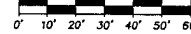


REVISIONS

SCALE : 1" = 30'



1.866 ACRES  
81,295 SQ. FEET

LEGEND

- A ARC
- R RADIUS
- C CHORD
- R/W RIGHT OF WAY
- N/F ADJOINING OWNERSHIP
- S/W SIDEWALK
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- EP EDGE OF PAVEMENT
- C&G CURB AND GUTTER
- RB RE-BAR
- OTP OPEN TOP PIPE
- CONC. CONCRETE
- EM ELECTRICITY METER
- WM WATER METER
- GM GAS METER
- TYP TYPICAL
- RCP REINFORCED CONCRETE PIPE
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- PWR POWER TRANSFORMER
- FH FIRE HYDRANT
- JB JUNCTION BOX
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- CFL CHAIN LINK FENCE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- AE ACCESS EASEMENT
- OH OVER HANG

NOTES:

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 137,832 FEET AND AN ANGULAR ERROR OF 02 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 145,277 FEET.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

FLOOD STATEMENT:

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13067C0228G  
DATED: 12/16/2008

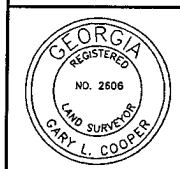
ZONED: HI (HEAVY INDUSTRIAL)  
SETBACK REQUIREMENTS:  
FRONT - 75'  
SIDE - 20'  
REAR - 40'

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 3, 8, 9, 10 & 11(c) OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY.

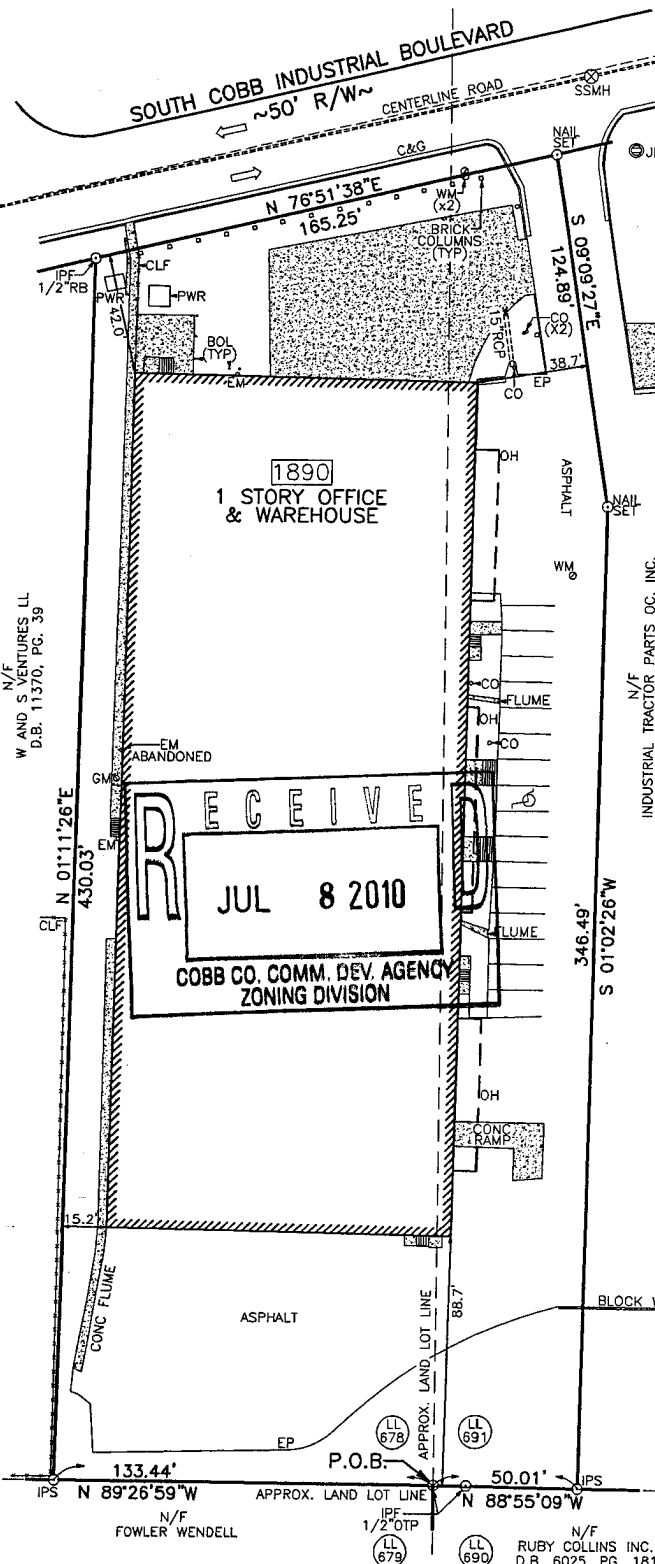
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
REGISTRATION NO.: \_\_\_\_\_

PROJECT DESCRIPTION:  
ALTA-SURVEY FOR:  
SOUTH COBB EMA, LLC, STATE BANK & TRUST COMPANY,  
CHICAGO TITLE INSURANCE COMPANY,  
U.S. SMALL BUSINESS ADMINISTRATION,  
AND GA RESOURCE CAPITAL, INC.  
1890 SOUTH COBB INDUSTRIAL BOULEVARD  
D.B. 14337, PG. 5903; P.B. 115, PG. 91  
LAND LOT: 67B & 691. DISTRICT: 17TH  
COUNTY: COBB SECTION: 2ND



DRAWN BY: DWJ  
OFFICE: 06/14/2010  
FIELD BY: AMB  
FIELD: 06/09/2010  
SCALE: 1"=30'  
CHECKED BY: G.L.C.

DRAWING NUMBER  
10088



INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON, THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

**APPLICANT:** South Cobb EMA, LLC  
**PHONE:** 404-455-0853  
**REPRESENTATIVE:** Eldon L. Basham  
**PHONE:** 770-429-1499  
**PROPERTY LOCATION:** Located on the south side of  
South Cobb Industrial Boulevard, west of South Cobb  
Drive (1890 South Cobb Industrial Boulevard).

**PETITION NO.:** V-65  
**DATE OF HEARING:** 09-08-10  
**PRESENT ZONING:** HI  
**LAND LOT(S):** 678, 691  
**DISTRICT:** 17  
**SIZE OF TRACT:** 1.87 acres  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 50 feet to 40 feet; and 2) waive the side setback adjacent to the western property line from the required 20 feet to 15 feet.

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on traffic.

**DEVELOPMENT & INSPECTIONS:** No comments.

**STORMWATER MANAGEMENT:** No comments.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

**OPPOSITION:** NO. OPPOSED PETITION NO. SPOKESMAN

**BOARD OF APPEALS DECISION**

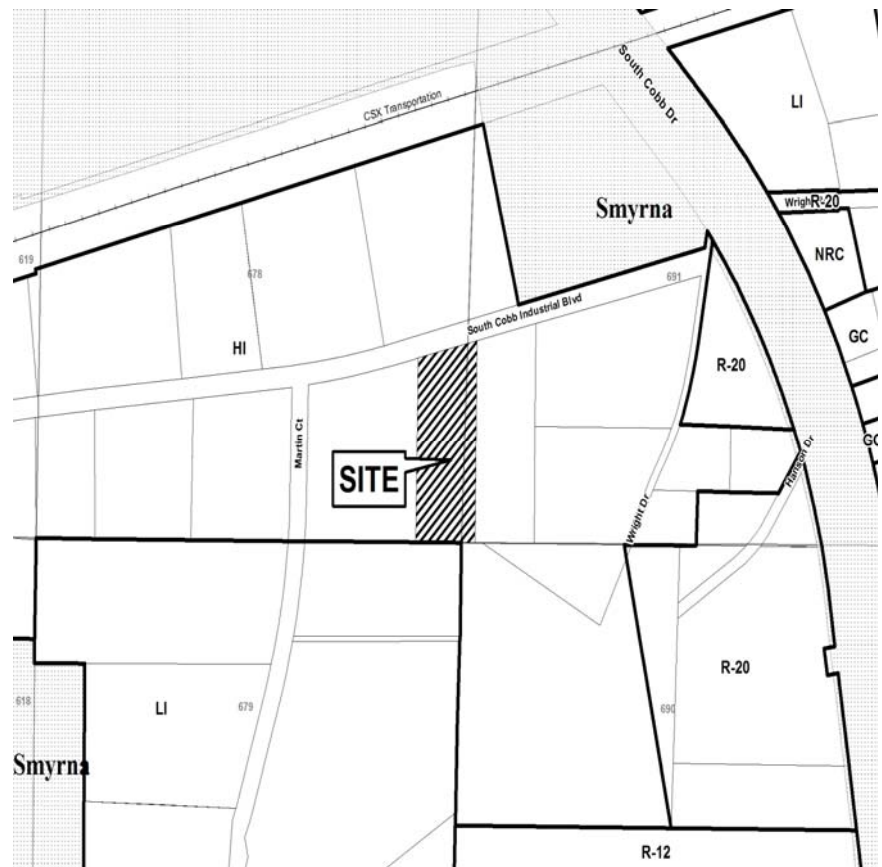
**APPROVED**          **MOTION BY**         

**REJECTED**          **SECONDED**         

**HELD**          **CARRIED**         

**STIPULATIONS:**   

\_\_\_\_\_  
\_\_\_\_\_



# Cobb County Fire and Emergency Services

Applicant Name: South Cobb EMA, LLC

Petition Number: V-65

Date:8/18/2010

## *Fire Marshal Comments*

### Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

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 occupiable floor level. Aerial fire apparatus roads shall be a minimum width of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – total of 110-feet needed (45 feet + 20 foot wide roadway + 45 feet).

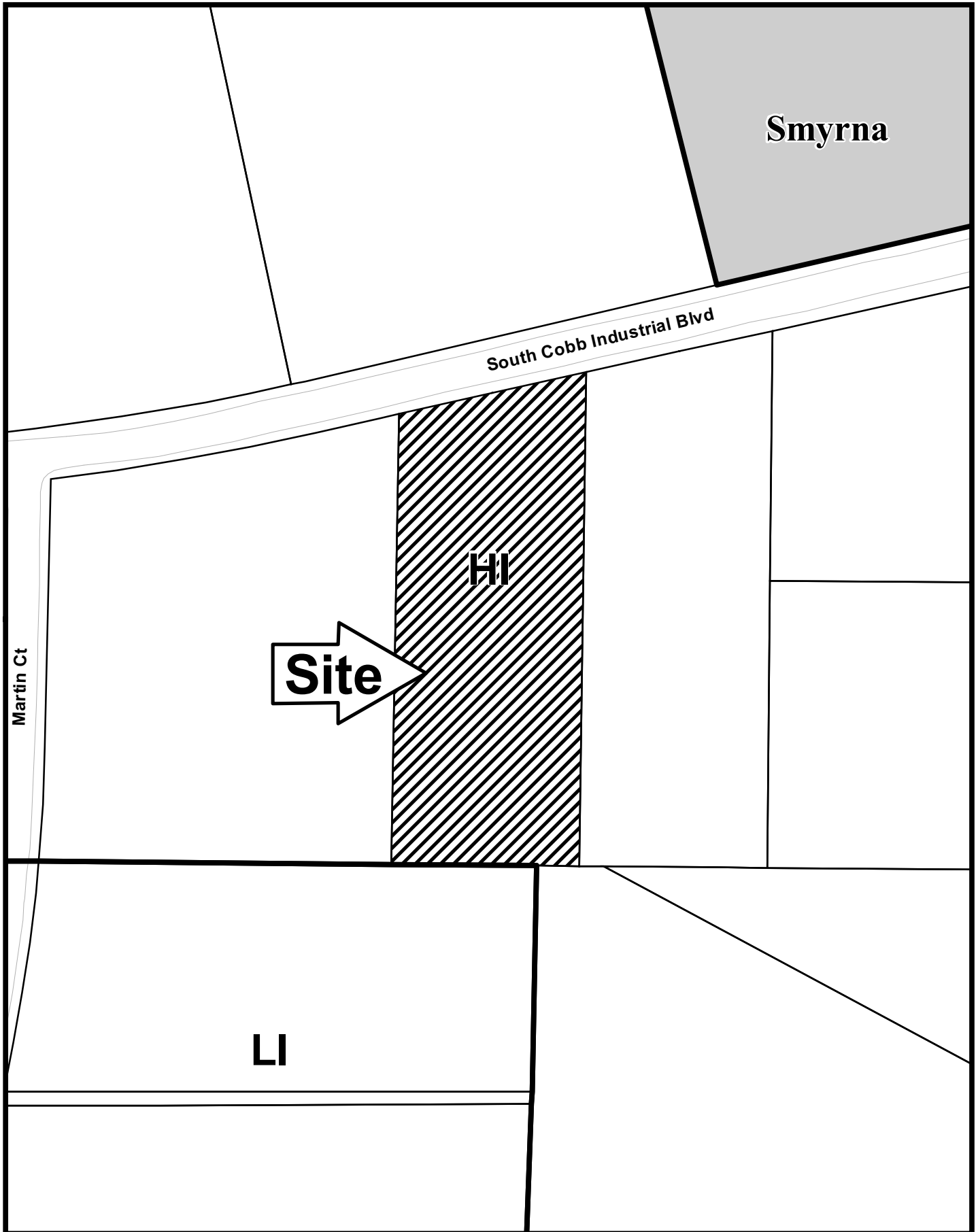
Residential subdivision: Cul-de-sac with an island – minimum 60 foot radius to outside curb, measured to inside of curb, minimum lane width 24 feet **or** Cul-de-sac without an island – 38 foot outside radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

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. Gate shall be swing 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.

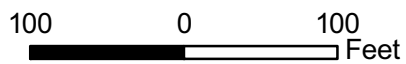
### Fire Hydrant



Commercial: Fire hydrant within 500 feet of most remote part of structure.

# V-65



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)

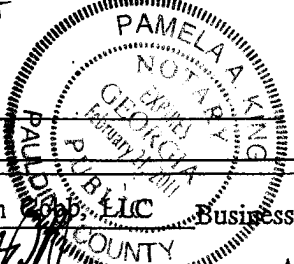
Application No. V-65  
Hearing Date: 9-8-10

Applicant South Cobb EMA, LLC Business Phone 404-455-0853 Home Phone 404-455-0853

Eldon L. Basham Address 326 Roswell St. Suite 100 Marietta, GA 30060  
(representative's name, printed) (street, city, state and zip code)

[Signature] Business Phone 770-429-1499 Cell Phone 770-605-9388  
(representative's signature)

My commission expires: \_\_\_\_\_



Signed, sealed and delivered in presence of:  
Pamela A. King  
Notary Public

Titleholder White Oak South Cobb, LLC Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

Signature [Signature] Address: P.O. Box 10127 Birmingham, AL 35302  
(attach additional signatures, if needed) (street, city, state and zip code)

By: White Oak Investment Company, LLC,  
Sole Member and Manager by John L.  
McDonald, Manager

Signed, sealed and delivered in presence of:  
Karen R. Hardin  
Notary Public

My commission expires: 5/12/2013

Present Zoning of Property HI

Location 1890 South Cobb Industrial Boulevard  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 678 & 691 District 17<sup>th</sup> Size of Tract 1.87 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property  Shape of Property  Topography of Property \_\_\_\_\_ Other

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

\_\_\_\_\_ The building on the property was built in approximately 1973 according to the County's tax records. It was built approximately 8 feet over the 50 foot setback line at the northwest corner and approximately 4.8 feet over the 20 foot setback line on the western side of the property. Following the normal terms of the ordinance would require moving or removing the encroachment. \_\_\_\_\_

List type of variance requested: \_\_\_\_\_

Vary the setback line to 15 feet on the side setback on the western property line and 40 feet on the front (northern) property line. FROM 20 FT ON SIDE ; FRONT SET TO BE WAIVED