

INTERPLAN

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February 25, 2010

Kevin Turner
City of Roswell Community Development
38 Hill Street
Roswell, GA 30075

RE: Chase Bank – 250 Rucker Road / Village Walk Center
Interplan Number: 002009.0434.00
Design Plan Review Written Analysis

Dear Mr. Turner,

As required pursuant to the Design Review Board submittal requirements, please accept this written analysis for our proposed four thousand one hundred ninety-two (4,192) square foot bank with drive-through canopy and dumpster enclosure within the Village Walk Center located at the northeast corner of Crabapple Road and Rucker Road.

Since the location of the proposed site is outside all City of Roswell overlay and/or specific design districts, the applicant is using the Citywide Design Guidelines as outlined within Chapter 19.3, Section 19.3.1 of the City Zoning Code in providing this written analysis of compliance.

1. **Shield parked vehicles from view (use a tall hedge or at least partial screening via an earthen berm).** The proposed location for the bank with drive-through facility is the southeastern corner of the development abutting both Crabapple Road and Rucker Road. Due to site development constraints the parking is proposed along the western edge of the building and along the southern parcel boundary. Shielding from both public right-of-ways is maximized by the higher grade of the site compared to the grade elevations of both roadways. For Village Walk Center approval, please refer to DRB project number 07-90 (Z07110014).
2. **Shield parking surfaces from view (vary the elevation of the parking surface in relation to the street).** The parking area for the proposed site ranges from approximately four feet to five feet (4'-5'), higher than the elevations of both abutting roadways; Crabapple Road and Rucker Road.

3. **Safe sidewalks (install a four to six foot planter strip between sidewalk and street).** Along Rucker Road, a ten foot (10') wide landscape strip has been provided between the western site boundary and the eastern edge of the sidewalk and is proposed to contain seven (7) trees and seventy-eight (78) shrubs. This ten foot (10') wide area wraps the southwestern corner of the site and adjacent to the curbed parking space corner widens to a forty foot (40') wide landscape strip along Crabapple Road between the southern site boundary and the northern edge of the sidewalk. The landscaped area is proposed to contain ten (10) trees and ninety-eight (98) shrubs.
4. **Treatment of large flat wall areas (use evergreen or at least some deciduous trees to screen them).** Landscape material is proposed along the western, southern and eastern elevations of the building. A total of seven (7) trees and one thousand four hundred sixty-seven (1,467) shrubs are proposed.
5. **Softscapes (vegetation) (install hedge, trees and grass, or at least trees and grass, along street right-of-ways).** The combined planter strips abutting both Crabapple Road and Rucker Road proposes installation of seventeen (17) trees and one hundred seventy-six (176) shrubs.
6. **Visual patterns on building facades (vary visible façade wall planes to create shadows and visual interest).** Visual patterns on the building facades have been created by using a variety of building materials to include a wainscot of Hanson Light Gray brick, a main building body using General Shale Virginia Vintage, Regal Blue banding around the tower feature above the front entrance, and Dryvit in Sandlewood Beige and Dover Sky. These building materials are consistent with Village Walk Center approved materials.
7. **Site Lighting (use down shades on curved arms, mounted on ornate metal poles no more than thirty (30) feet high, for parking areas).** Nine (9) light poles twenty-five feet (25') in height with two foot six inch (2'6") bases are proposed for illumination of the site. The light fixture is a die-cast cutoff with high pressure sodium light and a horizontally positioned flat glass lens. Also proposed for the site are two (2) one hundred twenty (120) volt bollard lights to illuminate the front entrance way of the building.
8. **Contextual appearance (vary building rooflines and provide connections between neighboring buildings).** Three (3) building rooflines have been provided; the canopy roofline at fourteen feet (14') in height, the parapet roofline at seventeen feet seven inches (17'7") in height, and the peak of the tower at twenty-five feet eight inches (25'8") in height. Pedestrian pathways interconnecting the buildings and providing access to the public right-of-way have been provided.
9. **Avoid visible utility lines (bury or at least conceal utilities).** Utilities on-site within the proposed bank site as well as within the entire Village Walk Center are located underground. All of the building mechanical equipment has been placed on the roof behind the parapet, not visible by any adjoining neighbor, any public area or any public right-of-way.

Chase Bank – 250 Rucker Road
February 25, 2010
Page 3 of 3

Sincerely,
Interplan, LLC

Andrea Cardo
Team Manager / Site Development

cc: G. Neblock / File, Interplan, LLC
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