

NO.	DATE	DESCRIPTION	REVISIONS
1	FEB 2016	COBB COUNTY COUVERS	

V-76
(2016)

T-PLAN
PHONE: (404) 284-1714
280 EASTCHURCH

PROJECT NAME: UTMILITY PLAN
 PROJECT NO.: 45-797-1
 DATE: 9/19/15
 SHEET NO. 1 OF 1
 CLIENT: MCDONALD'S CORPORATION
 ONE GLENVIEW AVENUE, SUITE 200, ATLANTA, GA 30328
 MCDONALD'S RESTAURANT
 280 EASTCHURCH RD, ATLANTA, GA 30316

- UTILITY NOTES**
1. ALL ELECTRICAL, TELEPHONE AND GAS EXTENSIONS AND SERVICE LINES TO BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES AND THE LOCATION AND DEPTH OF NEW UTILITIES. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES THAT DO NOT EXIST OR ARE NOT IDENTIFIED IN THE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES WHICH DO NOT EXIST OR ARE NOT IDENTIFIED IN THE RECORD DRAWINGS.
 3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND THE LOCATION AND DEPTH OF NEW UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES WHICH DO NOT EXIST OR ARE NOT IDENTIFIED IN THE RECORD DRAWINGS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES WHICH DO NOT EXIST OR ARE NOT IDENTIFIED IN THE RECORD DRAWINGS.
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 6. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY THE UTILITIES IN WRITING OF THE LOCATION AND DEPTH OF ALL UTILITIES TO BE CONSTRUCTED.
 7. ALL NEW UTILITIES SHALL BE PLACED UNDER EXISTING CURBS UNLESS OTHERWISE SPECIFIED.

- LEGEND**
- SS - PROPOSED SANITARY LATERAL
 - W - PROPOSED WATER SERVICE
 - G - PROPOSED GAS SERVICE
 - UP - PROPOSED UNDERGROUND POWER ELECTRIC
 - T - PROPOSED UNDERGROUND TELEPHONE
 - IPK - PROPOSED 4" PVC IRRIGATION SLEEVE
 - ⊗ - WATER METER
 - ⊜ - GAS METER
 - ⊠ - ELECTRICAL METER
 - ⊟ - BACKFLOW DEVICE
 - ⊞ - CLEANOUT
 - ⊞⊞ - DOUBLE CLEANOUT

- LOCATING NOTES**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES WHICH DO NOT EXIST OR ARE NOT IDENTIFIED IN THE RECORD DRAWINGS.
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SIGN NOTE

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GREASE TRAP SIZING

$RD = \sqrt{\frac{GF \times (1 + 1000 \times GF)}{1000 \times 8.34 \times (100 - GF) \times 0.85}}$

$RD = \sqrt{\frac{1000 \times 8.34 \times (100 - 1500) \times 0.85}{1000 \times 8.34 \times (100 - 1500) \times 0.85}}$

RD = 223 x 2.5 = 219.40

RD = 223 x 2.5 = 219.40



LANDSCAPE NOTE:

THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL TREE PLANTING STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH PRESERVED TREES OR EXISTING TREES TO BE PRESERVED.

THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LIGHT POLES ARE REQUIRED TO BE 20' MINIMUM SPACING IS REQUIRED BETWEEN ARBORIST. 20' MINIMUM SPACING IS REQUIRED BETWEEN TREES (OR EXISTING TREE COUNT FOR TREE ORDINANCE CREDIT) AND ANY EXISTING OR PROPOSED LIGHT POLE. IF THE SERVICE PROVIDED (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN THAT IS NOT PART OF THE CIVIL DRAWINGS, THE COBB COUNTY FOR THE LAND ENGINEERING DRAWINGS BY COBB COUNTY FOR THE LAND ENGINEERING DRAWINGS APPROVED BY ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED LIGHTING PLAN. THE CONTRACTOR SHALL WITHHOLD ANY CONFLICTING POWER POLES ARE MOVED. CALL (770) 528-2124.

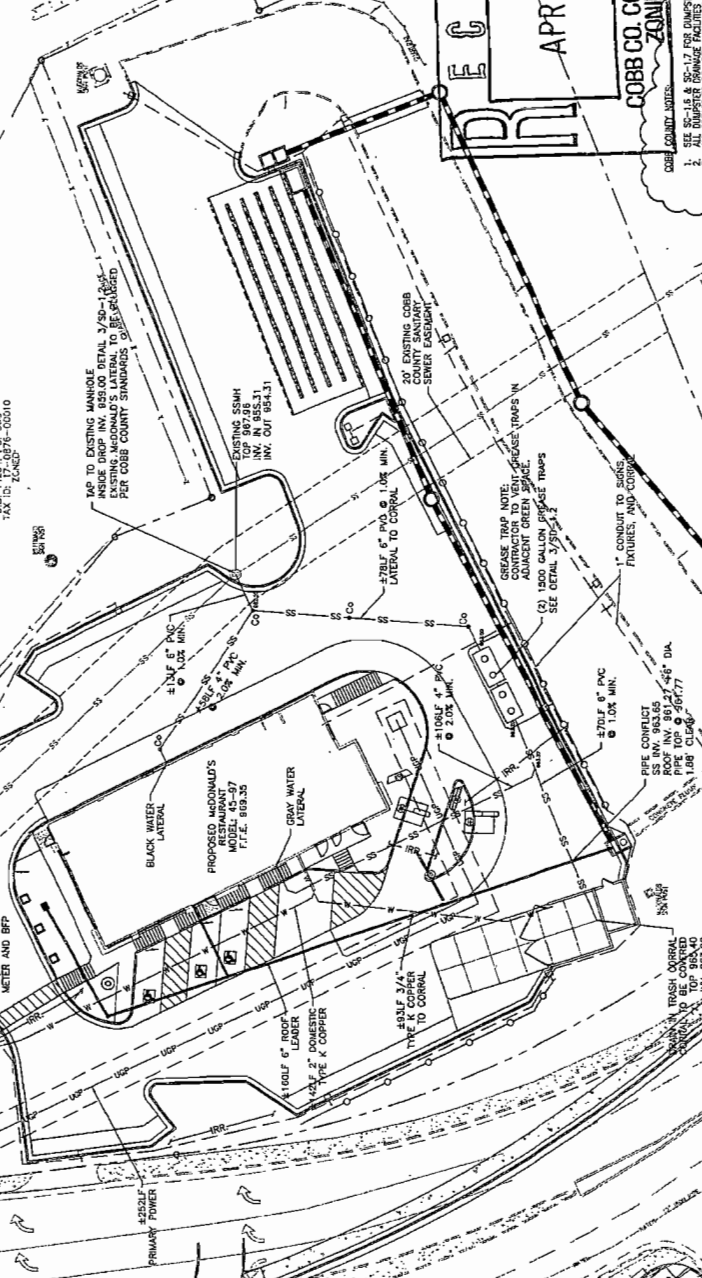
EXISTING WATER METER TO BE ABANDONED. THE DOUBLE END OF EXISTING WATER METER TO BE ABANDONED.

EXISTING FIRE HYDRANT SLEEVE AND VALVE TO BE ABANDONED.

EXISTING 1/2" IRRIGATION METER AND BFP TO BE ABANDONED.

1.75" IRRIGATION METER AND BFP TO BE ABANDONED.

EXISTING 4" DOMESTIC WATER METER AND BFP TO BE ABANDONED.



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EXISTING 4" DOMESTIC WATER METER AND BFP TO BE ABANDONED.

APPLICANT: McDonald's Real Estate Company

PETITION No.: V-76

PHONE: 678-235-3635

DATE OF HEARING: 06-15-2016

REPRESENTATIVE: Teresa Curry - Tylin International

PRESENT ZONING: GC

PHONE: 678-235-3624

LAND LOT(S): 851, 876

TITLEHOLDER: McDonald's Real Estate Company of Columbia, Maryland

DISTRICT: 17

PROPERTY LOCATION: At the southeast corner of Circle 75 Parkway and Windy Hill Road, west of Interstate 75 (2700 Windy Hill Road).

SIZE OF TRACT: 1.82 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the maximum allowable freestanding sign area from 200 square feet (previous variance case V-111 of 1978) to 606.4 square feet.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Mcdonald's Real Estate
Company

PETITION No.: V-76

COMMENTS

TRAFFIC: Recommend the sign be installed where it will not impede the line of sight for the driveways or roadways.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: 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 for V-72 –V-85.

DESIGN GUIDELINES: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER: No conflict.

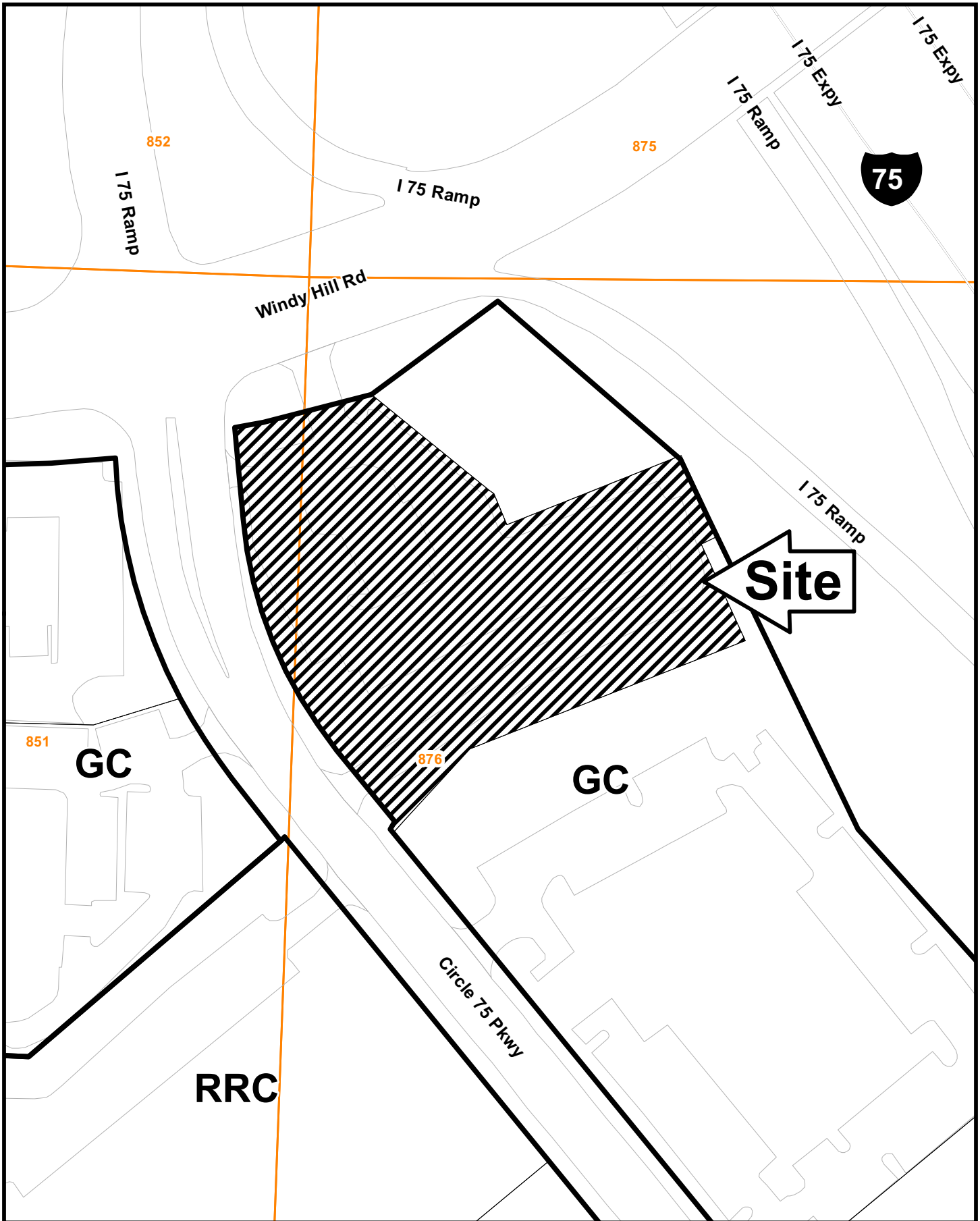
SEWER: Hold harmless for existing sign location in sewer easement recorded 3/15/2016.

APPLICANT: McDonald's Real Estate
Company

PETITION No.: V-76

FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

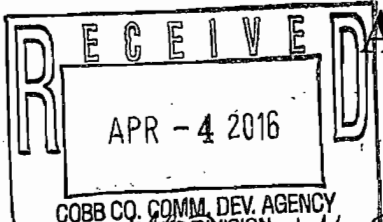
V-76-2016 GIS



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

0 100 200 Feet

City Boundary
Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-76
Hearing Date: 6-15-16

Applicant McDonald's Real Estate Company Phone # 678-235-3635 E-mail lorraine.wynne@tylin.com

Teresa Curry-Tylin International Address 260 Peachtree St, Suite 900, Atlanta, GA 30303
(representative's name, printed) (street, city, state and zip code)

Phone # 678-235-3624 E-mail teresa.curry@tylin.com

(representative's signature)

Signed, sealed and delivered in presence of: Claire Clack
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Comm. Expires 09/09/17

My commission expires: 09/09/2017

Titleholder McDonald's Real Estate Company
a Delaware Corporation Phone # _____ E-mail _____

Signature See attached Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____ Notary Public

Present Zoning of Property GC

Location 2700 Windy Hill Rd, Marietta, Ga.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 851 & 876 District 17 Size of Tract 1.8 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

Does the property or this request need a second electrical meter? YES _____ NO _____

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Please see attached hardship letter.

List type of variance requested: _____

We are requesting additional square footage for site signage.

THIS

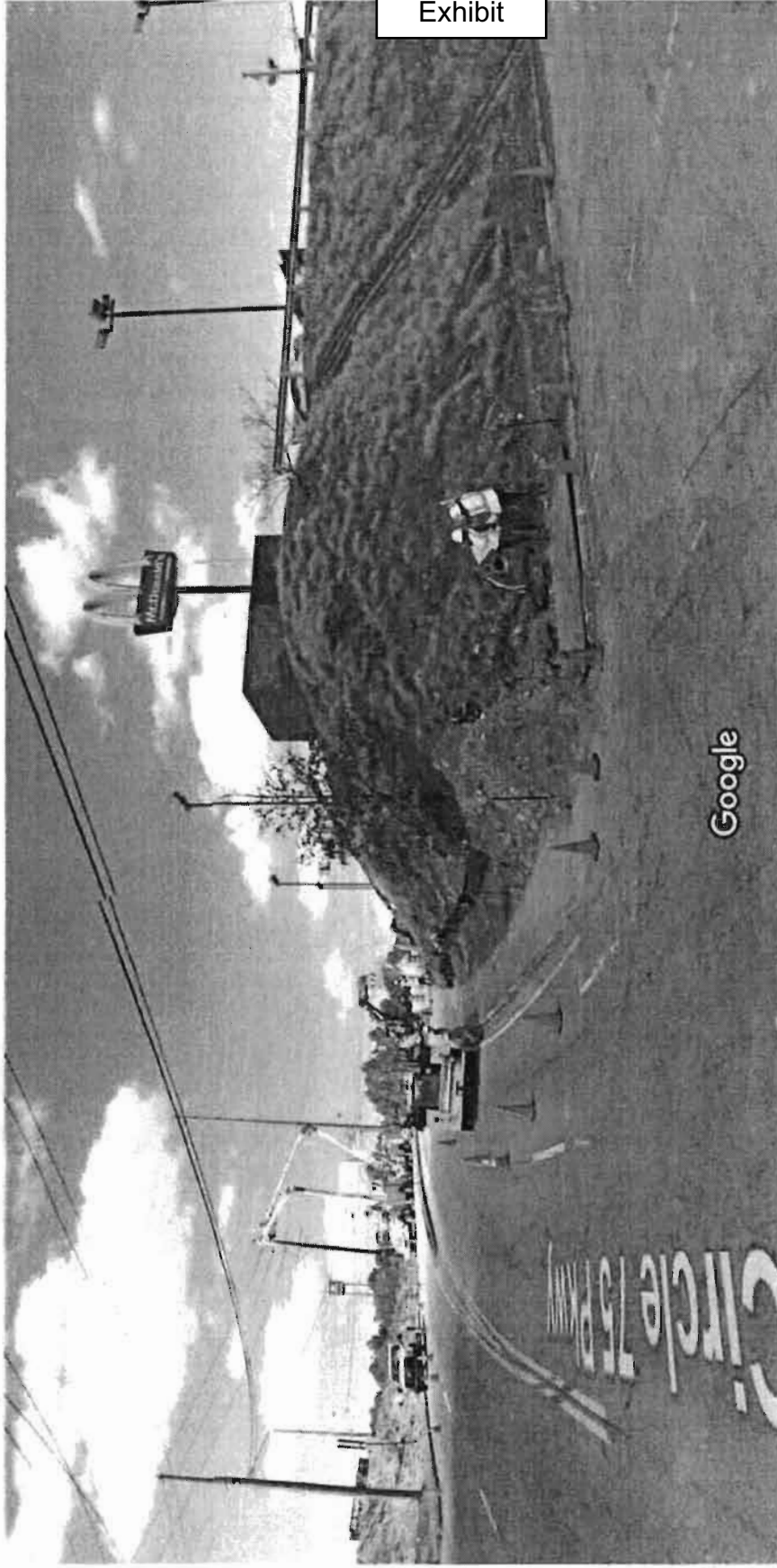
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Google Maps Circle 75 Pkwy



V-76
(2016)
Exhibit

© 2016 Google



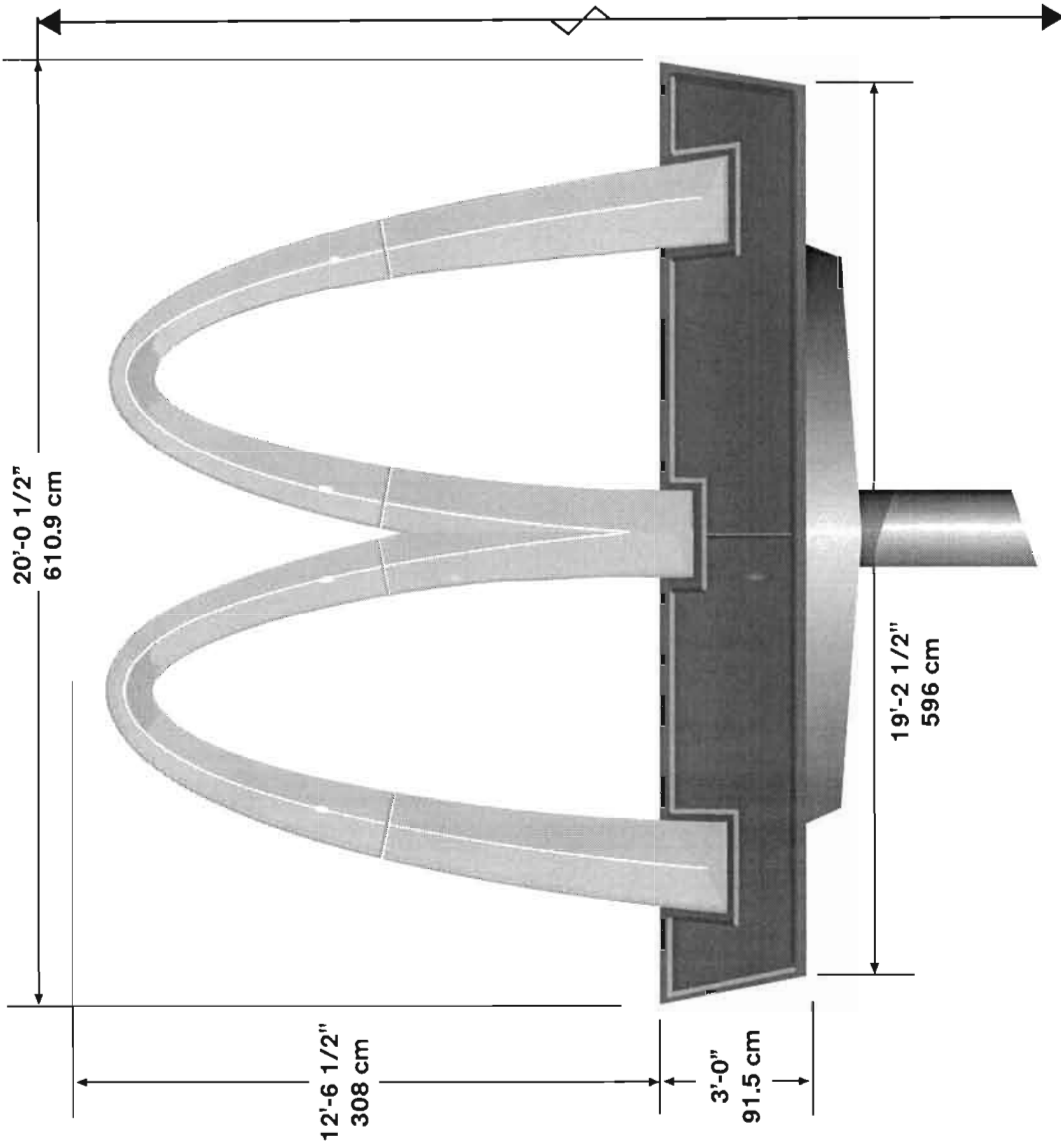
Atlanta, Georgia
Street View - Mar 2016

#2. CIRCLE 75 PARKWAY SIGN (EXISTING)

90/200 Road Sign



311.4 S.F.



Illumination:

Mercury vapor lamps
14 HR-175 DX-39
6 HR-400 DX-33

Electrical:

Arch- 24.5 Amps 120V 60Hz
Base- 23.4 Amps 120V 60Hz

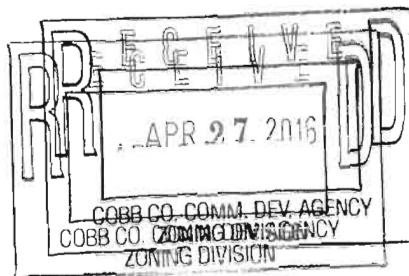
Ballast:

14 Universal # 1010-245-S-C-TC
6 Universal # 1010-247-S-C-TC

Ship Weight:

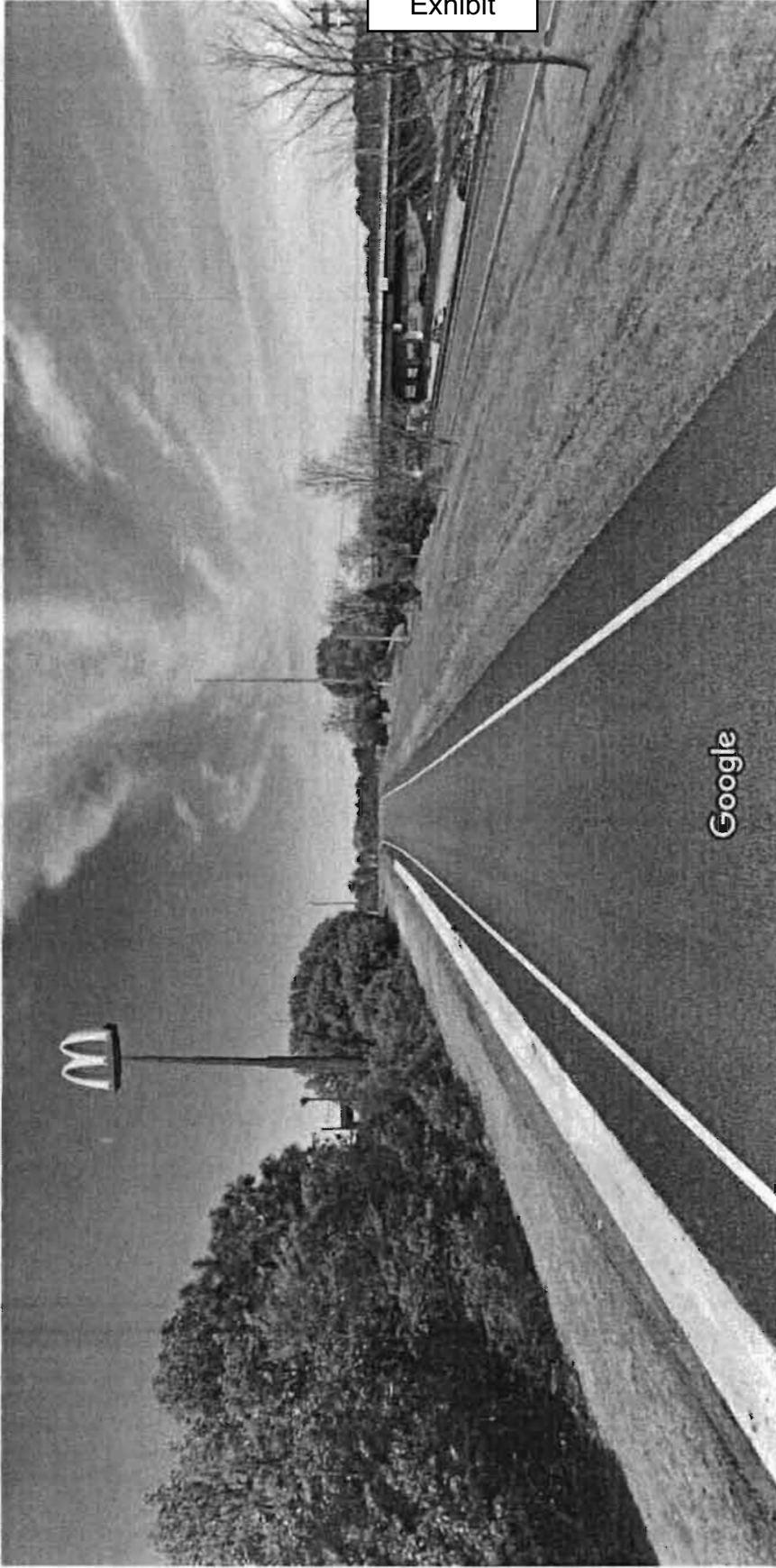
4155 lbs.

V-76
(2016)
Exhibit



**#1. I-75 INTERSTATE SIGN
(EXISTING)**

Google Maps Atlanta, Georgia

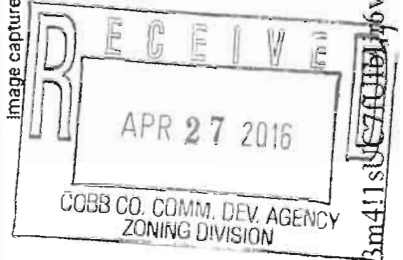


V-76
(2016)
Exhibit

image capture: Apr 2015 © 2016 Google

Street View - Apr 2015

**#1. I-75 INTERSTATE SIGN
(EXISTING)**



Google Maps Windy Hill Rd SE



V-76
(2016)
Exhibit

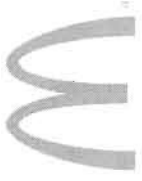
Image capture: Jun 2015 © 2016 Google

RECEIVED
 APR 27 2016
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

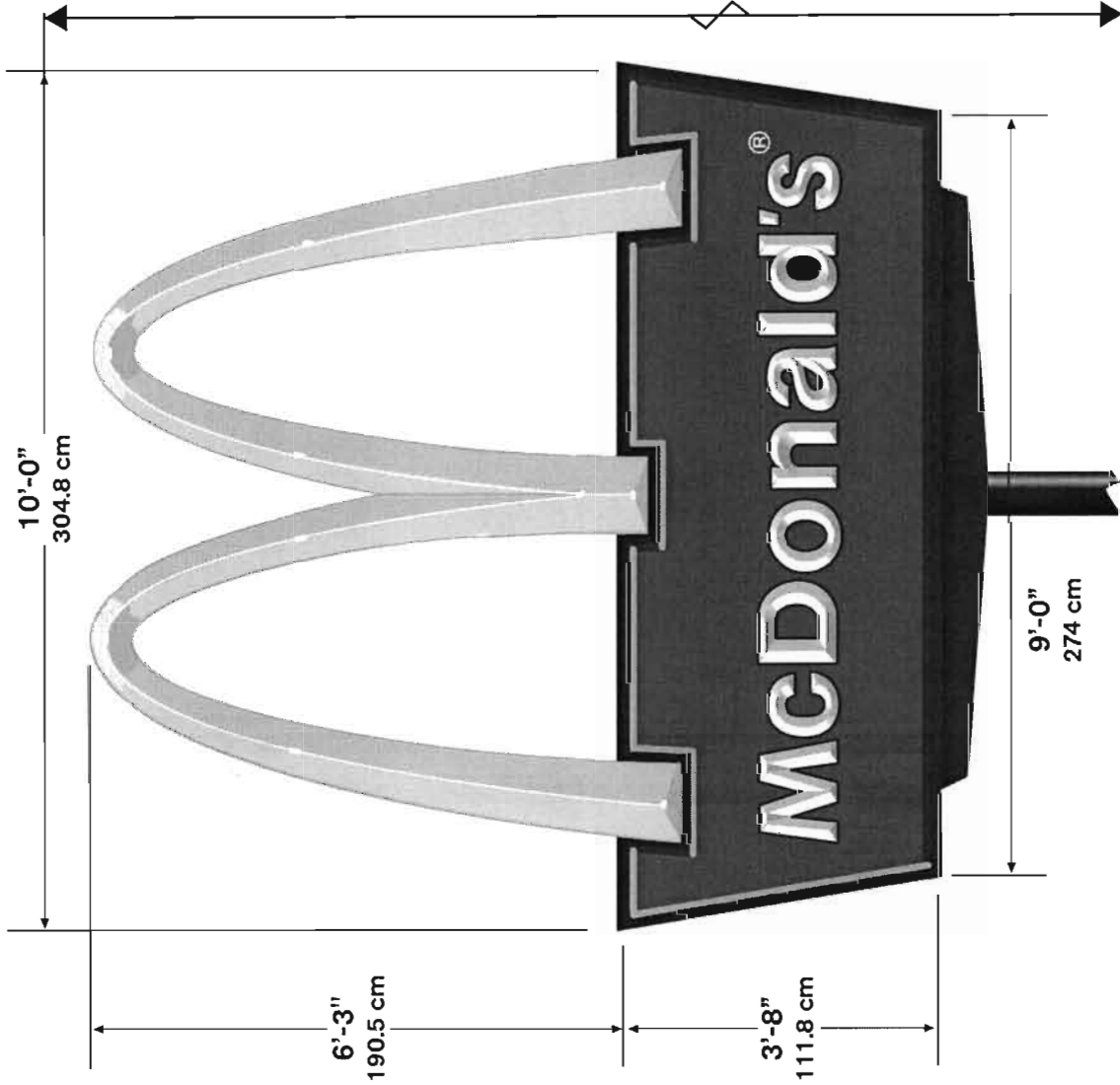
#3. WINDY HILL ROAD SIGN (EXISTING)

Atlanta, Georgia
Street View - Jun 2015

70/50 Road Sign



99.0 S.F.



Illumination:

- 4 F-18 T12 CW/HO-Arch
- 1 F-48 T12 CW/HO-Arch
- 3 F-60 T12 CW/HO-Arch

Electrical:

8.0 Amps 120V 60Hz

Ballast:

2- Fulham Sign Horse SNS-120-3648-IS

Ship Weight:

1000 lbs.

V-76
(2016)
Exhibit



#2. CIRCLE 75 PARKWAY SIGN
(EXISTING)

Google Maps Windy Hill Rd SE

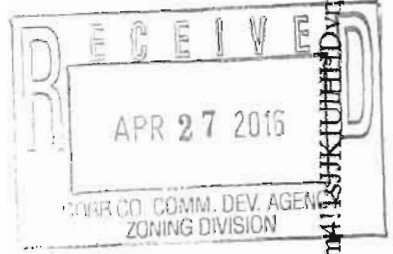


V-76
(2016)
Exhibit

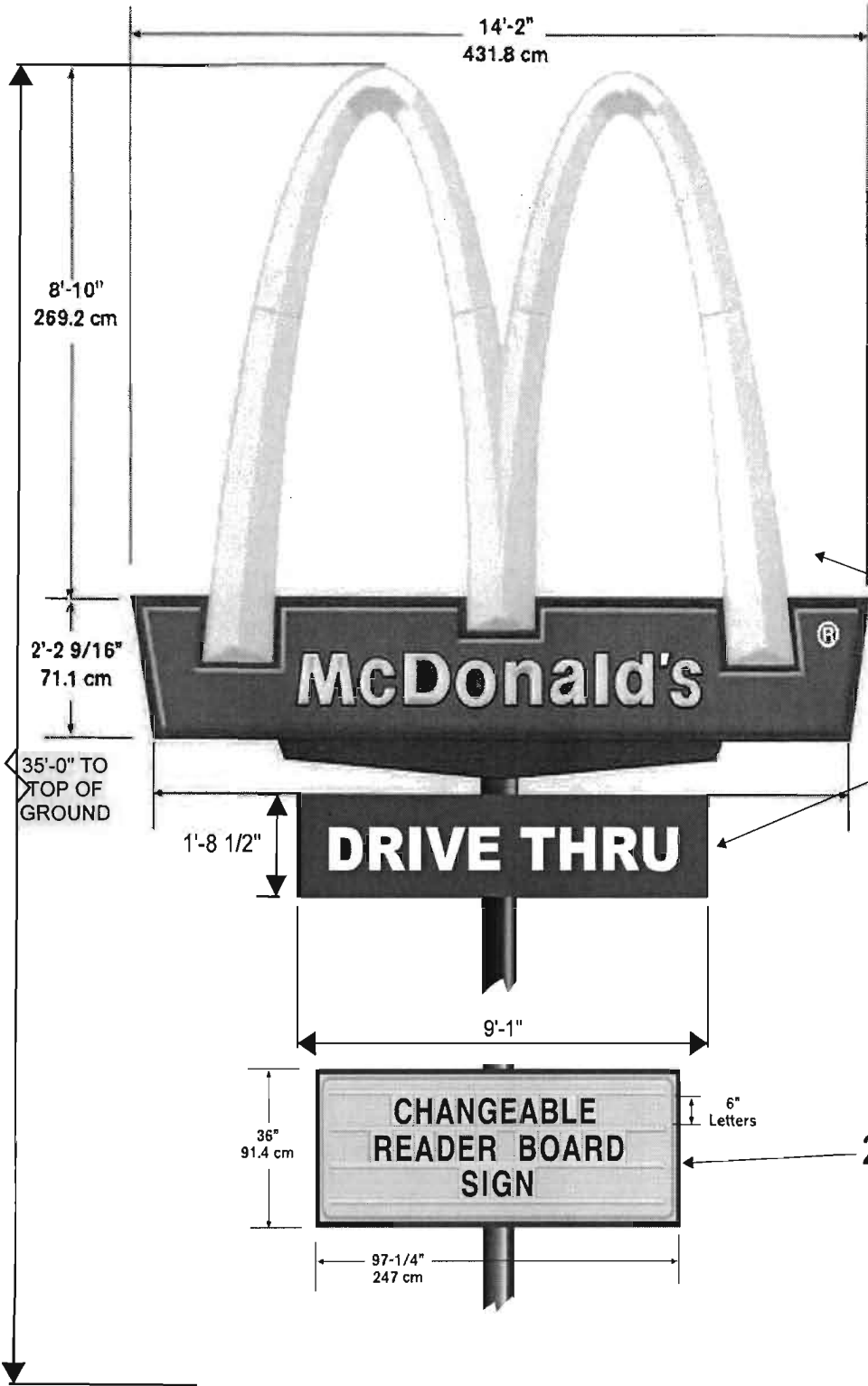
Image capture: Jun 2015 © 2016 Google

Atlanta, Georgia
Street View - Jun 2015

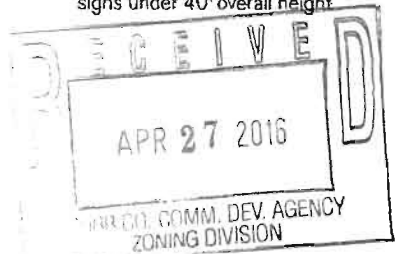
#3. WINDY HILL ROAD SIGN (PROPOSED)



V-76
(2016)
Exhibit



- Illumination:** 10 F-72 T12 CW/HO
4 F-36 T12 CW/HO
2 F-24 T12 CW/HO
- Electrical:** Arch- 6.4 Amps 120V 60Hz
Base- 4.0 Amps 120V 60Hz
- Ballast:** 2- Magnetek 256-648
2- Magnetek 256-372
- Ship Weight:** 1397 lbs.
- Other:**
 - Available with or without McDonald's prismatic copy
 - Recommend prismatic copy or signs under 40' overall height



156.5 S.F.
15.5 S.F.

24.3 S.F.

156.5
15.5
24.3

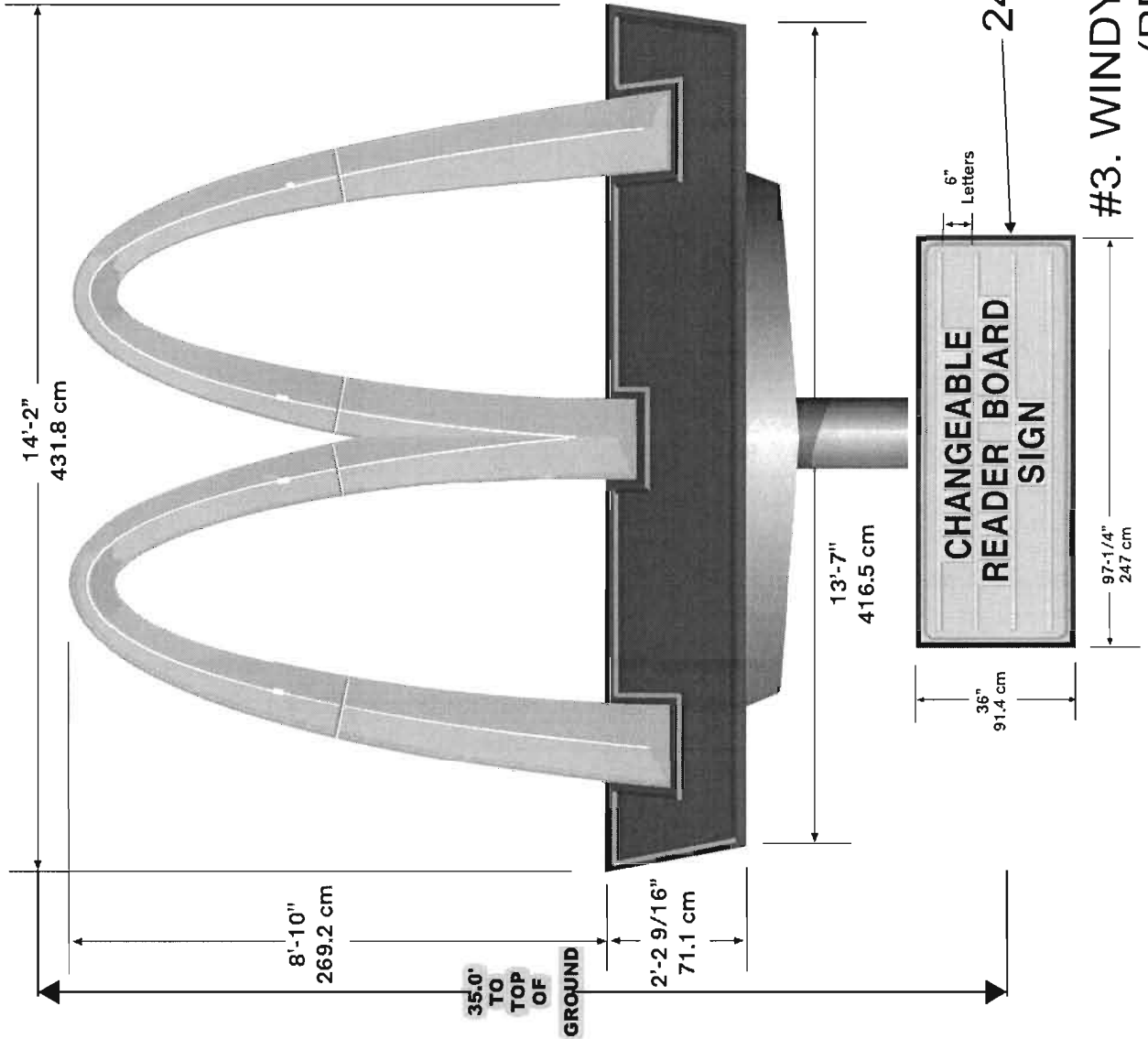
196.3
TOTAL S.F.



#3. WINDY HILL ROAD SIGN
(EXISTING)



90/100 Road Sign



Illumination:

- 10 F-72 T12 CW/HO
- 4 F-36 T12 CW/HO
- 2 F-24 T12 CW/HO

Electrical:

- Arch- 6.4 Amps 120V 60Hz
- Base- 4.0 Amps 120V 60Hz

Ballast:

- 2- Magnetek 256-648
- 2- Magnetek 256-372

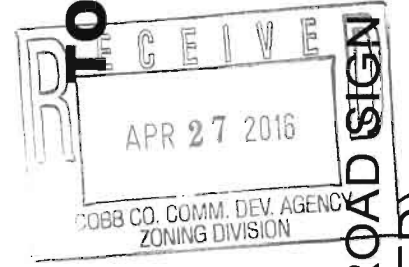
Ship Weight:

1397 lbs.

V-76
(2016)
Exhibit

156.5 S.F.

**180.8
TOTAL S.F.**



**#3. WINDY HILL ROAD SIGN
(PROPOSED)**

V-76
(2016)
Exhibit

TYLININTERNATIONAL
engineers | planners | scientists

March 1, 2016

Cobb County Community Development Agency
Zoning Division
1150 Powder Springs Street
Suite 400
Marietta, GA 30064



RE: Application for Variance
McDonald's Restaurant
2700 Windy Hill Road
Parcel # 17-876-0040

HARDSHIP STATEMENT
REQUEST FOR ADDITIONAL SIGN SQUARE FOOTAGE:

We currently have a pole sign along Windy Hill Road. We are planning on rebuilding our restaurant. The utility department has requested that we sign a hold harmless agreement since the existing pole sign falls within their sewer easement. Should Cobb County Utility Department ever need to remove the existing road sign to repair their sewer line, we would like the opportunity to reinstall the sign back (outside of the easement) but the same size and height as it exists today.

This site is located adjacent to Interstate I-75. Loss of signage along Windy Hill Road could result in unsafe traffic conditions as customers would not have enough notice of their destination. In addition, our competitors have signage along Windy Hill Road and loss of this sign would be detrimental to our business.

Please let us know if you have any additional questions or comments.

Sincerely,
TY Lin International

A handwritten signature in blue ink, appearing to read "T. Curry".

Teresa Curry, P.E.,
Project Engineer