

RECORDING INFORMATION

CLOSURE NOTE

V-111
(2018)

THE FIELD DATA UPON WHICH THIS PLAT WAS PREPARED WAS OBTAINED BY A CLOSURE OF SECONDS PER 5' RULE METHOD. THIS PLAT HAS BEEN CALLED ACCURATE TO 1 FOOT IN AND RECON DATA COLLECTED TO PREPARE THIS PLAT.

6 A CLOSURE OF SECONDS PER 5' RULE METHOD. FOUND TO BE TOTAL STATION THE INFORMATION

FLOOD NOTE

I HAVE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OPINION.

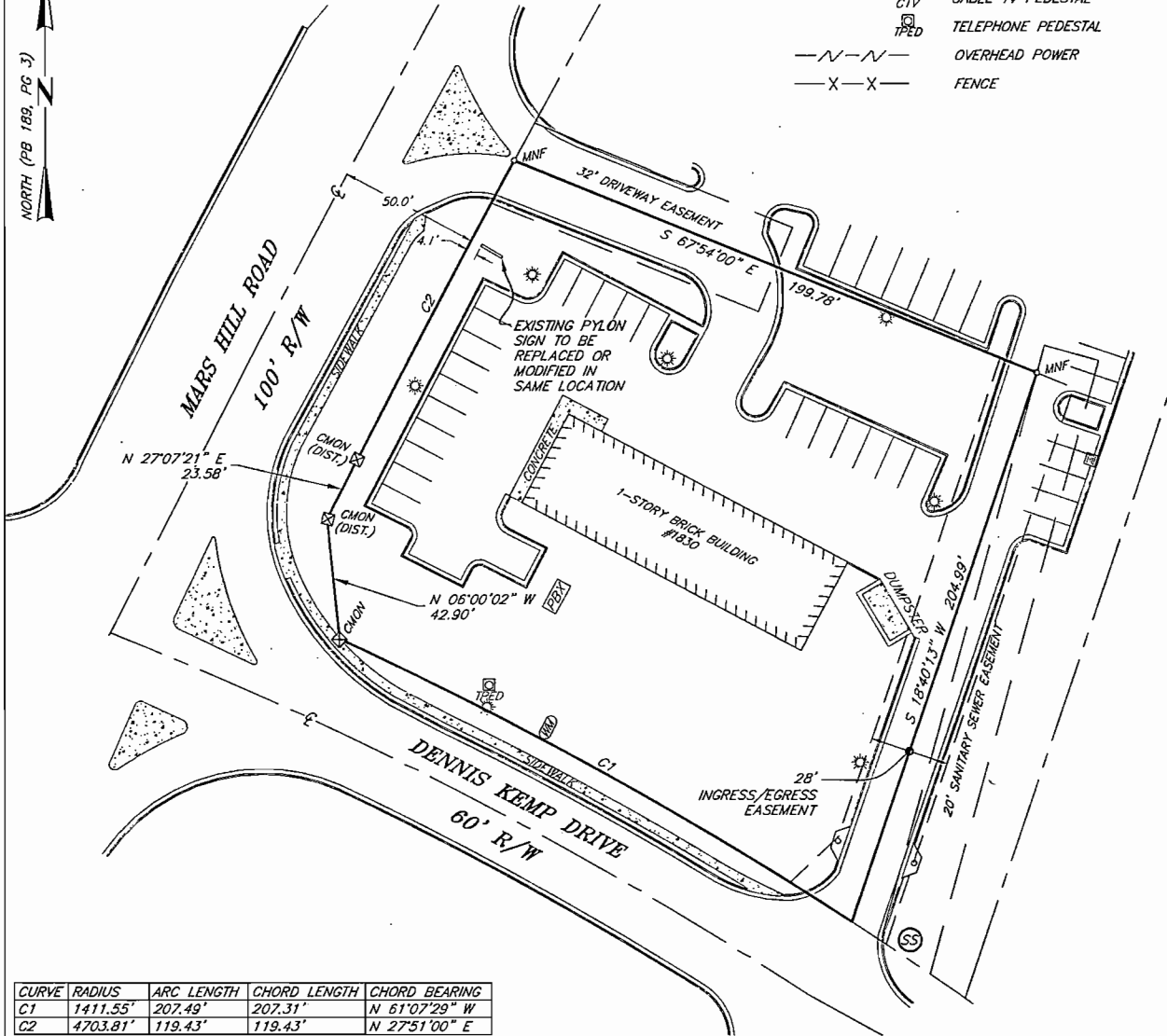
MAP NUMBER: 13067C0077G REVISED DATE: 12/16/08

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
2. ONLY VISIBLE UTILITIES SHOWN.

LEGEND

- #4RBF 1/2" REBAR FOUND
- #4RBS 1/2" REBAR SET
- MNF MAG NAIL FOUND
- 3/4" OTF 3/4" OPEN TOP PIPE FOUND
- ☉ FIRE HYDRANT
- ⊙ POWER POLE
- ⊙ SS SANITARY SEWER MANHOLE
- ☀ LIGHT POLE
- ⊥ GUY WIRE
- ⊙ WM WATER METER
- ⊙ PBX POWER BOX
- ⊙ CTV CABLE TV PEDESTAL
- ⊙ TPED TELEPHONE PEDESTAL
- N—N— OVERHEAD POWER
- X—X— FENCE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1411.55'	207.49'	207.31'	N 61°07'29" W
C2	4703.81'	119.43'	119.43'	N 27°51'00" E

AREA
40132.21 Sq. Feet
0.921 Acres



SIGN SITE PLAN FOR:
1830 MARS HILL ROAD

FEDERAL HEATH

LOT 6 BROOKSTONE - YMCA SUBDIVISION
DB 15149, PG 786; PB 189, PG 3



52 CURETON LANE
MORELAND, GA 30259
678-633-5685

WWW.WIDEOPENLANDSURVEYING.COM

JOB #1908

FIELD DATE:	7/31/18
PLAT DATE:	8/1/18
SCALE:	1"=40'
COUNTY:	COBB
DISTRICT:	20th
LAND LOT:	195
SECTION:	2nd

APPLICANT: Speedee

PETITION No.: V-111

PHONE: 404-983-5851

DATE OF HEARING: 11-14-2018

REPRESENTATIVE: Danny Lankford

PRESENT ZONING: NRC

PHONE: 404-983-5851

LAND LOT(S): 195

TITLEHOLDER: Spirit Master Funding VI, LLC

DISTRICT: 20

PROPERTY LOCATION: On the northeast corner of
Dennis Kemp Lane and Mars Hill Road
(1830 Mars Hill Road).

SIZE OF TRACT: 0.92 acres

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: 1) Waive the setback for a freestanding sign from the required 62 feet from the center line of an arterial road right-of-way to 50 feet; and 2) allow an electronic message sign on a lot with less than 200 feet of public road frontage on one road.

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

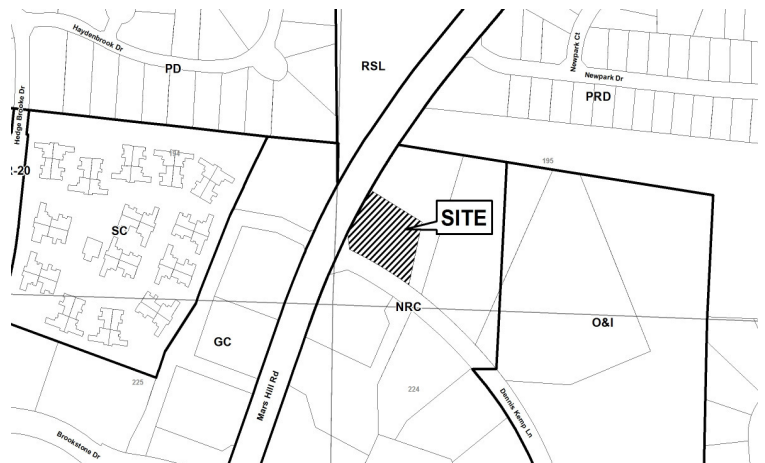
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Speedee **PETITION No.:** V-111

COMMENTS

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

Recommend monument sign be placed off the right-of-way.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: This site was originally developed in 2000 under Land Disturbance Permit # SPR-1999-00283. The permit was issued subject to compliance with the Cobb County Tree Ordinance. The site remained in compliance until late 2016. Aerial imagery indicates that five large, healthy hardwood trees were removed at that time along the Mars Hill Road frontage. These trees had been installed to meet Tree Ordinance requirements, and were required to remain per the ordinance. Staff recommends that these trees be mitigated prior to the issuance of a new sign permit, subject to the review and approval of the Cobb County Arborist.

STORMWATER MANAGEMENT: No comment.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

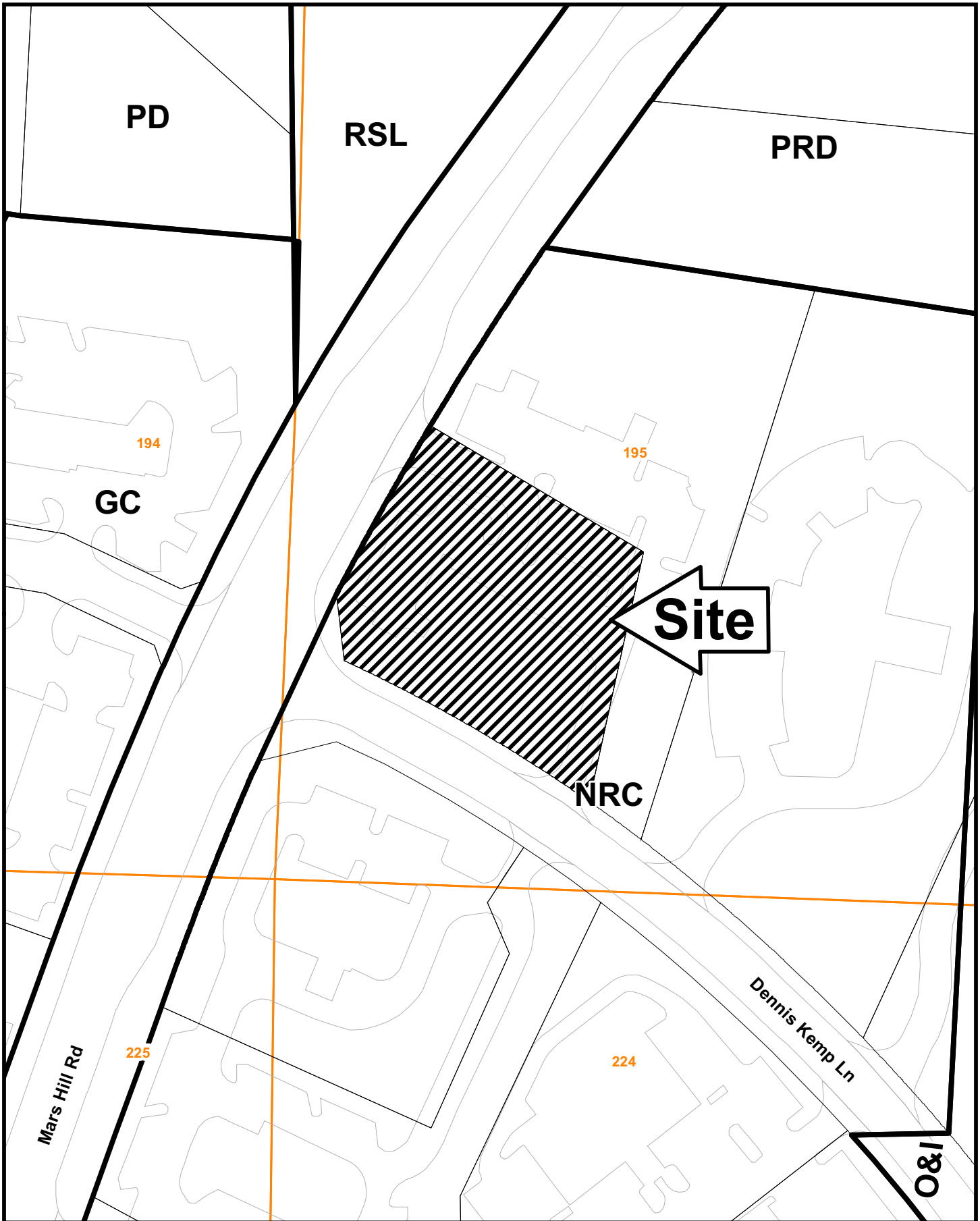
WATER: No Conflict

SEWER: No Conflict

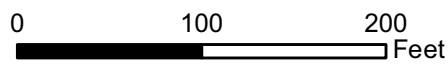
APPLICANT: Speedee **PETITION No.:** V-111



FIRE DEPARTMENT: No comment.

V-111 2018-GIS



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



-  Zoning Boundary
-  City Boundary

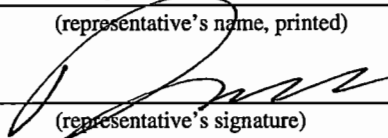
Application for Variance Cobb County

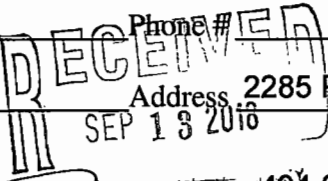
(type or print clearly)

Application No. V-111
Hearing Date: 11-14-18

Applicant Speedee Phone # _____ E-mail _____

Danny Lankford
(representative's name, printed) Address 2285 Park Central Boulevard, Stonecrest, GA 30035
(street, city, state and zip code)

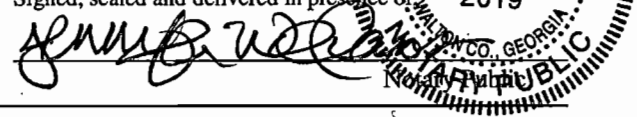

(representative's signature)



Cobb Co. Phone # 404-983-5851 E-mail dlankford@henryinc.com

Signed, sealed and delivered in presence of _____

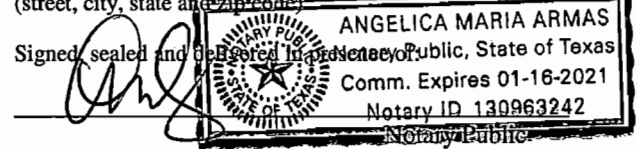
My commission expires: 10/12/19



Titleholder Spirit Master Funding VI, LLC Phone # 972-475-1401 E-mail portfolioservicing@spiritrealty.com

Signature Patricia Rea Address: 2727 N Harwood St., Ste 300, Dallas, TX 75201
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01/16/2021



Present Zoning of Property _____

Location 1830 Mars Hill Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 20 District 195 Size of Tract .9238 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 X

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

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).

Business currently has existing sign which would require demolition/rebuild to meet current code requirements. Current manual reader board is vandalized by patrons of neighboring business

List type of variance requested: sign setback reduction to 52 feet, allow sign face to exceed width of sign base (as currently existing), allow electronic message sign with less than 200 feet of road frontage

PROPOSED Remodel of Monument Sign

- Existing Cabinet size: 87" x 99"
- Add SpeedDee ID Flat Face: 46-1/2" x 99"
- Add 2'-7" x 8'-1" Galaxy GS6 EMC
- Paint Base SpeedDee Blue.

OPTION 1.



60 sq ft sign area

95 sq ft total structure area



NOTE: All signage is subject to local permitting and/or Landlord restrictions.

EXISTING MONUMENT / PYLON SIGN



Building Quality Signage Since 1901

- P1 1/4" x 1/4" White Vinyl Letter ACM
- P2 Painted square acrylic sign
- P3 Extruded letter sign and painted rear edge sign
- P4 Acrylic letters in no panel safety color
- P5 Extruded sign with acrylic letter
- P6 Extruded ACM 3/4" x 1/4"

AGOUR W.P.

PROJECT MANAGER

DRAWN BY

PROJECT / LOCATION

V-111
(2018)
Exhibit



WARRANTY NOTICE
This warranty is void if the sign is not installed according to the manufacturer's instructions. The manufacturer is not responsible for any damage to the sign or the structure caused by fire, flood, lightning, or other acts of God. The manufacturer is not responsible for any damage to the sign or the structure caused by improper installation or use. The manufacturer is not responsible for any damage to the sign or the structure caused by any other factors. The manufacturer is not responsible for any damage to the sign or the structure caused by any other factors.

Client Approval/Date:

Landlord Approval/Date:

The original drawing is provided as part of a limited project and is not to be construed as a reproduction without the written permission of the manufacturer. The manufacturer is not responsible for any damage to the sign or the structure caused by fire, flood, lightning, or other acts of God. The manufacturer is not responsible for any damage to the sign or the structure caused by improper installation or use. The manufacturer is not responsible for any damage to the sign or the structure caused by any other factors. The manufacturer is not responsible for any damage to the sign or the structure caused by any other factors.

Job Number: 182087

Date: 05.04.18

Sheet Number: 5 of 6

Design Number: XX182087 Mars Hill Rd_R5