

**FEBRUARY 16, 2010 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 2**

ITEM #4

PURPOSE

To consider amending the site plan and stipulations for ECI Group, Inc regarding Z-91 (RETAIL PLANNING CORPORATION) of July 15, 2003, for property located in Land Lots 925 and 936 of the 17th District located on the north side of Delk Road, east of Powers Ferry Road.

BACKGROUND

The subject property is part of a larger 6.4 acre tract and is zoned Limited Retail Commercial (LRC) specific to an approved site plan and landscape plan. The Board of Commissioners decision and site plan is attached. This request seeks to amend the approved site plan by replacing the 11,700 square foot retail shops and restaurant with a 4,192 square foot Chase Bank and drive-thru facility. The proposed site plan is attached. Also, as part of the original approval the architecture, landscaping and signage were required to be approved either by the Board of Commissioners or an Architectural Control Committee (ACC). Attached are elevations of the proposed bank facility, signage and a landscape plan. A landscape plan had previously been approved by the ACC but had to be changed due to the installation of a retaining wall along the frontage of Delk Road. Also being requested is the authority to allow the District Commissioner to approve minor modifications to the site plan and stipulations. The Other Business application is also attached.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider the request and if approved, all other previously approved conditions/stipulations not in conflict with this approval should remain in effect

ATTACHMENTS

Board of Commissioners Decision
Approved Site Plan/Landscape Plan
Proposed Site Plan
Elevations of Bank/Signage
Proposed Landscape plan
Other Business Application

ORIGINAL DATE OF APPLICATION: 07-15-03APPLICANTS NAME: RETAIL PLANNING CORPORATIONTHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 07-15-03 ZONING HEARING:**

RETAIL PLANNING CORPORATION (Cobb-Powers Ferry Associates, Ltd. and Ruby Inez Fridell, owners) for Rezoning from **OI** and **R-20** to **NRC** for the purpose of Retail and Restaurants in Land Lots 925 and 936 of the 17th District. Located on the north side of Delk Road, east of Powers Ferry Road.

The public hearing was opened and Mr. John Moore and Mr. Richard Morris addressed the Board. Following presentations and discussion, the following motion was made:

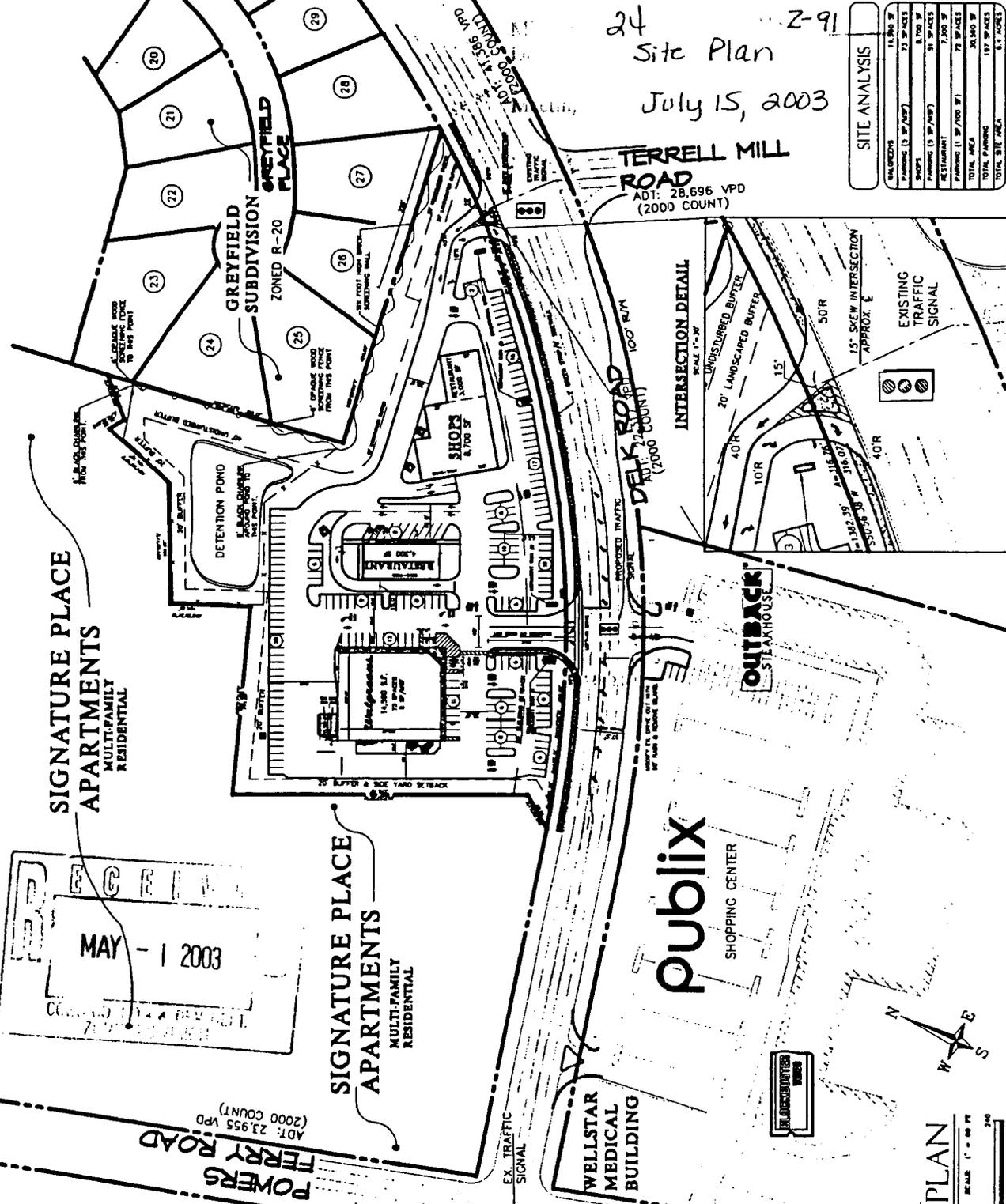
MOTION: Motion by J. Thompson, second by Olens, to **approve** rezoning to the **NRC** and **LRC** zoning districts **subject to:**

- **site plan received by the Zoning Division on May 1, 2003 (copy attached and made a part of these minutes)**
- **letter of agreeable stipulations from Mr. John Moore dated June 18, 2003 (copy attached and made a part of these minutes)**
- **letter of agreeable stipulations from Mr. John Moore dated July 9, 2003 (copy attached and made a part of these minutes)**
- **letter of agreeable stipulations from Mr. Les Lewis, Retail Planning Corporation, dated July 14, 2003 (copy attached and made a part of these minutes)**
- **pawn shop use prohibited**
- **notification as soon as possible to homeowners in Terrell Mill Estates and Greyfield Subdivisions regarding any future plans for annexation into the City of Marietta**
- **Applicant/developer to cooperate with Cobb DOT regarding future reconfiguration of the Delk Road/Terrell Mill intersection**
- **street sidewalks to be extended to provide access to retail businesses**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously

24 Site Plan Z-91
 July 15, 2003

SITE ANALYSIS	
VALUATION	11,500 SF
PARKING (1 SP/100 SF)	21 SPACES
RETAIL	8,700 SF
RESTAURANT (1 SP/100 SF)	30 SPACES
PARKING (1 SP/100 SF)	72 SPACES
TOTAL AREA	30,900 SF
TOTAL PARKING	123 SPACES
TOTAL SITE AREA	6.1 ACRES



RECEIVED
 MAY - 1 2003
 COMMUNITY DEVELOPMENT
 707.422.9000

ZONING PLAN
 GRAPHIC SCALE 1" = 60 FT
 0 50 100 150 200

MOORE INGRAM JOHNSON & STEELE

PAGE 6 OF

A LIMITED LIABILITY PARTNERSHIP

192 ANDERSON STREET

MARIETTA, GEORGIA 30060

WWW.MIJS.COM

MAIN OFFICE

POST OFFICE BOX 3305
MARIETTA, GEORGIA 30061

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

TENNESSEE OFFICE

CEDAR RIDGE OFFICE PARK
SUITE 463
408 N CEDAR BLUFF ROAD
KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

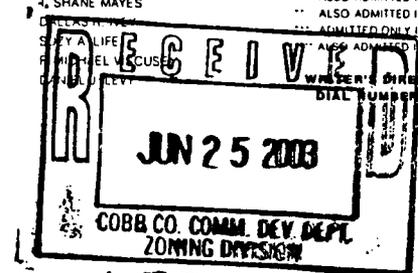
TARA C. RIDDLE
JOSHUA M. BOOTH***
KELLI L. CROSS
C. LEE DAVIS
TANYA L. CROSSE***
ROBERT W. BROWN II
JASON L. FOSS
VICTOR P. VALMUS
JEFFERY L. DICKERSON
T. SHANE MAYES

ALLISON B. FAUST
ANGELA H. SMITH

OF COUNSEL
MICHELLE S. DAVENPORT
JOHN L. SKELTON, JR
TIMOTHY A. HICKEY, JR

1 ALSO ADMITTED IN TN
2 ALSO ADMITTED IN NC
3 ALSO ADMITTED IN SC

4 ADMITTED ONLY IN TN
5 ALSO ADMITTED IN IL
6 WILSON'S DIRECT
DIAL NUMBER



June 18, 2003

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Hand Delivered

Min. Bk. 24 Petition No. Z-91
Doc. Type letter of agreeable
stipulations from Mr. John Moore
Meeting Date July 15, 2003

RE: Application for Rezoning

Application No.: Z-91 (2003)

Applicant: Retail Planning Corporation

Owners: Cobb-Powers Ferry/Northside
Associates, L.P. and
Ruby Fridell

Property: 6.4 acres located at the
northwesterly intersection of
Delk Road and Terrell Mill
Road, Land Lots 925 and 936,
17th District, 2nd Section,
Cobb County, Georgia

Dear John:

As you know, the undersigned and this firm represent Retail Planning Corporation, the Applicant (hereinafter referred to as "Applicant"), and Cobb-Powers Ferry/Northside Associates, L.P. and Ruby Fridell, the Property Owners (hereinafter collectively referred to as "Owners"), and Retail Planning Corporation, who is the Applicant (hereinafter referred to as "Applicant") of the property totaling 6.4 acres located at the northwesterly intersection of Delk Road and Terrell Mill Road, Land Lots 925 and

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936, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). After meetings with planning and zoning staff and various departmental representatives, meetings and discussions with representatives of area homeowner groups and adjacent property owners, and reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant and Owners to submit this letter of agreeable stipulations which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The referenced stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.
- (2) Rezoning of the Subject Property shall be from the Office and Institutional ("OI") and R-20 zoning categories to the Neighborhood Retail Commercial ("NRC") zoning category as to real property within Land Lot 925 and to the Limited Retail Commercial ("LRC") zoning category as to real property within Land Lot 926, site plan specific, to that certain Zoning Plan dated April 7, 2003, Job No. 01-172, Sheet Z.13, prepared for Retail Planning Corporation by Hill Foley Rossi & Associates, LLC with regard to the Subject Property.
- (3) Applicant proposes to construct a single story structure for use as a Walgreen's store, site plan specific, to the above-referenced Zoning Plan on 2.1 acres of the Subject Property.
- (4) The Walgreen's building shall be in substantial conformity with the architectural rendering submitted at the public hearing before the Board of Commissioners to

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consider approval of the within stipulations and conditions. Exterior finish, materials, and color shall comply in all respects with the Exterior Finish Schedule prepared by Hill Foley Rossi & Associates, LLC, being drawing PD2.1 (HFR #01-172) attached hereto and incorporated herein by reference. It is the intent herein to utilize the same architecture as the existing Walgreen's at Roswell Road and East Piedmont Road.

- (5) Any roof-mounted HVAC equipment shall be screened by means of a continuous roof parapet which shall be one (1) foot higher than the highest point of the HVAC equipment.
- (6) Signage, other than building signage, for the proposed development shall be ground-based, monument style and limited to four (4) signs:
 - (a) Signage for Walgreen's on Delk Road;
 - (b) Signage for proposed restaurant on Delk Road;
 - (c) Signage for proposed shops on Delk Road; and
 - (d) Directional signage at Delk Road and Terrell Mill Road.

The finish, materials, and colors shall be compatible with the Walgreen's building design. The size and design of the signs shall be substantially similar to the Monument Sign Detail prepared by Hill Foley Rossi & Associates, LLC, and identified as "Drawing PY-1," Job No. 01-172, a copy of which is attached hereto and incorporated herein by reference. If, for any reason, there is constructed only one building in addition to the Walgreen's building, then signage shall be reduced by one.

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- (7) There shall be no scrolling or flashing signs, either temporary or permanent, located within the proposed development. Further, no temporary signage, other than "grand opening" signage, shall be allowed within the development. This temporary signage shall include signage on vehicles, any such vehicles shall be parked to the rear of the businesses. The requirement as to vehicle signage shall be included in any lease to any tenant.
- (8) The height of pole lighting fixtures shall be limited to twenty-five (25) feet in height with fixtures being environmentally sensitive, shoe-box style and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line. Site lighting shall be reduced (to security levels) within one hour after close of operations.
- (9) Security lighting on the structures shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.
- (10) With regard to the retail shops in the LRC portion, there shall be a maximum of two (2) dumpsters located to the rear of the shops. All dumpsters shall be enclosed with a minimum six (6) foot high masonry enclosure on three sides with a solid screen gate on the access side. Any dumpsters for food service establishments shall have appropriate "wash down" facilities. All dumpsters shall contain rubber lids to minimize noise.
- (11) Hours of operation within the proposed development shall be as follows:

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Comment

- (a) Dumpster pick-ups shall be limited to the hours between 7:00 a.m. and 8:00 p.m., Monday through Friday, with no dumpster pick-ups on Saturday or Sunday;
 - (b) Deliveries to businesses within the proposed development shall be limited to the hours between 6:00 a.m. and 9:00 p.m.; and
 - (c) All businesses within the proposed development, excepting only the Walgreen's store, shall be operated between the hours of 6:00 a.m. and 12:00 midnight.
- (12) Building structures located on the east side of the site, as shown and reflected on the referenced site plan, shall be limited to one story, a maximum of twenty-five (25) feet in height, parapet excluded.
- (13) Any outdoor food service eating areas, patios, or courtyards shall be located on the south or west sides of the buildings in which the establishment is located.
- (14) In addition to the current use limitations as more particularly set forth within the NRC zoning classification of the Cobb County Zoning Ordinance, it is agreed to further restrict the uses of the Subject Property to prohibit the following:
- (a) Billiards and pool halls;
 - (b) Car washes;
 - (c) Community fairs;
 - (d) Convenience food stores with self-service fuel sales;
 - (e) Designated recycling collection stations;
 - (f) Emissions or inspections stations;

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- (g) Full-service gasoline stations;
 - (h) Funeral homes;
 - (i) Automotive repair establishments;
 - (j) Radio, television, and other communication towers and antennas (except small residential scale dishes and antennas used in connection with permitted tenant uses);
 - (k) Self-service laundry facilities;
 - (l) Package liquor sales;
 - (m) Arcades, amusement galleries, and game rooms;
 - (n) Outdoor vending machines, kiosks, or other stands; excepting only a bank ATM facility);
 - (o) Bars, cocktail lounges, and night clubs;
 - (p) Dry cleaning plant; excepting only dry cleaning establishments with petroleum based cleaning equipment;
 - (q) Sale, lease, or rental of motorized vehicles or trailers;
 - (r) Tattoo/body piercing parlors;
 - (s) Overnight boarding or holding of pets or animals;
 - (t) Adult-themed bookstores or sales of related merchandise; and
 - (u) Check cashing establishments.
- (15) Should Applicant desire to make any material change or alteration to the exterior of the proposed Walgreen's building from the submitted plans, or to the landscaping for the proposed development as set forth herein, such material change or alteration shall be approved by an Architectural Control Committee ("ACC") by simple majority vote of said Committee. The ACC shall have jurisdiction and authority only with regard to the provisions of this paragraph. Said Committee shall be comprised of the following individuals:
- (a) One representative of the Applicant;

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- (b) Either Mark Danneman, Zoning Manager, or Rob Hosack, Director of the Cobb County Community Development Agency, or their successor in office; and
 - (c) One representative from either the East Cobb Civic Association, Inc. or Greyfield Subdivision.
- (16) Applicant agrees to provide, as shown and reflected on the referenced Zoning Plan, a six (6) foot decorative masonry buffer wall with brick finish along the property line abutting Lots 25, 26, and 27 of Greyfield Subdivision. Said wall shall be permitted to meander along said property line in order to preserve, to the extent reasonably possible, trees.
- (17) Applicant further agrees to provide, as shown and reflected on the referenced Zoning Plan, a minimum six (6) foot high solid wooden fence along the property line abutting Lots 23, 24, and 25 of Greyfield Subdivision. Said fence shall be permitted to meander along said property line in order to preserve, to the extent reasonably possible, trees.
- (18) Applicant agrees to erect, as shown and reflected on the referenced Zoning Plan, a six (6) foot black, vinyl clad, chain link fence along the northerly property line of the Subject Property.
- (19) The project shall provide buffering, as follows:
- (a) Adjacent to Greyfield Subdivision shall be a buffer forty (40) feet in width, which shall remain undisturbed except for enhancement thereof pursuant to the Landscape Plan herein referenced. Excepting

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only, twenty (20) feet of the referenced buffer closest to Delk Road and shown and reflected on the referenced Zoning Plan shall be a landscaped buffer;

- (b) Buffer twenty (20) feet in width along the northerly and westerly sides of the Subject Property, which buffer shall be a landscaped buffer as shown and reflected on the referenced Zoning Plan; and
 - (c) Landscaping buffer located along the frontage of the project with Delk Road, as shown and reflected on the referenced Landscape Plan.
- (20) Landscaping for the proposed project shall be in conformity with the Landscape Plan prepared by Koliass Bradford & Associates dated June 5, 2002, Job No. 02068 (Sheet L-1), attached hereto and incorporated herein by reference. Landscaping shall be completed in two phases as shown and reflected on the referenced Landscape Plan; phase one shall be completed on or before the issuance of a certificate of occupancy; and phase two shall be completed on or before a period of not more than two (2) years after issuance of a land disturbance permit for the proposed project or upon issuance of a Certificate of Occupancy for the building(s), other than the Walgreen's building, whichever first occurs.
- (21) Applicant agrees to pay for the design and installation of a traffic signal to be located opposite the existing Delk Spectrum Shopping Center entrance, as shown and reflected on the referenced Zoning Plan. Additionally, Applicant agrees to pay for and construct the roadway improvements along Delk Road shown and reflected on the referenced Zoning Plan; including, but not limited to,

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left-turn lanes into and out of the proposed project at the proposed traffic signal; left turn lanes into and out of Delk Spectrum Shopping Center, as shown and reflected on the referenced Zoning Plan. Additionally, Applicant agrees to make such modifications at its expense to redesign the entrance into the Delk Spectrum Shopping Center to allow the traffic movements, as shown and indicated on the referenced Zoning Plan. The current full-service entrance to Delk Spectrum Shopping Center, located westerly of the proposed traffic signal, will be converted to a right-in, right-out only. Access to the Subject Property shall be by the full-service curb cut shown and reflected on the referenced Zoning Plan directly opposite Delk Spectrum Shopping Center, together with a straight-in access at Terrell Mill Road into the proposed project, together with a right-in, right-out access at the same location. All of the above as approved by the Cobb County Department of Transportation and delineated in an e-mail from the Cobb County Department of Transportation to the Applicant which is attached hereto and incorporated herein by reference.

- (22) Buildings, other than the Walgreen's hereinabove referenced, will be complementary in architectural style and materials to the Walgreen's building, and the architectural style and building materials for said buildings shall be approved by the Architectural Control Committee hereinabove referenced.
- (23) For security purposes, the Applicant shall maintain all fences and have regular, and at a minimum quarterly, inspections.
- (24) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

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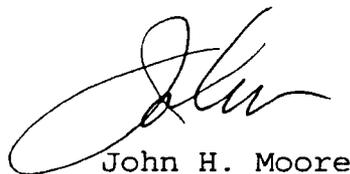
- (25) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
- (26) All common/open space, recreational, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities, and any and all slopes or other required engineering features of the foregoing.
- (27) Any approvals required by the Board of Commissioners shall be before the entire Board.

We believe the requested zoning, pursuant to the referenced Zoning Plan and the stipulations contained herein, is an appropriate use of the Subject Property while taking into consideration the significant changes within the area, the impact of those changes upon surrounding developments and area properties and owners thereof surrounding the proposed project, and the improvements of the roadways surrounding the Subject Property. Thank you for your consideration in this matter.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

MOORE INGRAM JOHNSON & STEELE

Mr. John P. Pederson
Planner III
Zoning Division
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Parcels

c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
George Woody Thompson, Jr.
Helen C. Goreham
Joe L. Thompson
Tim Lee
(With Copies of Attachments)

Cobb County Planning Commission
Murray Homan, Chairman
Judy Williams
Bob Hovey
Michael Paris
Christi S. Trombetti
(With Copies of Attachments)

Mr. John G. Nash, Jr.
East Cobb Civic Association, Inc.
(With Copies of Attachments)

Mr. Bob Ott
East Cobb Civic Association, Inc. and
Terrell Mill Estates Homeowners Association
(With Copies of Attachments)
(Telefax Transmission
To (770) 951-1239)

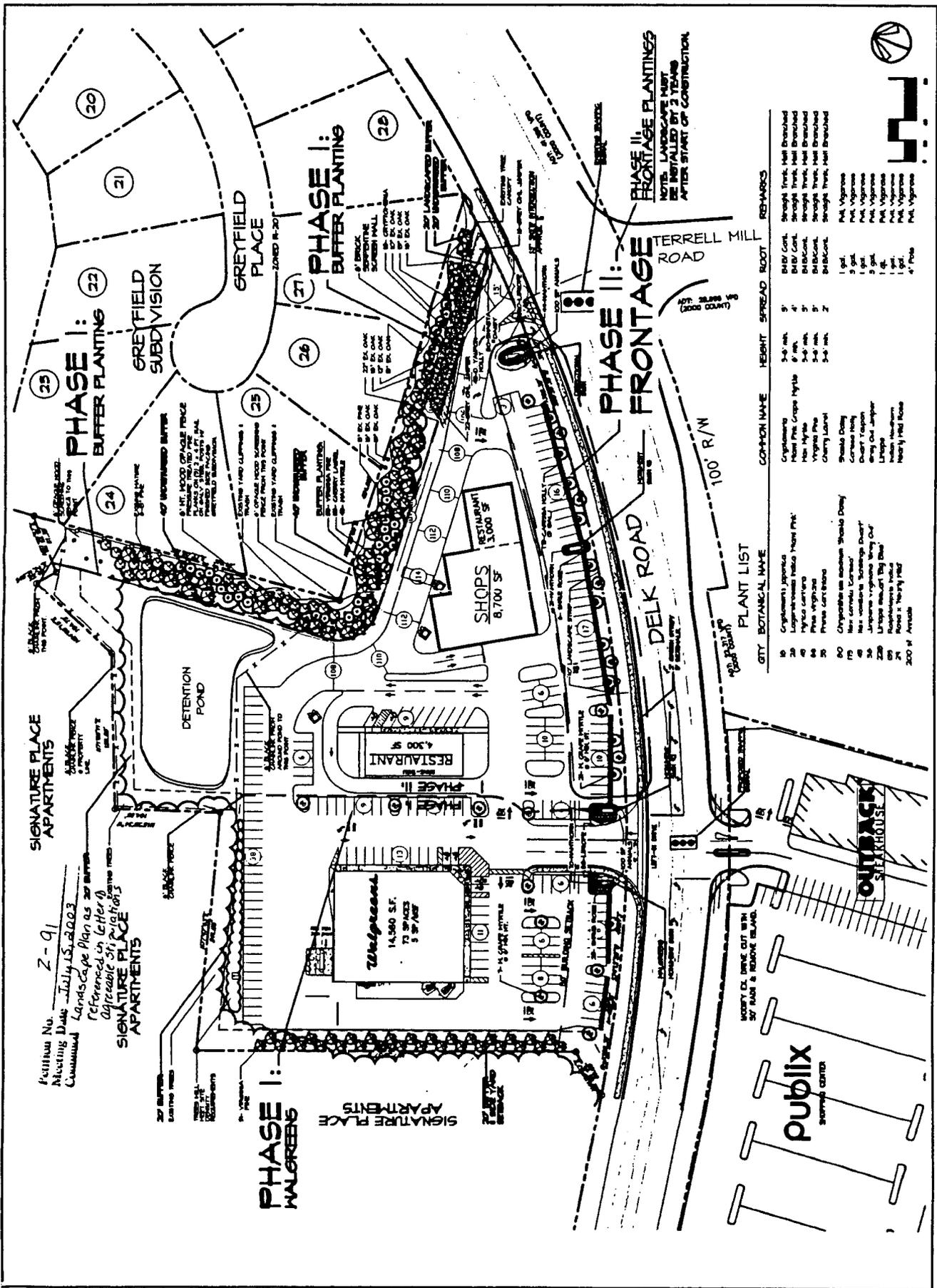
Mr. Dan Lovett
Greyfield Subdivision
(With Copies of Attachments)
(Telefax Transmission
To (770) 988-8773)

Retail Planning Corporation
(With Copies of Attachments)

Walgreens
 Delk Road & Powers Ferry Rd.
 Cobb County, GA
 Prepared for: Delk Planning Corporation

Schematic Landscape Plan

DATE: 11/15/03
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



Petition No. Z-91
 Meeting Date: July 15, 2003
 Commission: Landmarks Commission
 Referenced in Letter # [Number]
 Dateable Site Information

SIGNATURE PLACE APARTMENTS

PHASE I: BUFFER PLANTING

PHASE II: FRONTAGE PLANTING

DETENTION POND

PHASE I: WALGREENS

Walgreens
 14,560 S.F.
 73 SPACES
 5 SP/100'

RESTAURANT
 4,300 S.F.

SHOPS
 8,700 S.F.

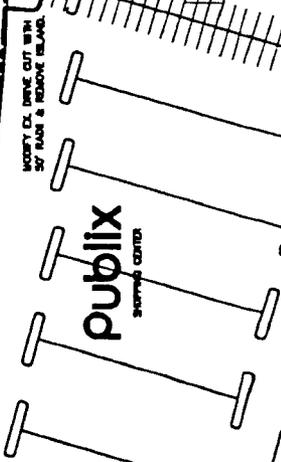
RESTAURANT
 3,000 S.F.

PHASE II: FRONTAGE PLANTING

NOTES: LANDSCAPE MUST BE INSTALLED BY 2 YEARS AFTER START OF CONSTRUCTION.

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ROOT	REMARKS
10	Cryptanthus japonicus	Cryptanthus	3-4' tall	4'	B&B Cont.	Straight Thrust, leaf bronchid
20	Lycopodium obscurum	Maui Fern	6' tall	4'	B&B Cont.	Maui Fern, leaf bronchid
40	Phlox carolinensis	Phlox	3-4' tall	3'	B&B Cont.	Phlox
40	Phlox virginiana	Phlox	3-4' tall	3'	B&B Cont.	Phlox
20	Prunella carolinensis	Cherry Laurel	3-4' tall	3'	B&B Cont.	Cherry Laurel
60	Chrysothamnus graveolens	Shasta Daisy	1' tall	2'	1 gal.	Shasta Daisy
10	Helianthus scaberrimus	Scraggy Top	3' tall	3'	1 gal.	Scraggy Top
20	Helianthus scaberrimus	Scraggy Top	3' tall	3'	1 gal.	Scraggy Top
20	Helianthus scaberrimus	Scraggy Top	3' tall	3'	1 gal.	Scraggy Top
20	Helianthus scaberrimus	Scraggy Top	3' tall	3'	1 gal.	Scraggy Top
20	Helianthus scaberrimus	Scraggy Top	3' tall	3'	1 gal.	Scraggy Top
200	Helianthus scaberrimus	Scraggy Top	3' tall	3'	1 gal.	Scraggy Top



Publix
 STEAKHOUSE

DELK ROAD

TERRELL MILL ROAD

100' R/W

GREYFIELD PLACE

GREYFIELD SUBDIVISION

20
21
22
23
24
25
26
27

INTERLAB
 ARCHITECTURE
 INTERIOR DESIGN
 PROJECT MANAGEMENT
 LANDSCAPE ARCHITECTURE
 833 LEE ROAD, FIRST
 FLOOR
 ORLANDO, FLORIDA
 32801
 TEL: 407.248.1111
 FAX: 407.248.1117

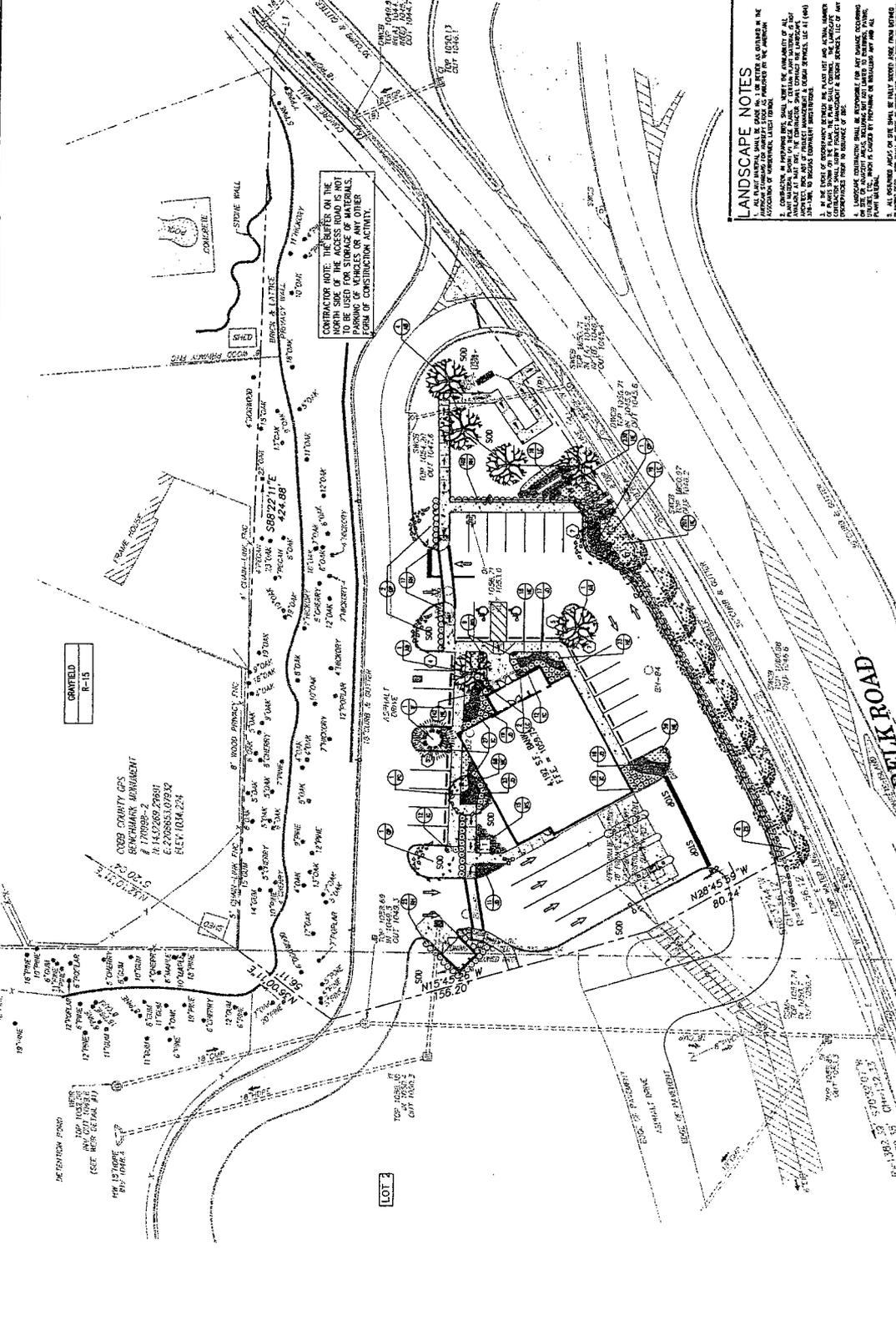
PROJECT
 CHASE BANK
 232 Kings Hwy.
 Decatur, GA 30030
 404.378.1389

REVISIONS
 No. DATE REVISIONS

CHASE
 CHASE BANK
 CHASE #11 1242
 2089 DELK ROAD
 MARIETTA, GA 30067

LANDSCAPE NOTES

LANDSCAPE CALCULATIONS

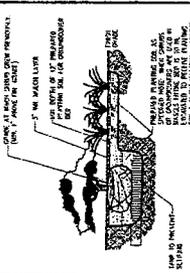
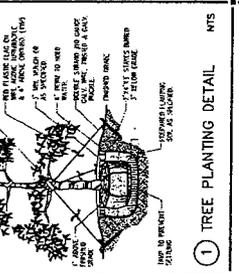
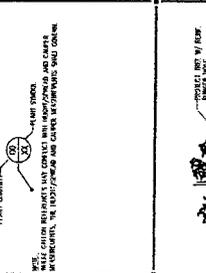
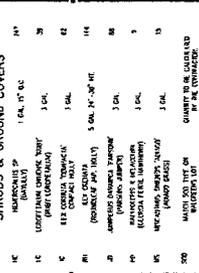


LANDSCAPE CALCULATIONS

LINE	DESCRIPTION	AMOUNT
1	PLANTING AREA	2,741
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100	PLANTING AREA	2,741

PLANT LIST

SYMBOL	PLANT NAME	QUANTITY	DATE	REVISION
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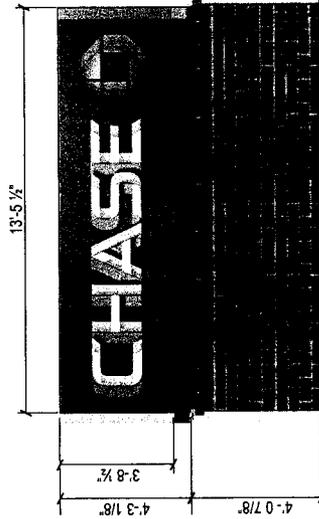


LINE TABLE

LINE	DESCRIPTION	AMOUNT
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JAN 13 2010

SCALE: 1" = 20'



MONUMENT SIGN- M-50
Scale: 1/2" = 1'-0"

NOTES:

Routed aluminum face finished MP 1991
It nickel, fabricated letters with white acrylic.
faces and blue returns finished PMS 300 blue.
Formed ACRYSTEEL 6046 Blue acrylic logo.
Angled bottom light panel with ACRYSTEEL
6046 blue acrylic. Mounted on brick base
to match building.

NOTE:
UL LABELS ARE TO BE PLACED ON THE SIDE OF THE
SIGN, SO THEY ARE VISIBLE TO CITY INSPECTORS.

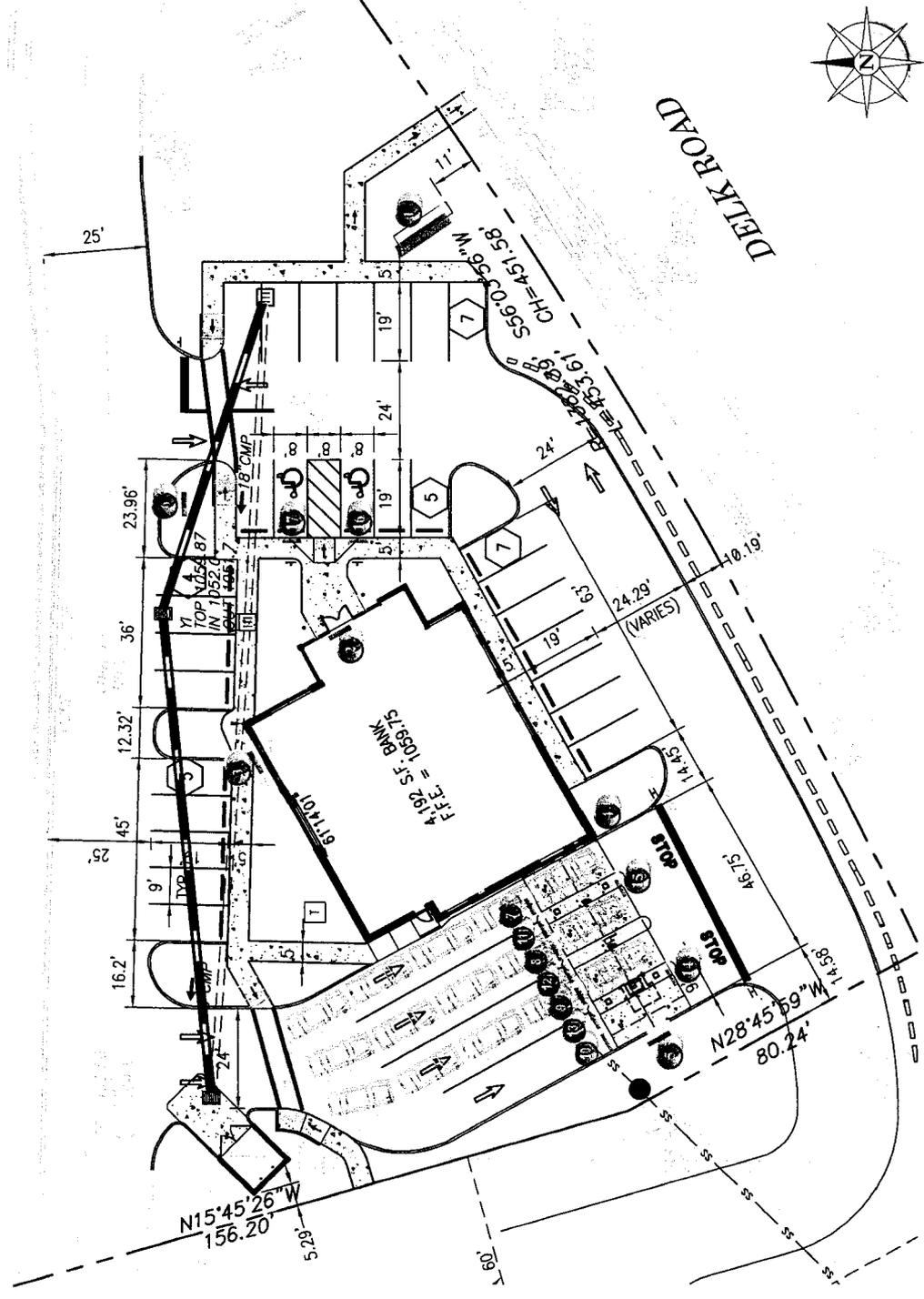
SIGN CABINET = 57.34 SQ. FT.
BRICK BASE = 54.81 SQ. FT.
TOTAL = 112.15 SQ. FT.

SIGN LEGEND & LOCATION PLAN

DRC Approved Plan for Reference

345-000000

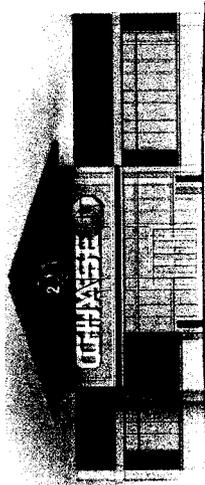
Site #	#	Sign Code	Description
12542	1	M-50-CUST	Monument (brick base)
12542	2	NL-36	Channel Letters
12542	3	LIF-WBO-30	Channel Letters
12542	4	LIF-WBO-30	Channel Letters
12542	5	LIF-WBO-24	Channel Letters
12542	6	D-2-CUST	Directional (no branding)
12542	7	DU-A	Lane Designator
12542	8	DU-B	Lane Designator
12542	9	DU-B	Lane Designator
12542	10	DU-C	Lane Designator
12542	11	TC-3-W	Clearance
12542	12	TC-3-W	Clearance
12542	13	TC-3-W	Clearance
12542	14	TC-W-H	Regulatory
12542	15	TC-W-H	Regulatory
12542	16	TC-P-C-CUST	Regulatory (Georgia HC sign)
12542	17	TC-P-D-CUST	Regulatory (Georgia HC sign)
12542	18	TOP-FS-DU	ATM Topper



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FLORIDA: 3416 SANDY LAKE ROAD, DELRANCO, FL 33889 • TEXAS SERVICE CENTER: 460 SOUTH BELTLINE ROAD, SUITE 472, IRVING, TX 75060 • NORTH CAROLINA: 720 CASCADE DRIVE, CONCORD, NC 28027 • TEXAS: 7393 BURLESON ROAD, SUITE 709, AUSTIN, TX 78744

CORPORATE OFFICE: 360 CRIDER AVENUE, FORT WORTH, TX 76102 • P: 817.868.0200 / 817.868.0204 / 817.868.0206



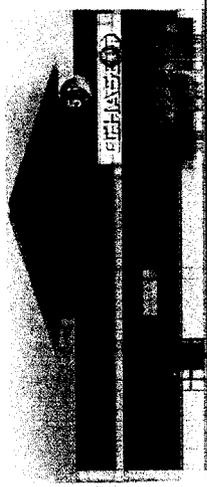
EAST ELEVATION - NEW LITE LETTERS (WHITE LTRS / BLUE OCTAGON) - NL-36
Scale: 1/16" = 1'-0"



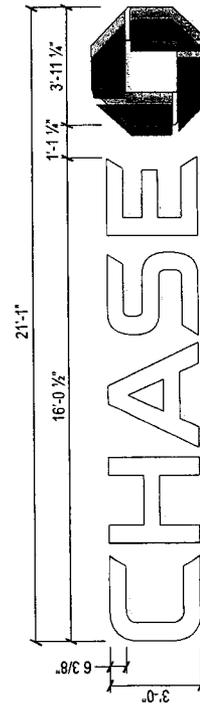
NORTH ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-30
Scale: 1/16" = 1'-0"



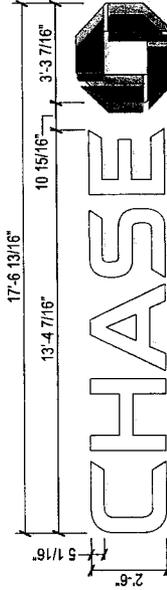
SOUTH ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-30
Scale: 1/16" = 1'-0"



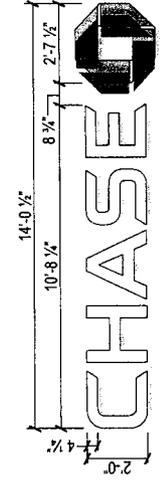
WEST ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-24
Scale: 1/16" = 1'-0"



2 NEW LITE® LETTERS (WHITE LTRS / BLUE OCTAGON) - NL-36
SCALE: 1/4" = 1'-0"

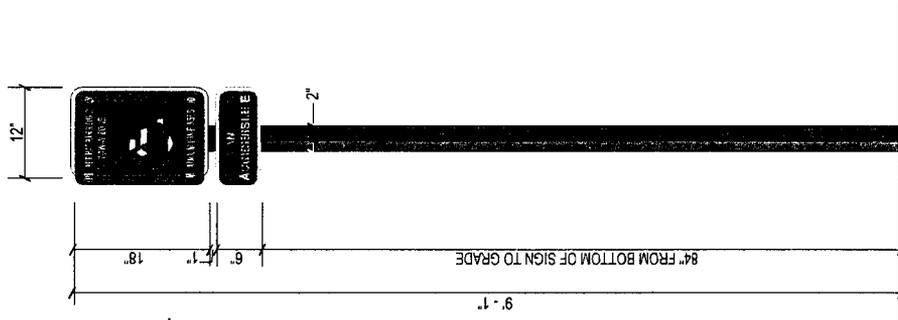
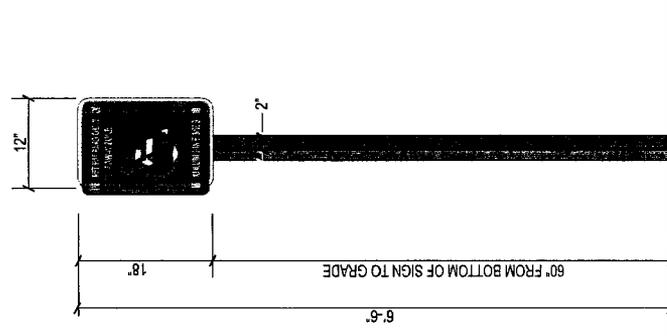
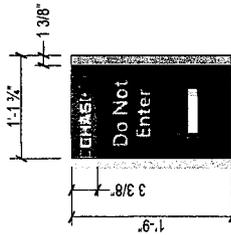
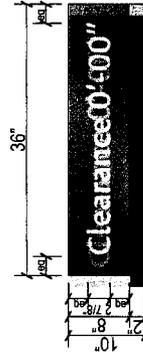
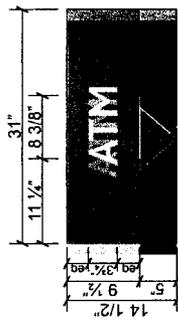
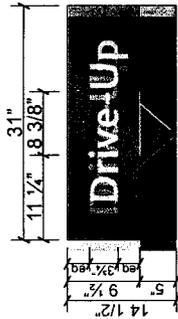
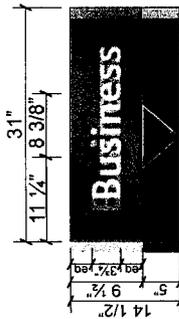
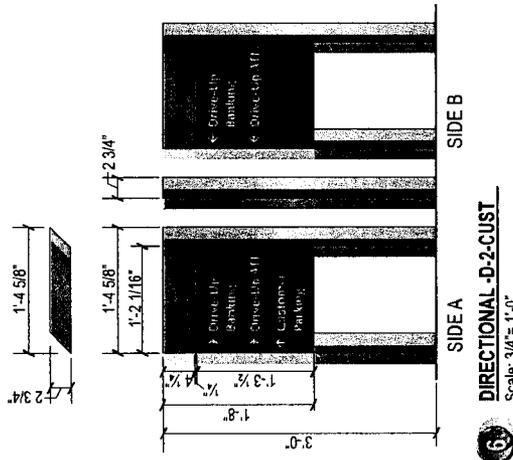


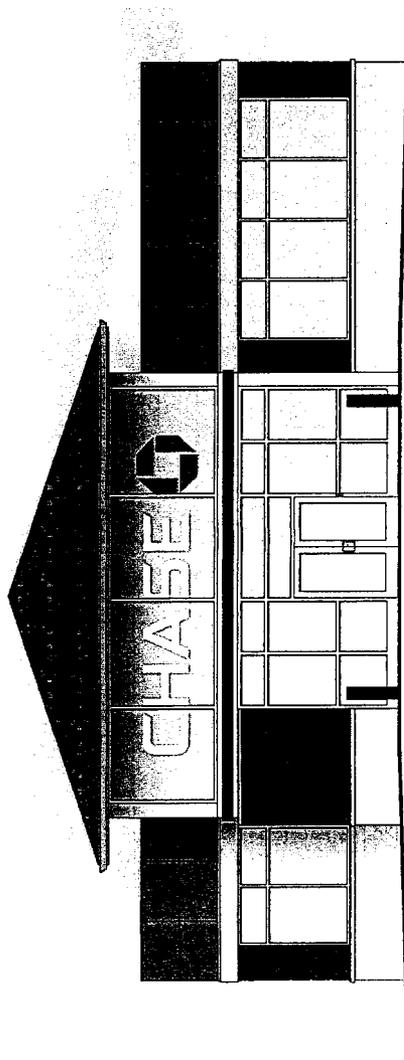
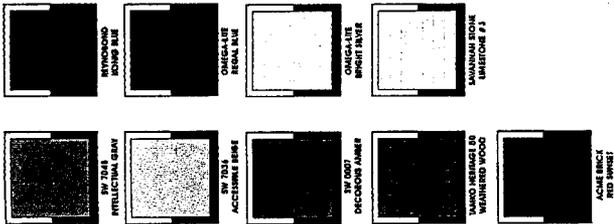
3 4 CHANNEL LETTERS - LIF-WBO-30 - ELEVATION
SCALE: 1/4" = 1'-0"



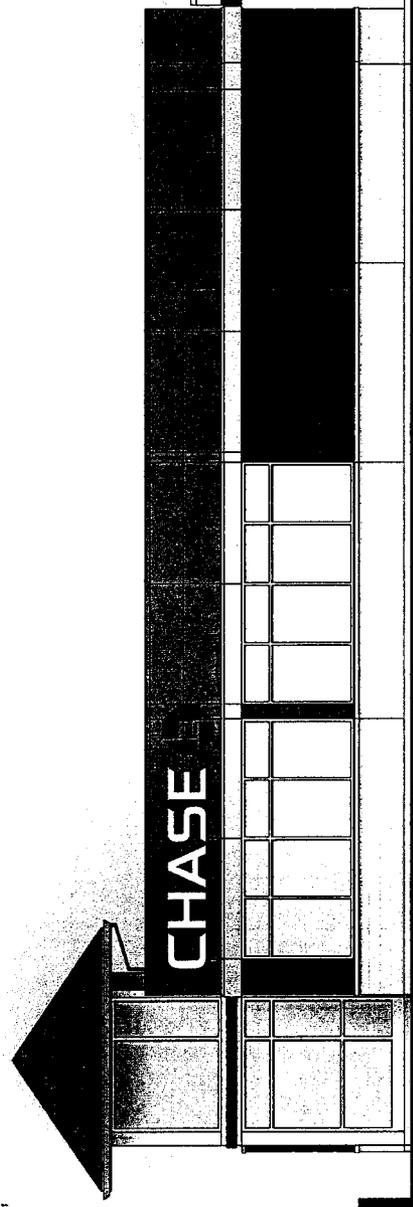
5 CHANNEL LETTERS - LIF-WBO-24 - ELEVATION
SCALE: 1/4" = 1'-0"

OTHER SIGNS

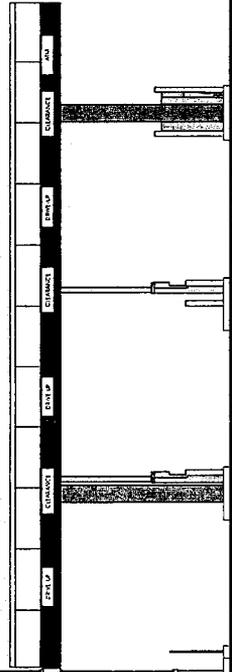




FRONT ELEVATION



SIDE ELEVATION



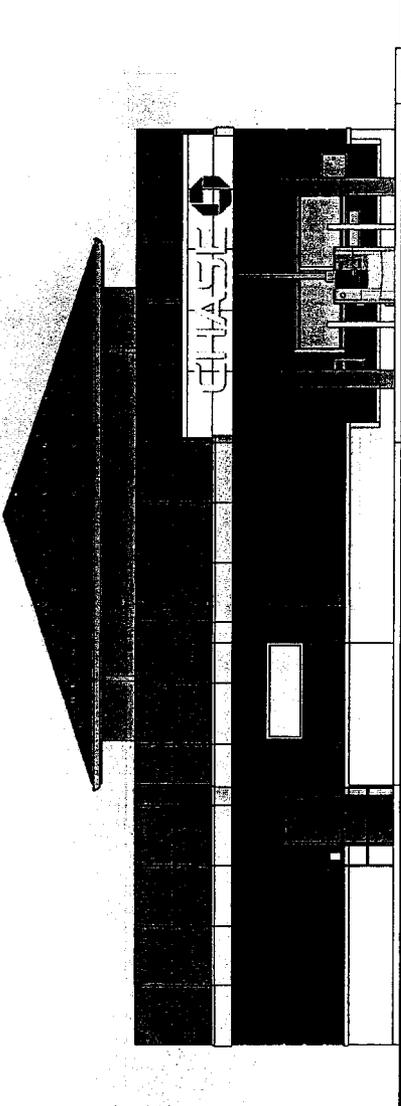
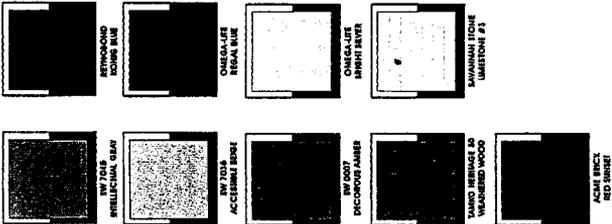
CHASE BANK
DELK ROAD
MARIETTA, GA



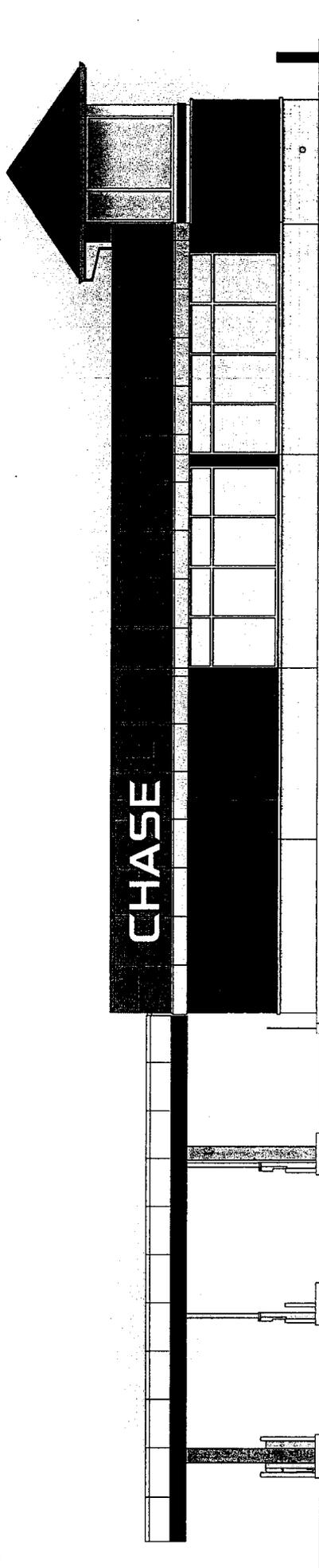
INTERPLANE
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PROJECT MANAGEMENT

INTERPLAN NO. 2009_0432
12-09-09

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR ON MATERIAL SAMPLES PROVIDED.



REAR ELEVATION



SIDE ELEVATION

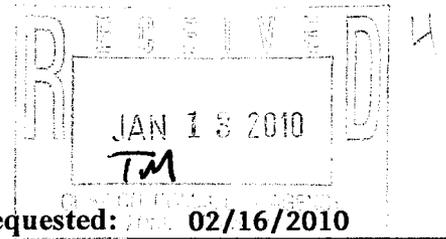
CHASE BANK
 333 WEST 35TH STREET
 MARIETTA, GA



INTERPLANE
 ARCHITECTURE • ENGINEERING • INTERIOR DESIGN • PROJECT MANAGEMENT

INTERPLAN NO. 2009.0432
 12-09-09

THE COLORS SHOWN IN THE RENDERINGS ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.



Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2045)

BOC Hearing Date Requested: 02/16/2010

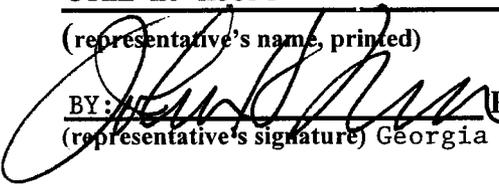
Applicant: ECI Group, Inc. Phone #: (770) 952-1400
(applicant's name printed)

Address: Suite 100, 2700 Delk Road, Marietta, GA 30067 **E-Mail:** Not Applicable

Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street

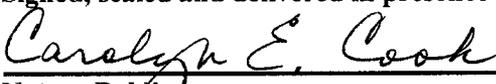
John H. Moore Address: Marietta, GA 30060

(representative's name, printed)

BY:  Phone #: (770) 429-1499 **E-Mail:** jmoore@mijs.com

(representative's signature) Georgia Bar No. 519800 w7@mijs.com

Signed, sealed and delivered in presence of:

 My commission expires: January 10, 2011

Notary Public

Titleholder(s): Cobb County Commercial, LLC Phone #: (770) 952-1400

(property owner's name printed)

Address: Suite 100, 2700 Delk Road, Marietta, GA 30067 **E-Mail:** Not Applicable

See Exhibit "A" for signature

(Property owner's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Commission District: 2 (Ott) **Zoning Case:** Z-91 (2003)

Date of Zoning Decision: 07/15/2003 **Original Date of Hearing:** 07/15/2003

Northwesterly side of Delk Road; westerly of the intersection of

Location: Delk Road and Terrell Mill Road

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 925, 936 **District(s):** 17th

State specifically the need or reason(s) for Other Business: _____

See Exhibit "B" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

EXHIBIT "B"
ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(SITE PLAN AND LANDSCAPE PLAN APPROVAL)

Application No.: Z-91 (2003)
Original Hearing Date: July 15, 2003
Date of Zoning Decision: July 15, 2003
Current Hearing Date: February 16, 2010

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: ECI Group, Inc.
Titleholder: Cobb County Commercial, LLC

Applicant, ECI Group, Inc. (hereinafter "Applicant"), is requesting approval of certain revisions to allow for the development of an out parcel which was a portion of the overall project approved by the Cobb County Board of Commissioners on July 15, 2003. A stipulation approved as part of the initial rezoning required "[a]ny approvals required by the Board of Commissioners shall be before the entire Board." Therefore, Applicant requests approval of the following:

- (1) Landscape Plan prepared by Interplan, LLC for Chase Bank; and
- (2) Site Plan prepared by Interplan, LLC for Chase Bank site.
- (3) Front, Rear, and Side Elevations, together with the color scheme for the proposed Chase Bank building dated December 9, 2009, prepared by Interplan, LLC; said elevations and colors having been previously approved by the Architectural Control Committee required pursuant to the approved minutes and stipulations; and
- (4) Signage drawings and materials for the Chase Bank building and attendant areas dated December 18, 2009, prepared by Interplan, LLC; said elevations and colors having been previously approved by the Architectural Control Committee required pursuant to the approved minutes and stipulations.
- (5) Minor modifications to the stipulations, the referenced and overall Site Plan, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary.

Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the official minutes of the Board of Commissioners Zoning Hearing held on July 15, 2003, in Application No. Z-91 (2003), are unaltered or unchanged by this request for site plan approval.