



STAFF REVIEW AND RECOMMENDATION

Variance Case #: V2016-21 **Legistar #:** 20160381
Board of Zoning Appeals Hearing: Monday, May 23rd, 2016 – 6:00 p.m.

Property Owner: Southern Gas Partners LLC
160 John Wesley Dobbs Ave
Atlanta, GA 30303

Applicant: Trickum Ops LLC
Dbas Bojangles
400 Technology Court
Suite A
Smyrna, GA 30082

Address: 1183 & 1185 Franklin Gateway; 2120 Kingston Court

Land Lot: 726 **District:** 17 **Parcels:** 0070, 0060, 0110

Council Ward: 7A **Existing Zoning:** CRC (Community Retail Commercial)

Special Exception / Special Use / Variance(s) Requested:

1. Variance to allow an accessory structure closer to the right of way (Kingston Court) than the principal building. [*§708.16 (H)*]

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.

2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES



Property frontage along Franklin Gateway



Subject property from corner of Delk Rd and Franklin Gateway



Former Waffle House building on subject property

Recommended Action:

Approval. The applicant, Trickum Ops LLC, is requesting a variance to allow a dumpster enclosure be closer to Kingston Court than the main building. The subject properties, addressed as 1183 & 1185 Franklin Gateway and 2120 Kingston Court, are located at the corner of Franklin Gateway, Delk Road, and Kingston Court. They total 1.18 acres in size and are all zoned CRC (Community Retail Commercial) with stipulations from Z2007-14. Because the property has three road frontages, it only shares a property line with a property containing one story offices to the east and zoned Light Industrial (LI).

There is currently a proposal to construct a Bojangles drive-thru restaurant on this site; however, the applicant is requesting a variance for the placement of the dumpster. Masonry dumpster enclosures are considered accessory structures and, according to Section 708.16 (F.1), may not be closer to any public right of way than the principal structure. Because of the three road frontages, the applicant is limited on where the dumpster/storage structure can be placed. The current design shows the dumpster/storage enclosure closest to the least traveled roadway: Kingston Court. Since this placement will not be detrimental to the surrounding area, *staff recommends approval of this variance request.*



Department of Development Services
 205 Lawrence Street
 Marietta, GA 30060
 Brian Binzer, AICP, Director

APPLICATION FOR VARIANCE OR APPEAL
 (Owner/Applicant/or Representative must be present at all public hearings)

For Office Use Only:

Application #: V2016-21 Legistar #: 20160381 BZA Hearing Dt: 5-23-16
 City Council Hearing Dt (if applicable) #: — PZ #: 16-198

This is a variance/appeal application for:



Board of Zoning Appeals



City Council

Owner's Name Southern Gas Partners LLC

Address 160 John Wesley Dobbs Ave., Atlanta GA Zip Code: 30303

Telephone Number: _____ Email Address: samobanj@enterprises.com

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant Trickem Ops LLC dba Beijungles

Address 400 Technology Ct Ste A Smyrna Zip Code: 30082

Telephone Number 404.584.2534 Email Address: mkirby@atlbo.com

Address of property for which a variance or appeal is requested:

1183, 1185 Franklin Road Gateway
2126 Kingston Court

Date of Acquisition: July 2016

Land Lot (s) 07260 District 17 Parcel 0070, 0060, 0110 Acreage 1.26 Zoned CRC Ward 7A FLU RAC

List the variance(s) or appeal requested (please attach any additional information):

708.16 - CRC F. I. - Accessory structure to be allowed closer to any right-of-way than the principal building.

Required Information

1. Application fee (\$250)
2. Completed notarized application. **The original application must be submitted with ALL original signature(s) – Copies of the application or signature(s) will NOT be accepted.**
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. **Site plan – drawn to scale.** Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale.
 Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 25 copies REQUIRED.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.
7. Documentation authorizing applicant to submit application by property owners if applicant is not owner.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

Trickum Ops LLC

dba Bojangles' Famous Chicken 'n Biscuits
1380 West Paces Ferry Road
Suite 2140
Atlanta, GA 30327
Office: 404.841.8588
Fax: 404.745.8012

Matthew Kirby
President
mkirby@atlbo.com

April 19, 2016

Shelby Winkles
City of Marietta
Department of Development Services
205 Lawrence Street
Marietta, GA 30060

Dear Ms. Winkles:

Trickum Ops LLC respectfully request a variance with regard to section 708.16-CRC F.1 (accessory structure is not to be closer to any right-of-way than the principal building).

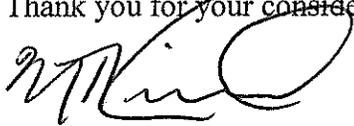
Please reference the attached site plan.

It would be a hardship to adhere to this code, because the site is bound by three streets. Ordinarily, we attempt to place the garbage enclosure towards the rear of the property for several reasons:

1. It hides the garbage enclosure from surrounding traffic.
2. It allows for the garbage removal service to perform its duties without hindering the flow of traffic on the site.
3. It allows for circular traffic to flow around the site.
4. It is convenient to the rear of our building where our employees remove garbage from the building.

To place the enclosure according to code, we would not be able to safely remove garbage from the site. Further, to place the enclosure directly in the center of our prime, angled parking would be unworkable.

Thank you for your consideration,



Matthew Kirby
President

TO: Marietta Daily Journal
FROM: City of Marietta
RUN DATE: May 6, 2016

PUBLIC NOTICE OF VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests. The Board of Zoning Appeals will consider the following requests on **Monday, May 23, 2016 at 6:00 P.M.**, City Hall. Anyone wishing to attend may do so and be heard relative thereto.

V2016-21 [VARIANCE] TRICKUM OPS LLC (BOJANGLES) is requesting variances for property located in Land Lot 726, District 17, Parcels 0070, 0060, & 0110, 2nd Section, Marietta, Cobb County, Georgia and being known as 1183 & 1185 Franklin Gateway; 2120 Kingston Court. Variance to allow an accessory structure closer to the right of way (Kingston Court) than the principal building. Ward 7A.

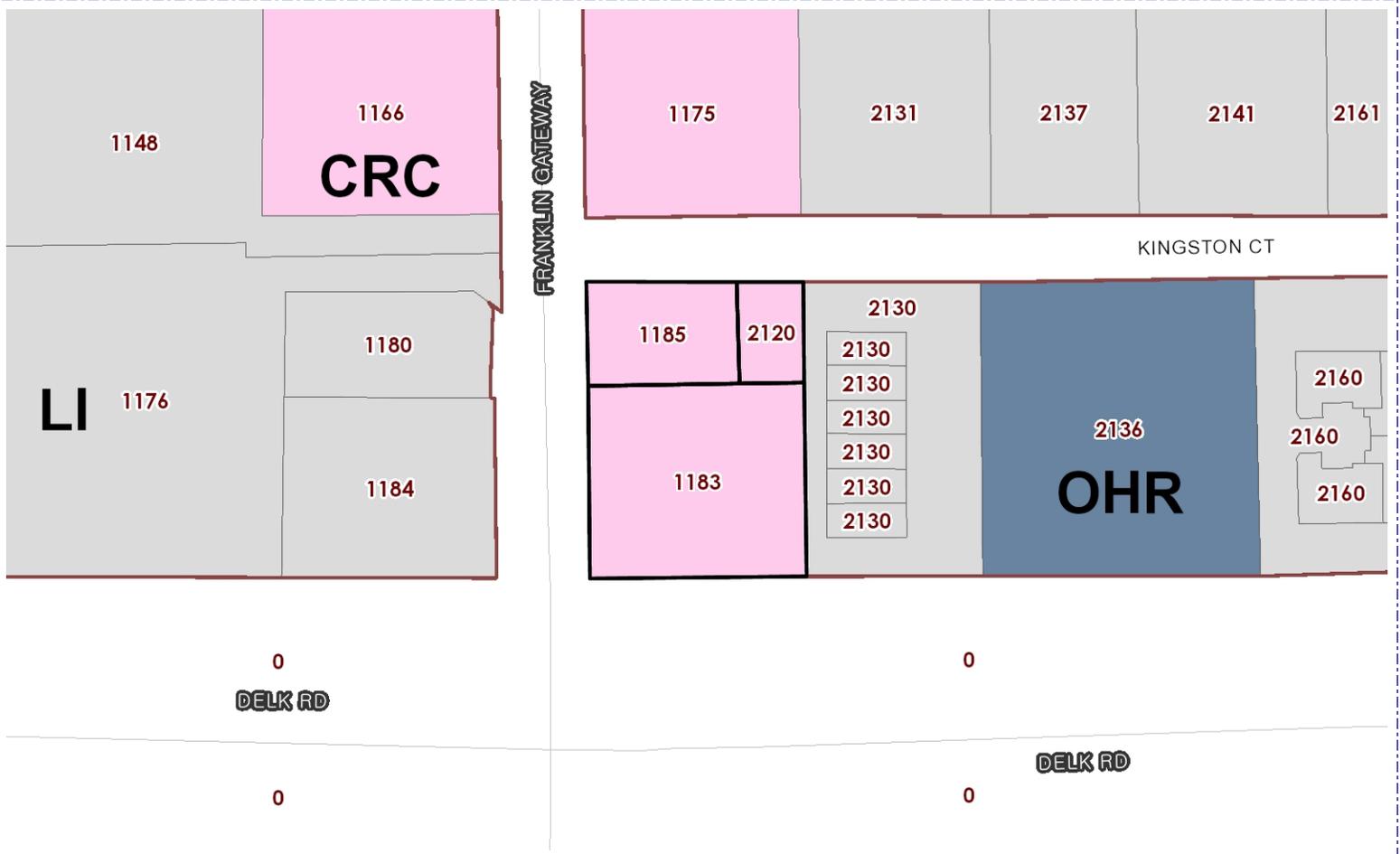
A description and plat of the property sought for the variances are on file in the Planning and Zoning Office, City Hall, and are available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Variance



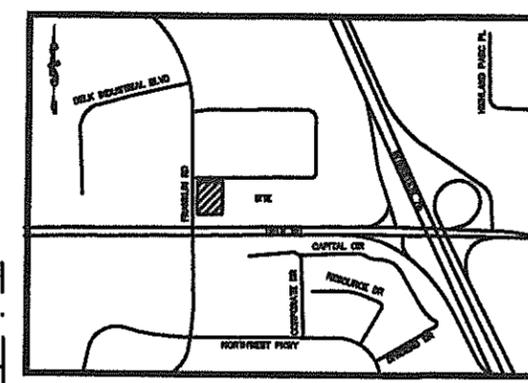
Address	Parcel Number	Acreage	Ward	Zoning	FLU
2120 KINGSTON CT	17072600110	0.135	7A	CRC	RAC
1183 FRANKLIN GATEWAY	17072600070	0.853	7A	CRC	RAC
1185 FRANKLIN GATEWAY	17072600060	0.317	7A	CRC	RAC

Property Owner:	Southern Gas Partners
Applicant:	Trickum Ops (DBA Bojangles)
BZA Hearing Date:	05/23/2016
Acquisition Date:	
Case Number:	V2016-21

Zoning Symbols

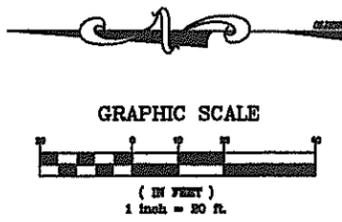
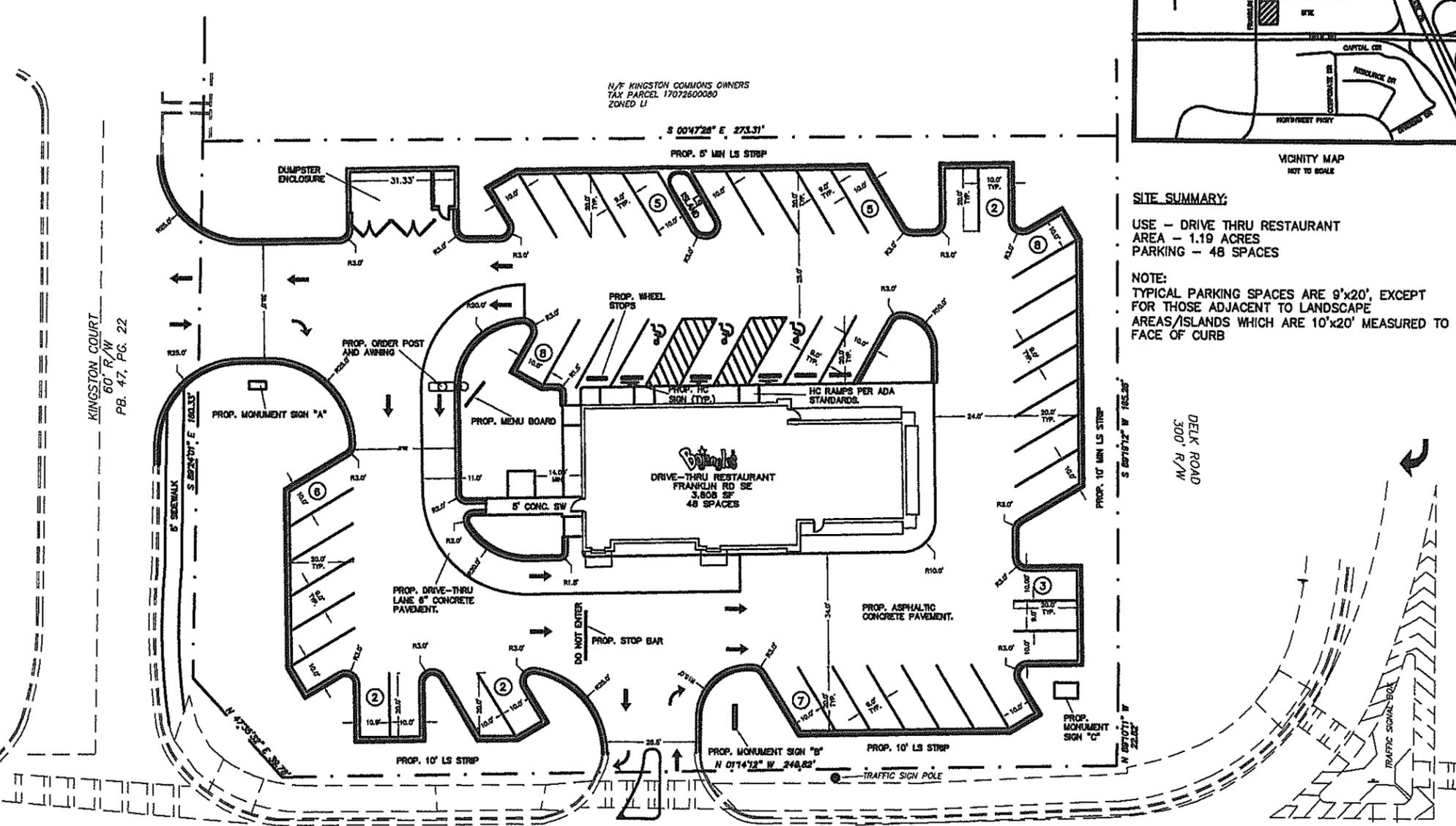
- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

EXISTING	DESCRIPTION	PROPOSED
	TRAFFIC SIGNAL	
	DROP INLET	
	CATCH BASIN	
	STORM SEWER LINE	
	STORM SEWER MH	
	HANDICAPPED SPACE	
	TRAFFIC DIRECTION	
	EDGE OF PAVEMENT	
	CONCRETE CURB AND GUTTER	
	CONCRETE HEADER CURB	



SITE SUMMARY:
 USE - DRIVE THRU RESTAURANT
 AREA - 1.19 ACRES
 PARKING - 48 SPACES

NOTE:
 TYPICAL PARKING SPACES ARE 9'x20', EXCEPT FOR THOSE ADJACENT TO LANDSCAPE AREAS/ISLANDS WHICH ARE 10'x20' MEASURED TO FACE OF CURB



OWNER/DEVELOPER
 TRICKUM OPS LLC
 DBA BOJANGLES
 1380 W. PACES FERRY ROAD
 SUITE 2140
 ATLANTA, GA 30327
 404-384-2534

SURVEYOR
 DAS LAND SURVEYING
 313 RED FOX DRIVE
 P.O. BOX 4988
 CANTON, GA 30114
 770-720-4443

CIVIL ENGINEER
 SDG ENGINEERING
 P.O. BOX 680983
 MARIETTA, GEORGIA 30068
 678-560-4161

24 HOUR CONTACT
MATTHEW KIRBY
404-384-2534

811
 Know what's below.
 Call before you dig.

SDG ENGINEERING
 P.O. BOX 680983
 MARIETTA, GEORGIA 30068-0017
 678-560-4161

CSWCC LEVEL II CERTIFICATION
 NO. 03427

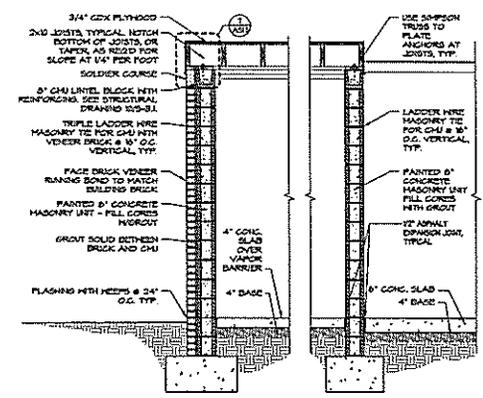
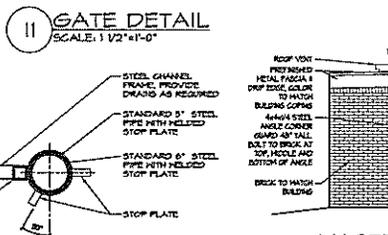
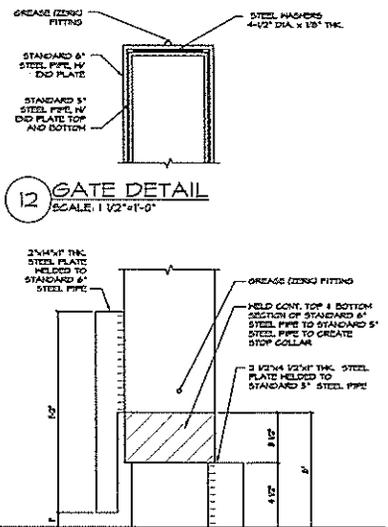
CLIENT NAME
 TRICKUM OPS LLC
 DBA BOJANGLES
 1380 W. PACES FERRY ROAD
 SUITE 2140
 ATLANTA, GA 30327

PROJECT TITLE

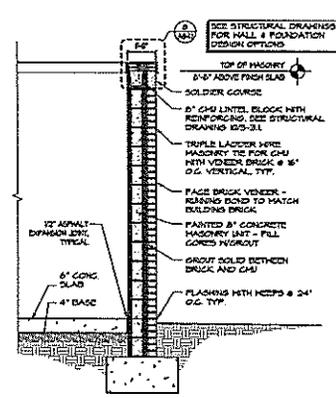
 DRIVE-THRU RESTAURANT
 2120 KINGSTON COURT
 MARIETTA, GA 30067

DATE 04-18-16
PROJECT NO. 16105
DRAWN BY JOR
SCALE 1"=20' 40'
DRAWING TITLE
 SITE PLAN

P:_CLIENT FILES\Bojangles\16-105-000 Bojangles (7) Morrow, GA - Jonesboro Rd\CD\AS-1.1 SITE DETAILS.dwg, Plotted: May 10, 2016 - 2:43pm



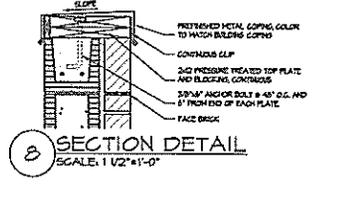
10 WASTE ENCLOSURE SECTION
SCALE: 1/2"=1'-0"



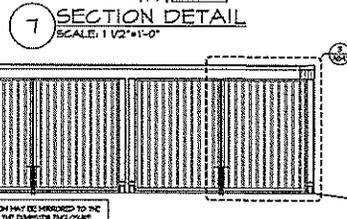
9 WASTE ENCLOSURE WALL SECTION
SCALE: 1/2"=1'-0"

THE ARCHITECT/ENGINEER DOES NOT DEFINE THE SCOPE OF INDIVIDUAL TRADES, SUBCONTRACTORS, MATERIAL SUPPLIERS, OR VENDORS. ANY SHEET NUMBERING SYSTEM USED HEREIN DEFINES DESIGN RESPONSIBILITY TO BE SEPARATE ARCHITECTS/ENGINEERS SCOPE. IT DOES NOT DEFINE A SUBCONTRACTOR'S SCOPE OF WORK. NO CONSIDERATION WILL BE GIVEN TO REQUESTS FOR CHANGE ORDERS FOR FAILURE TO OBTAIN AND REVIEW THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS.

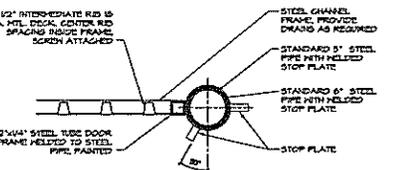
- EXPLANATIONS:**
1. ALL STEEL TO BE WELDED AND GRIND SMOOTH.
 2. GATES AND ALL STEEL COMPONENTS ARE TO BE FINISHED AND PAINTED TO MATCH BUILDING EXTERIOR MASONRY CORNING CAP.
 3. STANDARD SIZE 6" STEEL PIPE IS 6.315" O.D. THICKNESS OF 0.250".
 4. STANDARD SIZE 5" STEEL PIPE IS 5.563" O.D. THICKNESS OF 0.258".



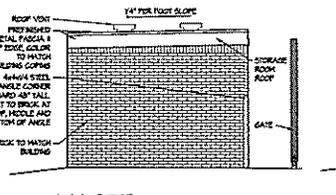
8 SECTION DETAIL
SCALE: 1/2"=1'-0"



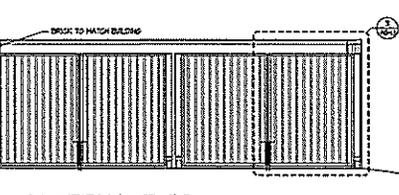
7 SECTION DETAIL
SCALE: 1/2"=1'-0"



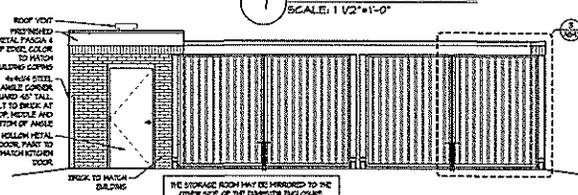
6 GATE DETAIL
SCALE: 1/2"=1'-0"



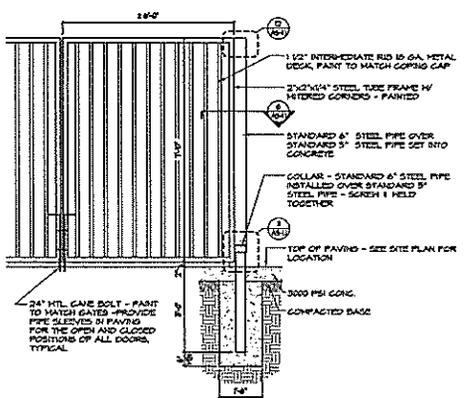
5A WASTE ENCLOSURE ELEVATION
SCALE: 1/4"=1'-0"



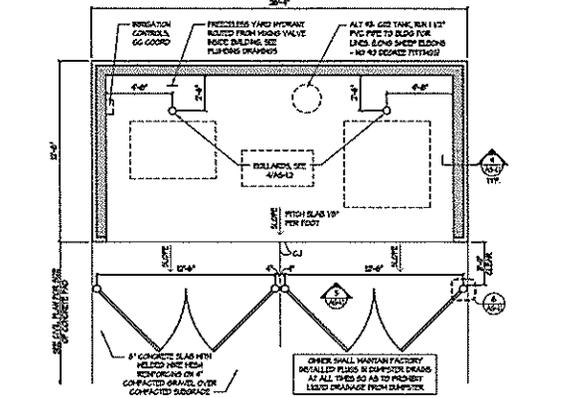
5 ALTERNATE #2 WASTE ENCLOSURE ELEVATION
SCALE: 1/4"=1'-0"



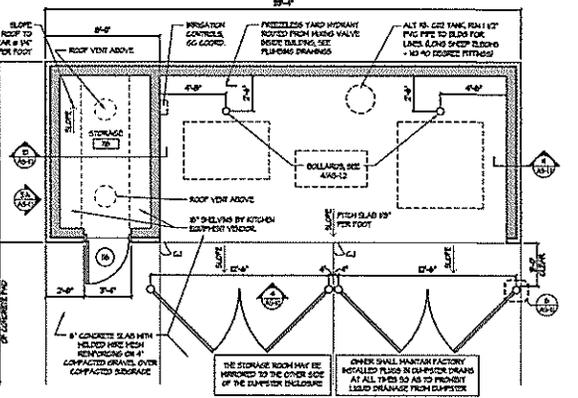
4 WASTE ENCLOSURE ELEVATION
SCALE: 1/4"=1'-0"



3 GATE ELEVATION DETAIL
SCALE: 1/2"=1'-0"



2 ALTERNATE #2 WASTE ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



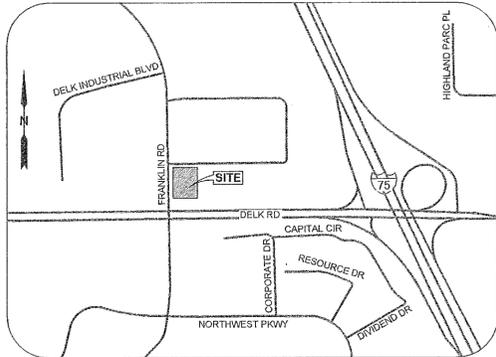
1 WASTE ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



BOJANGLES' 8 RESTAURANT
JONESBORO ROAD
AT BATTLE CREEK RD
MORROW, GEORGIA

ISSUE DATE: 03-10-16
 REVISION 1: _____
 REVISION 2: _____
 REVISION 3: _____
 REVISION 4: _____
 PROJECT #: 16-105-00
 CONTENT: SITE DETAILS
 PROJECT ARCHITECT: JOP
 DRAWN BY: WCH
 CAD FILE NAME: 16-105-00 SITE DETAILS
 THE NUMBER AND THE NUMBER OF SHEETS OF THIS SET OF DRAWINGS SHALL BE AS SHOWN ON THE TITLE SHEET. ANY CHANGES TO THIS SET OF DRAWINGS SHALL BE MADE BY THE ARCHITECT/ENGINEER.
 Sheet
 AS-1.1

VICINITY MAP - NOT TO DRAWING SCALE:



Surveyed Legal Description:

All that tract or parcel of land lying and being in Land Lot 726 of the 17th District, 2nd Section of Cobb County, Georgia, lying within the limits of the City of Marietta and being more particularly described as follows:

Beginning at a concrete right of way monument at the southwesterly end of the mitered intersection of the easterly right of way of Franklin Road (100 foot right of way) and the southerly right of way of Kingston Court (60 foot right of way) thence along said mitered right of way north 47 degrees 35 minutes 32 seconds east a distance of 39.78 feet to a concrete right of way monument on the southerly right of way of Kingston Court, thence along said southerly right of way of Kingston Court south 89 degrees 24 minutes 01 seconds east a distance of 160.33 feet to a 1/2 inch iron pin found; thence leaving said right of way south 00 degrees 47 minutes 28 seconds east a distance of 273.31 feet to a 1/2 inch iron pin found on the northerly right of way of Delk Road; thence along said northerly right of way of Delk Road south 89 degrees 19 minutes 12 seconds west a distance of 165.28 feet to a concrete right of way monument found; thence continuing along said right of way north 89 degrees 10 minutes 11 seconds west a distance of 22.82 feet to a concrete right of way monument found on the easterly right of way of Franklin Road; thence along said right of way north 01 degrees 14 minutes 12 seconds west a distance of 249.82 feet to a concrete right of way monument found, which is the point of beginning, described property having an area of 1.1865 acres, or 51,685 square feet. This land is the same as described in that certain title insurance commitment by Old Republic Title Insurance Company, commitment no. GA 16003723 bearing an effective date of March 7, 2016.

To:
TRICKUM OPS, LLC, a Georgia limited liability company &
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11(b), 13, 16, 17 and 18 on Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Georgia the Relative Positional Accuracy of this Survey does not exceed that which is specified therein. The field work was completed on 4-5-2016

Date: 2-16-2016
David W. Shirley, R.L.S. #2670



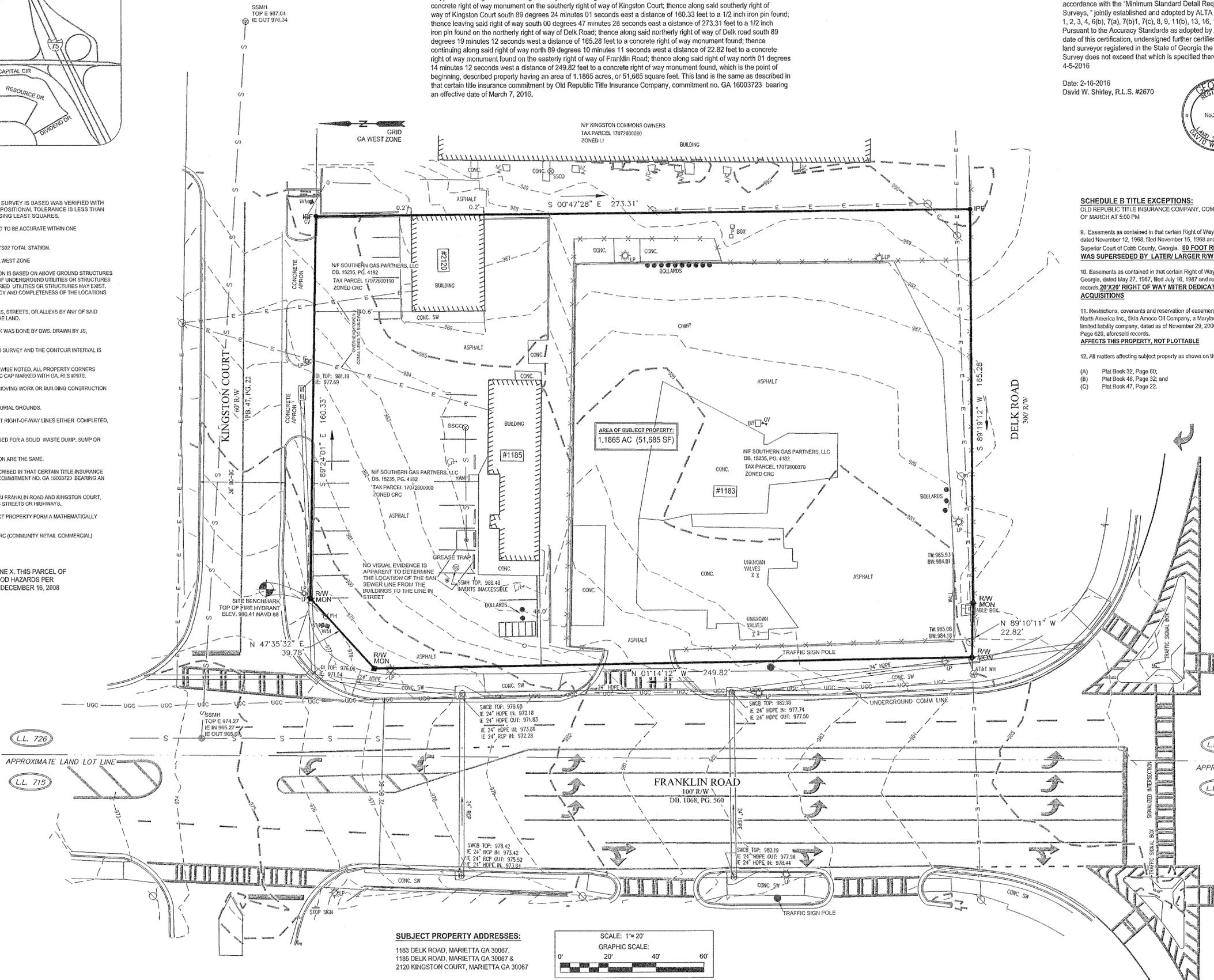
SURVEY NOTES:

- 1) THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10" PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
- 2) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 81,108 FEET.
- 3) THE EQUIPMENT USED FOR FIELD MEASUREMENTS IS LEICA TS02 TOTAL STATION.
- 4) THE BEARING BASIS FOR THIS PLAT IS GRID NORTH GEORGIA WEST ZONE
- 5) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREIN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
- 6) THERE ARE NO ENCROACHMENTS ON ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS LOCATED ON THE LAND.
- 7) THE LAST DAY OF FIELD WORK WAS 4-5-2016. THE FIELDWORK WAS DONE BY DWS. DRAWN BY JS, CHECKED BY DWS
- 8) TOPOGRAPHIC CONTOURS SHOWN ARE BASED UPON A FIELD SURVEY AND THE CONTOUR INTERVAL IS ONE FOOT. THE ELEVATION DATUM IS NAVD 1988.
- 9) IRON PINS FOUND ARE 1/2" DIAMETER REBAR UNLESS OTHERWISE NOTED. ALL PROPERTY CORNERS SHOWN WITH IPS (IRON PIN SET) ARE 1/2" REBARS WITH PLASTIC CAP MARKED WITH GA. RLS #2670.
- 10) THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 11) THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
- 12) THE SURVEYOR IS NOT AWARE OF ANY CHANGES OF STREET RIGHT-OF-WAY LINES EITHER COMPLETED, PROPOSED OR FROM THE CONTROLLING JURISDICTION.
- 13) THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED FOR A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 14) THE RECORD TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- 15) THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THAT CERTAIN TITLE INSURANCE COMMITMENT BY OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NO. GA 16003723 BEARING AN EFFECTIVE DATE OF MARCH 7, 2016
- 16) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM FRANKLIN ROAD AND KINGSTON COURT, BOTH OF WHICH ARE DULY DEDICATED AND ACCEPTED PUBLIC STREETS OR HIGHWAYS.
- 17) THE RECORD AND MEASURED DESCRIPTION OF THE SUBJECT PROPERTY FORM A MATHEMATICALLY CLOSED FIGURE.
- 18) THE PROPERTY IS CURRENTLY ZONED CITY OF MARIETTA CRC (COMMUNITY RETAIL COMMERCIAL)

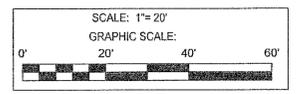
FLOOD NOTE:
FLOOD ZONE CLASSIFICATION FOR THIS SITE IS ZONE X. THIS PARCEL OF LAND DOES NOT LIE IN AN AREA WITH SPECIAL FLOOD HAZARDS PER COBB COUNTY F.I.R.M. MAP# 13067C0136 G, DATED DECEMBER 16, 2008

- LEGEND**
SYMBOLS AND ABBREVIATIONS
- PROPERTY CORNER WITH MONUMENT
 - R/W RIGHT OF WAY
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - BC BACK OF CURB
 - OVERHEAD UTILITY POLE
 - SSMH SANITARY SEWER MANHOLE
 - IPN IRON PIN SET
 - IFP IRON PIN FOUND
 - NLF NAIL FOUND
 - POWER POLE
 - SDGI STEEL GRATE DROP INLET
 - WV WATER VALVE
 - WM WATER METER
 - F.H. FIRE HYDRANT
 - P.O.B. POINT OF BEGINNING
 - S.S.E. SANITARY SEWER EASEMENT
 - N/F PRESENT OR FORMER OWNER
 - N.T.S. NOT TO SCALE
 - CMP CORRUGATED METAL PIPE
 - CONC. CONCRETE
 - D.I.P. DUCTILE IRON PIPE
 - PVC POLY VINYL CHLORIDE
 - P.O.C. POINT OF COMMENCING
 - ± SPOT ELEVATION
 - BL BUILDING LINE
 - EP EDGE OF PAVEMENT
 - FC FACE OF CURB
 - BC BACK OF CURB
 - JB JUNCTION BOX
 - SANITARY SEWER CLEANOUT
 - RD ROOF DRAIN
 - GM GAS METER
 - HDPE HIGH DENSITY POLYETHYLENE
 - MGV GAS VALVE

LL 726
APPROXIMATE LAND LOT LINE
LL 715



SUBJECT PROPERTY ADDRESSES:
1183 DELK ROAD, MARIETTA GA 30067,
1185 DELK ROAD, MARIETTA GA 30067 &
2120 KINGSTON COURT, MARIETTA GA 30067



SCHEDULE B TITLE EXCEPTIONS:
OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT NO. GA 16003723 BEARING AN EFFECTIVE DATE OF MARCH AT 5:00 PM

9. Easements as contained in that certain Right of Way Deed from Stryma Land Company to Cobb County of Georgia dated November 12, 1968, filed November 15, 1968 and recorded in Deed Book 1068, Page 650, records of the Superior Court of Cobb County, Georgia. **80 FOOT RIGHT OF WAY DEDICATION FOR FRANKLIN ROAD, WAS SUPERSEDED BY LATER/ LARGER R/W ACQUISITIONS**

10. Easements as contained in that certain Right of Way Deed from Business Associates Inc. to City of Marietta, Georgia, dated May 27, 1997, filed July 16, 1997 and recorded in Deed Book 4563, Page 217, aforesaid records. **20'X20' RIGHT OF WAY MITER DEDICATION, WAS SUPERSEDED BY LATER/ LARGER R/W ACQUISITIONS**

11. Restrictions, covenants and reservation of easement as set forth in that certain Quit Claim Deed from BP Products North America Inc., BVA Amoco Oil Company, a Maryland corporation to Kasandras Properties Marietta, LLC, a Georgia limited liability company, dated as of November 29, 2009, filed December 1, 2009 and recorded in Deed Book 14421, Page 620, aforesaid records. **AFFECTS THIS PROPERTY, NOT PLOTTABLE**

12. All matters affecting subject property as shown on the following plats, all aforesaid records:

- (A) Plat Book 32, Page 60;
- (B) Plat Book 46, Page 32; and
- (C) Plat Book 47, Page 22.

PLEASE NOTE:
THREE WORKING DAYS BEFORE YOU DIG IN GEORGIA CALL UTILITIES PROTECTION CENTER, INC. 1-800-282-7411 OR 811 IT'S THE LAW!
UNDERGROUND OVERHEAD

PROPOSED BY: **D&S LAND SURVEYING**
770 720-4443 (Cobb) 770-262-2017 (FAM)
DWS@DANDSURLANDSURVEYING.COM

PROPERTY LOCATED IN: LAND LOT: 726 DISTRICT: 17
CITY OF MARIETTA
COUNTY: COBB
STATE OF GEORGIA
FIELDWORK: 4-5-16
DRAWN BY: JS
CHECKED: DWS

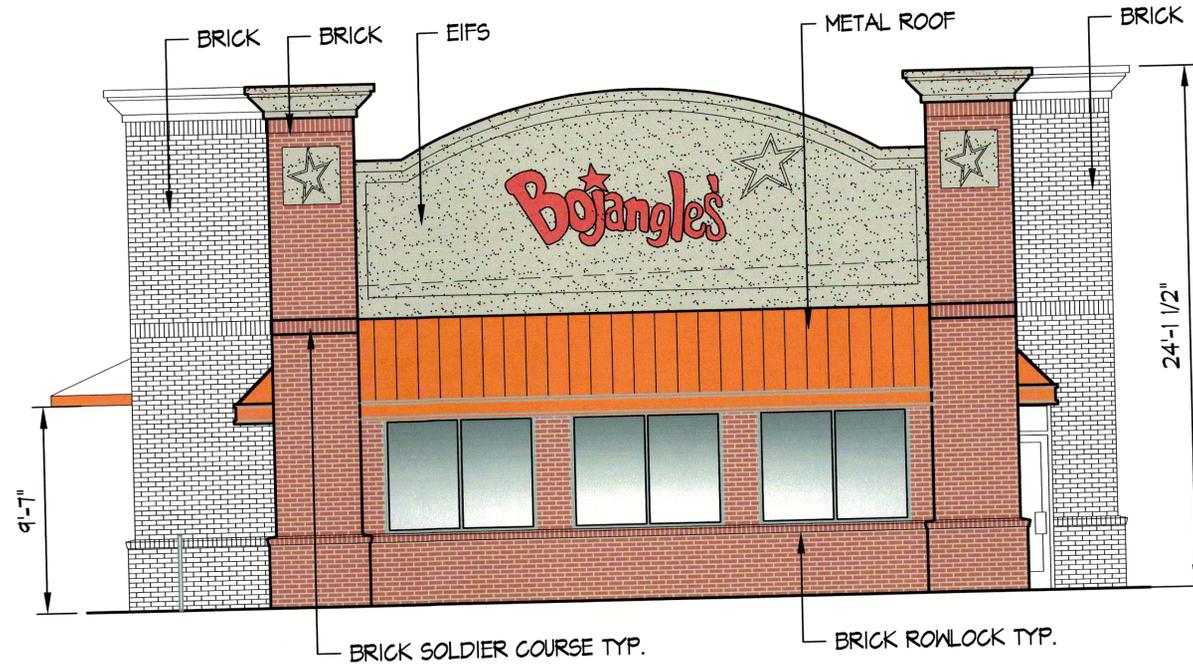
REVISIONS

NO.	DATE	DESCRIPTION
0	4-6-2016	FIRST ISSUE

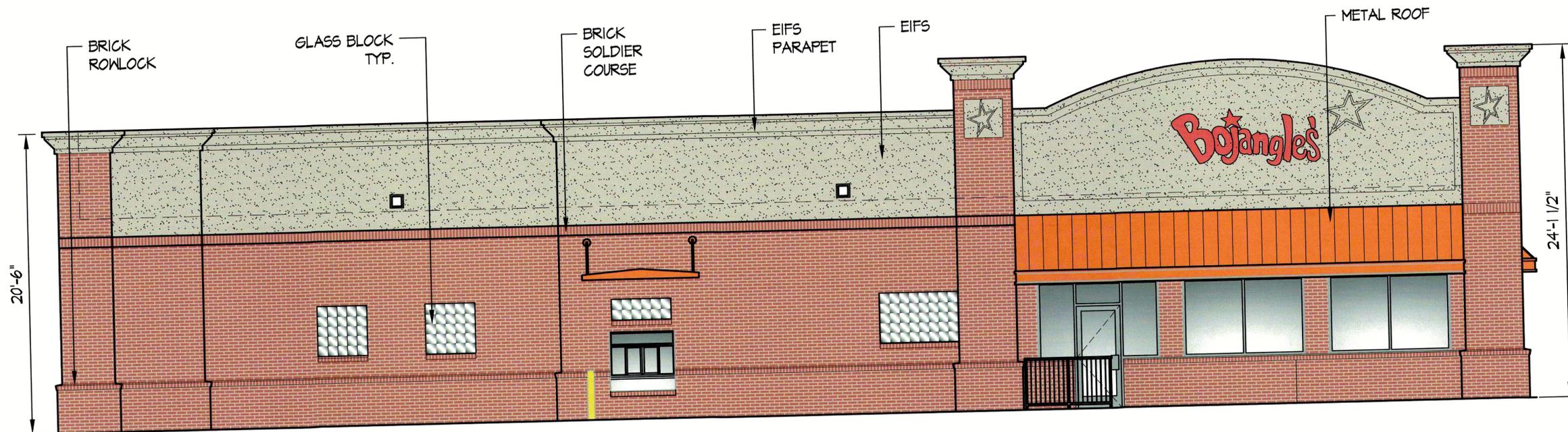
NOT FOR CONSTRUCTION

EXTERIOR FINISH SCHEDULE					
MATERIAL	DESCRIPTION	MANUFACTURER	STYLE / MODEL	COLOR / FINISH	REMARKS
EIFS	EXTERIOR INSULATING FINISH SYSTEM WITH DRAINAGE	STO CORP	CLASSIC NEX-T INSULATED WALL CLADDING SYSTEM	NA12-0023 IN STONE/SPERMAL FINE (80246) FINISH	INSTALL OVER STOGUARD LIQUID APPLIED WEATHER RESISTIVE BARRIER
BRICK	MODULAR MASONRY UNITS	TRIANGLE BRICK CO.	OLD SOUTH HANDFORM	-	-
MORTAR	MORTAR CEMENT	ESGROC CEMENT CORP.	BRUNMENT-IN-COLOR	TO MATCH EIFS FINISH	-
ALUM. STOREFRONT	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	KAWNEER	451-T CENTER SET	CLEAR ANODIZED	-
METAL ROOF	STANDING SEAM METAL ROOF	CONSTRUCTION METAL PRODUCTS 888-750-4827	16" - NO RIBS	CUSTOM COLOR - MATCH PANTONE COLOR: IT3 C	CUSTOM FACIA SHAPED BY ROOF MANUF.
COPING CAP	METAL COPING CAP ON PARAPET	DURA-LAST	-	PAINTED - BRONZE	CUSTOM FABRICATED
GLASS BLOCK WINDOWS	PRE-ASSEMBLED WINDOW UNIT	PITTSBURGH-CORNING	LIGHTWISE	DEGORA BLOCK SANDSTONE FRAME	-

ALL SIDES: FACE BRICK AREA - 2,998
 TOTAL FACADE AREA - 5,034 = .595 *100= 60%



2 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



1 LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



architecture + interior design

1300 South Mint Street, Suite 300, Charlotte, NC 28203
 Email: esd@esdarch.com • Fax: 704-373-0902 • Phone: 704-373-1900

BOJANGLES' RESTAURANT
 2/3 BRICK PROTOTYPE

DATE: 09.26.15

PROJECT #: -

DRAWN BY: WCH

CADD FILE NAME:
 PROMO-2/3-BRICK XELEVS

THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF ESD. THE REPRODUCTION, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED. ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.

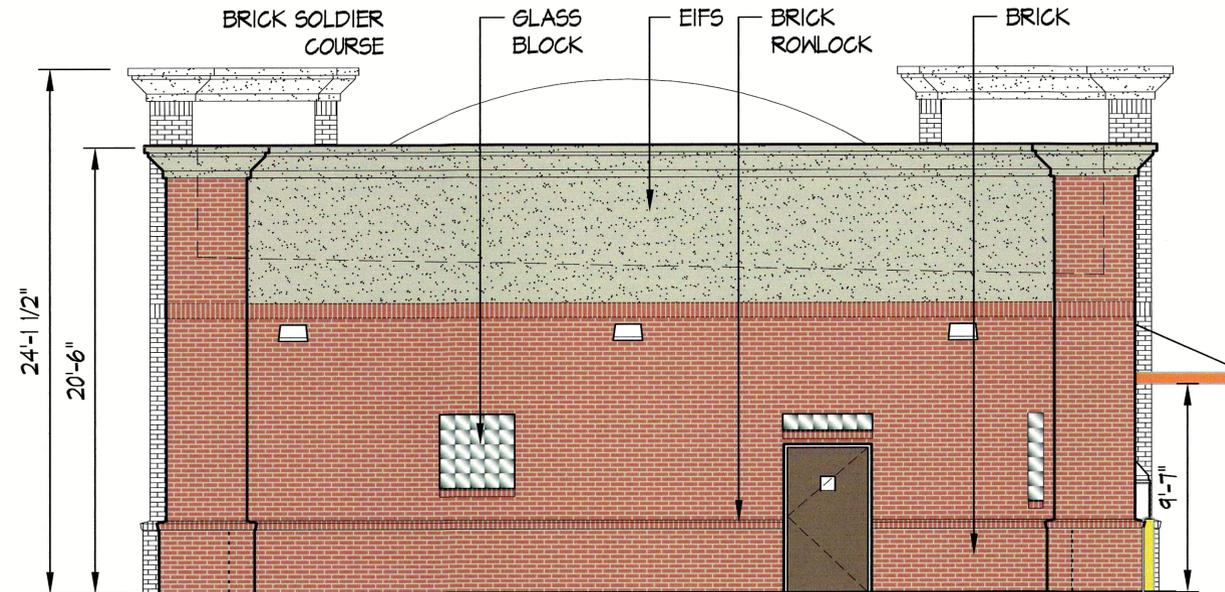
Sheet

E-1.0

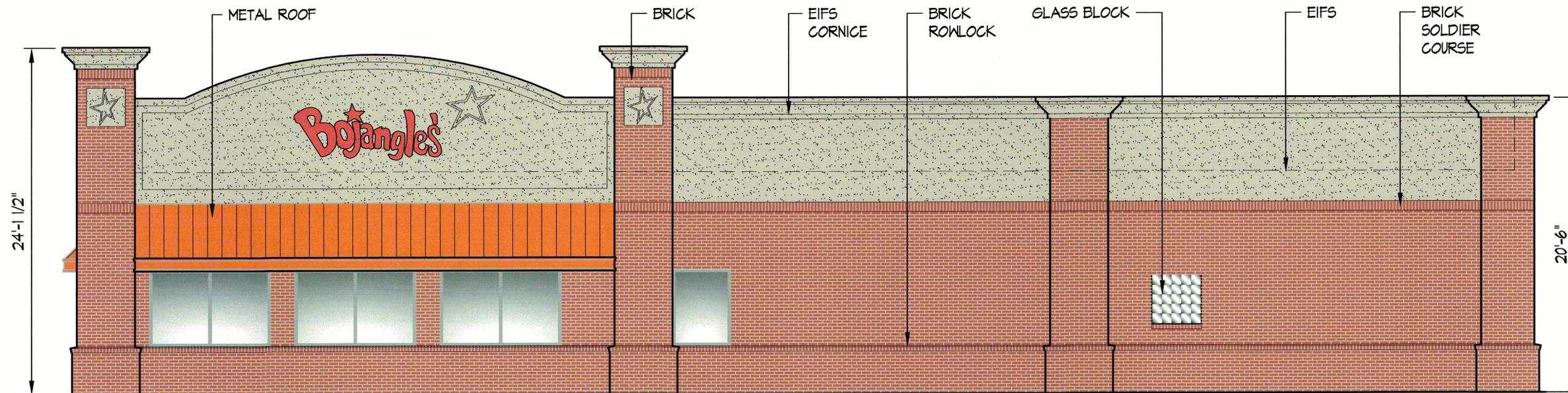
NOT FOR CONSTRUCTION

EXTERIOR FINISH SCHEDULE					
MATERIAL	DESCRIPTION	MANUFACTURER	STYLE / MODEL	COLOR / FINISH	REMARKS
EIFS	EXTERIOR INSULATING FINISH SYSTEM WITH DRAINAGE	STO CORP	CLASSIC NEX-T INSULATED WALL CLADDING SYSTEM	NA12-0023 IN StoPowershell FINE (80216) FINISH	INSTALL OVER STOSGUARD LIQUID APPLIED WEATHER RESISTIVE BARRIER.
BRICK	MODULAR MASONRY UNITS	TRIANGLE BRICK CO.	OLD SOUTH HANDFORM	-	-
MORTAR	MORTAR CEMENT	ESROC CEMENT CORP.	BRUMENT-IN-COLOR	TO MATCH EIFS FINISH	-
ALUM. STOREFRONT	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	KAWNEER	451-T CENTER SET	CLEAR ANODIZED	-
METAL ROOF	STANDING SEAM METAL ROOF	CONSTRUCTION METAL PRODUCTS 888-750-4827	16" - NO RIBS	CUSTOM COLOR - MATCH PANTONE COLOR: ITB C	CUSTOM FACIA SHAPED BY ROOF MANUF.
COPING CAP	METAL COPING CAP ON PARAPET	-	-	PAINTED - BRONZE	CUSTOM FABRICATED
GLASS BLOCK WINDOWS	PRE-ASSEMBLED WINDOW UNIT	PITTSBURGH-CORNING	LIGHTWISE	DECORA BLOCK SANDSTONE FRAME	-

ALL SIDES: FACE BRICK AREA - 2,998
 TOTAL FACADE AREA - 5,034 = .595 *100= 60%



2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"



1 RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"