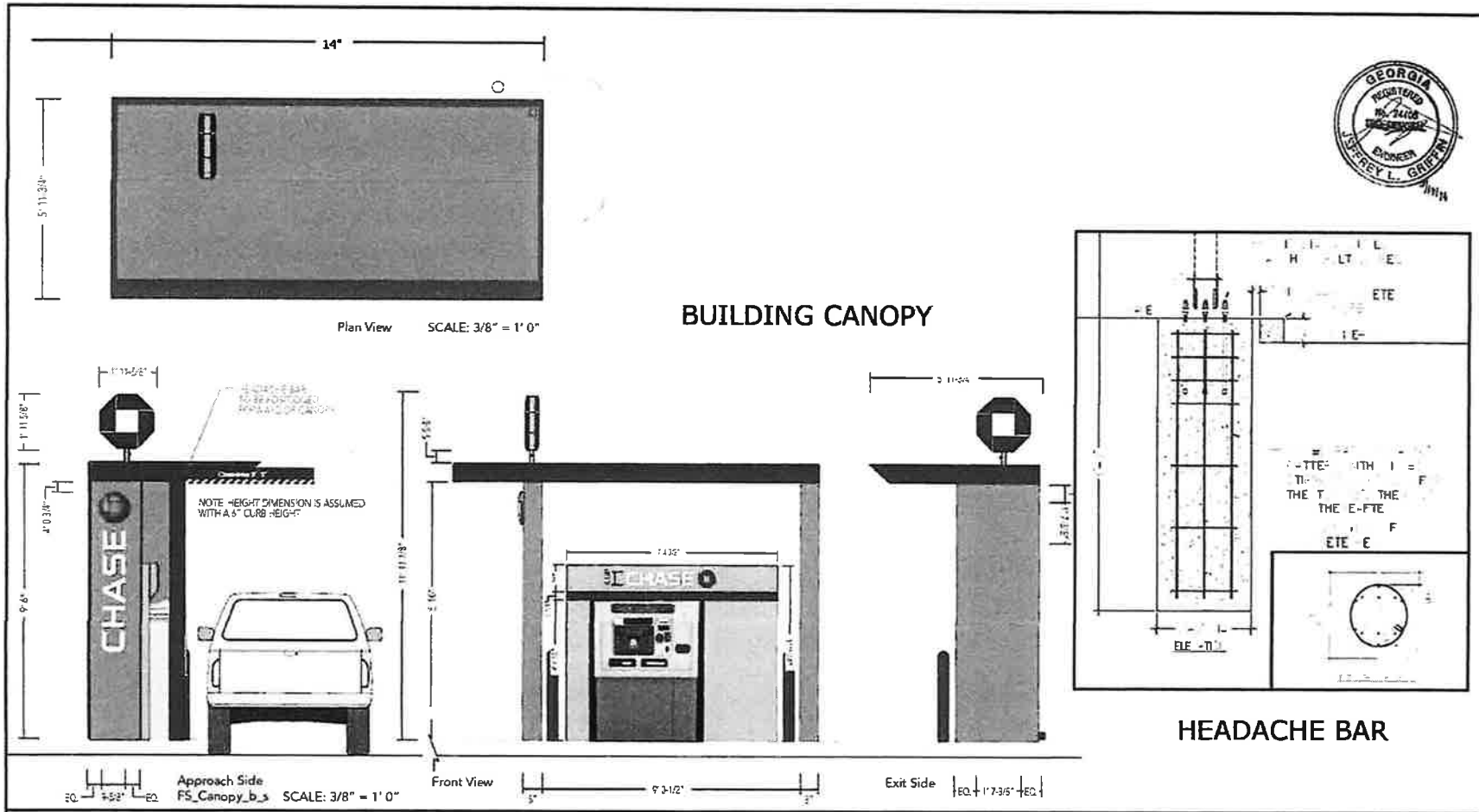
PROJECT
BROOKWOOD SQUARE

DRAWN BY
JH

DESCRIPTION
FINISH COLOR AND SIGN RENDERING

A

07



MANUFACTURING DETAIL WET STAMPED AND SIGNED BY LOCAL LICENSED STRUCTURAL ENGINEER, ACCOMPANIED FOR REFERENCE ONLY - MATERIAL AND COLOR SCHEDULE PROVIDED PER WET STAMP DETAIL(S).

FINISH BUILDING CANOPY

NO SCALE

NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA

PROJECT
BROOKWOOD SQUARE

DRAWN BY
JH

DESCRIPTION
FINISH LEGEND FOR CANOPY

A

OTHER BUSINESS (CONT.)

O.B. 30 **(CONT.)**

- **Homeowners Association to replant the 30 foot buffer to the rear of Lot 14 prior to any more permits**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED** 4-1, Commissioner Ott opposed

O.B. 31 To consider amending the site plan for John Saunders regarding rezoning application #66 (Wayne A. Sturgis) of 1984, for property located at the northeast intersection of Wooten Lake Road and Wade Green Road in Land Lot 55 of the 20th District.

Mr. Pederson provided information regarding the site plan amendment to allow demolition of an old ATM machine and installation of a new Chase Bank ATM machine on the property. The public hearing was opened and there being no speakers, the hearing was closed. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Lee, to **approve** O.B. 31 for John Saunders regarding rezoning application #66 (Wayne A. Sturgis) of 1984, for property located at the northeast intersection of Wooten Lake Road and Wade Green Road in Land Lot 55 of the 20th District, subject to:

Correction to minutes approved September 8, 2015, O.B. 31

- **Letter from Mr. John Saunders ~~dated July 10, 2015~~ received by the Zoning Division on July 13, 2015, including site plan, (attached and made a part of these minutes)**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED** unanimously

O.B. 32 To consider amending the site plan for John Saunders regarding rezoning application #167 (The Oxford Group, Inc.) of 1987, for property located on the north side of the East West Connector between Hospital South Drive and Brookwood Drive, and on the south side of Mulkey Road in Land Lot 920 of the 19th District.

Mr. Pederson provided information regarding the site plan amendment to allow for installing a new Chase Bank ATM on the property. The public hearing was opened and Mr. John Saunders addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Weatherford, to **approve** O.B. 32 for John Saunders regarding rezoning application #167 (The Oxford Group, Inc.) of 1987, for property located on the north side of the East West Connector between Hospital South Drive and Brookwood Drive, and on the south side of Mulkey Road in Land Lot 920 of the 19th District, subject to:

OTHER BUSINESS (CONT.)

O.B. 32 (CONT.)

Correction to minutes approved on September 8, 2015, O.B. 32

- **Letter from Mr. John Saunders ~~dated July 10, 2015~~ received by the Zoning Division on July 13, 2015, including site plan, (attached and made a part of these minutes)**
- **District Commissioner to approve final location of ATM machine**
- **Cobb DOT comments and recommendations and to approve traffic circulation plan**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED** unanimously

O.B. 33 To consider amending the site plan and zoning stipulations for Leman McCray regarding rezoning application Z-141 (McCray Properties, Inc.) of 2003, for property located on the east side of Cobb Parkway (U.S. Highway 41), south of Third Army Road in Land Lots 2 and 37 of the 20th District.

Mr. Pederson provided information regarding the site plan and stipulation amendments to allow for additional parking of recreational vehicles in the 50 foot front setback area. The public hearing was opened and Mr. Buddy McLaughlin addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Weatherford, second by Birrell, to **approve** O.B. 33 for Leman McCray regarding rezoning application Z-141 (McCray Properties, Inc.) of 2003, for property located on the east side of Cobb Parkway (U.S. Highway 41), south of Third Army Road in Land Lots 2 and 37 of the 20th District, subject to:

- **Cobb DOT comments and recommendations: Recommend GDOT permits for all work that encroaches upon State right-of-way**
- **Stormwater Management Division comments and recommendations: Subject to adequate stormwater management to be provided in existing master detention facility for additional impervious area. Must be verified at Plan Review.**
- **Delete bullets no. four and no. five from page 4 of the October 21, 2003 Board of Commissioners Zoning Hearing Minutes**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED** unanimously

Application for "Other Business"

OB-063-2015

Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035)

BOC Hearing Date Requested: 12/15/15

NOV 10 2015

Applicant: DAVID GUNTER (applicant's name printed) Phone #: 404-803-2293

Address: 691 John Wesley Dobbs Ave NE Unit V E-Mail: Nationwidebuildingpermits@gmail.com

David Gunter (representative's name, printed) Address: 691 J.W. Dobbs Ave NE Atlanta, GA 30312

(representative's signature) Phone #: 404-803-2293 E-Mail: Nationwidebuildingpermits@gmail.com

Signed, sealed and delivered in presence of:

Notary Public My commission expires: 8/4/19

AMY HOMEAD NOTARY EXPIRES GEORGIA AUGUST 4, 2019 PUBLIC COBB COUNTY

Titleholder(s): Weingarten Nostat, Inc. (property owner's name printed) Phone #: 770-618-1089

Address: 4745 Ashford Dunwoody, Atlanta E-Mail: lwalker@weingarten.com

(Property owner's signature)

Carol Green
Notary Public
Gwinnett County, Georgia
My Commission Expires:
22nd day of January 2017

Signed, sealed and delivered in presence of:

Notary Public My commission expires: 1/22/2017

Commission District: 4 Zoning Case: 167 of 1987

Date of Zoning Decision: 9-18-1987 Original Date of Hearing: 8-18-87

Location: 3999 Austell Road (Austell Rd + E-W Connector)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 921 District(s): 19

State specifically the need or reason(s) for Other Business: Rezoning application #167 (The Oxford Group, Inc.) of 1987. Required by code.

(List or attach additional information if needed)

OTHER BUSINESS (CONT.)

as recommended by the Board of Zoning Appeals from their November 11, 2015 Variance Hearing regarding Variance Application:

V-159 J.D.H. DEVELOPERS

Mr. Pederson provided information regarding granting a Special Exception for a reduction of public road frontage. The public hearing was opened, and there being no speakers, the hearing was closed. Following presentation and discussion, the following motion was made:

MOTION: Motion by Weatherford, second by Ott, to **approve** O.B. 62 for for granting a Special Exception for a reduction of public road frontage.

VOTE: **ADOPTED** unanimously

O.B. 63 To consider amending the site plan for John Saunders regarding rezoning application #167 (The Oxford Group, Inc.) of 1987, for property located on the north side of the East West Connector between Hospital South Drive and Brookwood Drive, and on the south side of Mulkey Road, east of Austell Road in Land Lots 920 and 921 of the 19th District.

Mr. Pederson provided information regarding a site plan amendment to install a new Chase Bank ATM. The public hearing was opened, and there being no speakers, the hearing was closed. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Weatherford, to **approve** O.B. 63 for a site plan amendment regarding application #167 (The Oxford Group, Inc.) of 1987, for property located on the north side of the East West Connector between Hospital South Drive and Brookwood Drive, and on the south side of Mulkey Road, east of Austell Road in Land Lots 920 and 921 of the 19th District, subject to:

1. **Letter of agreeable conditions from Mr. John Saunders dated July 10, 2014, including all attached plans for the ATM machine (attached and made a part of these minutes)**
2. **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED** unanimously

Min. Bk. 77 Petition No. O.B.63
Doc. Type letter

Meeting Date 12-15-15

OB-063-2015

RECEIVED
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

07/10/2014

Contact Info: John Saunders 404-287-6390
Email- permitconsulting@gmail.com

Subject Property : Brookwood Square Shopping Center
Property Address: 1825 East West Connector Austell GA 30106

TYPE OF PROJECT:
INSTALLATION OF A NEW DRIVE-UP JP MORGAN CHASE BANK SIGNATURE CANOPY & ATM BUILDING. HEDACHE BAR, AND MISCELLANEOUS BOLLARDS

SCOPE OF WORK
MODIFY EXISTING FOUNDATION. WITH NEWENGINEERED PAD, INSTALL NEW PRE-MAUNUFACTURED ATM TYPE-U BUILDING & ACCECSORIES SUCH AS BOLLARDS AND HEADACHE BAR / CLEARANCE INDICATOR. MODIFIY CURB TO WIDEN DRIVE THROUGH

Zoning : CRC

APN # 19093100220

APPLICABLE BUILDING CODE: 2010 California Building Code (based on IBC 2006) 2010 National Electric Code

LOT SIZE (ACRES) – 9.03 acres

Parking Implications: 0 parking stalls affected

NOV 10 2015

AREA DISTURBED: .001603 acres < 70 Sq. Ft.

OCCUPANCY TYPE - U

Contact Info: John Saunders 404-287-6390
Email- permitconsulting@gmail.com

NOV 1 0 2015

LOCATION MAP
NO SCALE

OFF- PREMISE ATM AND CANOPY PROJECT

CHASE

BROOKWOOD SQUARE
1825 E WEST CONNECTOR
AUSTELL, GA 30106-1247

CONTACT INFORMATION:

JOSHUA HIGGINS
10672 JASMINE AVE
FONTANA, CA 92337
909-770-7927

TYPE OF PROJECT

INSTALLATION OF A NEW JPMORGAN CHASE SIGNATURE CANOPY, ATM DOGHOUSE (BUILDING), HEADACHE BAR, AND MISC. BOLLARDS.

SCOPE OF WORK

INSTALL NEW PRE-MAUNUFACURED ATM TYPE-U BUILDING, MODIFY (E) ATM FOUNDATION WITH NEW ENGINEERED PAD. INSTALL NEW 10' HEADACHE BAR TO CURRENT STANDARD CODE SONOTUBE FOOTING. BOLLARDS AS NECESSARY ON (E) FOUNDATION PAD. MODIFY (E) CURB TO WIDEN DRIVE THROUGH

APPLICABLE BUILDING CODE

2010 CALIFORNIA BUILDING CODE (BASED ON IBC 2006)
2010 NATIONAL ELECTRICAL CODE

LOT SIZE (ACRES) - 9.03

TOTAL AREA DISTURBED: .0257 ACRE(S)

OCCUPANCY TYPE - U

COBB COUNTY ZONING MAP
NO SCALE

ZONING: CRC
APN: 19093100220
TRACT ID:
LOT: SIZE: 9.03 acres

PARKING IMPLICATIONS-
ATM PAD ON (E) PAD 0 PARKING STALLS IMAPCATED.

SQUARE FOOTAGE OF DISTURBED SOIL FOR FOUNDATION OF DOGHOUSE BUILDING - 70 sq ft

RECEIVED
JUL 1 3 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GOLDBERG BRAGIN
NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT: CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

DATE: 03.07.14

PROJECT NO.: GA
PROJECT: BROOKWOOD SQUARE

DRAWN BY: JH
DESCRIPTION: ATM / TTW BLDG PROJECT

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Petition No. 0.B. 63
Meeting Date 12-15-15
Continued

12-15-2015 BOC HEARING

Petition No. O.B. 63
Meeting Date 12-15-15
Continued

GENERAL NOTES

1. NEW CONCRETE FOUNDATION SUPPORTING CANOPY AND DOGHOUSE SHALL BE NO LESS THAN 3000 PSI

2. ALL REMOVED / DISTURBED SOIL WILL BE CONTAINED AND DISPOSED OF SO THAT NO SOIL WILL REACH THE NEAREST DRAIN PER BEST MANAGEMENT PRACTICES GUIDELINE(S).

3. REBAR MATS FOR ATM CONCRETE PAD:
   REFERENCE ENGINEERED DRAWINGS ICON SOLUTIONS PAGE 11

   *REFERENCE FOUNDATION DEATAIL OF ACCOMPANIED MANUFACTURE ENGINEERED DRAWINGS - PAGE 11

4. DOGHOUSE & CANOPY MANUFACTURE UL CERTIFIED

5. ANCHOR BOLTS USED FOR CANOPY TO BE EMBEDDED IN CONCRETE AT LEAST 10" PER SPEC.

9. ALL EXTERIOR LIGHTING SHALL HAVE CONTROL THAT AUTOMATICALLY TURN OFF OR LOWER LIGHT LEVELS DURING INACTIVE PERIODS FROM DUSK TO DAWN. CANOPY IS TO UTITLIZE PHOTOCELL

10. ALL EXCAVATED MATERIAL AND DEBRIS ARE TO BE EXPORTED TO AN APPROVED CITY OF ATLANTA LANDFILL

NOV 10 2015

GEORGIA REGISTERED ENGINEER JEFFREY L. GRIFFIN

MANUFACTURING DETAIL WET STAMPED AND SIGNED BY LOCAL LICENSED STRUCTURAL ENGINEER, ACCOMPANIED FOR REFERENCE ONLY

GOLDEN EAGLE
WAYFINDING IMPLEMENTATION SOLUTIONS

CLIENT: CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

DATE: 03.07.14

PROJECT NO. GA
PROJECT: BROOKWOOD SQUARE

DRAWN BY: JH
DESCRIPTION: CANOPY PROJECT

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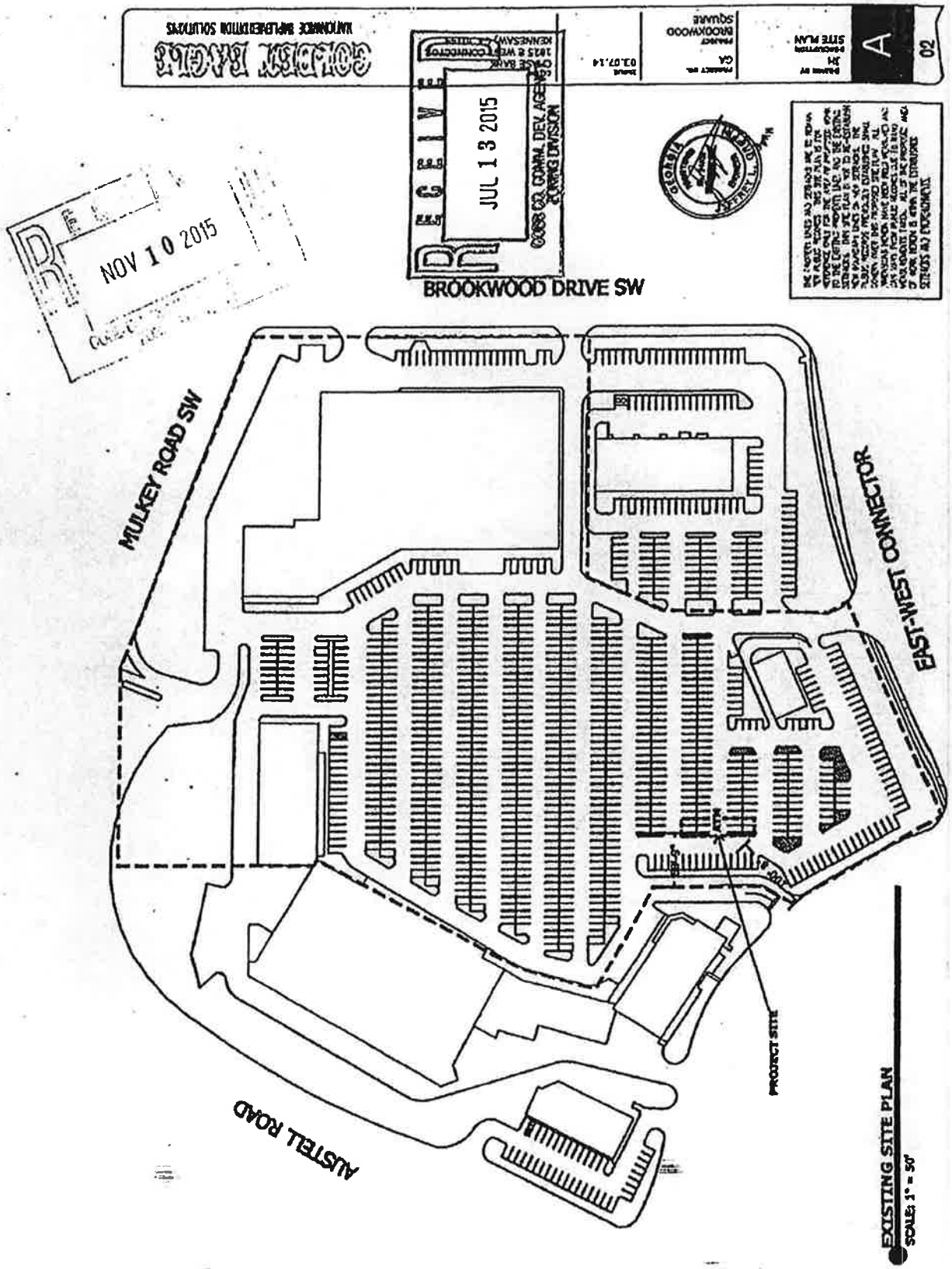
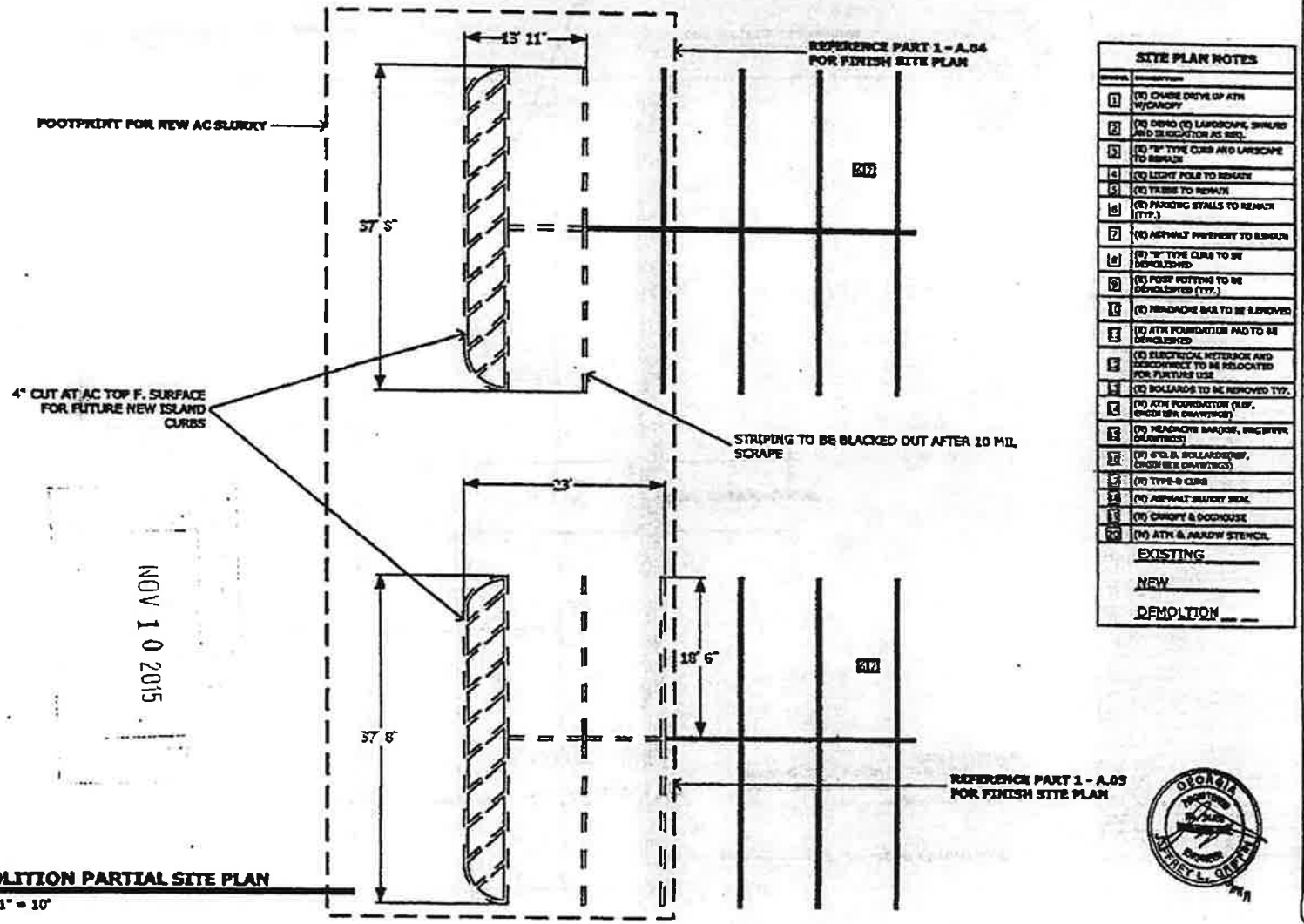
01



Petition No. 0.B.63
Meeting Date 12-15-15
Continued



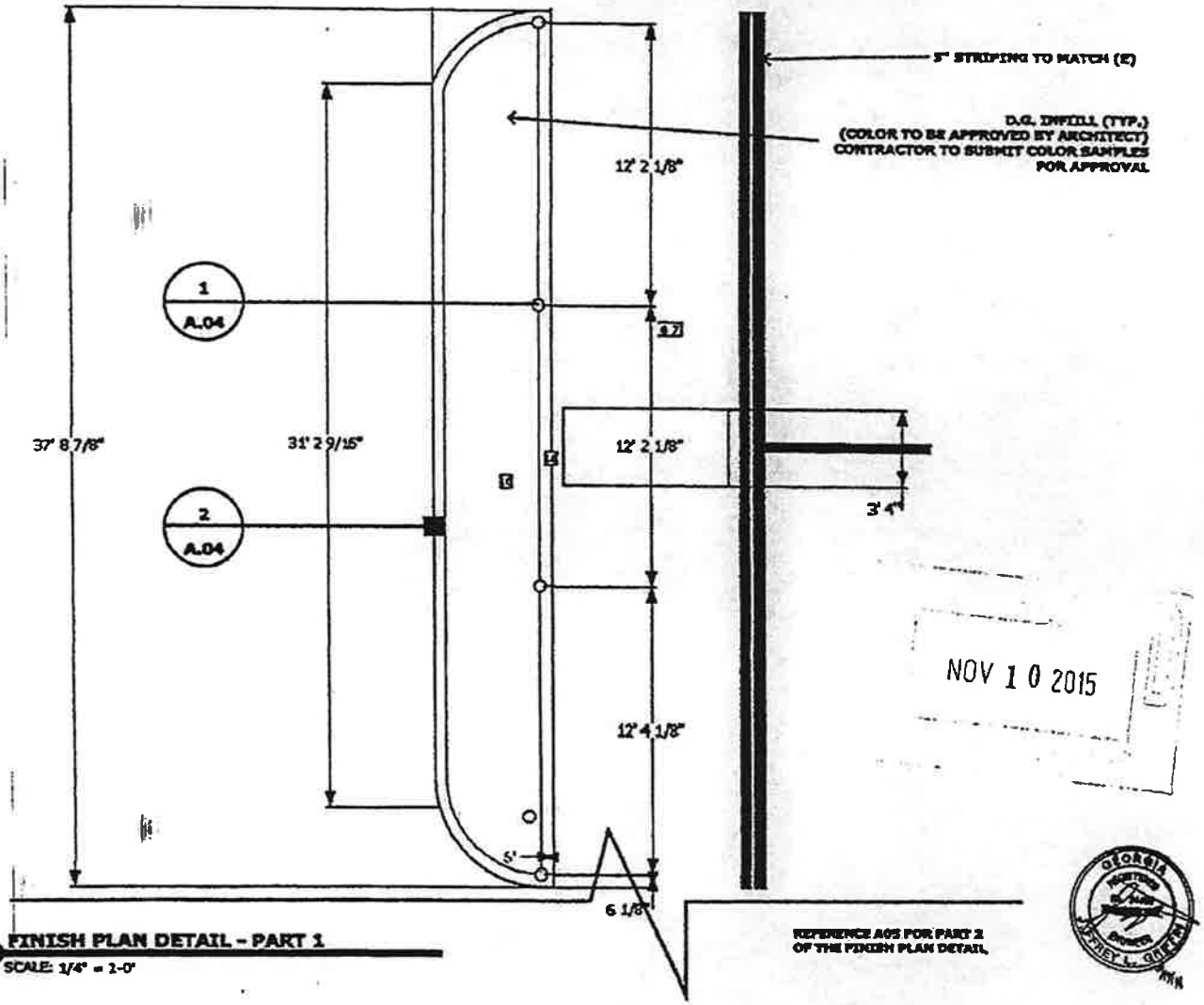
DEMOLITION PARTIAL SITE PLAN

SCALE: 1" = 10'

NOV 10 2015

Petition No. 0.863
Meeting Date 12-15-15
Continued

Petition No. 0.B. 63
Meeting Date 12-15-15
Continued

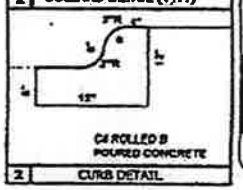


FINISH PLAN DETAIL - PART 1
SCALE: 1/4" = 1-0"

NOV 1 0 2015

SITE PLAN NOTES	
1	(N) CHASE DRIVE UP ATM W/CANOPY
2	MODIFY (1) LANDSCAPE, SHRUBS AND IRRIGATION AS REQ.
3	(1) "B" TYPE CURB AND LANDSCAPE TO REPAIR
4	(E) LIGHT POLE TO REMAIN
5	(E) TREES TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) "B" TYPE CURB TO BE DEMOLISHED
9	(E) POST FOTTING TO BE DEMOLISHED (TYP.)
10	(E) NIGHDACHE BAR TO BE REMOVED
11	(E) ATM FOUNDATION PAD TO BE DEMOLISHED
12	(E) ELECTRICAL, METERBOX AND DISCONNECT TO BE RELOCATED FOR FUTURE USE
13	(E) BOLLARDS TO BE REMOVED
14	(N) ATM FOUNDATION (SEE ENGINEER DRAWINGS)
15	(N) NIGHDACHE BAR(REF. ENGINEER DRAWINGS)
16	(N) 4"O.D. BOLLARD(REF. ENGINEER DRAWINGS) TYP.
17	(N) TYPE-2 CURB
18	(N) ASPHALT SLURRY
19	(N) CANOPY & DOBHOUSE
20	(N) ATM & ARROW STENCIL

EXISTING
NEW
DEMOLITION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12"
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6"
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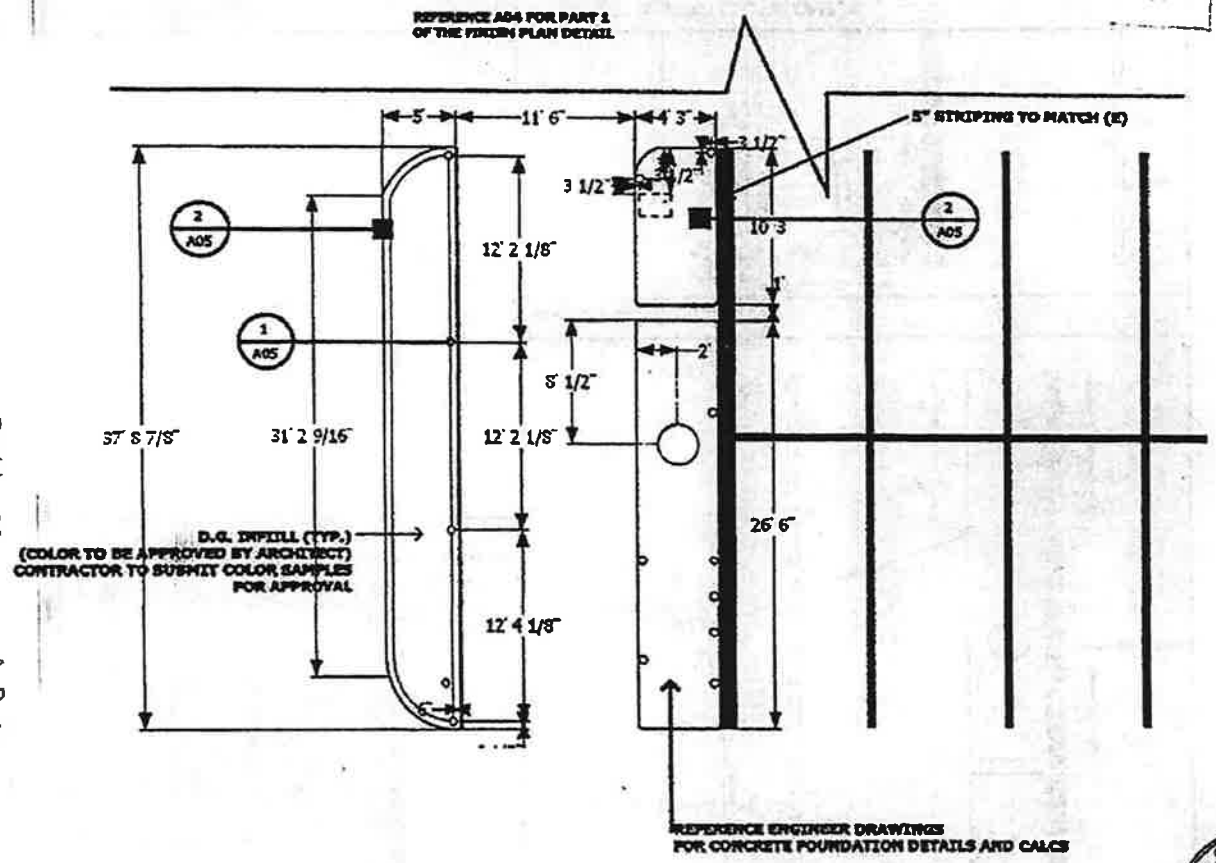
NOV 10 2015



FINISH PLAN DETAIL - PART II

SCALE: 1/4" = 1'-0"

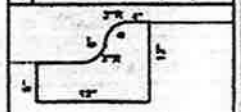
SITE PLAN NOTES	
SYMBOL	DESCRIPTION
1	(N) CHASE DRIVE UP ATM W/CANOPY
2	MODIFY (2) LANDSCAPE, SHRUBS AND IRRIGATION AS REQ.
3	(E) "B" TYPE CURB AND LANDSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TREE TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) "B" TYPE CURB TO BE DEMOLISHED
9	(E) POST FOTTING TO BE DEMOLISHED (TYP.)
10	(E) MIRADACHE BAR TO BE REMOVED
11	(E) ATM FOUNDATION PAD TO BE DEMOLISHED
12	(E) ELECTRICAL METERBOX AND DISCONNECT TO BE RELOCATED FOR FUTURE USE
13	(E) BOLLARDS TO BE REMOVED
14	(N) ATM FOUNDATION (REF. ENGINEER DRAWINGS)
15	(N) MIRADACHE BAR(REF. ENGINEER DRAWINGS)
16	(N) STD.B. BOLLARDS(REF. ENGINEER DRAWINGS) TYP.
17	(N) TYPE-B CURB
18	(N) ASPHALT SLURRY
19	(N) CANOPY & DOGHOUSE
20	(N) ATM BUMPER STENCIL

EXISTING

NEW

DEMOLITION

1 BOLLARD DETAIL (TYP.)



C4 ROLLED & POURED CONCRETE

2 CURB DETAIL

GEORGIA REGISTERED ARCHITECT JEFFREY L. GRIFFIN

CONTEST BANK
INTEGRATED IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA

PROJECT
BROOKWOOD SQUARE

DRAWN BY
JH

DESCRIPTION
FINISH PLAN DETAIL PART II

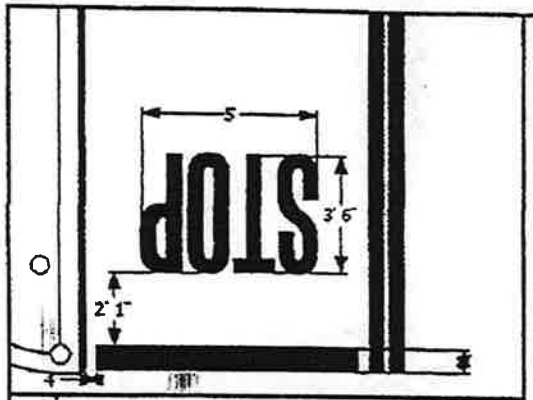
A

04A

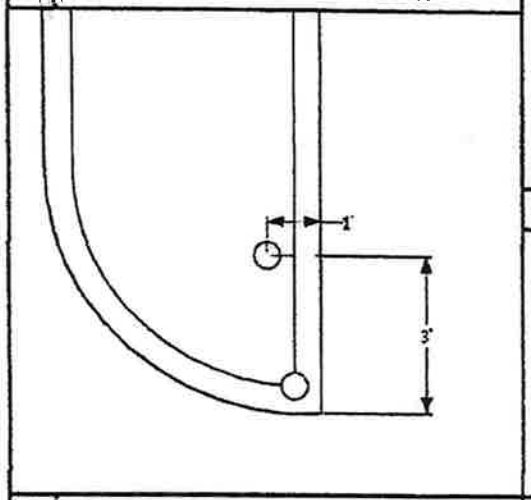
Petition No.
Meeting Date
Continued

O.B. 63
12-15-15

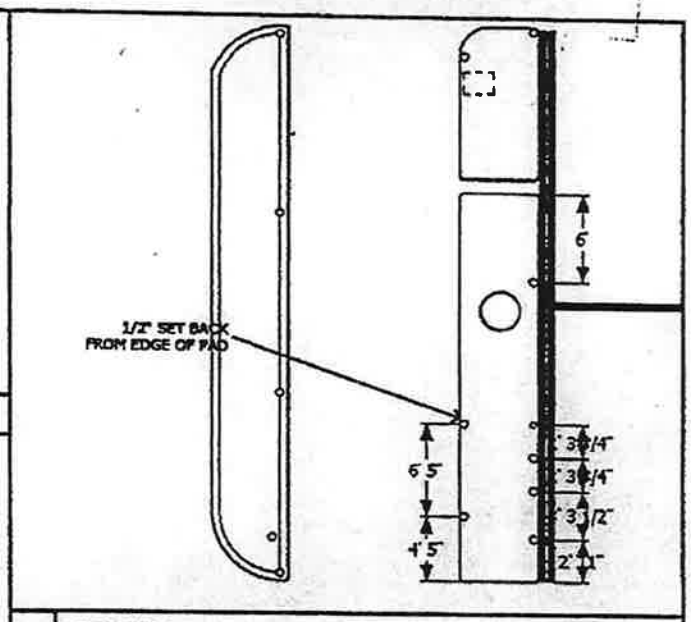
NOV 10 2015



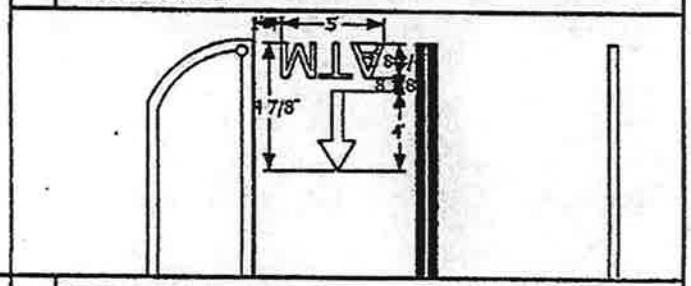
1 STOP AND STRIP STENCIL DETAIL



2 STOP SIGN AND POST



3 BOLLARD DIMS



4 STRIP & STENCIL DETAIL

PARTIAL PLAN DETAIL

SCALE: *NOT TO SCALE*

SITE PLAN NOTES	
SYMBOL	DESCRIPTION
1	(N) CHASE DRIVE UP ATM W/CANOPY
2	MODIFY (E) LANDSCAPE, SHRUBS AND IRRIGATION AS REQ.
3	(E) "B" TYPE CURB AND LANDSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TRUSS TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) "B" TYPE CURB TO BE DEMOLISHED
9	(E) POST FITTING TO BE DEMOLISHED (TYP.)
10	(E) MANCHE BAR TO BE REMOVED
11	(E) ATM FOUNDATION PAD TO BE DEMOLISHED
12	(E) ELECTRICAL METERS AND DISCONNECT TO BE RELOCATED FOR FUTURE USE
13	(E) BOLLARDS TO BE REMOVED
14	(N) ATM FOUNDATION (REF. ENGINEER DRAWINGS)
15	(N) MANCHE BAR(REF. ENGINEER DRAWINGS)
16	(N) 6"O.D. BOLLARD(REF. ENGINEER DRAWINGS) TYP.
17	(N) TYPE-B CURB
18	(N) ASPHALT
19	(N) CANOPY & DOGHOUSE
20	(N) ATM & ARROW STENCIL
	EXISTING
	NEW
	DEMOLITION

GEORGIA REGISTERED ARCHITECT JEFFREY L. GREEN

CONCEPT DESIGN

NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1625 S WEST CONNECTOR
KENNESAW, GA 30144

DATE
03.07.14

PROJECT NO.
GA

PROJECT
BROOKWOOD SQUARE

DRAWN BY
JH

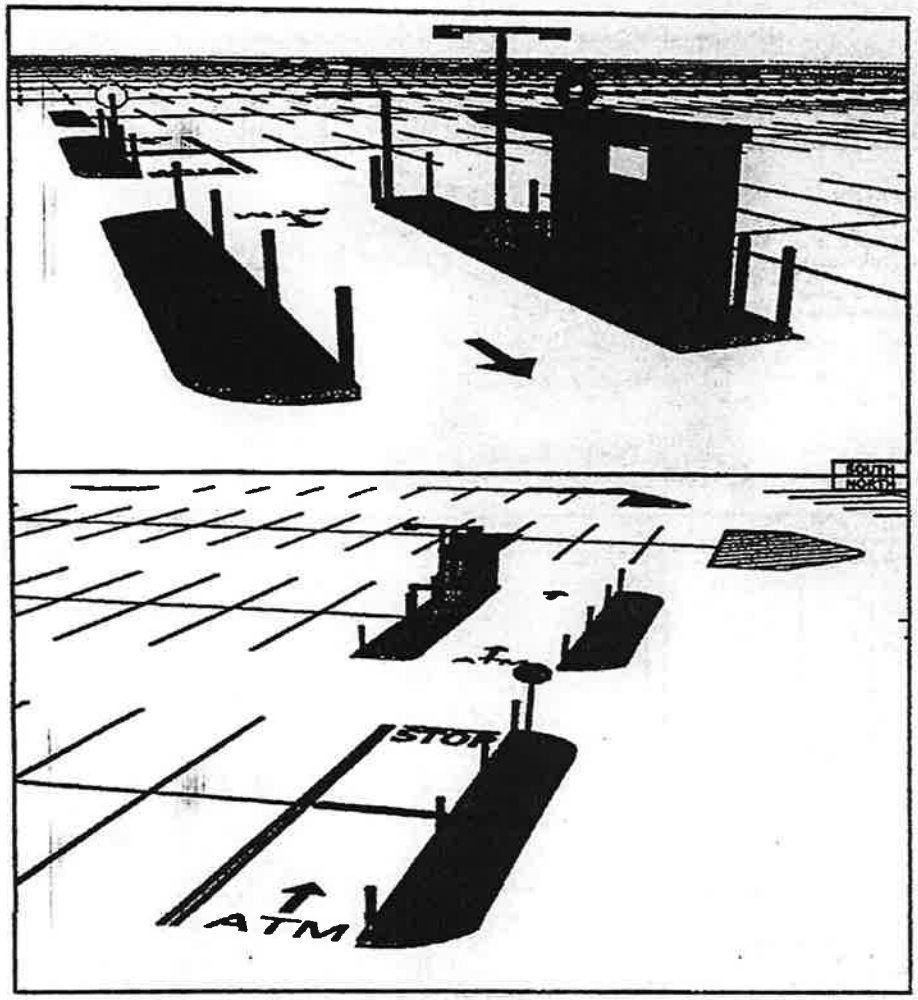
DESCRIPTION
EQUIPMENT PLAN DETAIL

A

05

Petition No. O.B. 63
Meeting Date 12-15-15
Continued

Petition No. 0.B. 63
Meeting Date 12-15-15
Continued



ELEVATION PLAN DETAIL
NOT TO SCALE

NOV 10 2015

SITE PLAN NOTES	
SYMBOL	DESCRIPTION
1	(N) DRIVE UP ATM W/CANOPY
2	MODIFY (E) LANDSCAPE, SHRUBS AND DECORATION AS REQ.
3	(E) "B" TYPE CURB AND LANDSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TRASH TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) "B" TYPE CURB TO BE DEMOLISHED
9	(E) POST FITTING TO BE DEMOLISHED (TYP.)
10	(E) HEADACHE BAR TO BE REMOVED
11	(E) ATM FOUNDATION PAD TO BE DEMOLISHED
12	(E) ELECTRICAL METERBOX AND DISCONNECT TO BE RELOCATED FOR FUTURE USE
13	(E) BOLLARDS TO BE REMOVED
14	(N) ATM FOUNDATION (REF. ENGINEER DRAWINGS)
15	(N) HEADACHE BAR(REF. ENGINEER DRAWING)
16	(N) 6"O.D. BOLLARDS(REF. ENGINEER DRAWINGS) TYP.
17	(N) TYPE-B CURB
18	(N) ASPHALT SLURRY SEAL
19	(N) CANOPY & DOCKHOUSE
20	(N) ATM & ARROW STENCIL
	EXISTING
	NEW
	DEMOLITION

GEORGIA REGISTERED ARCHITECT JEFFREY L. GREENE

COLLIER EAGLE
WALKNHICE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1925 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUED
03.07.14

PROJECT NO.
GA

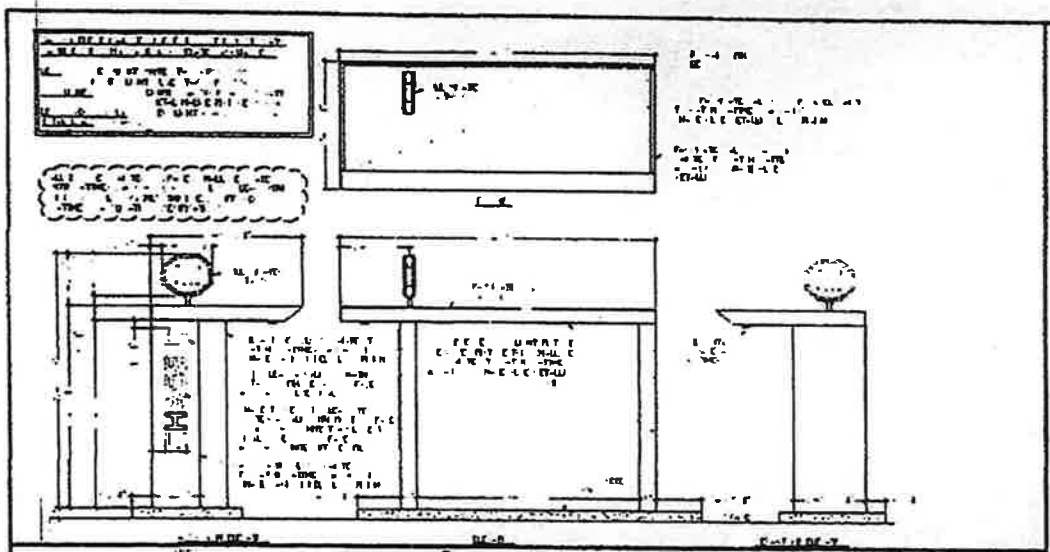
PROJECT
BROOKWOOD SQUARE

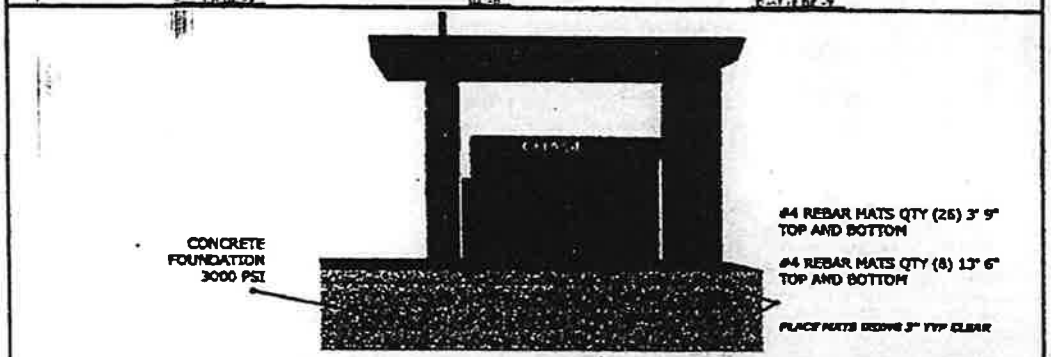
DRAWN BY
JH

DESCRIPTION
ELEVATION PLAN DETAIL

A

08





GENERAL NOTES

1. NEW CONCRETE SUPPORTING CANOPY SHALL BE 3000 PSI (28-DAYS)

~~2. CONCRETE FOOTING FOR HEADACHE BAR TO BE 3000 PSI STRENGTH~~

3. ALL REMOVED / DISTURBED SOIL WILL BE CONTAINED AND DISPOSED OF SO THAT NO SOIL WILL REACH THE NEAREST DRAIN PER BEST MANAGEMENT PRACTICES GUIDELINE(S).

4. REBAR MATS FOR CONCRETE ISLAND TOP & BOTTOM:
QTY 2-(13) #4 3'9" LG. (TOTAL 26)
QTY 2-(4) #4 13'6" LG. (TOTAL 8)
PLACE MATS USINGS 3" TYP CLEAR

5. SIGN MANUFACTURE UL CERTIFIED

NOV 10 2015

GEORGIA REGISTERED PROFESSIONAL ENGINEER JEFFREY L. GRIFFIN

MANUFACTURING DETAIL WET STAMPED AND SIGNED BY LOCAL LICENSED STRUCTURAL ENGINEER, ACCOMPANIED FOR REFERENCE ONLY - MATERIAL AND COLOR SCHEDULE PROVIDED PER WET STAMP DETAIL(S).

COLOR ELEVATION

SCALE: NOT TO SCALE

GOLDEN EAGLE
NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT: CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

DATE: 03.07.14

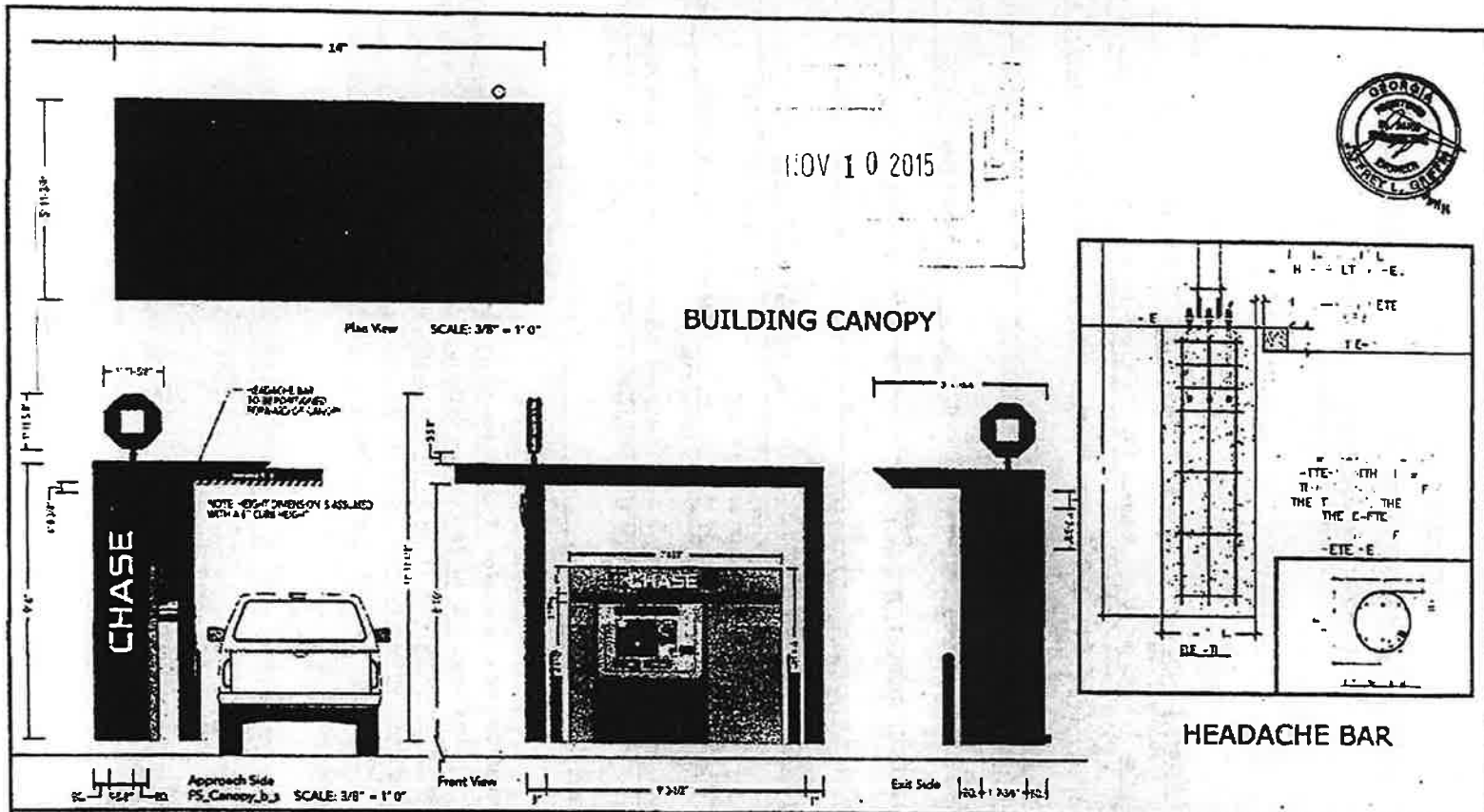
PROJECT NO.: CA
PROJECT: BROOKWOOD SQUARE

DRAWN BY: JH
DESCRIPTION: FINISH COLOR AND SIGN ADHERING

A

07

Petition No. 0.B.63
Meeting Date 12-15-15
Continued



NOV 1 0 2015

MANUFACTURING DETAIL WET STAMPED AND SIGNED BY LOCAL LICENSED STRUCTURAL ENGINEER, ACCOMPANIED FOR REFERENCE ONLY - MATERIAL AND COLOR SCHEDULE PROVIDED PER WET STAMP DETAIL(S).

FINISH BUILDING CANOPY

NO SCALE

SIGNAGE BY GREG
NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT: CHASE BANK
1823 E WEST CONNECTOR
KENNESAW, GA 30144

DATE: 03.07.14

PROJECT NO. GA
PROJECT: BROOKWOOD SQUARE

DRAWN BY: JH
DESCRIPTION: FINISH LEGEND FOR CANOPY

A

08

Petition No. 0.8.63
Meeting Date 12-15-15
Continued

OB-14-2021

Application for "Other Business"
Cobb County, Georgia

RECEIVED MAR 11 2021 COBB CO. COMM. DEV. AGENCY PLANNING DIVISION

(Cobb County Zoning Division – 770-528-2035) BOC Hearing Date Requested: 4-20-2021

Applicant: Security Vault Works Inc Phone #: 704-572-9071
(applicant's name printed)

Address: 2007 Gateway Blvd. Charlotte N.C 28208 E-Mail: Barnett T@svwinc.com
woodm@svwinc.com

Thomas Barnette Address: 2007 Gateway Blvd. Charlotte N.C.
(representative's name, printed)

Thomas Barnett Phone #: 202-494-1975 E-Mail: Woodm@svwin.com
(representative's signature)

Signed, sealed and delivered in presence of:

MELINDA F RHODES
NOTARY PUBLIC, NORTH CAROLINA
MECKLENBURG COUNTY
MY COMMISSION EXPIRES
MAY 17, 2021

Melinda F. Rhodes My commission expires: May 17th 2021
Notary Public

Titleholder(s): Charter Oak 3999 Austell Rd GA LLC Phone #: 305.865.5760
(property owner's name printed)

Address: 571 N.W. 28 Street, Suite 201, Miami FL 33127 E-Mail: neil@taplin.com

(Property owner's signature) as Member

Signed, sealed and delivered in presence of:

Martha Christiansen
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG193495
Expires 3/7/2022

Notary Public My commission expires: March 7, 2022

Commission District: Cobb County Zoning Case: Z-167 of 1987

Size of property in acres: 18.37 Acres Original Date of Hearing: 4-20-2021

Location: 3999 Austell Road Austell GA 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): #19092100 40/19002100240 District(s): Cobb County

State specifically the need or reason(s) for Other Business: Drive through "ATM" Chase Bank.

(List or attach additional information if needed)

CONSENT AGENDA (CONT.)

LUP-14 **SHILOH HILLS CHRISTIAN SCHOOL** (Shiloh Hills Baptist Church of Cobb County, Inc., owner) requesting a **Temporary Land Use Permit** for educational programs for three and four-year olds in land lots 210 and 211 of the 16th district. Property is located on the south side of Hawkins Store Road, on the north side of I-575, east of Bells Ferry Road (260 Hawkins Store Road).

To **approve** LUP-14 for **24 months**, subject to:

1. **Site plan submitted on March 3, 2021 (attached and made a part of these minutes)**
2. **Department of Transportation comments and recommendations**

OTHER BUSINESS

O.B. 14 To consider a site plan amendment for Security Vault Works, Inc. regarding rezoning application #167 of 1987 (The Oxford Group, Inc.), for property located on the north side of the East-West Connector and on the west side of Brookwood Drive in land lot 921 of the 19th district (1380 East-West Connector). ***(Continued by the Board of Commissioners (BOC) until the May 18, 2021, BOC Zoning hearing).***

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

1. ***Proposed*** **Site Plans and elevations contained in the Other Business packet, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
2. **Cobb DOT comments and recommendations contained in the other Business packet (attached and made a part of these minutes)**
3. **District Commissioner to approve the final landscaping plan prior to permitting**
4. **All previous stipulations and conditions, *not otherwise in conflict with this amendment,* to remain in effect**

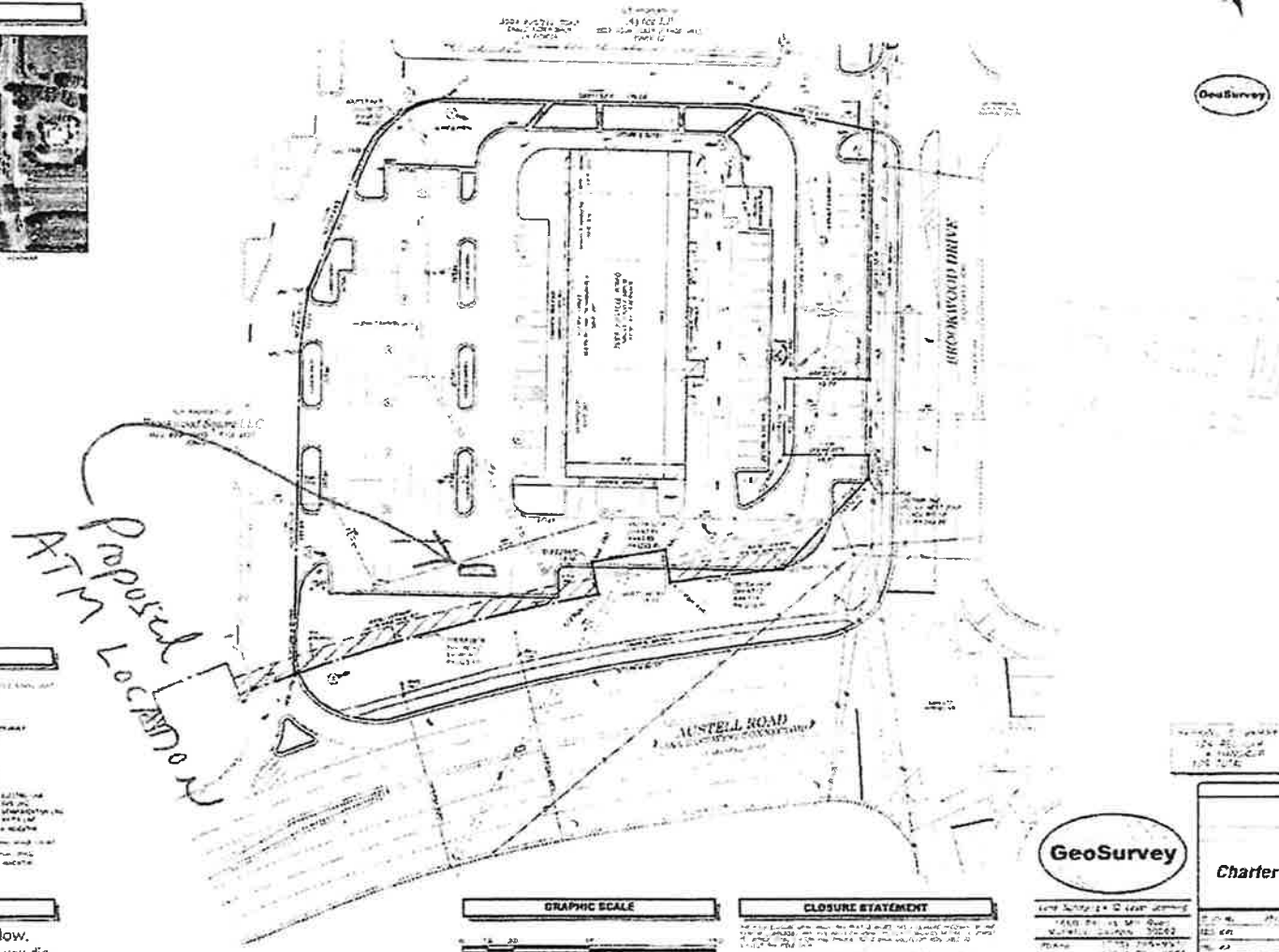
O.B. 23 To consider a site plan and stipulation amendment for Mountainprize, Inc. regarding rezoning application Z-89 of 2006, for property located at the southeast corner of Cobb Parkway (US Highway 41) and Dallas Acworth Highway (Highway 92) in land lots 40 and 41 of the 20th district (Cobb Parkway).

To **approve** O.B. 23, subject to:

1. **Site Plan and elevations contained in the Other Business packet, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**

SITE PHOTOGRAPHS

AERIAL IMAGE



VICINITY MAP

GENERAL NOTES

SURVEYOR CERTIFICATION

Charter Oak 3999 Austell Road, GA LLC

LEGEND

IF YOU DIG

Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

GRAPHIC SCALE

CLOSURE STATEMENT

GeoSurvey

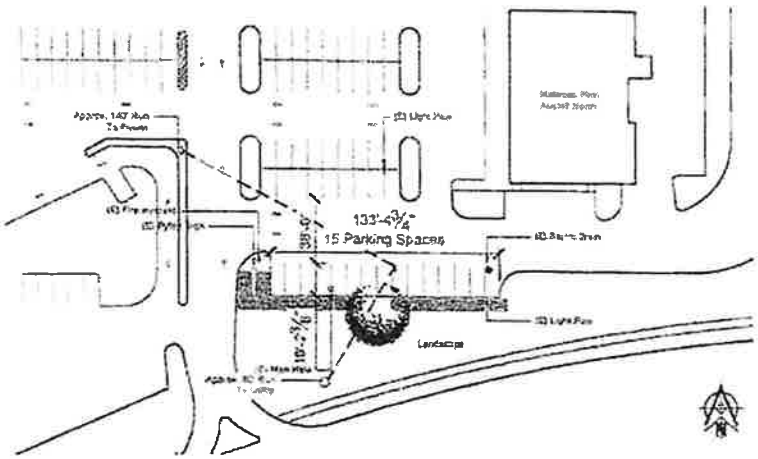
3999 Austell Road

Charter Oak 3999 Austell Road, GA LLC

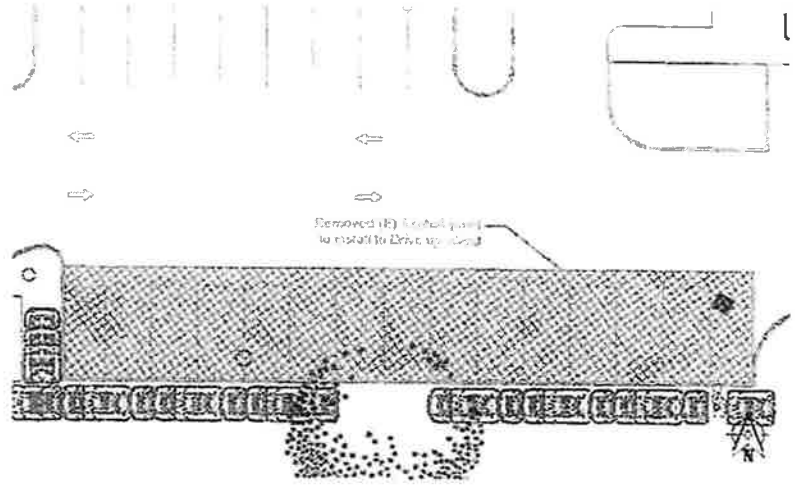
Doc. Type Proposed Site Plans

Meeting Date 5-18-21

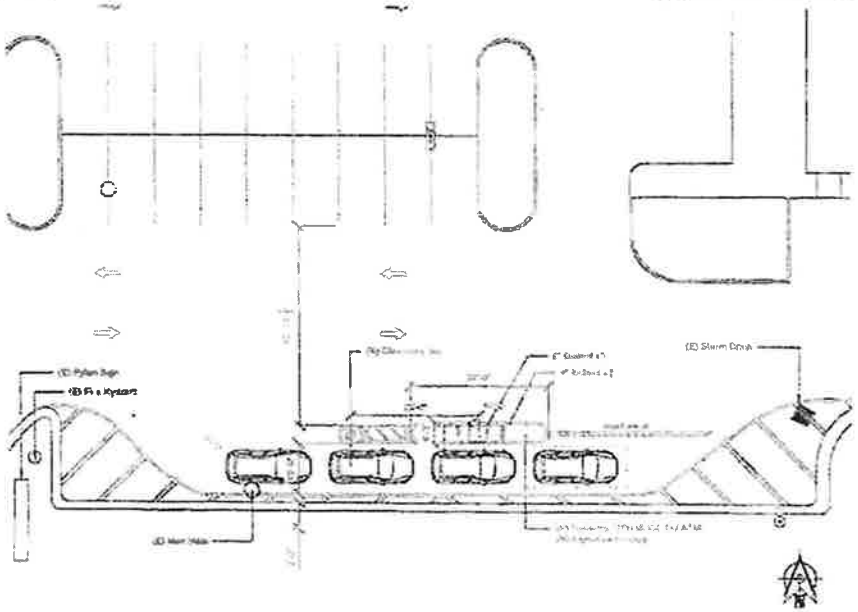
Proposed Location for ATM



1 A2 Existing Layout Plan
Scale: 1/32" = 1'-0"



2 A2 Demolition Layout Plan
Scale: 3/32" = 1'-0"



1 A2 Proposed Layout
Scale: 1/8" = 1'-0"

Petition No. 0.B.14
Meeting Date 5-18-21
Continued

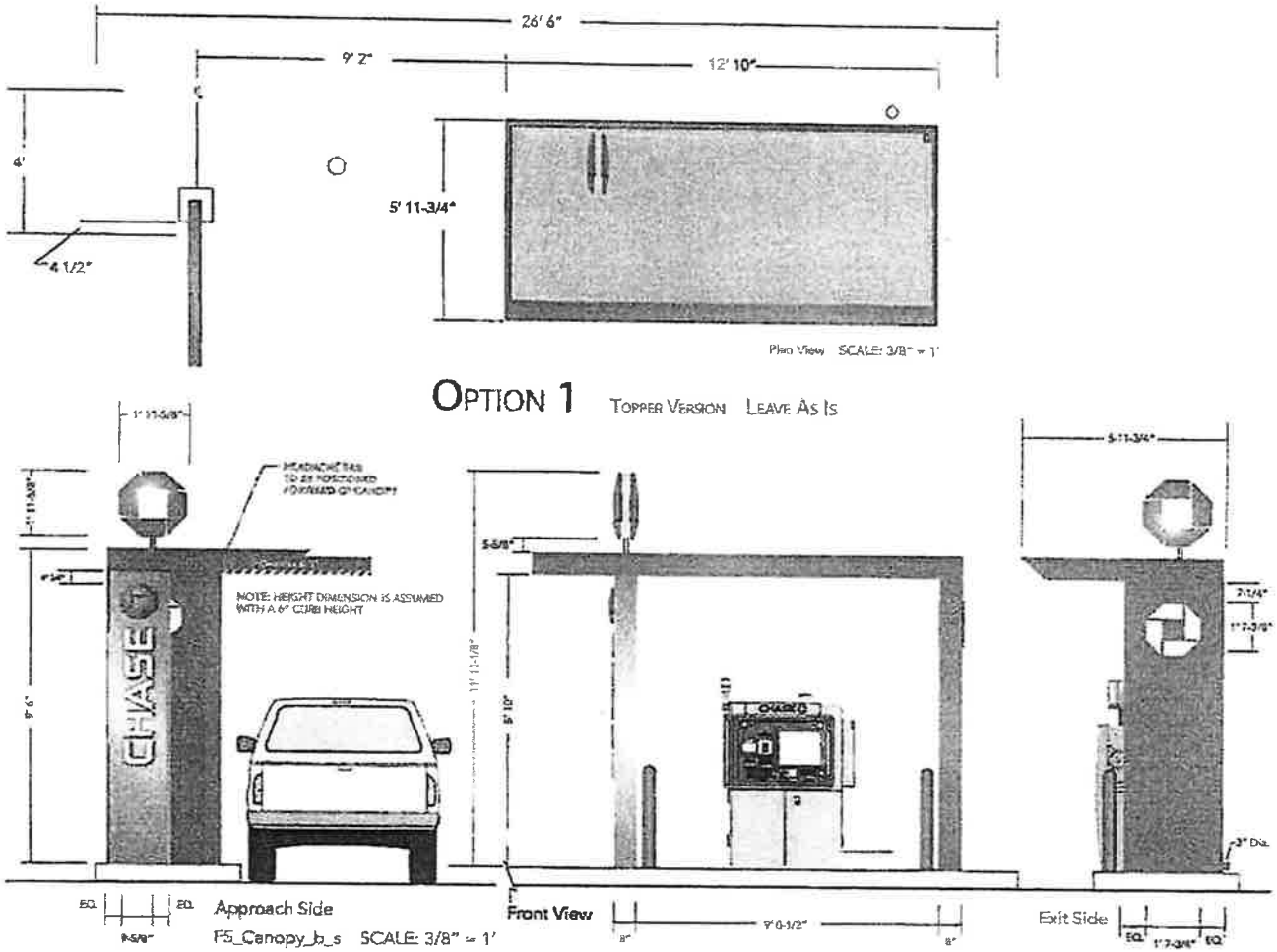
Chase Bank - Brookwood Square
3999 Austell Road
Austell GA, 30106

security vault

James M. Hamil

A.2

OB-14-21
Proposed



1 A.5 SIGNAGE DETAILS
Scale: Not To Scale

Petition No. 0.B.14
Meeting Date 5-18-21
Continued

Note:
See Manufacturers Cut Sheets for Exact Details.

Chase Bank - Brookwood Square
3999 Austell Road
Austell GA, 30106

A.5

Proposal OB-14.