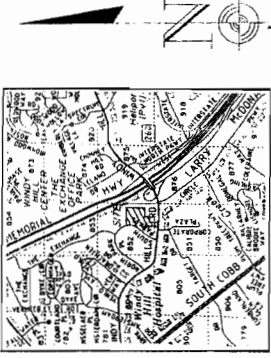




Pearson & Associates, Inc.
 LAND SURVEYING, ENGINEERING, SITE PLANNING
 3300 FOREST PARKWAY, SUITE 100
 KENNESAW, GA 30144
 (404) 876-7111 FAX (404) 876-7143
 E-MAIL: pearson@pearsonandassociates.com



**V-140
(2015)**

PARKING REQUIREMENTS:
 1.25 Spaces per unit
 1.0 Spaces per unit with no restaurant, conference/banquet or meeting facilities

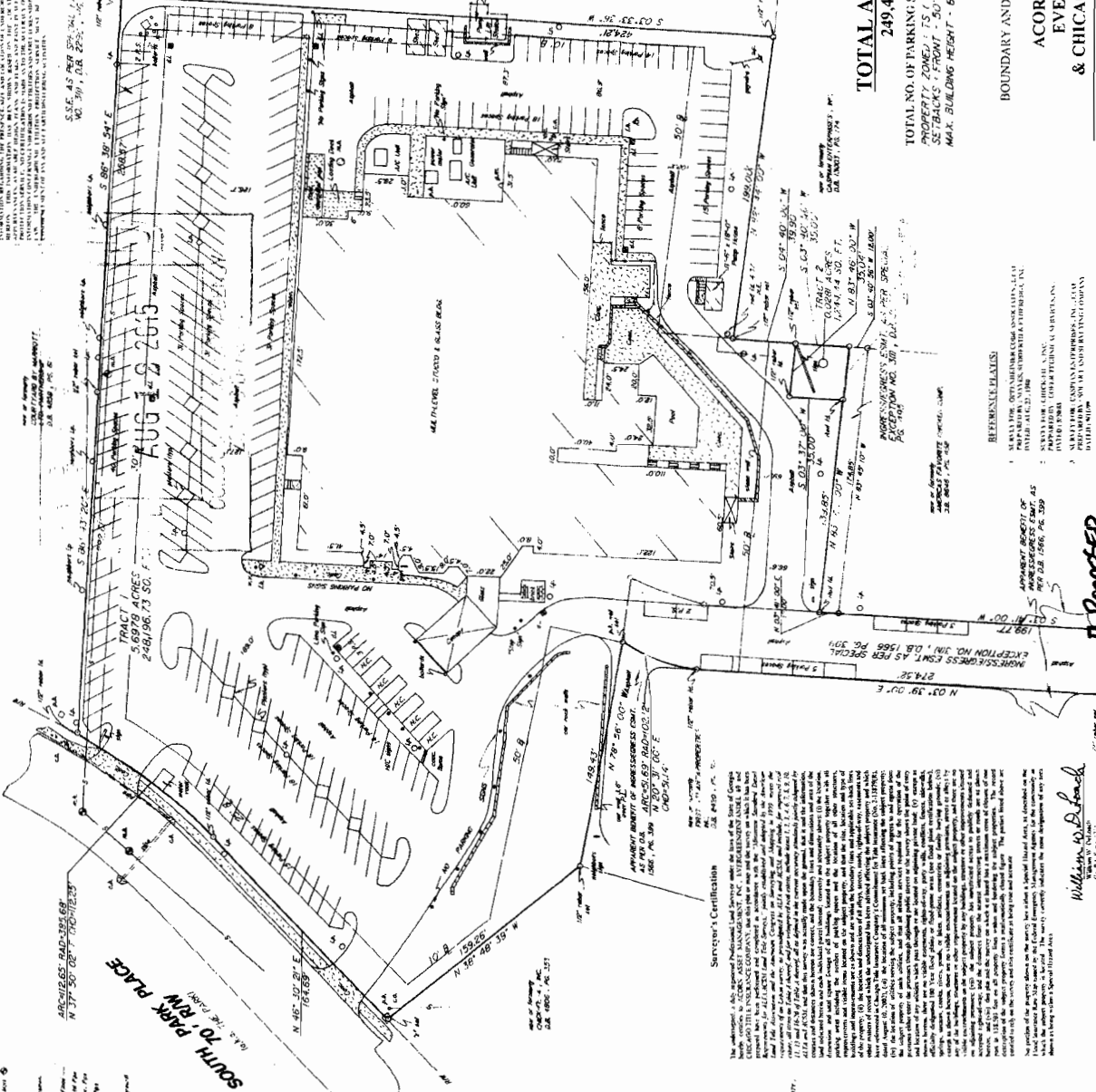
TOTAL ACREAGE = 5.7259
249,441.1700 SQ. FT.

TOTAL NO. OF PARKING SPACES = 287 (THIS INCLUDES 5 I.L.C. SPACES)
 PROPERTY ZONED: IS / TOURIST SERVICES DISTRICT
 SETBACKS: FRONT - 50', SIDE - 10', MAJOR SIDE 25' & REAR - 30'.
 MAX. BUILDING HEIGHT - 6 STORES AS PER ZONING VARIANCE DATED 11/9/75

BOUNDARY AND ABOVE GROUND "AS-BUILT" SURVEY FOR:
**ACORN ASSET MANAGEMENT, INC.,
 EVERGREEN/INFANDEL 69
 & CHICAGO TITLE INSURANCE COMPANY**

LAND LOT 852 2ND SECTION 17TH DISTRICT
 COBB COUNTY GEORGIA
 SCALE 1" = 50'
 OCT. 9, 2002

REVISED 09/23/03 TO SHOW CHANGES
 REVISED 09/23/03 TO CORRECT LEGAL DESCRIPTION
 REVISED 09/23/03 TO ADD NAME



REFERENCE PLANS:

1. SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, DATED 10/12/02.
2. SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, DATED 10/12/02.
3. SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, DATED 10/12/02.
4. SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, DATED 10/12/02.
5. SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, DATED 10/12/02.
6. SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, DATED 10/12/02.
7. SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, DATED 10/12/02.
8. SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, DATED 10/12/02.
9. SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, DATED 10/12/02.
10. SURVEY FOR CHICAGO TITLE INSURANCE COMPANY, DATED 10/12/02.

Proposed Sign

William D. DeLoach
 W.D. DeLoach
 11/11

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREIN IS **NOT** IN A FLOOD HAZARD AREA OF THE FLOOD HAZARD AREA.

THIS PLAT IS BASED UPON FIELD DATA WHICH HAS A PRECISION RATIO OF ONE FOOT IN 99.97 FEET. AN AVERAGE ANGULAR ERROR OF 0.7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION RATIO OF ONE FOOT IN 486,403 FEET. TRAVERSE DATA OBTAINED USING A TOPCON GTS-3 SERIES TOTAL STATION.

LEGEND

1. 1" = 100' Horizontal Scale	2. 1" = 100' Vertical Scale
3. 1" = 100' Horizontal Scale	4. 1" = 100' Vertical Scale
5. 1" = 100' Horizontal Scale	6. 1" = 100' Vertical Scale
7. 1" = 100' Horizontal Scale	8. 1" = 100' Vertical Scale
9. 1" = 100' Horizontal Scale	10. 1" = 100' Vertical Scale
11. 1" = 100' Horizontal Scale	12. 1" = 100' Vertical Scale
13. 1" = 100' Horizontal Scale	14. 1" = 100' Vertical Scale
15. 1" = 100' Horizontal Scale	16. 1" = 100' Vertical Scale
17. 1" = 100' Horizontal Scale	18. 1" = 100' Vertical Scale
19. 1" = 100' Horizontal Scale	20. 1" = 100' Vertical Scale
21. 1" = 100' Horizontal Scale	22. 1" = 100' Vertical Scale
23. 1" = 100' Horizontal Scale	24. 1" = 100' Vertical Scale
25. 1" = 100' Horizontal Scale	26. 1" = 100' Vertical Scale
27. 1" = 100' Horizontal Scale	28. 1" = 100' Vertical Scale
29. 1" = 100' Horizontal Scale	30. 1" = 100' Vertical Scale
31. 1" = 100' Horizontal Scale	32. 1" = 100' Vertical Scale
33. 1" = 100' Horizontal Scale	34. 1" = 100' Vertical Scale
35. 1" = 100' Horizontal Scale	36. 1" = 100' Vertical Scale
37. 1" = 100' Horizontal Scale	38. 1" = 100' Vertical Scale
39. 1" = 100' Horizontal Scale	40. 1" = 100' Vertical Scale
41. 1" = 100' Horizontal Scale	42. 1" = 100' Vertical Scale
43. 1" = 100' Horizontal Scale	44. 1" = 100' Vertical Scale
45. 1" = 100' Horizontal Scale	46. 1" = 100' Vertical Scale
47. 1" = 100' Horizontal Scale	48. 1" = 100' Vertical Scale
49. 1" = 100' Horizontal Scale	50. 1" = 100' Vertical Scale
51. 1" = 100' Horizontal Scale	52. 1" = 100' Vertical Scale
53. 1" = 100' Horizontal Scale	54. 1" = 100' Vertical Scale
55. 1" = 100' Horizontal Scale	56. 1" = 100' Vertical Scale
57. 1" = 100' Horizontal Scale	58. 1" = 100' Vertical Scale
59. 1" = 100' Horizontal Scale	60. 1" = 100' Vertical Scale
61. 1" = 100' Horizontal Scale	62. 1" = 100' Vertical Scale
63. 1" = 100' Horizontal Scale	64. 1" = 100' Vertical Scale
65. 1" = 100' Horizontal Scale	66. 1" = 100' Vertical Scale
67. 1" = 100' Horizontal Scale	68. 1" = 100' Vertical Scale
69. 1" = 100' Horizontal Scale	70. 1" = 100' Vertical Scale
71. 1" = 100' Horizontal Scale	72. 1" = 100' Vertical Scale
73. 1" = 100' Horizontal Scale	74. 1" = 100' Vertical Scale
75. 1" = 100' Horizontal Scale	76. 1" = 100' Vertical Scale
77. 1" = 100' Horizontal Scale	78. 1" = 100' Vertical Scale
79. 1" = 100' Horizontal Scale	80. 1" = 100' Vertical Scale
81. 1" = 100' Horizontal Scale	82. 1" = 100' Vertical Scale
83. 1" = 100' Horizontal Scale	84. 1" = 100' Vertical Scale
85. 1" = 100' Horizontal Scale	86. 1" = 100' Vertical Scale
87. 1" = 100' Horizontal Scale	88. 1" = 100' Vertical Scale
89. 1" = 100' Horizontal Scale	90. 1" = 100' Vertical Scale
91. 1" = 100' Horizontal Scale	92. 1" = 100' Vertical Scale
93. 1" = 100' Horizontal Scale	94. 1" = 100' Vertical Scale
95. 1" = 100' Horizontal Scale	96. 1" = 100' Vertical Scale
97. 1" = 100' Horizontal Scale	98. 1" = 100' Vertical Scale
99. 1" = 100' Horizontal Scale	100. 1" = 100' Vertical Scale

Overalls
 Legal Description
 All that portion of the land of the County of Cobb, State of Georgia, bounded by the following: ...

Legal Description
 All that portion of the land of the County of Cobb, State of Georgia, bounded by the following: ...

Surveyor's Certification
 I, the undersigned, a duly Licensed Professional Land Surveyor under the laws of the State of Georgia, have surveyed and plotted the above described land and the boundaries thereof, and the same are hereby certified to be correct and true to the best of my knowledge and belief, and I am not aware of any facts or circumstances which would render the same incorrect or untrue.

Surveyor's Certification
 I, the undersigned, a duly Licensed Professional Land Surveyor under the laws of the State of Georgia, have surveyed and plotted the above described land and the boundaries thereof, and the same are hereby certified to be correct and true to the best of my knowledge and belief, and I am not aware of any facts or circumstances which would render the same incorrect or untrue.

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APPLICANT: EZ 69 RH Windy Hill, LLC

PETITION No.: V-140

PHONE: 916-263-0222

DATE OF HEARING: 10-01-2015

REPRESENTATIVE: Damian Presiga

PRESENT ZONING: TS

PHONE: 813-918-1058

LAND LOT(S): 851, 852

TITLEHOLDER: EZ 69/RH Windy Hill LLC

DISTRICT: 17

PROPERTY LOCATION: On the north side of Windy Hill Road and on the east side of South Park Place, west of Interstaet 75 (2055 South Park Place).

SIZE OF TRACT: 5.73 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: _____

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

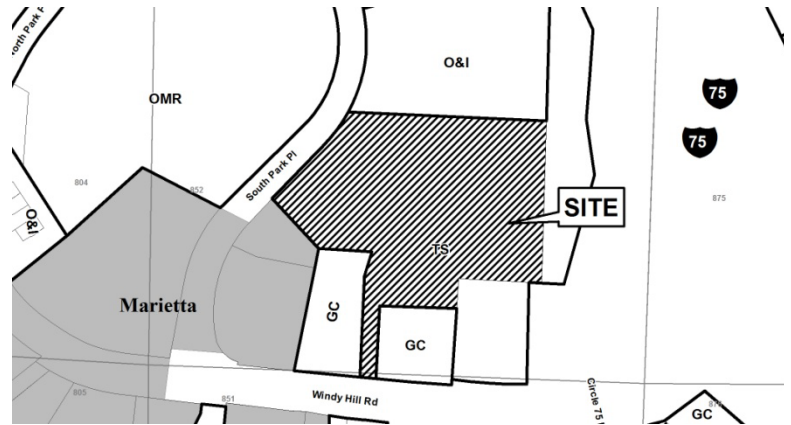
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: EZ 69 RH Windy Hill, LLC **PETITION No.:** V-140

COMMENTS

TRAFFIC: Recommend the sign be installed where it will not impede the line of sight for the driveways or roadways.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No comment.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps and various other resources, staff has no comment regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission’s Inventory Listing which is located in this, or adjacent land lot.

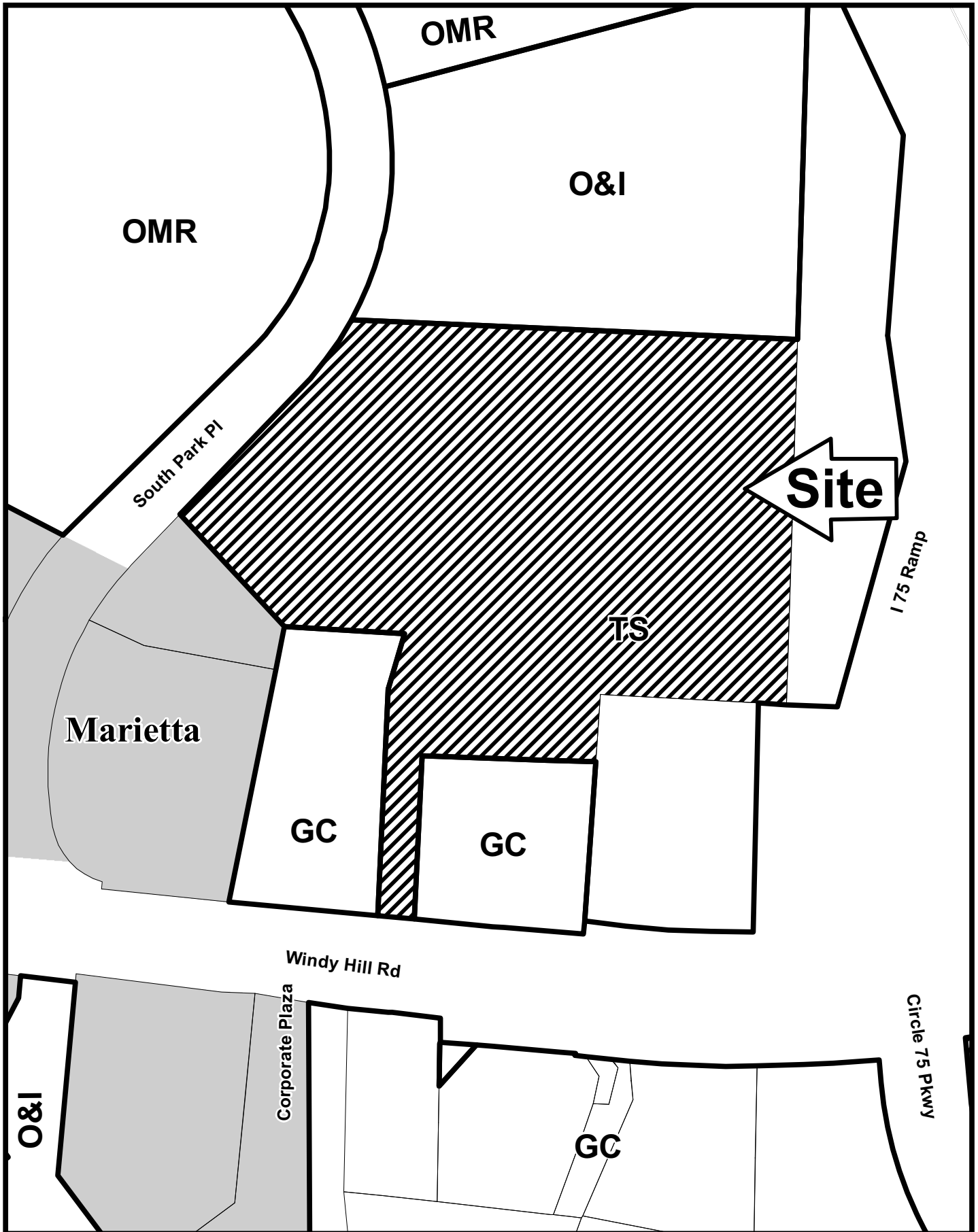
WATER: No conflict.

SEWER: No conflict.

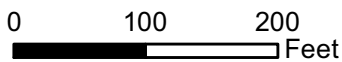
APPLICANT: EZ 69 RH Windy Hill, LLC **PETITION No.:** V-140



FIRE DEPARTMENT: NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

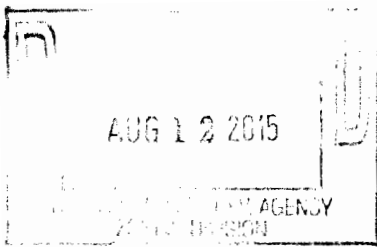
V-140



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



-  City Boundary
-  Zoning Boundary



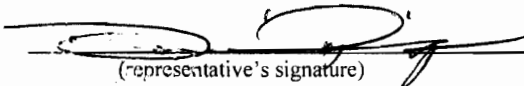
Application for Variance Cobb County

(type or print clearly)

Application No. V-140
Hearing Date: 10-1-15

Applicant EZ 69 RH WINDY HILL, LLC Phone # 916-263-0222 E-mail _____

Damian Presiga Address 2055 South Park Place
(representative's name, printed) (street, city, state and zip code)

 Phone # 813-918-1058 E-mail damian.presiga@britanniapacific.com
(representative's signature)

My commission expires: 11/20/17
Signed, sealed and delivered in presence of:

Notary Public

Titleholder EZ 69 RH WINDY HILL, LLC Phone # 916-263-0222 E-mail Eva.Hill@britanniapacific.com

Signature Eva Hill, president Address: 621 Capitol Mall Suite 1900, Sacramento CA 95814
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:
My commission expires: _____
Notary Public

Present Zoning of Property Commercial Large Tracts

Location 2055 South Park Pl
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 17-0852-0-013-0 District 7Y - CUMBERLAND CID SSD2 Size of Tract 5.7259 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 5.7259 Shape of Property "T" Shaped Topography of Property _____ Other _____

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).

The reason this would cause hardship without the variance that 90% of our guest use this sign as the entry point into our hotel. It would be a significant impact to the operations, revenue and guest satisfaction. The size of the sign and placement would be inline with our neighbor's sign on each side of our property. The only reason we have to apply for this variance is to continue to have Windy Hill RD entry sign that was grandfathered at its current location and has been at this location since the 80's. The reason for the relocation of the sign, is a result of selling a segment of our land (where the sign is currently located) to the county to allow for expansion of Windy Hill RD. Since we have to relocate the sign, we are no longer grandfathered to keep the sign on Windy Hill Rd. When we went for signage approval we were rejected because the sign would be within 10' from the edge of the property line as required per code section 134-314 (b).(4), and if if the sign is at least 10' from the edge of the easement then it will be in the middle of the drive.

List type of variance requested: Variance for Code section 134-314 (b)(4), to allow for placement of sign within 10' of edge of property/easement Code Section 134-314 (b).(4): Location. All signs must be located on private property, except signs erected on public property by any authorized governmental unit. No sign can be erected on or encroach on any public right-of-way. No sign shall be located within 62 feet of the center line of an arterial road right-of-way, within 52 feet of the center of a major collector road right-of-way or within 42 feet of the center of any other road right-of-way, and no closer than one foot behind the public right-of-way. All signs shall conform to the side yard setback per zoning classification. In no event shall signs be placed in the mitered corner as set out in section 134-313(k)(2).

V-140
(2015)

29

LANTA PROPERTIES, INC.
E TABLE SHEET 9A

31

EZ 69/RH WINDY
HILL, LLC
SEE TABLE
SHEET 9A

33

AMERICA'S FAVORITE CHICKEN COMPANY
SEE TABLE SHEET 9A

Proposed
Location

Current
Location

STA. 135+06.29
STA. 34+00.00

R/W

35+00

136+00

137+00

S182°48'04.7" E

WINDY HILL ROAD

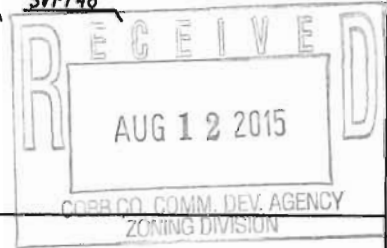
SVP237

KC20591

KC20595

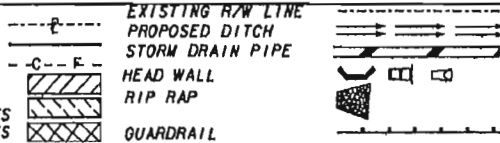
SVP700

SVP746



Right of Way: 1,015.82 square feet

PROPERTY LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES



COBB COUNTY DEPARTMENT OF TRANSPORTATION

1890 County Services Parkway

Marietta, Georgia 30008-4014

Project: Windy Hill Road Improvements

Project Number: E4030

Parcel Number: 31

Owner: EZ69/RH WINDY HILL, LLC, a Delaware limited liability company

Property is Located in Land Lot 852 in the 17th District, 2nd Section, Cobb County, Georgia

Scale: Not to scale

Plan Dated: 6/13/13 REVISED: N/A

Note: For preliminary design purposes only.
 Accurate field survey and dimension verification
 required before beginning construction.



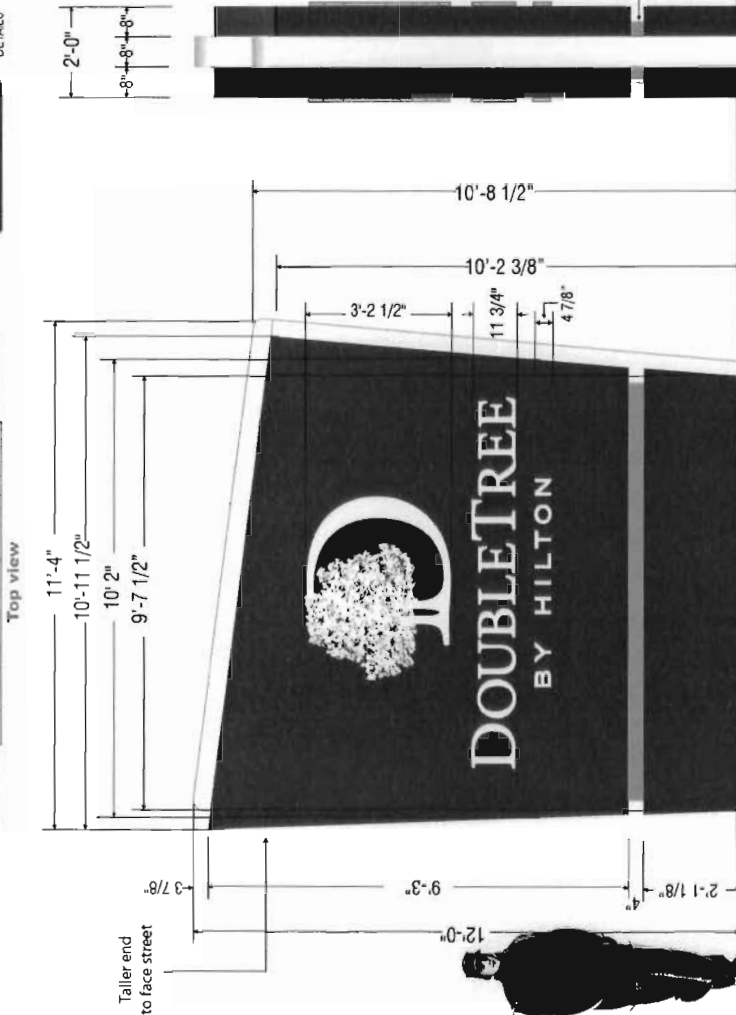
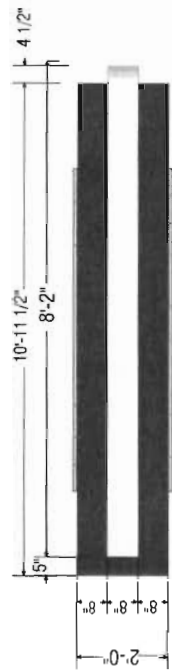
PROPOSED



EXISTING

Print History	Date	Description	Title	DoubleTree	Sign Type	DT-M70 R13
6382BE	4/21/14		City/State	Atlanta, GA	Location	As Illustrated
			Customer	Britannia Pacific Properties	Size	9' 3" x 10' 11.5" (101 sq ft)
			Acct Exec.	AC	OAH:	12' 0"
			Quote	29288	Description	DFI Monument
			Line	9		

LAURETANO
 SIGN GROUP
 1 Tremco Drive Terryville, CT 06786
 phone: 860.582.0233 fax: 860.583.0949
 signs@lauretano.com www.lauretano.com



MATERIALS / COLORS

CABINET: 1" x 1" x 1/8" alum. tube frame .063" alum. filler painted to match PMS 4695c brown (smooth finish).

PRIMARY FACES: .125" cut-thru aluminum w/ push-thru logo & copy (3/4" clear acrylic w/ 1/2" projection & 1/4" shoulder). 2nd surface diffuser film. Logo: 1st surface 3-layer digital printing

- 1st layer - 3M UJ3630-20 black opaque
- 2nd layer - 3M UJ3650-114 PMS 4695c
- 3rd layer - 3M 3619 overlaminant

ACCENT (illuminated):

White polycarbonate internally illuminated.

REVEAL:

.080" alum. painted to match PMS 583c green (smooth finish).

BASE / POLE CLADDING:

.080" alum. painted to match PMS 4695c brown (smooth finish).

LIGHTING/ELECTRICAL:

GE Tetra PowerStrip DS LEDs (6 LEDs/mod, 1 mod/ft).
 GE Tetra PowerMAX white LEDs (3 LEDs/mod, 1 mod/1.5 ft).
 (1) GE PS24-180U & (2) PS 12-60 power supplies.

NOTES

1. UL LABELS REQUIRED - Install in accordance with NEC
2. Underground electrical primary service provided to sign by customer's electrician. Final connection made by sign contractor as determined per local sign ordinances.
3. If available power is not 120 volt, then a difference in price will apply or a step down transformer will need to be used.



Scale: 1/4" = 1'

CLIENT APPROVAL

AUTHORIZED SIGNATURE _____ DATE _____

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE _____ DATE _____

LAURETANO
 SIGN GROUP
 1 Tremco Drive Terryville, CT 06786
 phone: 860.582.0233 fax: 860.583.0949
 signs@lauretano.com www.lauretano.com

TECHNICAL PAGE

Print 6382BE Quote 29288
 Date 4/21/14 Line 9

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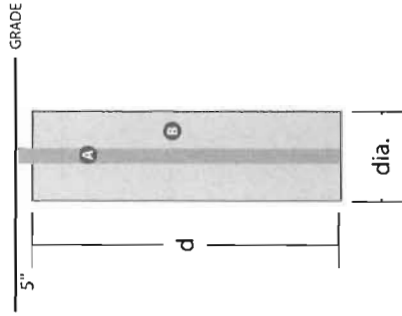
POLE / FOOTING

SPREAD FOOTING OPTION:

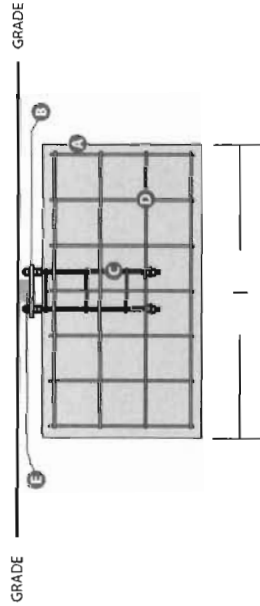
- A 4' 0" (w) x 8' 0" (l) x 3' 6" (d) #3000 concrete footing
- B 6" x 6" x 5/16" steel tube
- C (4) 1" x 3/6" anchor bolts
- D 5/8" rebar anchor cage, 1' x 1' grid pattern
- E 10' x 10' x 3/4" steel baseplate

AUGER FOOTING OPTION:

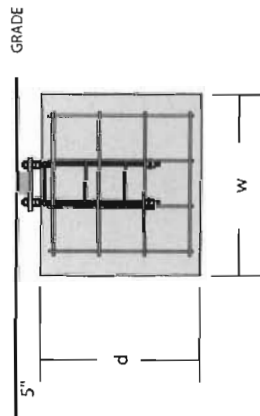
- A 6" x 6" x 5/16" steel tube
- B 3' 0" dia x 8' 9" deep concrete, #3000 mix



AUGER FOOTING
NOT TO SCALE



SPREAD FOOTING - END VIEW
NOT TO SCALE



SPREAD FOOTING - FRONT VIEW
NOT TO SCALE



LAURETANO
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signs@lauretano.com www.lauretano.com

TECHNICAL PAGE

Print 6382BE Quote 29288
Date 4/21/14 Line 9

3 of 3

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29

LANTA PROPERTIES, INC.
SEE TABLE SHEET 9A

KC20485
135*79.54
100.00' LT

KC20484
135*45.00
80.00' LT

2 STA. 135+06.29
1 STA. 34+00.00

31

EZ 69/RH WINDY
HILL, LLC
SEE TABLE
SHEET 9A

KC20487
136*21.62
100.00' LT

KC20482

33

AMERICA'S FAVORITE CHICKEN COMPANY
SEE TABLE SHEET 9A

KC20488

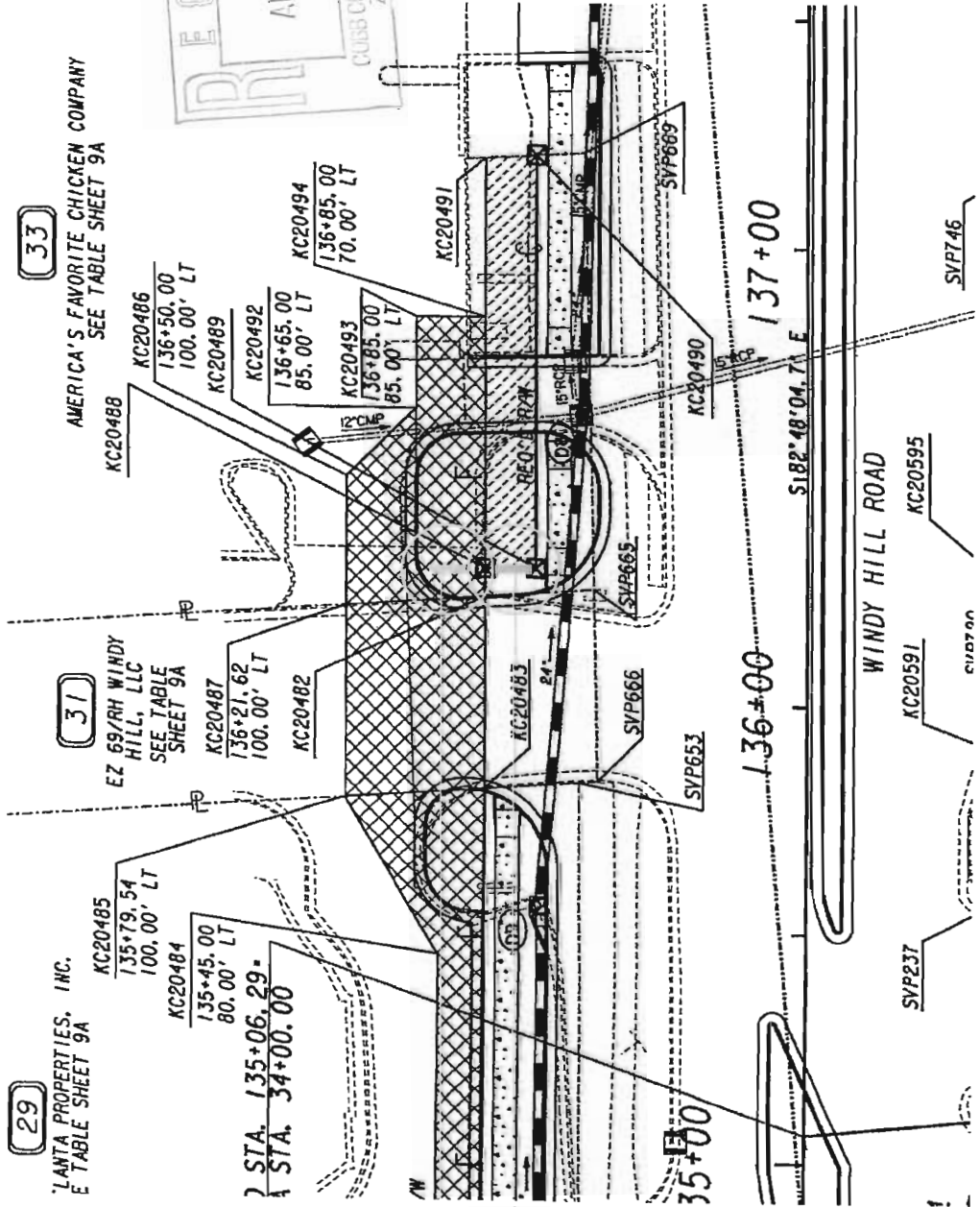
KC20486
136*50.00
100.00' LT

KC20489
136*65.00
85.00' LT

KC20492
136*85.00
70.00' LT

KC20493
136*85.00
85.00' LT

KC20494
136*85.00
70.00' LT



Site Plan - NTS

LAURETANO
SIGN GROUP
1 Tremco Drive Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

Print History	Date	Description	Title
6151BE	3/28/14		DoubleTree Atlanta, GA
6151BE-2	4/21/14		Customer Britannia Pacific Properties
			Acct Exec. AC
			Quote 29288

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