

APRIL 15, 2014 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 3

ITEM # 6

PURPOSE

To consider a site plan and stipulation amendment for TV Holdings, LLC regarding rezoning application Z-73 of 2013 and Z-26 of 2007(TV Holdings, LLC and Town Center Associates, LLC), for property located on the south side of Big Shanty Road, on the east side of George Busbee Parkway and on the south and east sides of Hidden Forest Court in Land Lots 501 and 508 of the 16th District.

BACKGROUND

The subject property is zoned Planned Village Commercial (PVC) for a mixed use development consisting of residential, retail and office. This Other Business item is for several things that refine the master plan. First, the property was in for rezoning as late as December 2013 to add some property to the proposal, and to revise the site plan. Since then, the developer has acquired the three lots in Hidden Forest to add to his development. Per the 2013 zoning conditions, if the master developer acquired the three lots, then the Board of Commissioners would consider this amendment as an Other Business item. The proposed site plan is attached, which shows three buildings in the locations of the former lots. Second, the buildings on BLOCK F have changed shape and orientation to reduce the amount grading. There will not be an increase in the number of units due to this change. Third, the developer has proposed the road leading from Town Center Drive to Grace Avenue be a private road with a permanent easement for public access. Fourth, the applicant has included a detailed sign package for all the roadway signs for this project. If approved, all other stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan and stipulation amendment.

ATTACHMENTS

Other Business application, request letter, proposed site plan, proposed stipulations and current zoning stipulations.

Application for "Other Business"

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 04/15/2014Applicant: TV Holdings LLCPhone #: 404-512-4583

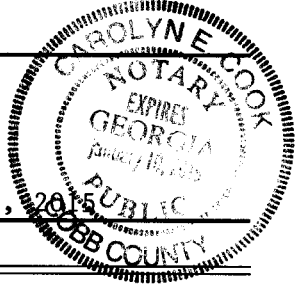
(applicant's name printed)

Address: 4880 Lower Roswell Rd, Suite 165, #525, Marietta GA 30068E-Mail: wsnell@LynwoodDevelopment.com
Moore Ingram Johnson & Steele, LLP
J. Kevin Moore
Address: Emerson Overlook, 326 Roswell Street, Marietta GA 30060

(representative's name, printed)

 BY: [Signature] Phone #: 770-795-5032 E-Mail: jkm@mijs.com
 (representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

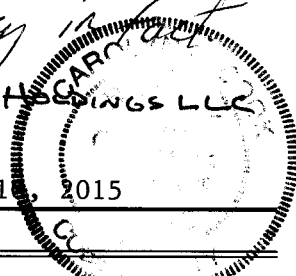
Carolyn E. Cook
 Notary Public
My commission expires: January 10, 2015Titleholder(s): TV Holdings LLC, J. Ronald Terwilliger Revocable TrustPhone #: 404-512-4583

(property owner's name printed)

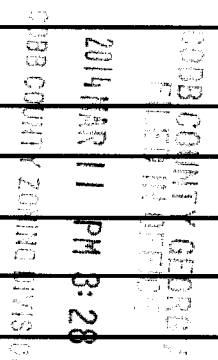
Address: 4880 Lower Roswell Road, Suite 165, #524, Marietta GA 30068E-Mail: wsnell@LynwoodDevelopment.com

(Property owner's signature)

Signed, sealed and delivered in presence of:

Carolyn E. Cook
 Notary Public
My commission expires: January 10, 2015Commission District: 3 (Birrell)Zoning Case: Z-26 (2007); Z-73 (2013)Date of Zoning Decision: 03/18/2008Original Date of Hearing: 04/17/200703/19/2013 (OB)12/17/201312/17/2013 (Z-73 (2013))Location: Southerly side of Big Shanty Road; Westerly of Interstate 75 and Noonday Creek;(street address, if applicable; nearest intersection, etc.) Easterly of Busbee ParkwayLand Lot(s): 501, 502, 507, 508District(s): 16thState specifically the need or reason(s) for Other Business: _____

Site plan revision based on land acquisition and update to stipulation letter.



MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†‡
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK†
ALEXANDER T. GALLOWAY III†
J. KEVIN MOORE
RODNEY R. MCCOLLOCH
SUSAN S. STUART
BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART†‡
JEFFREY A. DAXE
KIM A. ROPER
VICTOR P. VALMUS
WILLIAM R. WINDERS, JR.*

ANGELA H. SMITH†
JOYCE W. HARPER
CHRISTOPHER C. MINGLEDORFF*
ANGELA D. TARTLINE
CAREY E. OLSON*
CHARLES E. PIERCE*
PRESTON D. HOLLOWAY
WILMA R. BUSH
GREGORY H. FULLER*
VERONICA L. RICHARDSON
TODD I. HEIRD*
ALEXANDER B. MORRISON*
DOUGLAS W. BUTLER, JR.
APRIL R. HOLLOWAY
CARLA C. WESTER*
ADON J. SOLOMON*
AMY L. JETT*
JEFF C. MORMAN*
RYAN M. INGRAM
SHAWN G. SHELTON
KRISTEN C. STEVENSON*
CARLY R. FEDELE

MARIETTA, GEORGIA
EMERSON OVERLOOK
328 ROSWELL ST
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF RD • STE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10151 DEERWOOD PARK BLVD • BLDG 200, STE 250
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

NASHVILLE, TENNESSEE
3200 WEST END AVE • STE 500
NASHVILLE, TENNESSEE 37203
TELEPHONE (615) 425-7347

LOUISVILLE, KENTUCKY
9900 CORPORATE CAMPUS DR • STE 3000
LOUISVILLE, KENTUCKY 40223
TELEPHONE (502) 410-6021

CHARLESTON, SOUTH CAROLINA
4000 S. FABER PLACE DR • STE 300
CHARLESTON, SOUTH CAROLINA 29405
TELEPHONE (843) 302-0002

SARAH H. BEST*†
RYAN C. EDENS*
JULIE C. FULLER*
JODI B. LODEN*
TAMMI L. BROWN
TRAVIS R. JACKSON
DAVID A. HURTADO
J. MARSHALL WEHUNT
JONATHAN J. SMITH
MONTAYA M. HO-SANG†
TRISTAN B. MORRISON****
WILLIAM B. WARIHAY*
W. COLLINS BROWN
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COLLEEN K. HORN*****
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JONATHAN S. FUTRELL
JOSHUA D. ARTERS*
NORBERT D. HUMMEL, IV
DAVID P. CONLEY
LYNDEY J. HURST

B. CHASE ELLEBY
G. BARDIN HOOKS
DAPHNE S. WITHROW
WILLIAM W. MCGOWAN, II†
TYLER R. MORGAN*
MARIANNA L. JABLONSKI*

OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
**** ALSO ADMITTED IN CA
^ ALSO ADMITTED IN TX
• ALSO ADMITTED IN AL
‡ ALSO ADMITTED IN KY
+ ALSO ADMITTED IN SC
ALSO ADMITTED IN NC
♦ ADMITTED ONLY IN TN
◊ ADMITTED ONLY IN FL

March 31, 2014

Hand Delivered

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Suite 400
1150 Powder Springs Road
Marietta, Georgia 30064

RE: Application for "Other Business" - Application No. Z-26 (2007) and
Application No. Z-73 (2013)
(Other Business Item No. 6)

Applicant: TV Holdings, LLC
Property Owners: TV Holdings, LLC and J. Ronald Terwilliger
Revocable Trust
Property: 44.212 acres (42.477 acres and 1.735 acres) located
along the southerly side of Big Shanty Road,
easterly of George Busbee Parkway, and westerly of
Interstate 75, Land Lots 436, 501, 502, 507, and
508, 16th District, 2nd Section, Cobb County,
Georgia ("Property" or "Subject Property")

Dear John:

On behalf of the Applicant and Property Owners, please accept the following as additional agreeable stipulations and conditions, which, if the referenced Application for "Other Business" Item is approved, as submitted, shall become a part of the grant of the requested Application and shall be binding upon the Subject Property. The referenced additional stipulations are as follows:

COBB COUNTY GEORGIA
FILED IN OFFICE
2014 MAR 31 AM 10:40
COBB COUNTY ZONING DIVISION

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 3
March 31, 2014

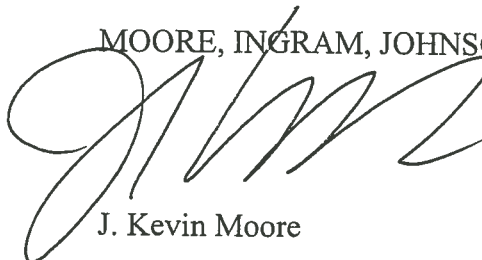
- (1) The site plan shall be revised to that certain Master Site Plan prepared by Planners and Engineers Collaborative dated March 18, 2014.
- (2) The Town Center Connector Road from Grace Avenue to Town Center Drive will be a private road and Applicant will dedicate a permanent, irrevocable easement to Cobb County, Georgia, on the Town Center Connector Road as a burden on its property and for the benefit and unrestricted use of the public.
- (3) Applicant agrees to design and install private streets within the project and such streets will be designed by an experienced engineer based on a project specific traffic and site specific subsurface conditions.
- (4) Community Project Signage will be installed at the locations indicated on the revised Master Site Plan as prepared by Planners and Engineers Collaborative dated March 18, 2014, and will include a Landscape License Agreement as required by Cobb County Department of Transportation. The project signage will be consistent with those conceptual evaluations provided with this request, attached collectively hereto as Exhibit "A" and incorporated herein by reference.
- (5) These additional stipulations will supersede the previous site plan and stipulations and where in conflict Cobb County agrees to modify and amend the Development Agreement associated with the referenced property, if necessary to comply with these stipulations.

We believe these requested updated stipulations are an appropriate modification for the Subject Property; and further we believe this project will be an enhancement to the community and to Cobb County as a whole. Thank you for your consideration of this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

A handwritten signature in black ink, appearing to read 'J. Kevin Moore', is written over the printed name.

J. Kevin Moore

JKM:cc
Attachments

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 3 of 3
March 31, 2014

c: Cobb County Board of Commissioners:
Timothy D. Lee, Chairman
Helen C. Goreham
Robert J. Ott
Joann Birrell
Lisa N. Cupid
(With Copies of Attachments)

TV Holdings LLC
(With Copies of Attachments)

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Management Company
N/A

Property Name & Address
Town Village
Kennesaw, GA

Bid Number
62274

Project Manager
David Kaplan

Designer
C. Craig

Date
01.13.2014

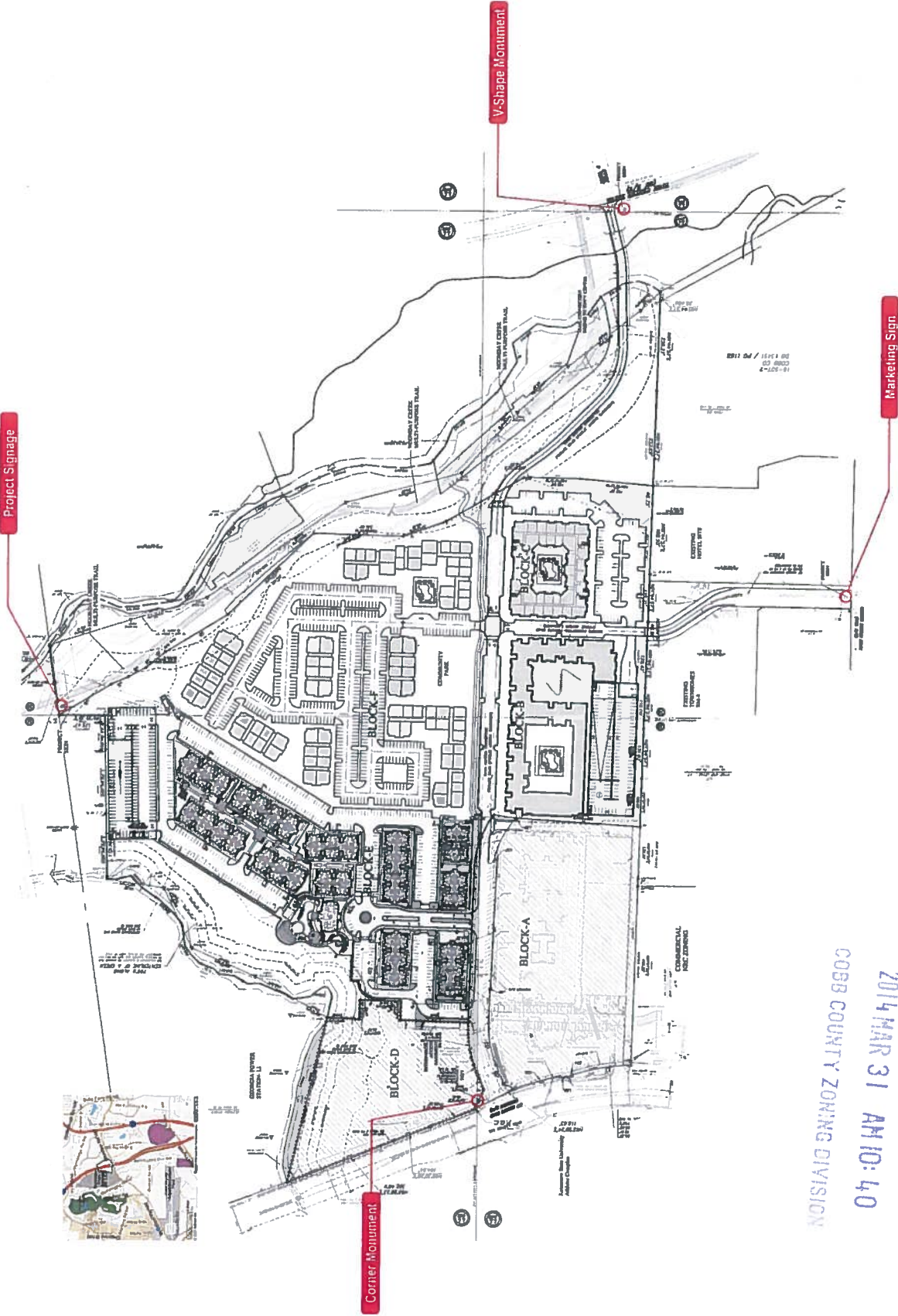
Revision Date
01.23.2014 02260
03.12.2014 02261
03.19.2014 02262
03.22.2014 02263

Design Time
11

Customer Approval

Flannery
Monuments 1v3

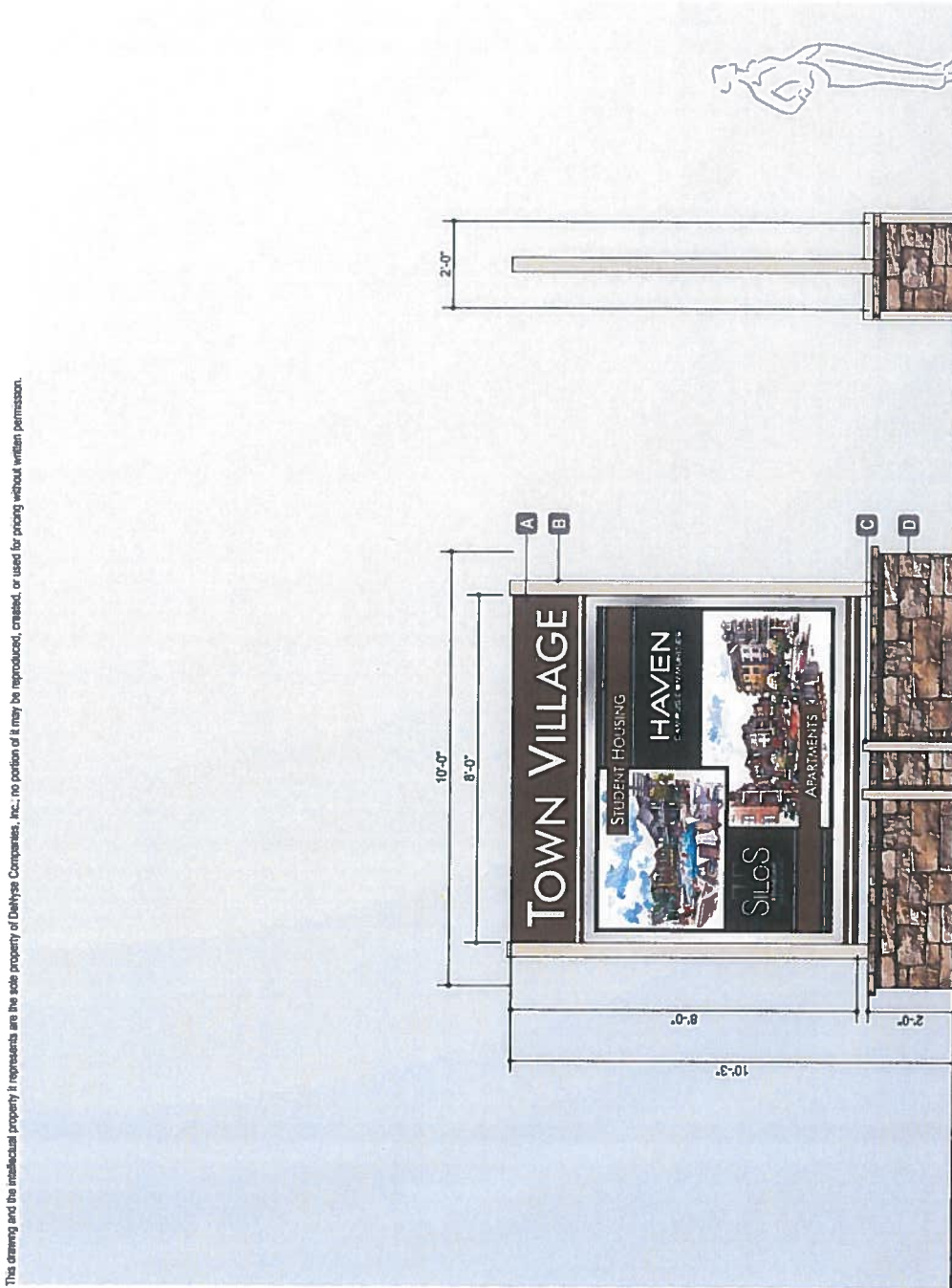
○ Concept
● Preliminary
○ Production



COBB COUNTY GEORGIA
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2014 MAR 31 AM 10:40
COBB COUNTY ZONING DIVISION

EXHIBIT "A"

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Front View

Side View

Qty: 1 DF
Site: See Plans

Marketing Sign
Scale: 3/8" = 1'-0"

Colors & Finishes

Colors shown here may not exactly match manufacturer color chart swatch or actual sample. Client to select precise samples or specifications for custom colors prior to production or installation. Denlyse color samples or color specifications.

- C1** ● Chocolate Brown - To be specified
- C2** ● Metallic or High Gloss Silver - To be specified
- C3** ● Beige - To be specified
- C4** ● Black
- S1** ● Stone - To be specified
- L1** ● White LEDs
- D1** ● Digitally Printed Image (color match not required)

Construction Specifications

- A** 6mm Aluminum composite with first applied digitally printed graphics.
- B** 4" x 4" Painted Aluminum Posts
- C** 2" x 2" Painted Aluminum Tube
- D** Stone Base

Code Research

Max Sign Area Allowed: To be specified (Based around copy area only)
Max Height: To be specified

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Management Company
N/A

Property Name & Address
Town Village
Kennesaw, GA

Bid Number
62274

Project Manager
David Kaplan

Designer
C. Craig

Date
01.13.2014

Revision Date
01.21.2014 CORRECTION
03.12.2014 CORRECTION
03.19.2014 CORRECTION
03.22.2014 CORRECTION

Design Time
11

Customer Approval

File name
Monuments 1v3

☐ Concept
☒ Preliminary
☐ Production

Marketing Sign

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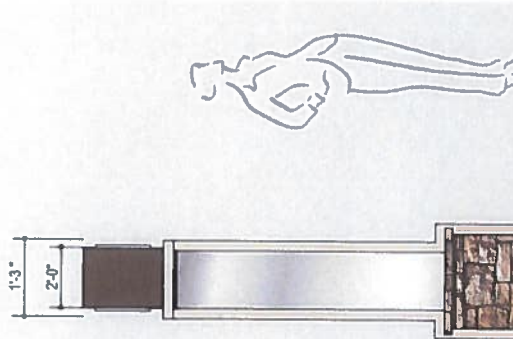


Plan View



Front View

Qty: 1 DF
Site: See Plans



Side View

Monument
Scale: 1/2" = 1'-0"



Colors & Finishes

Colors shown here may not exactly match manufacturers color chart exactly or actual sample. Colors are shown here for reference only. Colors are subject to change without notice. Delnyse color sample or color specifications.

- C1 ● Chocolate Brown - To be specified
- C2 ● Metallic or High Gloss Silver - To be specified
- C3 ● Beige - To be specified
- C4 ● Black
- S1 ● Stone - To be specified
- L1 ● White LEDs
- D1 ● Digitally Printed Image (color match not required)
- V1 ● Day / Night Vinyl

Construction Specifications

- A Aluminum fabricated cabinet with lath for applied stone.
- B 0.75" Thick Routed and push thru acrylic; illuminated with LED
- C 2"x 2" Painted Aluminum Tube
- D .125" Routed aluminum face; face to have 0.75" thick routed and push-thru acrylic with first surface applied daylight vinyl

Code Research

Max Sign Area Allowed: To be specified (Based around copy area only)
Max Height: To be specified

Electrical Notes

- ⓧ Disconnect switch(es) UL & ID labels ☒ Vent - 2" Dia. Lowvoted
- FINAL ELECTRICAL HOOK UP BY OTHERS
- Electrical Requirements: 120 volt 60 hz
- Connection Type: permanent continuous operation
- Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
- Wire Size: 12 awg / conduit size: 1/2"
- Max. Line Current: 60d

Inspected and labeled in accordance with UL Standard for Electric Signs
Inspected and labeled in accordance with UL Standard for Electric Signs
with Article 600 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding.



This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

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Management Company
N/A

Property Name & Address
Town Village
Kennesaw, GA

Blid Number
62274

Project Manager
David Kaplan

Designer
C. Craig

Date
01.13.2014

Revision Date
01.23.2014 created
03.12.2014 created
03.19.2014 created
03.22.2014 created

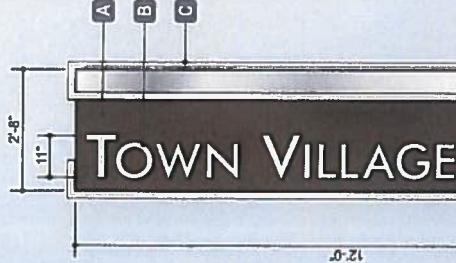
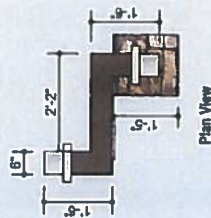
Design Time
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Customer Approval

Filename
Monuments 1V3

- ☐ Concept
- ☒ Preliminary
- ☐ Production

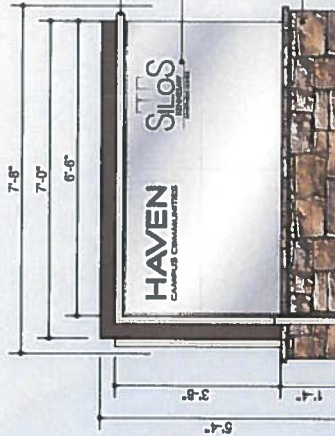
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Front View Qty: 1 SF Site: See Plans



Plan View



Front View Qty: 2 SF Site: See Plans



Side View

V-Shape Monument
Scale: 3/8" = 1'-0"

Colors & Finishes

Colors shown here may not exactly match those shown in color photo of actual sample. Client to obtain precise color match or reproduction for color when used in production or approval. Dellyse color samples or color specifications.

- C1** ● Chocolate Brown - To be specified
- C2** ● Metallic or High Gloss Silver - To be specified
- C3** ● Beige - To be specified
- C4** ● Black
- S1** ● Stone - To be specified
- L1** ● White LEDs
- D1** ● Digitally Printed Image (color match not required)
- V1** ● Day / Night Vinyl

Construction Specifications

- A** Aluminum fabricated cabinet with lath for applied stone.
- B** 0.75" Thick Routed and push thru acrylic; illuminated with LED
- C** 2" x 2" Painted Aluminum Tube
- D** .125" Routed aluminum face; face to have 0.75" thick routed and push-thru acrylic with first surface applied day/night vinyl

Code Research

Max Sign Area Allowed: To be specified (Round around copy area only)
Max Height: To be specified

Electrical Notes

- ① Disconnect switch(es) UL & ID labels ☒ Vent - 2" Dia. Lowvared
- FINAL ELECTRICAL HOOK UP BY OTHERS
- Electrical Requirements: 120 volt 60 Hz
- Connection Type: permanent continuous operation
- Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
- Wire Size: 12 awg / conduit size: 1/2"
- Max. Line Current: 60

Inspected and labeled in accordance with UL Standard for Electric Signs installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

The signed product may contain Fluorescent, Neon, HID lamps or other lamps that may require special handling. The manufacturer's instructions and components according to the label of the authority having jurisdiction.

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Management Company
N/A

Property Name & Address
Town Village
Kennesaw, GA

Blid Number
62274

Project Manager
David Kaplan

Designer
C.Craig

Date
01.13.2014

Revision Date
01.23.2014 0228L
03.12.2014 0228L
03.19.2014 0228L
03.22.2014 0228L

Design Time
11

Customer Approval

Filename
Monuments 1v3

☐ Concept
☐ Preliminary
☐ Production

Field Survey Required
All measurements & site conditions are to be field verified prior to production. Photos may be required for production.

Vector Artwork Required
Vector artwork needs to be provided to produce this product. Must be in AI, EPS, or CDR file and function for a PC.

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Management Company
N/A

Property Name & Address
Town Village
Kennesaw, GA

Bid Number
52274

Project Manager
David Kaplan

Designer
C. Craig

Date 01.13.2014

Revision	Revision Date
01	23.2014
02	12.2014
03	19.2014
04	22.2014

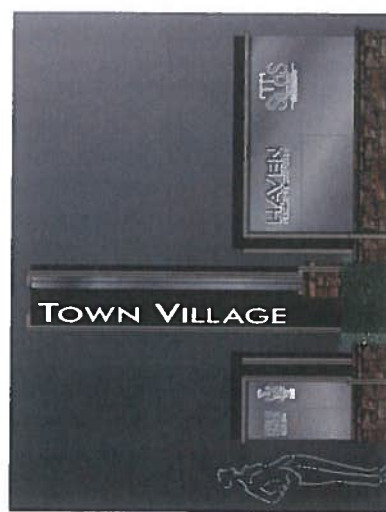
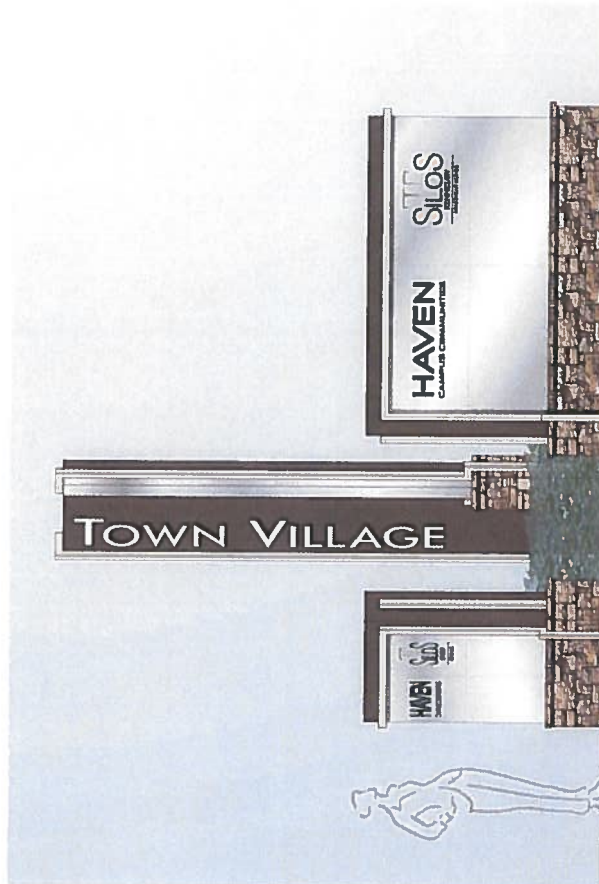
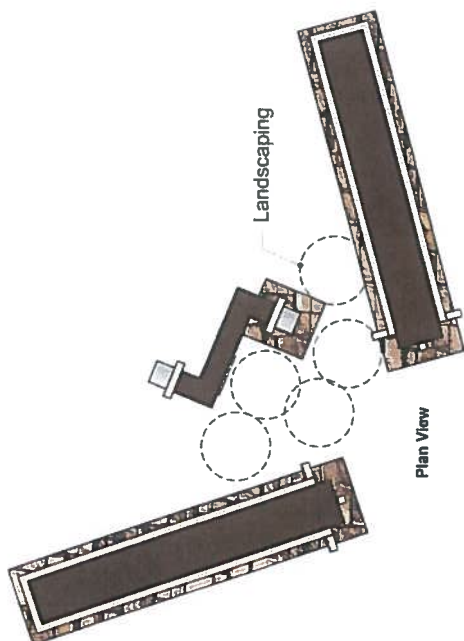
1 Design Time

Customer Approval

Document 1v3

☐ Concept

4

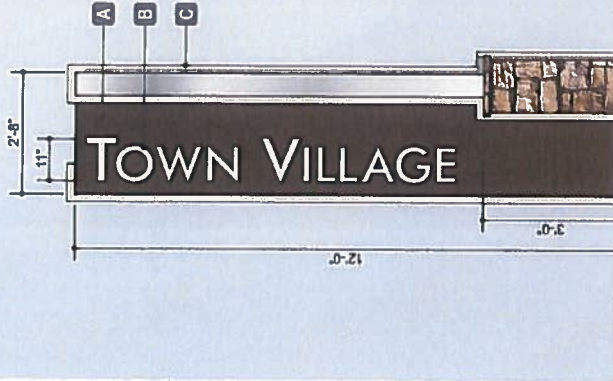
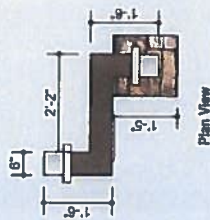


Night View
Scale: 1/4" = 1'-0"

V-Shape Monument
Scale: 3/8" = 1'-0"

V-Shape Monument (Option A) Perspective

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Front View Qty: 1 SF
Site: See Plans

Front View Qty: 2 SF
Site: See Plans

Side View

V-Shape Monument
Scale: 3/8" = 1'-0"

Colors & Finishes

Colors shown here may not exactly match manufacturer color chart or actual sample. Client is advised to request color samples for confirmation prior to production or delivery. Delhyse color samples are color specifications.

- C1** ● Chocolate Brown - To be specified
- C2** ● Metallic or High Gloss Silver - To be specified
- C3** ● Beige - To be specified
- C4** ● Black
- S1** ● Stone - To be specified
- L1** ● White LEDs
- D1** ● Digitally Printed Image (color match not required)

Construction Specifications

- A** Aluminum fabricated cabinet with latch for applied stone.
- B** 0.75" Thick Routed and push thru acrylic; illuminated with LED
- C** 2"x2" Painted Aluminum Tube
- D** Electronic Message Center (Full Color LED)

Code Research

Max Sign Area Allowed: To be specified (Rounded around copy area only)
Max Height: To be specified

Electrical Notes

① Disconnect switch(es) UL & ID labels ☒ Vent - 2" Dia. Louvered
FINAL ELECTRICAL HOOK UP BY OTHERS
Electrical Requirements: 120 volt 60 hz
Connection Type: permanent continuous operation
Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
Wire Size: 12 awg / conduit size: 1/2"
Max. Line Current: 60

Inspected and labeled in accordance with UL Standard for Electric Signs
Installed using UL listed parts and methods of installation in accordance
with Article 600 of the National Electric Code and other applicable local
codes. This includes proper grounding and bonding.

This lighted product may contain Fluorescent, Neon, HID lamps or
components that use mercury in them. Dispose of these lamps &
components according to the terms of the authority having jurisdiction.

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1800 N. 10TH STREET
1,800.941.7446
www.denysco.com

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contracts. Visitors and be
presented as a full extent of the law.

Management Company
N/A

Property Name & Address
Town Village
Konesaw, GA

Bill Number
62274

Project Manager
David Kaplan

Designer
C. Craig

Date
01.13.2014

Revision Data
01.23.2014 02290
03.12.2014 02291
03.19.2014 02292
03.22.2014 02293

Design Time
11

Customer Approval

Filename
Monuments 1v3

☐ Concept
☒ Preliminary
☐ Production

6

V-Shape Monument (Option B)

Vector artwork required
Vector artwork needs to be provided to produce this product.
Must be in AI, EPS, or CDR file and formatted for a PC.

Field Survey Required
All measurements & site conditions are to be field verified prior
to production. Photos may be required for permission.

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Management Company
N/A

Property Name & Address
Town Village
Kennesaw, GA

Bid Number
62274

Project Manager
David Kaplan

Designer
C. Craig

Date
01.13.2014

Revision Date
01.22.2014 CCB
01.13.2014 CCB
03.19.2014 CCB
03.22.2014 CCB

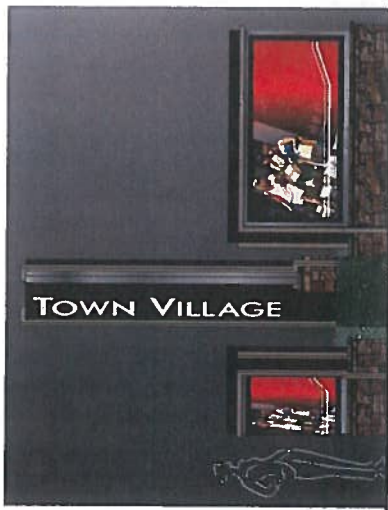
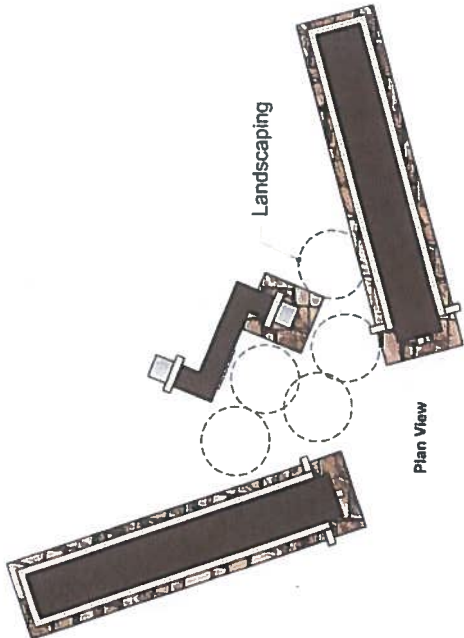
Design Time
11

Customer Approval

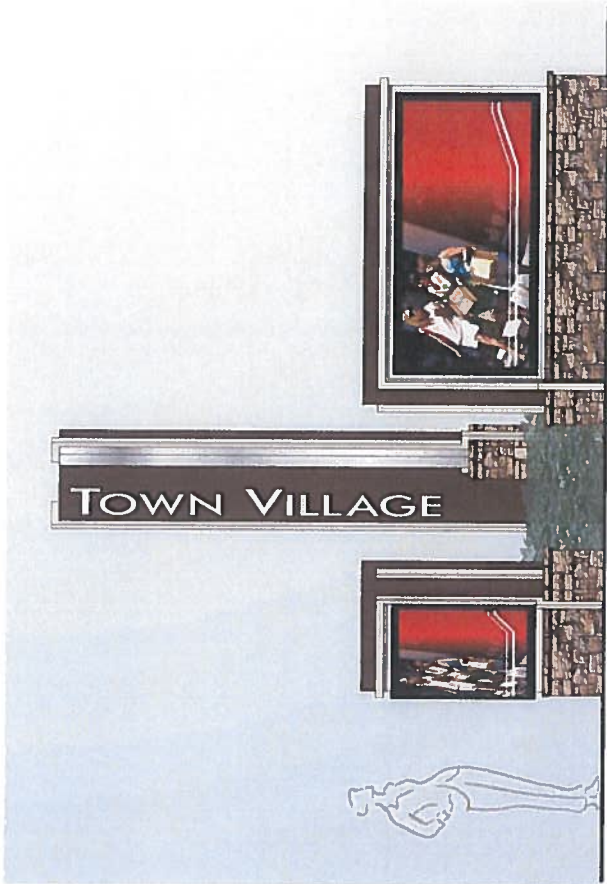
Filename
Monuments 1v3

☐ Concept
☒ Preliminary
☐ Production

7



Night View
Scale: 1/4" = 1'-0"



V-Shape Monument
Scale: 3/8" = 1'-0"

V-Shape Monument (Option B) Perspective

A photograph of a highway interchange. A red sign with the word 'AHEAD' in white is visible. Below it, a green sign with 'EXIT 1575' in white is visible. The highway is a multi-lane road with a metal guardrail. The background shows trees and a blue sky with some clouds. The text 'I-575 Northbound!' is written vertically on the right side of the image.



LED EMC
Scale: 1/16" = 1'-0"

Colors shown here may not exactly match reproductions color chart system or actual sample. Client is either provide samples or specifications for custom colors prior to production or approve. Only use color samples of color reproductions.

- | | | |
|----|---|--|
| C1 |  | Chocolate Brown - To be specified |
| C2 |  | Metallic or High Gloss Silver - To be specified |
| C3 |  | Beige - To be specified |
| C4 |  | Black |
| S1 |  | Stems - To be specified |
| L1 |  | White LEDs |
| D1 |  | Digitally Printed Image (color match not required) |

Construction Specifications

- A** LED EMC
- B** Steel Tube with Transitions
- C** Access Ladder
- D** Catwalk for Service
- E** Footers installed with Vibro Hammer (direct burial)
- F** Camera

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Management Company
IA

Property Name & Address
Town Village
Milledgeville, GA

id Number
2274

Project Manager
David Kaplan

designer
Craig

1.13.2014

Revision Date

01.23.2014 00:00
03.12.2014 00:00
03.19.2014 00:00
03.22.2014 00:00

sign Time

Customer Approval!

Documents 1v3

- | | |
|-------------|--|
| Concept | |
| Preliminary | |
| Production | |

8

EMC off 1-575

Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.

Vector Artwork Required

Water should never be provided to produce the product.

9'-3"

1'-0"

Figure 1

TOWN VILLAGE



Suburban
EXTENDED STAY HOTEL

HAVEN
CAMPUS COMMUNITIES

SILOS
KENTZLEW
PARKWAY 15043

Front View

Qty: 1 DF
Site: See Plans

Monument
Scale: 3/8" = 1'-0"

Field Survey Required
All measurements & site conditions must be taken prior to production. Patterns may be altered.









Vector artwork Required
Vector artwork needs to be provided to produce this product. Must be an AI, EPS, or CDR file and formatted for a PC.

Shared Monument

9

Colors & Finishes

Colors shown here may not exactly match manufacturer color chart (switch to actual sample).
 Client to allow provide samples or specifications for custom colors prior to production or approve.
 Different color samples in other assortments.

- | | | |
|----|---|--|
| C1 |  | Chocolate Brown - To be specified |
| C2 |  | Metallic or High Gloss Silver - To be specified |
| C3 |  | Beige - To be specified |
| C4 |  | Black |
| S1 |  | Stone - To be specified |
| L1 |  | White LEDs |
| D1 |  | Digitally Printed Image (color match not required) |
| V1 |  | Day / Night Vinyl |

Construction Specifications

- A** Aluminum fabricated cabinet with felt for applied stone.
- B** 0.75" Thick Routed and push thru acrylic; illuminated with LED
- C** 2"x2" Painted Aluminum Tube
- D** .125" Routed aluminum face; face to have 0.75" thick routed and push-thru acrylic with first surface applied daylight vinyl
- E** Electronic Message Center (Red LED)

Code Research


Max Sign Area Allowed: To be specified (Boxed around copy area only)
Max Height: To be specified

Electrical Notes

☒ Disconnected switch(s) UL & ID labels
☒ Vent - 2" Dia. Louvered
FINAL ELECTRICAL HOOK UP BY OTHERS
 Electrical Requirements: 120 volt 60 Hz
 Connection Type: permanent continuous operation
 Number of Circuits: One (1) 20 amp Dedicated Branch Circuit(s)
 Wire Size: 12 awg / conduit size: 1/2"
 Max. Line Current: 10d

UL LISTED

Inspected and labelled in accordance with UL Standard for Electric Signs
Installed using UL listed parts and methods of installation in accordance
with Article 600 of the National Electric Code and other applicable local
codes. This includes, name, size, color and location.

 This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

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Management Company
I/A

Property Name & Address
Town Village
Connesaw, GA

Id Number
2274

Project Manager
David Kaplan

designer
L. Craig

1.13.2014

Revision	Revision Date
0	01.23.2014 ccrsq
	03.12.2014 ccrsq
	03.19.2014 ccrsq
	03.22.2014 ccrsq

Design Time

Customer Approval

Documents 1v3

- ☐ Concept
- ☒ Preliminary
- ☐ Production

**MASTER SITE PLAN
PRESENTED TO THE BOARD OF
COMMISSIONERS FOR APPROVAL
PURSUANT TO APPLICATION FOR
“OTHER BUSINESS” – APRIL 15, 2014**

COBB COUNTY GEORGIA
FILED IN OFFICE

2014 MAR 11 PM 3:28

COBB COUNTY ZONING DIVISION

[illegible]

DEVELOPER & OWNER CONTACT INFORMATION

TV HOLDINGS LLC
WOODY SNELL
4880 LOWER ROSWELL ROAD
SUITE 165, NO. 574
MARIETTA, GEORGIA 30066
PHONE: 404-512-4583

SITE NOTES:

1. RECENTLY INVESTIGATION PERFORMED BY PLANNERS AND ENGINEERS COLLABORATIVE (A/E/F) DATED SEPTEMBER 19, 1992.

2. TOPOGRAHIC INFORMATION PROVIDED BY FIELD SURVY PLANNERS AND ENGINEERS (A/E/F) DATED 09/27, 1992.

3. I HAVE EXAMINED THE FEDERAL Emergency Management Agency Flood Insurance Study for the Cobscook County, Oregon and Incorporated Areas. MAPS OF THE COUNTRY, F. Flood 20 of 99 effective date August 14, 1992 and Flood 13, 1990. The property shown herein to fall within a designated Flood Zone "A" area of the Year 2000.

SITE ACREAGE NOTE:
THE TOTAL SITE AREA INCLUDES THE COBB COUNTY LAND SHOWN ON THE DEVELOPMENT AGREEMENT PLAT DATED JULY 15, 2008 BY PLANNERS AND ENGINEERS COLLABORATIVE APPROVED BY THE BOARD OF COMMISSIONERS ON AUGUST 12, 2008. UPDATED AND RESTARTED SEPTEMBER 11, 2013.

COBB COUNTY STATEMENT

THE COBB COUNTY CONSERVATION COMMISSION HEREBY CERTIFIES THAT THE FOLLOWING PERSONS ARE CURRENTLY LOCATED INSIDEIN, & ANY ETHNIC, CULTURAL, OR RELIGIOUS PREFERENCE DURING DEVELOPMENT. THEN THE COBB COUNTY COMSARTY FIVER CONGRESSION MUST BE NOTIFIED AT ONCE AT (770) 528-3923. FAILURE RESULT IN A STOP-WORK ORDER.

**MASTER SITE PLAN APPROVED BY
BOARD OF COMMISSIONERS PURSUANT
TO Z-73 (2013) –
DECEMBER 17, 2013**

COBB COUNTY GEORGIA
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2014 MAR 11 PM 3:28
COBB COUNTY ZONING DIVISION

745B COUNTY GEORGIA
SAND COUNTY GEORGIA

**OFFICIAL MINUTES OF BOARD OF
COMMISSIONERS ZONING HEARING
AS TO APPLICATION FOR REZONING
NO. Z-26 (2007) – MARCH 18, 2008**

COBB COUNTY GEORGIA
FILED IN OFFICE
2014 MAR 11 PM 3:28
COBB COUNTY ZONING DIVISION

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MARCH 18, 2008
9:07 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, March 18, 2008, at 9:07 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Samuel S. Olens
Commissioner Helen Goreham
Commissioner Joe L. Thompson
Commissioner Annette Kesting
Commissioner Tim Lee

Z-26⁰⁷

TOWN CENTER ASSOCIATES, LLC (Due to individual parcels, a complete list of titleholders is available in the Zoning Office) requesting Rezoning from **R-20** and **NS** to **PVC** for the purpose of a Mixed Use Development in Land Lots 436, 501, 502, 507 and 508 of the 16th District. Located at the southeast and southwest intersections of Big Shanty Road and Hidden Forest Court, on the northeasterly and southwesterly sides of Truth Avenue, on the north side of Big Shanty Road, east of Hidden Forest Court, at the northwesterly and southwesterly intersections of Grace Avenue and Hidden Forest Court and on the north, south, east and west sides of Hidden Forest Court, south of Big Shanty Road.

The public hearing was opened and Mr. John Moore, Mr. D. A. King, Ms. Pat Wagener and Ms. Carol Brown addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Lee, second by Thompson, to approve Rezoning to the **PVC** zoning district subject to:

COBB COUNTY GEORGIA
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2014 MAR 11 PM 3:28
COBB COUNTY ZONING DIVISION

- maximum of 1600 residential units, with final plan to include calculations and verifications that minimum open space requirements for PVC are met
- project layout/design to be developed in conformity to the site plan submitted dated September 4, 2007 received by the Zoning Division February 7, 2008 (attached and made a part of these minutes)
- Georgia Regional Transportation Authority (GRTA) Notice of Decision dated November 20, 2007 (attached and made a part of these minutes)
- letter of agreeable conditions from Mr. John Moore dated February 27, 2008 with the following changes (attached and made a part of these minutes):
 - Item No. 5 – Actions pertaining to paragraph No. 5 of this letter of agreeable conditions must come back to the Board of Commissioners for clarification prior to going forward
 - Item No. 24 – Add to end: *"Restaurants are required to meet alcohol licensing requirements."*
- additional letter of agreeable conditions from Mr. John Moore, dated March 17, 2007 with the following change (attached and made a part of these minutes):
 - Item No. 5 – Actions pertaining to paragraph No. 5 of this letter of agreeable conditions must come back to the Board of Commissioners for clarification prior to going forward
- Development of Regional Impact from the Atlanta Regional Commission and the Georgia Regional Transportation Authority received by the Zoning Division November 26, 2007 (attached and made a part of these minutes)
- as confirmed at the public hearing and to clarify Exhibit A of the March 17, 2008 letter of agreeable conditions – all items shown in Exhibit A are applicant required roadway improvements, including requirements that from the Town Center Connector along Grace Avenue to George Busbee Parkway will be a public road, that the applicant/developer will pay for extension of Grace Avenue to George Busbee Parkway and pay for the bridge over Noonday Creek. Ancillary funding agreements/options as contained within the letters of agreeable conditions (including Exhibit A – column titled "Applicant Proposal") are acceptable where not in conflict with GRTA requirements
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations *not otherwise in conflict* with GRTA Notice of Decision dated November 20, 2007 and the February 27, 2008 and March 17, 2008 letters of agreement

VOTE: ADOPTED 3-2 (Olens and Goreham opposed)

COBB COUNTY GEORGIA
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 COBB COUNTY ZONING DIVISION



**OFFICIAL MINUTES OF BOARD OF
COMMISSIONERS ZONING HEARING
AS TO APPLICATION FOR
REZONING NO. Z-73 (2013) –
DECEMBER 17, 2013**

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
DECEMBER 17, 2013
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, December 17, 2013 at 9:00 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Tim Lee
Commissioner JoAnn Birrell
Commissioner Lisa Cupid
Commissioner Helen Goreham
Commissioner Bob Ott

Z-73 **TV HOLDINGS, LLC** (owner) requesting Rezoning from **R-20** to **PVC** for the purpose of Residential Units and Site Plan Amendment in Land Lots 501 and 508 of the 16th District. Located on the south side of Big Shanty Road, on the east side of George Busbee Parkway, and on the south and east sides of Hidden Forest Court.

The public hearing was opened and Mr. Kevin Moore, Mr. T. E. Cauthorn, Mr. Eric McConaghy, and Mr. Michael Fox addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Lee, to **approve** Rezoning to the **PVC** zoning district **subject to:**

- **Site plan received by the Zoning Division October 3, 2013 with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **If three properties not included as part of this site plan are acquired by "master developer," then any changes may be considered as an Other Business Item; if property is not sold to "master developer," then any changes must go through rezoning process**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **All previous stipulations and conditions for Z-26 of 2007, *not otherwise in conflict*, to remain in effect**

VOTE: ADOPTED unanimously

2013-01-26 PM 3:57

CONFIDENTIAL

**BLOCK-A
NOT INCLUDED**

**BLOCK-D
NOT INCLUDED**

SITE LOCATION MAP (NTS)

ENTERTAINMENT & OTHER CONTACT INFORMATION
TV: HOLLYWOOD, LLC
WEB: AOL
773-343-1000
4800 LYNWOOD DRIVE, SUITE 100
NORTH LAKE, IL 60064
MARLETTA, GABRIELA 36046
PHONE: 312-312-7093

1 **2** **3** **4** **5** **6** **7** **8** **9** **10** **11** **12** **13** **14** **15** **16** **17** **18** **19** **20** **21** **22** **23** **24** **25** **26** **27** **28** **29** **30** **31** **32** **33** **34** **35** **36** **37** **38** **39** **40** **41** **42** **43** **44** **45** **46** **47** **48** **49** **50** **51** **52** **53** **54** **55** **56** **57** **58** **59** **60** **61** **62** **63** **64** **65** **66** **67** **68** **69** **70** **71** **72** **73** **74** **75** **76** **77** **78** **79** **80** **81** **82** **83** **84** **85** **86** **87** **88** **89** **90** **91** **92** **93** **94** **95** **96** **97** **98** **99** **100** **101** **102** **103** **104** **105** **106** **107** **108** **109** **110** **111** **112** **113** **114** **115** **116** **117** **118** **119** **120** **121** **122** **123** **124** **125** **126** **127** **128** **129** **130** **131** **132** **133** **134** **135** **136** **137** **138** **139** **140** **141** **142** **143** **144** **145** **146** **147** **148** **149** **150** **151** **152** **153** **154** **155** **156** **157** **158** **159** **160** **161** **162** **163** **164** **165** **166** **167** **168** **169** **170** **171** **172** **173** **174** **175** **176** **177** **178** **179** **180** **181** **182** **183** **184** **185** **186** **187** **188** **189** **190** **191** **192** **193** **194** **195** **196** **197** **198** **199** **200** **201** **202** **203** **204** **205** **206** **207** **208** **209** **210** **211** **212** **213** **214** **215** **216** **217** **218** **219** **220** **221** **222** **223** **224** **225** **226** **227** **228** **229** **230** **231** **232** **233** **234** **235** **236** **237** **238** **239** **240** **241** **242** **243** **244** **245** **246** **247** **248** **249** **250** **251** **252** **253** **254** **255** **256** **257** **258** **259** **260** **261** **262** **263** **264** **265** **266** **267** **268** **269** **270** **271** **272** **273** **274** **275** **276** **277** **278** **279** **280** **281** **282** **283** **284** **285** **286** **287** **288** **289** **290** **291** **292** **293** **294** **295** **296** **297** **298** **299** **300** **301** **302** **303** **304** **305** **306** **307** **308** **309** **310** **311** **312** **313** **314** **315** **316** **317** **318** **319** **320** **321** **322** **323** **324** **325** **326** **327** **328** **329** **330** **331** **332** **333** **334** **335** **336** **337** **338** **339** **340** **341** **342** **343** **344** **345** **346** **347** **348** **349** **350** **351** **352** **353** **354** **355** **356** **357** **358** **359** **360** **361** **362** **363** **364** **365** **366** **367** **368** **369** **370** **371** **372** **373** **374** **375** **376** **377** **378** **379** **380** **381** **382** **383** **384** **385** **386** **387** **388** **389** **390** **391** **392** **393** **394** **395** **396** **397** **398** **399** **400** **401** **402** **403** **404** **405** **406** **407** **408** **409** **410** **411** **412** **413** **414** **415** **416** **417** **418** **419** **420** **421** **422** **423** **424** **425** **426** **427** **428** **429** **430** **431** **432** **433** **434** **435** **436** **437** **438** **439** **440** **441** **442** **443** **444** **445** **446** **447** **448** **449** **450** **451** **452** **453** **454** **455** **456** **457** **458** **459** **460** **461** **462** **463** **464** **465** **466** **467**

DISCLAIMER NOTE: THE TOTAL SITE AREA INCLUDES THE CROWN COUNTY LAND SHOWN ON THE DEVELOPMENT AGREEMENT PLANS DATED JULY 11, 2008 BY PLANNERS AND ENGINEERS COLLECTIVE APPROVED BY THE BOARD OF NORTHEASTERN AREAS ON AUGUST 12, 2008. UNPAID AND UNRECORDED.

CORR COUNTY STATEMENT