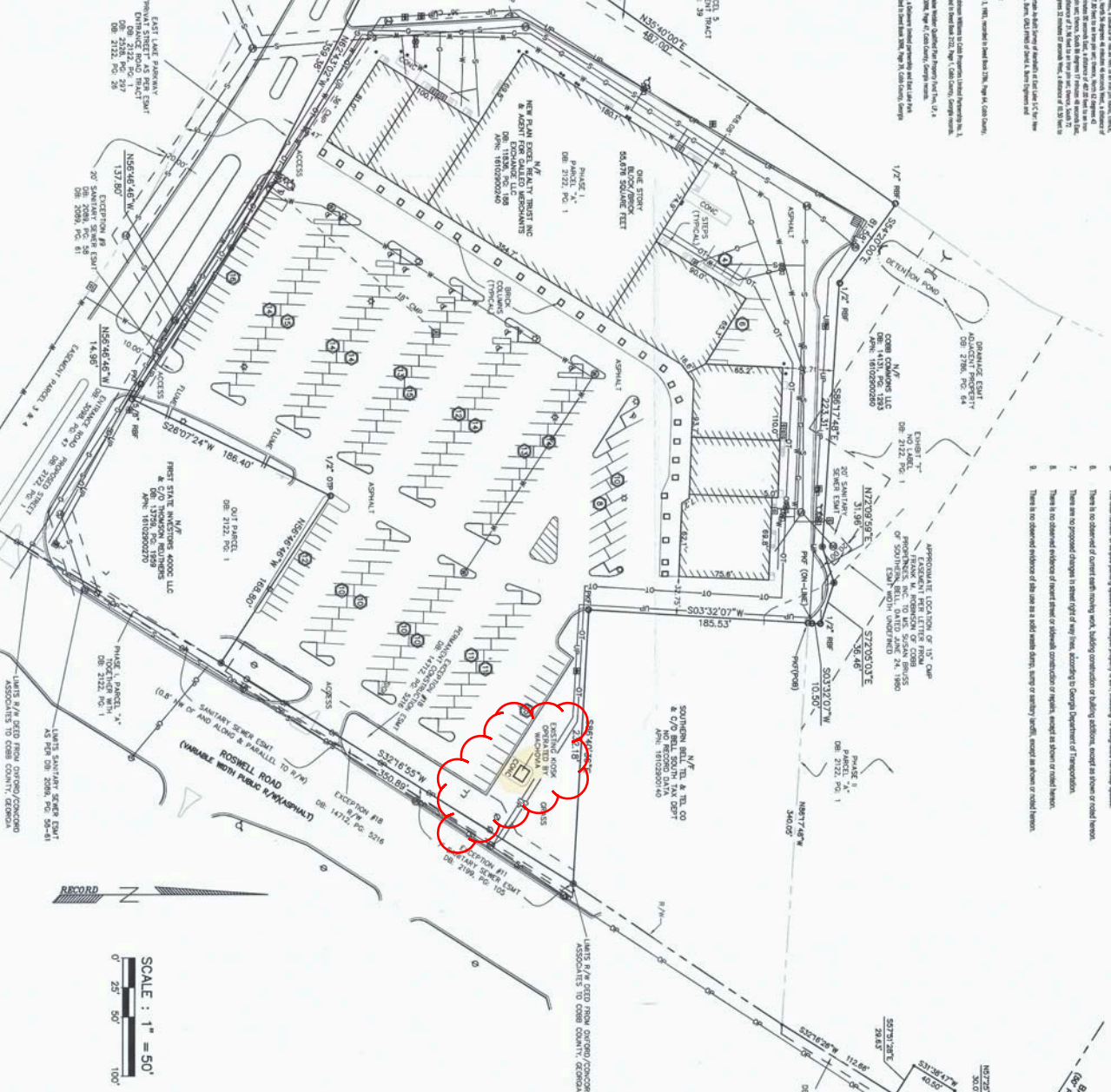


GENERAL SURVEY NOTES:

- The survey was made in accordance with laws and/or minimum standards of the State of Georgia.
- The property described herein is the same as the property described in: Commission's Land Title Insurance Company Commission No. 13568580 with an effective date of March 2, 2011 in 655022, and that of easements, covenants and restrictions referenced to said the commissioner or appear from a physical inspection of the file or otherwise known to me have been properly shown or otherwise noted as to their effect on the subject property.
- Said described property is located within an area being a Zone Designated by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map No. 1306070205, with a date of determination of December 16, 2005 for Community No. 130625 in Cobb County, State of Georgia, which is the current Flood Insurance Rate Map for the community or area and premises indicated.
- The Property has direct access to Hummel Road, a dedicated public street or highway.
- The total number of other parking spaces on the subject property is 281, including 13 designated handicap spaces.
- There is no observed current utility work, building construction or building addition, except as shown or noted herein.
- There are no proposed changes to street right of way lines, according to Georgia Department of Transportation.
- There is no observed evidence of recent final or ongoing construction or repairs, except as shown or noted herein.
- There is no observed evidence of site use as a retail waste dump, dump or sanitary landfill, except as shown or noted herein.

LIST OF POSSIBLE ENCROACHMENTS:

The following list of encroachments is only the opinion of the surveyor and should not be interpreted as complete listing.
NONE APPLICABLE



SCALE : 1" = 50'
0' 25' 50' 100'

ZONING INFORMATION:

Items to be supplied by owner.

LEGEND OF SYMBOLS:

Symbol	Description
○	Iron Pin Found
○	Survey Stake Line
○	Overhead Telephone Line
○	Underground Gas Line
○	Water Pipe
○	Water Mains
○	Right-of-Way
○	Electric Pole
○	Gas Meter
○	Drop Hook
○	Sign
○	Right-of-Way
○	Boundary
○	Copper 1/2" Rebar S&M
○	Parking Spaces
○	Country State Line
○	Overhead Telephone Line
○	Underground Gas Line
○	Water Pipe
○	Water Mains
○	Right-of-Way

COORDINATED BY:
SAMTHORNTONS
NATIONAL CORPORATION
100 NE 8th Street
OKLAHOMA CITY, OK 73104
www.samthorntons.com

No.	REVISIONS	Date

RECORDED
OCT 11 2018
Cobb County

SURV
To: West P
Blank REC
Blank REC
The Code
This is to
accuse
SAVENS,
7041051
The field
Date of P
Survey 1
Professional

PHASE 1, PARCEL 1
DEB 2122, PG 1
DEB 2122, PG 2
DEB 2122, PG 3

PHASE 1, PARCEL 1
DEB 2122, PG 1
DEB 2122, PG 2
DEB 2122, PG 3

APPLICANT: SunTrust Bank
PHONE: 850-563-1490
REPRESENTATIVE: Jason Toole (CPH, Inc.)
PHONE: 850-563-1490
TITLEHOLDER: New Plan Excel Realty Trust
PROPERTY LOCATION: On the northwest corner of East Lake Parkway and Roswell Road (2197 Roswell Road).

PETITION No.: V-123
DATE OF HEARING: 12-12-2018
PRESENT ZONING: GC
LAND LOT(S): 1028, 1029
DISTRICT: 16
SIZE OF TRACT: 6.77 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Reduce the required parking from 288 spaces to 277 spaces; 2) increase the maximum allowable impervious surface limitation from 70% to 83%; and 3) allow an accessory structure (remote ATM) to be located in front of the principal building.

OPPOSITION: No. **OPPOSED** _____ **PETITION No.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____
STIPULATIONS: _____



APPLICANT: SunTrust Bank

PETITION No.: V-123

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No adverse stormwater management impacts are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

WATER: No conflict.

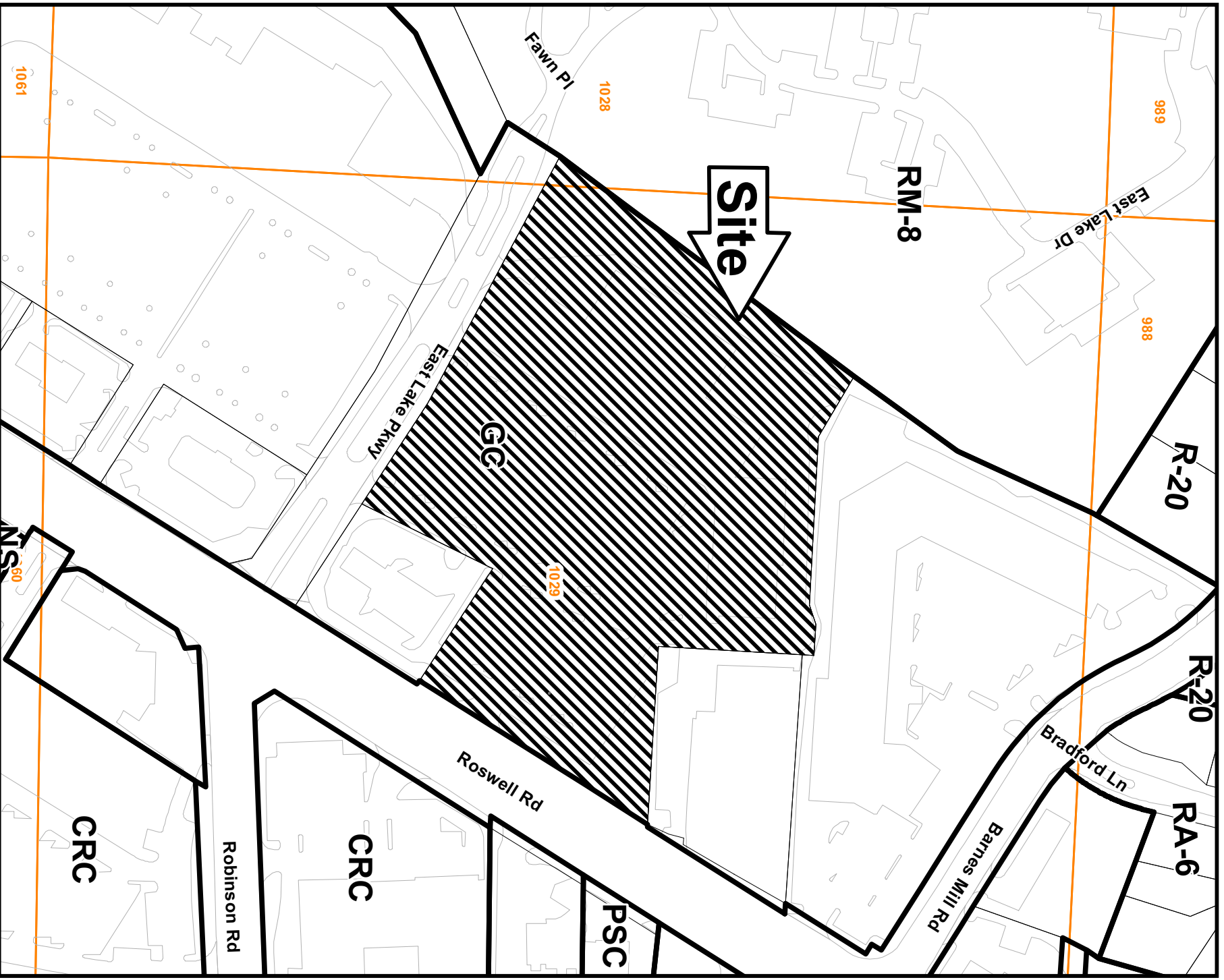
SEWER: No conflict.

APPLICANT: SunTrust Bank

PETITION No.: V-123

FIRE DEPARTMENT: No comment.

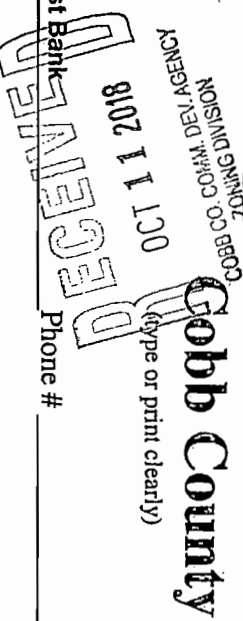
V-123 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.



Application for Variance



Application No. V-123
Hearing Date: 12.12.18

Applicant SunTrust Bank Phone # _____ E-mail _____

Jason Toole (CPH, Inc.) Address 1031-C W 23rd Street, Panama City, FL 32405
(representative's name, printed) (street, city, state and zip code)

Jason Toole Phone # 850-563-1490 E-mail jtoole@cphcorp.com
(representative's signature)



Signed, sealed and delivered in presence of:
Kelley McCauley Notary Public

Titleholder Brixmor Eastlake SC, LLC Attention Barry Rodenstein My commission expires: 11/16/2020

Signature [Signature] (attach additional signatures, if needed) My commission expires: Feb 8, 2022

Signed, sealed and delivered in presence of:
[Signature] Notary Public

Present Zoning of Property GC (General Commercial)

Location 2197 Roswell Road, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____ Size of Tract 6.77 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other

Does the property or this request need a second electrical meter? YES _____ NO _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Letter of intent attached

List type of variance requested: Section 134-272: provide less than the required parking.

Section 134-227(13)(f): exceed the maximum impervious surface limitation.

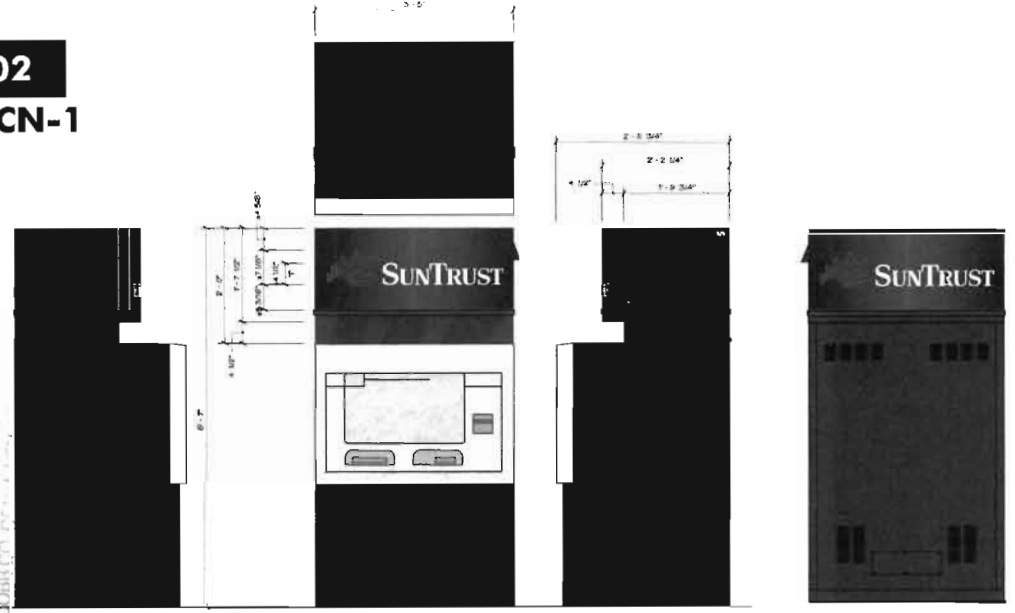
Section 134-227(14) accessory structure location in relation to primary structure.

Section 134-314 Allowable Storage

Proposed signage

N02
ATM-CN-1

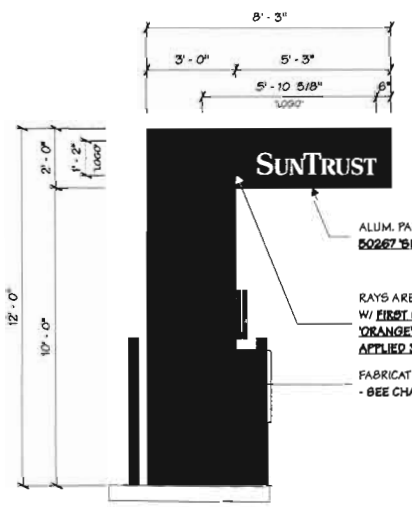
RECEIVED
OCT 11 2018



1 PLAN VIEW
1/4" = 1'-0"

LEG COLOR:

	MP#50266 'SUNTRUST METALLIC SILVER'
	MAP TO MATCH #2422 AMBER ACRYLIC ORANGE

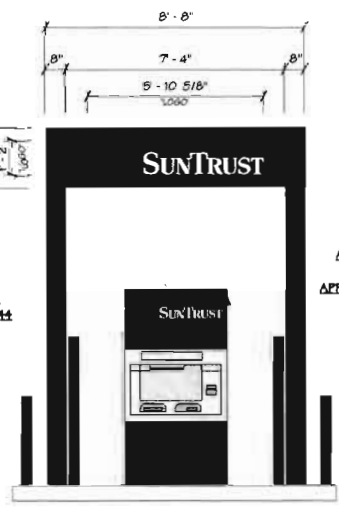


2 LEFT SIDE VIEW
1/4" = 1'-0"

ALUM. PANEL PAINTED MP# 50267 'SUNTRUST METALLIC BLUE'

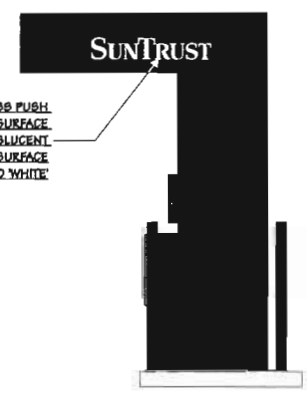
RAYS ARE CLEAR GLOSS PUSH THRU ACRYLIC, W/ FIRST SURFACE APPLIED VINYL SM #2630-14 'ORANGE' & SECOND SURFACE APPLIED SM #2630-75 'MARIGOLD'

FABRICATED LEGS PAINTED - BEE CHART

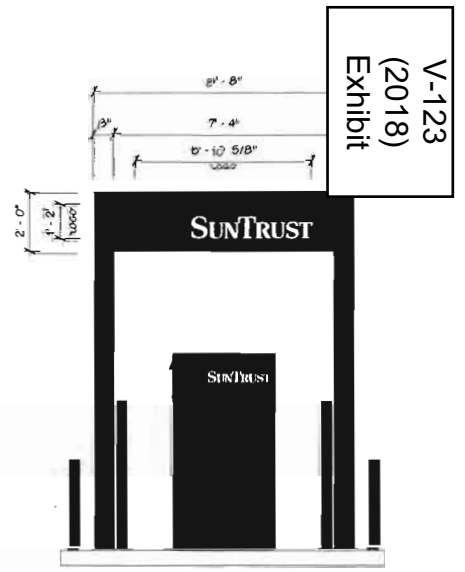


3 FRONT ELEVATION
1/4" = 1'-0"

COPY IS 1/2" CLEAR GLOSS PUSH THRU ACRYLIC W/ FIRST SURFACE APPLIED SM #2632-20 TRANSLUCENT WHITE VINYL @ SECOND SURFACE APPLIED DIFFUSER SM #2636-70 'WHITE'



4 RIGHT SIDE VIEW
1/4" = 1'-0"



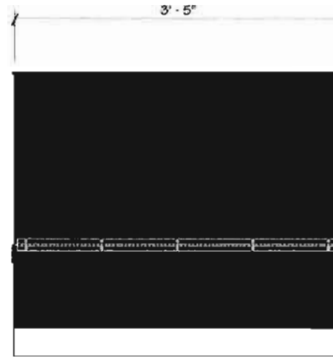
5 REAR ELEVATION
1/4" = 1'-0"

V-123
(2018)
Exhibit

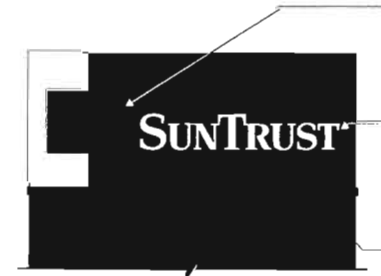


Proposed signage

N03
ATM-3037-DF



1 PLAN VIEW
ATM-3037.1 3/4" = 1' - 0"

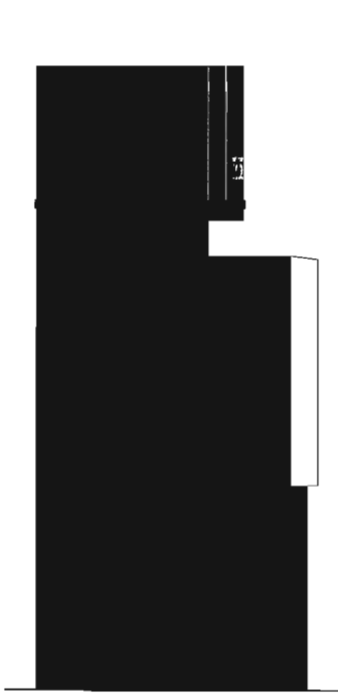


2 BACK VIEW
ATM-3037.1 3/4" = 1' - 0"

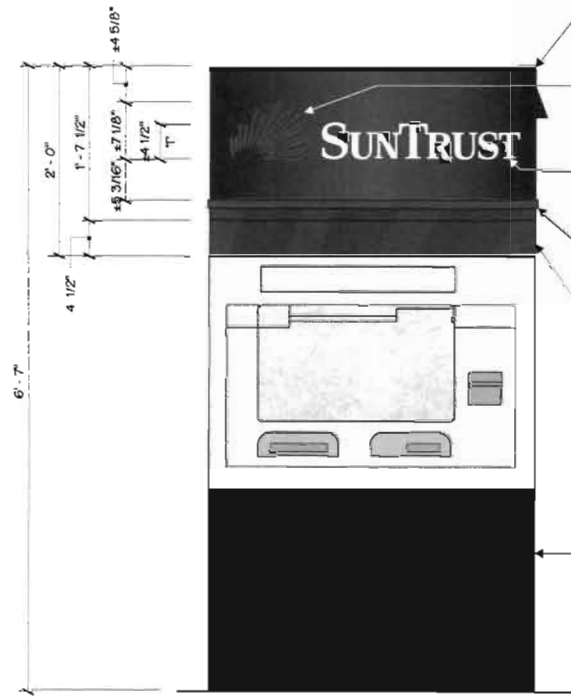
RAYS ARE CLEAR GLOSS PUSH THRU ACRYLIC W/ FIRST SURFACE APPLIED 3M #2630-44 'ORANGE' & SECOND SURFACE APPLIED 3M #2630-70 'MARGOLD' VINYL

COPY IS CLEAR GLOSS PUSH THRU ACRYLIC W/ FIRST SURFACE APPLIED 3M #2632-20 TRANSLUCENT WHITE VINYL AND SECOND SURFACE APPLIED DIFFUSER 3M #2630-70 'WHITE'
- HEAT DRAPED TO FORM TO CABINET RADIUS

CUT ACRYLIC ACCENT BAR IS #2422 'AMBER' ACRYLIC
- PROJECTS & OVERHANGS 1/4" FROM FACE



3 SIDE VIEW
ATM-3037.1 3/4" = 1' - 0"



4 ELEVATION VIEW
ATM-3037.1 3/4" = 1' - 0"

ROLL FORMED ALUM. FACE W/ ROUTED GRAPHICS & BRAKE FORMED ALUM. RETURNS PAINTED MP#52067 'SUNTRUST BLUE' W/ STIPPLE FINISH

RAYS ARE CLEAR GLOSS PUSH THRU ACRYLIC W/ FIRST SURFACE APPLIED 3M #2630-44 'ORANGE' & SECOND SURFACE APPLIED 3M #2630-70 'MARGOLD' VINYL
- HEAT DRAPED TO FORM TO CABINET RADIUS

COPY IS CLEAR GLOSS PUSH THRU ACRYLIC W/ FIRST SURFACE APPLIED 3M #2632-20 TRANSLUCENT WHITE VINYL AND SECOND SURFACE APPLIED DIFFUSER 3M #2630-70 'WHITE'
- HEAT DRAPED TO FORM TO CABINET RADIUS

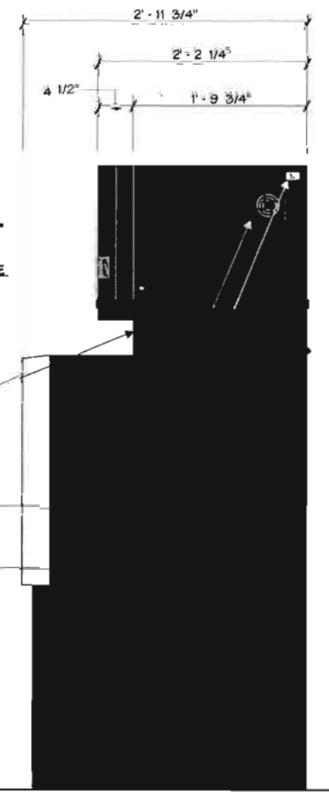
CUT ACRYLIC ACCENT BAR IS #2422 'AMBER' ACRYLIC. PROJECTS 1/4" FROM HEADER FACE

FABRICATED ALUM. TOPPER CABINET PAINTED PMS 158C STIPPLE FINISH
- RAYS PAINTED PMS 151 (90% OF 158C) STIPPLE FINISH

FABRICATED ALUM. FAN COVER PAINTED MP#52067 'SUNTRUST BLUE' W/ STIPPLE FINISH

UL LABEL TO BE PLACED ON SIDE OF PANEL

DIGITALLY PRINTED GRAPHIC VINYL SURFACE APPLIED TO EXISTING CABINET
- BACKGROUND TO MATCH PMS 158C
- RAYS TO MATCH PMS 151 (90% OF 158C)



5 SIDE VIEW
ATM-3037.1 3/4" = 1' - 0"

V-123
(2018)
Exhibit



Letter of Info

V-123
(2018)
Exhibit

and slips

Growth demands Growth

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Recent study shows Cobb County adding 8,000 residents since last year, according to the Marietta Daily Journal. With that increase in growth comes new residences and new businesses. Businesses such as financial institutions. One way to keep up with the growth but minimize the impact on Cobb County and the community is to develop a smaller, more efficient footprint. SunTrust did just that. SunTrust is proposing the remote walk-up ATM station to be able to support this growth as it relates to providing their current and new customers with financial solutions.

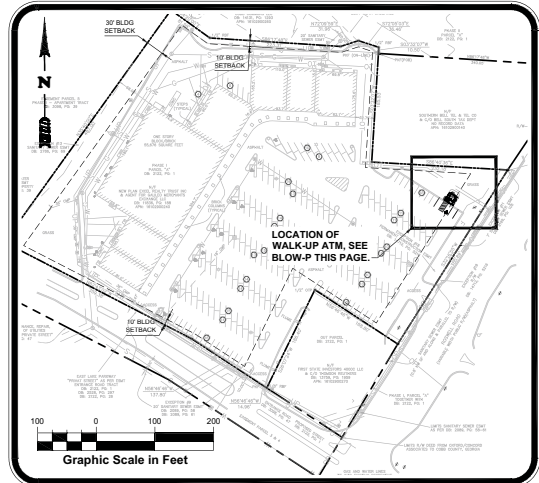
A perfect location for this remote ATM station is at the Marshalls and Eastlake development. This development has ample parking and great traffic flow and visibility from Roswell Road and East Lake Parkway. The proposed location for the ATM station is the southeast corner of the parking lot which currently remains unused. Currently there are several hand slips that are present such as exceeding imperious surface area, far less than required parking and location of

Necessary structure to primary structure. Due to the location of remote walkable ATM station within the development and its proximity to other businesses, size of the development and distance from both Beswell Road and East Lake Parkway, we humbly request for considerations for zoning relief of the variances requested.

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OCT 11 2018
GOBIS CO. COMM. DEV. AGENCY
ZONING DIVISION



CAONPY ELEVATIONS
SCALE: 1"=2'



SITE DATA:

DEVELOPER	SUNTRUST
TAX PARCEL ID NUMBER	16102900240.0000
SITE ADDRESS	2107 ROSWELL ROAD, MARIETTA, GA 30062
JURISDICTION	COBB COUNTY, GA
SITE ZONING	GC (GENERAL COMMERCIAL)
SITE AREA	6.77 AC / 294,992 SF
DEVELOPABLE AREA	10.02 AC / 432,000 SF
PROJECT DESCRIPTION	WALK-UP REMOTE ATM
PRE-DEVELOPMENT IMPERVIOUS	5.59 AC / 243,524 SF (82.5%)*
POST-DEVELOPMENT IMPERVIOUS	5.59 AC / 243,398 SF (82.5%)*

* 82.5% > 70% MAX IMPERVIOUS FOR CAC, VARIANCE REQ'D

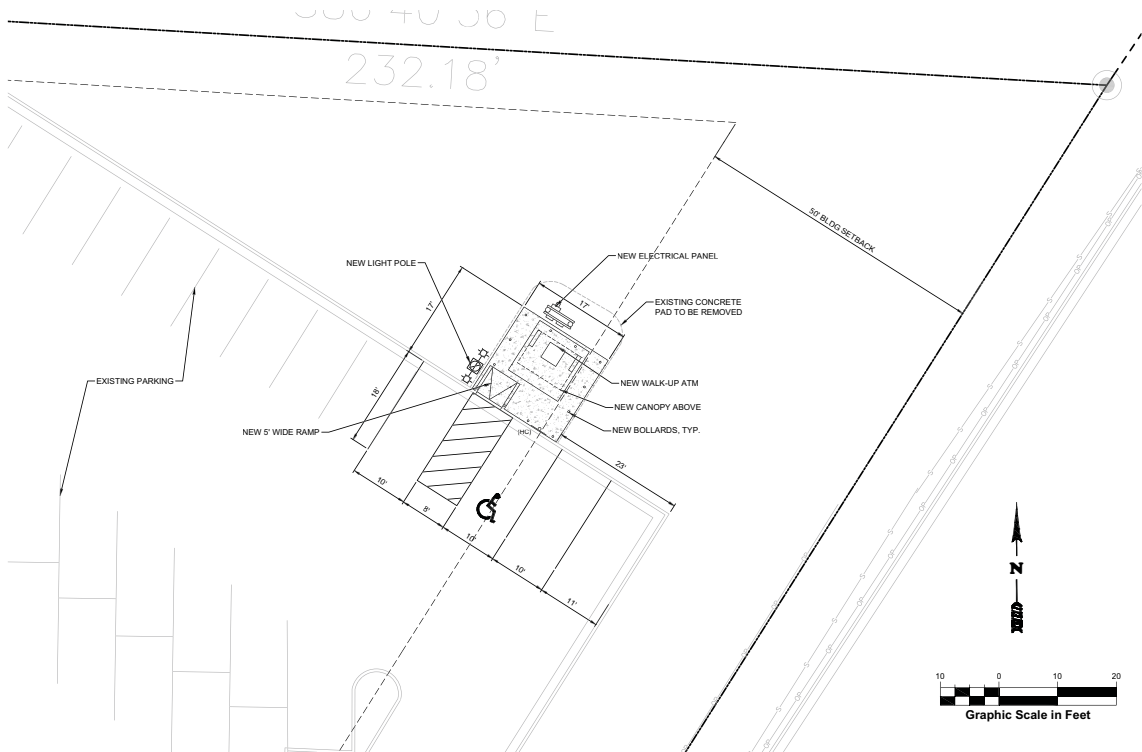
REQ'D BUILDING SETBACK LINES:

FRONT	50 FT
REAR	50 FT
SIDES	10 FT

PARKING DATA:

REQUIRED PARKING ANALYSIS:				
EXISTING PARKING SUMMARY				
TENANT NAME	FLOOR AREA INCLUDING PATIOS (SF)	ZONING CODE USE	REQ'D PARKING RATE PER CODE	PARKING SPACES REQ'D*
WORKOUT ANYTIME	6,400	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	32
SAPORITO'S PIZZA	1,750	EATING AND DRINKING ESTABLISHMENT	1 SPACE/100 SF (NET) FLOORSPACE TO INCLUDE ANY PATIO AREA WITH TABLES/CHAIRS	18
MARSHALLS	27,000	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	135
COGGINS SHOES FOR KIDS	4,500	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	23
CAVIN SPECIALTY MEATS	2,250	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	12
CURVES	2,230	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	12
GREAT EXPRESSION DENTAL CENTER	2,400	CLINIC	1 SPACE/285 SF (NET) FLOORSPACE	9
MAI BEAUTY NAILS SALON	1,200	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	6
MACON BEAUTY SYSTEMS	2,296	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	12
ATLANTA DANCE	5,100	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	26
TOTAL				285
PROPOSED PARKING SUMMARY				
TENANT NAME	FLOOR AREA INCLUDING PATIOS (SF)	ZONING CODE USE	REQ'D PARKING RATE PER CODE	PARKING SPACES REQ'D*
WORKOUT ANYTIME	6,400	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	32
SAPORITO'S PIZZA	1,750	EATING AND DRINKING ESTABLISHMENT	1 SPACE/100 SF (NET) FLOORSPACE TO INCLUDE ANY PATIO AREA WITH TABLES/CHAIRS	18
MARSHALLS	27,000	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	135
COGGINS SHOES FOR KIDS	4,500	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	23
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CURVES	2,230	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	12
GREAT EXPRESSION DENTAL CENTER	2,400	CLINIC	1 SPACE/285 SF (NET) FLOORSPACE	9
MAI BEAUTY NAILS SALON	1,200	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	6
MACON BEAUTY SYSTEMS	2,296	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	12
ATLANTA DANCE	5,100	COMMUNITY RETAIL USES	1 SPACE/200 SF (NET) FLOORSPACE	26
SUNTRUST	0	BANK/FINANCIAL INSTITUTIONS WITH DRIVE-IN ESTABLISHMENTS OR ATMs	1 SPACE/285 SF (NET) FLOORSPACE, 3 ADD'L SPACES PER ATM	3
TOTAL				288
PROVIDED PARKING ANALYSIS:				
EXISTING PARKING PROVIDED	275			
PROPOSED PARKING PROVIDED	277**			

**CALCULATED PARKING ROUNDED UP TO THE NEAREST SPACE
**VARIANCE REQUIRED



cph
www.cphcorp.com
A Full Service A & E Firm
1031-C W. 25th Street
Panama City, FL 32405
Ph: 904.863.1400

Plans Prepared By:
CPI, Inc.
State of Georgia Licenses:
Engineer No. PE0000331
Surveyor No. LSP000070
Architect No. NGA
Landscape No. NGA

DATE: 04/24/2018
DRAWN BY: R. REID
CHECKED BY: J. BRYANT

V-123 (2018) Exhibit

DESIGNED: R. REID
DRAWN: R. REID
CHECKED: J. BRYANT
JOB NO.: S13376
DATE: 04/24/2018

SUNTRUST
MARSHALLS EASTLAKE - CANOPY REMOTE WALK-UP ATM
COBB COUNTY, GEORGIA

SITE DEVELOPMENT PLAN

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

Sheet No. **C1.1**