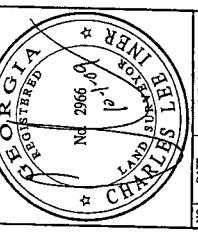


RECEIVED
DEC - 1 2010
COBB COUNTY AGENCY



NO.	DATE	REASON
1	10/19/2009	ADDED A/C COMMENTS
79		

SLUP-1
(2011)

POINT TO POINT
LAND SURVEYORS



EASEMENT SURVEY PREPARED BY:

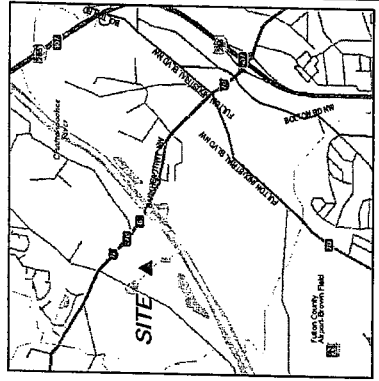
AMERICAN TOWER CORPORATION

SITE NO. 273507
MEMORIAL HIGHWAY GA

LAND LOTS 282, 283, & 286
18TH DISTRICT
COBB COUNTY, GEORGIA

DRAWN BY: NWK
CHECKED BY: C. WIDE
APPROVED: C. NIER
DATE: 14 SEPTEMBER, 2009
P2P JOB #: 2009-049

SHEET: 1 OF 1



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF AMERICAN TOWER AND SHALL NOT BE USED AS AN EVIDENCE OR EVIDENCE IN THE FIELD OF THE SUBJECT PROPERTY FOR ANY PORTION OR PORTIONS THEREOF. NO EVIDENCE IN THE FIELD SHALL BE PERMISSIBLE.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR INTERESTS THAT NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TOTAL STATION 1103 ROBOTIC

THE FIELD DATA UPON WHICH THIS EASEMENT SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0 PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.

THE 2' CORNERS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO WMD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1.1' CONTIGUOUS OUTSIDE. THE WIRELESS SITE AREA APPROXIMATELY.

BEARINGS SHOWN ON THIS EASEMENT SURVEY ARE BASED ON GRID NORTH (IND 83).

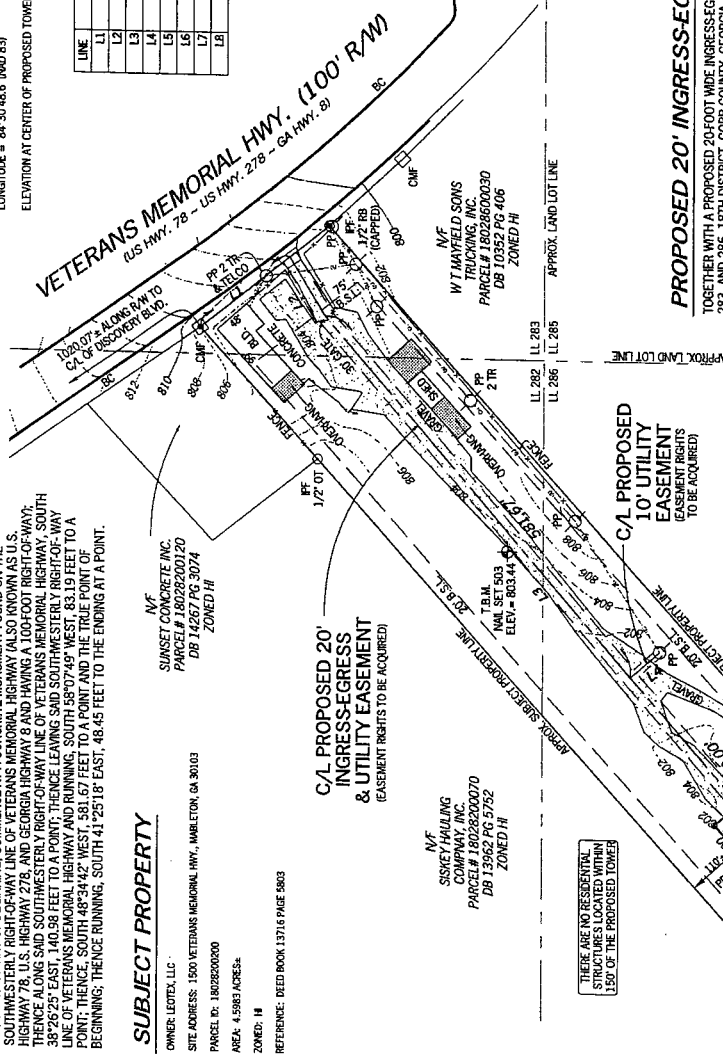
NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 1306702027S DATED DECEMBER 16, 2008.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, NOR DOES THE SURVEYOR GUARANTEE THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AN INVESTIGATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SITE INFORMATION

PROPOSED LEASE AREA = 6,400 SQUARE FEET (0.1469 ACRES)
LATITUDE = 39°47'45.1" (IND 83)
AT CENTER PROPOSED TOWER
LONGITUDE = 84°30'48.6" (IND 83)
ELEVATION AT CENTER OF PROPOSED TOWER = 802' A.M.S.L.

LINE	BEARING	DISTANCE
LL	S39°26'25"E	140.98'
L2	S89°07'49"W	83.19'
L3	S48°34'42"W	786.28'
L4	S41°25'18"E	48.45'
L5	S47°29'07"W	80.00'
L6	N42°30'53"W	80.00'
L7	N47°29'07"E	80.00'
L8	S42°30'53"E	80.00'



PROPOSED 10' UTILITY EASEMENT

TOGETHER WITH A PROPOSED 10 FOOT WIDE UTILITY EASEMENT LYING AND BEING IN LAND LOTS 282, 283, AND 286, 18TH DISTRICT, COBB COUNTY, GEORGIA, BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VETERANS MEMORIAL HIGHWAY (ALSO KNOWN AS U.S. HIGHWAY 78, U.S. HIGHWAY 278, AND GEORGIA HIGHWAY 9) AND HAVING A 100-FOOT RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF VETERANS MEMORIAL HIGHWAY SOUTH 38°26'25" EAST, 140.98 FEET TO A POINT; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF VETERANS MEMORIAL HIGHWAY AND RUNNING, SOUTH 58°07'49" WEST, 83.19 FEET TO A POINT; THENCE, SOUTH 48°34'42" WEST, 581.67 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 41°25'18" EAST, 48.45 FEET TO THE ENDING AT A POINT.

SUBJECT PROPERTY

OWNER: LLOYD, LLC
SITE ADDRESS: 1500 VETERANS MEMORIAL HWY., WABLETON, GA 30103
PARCEL ID: 18022800000
AREA: 4.5983 ACRES
ZONED: H
REFERENCE: DEED BOOK 13716 PAGE 5403

C/L PROPOSED 20' INGRESS-EGRESS & UTILITY EASEMENT

(EASEMENT RIGHTS TO BE ACQUIRED)

NF
SUSPECT MILLING
PARCEL # 18022800070
DB 13062 PG 5752
ZONED H

NF
SUNSET CONCRETE INC.
PARCEL # 18022800120
DB 14267 PG 3074
ZONED H

NF
W.T. HAYFELD SONS
TRUCKING, INC.
PARCEL # 18028600030
DB 10352 PG 406
ZONED HI

PROPOSED 20' INGRESS-EGRESS & UTILITY EASEMENT

TOGETHER WITH A PROPOSED 20 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT LYING AND BEING IN LAND LOTS 282, 283, AND 286, 18TH DISTRICT, COBB COUNTY, GEORGIA, BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VETERANS MEMORIAL HIGHWAY (ALSO KNOWN AS U.S. HIGHWAY 78, U.S. HIGHWAY 278, AND GEORGIA HIGHWAY 9) AND HAVING A 100-FOOT RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF VETERANS MEMORIAL HIGHWAY SOUTH 38°26'25" EAST, 140.98 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF VETERANS MEMORIAL HIGHWAY AND RUNNING, SOUTH 58°07'49" WEST, 83.19 FEET TO A POINT; THENCE, SOUTH 48°34'42" WEST, 786.28 FEET TO THE ENDING AT A POINT.

PROPOSED LEASE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 282, 283, AND 286, 18TH DISTRICT, COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF VETERANS MEMORIAL HIGHWAY (ALSO KNOWN AS U.S. HIGHWAY 78, U.S. HIGHWAY 278, AND GEORGIA HIGHWAY 9) AND HAVING A 100-FOOT RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF VETERANS MEMORIAL HIGHWAY SOUTH 38°26'25" EAST, 140.98 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF VETERANS MEMORIAL HIGHWAY AND RUNNING, SOUTH 58°07'49" WEST, 83.19 FEET TO A POINT; THENCE, SOUTH 48°34'42" WEST, 786.28 FEET TO THE ENDING AT A POINT; THENCE, SOUTH 42°30'53" EAST, 40.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE RUNNING, SOUTH 47°29'07" WEST, 80.00 FEET TO A POINT; THENCE, NORTH 42°30'53" WEST, 80.00 FEET TO A POINT; THENCE, NORTH 42°30'53" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 42°30'53" EAST, 80.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.1469 ACRES (6,400 SQUARE FEET), MORE OR LESS.

C/L PROPOSED 10' UTILITY EASEMENT (LEASE RIGHTS TO BE ACQUIRED)

PROPOSED LEASE AREA (LEASE RIGHTS TO BE ACQUIRED)

THESE ARE NO RESERVATION STRUCTURES LOCATED WITHIN 150' OF THE PROPOSED TOWER

NF
ROOKER
DISCOVERY LLC
PARCEL # 18028600040
DB 14612 PG 1301
ZONED HI



APPLICANT: American Tower Corporation
(678) 265-6768

REPRESENTATIVE: Jay Sanders
(404) 736-6699

TITLEHOLDER: Leotex, LLC

PROPERTY LOCATION: On the southwest side of Veterans Memorial Highway, north of River View Road.

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: partly wooded

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** HI/ Siskey Hauling
- SOUTH:** HI/ Maxim Crane
- EAST:** HI/ wooded
- WEST:** HI/ wooded

PETITION NO: SLUP-1

HEARING DATE (PC): 02-01-11

HEARING DATE (BOC): 02-15-11

PRESENT ZONING: HI

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Telecommunications Tower

SIZE OF TRACT: 4.63 acres

DISTRICT: 18

LAND LOT(S): 282, 283, 286

PARCEL(S): 20

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

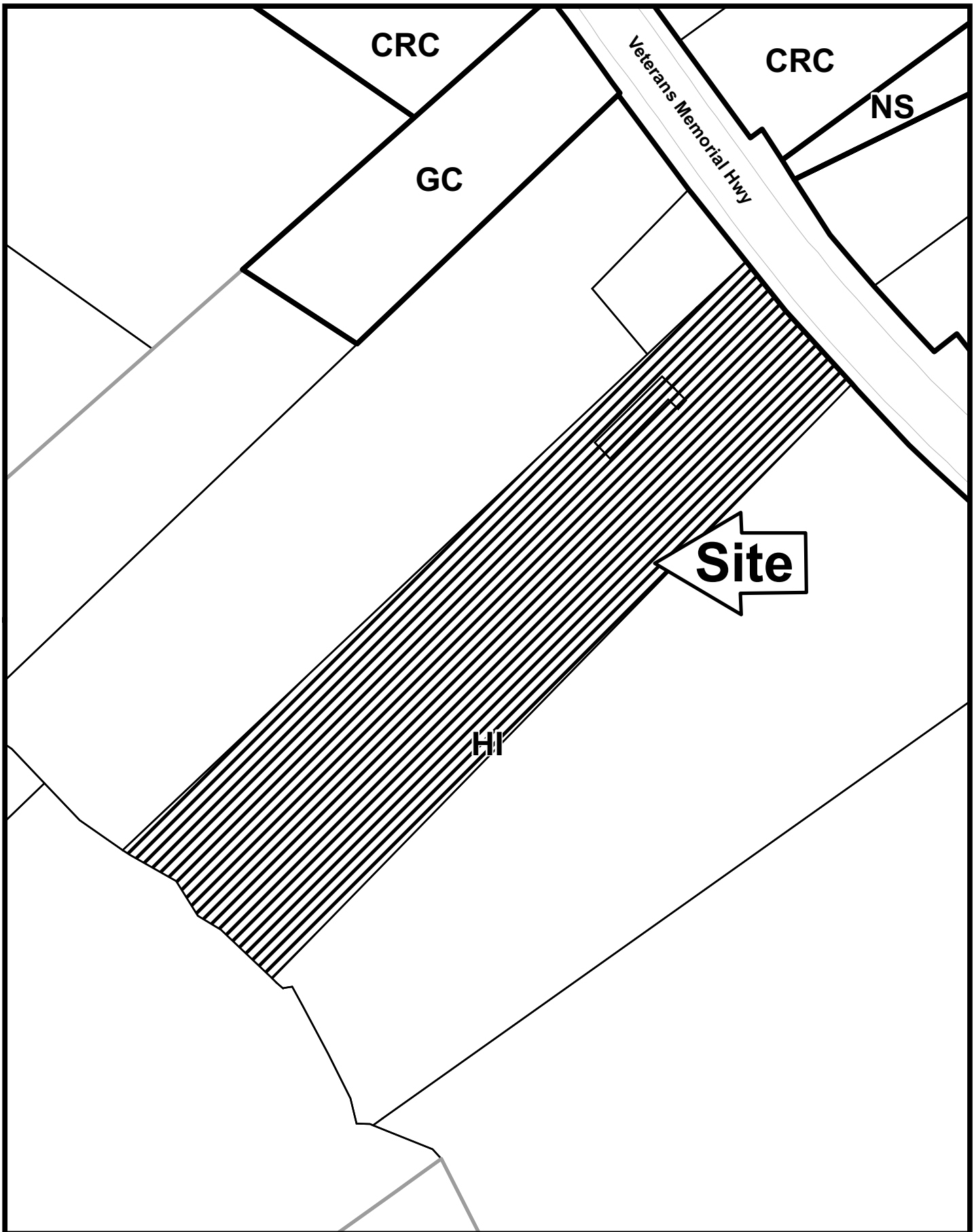
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

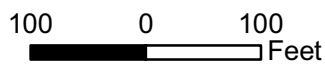
STIPULATIONS:



SLUP-1



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



City Boundary
Zoning Boundary

APPLICANT: American Tower Corporation

PETITION NO.: SLUP-1

PRESENT ZONING: HI

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Jason Campbell

The applicant is requesting a Special Land Use Permit to development a 145 foot tall telecommunications tower and related equipment compound. The tower would be located to the rear of the property. The proposed tower would be a monopole designed for three users. The applicant has received approval from the FAA and the FCC for this tower.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water and sewer not necessary for a cell tower.

TRAFFIC COMMENTS:

Recommend a FAA Airspace Study.

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

FIRE COMMENTS:

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 with 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).

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.

All fuel tanks must be submitted to Cobb County Fire Marshal’s Office for approval call 770-528-8328.

APPLICANT: American Tower Corporation

PETITION NO.: SLUP-1

PRESENT ZONING: HI

PETITION FOR: SLUP

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Chattahoochee River FLOOD HAZARD INFO: Zone AE

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: Along or adjacent to stream at rear of parcel.

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (35-foot undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance – County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: **50'**, 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream _____.

APPLICANT: American Tower Corporation

PETITION NO.: SLUP-1

PRESENT ZONING: HI

PETITION FOR: SLUP

● *****

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. This site is located within the Chattahoochee River Corridor and is subject to the Metropolitan River Protection Act (MRPA). An application for a MRPA Certificate will need to be submitted for review by the ARC.

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STAFF RECOMMENDATIONS

SLUP-1 AMERICAN TOWER COMPANY

The applicant's proposal is located in an area designated as a Industrial on the Future Land Use Map. The applicant's proposal is located in an area zoned HI. For cell towers, non-residential sites are encouraged, and the use of platted lots in residential subdivisions are discouraged, which this proposal complies. The tower is setback it's full height from all offsite residential structures, and is designed for additional co-locations, as required by code. The tower is located in the rear of the property surrounded by industrial uses. Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

1. Site plan received by the Zoning Division December 1, 2010;
2. Fire Department comments;
3. Stormwater Management comments; and
4. Cobb D.O.T. comments.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.