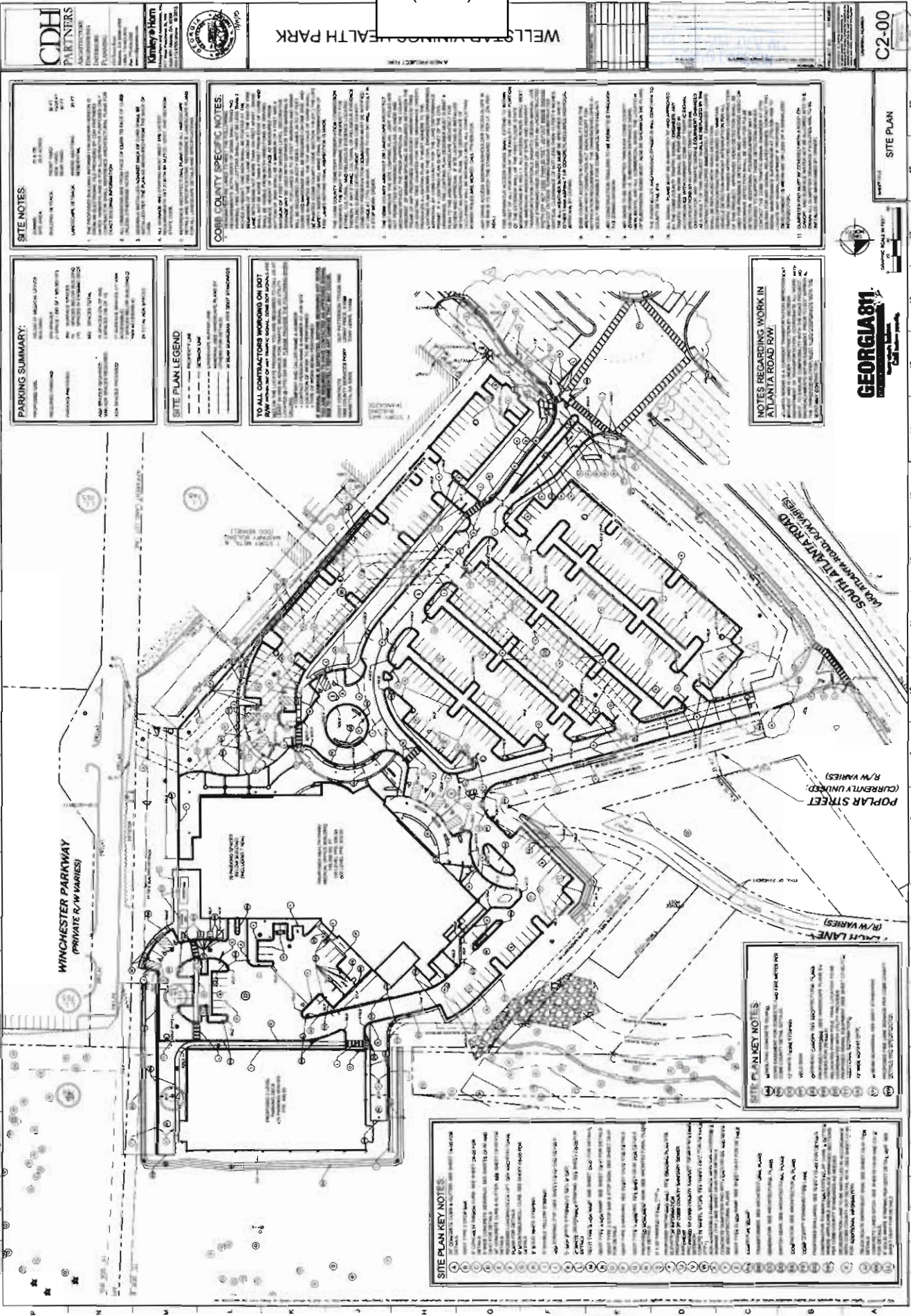


V-35
(2017)

FEB - 8 2017



SITE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND THE LATEST EDITIONS OF THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR AIRPORTS AND HELIPORTS.

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CONTRACT SPECIFIC NOTES:

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NOTES REGARDING WORK IN ATLANTA ROAD RW

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PARKING SUMMARY:

1. TOTAL PARKING SPACES: 1,200

2. TOTAL PARKING SPACES: 1,200

3. TOTAL PARKING SPACES: 1,200

4. TOTAL PARKING SPACES: 1,200

5. TOTAL PARKING SPACES: 1,200

SITE PLAN LEGEND:

1. EXISTING BUILDING FOOTPRINT

2. PROPOSED BUILDING FOOTPRINT

3. EXISTING PARKING SPACE

4. PROPOSED PARKING SPACE

5. EXISTING LANDSCAPE

6. PROPOSED LANDSCAPE

TO ALL CONTRACTORS WORKING ON DOT

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NOTES REGARDING WORK IN ATLANTA ROAD RW

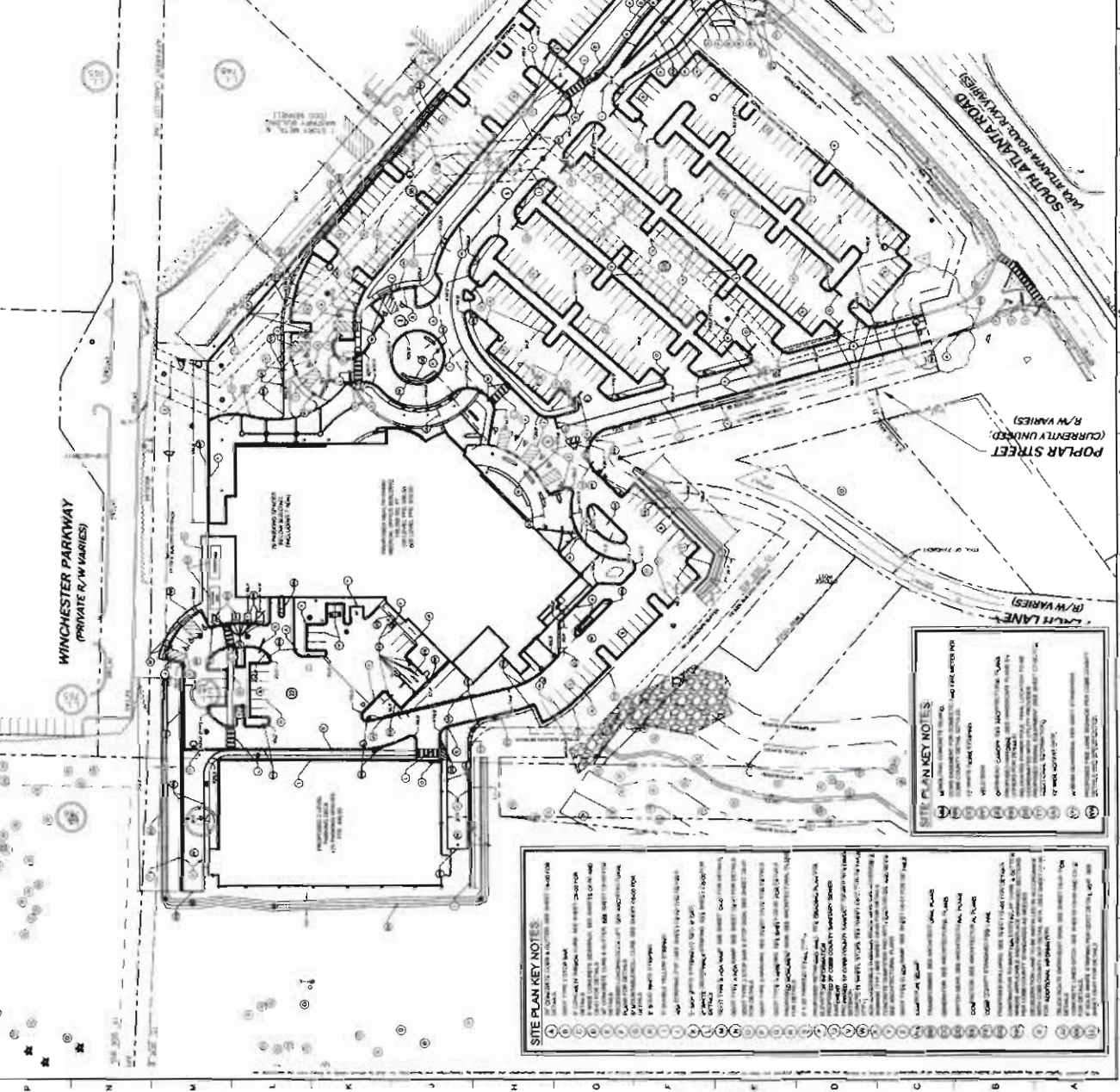
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APPLICANT: Vinings Health Park, LP

PHONE: 678-282-0220

REPRESENTATIVE: Joe Young

PHONE: 678-282-0220

TITLEHOLDER: Cobb Hospital, Inc.

PROPERTY LOCATION: On the northeast side of
Atlanta Road, north of Interstate 285
(4441 Atlanta Road).

PETITION No.: V-35

DATE OF HEARING: 4-12-2017

PRESENT ZONING: OS

LAND LOT(S): 748

DISTRICT: 17

SIZE OF TRACT: 11.09 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum size of a directional sign from the required 3 square feet to 10 square feet for sign 106.3 and to 18 square feet for sign 106.15; 2) waive the minimum distance between freestanding signs from the required 150 feet to 71 feet; and 3) waive the maximum allowable sign area from 300 square feet to 419 square feet.

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

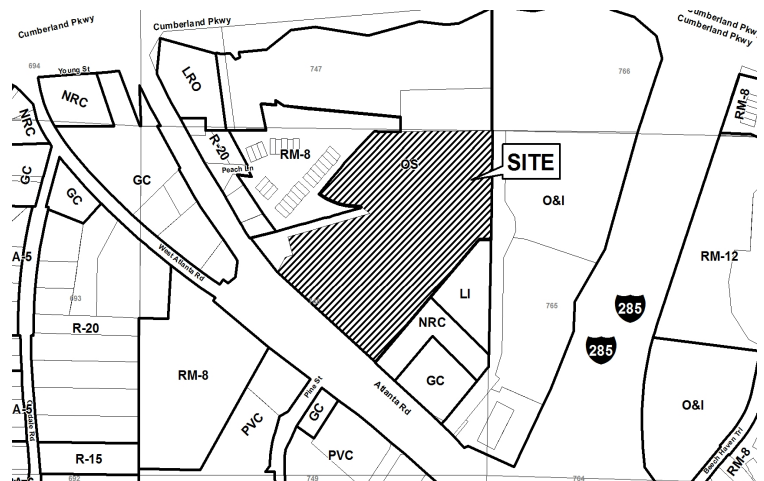
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



COMMENTS

TRAFFIC: Recommend directional signs and monument signs to be located outside of the right-of-way.

Recommend signs be installed where it will not impede the line of sight for the driveways or roadways. Recommend sight distance triangles be included on final plans.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: The subject property is located in the Atlanta Road Design Guidelines area. The applied new signage meets the standards of the guidelines; therefore, no action is requested per guidelines.

CEMETERY PRESERVATION: No comments.

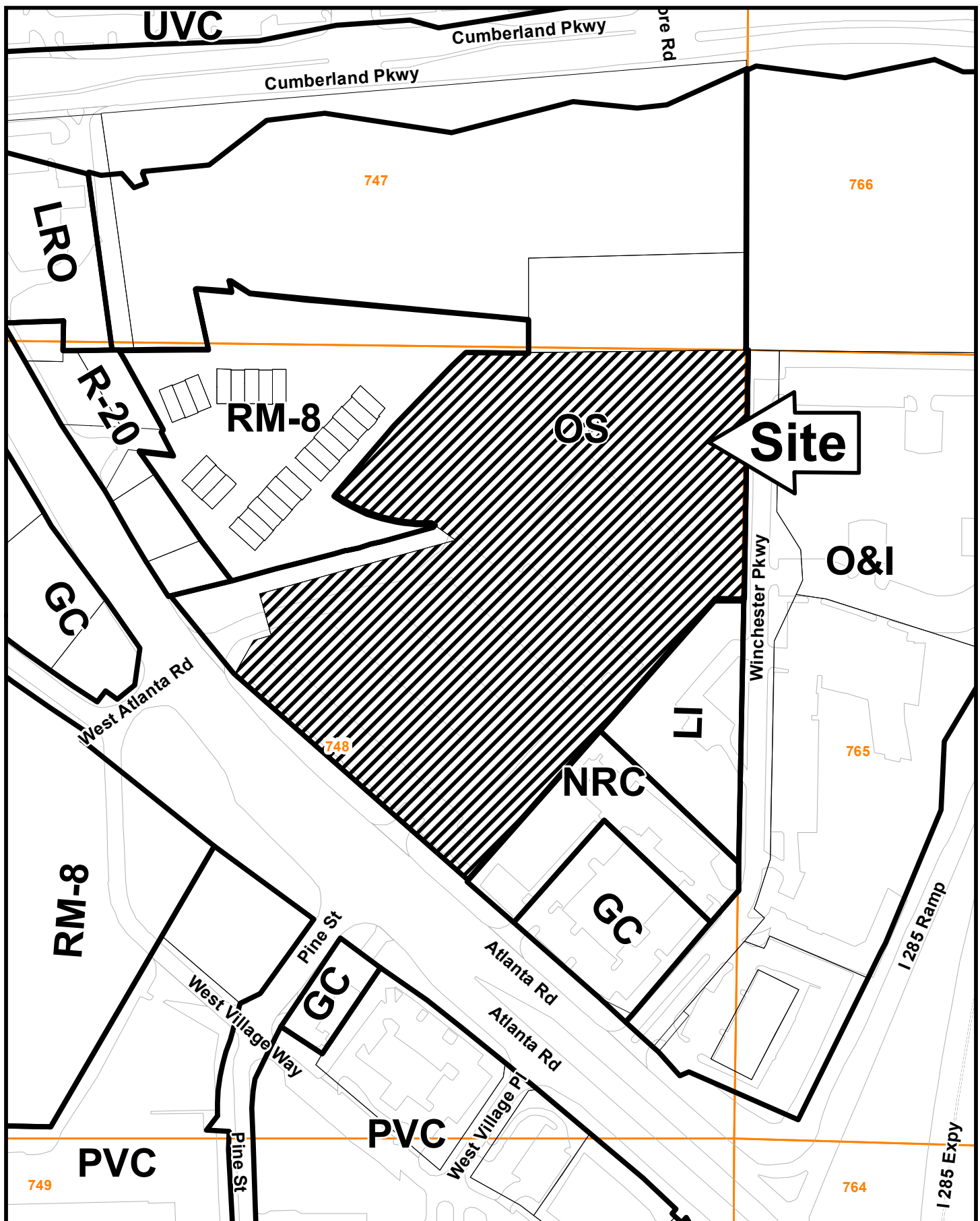
WATER: No conflict.

SEWER: No conflict. All signs appear to be located adequate distance from sewer easement (Delivery entrance).

APPLICANT: Vinings Health Park, LP **PETITION No.:** V-35

FIRE DEPARTMENT: No comments.

V-35-2017-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-35

Hearing Date: 4-2-17

Applicant Vinings Health Park, LP Phone # 678-282-0220 E-mail joe.young@meadowsandohly.com

Joe Young (representative's name, printed) Address 275 Scientific Drive, Suite 1000 Peachtree Corners, GA 30092
(street, city, state and zip code)

Joe Young (representative's signature) Phone # 678-282-0220 E-mail joe.young@meadowsandohly.com

My commission expires: Feb. 24, 2020

Signed, sealed and delivered in presence of:

Jacquelyn K. Tapley Notary Public

Titleholder _____ E-mail _____

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

My commission expires: _____
Notary Public

Present Zoning of Property OS

Location 4441 Atlanta RD SE, Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 747, 748 District 17 Size of Tract 11.089 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 _____

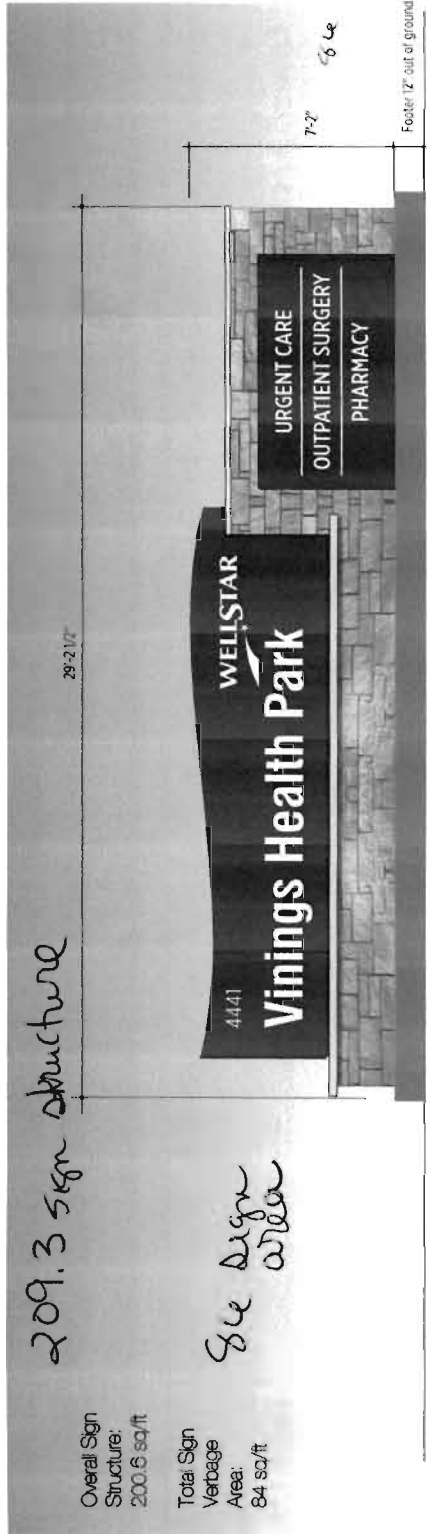
Does the property or this request need a second electrical meter? YES _____ NO X

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 entrance and ground based campus freestanding signage at Vinings Health Park as designed and proposed will be on each side of the main entrance, with clear visibility from both North and South bound traffic traveling on Atlanta Road. The center median in the road is not wide enough to accommodate a two-sided freestanding monument and the concern of visibility and safety was also taken into consideration when designing. The structures designed are also consistent with the WellStar branding at East Cobb Health Park.

List type of variance requested: We are requesting a variance for road frontage signage on both Atlanta Rd which would allow the installation of more than one freestanding sign within 200 feet of each other. Provided on the attached drawings and site plans with placements, you'll see we've provided the full campus sign package as well as the entrance monuments for your records. According to Cobb County Zoning, the only signs that are not in compliance are 101-1, 101-2, 106-3 and 106-15 which are shown on the second page of the package with distances called out. The rest of the package is provided for details on size set back and installation specs.
set back and installation specs.

Revised: 03-23-2016



101.1



101.2 Flattened Elevation - East Entry (Right Monument)
Scale: 1/48



A Typical Sign Unit Elevation/Installation Scenario
Scale: 1/2" = 1'-0"



Vinings Health Park
Smyrna, Georgia

V-35
(2017)

04Nov2016 Pricing 3

CARUSODRIVE (770) 794-0560
358 Roswell Street, Suite 200
Marietta, Georgia 30060 www.carusodrive.com

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Agreement, Caruso & Dwyer Design Group, Inc. Shall
Be Entitled To Seek Damages, With And
Without Compensation To Caruso & Dwyer Design Group, Inc.

Sign Type 106.0
Campus Directional
Sign

106.3



Vinings Health Park
Smyrna, Georgia

V-35
(2017)

04Nov2016 Pricing

CARUSODRYE (P) 770.750.0360
350 Roswell Street, Suite 270B
Marietta, Georgia 30060
www.carusodrye.com

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Consent Of Caruso & Dye Design Group, Inc.
Caruso & Dye Design Group, Inc. is a registered
consultant to Caruso & Dye Design Group, Inc.

Sign Type 104.0
Campus Directional
Sign

106.15

A Typical Sign Unit Elevation/Installation Scenario
Scale: 1/2" = 1'-0"



Vinings Health Park
Smyrna, Georgia

V-35
(2017)



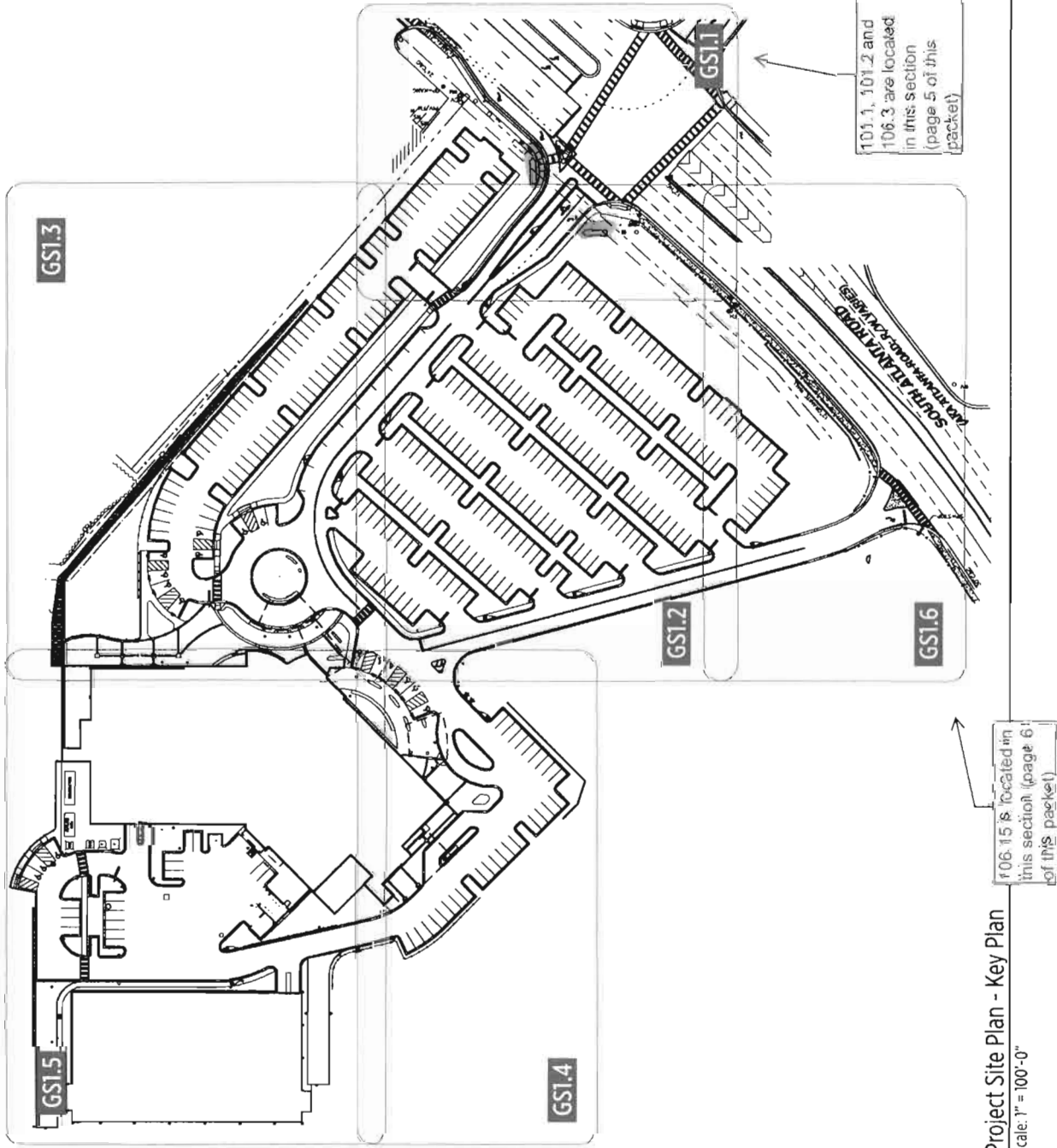
04/Nov/2016 Pricing

CARUSODRYE (973) 734-0300
358 Newell Road, Suite 210
Marietta, Georgia 30066

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Key Plan

GS1.0



GS1.0 | Project Site Plan - Key Plan

Scale: 1" = 100'-0"



V-35
(2017)



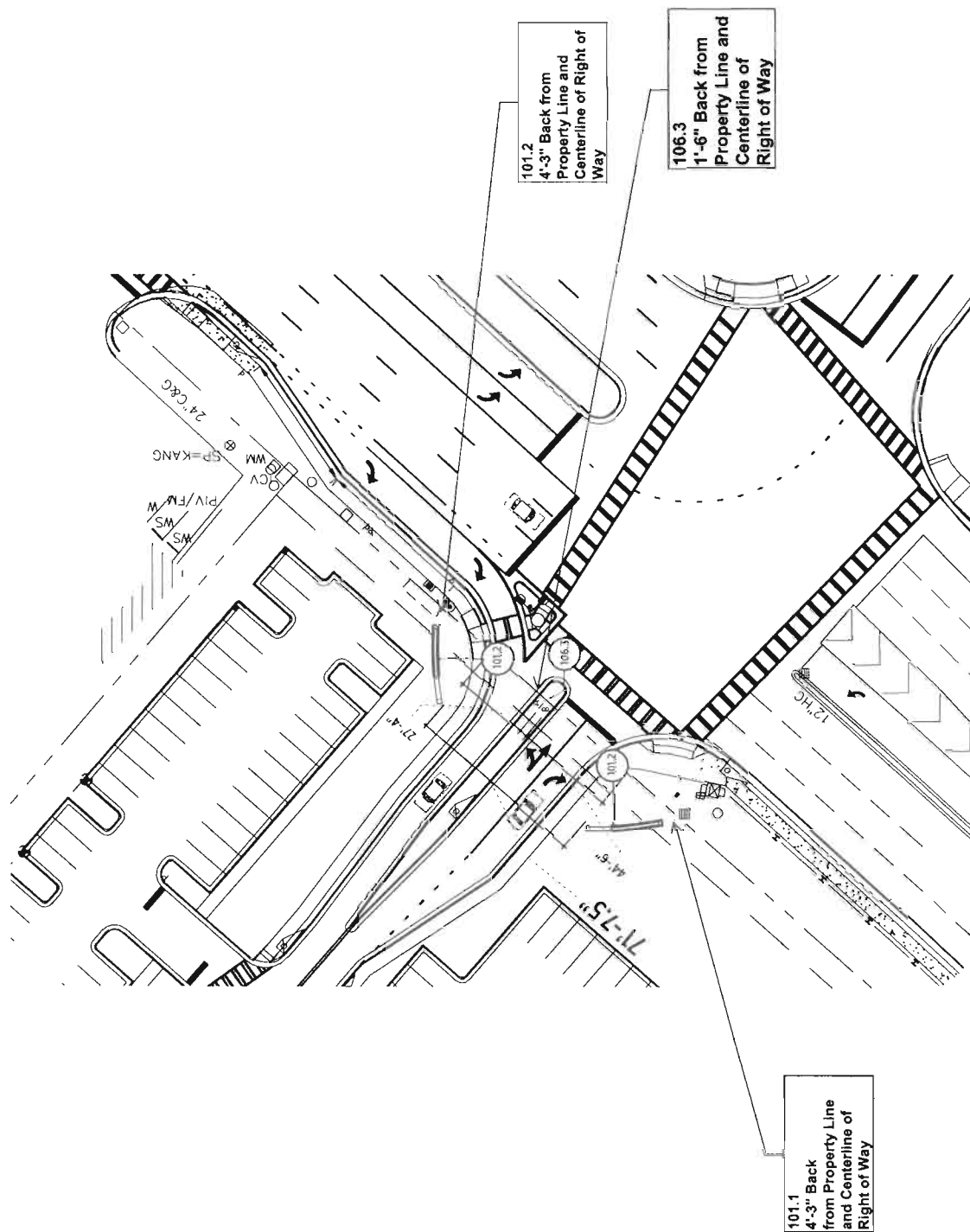
04Nov2016

CARUSODRYE
358 Roswell Street, Suite 2708
Marietta, Georgia 30060
(P) 770.794.0360
www.carusodrye.com

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Site Signage
Sector One

GSI.1



GS1.1



Vinings Health Park
Smyrna, Georgia

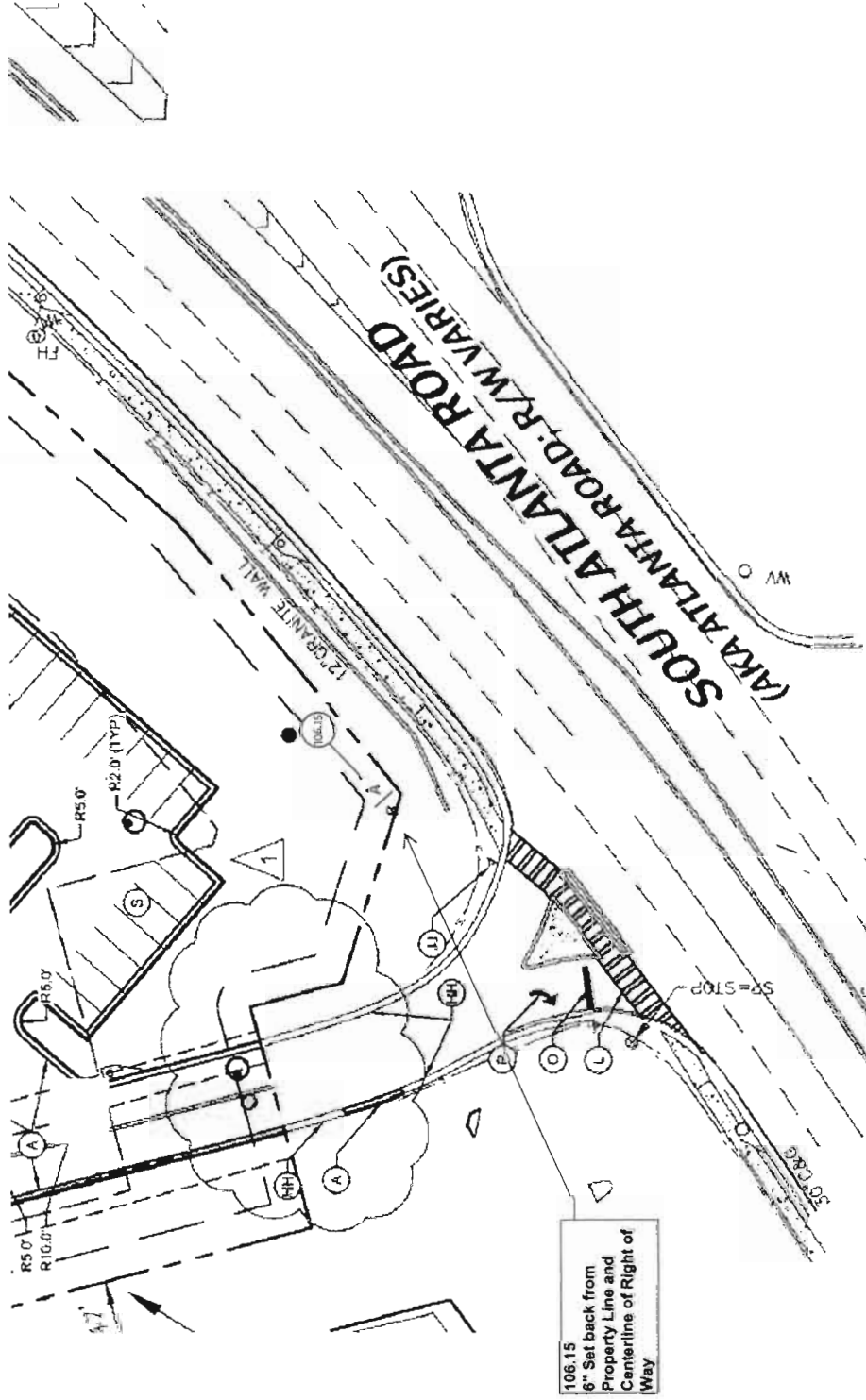
V-35
(2017)

Sign Loc

04Nov2016 P115

Site Signage
Sector Six

GS1.6



GS1.6 | Sign Location Plan - Sector Six
Scale: 1" = 40'-0"