

(Stipulation Amendment)

Application for "Other Business"

08-028-2015

Cobb County, Georgia

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

BOC Hearing Date Requested: July 21, 2015

Applicant: Del Taco LLC Phone #: _____
(applicant's name printed)

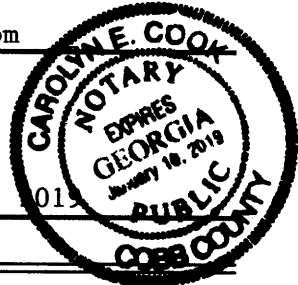
Address: Suite 200, 25521 Commercentre Drive, E-Mail: _____
Moore Ingram Johnson & Steele, LLP Lake Forest, CA 92630

J. Kevin Moore Address: Emerson Overlook, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: [Signature] Phone #: (770) 429-1499 E-Mail: jkm@mijs.com
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

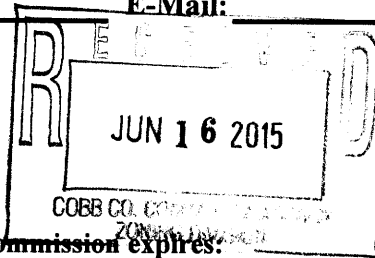
Carolyn E. Cook My commission expires: January 10, 2019
Notary Public



Titleholder(s): East Cobb Crossing, LLC Phone #: _____
(property owner's name printed)

Address: 3162 Johnson Ferry Road, #260-35 E-Mail: _____
Marietta, GA 30062

See Attached Exhibit "A"
(Property owner's signature)



Signed, sealed and delivered in presence of:

My commission expires: _____
Notary Public

Commission District: 2 (Ott) Zoning Case: 52 (1988)

Date of Zoning Decision: 04/19/1988 Original Date of Hearing: 04/19/1988

Location: Northwesterly side of Roswell Road (State Route 120); easterly of
Johnson Ferry Road (a/k/a 4305 Roswell Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 829, 830, 899, 900 District(s): 16th

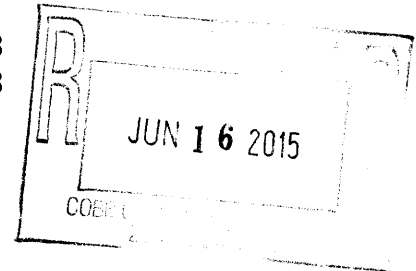
State specifically the need or reason(s) for Other Business: _____

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"
(Stipulation Amendment)

OB Application No.:	OB- 028	(2015)
Original Application No.:	52	
Original Hearing Date:	April 19, 1988	
Date of Zoning Decision:	April 19, 1988	
Current Hearing Date:	July 21, 2015	



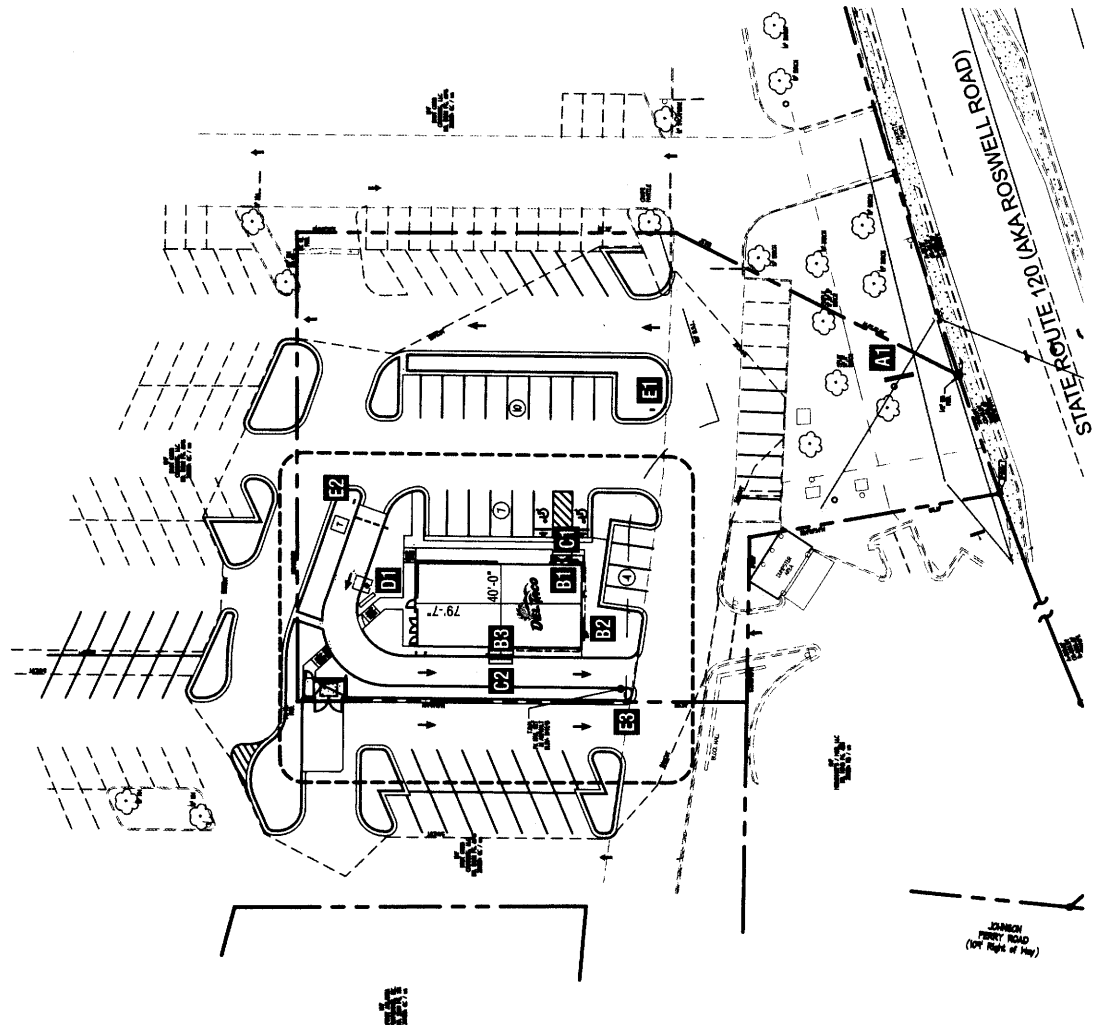
Applicant:	Del Taco LLC
Titleholder:	East Cobb Crossing, LLC

The property upon which the East Cobb Crossing Shopping Center is located was rezoned by the Cobb County Board of Commissioners on April 19, 1988, to the Planned Shopping Center ("PSC") zoning classification. The Board imposed certain stipulations regarding signage for the shopping center; one of which being "one free-standing sign be allowed on Johnson Ferry Road."

Applicant has renovated an existing structure within the East Cobb Crossing Shopping Center for the operation of a Del Taco restaurant. The site for the restaurant is not located on a separate parcel, but is located within the overall Shopping Center. Under strict application of the stipulations imposed by the Board of Commissioners in approving the rezoning request on April 19, 1988; as well as strict application of the Cobb County Sign Ordinance, Applicant is not entitled to separate signage on Johnson Ferry Road. However, prior occupants and users of the now Del Taco building enjoyed use of an existing pole sign which remains in place today. In order to avoid confusion and loss of important commercial signage, as well as revenue, approval of the requested stipulation amendment is necessary to allow Applicant to proceed with signage upgrades which otherwise meet all other Cobb County Sign Ordinance requirements; and more specifically, to allow for a separate, free-standing sign on Johnson Ferry Road. A complete copy of the sign package for the proposed site is attached collectively hereto as Exhibit "1" and incorporated herein by reference.

KEY

- A1** DF INTERNALLY ILLUMINATED MONUMENT SIGN 10'-0" X 12'-0" @ 15'-0" OA. HT. ("DEL TACO")
- B1** SF INTERNALLY ILLUMINATED 4'-11 1/8" X 9'-4" WALL SIGN (45.9 SQ. FT.) "DEL TACO"
- B2** SF INTERNALLY ILLUMINATED 4'-11 1/8" X 9'-4" WALL SIGN (45.9 SQ. FT.) "DEL TACO"
- B3** SF INTERNALLY ILLUMINATED 4'-6 7/8" X 8'-8" WALL SIGN (39.6 SQ. FT.) "DEL TACO"
- C1** 7 1/4" X 12'-3 1/2" CANOPY W/ ILLUMINATED COPY "MADE TO ORDER FRESH"
- C2** 7 1/4" X 10'-2 1/2" CANOPY W/ ILLUMINATED COPY "DRIVE THRU OPEN 24 HOURS"
- D1** INTERNALLY ILLUMINATED SPEAKER MENU
- E1** INTERNALLY ILLUMINATED DIRECTIONAL SIGN 1'-0" X 2'-0" CABINET ("DRIVE THRU >")
- E2** INTERNALLY ILLUMINATED DIRECTIONAL SIGN 1'-0" X 2'-0" CABINET ("DRIVE THRU >")
- E3** INTERNALLY ILLUMINATED DIRECTIONAL SIGN 1'-0" X 2'-0" CABINET ("THANK YOU/DO NOT ENTER")



SITE PLAN

SCALE: 1" = 50'-0"

CLIENT
PROJECT
DEL TACO #XXXX

LOCATION
4305 ROSWELL ROAD
MARIETTA, GA 30062

SHEET TITLE
POLE SIGN

ACT. REP.
TRAVIS CROUSER
DESIGNER
GERALD MCCLUNG
DATE
07/02/12
SCALE
NOTED

CUSTOMER APPROVAL

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PROJECT NO.	12-605	PROJECT #	312272
REVISION NO.	4	DATE	

REVISIONS						
1	08/13/12	JR	7	08/06/00	DESIGNER	
2	10/04/12	DAC <td>8</td> <td></td> <td></td> <td></td>	8			
3	05/25/12	AW <td>9</td> <td></td> <td></td> <td></td>	9			
4	06/28/14	DAC <td>10</td> <td></td> <td></td> <td></td>	10			
5			11			
6			12			

KEY NO.
A1

COLOR SPECIFICATIONS	
PMS MATCH (FOR PRINT)	
C1	PMS 485C Red
C2	PMS 144C Orange/Yellow
C3	PMS 116C Yellow
C4	PMS 383C Green
C5	White Flat/face
PAINT	
C6	Paint Black with Satin Finish

PRIMARY ELECTRICAL 120 V
TRANSFO TRA-26-1048 EP BALLAST
120V/ 50-60 HZ 2.6 AMPS/ 960V OUTPUT
SIGN TO BE UL LISTED (W/ DISCONNECT
SWITCH AS REQUIRED)

UL# HH487279

NOTE: EXISTING "TCBY" POLE SIGN WILL BE REMOVED



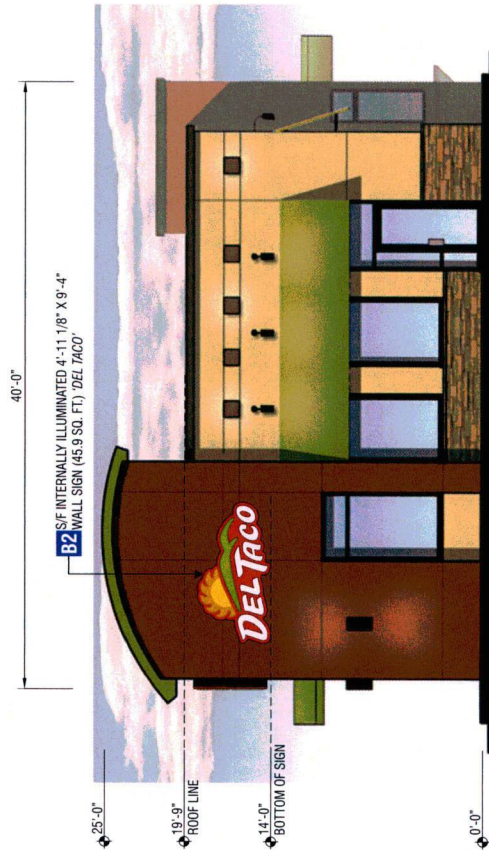
D/F INTERNALLY ILLUMINATED 10'-0" x 12'-0" MONUMENT SIGN @ 15'-0" OAH ("DEL TACO") 120 SQ. FT.

SCALE: 3/8" = 1'-0"



EAST/RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH/FRONT ELEVATION

SCALE: 1/8" = 1'-0"



WEST/LEFT ELEVATION

SCALE: 1/8" = 1'-0"



NORTH/REAR ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT
 DEL TACO #XXXX

LOCATION
 4305 ROSWELL ROAD
 MARIETTA, GA 30062

SHEET TITLE
 WALL SIGN

ASCT REP
 TRAVIS CROUSER

DESIGNER
 GERALD MCCLUNG

DATE
 07/02/12

NOTED
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PROJECT	12-605	SHEET	31272
REVISIONS	4	DATE	

NO.	DESCRIPTION	DATE	BY	CHKD.	DATE
1	12/17/12	JR			12/17/12
2	12/17/12	JR			12/17/12
3	12/17/12	JR			12/17/12
4	12/17/12	JR			12/17/12
5	12/17/12	JR			12/17/12
6	12/17/12	JR			12/17/12
7	12/17/12	JR			12/17/12
8	12/17/12	JR			12/17/12
9	12/17/12	JR			12/17/12
10	12/17/12	JR			12/17/12
11	12/17/12	JR			12/17/12
12	12/17/12	JR			12/17/12

KEY NO.

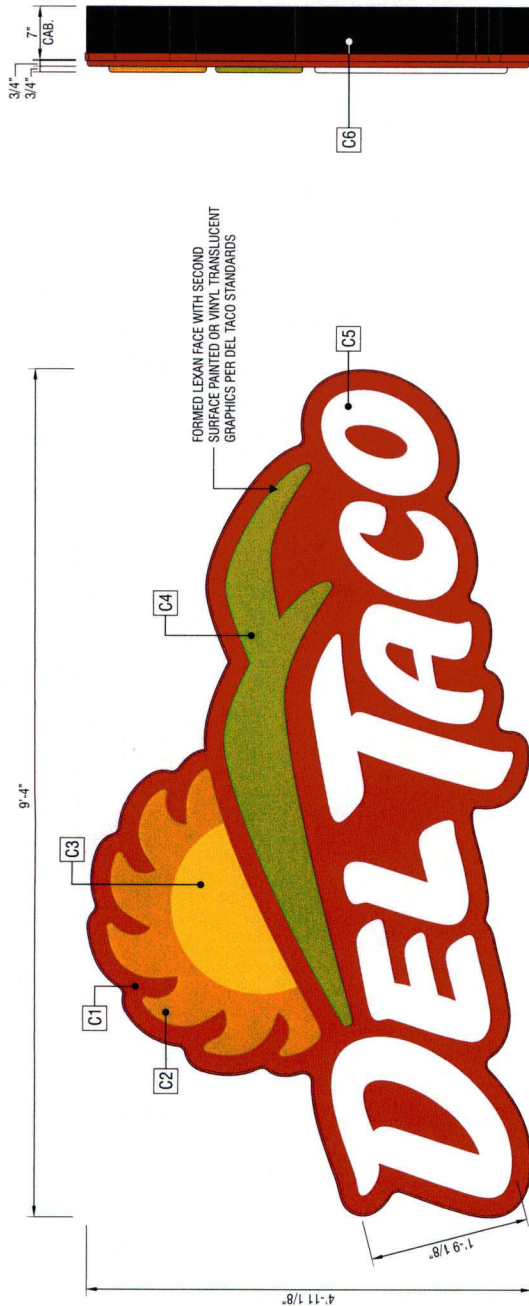
B1 B2

5 of 10

COLOR SPECIFICATIONS

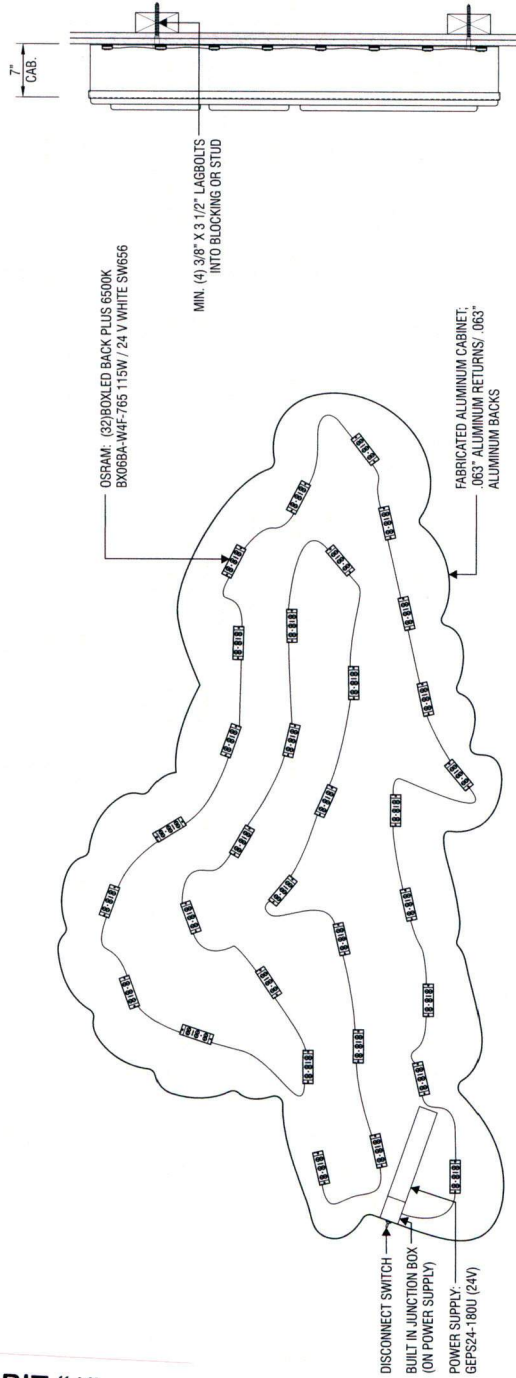
C1	LACRYL TO MATCH PMS 485C
C2	CUSTOM VINYL TO MATCH PMS 144C
C3	3630-015 YELLOW VINYL APPLIED SECOND SURFACE
C4	CUSTOM VINYL TO MATCH PMS 385C
C5	WHITE
C6	PAINT BLACK WITH SATIN FINISH

PRIMARY ELECTRICAL 120 V
 GE GEPS24-180U POWER SUPPLY
 (24" OUTPUT IN DEDICATED CIRCUIT)
 SIGN TO BE UL LISTED (W/ DISCONNECT SWITCH AS REQUIRED)



ELEVATION VIEW

SIDE VIEW



ELEVATION VIEW

SECTION VIEW

S/F WALL SIGN W/ LED ILLUMINATION - LARGE - 45.9 SQUARE FEET

SCALE: 3/4" = 1'-0"

NOTES: 120V POWER. SIGN TO BE UL LISTED WITH APPROVED DISCONNECT SWITCH. GROUNDING AND BONDING IN ACCORDANCE WITH ARTICLE 600 NEC.

PROJECT
DEL TACO #XXXX

LOCATION
4305 ROSWELL ROAD
MARIETTA, GA 30062

SHEET TITLE
WALL SIGN

ACTING REP
TRAVIS CROUSER
DESIGNER
GERALD MCCLUNG
DATE
07/02/12 NOTED
SCALE
CUSTOMER APPROVAL

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DRAWING NO.	12-605
PROJECT NO.	312272
REVISION NO.	4

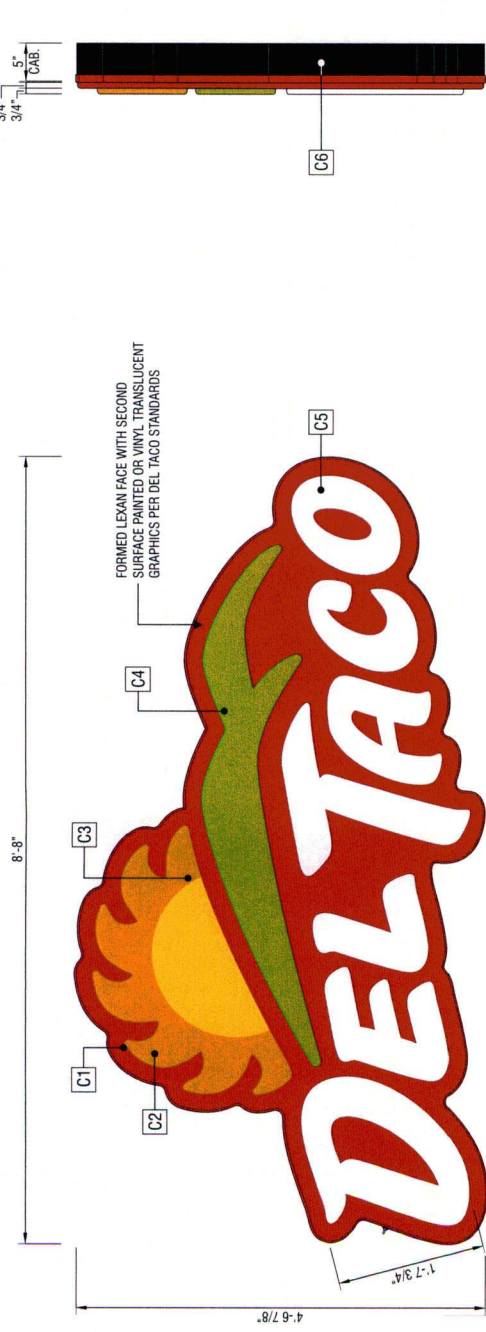
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2	10/04/12	OMC	8		
3	02/25/12	AW	9		
4	05/28/14	OMC	10		
5			11		
6			12		

KEY NO.
B3

COLOR SPECIFICATIONS

C1	LACRYL TO MATCH PMS 485C
C2	ARLON SERIES 2500-3820 - CUSTOM TO MATCH PMS 144C
C3	3M 3630-015 "YELLOW" TRANSLUCENT VINYL
C4	ARLON SERIES 2500-3819 - CUSTOM TO MATCH PMS 383C
C5	WHITE
C6	PAINT BLACK WITH SATIN FINISH

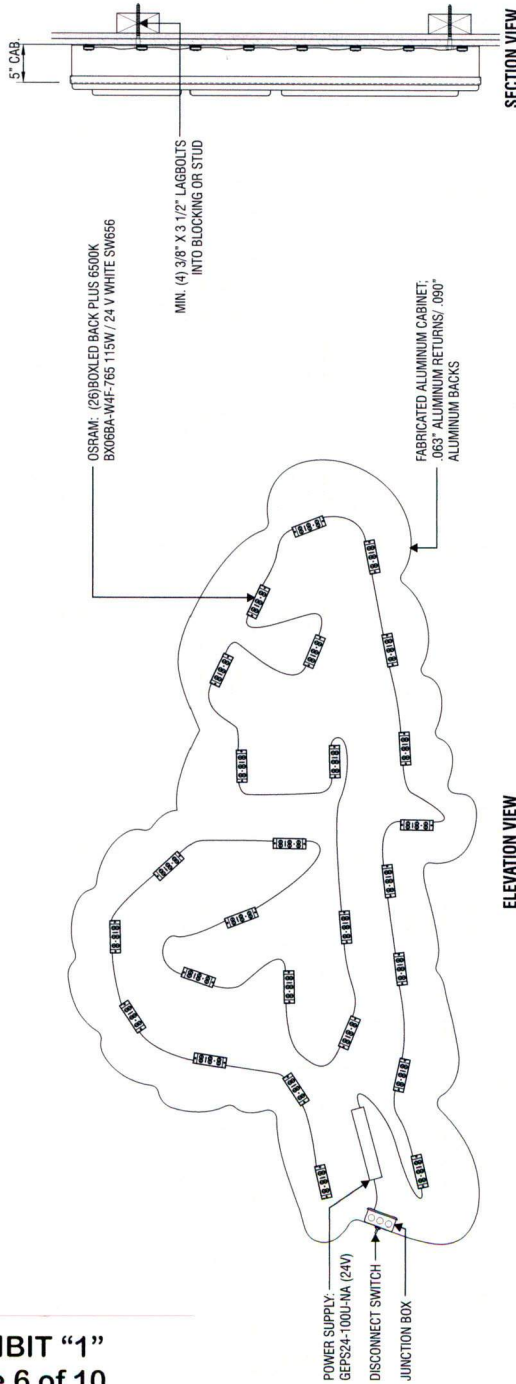
PRIMARY ELECTRICAL 120 V
GE GEPS24-100U-NA POWER SUPPLY
(24V OUTPUT ON DEDICATED CIRCUIT).
SIGN TO BE UL LISTED (W/ DISCONNECT
SWITCH AS REQUIRED)



ELEVATION VIEW

ELEVATION VIEW

EXHIBIT "1"
Page 6 of 10



SECTION VIEW

SECTION VIEW

NOTES: 120V POWER. SIGN TO BE UL
LISTED WITH APPROVED DISCONNECT
SWITCH. GROUNDING AND BONDING IN
ACCORDANCE WITH ARTICLE 600 NEC.

S/F WALL SIGN W/ LED ILLUMINATION - MEDIUM - 39.6 SQUARE FEET
SCALE: 3/4" = 1'-0"

NOTE: DRAWING SUBJECT TO CHANGE PENDING ENGINEERING

COLOR SPECIFICATIONS

C1	PAINT TO MATCH SHERWIN WILLIAMS SW 6712 'LAVA GREEN'
C2	PAINT 'SMOKEY GRAY' SEMI-TRANSLUCENT W/ GLOSS FINISH

CNP
SIGNS & GRAPHICS
4530 Mission Gorge Place
San Diego, CA 92120
Tel: 619.283.5600
Fax: 619.283.5603
Web: www.cnpsigns.com



CLIENT
PROJECT
DEL TACO #XXXX

LOCATION
4305 ROSWELL ROAD
MARIETTA, GA 30062

SHEET TITLE
7.38" FLAT CUT OUT
CANOPY COPY

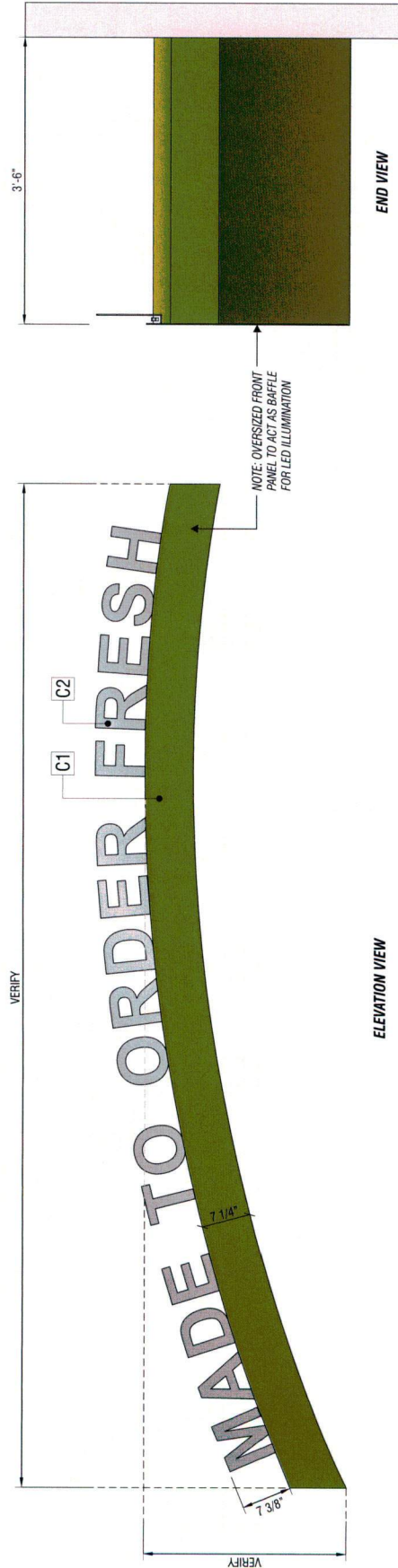
ACT. REP.
TRAVIS CROUSER
DESIGNER
GERALD MCCLUNG

DATE
07/02/12

SCALE
NOTED

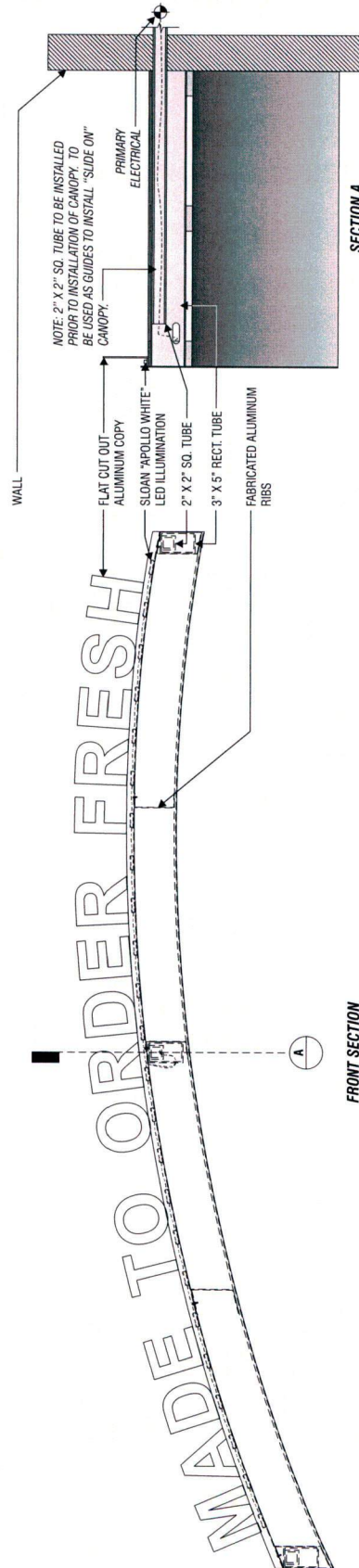
CUSTOMER APPROVAL

EXHIBIT "1"
Page 7 of 10



ELEVATION VIEW

END VIEW



FRONT SECTION

SECTION A

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PROJECT	12-605	PROJECT #	312272
REVISION NO.	4	REVISION	

REVISIONS	NO.	DATE	BY	REASON
1	06/12/12	AS	7	ISSUED
2	06/12/12	AM	8	
3	06/12/12	AM	9	
4	06/12/12	AM	10	
5	06/12/12	AM	11	
6	06/12/12	AM	12	

KEY NO.

C1

APPROVED BY: _____ DATE: _____
CUSTOMER APPROVAL

'MADE TO ORDER FRESH' CANOPY W/ ILLUMINATED LETTERS

SCALE: 3/4" = 1'-0"

NOTE: DRAWING SUBJECT TO CHANGE PENDING ENGINEERING

COLOR SPECIFICATIONS

C1	PANTO MATCH SHERWIN WILLIAMS SW 6712 'LAVA GREEN'
C2	PANTO 'SMOKEY GRAY' SEMI-TRANSLUCENT W/ GLOSS FINISH

CNP
SIGNS & GRAPHICS
 4530 Mission Gorge Place
 San Diego, CA 92120
 Tel: 619.293.5891
 Fax: 619.293.5893
 Web: www.cnpdesigns.com



PROJECT
 DEL TACO #XXXX

LOCATION
 4305 ROSWELL ROAD
 MARIETTA, GA 30062

SHEET TITLE
 5" FLAT CUT OUT CANOPY

ACTING REP
 TRAVIS CROUSER
 DESIGNER
 GERALD MCCLUNG

DATE
 07/02/12 NOTED

CUSTOMER APPROVAL

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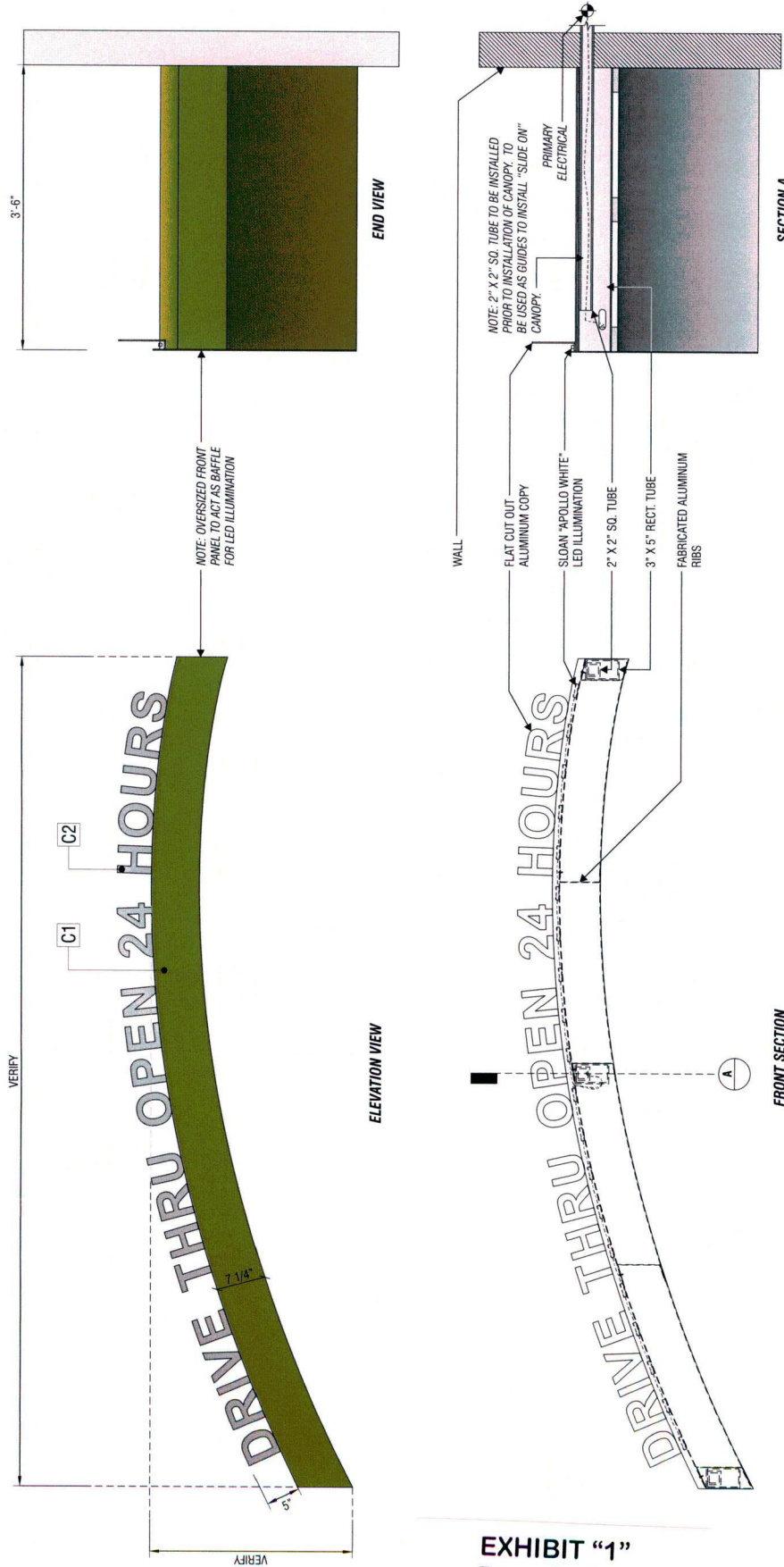
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REVISIONS	4	DATE	

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3	08/13/12	DM	9 08/13/12
4	08/13/12	DM	10 08/13/12
5	08/13/12	DM	11 08/13/12
6	08/13/12	DM	12 08/13/12

KEY NO.

C2

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'DRIVE THRU OPEN 24 HOURS' CANOPY W/ ILLUMINATED LETTERS

SCALE: 3/4" = 1'-0"

APPROVED BY: _____ DATE: _____

CUSTOMER APPROVAL

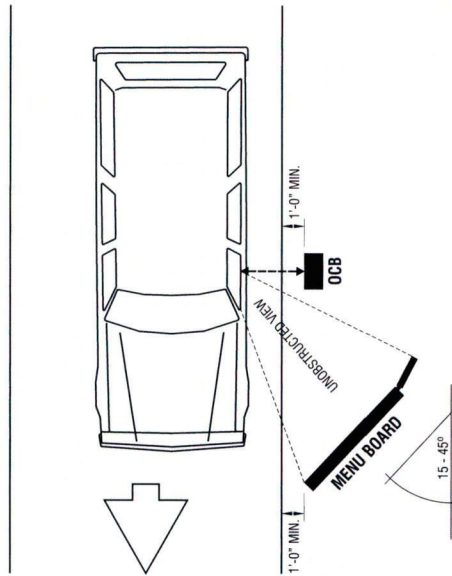
NO.	DESCRIPTION	DATE	BY
1	12-605	3/12/12	312272
2	4		

NO.	DESCRIPTION	DATE	BY
1	12-605	3/12/12	312272
2	4		

KEY NO.

D1

9 of 10



PLAN VIEW @ MENU BOARD & OCB
SCALE: 3/16" = 1'-0"

NOTE: THE DIAGRAM ABOVE IS ALSO BASED OFF THE "STANDARD" LOCATION
DEL TACO CORPORATE HAS PROVIDED TO CNP. IT IS THE GC'S RESPONSIBILITY
TO COORDINATE WITH THE OWNER ON THE EXACT LOCATION. CNP WILL
NOT BE HELD RESPONSIBLE FOR ANY REMOVALS, RE-POSITIONING AND
RE-INSTALLATION. ALL REMOVALS, RE-POSITIONING AND RE-INSTALLATION
WILL BE BILLED ON A T&M BASIS.

POSITION EVERYTHING FROM LOOP SENSOR.

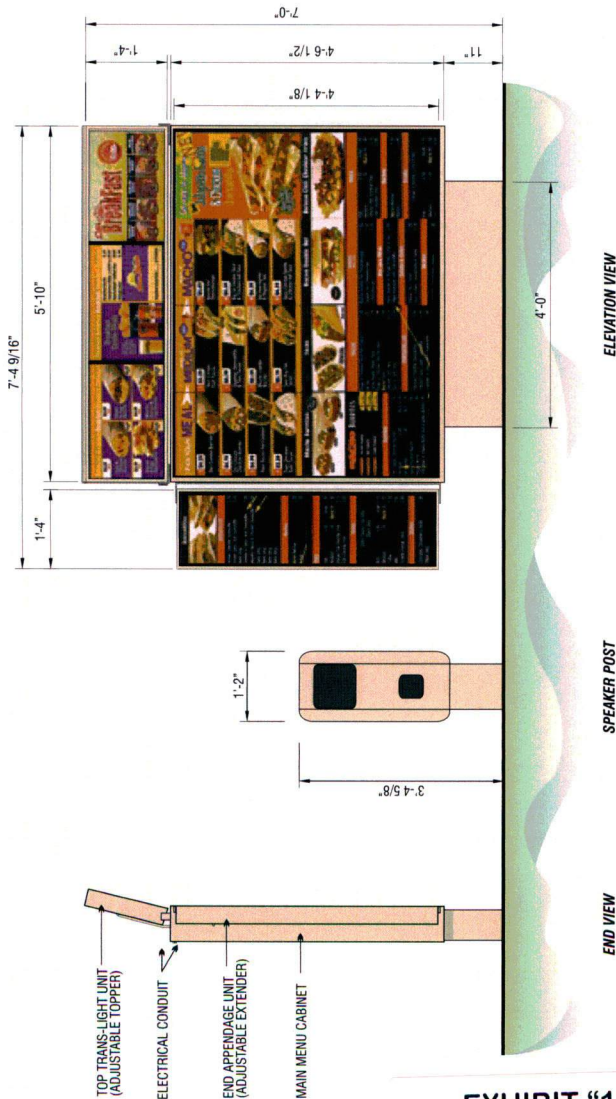
THE LOOP SENSOR SHOULD BE DIRECTLY IN FRONT OF THE OCB. THE OCB SHOULD BE PARALLEL
TO THE DRIVE-THRU LANE.7 NOT BLOCK THE MENU BOARD.
THE OCB SHOULD BE AT LEAST 12" FROM THE CURB. THE BOLLARD SHOULD BE POSITIONED TO
PREVENT DAMAGE FROM AUTOMOBILES.

MENU BOARD

THE MENU BOARD SHOULD BE ANGLED BETWEEN 15 AND 45 DEGREES FROM THE CURB FOR
OPTIMAL VIEWING.
IF THE OCB BLOCKS THE MENU BOARD, EITHER THE OCB OR THE MENU BOARD WILL NEED TO BE
MOVED. THE LOOP SENSOR MUST STAY IN FRONT OF THE OCB.
THE IDEAL DISTANCE FROM THE OCB TO THE MENU BOARD IS 10 TO 15 FEET. THE EXTENDERS
SHOULD BE AT LEAST 12" FROM THE CURB.

DO'S & DON'TS:

DO MAKE SURE THE CUSTOMER CAN VIEW BOTH THE MENU BOARD AND THE OCB EASILY.
DON'T LOCATE ANYTHING WITHIN 12" OF THE DRIVE-THRU LANE WITHOUT PROTECTING IT FROM
MIRRORS.



SPEAKER POST

END VIEW

ELEVATION VIEW

NOTE: ENGINEERING ATTACHED.

ALUMINUM CONSTRUCTION WITH INTERNAL FLUORESCENT ILLUMINATION.
PAINTED CARDINAL #T009-8G01 ALMOND 90% GLOSS POWDER TYPE POLYESTER T.G.I.C.
MENU PANELS SHOWN ABOVE BASED ON A STANDARD INDIVIDUAL SIZE OF 14 7/16" X 24 1/4"
40.25 SQUARE FEET.

INTERNALLY ILLUMINATED MENU DISPLAY

SCALE: 1/2" = 1'-0"

COLOR SPECIFICATIONS

C1 Lacey to Match PMS 485C
 Backed with white (Paint)

C2 Backed with white (Paint)

CNP
SIGNS & GRAPHICS
 4530 Mission Gorge Place
 San Diego, CA 92120
 Tel: 619.283.2111
 Fax: 619.283.9503
 Web: www.cnpsigns.com

CLIENT
 PROJECT
 DEL TACO #XXXX



LOCATION
 4305 ROSWELL ROAD
 MARIETTA, GA 30062

SHEET TITLE
 DIRECTIONALS

ACT. REP.
 TRAVIS CROUSER
 DESIGNER
 GERALD MCCLUNG
 DATE
 07/02/12
 SCALE
 NOTED

CUSTOMER APPROVAL

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PROJECT #	12-605	312272
REVISION NO.	4	

REV.	DATE	BY	CHKD.	REVISION
1	08/01/12	JR		7/08/0000
2	08/01/12	JR		8/08/0000
3	08/01/12	JR		9/08/0000
4	08/01/12	JR		10/08/0000
5	08/01/12	JR		11/08/0000
6	08/01/12	JR		12/08/0000

KEY NO.	E1	E2
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10 of 10

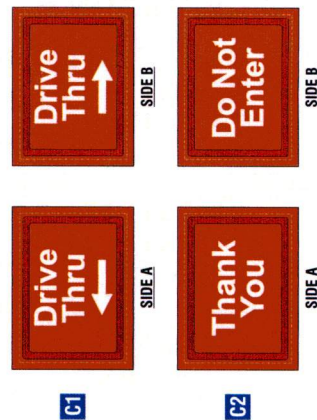
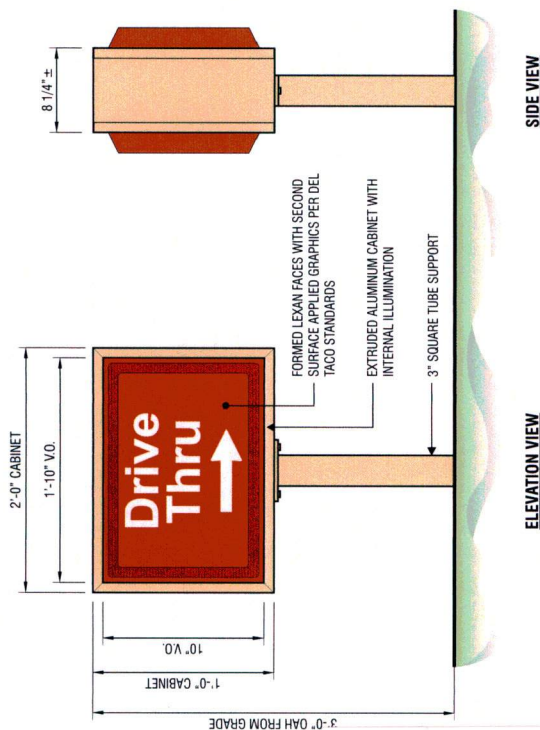


EXHIBIT "1"
 Page 10 of 10

D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGN 3.0 SQ. FT.
 SCALE: 1" = 1'-0"

**OFFICIAL MINUTES OF BOARD OF
COMMISSIONERS ZONING HEARING
AS TO APPLICATION FOR REZONING
NO. 52 – APRIL 19, 1998**

APPLICATION FOR REZONING
TO THE
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
AND THE
COBB COUNTY PLANNING COMMISSION
(type or print clearly)

Application No. 52

Hearing Date 4-19-88

Applicant ALTERMAN REAL ESTATE LTD. Business Phone 237-9891 Home Phone 992-2127
(business name)
PAUL ALTERMAN Address 1218 W. Paces Ferry Rd., Suite 104, Atl.
(representative's name, printed)
* Paul Alterman Business Phone 237-9891 Home Phone 992-2127
(representative's signature)

Titleholder ALTERMAN REAL ESTATE LTD Business Phone 237-9891 Home Phone 992-2127
* Signature Paul Alterman Address 1218 W. Paces Ferry Rd., Suite 104 Atl, Ga 30327
(attach additional signatures, if needed)

Zoning Request From _____ with _____ To _____
(present zoning) PSC - restrictions (proposed zoning)

For the Purpose of _____ Size of Tract 17.8¹⁶ acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location JOHNSON FERRY AT ROSWELL RD
(street address, if applicable, nearest intersection, etc.)

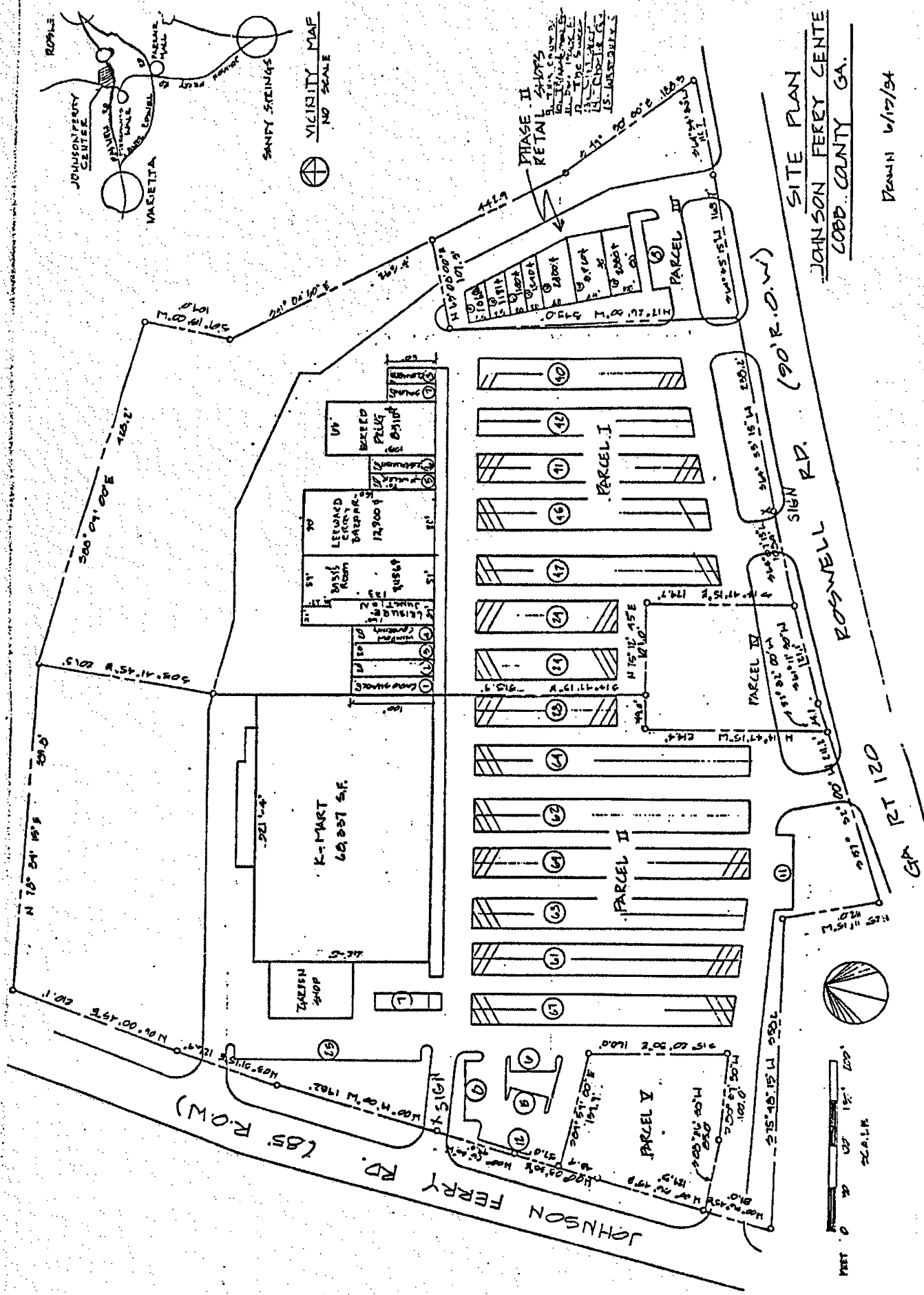
Land Lot(s) 829,830,899,900 District 16th

Recommendation of Planning Commission 4/19/88 - Planning Commission recommended application be approved subject to 1) one free-standing sign be allowed on Johnson Ferry Rd., and one free-standing sign on Roswell Rd; 2) maximum height of signs to be 20 ft.; 3) maximum copy area of each sign to be 120 sq.ft.; 4) signs to be placed outside the required R/W; 5) no portable signs. Motion by Wise, seconded by Jones, carried 5-0.

Henry A. Gans Chairman

Board of Commissioners' Decision 4/19/88 - Board of Commissioners approved application as stated above, and requested staff to encourage the applicants to use brick structures. Motion by Powell, seconded by Clay, carried 5-0.

Paul E. Smith Chairman



Drawn 6/17/94