

V-32
(2016)

The Field Data upon which this plat was based has a Closure Precision of one foot in 250,000 Feet, and an Angular error of 2.22" per Angle Point, and was adjusted by using Crandall's rule.

This Survey was not using a Topcon GTS-2S (N) with a single prism and a 100' Steel Tape.

This survey has been calculated for closure by latitudes and departures and is found to be accurate within one foot in 250,000 feet.

All bearings are calculated from angles turned and are based upon an observed magnetic bearing.

The condominium declaration for Condominium is recorded in Deed Book 4324, Page 240 of the Superior Court of Cobb County, Georgia records.

MEDART CONDOMINIUM

BLUE RIDGE MANOR SUBD.
LOT 14
LAND LOT 056
SECTION 17
RANGE 11
COBB COUNTY, GEORGIA

FINAL PLAT FOR:

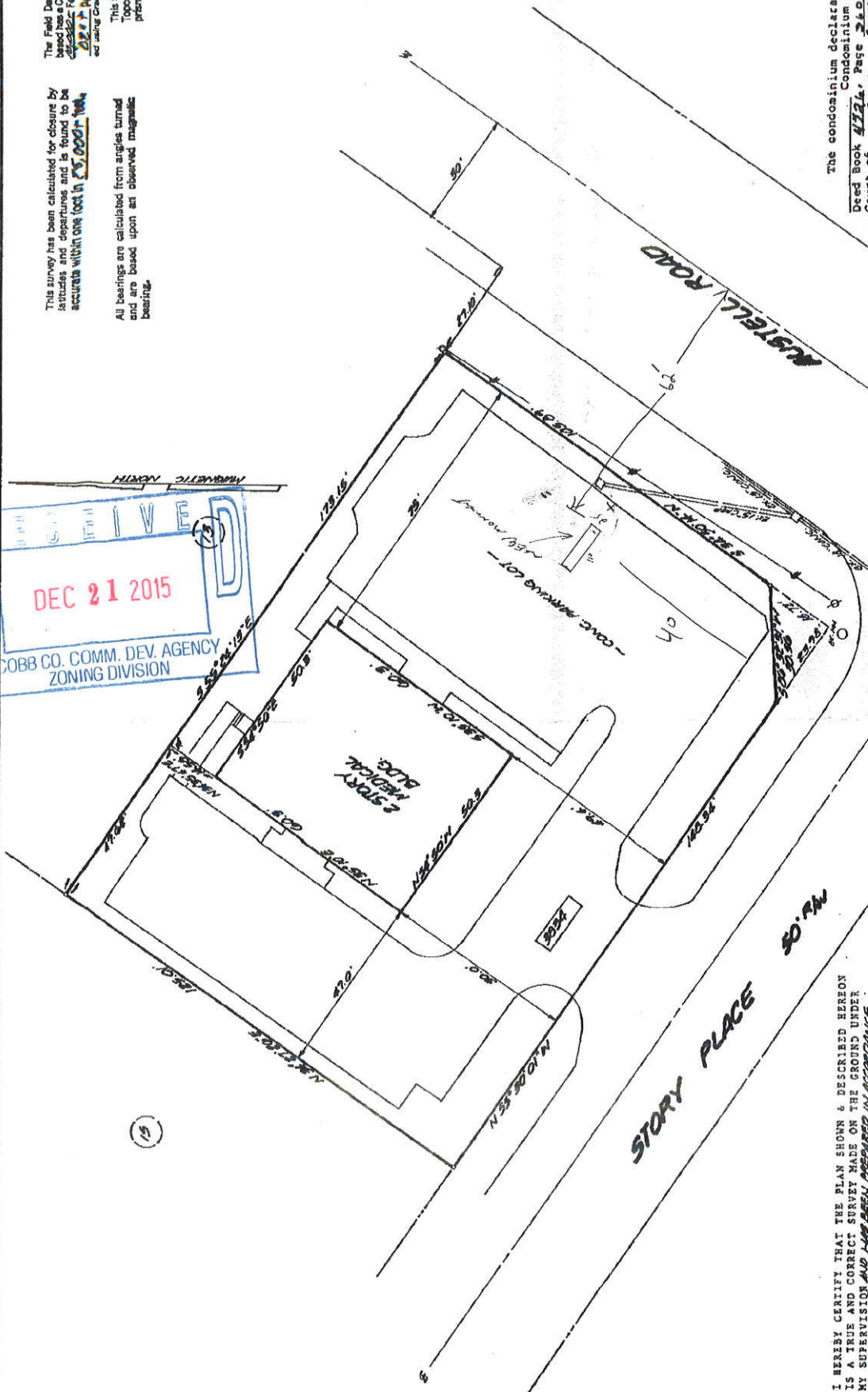
DATE	10/12/07	REVISIONS:
SCALE	1"=80'	
DRAWN BY	JRM	
CHECKED BY	JRM	
FOR	AS 897	
GASKINS SURVEYING CO.		
256 POWDER SPRINGS RD. MARIETTA, GEORGIA		
PHONE 404-7165		



RECEIVED

DEC 21 2015

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



I HEREBY CERTIFY THAT THE PLAN SHOWN & DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF LAW AND SECTION 44-5-25(a) OF THE GEORGIA CONDOMINIUM ACT.

John C. Gaskins
GA. REGISTERED LAND SURVEYOR

THIS PLAT AMENDS THAT CERTAIN RESIDENTIAL PLAT FOR BLUE RIDGE MANOR SUBDIVISION APPROVED ON APRIL 6, 1981, IN PGS 22, 23, 25 COBB CO RECORDS 80-250000-017-112 FROM THAT SUBDIVISION.

Filed in Office 11-21-07 3:00pm
Clerk of the Court 5 Day 7d
John C. Stephenson, Clerk

John Blane 87-612-

THIS CERTIFICATE I HAVE NOTED THE SITE AND VIEWED THE PROPERTY AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE PLAT SHOWS THE TRUE AND CORRECT BOUNDARIES AND SETBACKS FROM THE EXISTING SHOWN ON THESE PLANS AS CONSTITUTE THE MATERIAL AND BEST SATISFACTORILY CONSTITUTED SO AS TO CLEARLY ESTABLISH THE PHYSICAL BOUNDARIES OF SUCH UNITS.

APPLICANT: Medart Condominium

PETITION No.: V-32

PHONE: 404-382-7457

DATE OF HEARING: 03-09-16

REPRESENTATIVE: Hil Hughes

PRESENT ZONING: O&I

PHONE: 404-382-7457

LAND LOT(S): 856

TITLEHOLDER: Pythagoras Professional Group, LLC

DISTRICT: 19

PROPERTY LOCATION: On the northwest corner of Story Place and Austell Road (3834 Austell Road).

SIZE OF TRACT: 0.57 acre

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Allow an electronic sign on a lot without at least 200 feet of public road frontage on one road (105.89 feet).

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

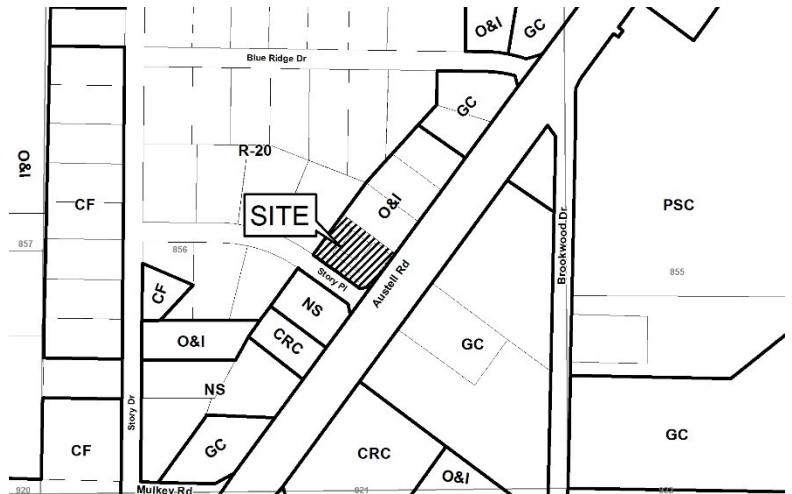
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

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.

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

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

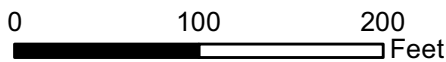
SEWER: No conflict.

APPLICANT: Medart Condominium **PETITION No.:** V-32

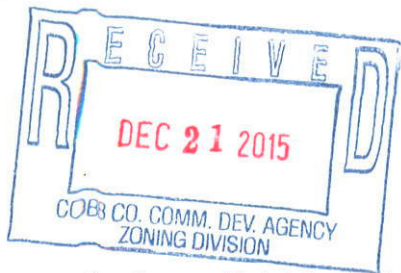
FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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-32
Hearing Date: 3-9-16

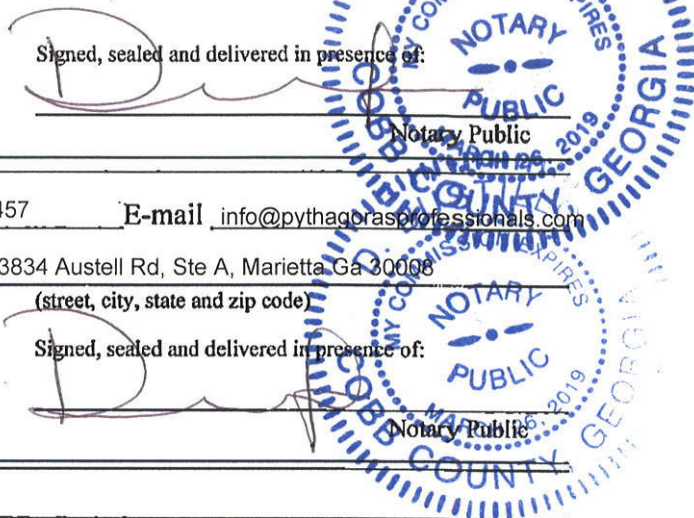
Applicant Medart Condominium Phone # 404-382-7457 E-mail info@pythagorasprofessionals.com

Hil Hughes Address 3834 Austell Rd, Ste A, Marietta Ga 30008
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 404-382-7457 E-mail info@pythagorasprofessionals.com
(representative's signature)

My commission expires: March 29, 2019

Signed, sealed and delivered in presence of:



Notary Public

Titleholder Medart Condominium Phone # 404-382-7457 E-mail info@pythagorasprofessionals.com

Signature [Signature] Address: 3834 Austell Rd, Ste A, Marietta Ga 30008
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: March 29, 2019

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property 19085609000 / O + I

Location 3834 Austell Rd, Marietta Ga 30008
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 856 District 19th Size of Tract .57 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 X Shape of Property _____ Topography of Property _____ Other _____

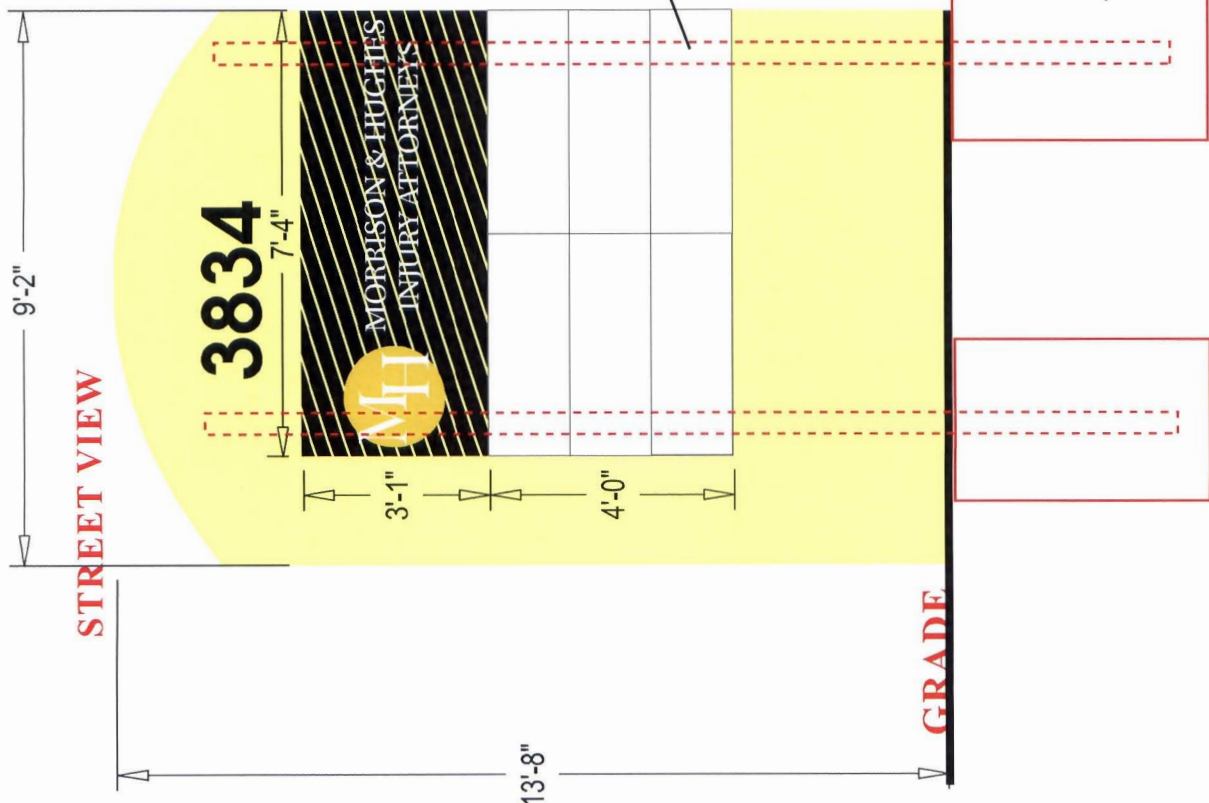
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (if applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

The property is currently utilized as executive office space with short-term lease opportunities for lawyers, tax accountants, and other professionals. Due to the occassional short-term nature of these businesses, the constant construction, changing and signage would place an undue burden on the property holder, as well as interference with the area near Austell Rd each time a new tenant is changed. Allowing this variance will further the public interest in the continuation of beautifying Cobb County by replacing a sign nearly 30 years old with a modern, attractive monument sign in keeping with other recent constructions in the area

List type of variance requested: variance to sec. 134-313 subsection 2a (must be located on a property/lot with at least 200 feet of public road frontage)

General Notes:
 1.) Minimum concrete strength shall be 4000PSI Concrete w/ 550 7% air
 2.) Aluminum Requirements:
 (a) Tubing, Plates, rolled shapes and bars shall be 1/8"thk. wall min. 6061-T6, or equal, unless otherwise noted.
 (b) All Aluminum bolted connections shall be made with Stainless Steel A320 bolts or equivalent
 (c) Field connections and damaged or abraded areas of protective coating shall be touch-up painted with compatible material.
 (d) All field welds shall comply with AWS code for procedures, appearance and quality of welds.
 (e) Welding shall be in accordance with AWS D1.2
 (f) Aluminum alloy filler 4043 shall be used in all structural welds
 (g) Fillet weld size shall not exceed thinnest member thickness of joined sections.
 (h) Welding process GMAW or GTAW shall be in accordance with AWS D1.2
 (i) Provide neoprene gaskets between dissimilar metals if/where applicable
 3.) Steel Requirements:
 (a) All plate, angle, channel, tee and wide flange shall be ASTM A36 grade unless otherwise specified.
 (b) Square and rectangular tube shall be ASTM A500 Grade B
 (c) Round pipe shall be ASTM A53 Grade B or equivalent
 (d) Design and fabrication according to AISC Steel Construction Manual 14th edition
 (e) Bolts to be A325 or A320 B8 Class 2 or equivalent.
 - Foundation Anchor Bolts to be A36 Minimum.
 4.) Concrete design & construction to be in accordance w/ ACI 318-11
 5.) Concrete poured into constrained earth excavations must cure under proper conditions for 4 days prior to sign box installation. (Exception: if the overall height of the sign is less than 20 feet and the sign pole is adequately braced against wind loads for a minimum of 4 days, the box may be installed the same day as the footing is poured.
 6.) For pier and caisson footings, concrete must be poured against undisturbed earth (Backfill is unacceptable).
 - Maintain a minimum 3" cover over all embedded steel (Not applicable to direct burial footings)
 - Rebar is not required for direct burial footings.
 - Anchor Bolts without rebar shall have a minimum Welded Wire Mesh Reinforcement. Install 6x6 (WWM), 8.5 to 11 gauge, in circular pattern inch offset from footing perimeter min., 3" clearance from top and bottom
 - Anchor bolts shall be tied to the WWM.
 - Provide a minimum of 6" cover between bottom of support pole and bottom concrete footing on all direct burial footings, unless otherwise noted.
 - Presumptive Load/Bearing Values 1500psf Vertical Capacity, 100psf Lateral Capacity
 - Galvanic protection is required where dissimilar metals contact.
 - Galvanic protection is also required where Aluminum Contacts Concrete
 - Coat with Bituminous material where Alum. Contacts Concrete.

Exhibit
 V-32
 (2016)



Street Number Molded Into Foam

LED 88x37

Metal Vent Side Panel (See Side View)

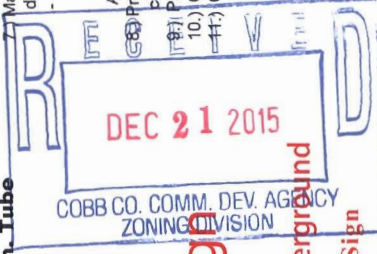
6 panels on light box

RT 4x4x3/8" Alum. Tube

Foam Sign

Sign Skirt | Underground
 (2) Poles within Sign
 Concrete Filled Holes

24" Diam. x 5'-0" Deep
 3000psi Conc. Min.



Designed per IBC - 2012 with 2014 Georgia Amendments
 Snow Loads:
 Ground Snow Load.....Pg-5 psf
 Snow Exposure Factor...Ce=1.0
 Snow Load Importance...Is=1.1
 Thermal Factor.....Ct=1.0

Wind Loads:
 Risk Category.....II
 Ultimate Wind Speed.....115 mph
 Basic Wind Speed.....90 mph
 Wind Importance Factor...I=1.00
 Wind Exposure.....C
 Gust Factor.....0.85

Exterior Components designed in accordance with applicable provisions of the ASCE 7-10

Engineers Footing Options:
 1.) Two(2) 24" Diam. x 5'-0" Deep below grade min.
 2.) Two(2) 36"x36" x 4'-6" Deep below grade min.

Support Options:
 1.) Two(2) RT 4x4x3/8" Alum. Tubes
 2.) Two(2) 4x4x1/4" Steel Tubes
 3.) Two(2) 5" Diam. x .258" Steel Pipes

- Supports O.C. Spacing TBD by Others.
 ** Sign Size has been Estimated to be 13'-8" Tall by 9'-2" Tall or Less
 It is acceptable to install sign with 125.31 Sq. Ft. Total or Less on provided structural design by my office.



Jere Murdoch, P.E.
 Professional Engineer
 GA P.E. License #PE036786

10/23/2015

MURDOCH ENGINEERING
 SIGN STRUCTURE PROFESSIONALS

PYLON SUPPORT DESIGN CERTIFICATION

Morrison & Hughes Attorneys
 3834 Austell Rd.
 Marietta Ga 30008

2 Hummingbird Ct.
 Howell, New Jersey 07731
 Tel. (973) 570-8215

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