

**JUNE 17, 2014 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM OB-26 (CONTINUED FROM THE MAY 20, 2014 HEARING)

PURPOSE

To consider a site plan amendment for Primrose Schools regarding rezoning application Z-110 of 1984 (Marett Properties, Inc.), for property located on the east side of Johnson Ferry Road, south of Little Willeo Road in Land Lot 67 of the 1st District.

BACKGROUND

The subject property is zoned O&I and is developed with office buildings and a bank. The applicant is requesting a site plan amendment to remove one office building in the back of the complex and replace it with a one-story Primrose School. The proposed building would be approximately 25% smaller than the current office building. There would be playground areas on the north and east sides of the building. The proposal is an allowable use in the O&I zoning district. The plan meets parking, setback, F.A.R., impervious surface, and the required buffers. If approved, all previous zoning conditions not in conflict would remain in effect.

FUNDING

N/A

STAFF COMMENTS

Water & Sewer Comments: Additional System Development Fee (sewer fee) may be assessed at time of building permit.

Cobb DOT: Recommend no additional access to Johnson Ferry Road.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the site plan 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)

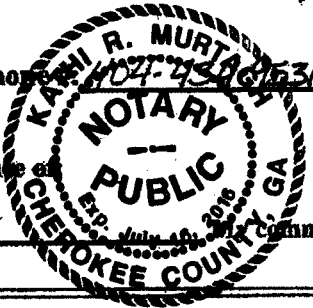
BOC Hearing Date Requested: 5/20/14

Applicant: ~~Cooper~~ ^{RKC} ~~Cooper~~ Primrose Schools Phone #: 770-529-4100
(applicant's name printed)

Address: 3660 Cedarcrest Rd., Acworth, GA E-Mail: Coopere@primroseschools.com

Rebecca Calbert Address: 683 Day Lily Ct., Acworth, GA 30102
(representative's name, printed)

RKC Calbert Phone: 404-458-6153 E-Mail: Rebecca@CalbertDesign.com
(representative's signature)



Signed, sealed and delivered in presence of Kathi R. Murphy Commission expires: 7/16/2016
Notary Public

Titleholder(s): AB CROSSINGS CENTER, LLC Phone #: 410-727-4083
(property owner's name printed)

Address: 300 E. LOMBARD ST., #1200, BALTIMORE, MD 21202 E-Mail: Legal@abrealty.com

Matthew Samuel, VICE PRESIDENT OF BROWN CROSSINGS CENTER, INC., its Manager.
(Property owner's signature)

Signed, sealed and delivered in presence of: Patricia Michele Rice My commission expires: 9/10/2016
Notary Public

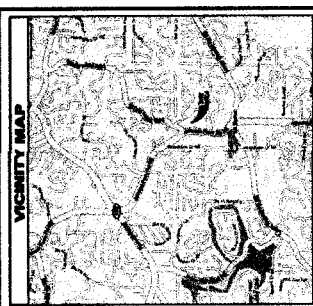
Commission District: 2 (SE Cobb) Zoning Case: Z110-1984

Date of Zoning Decision: _____ Original Date of Hearing: _____

Location: 1000 Johnson Ferry Rd., Marietta, GA
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 67 District(s): 1st

State specifically the need or reason(s) for Other Business: The property is currently used for Business purposes. The proposed use will be childcare.



VICINITY MAP

GENERAL NOTES

1. THIS SITE IS TO BE DEVELOPED AS A COMMERCIAL DEVELOPMENT.

2. THE SITE IS TO BE DEVELOPED AS A COMMERCIAL DEVELOPMENT.

3. THE SITE IS TO BE DEVELOPED AS A COMMERCIAL DEVELOPMENT.

GENERAL NOTES

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LEGAL DESCRIPTION

PLAT OF LOTS TWO AND THREE, UNIT TWO, HAMPTON LAKE, COBB COUNTY, GEORGIA, AS SHOWN ON PLAT BOOK 1345, PAGE 134, AND PLAT BOOK 1346, PAGE 136, BOTH AS RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA, ON AUGUST 22, 1984.

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PLAT OF LOTS TWO AND THREE, UNIT TWO, HAMPTON LAKE, COBB COUNTY, GEORGIA, AS SHOWN ON PLAT BOOK 1345, PAGE 134, AND PLAT BOOK 1346, PAGE 136, BOTH AS RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA, ON AUGUST 22, 1984.

LOT SPLIT

AB CROSSINGS CENTER, LLC

STATE: GEORGIA
COUNTY: COBB
CITY: MARIETTA
LAND LOT: 87
DEVELOPER: AB
SUBDIVISION: HAMPTON LAKE
SURVEY DATE: OCTOBER 9, 2012
DRAWING SCALE: 1" = 40'
CS-Eng. No.: 200713359

OWNER'S ACKNOWLEDGMENT

I, the undersigned, being the owner of the above described property, do hereby acknowledge that the above described plat was prepared by a duly licensed and qualified professional engineer or surveyor, and that the same is a true and correct copy of the original as shown to me, and that I have read and understand the contents thereof, and that I have approved the same, and that I have authorized the same to be recorded in the office of the Clerk of Superior Court of Cobb County, Georgia, and that I have authorized the same to be used for the purposes herein stated.

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COBB COUNTY DEVELOPMENT CERTIFICATION

The plat, showing the subdivision of land, has been examined by the Cobb County Board of Commissioners, and it is hereby certified that the same is a true and correct copy of the original as shown to me, and that I have read and understand the contents thereof, and that I have approved the same, and that I have authorized the same to be recorded in the office of the Clerk of Superior Court of Cobb County, Georgia, and that I have authorized the same to be used for the purposes herein stated.

RECORDING INFORMATION

RECORDED IN PLAT BOOK _____ PAGE _____
REFERENCE DEED BOOK _____ PAGE _____
DATE: COBB COUNTY SUPERIOR COURT _____ DATE _____

SURVEYOR CERTIFICATION

I, the undersigned, being a duly licensed and qualified professional engineer or surveyor, do hereby certify that the above described plat was prepared by me, or under my direct supervision, and that I am a duly licensed and qualified professional engineer or surveyor, and that I have read and understand the contents thereof, and that I have approved the same, and that I have authorized the same to be recorded in the office of the Clerk of Superior Court of Cobb County, Georgia, and that I have authorized the same to be used for the purposes herein stated.

PRELIMINARY

THIS SURVEY IS PRELIMINARY AND NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

OWNER'S ACKNOWLEDGMENT

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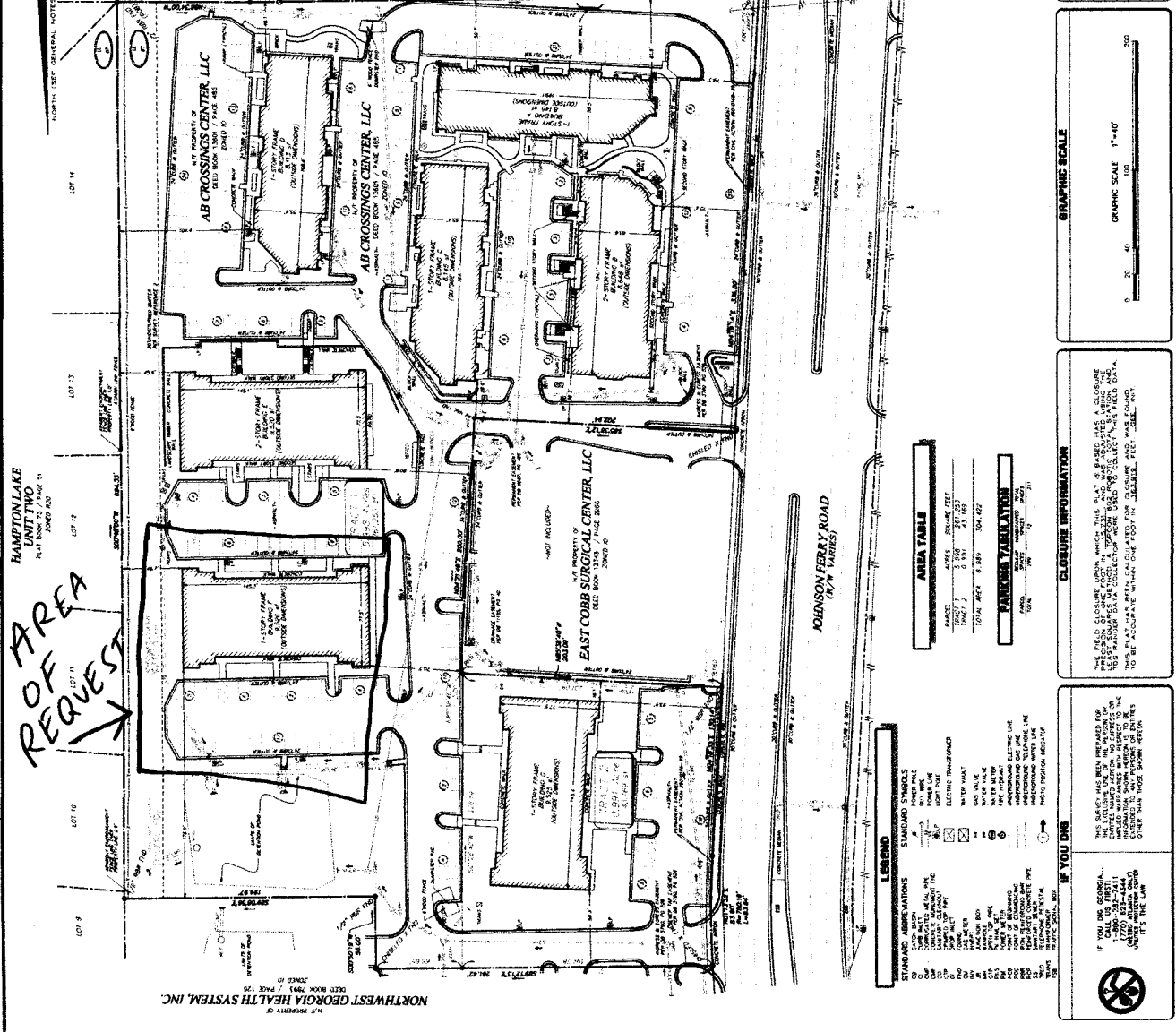
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PRELIMINARY

THIS SURVEY IS PRELIMINARY AND NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.



AREA OF REQUEST

LEGEND

STANDARD ABBREVIATIONS

1" = 40'

1" = 80'

1" = 160'

1" = 320'

1" = 640'

1" = 1280'

1" = 2560'

1" = 5120'

1" = 10240'

1" = 20480'

1" = 40960'

1" = 81920'

1" = 163840'

1" = 327680'

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COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 12 PM 1:19

COBB COUNTY ZONING DIVISION

No. 110

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Date of Application 2/28/84 Date of Hearing 4/10/84
 Titleholder Johnson Ferry Dev. Co. (partnership) Signature Minda Stevens
 Address 919 Johnson Ferry Rd. Marietta, Ga. 30067 Phone 404-2878
 Applicant Marett Properties, Inc. Signature [Signature]
 Address P.O. Box 76576 Atlanta, GA 30328 Day Phone 955-6900
 To Zone From R-20 To O & I Land Use _____
 For the Purpose of Bank, Office Buildings
 Land Lot(s) 67 District 1 Section 2, Cobb County
 Containing 12 acres
 Located Southeast of intersection of Johnson Ferry Road and Little Willeo Rd.
 This property being more particularly described as follows:

ATTACHED

RECOMMENDATION OF PLANNING COMMISSION 4-10-84, Planning Commission recommended
application be rejected. Motion by Weeks, seconded by Wayman; carried 6-1, Howard opposed.

page #2 of 3 4813
 (RN)

MINUTES OF APRIL 24, 1984
 PAGE 3

10. ENGINEERING DEPARTMENT - STREET LIGHTS - KENNESAW VIEW LIGHTING DISTRICT:

MOTION: After holding a public hearing, the Commission, on motion duly made by Commissioner Paschal and seconded by Commissioner Thompson, approved the establishment of a street light district for the Kennesaw View area at a rate of \$2.50 per month per residence. A petition signed by 87% of the lot owners requesting the creation of a street light district has been received. This area has met the requirements for acceptance set forth in the Cobb County Street Light Ordinance.

VOTE: Unanimously carried.

11. ENGINEERING DEPARTMENT - STREET LIGHTS - SAN ANDRA FOREST - UNIT I:

MOTION: After holding a public hearing, the Commission, on motion duly made by Commissioner Williams and seconded by Commissioner Lankford, approved the establishment of a street light district for the San Andra Forest - Unit I area at a rate of \$2.50 per month per residence. A petition signed by 86% of the lot owners requesting the creation of a street light district has been received. This area has met the requirements for acceptance set forth in the Cobb County Street Light Ordinance.

VOTE: Unanimously carried.

12. ENGINEERING DEPARTMENT - STREET LIGHTS - SHAW WOODS LIGHTING DISTRICT:

MOTION: After holding a public hearing, the commission, on motion duly made by Commissioner Williams and seconded by Commissioner Lankford, approved the establishment of a street light district for the Shaw Woods area at a rate of \$2.50 per month per residence. A petition signed by 78% of the lot owners requesting the creation of a street light district has been received. This area has met the requirements for acceptance set forth in the Cobb County Street Light Ordinance.

VOTE: Unanimously carried.

13. PLANNING DEPARTMENT - USE OF COBB COUNTY OFFICIAL MAP:

MOTION: On motion duly made by Commissioner Paschal and seconded by Commissioner Thompson, the Commission approved the request of Alexandria Drafting Company for the use of the Cobb County Official Base Map to update their commercial map. A check for \$100.00 has been received along with this request to cover the fee set by the Board of Commissioners.

VOTE: Unanimously carried.

14. ZONING DEPARTMENT - APPLICATION #110 - MARETT PROPERTIES, INC.:

MOTION: On motion duly made by Commissioner Williams and seconded by Commissioner Lankford, the Commission approved rezoning application #110 from Marett Properties, Inc. for rezoning from R-20 to OI for the purpose of bank and office buildings in Land Lot 67 of the 1st District, located at the southeast intersection of Johnson Ferry Road and Little Willeo Road subject to the list of stipulations outlined in a letter dated April 24, 1984 to the Commission from William W. Marett, Jr., on file in the Zoning Department and marked as exhibit "A". Said approval is also subject to the final site plans being submitted to and approved by the Board of Commissioners.

VOTE: Unanimously carried.

15. ZONING DEPARTMENT - APPLICATION #116 - R. E. HOASTER:

MOTION: On motion duly made by Commissioner Paschal and seconded by Chairman Barrett, the Commission denied rezoning application #116 from R.E. Hoaster for rezoning from R-20 to RA-4 for the purpose of cluster homes in Land Lot 128 of the 17th District, located at the end of Shay Drive, north of Smyrna-Powder Springs Road.



Marett Properties, Inc. / P. O. Box 76576 / Atlanta, Georgia 30328 / (404) 955-6900

April 24, 1984

Cobb County Commission
P. O. Box 649
Marietta, Georgia 30061

4-24-84
EXHIBIT "A"
JK

Dear sir or madam:

Marett Properties, Incorporated's application for rezoning of 12.5 acres at the intersection of Johnson Ferry Road and Little Willeo will be heard on April 24, 1984. As a result of traffic and other studies concerning the property, we would like to submit this final list of stipulations for the rezoning:

1. Curb cuts serving the property be limited to one on Little Willeo Road and two on Johnson Ferry Road. The Little Willeo curb cut to be both entry and egress. The Johnson Ferry Road curb cut nearest Little Willeo Road to be right turn only both in and out of the property.
2. Density to be limited to 10,000 square feet of office space per acre.
3. Thirty (30) feet of the forty (40) foot rear setback shall be designated as undisturbed buffer.
4. Parking shall be allowed in the front setback.
5. Developer shall erect a six (6) foot high wood privacy fence along the rear line adjacent to Hampton Lake Subdivision, except that where no foliage currently exists, developer may use a combination earth berm and plant material to reach a minimum of six feet at maturity.
6. Prior to development, developer shall submit to County complete plans for drainage and silt control, including a hydrology study prepared by a licensed engineer.
7. Architectural control, authority and responsibility to be assigned to W. W. Marett, Jr. and to be compatible with Olde Towne, Merchants Walk, and the Johnson Ferry Baptist Church.
8. Developer to attractively landscape the property while maintaining the existing environment to the maximum practical extent.
9. Developer to use underground utilities and conceal to the maximum extent practical all such elements (Including air conditioners, transformers, and trash receptacles).

10. Developer to use low level lighting similar to that used in Papermill Village.

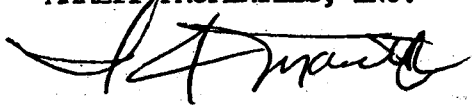
11. All signs to be in conformance with Cobb County sign ordinances. Developer further agrees that signs shall be tasteful in appearance, shall not be backlighted and that no neon-type signs shall be used. Free-standing signs (those not mounted on buildings) shall not exceed twenty (20) feet in height.

12. Developer to provide pedestrian access along Johnson Ferry Road and Little Willeo Road.

We hope that these restrictions, used in conjunction with a very fine land plan, will cause this development to be compatible with the surrounding community and we appreciate your support of this application. If I may be of further assistance or if you have additional questions, please feel free to call me personally.

Sincerely,

MARETT PROPERTIES, INC.



William W. Marett, Jr.
President

page # 35
of 48 13

17. ZONING DIVISION - AMENDMENT TO ZONING CONDITIONS - CLASSIC HOMES BY PULTE MASTER BUILDERS:

Mark Danneman, Zoning Administrator, stated that Pulte Master Builders requested that this item be withdrawn at this time.

14. ZONING DIVISION - PLAN APPROVAL - D.D.C. CONTRACTING COMPANY:

MOTION: On motion duly made by Commissioner Williams and seconded by Chairman Smith, the Commission approved the final floor plans and exterior design plans as submitted by D.D.C. Contracting Company for a subdivision located on the north side of Blackwell Road, east of Canton Highway in land Lots 373 and 420, 16th District, Cobb County, Georgia. Said plans on file in the Zoning Division marked as Exhibit "A".

VOTE: Unanimously carried.

15. ZONING DIVISION - PLAN APPROVAL - WEBB/ATLANTA:

MOTION: On motion duly made by Commissioner Thompson and seconded by Commissioner Paschal, the Commission approved Phase 1 of the Webb/Atlanta project which includes the relocation of Six Flags Road as presented. Property located on the northwest side of Six Flags Road, southwest of Six Flags Drive, on the southeast side of Six Flags Road, northwest of the Chattahoochee River in Land Lots 939, 942, 943, 781, 780, 779, 785, 786, 787, 869, 868, 867, 870, 871, 872 and 944, 18th District, Cobb County, Georgia.

VOTE: Unanimously carried.

16. ZONING DIVISION - APPLICATION NO. 110 - FINAL SITE PLAN APPROVAL - THE CROSSINGS OFFICE PARK:

MOTION: On motion duly made by Commissioner Williams and seconded by Commissioner Burton, the Commission approved the final site plans as submitted by The Crossings Office Park on Application #110 for an office and bank located on the south side of Johnson Ferry Road, south of Little Willeo Road in Land Lot 67, 1st District, Cobb County, Georgia. Said approval is subject to the right-of-way being brought up to minimum standards, Cobb D.O.T. approval on the redesign of the right-in, right-out driveway on Johnson Ferry Road and installation of the fence and landscaping prior to any additional construction. The overall plans to be resubmitted with the final plan approval on the out parcels.

VOTE: Unanimously carried.

Original Date of Application: 2-28-84

Applicant's Name: MARETT PROPERTIES, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY PLANNING COMMISSION AND THE COBB COUNTY BOARD OF COMMISSIONERS

OTHER BUSINESS ITEM OF 7-20-93 Item #2:

#110 OF 1984 MARETT PROPERTIES, INC. -- SITE PLAN AMENDMENT

To consider approval of site plan amendment, site plan specific approval by the Board of Commissioners of site plan and architectural design for the Chattahoochee Bank, petition #110 Marett Properties, Inc., for OI zoned property located in Land Lot 67 of the 1st District, at the southeast intersection of Little Willeo and Johnson Ferry Road.

As part of the Other Business Consent Agenda, the Board of Commissioners approved the site plan and architectural design for Chattahoochee Bank (#110 of 1984 - Marett Properties, Inc.). Motion by Wysong, second by Cooper, carried 5-0.

THE FOLLOWING IS AN EXCERPT OF THE MINUTES OF THE REGULAR MEETING BOARD OF COMMISSIONERS HELD OCTOBER 26, 1993:

Item #13. COMMUNITY DEVELOPMENT DEPARTMENT - APPROVAL OF AMENDMENT TO SITE PLAN FOR THE CHATTAHOOCHEE BANK/BANK SOUTH LOCATED AT THE SOUTHEAST INTERSECTION OF JOHNSON FERRY ROAD AND LITTLE WILLEO ROAD: MOTION: Motion by Wysong to approve the revised site plan as submitted dated October 11, 1993 marked Exhibit A, to allow the relocation of the ATM and increase the building square footage to 3,153 sq. ft. for the Chattahoochee Bank/Bank South at the southeast intersection of Johnson Ferry Road and Little Willeo Road. Copy of revised site plan on file in the Planning and Zoning Department. VOTE: ADOPTED unanimously

See attached page for additional minutes.
Karen L. Hach

Karen L. Hach
Karen L. Hach, Deputy Clerk
Cobb County Board of Commissioners

PAGE 54 OF 5813

APPLICATION NO. #110

ORIGINAL DATE OF APPLICATION: 2-28-84

APPLICANT'S NAME: MARETT PROPERTIES, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS

OTHER BUSINESS Item #2 BOC decision of August 15, 1995 Zoning hearing:

TO CONSIDER SITE PLAN APPROVAL FOR PROMINA NORTHWEST PHYSICIANS GROUP (#110 OF 1984 - MARRETT PROPERTIES INC).

To consider site plan approval for Promina Northwest Physicians Group (zoning application #110 of 1984 - Marrett Properties, Inc.), property is located on the east side of Johnson Ferry Road, south of Little Willeo Road, in Land Lot 67 of the 1st District.

Mr. Danneman reported that proposed site plan retains the same buffers and access points as previously approved, while replacing 2-story structure with a 1-story structure and greatly reducing density.

Following this presentation the Board of Commissioners approved site plan for Promina Northwest Physicians Group (zoning application #110 of 1984 - Marrett Properties Inc.) subject to site plan submitted dated July 26, 1995; 2) all other applicable stipulations/conditions to remain in effect. Motion by Wysong, second by Byrne, carried 3-0.

Karen L. Hach

Karen L. Hach, Deputy County Clerk
Cobb County Board of Commissioners

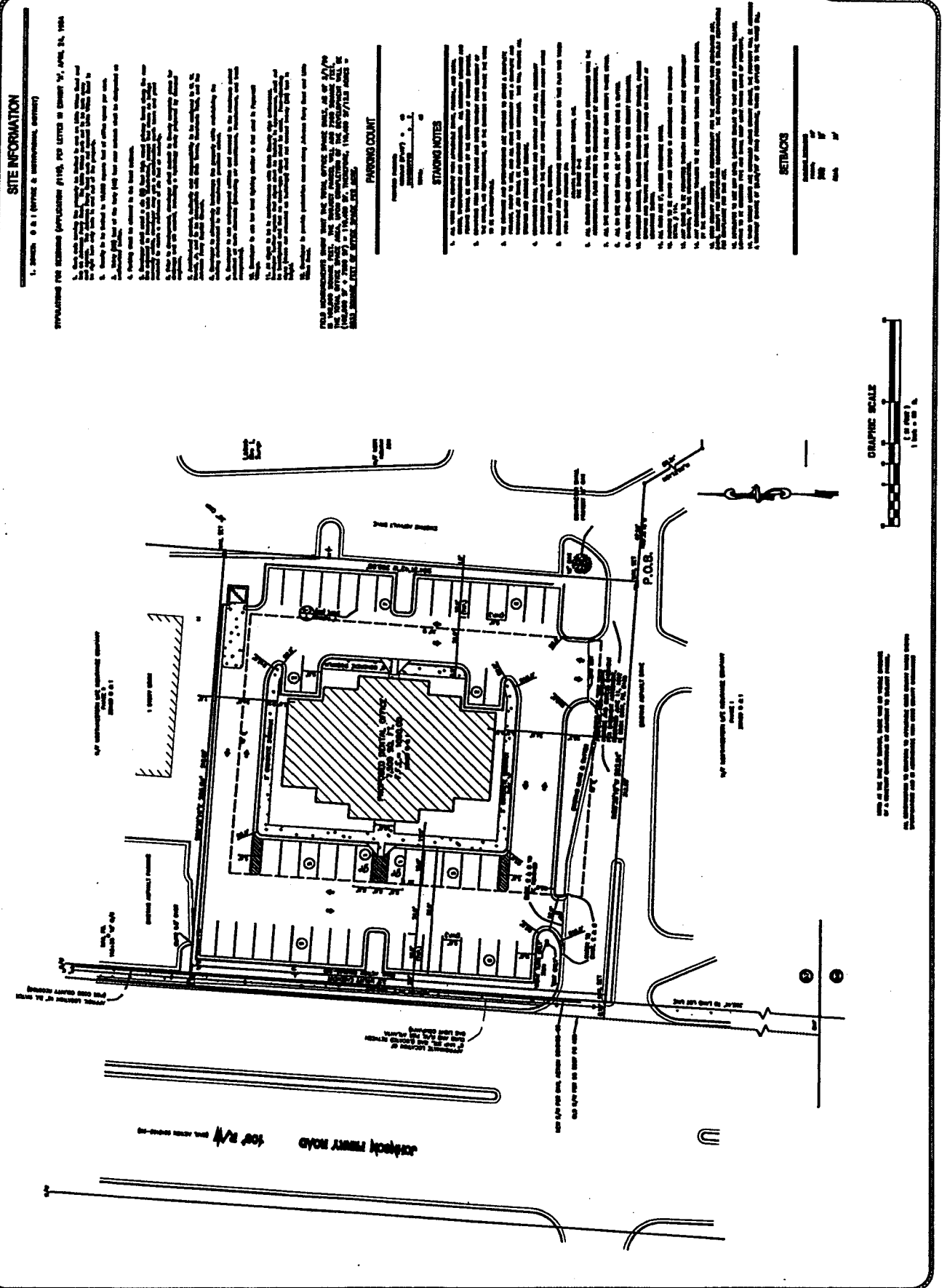
ORIGINAL DATE OF APPLICATION: 03-16-99APPLICANTS NAME: MARRETT PROPERTIES, INC.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERSBOC DECISION OF 03-16-99 ZONING HEARING:**OTHER BUSINESS ITEM #4 -- TO CONSIDER SITE PLAN APPROVAL --- #110 OF 1984 (MARRETT PROPERTIES, INC.)**

To consider Site Plan Approval for HarborDental regarding Application #110 of April 10, 1984 (Marrett Properties, Inc.), for property located on the east side of Johnson Ferry Road, south of Little Willeo Road in Land Lot 67 of the 1st District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding site plan approval for HarborDental relative to application #110 (Marrett Properties, Inc. of April 10, 1984). Following discussion, the Board of Commissioners **approved** site plan as presented for HarborDental regarding Application #110 (Marrett Properties, Inc. of April 10, 1984) for property located on the east side of Johnson Ferry Road, south of Little Willeo Road in Land Lot 67 of the 1st District (Crossings Center Office Park) **subject to:** 1) **site plan (attached and made a part of these minutes);** 2) **landscape plan (attached and made a part of these minutes);** 3) **building elevation drawings (attached and made a part of these minutes);** 4) **all other previous conditions/stipulations to remain in effect.** Motion by Olens, second by Byrne, carried 4-0.

Min. Bt. 11 Petition No. 1102-1984/DB#4
 Dec. Type Reduced Site plan 1544
 #1
 Meeting Date 3/16/85

| | | | |
|--|---|--|--|
| | ATLANTA ENGINEERING SERVICES, INC. 3000 ROYAL WYN, SOUTH SUITE 170 ALPHARETTA, GEORGIA 30202 (478) 587-5001 (478) 587-2000 FAX <i>e-mail: atlaseng@att.net</i> | Harbordental 4725 Peachtree Centers Circle Suite 200 Marietta, Georgia 30066 (478) 908-9900 | SITE PLAN Harbordental JOHNS ON FERRY ROAD 11 07, 1 and 2 DISTRICTS, 2nd SECTION COBURN COUNTY, GEORGIA |
|--|---|--|--|



SITE INFORMATION

1. SUBJECT: 0 8 1 (OFFICE & RESIDENTIAL, SUITING)

2. REGULATED PER ORDINANCE #1102, PER LETTERS IN COMMENT 'Y', APRIL 24, 1984

3. THE SITE IS LOCATED ON THE EAST SIDE OF JOHNS ON FERRY ROAD, SOUTH SUITE 170, ALPHARETTA, GEORGIA. THE SITE IS A 1.5 ACRE PARCEL WITH A TOTAL AREA OF 66,000 SQ. FT. THE SITE IS BOUNDARY ADJACENT TO THE SOUTH SUITE 170 BUILDING.

4. THE SITE IS TO BE DEVELOPED AS AN OFFICE AND RESIDENTIAL SUITING FACILITY. THE DEVELOPMENT WILL CONSIST OF A 10,000 SQ. FT. OFFICE BUILDING, A 10,000 SQ. FT. RESIDENTIAL SUITING BUILDING, AND A 10,000 SQ. FT. GARAGE. THE DEVELOPMENT WILL ALSO INCLUDE A PARKING LOT AND A PARKING COURT.

5. THE DEVELOPMENT WILL BE SUBJECT TO THE FOLLOWING SETBACKS: 10 FEET FROM THE NORTH PROPERTY LINE, 10 FEET FROM THE SOUTH PROPERTY LINE, 10 FEET FROM THE WEST PROPERTY LINE, AND 10 FEET FROM THE EAST PROPERTY LINE.

6. THE DEVELOPMENT WILL BE SUBJECT TO THE FOLLOWING EASEMENTS: A 10 FOOT EASEMENT FOR UTILITY LINES, A 10 FOOT EASEMENT FOR A DRIVEWAY, AND A 10 FOOT EASEMENT FOR A WALKWAY.

7. THE DEVELOPMENT WILL BE SUBJECT TO THE FOLLOWING UTILITIES: WATER, SEWER, GAS, AND ELECTRICITY.

8. THE DEVELOPMENT WILL BE SUBJECT TO THE FOLLOWING REGULATIONS: 1. THE DEVELOPMENT SHALL BE SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF ATLANTA. 2. THE DEVELOPMENT SHALL BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE CITY OF ATLANTA. 3. THE DEVELOPMENT SHALL BE SUBJECT TO THE PLANNING REGULATIONS OF THE CITY OF ATLANTA.

PARKING COURT

1. THE PARKING COURT IS A 10,000 SQ. FT. AREA LOCATED TO THE EAST OF THE MAIN PARKING LOT. IT IS BOUNDARY ADJACENT TO THE SOUTH SUITE 170 BUILDING.

2. THE PARKING COURT IS TO BE DEVELOPED AS A PARKING AREA FOR THE OFFICE AND RESIDENTIAL SUITING FACILITY. IT WILL BE SUBJECT TO THE FOLLOWING REGULATIONS: 1. THE PARKING COURT SHALL BE SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF ATLANTA. 2. THE PARKING COURT SHALL BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE CITY OF ATLANTA. 3. THE PARKING COURT SHALL BE SUBJECT TO THE PLANNING REGULATIONS OF THE CITY OF ATLANTA.

STANDARD NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SETBACKS

1. 10 FEET FROM THE NORTH PROPERTY LINE

2. 10 FEET FROM THE SOUTH PROPERTY LINE

3. 10 FEET FROM THE WEST PROPERTY LINE

4. 10 FEET FROM THE EAST PROPERTY LINE

GRAPHIC SCALE

1 inch = 20 feet

LEGEND

1. 10 FEET SETBACK

2. 10 FEET SETBACK

3. 10 FEET SETBACK

4. 10 FEET SETBACK

5. 10 FEET SETBACK

6. 10 FEET SETBACK

7. 10 FEET SETBACK

8. 10 FEET SETBACK

9. 10 FEET SETBACK

10. 10 FEET SETBACK

NOTES

1. THE DEVELOPMENT SHALL BE SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF ATLANTA.

2. THE DEVELOPMENT SHALL BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE CITY OF ATLANTA.

3. THE DEVELOPMENT SHALL BE SUBJECT TO THE PLANNING REGULATIONS OF THE CITY OF ATLANTA.

4. THE DEVELOPMENT SHALL BE SUBJECT TO THE ENVIRONMENTAL REGULATIONS OF THE CITY OF ATLANTA.

5. THE DEVELOPMENT SHALL BE SUBJECT TO THE HEALTH REGULATIONS OF THE CITY OF ATLANTA.

6. THE DEVELOPMENT SHALL BE SUBJECT TO THE FIRE REGULATIONS OF THE CITY OF ATLANTA.

7. THE DEVELOPMENT SHALL BE SUBJECT TO THE SAFETY REGULATIONS OF THE CITY OF ATLANTA.

8. THE DEVELOPMENT SHALL BE SUBJECT TO THE ACCESSIBILITY REGULATIONS OF THE CITY OF ATLANTA.

9. THE DEVELOPMENT SHALL BE SUBJECT TO THE ENERGY REGULATIONS OF THE CITY OF ATLANTA.

10. THE DEVELOPMENT SHALL BE SUBJECT TO THE TRANSPORTATION REGULATIONS OF THE CITY OF ATLANTA.

