Year 2012 Form

Application for "Other Business"
Cobb County, Georgia

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

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

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 My commission expires:
Notary Public

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 My commission expires:
Notary Public

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

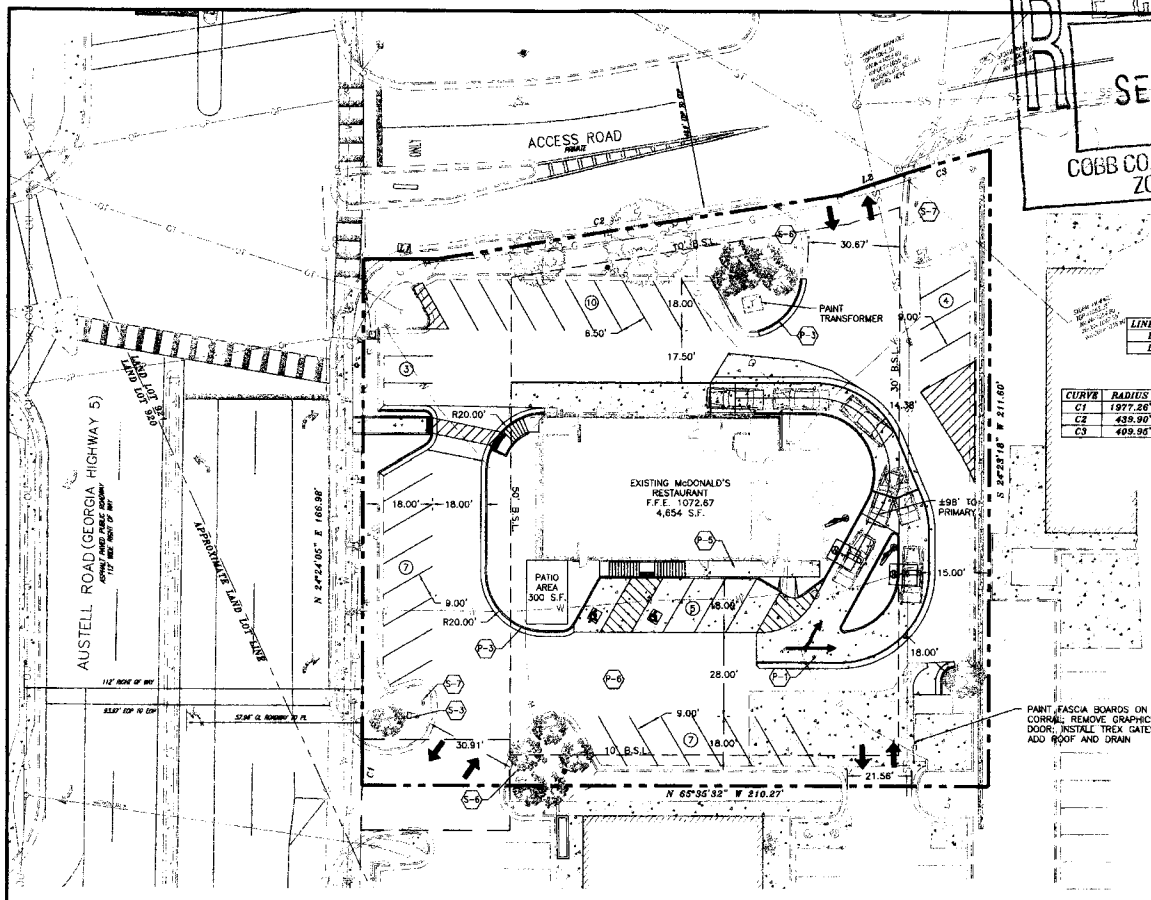
State specifically the need or reason(s) for Other Business:
Request to amend site to reflect the proposed remodeled site & McDonald's restaurant
See attached site Plan.

(List or attach additional information if needed)

REVISED December 13, 2011

PROPOSED PLAN

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



LINE TABLE		
LINE No.	BEARING	LENGTH
L1	S 65°32'50" E	24.49'
L2	S 63°46'37" E	23.50'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1977.26'	8.01'	8.01'	N 25°08'53" E
C2	439.90'	138.36'	137.79'	S 74°37'05" E
C3	409.96'	28.28'	28.27'	S 81°21'31" E

SITE DATA

STREET LOCATION: 4111 AUSTELL ROAD, AUSTELL, GA
CURRENT SITE AREA: 0.90 ACRES; 39,202 S.F.
CURRENT ZONING: GC – GENERAL COMMERCIAL
BUILDING TYPE: 90 STANDARD (4,654 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	EX.
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)	9' x 18'
DRIVE AISLE WIDTH		
ONE WAY (60° PARKING)	18'	18'
PARKING (SEE BELOW)		
RESTAURANT:		
1 SPACE/100 S.F.		34 REGULAR
+ 1 SPACE/100 S.F. PATIO	50 TOTAL	2 HC (VAN ACCESSIBLE)
		36 TOTAL

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. ENTRANCE 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 CONDUIT ARE INSTALLED BY GC AND COSTS PAID BY THE OPERATOR.
3. LOT 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 CIRCUITING.
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. THE GEN. CONTRACTOR SHALL CONFIRM WHICH TYPE OF FOUNDATION IS TO BE USED BY THE SIGN COMPANY INSTALLING THE ON-SITE ROAD 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 RADII.
18. ALL EXPOSED CONCRETE CURBS, SIDEWALK, SLABS, PAVEMENT AND FOUNDATIONS SHALL BE TREATED WITH AN AQURON CONCRETE TREATMENT AS MANUFACTURED BY AQURON, OR APPROVED EQUIVALENT.
19. THE COMPACTION REQUIREMENTS FOR ALL FILL MATERIAL(S) 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 WHERE NEW PAVEMENT ADJOINS EXISTING PAVEMENT SHALL BE SAW CUT, TO INSURE A STRAIGHT CLEAN LINE, OR WILL BE CARRIED 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 OR 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 ½" EXPANSION JOINT BETWEEN DRIP APRON AND WALL.

PROPOSED CONCRETE CURBS\GUTTERS, PADS AND PAVING ON SITE			
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	STANDING CURB	6" x18" 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

STRIPING LEGEND
A-1 ADA ACCESSIBLE STALL WITH WHITE SYMBOL PER ADA REQUIREMENTS
A-2 HANDICAP 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 OR STRIPED AREA – 4" WHITE STRIPES @ 45°, 2' O.C.
A-5 6" YELLOW DRIVE-THRU STRIPE
A-6 DOUBLE HEADED ARROW
A-7 5-6" 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 LCD
S-3 EXISTING 14' MONUMENT SIGN REPAIR DAMAGED BRICKS & INSTALL STATIC GRAPHIC READERBOARD
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 OWNER APPROVED EQUIVALENT. DOSAGE RATE SHALL BE AT MANUFACTURERS FULL RECOMMENDED DOSAGE.
–ACCEPTABLE AIR CONTENT 3%-6%.
–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 OWNER APPROVED EQUIVALENT. DOSAGE RATE SHALL BE AT MANUFACTURERS FULL RECOMMENDED DOSAGE.
–ACCEPTABLE AIR CONTENT 3%-8%.
–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 PROVE CORRECT, PER ABOVE SPECIFICATION, TEST WILL BE AT THE EXPENSE OF McDONALD'S CORPORATION OTHERWISE THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR TESTING FEES AND MATERIAL REPLACEMENT.

ASPHALT PAVING SPECIFICATIONS

2" ASPHALT TOPPING (COMPRESSED TO 1 1/2")
TACK COAT
2½" ASPHALT BINDER (COMPRESSED TO 2")
8 INCH COMPACTED STONE BASE
@ 100 % MODIFIED PROCTOR (ASTM D-1557) IN CONFORMENCE WITH SECTION 815-GRADED 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"	60-95
NO. 10	25-50
NO. 60	10-35
NO. 200	7-5

20 10 0 20 40 60
SCALE IN FEET

GEORGIA REGISTERED PROFESSIONAL ENGINEER TERESA M CURRY
9.11.2012
DATE

TYLIN INTERNATIONAL
260 PEACHTREE STREET SUITE 900
ATLANTA, GEORGIA 30303
PHONE (404) 841-7886 FAX: (404) 841-7887

REVISIONS			
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			

DRAWING TITLE: SITE PLAN
PROJECT NAME: McDONALD'S RESTAURANT
4111 AUSTELL ROAD, AUSTELL GA 30001 SITE CODE: 010-6338
CLIENT: McDONALD'S CORPORATION
ONE GLENLAKE PARKWAY, SUITE 300, ATLANTA, GA. 30328

PROJECT NO.: 45.8121	PROJ. MGR.: –
DATE: 9/4/12	DRWN. BY: XXX
SCALE: AS NOTED	CHKD. BY: JJB
DRAWING SCHED.: SITE	
SHEET NO.: C-2.0	

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

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.

Henry C. Hansard 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

 NO. 167

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Date of Application _____ Date of Hearing August 18, 1987

Applicant's Name The Oxford Group, Inc.
Address 1000 Parkwood Circle, Suite 200
Atlanta, GA 30339

Recommendation 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. Varnadoe Jr., Chairman

Final 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

11-21-89 Board of Commissioners approved revised site plan dated November 10, 1989, on file in the Planning and Zoning Department Offices. Motion by Phaschal, second by Burton. Carried 4-0-1 Powell absent from vote.

Earl C. Smith, Chairman

Philip L. Secchi, Chairman

SUPPLEMENTAL OTHER BUSINESS

Site plan amendment for Brookwood Square Shopping Center. The original site plan was approved on January 24, 1989. Please see attached site plan and Board of Commissioner's minutes. A reduced, proposed revision is attached for your review, a full scale revision will be presented at the hearing.

H.P.
G.B.
revised plan 4-0

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

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

[signature] (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)

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[signature] 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

[signature] Chairman

see second page

 NO. 167

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

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Henley A. Varner Jr. Chairman

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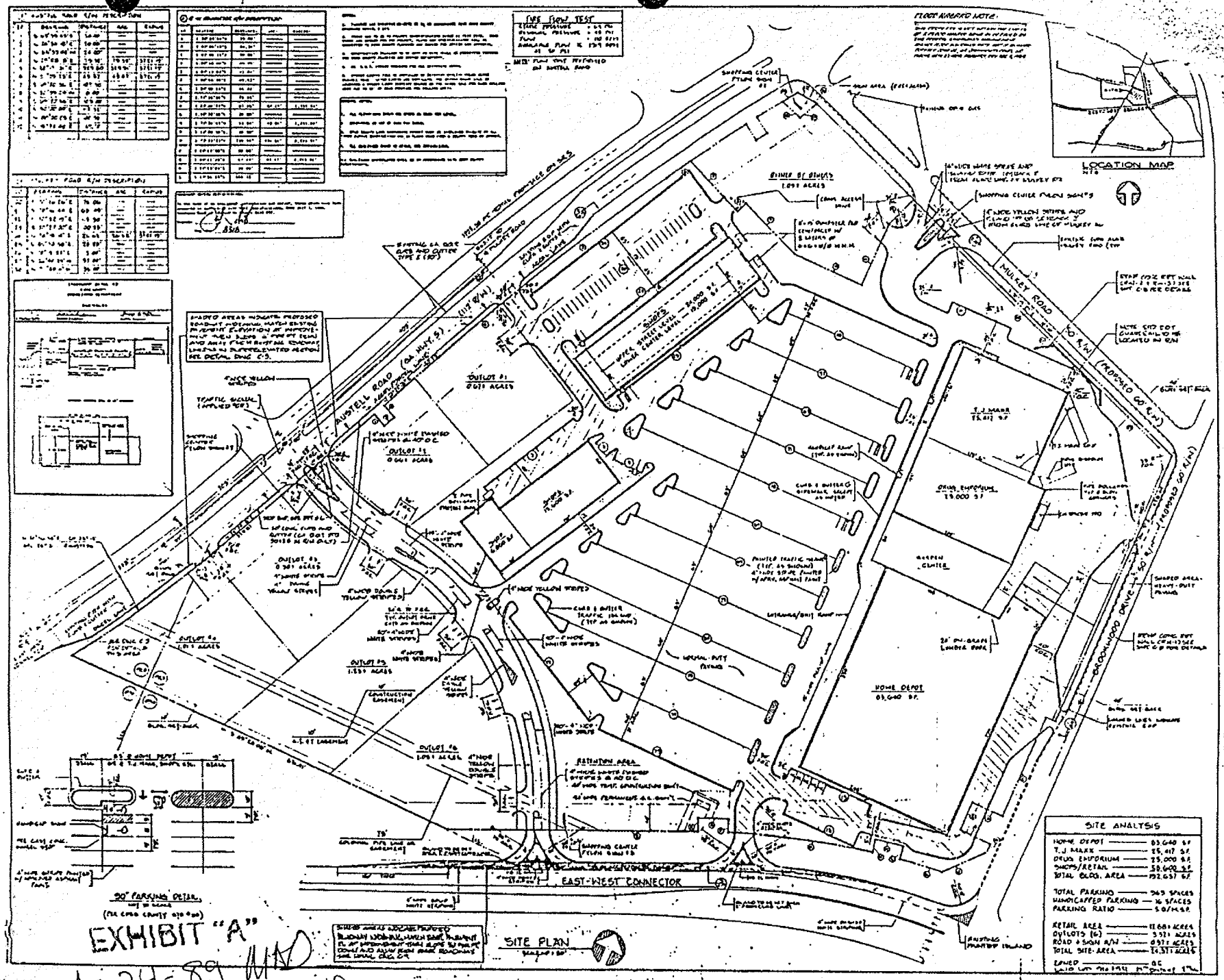
Earl E. Smith Chairman

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



ROBERTSON LOIA P.C.
ARCHITECTURE
ENGINEERING
PLANNING

REVISIONS

PROJECT

Brookwood Square

THE OXFORD GROUP, INC.

SHEET TITLE C

SITE PLAN

SCALE: 1" = 50'

DATE

JOB NUMBER

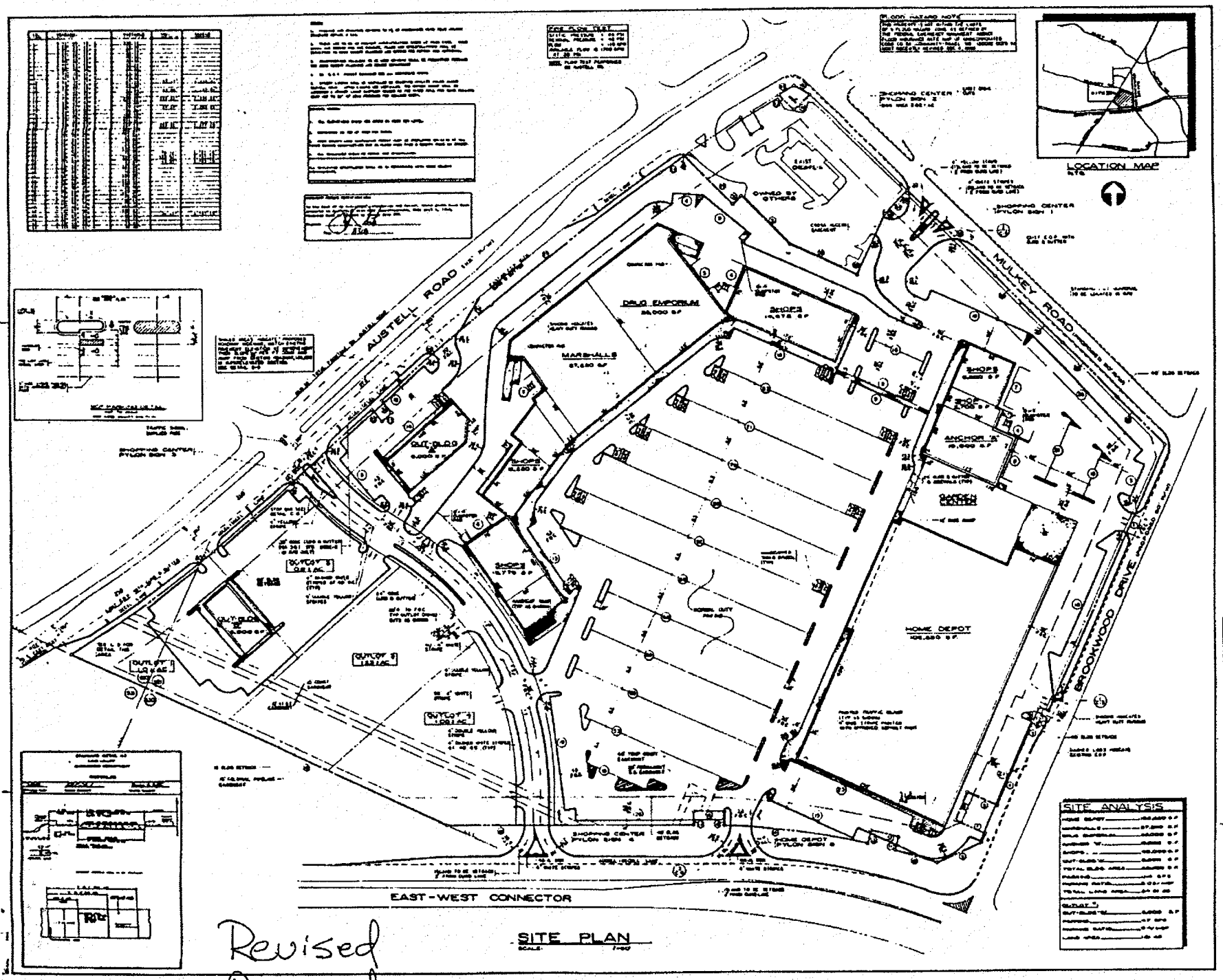
SHEET NUMBER

C-1

EXHIBIT "A"

1-24-89 MAD

Bd. of Comm. Approved



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

JOB NUMBER

SHEET NUMBER

C-1