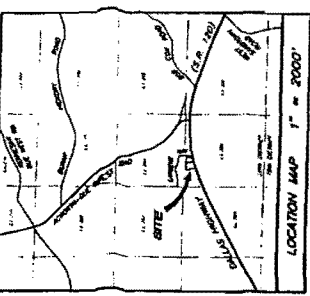
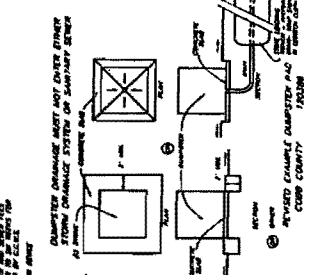
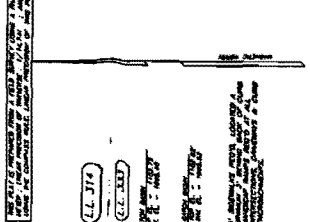


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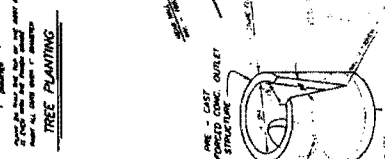
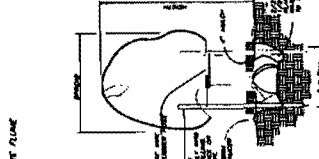
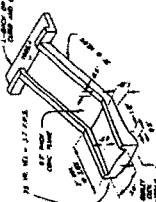
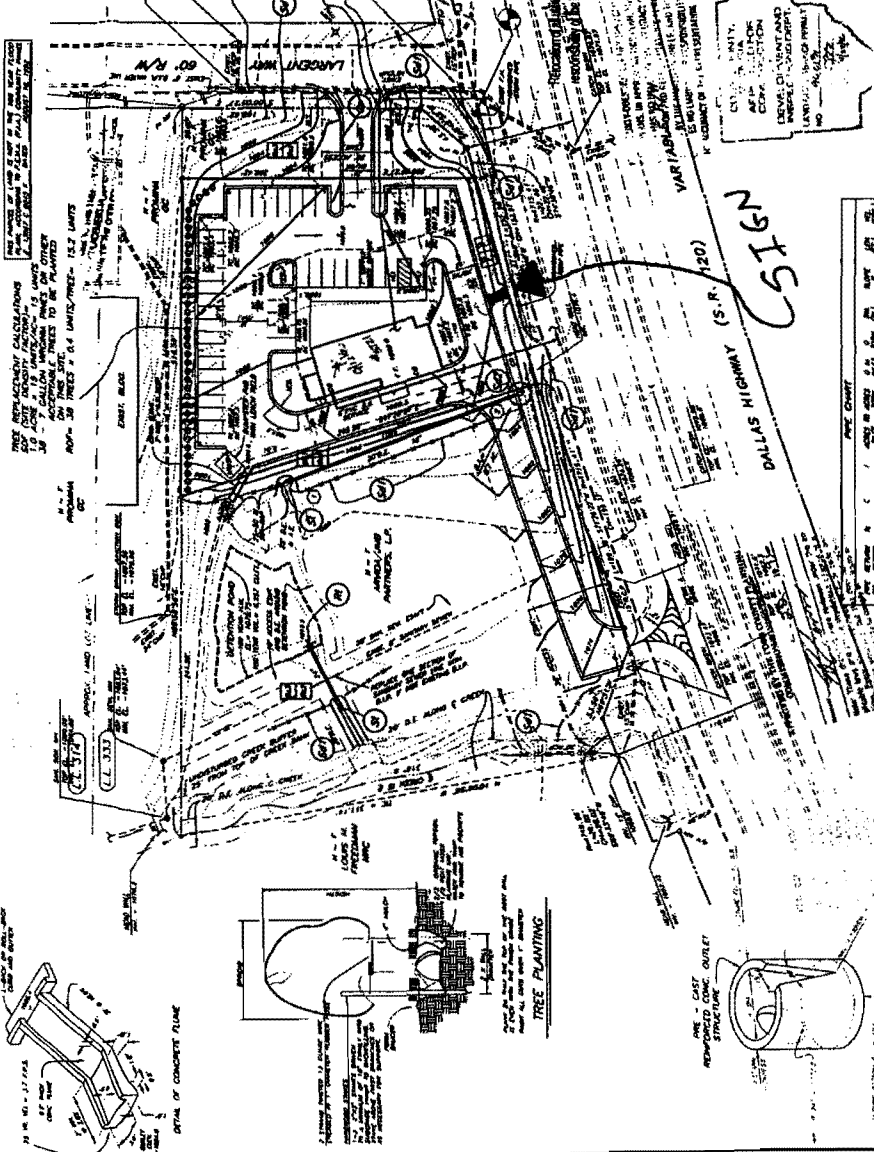


THESE PLANS ARE FOR THE INSTALLATION OF A STORM DRAINAGE SYSTEM IN THE AREA OF VARIADAM DRIVE, 1/2 MILE SOUTH OF DALLAS, TEXAS. THE PROJECT AREA IS LOCATED ON THE EAST SIDE OF DALLAS, TEXAS, BETWEEN VARIADAM DRIVE AND DART. THE PROJECT AREA IS APPROXIMATELY 1/2 MILE SOUTH OF DALLAS, TEXAS, BETWEEN VARIADAM DRIVE AND DART.

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND SPECIFICATIONS.
2. ALL UTILITIES SHALL BE SHOWN AND DEPT. THE EXISTING UTILITIES SHALL BE PROTECTED.
3. THE DESIGNER HAS CONDUCTED VISUAL SURVEY AND FIELD VERIFICATION OF THE EXISTING UTILITIES. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES INFORMATION PROVIDED BY THE OWNER.
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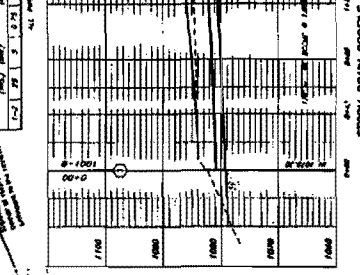


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MANHOLE CHART

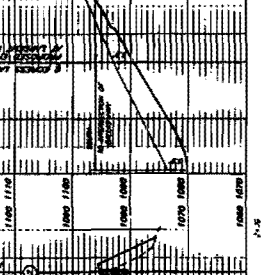
NO.	DESCRIPTION	REMARKS
1	CONCRETE	CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.
2	STEEL	STEEL SHALL BE A36 GRADE.
3	PIPE	PIPE SHALL BE 12" DIA. 4000 PSI STRENGTH.
4	VALVES	VALVES SHALL BE 12" DIA. 4000 PSI STRENGTH.
5	MANHOLES	MANHOLES SHALL BE 48" DIA. 4000 PSI STRENGTH.
6	ROCK	ROCK SHALL BE 1/2" DIA. 4000 PSI STRENGTH.



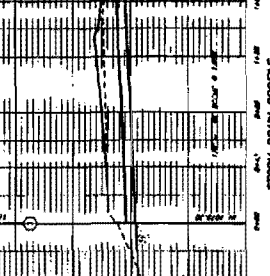
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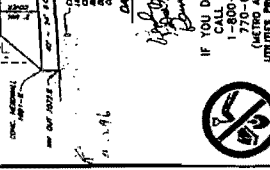


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DEC 11 2014



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WWW.GEORGIASURVEYING.COM

APPLICANT: LBS Group, Inc.

PETITION No.: V-29

PHONE: 770-617-8530

DATE OF HEARING: 02-11-2015

REPRESENTATIVE: B. A. Stoner

PRESENT ZONING: GC

PHONE: 770-617-8530

LAND LOT(S): 333

TITLEHOLDER: LBS Group, Inc.

DISTRICT: 20

PROPERTY LOCATION: On the north side of Dallas Highway, west of Largent Way (3721 Largent Way).

SIZE OF TRACT: 1 acre

COMMISSION DISTRICT: 1

TYPE OF VARIANCE: Waive the maximum allowable sign area from the required 42 square feet to 76.24 square feet on the south elevation (front) of the building.

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

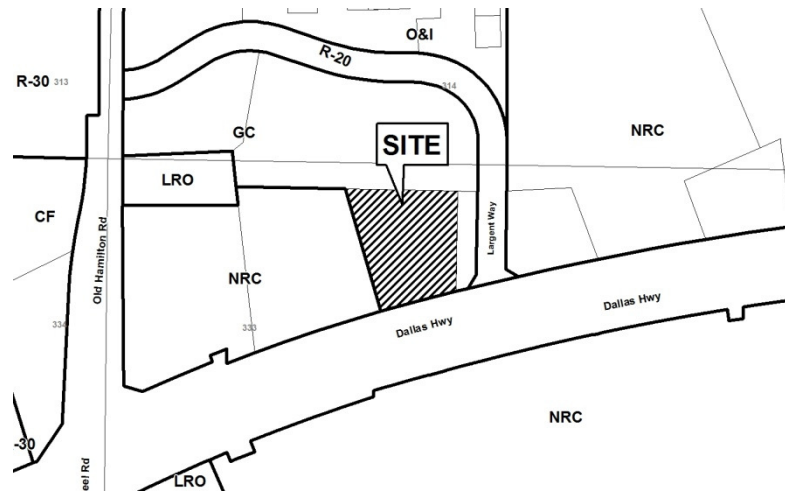
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

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

DESIGN GUIDELINES: The subject property is within the Dallas Highway Design Guidelines.

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.

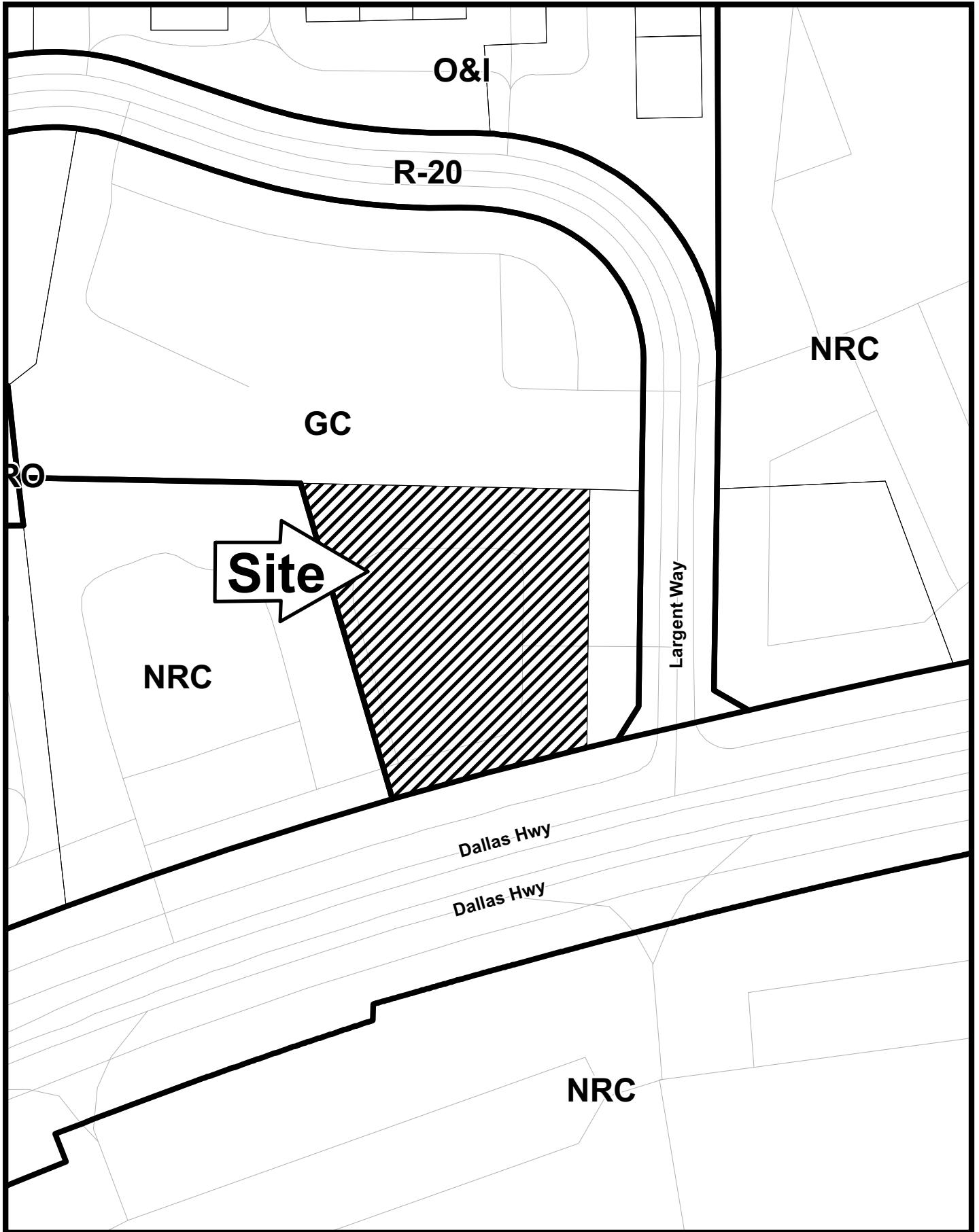
WATER: No conflict.

SEWER: No conflict.

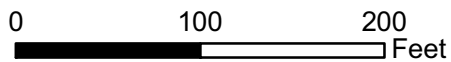
APPLICANT: LBS Group, Inc. **PETITION No.:** V-29



FIRE DEPARTMENT: 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-29



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



-  City Boundary
-  Zoning Boundary

DEC 11 2014

Application for Variance Cobb County

(type or print clearly)

Application No. V-29
Hearing Date: 2-11-15

Applicant LBS GROUP, INC. Phone # 770-617-8530 E-mail boceystonea@gmail.com
B.A. STONER Address 10 GARRISON ROAD, Marietta, GA. 30008
(representative's name, printed) (street, city, state and zip code)

B.A. Stoner Phone # 770-617-8530 E-mail boceystonea@gmail.com
(representative's signature)

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

Titleholder LBS GROUP, INC. Phone # 770-617-8530 E-mail boceystonea@gmail.com
Signature B.A. Stoner Address: 10 GARRISON ROAD, Marietta, GA. 30008
(attach additional signatures, if needed) (street, city, state and zip code)

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

Present Zoning of Property _____
Location 3721 LARGENT WAY, MARIETTA, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0333 District 20 Size of Tract 1 Acre(s)

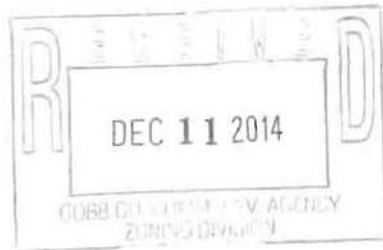
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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

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).

See Attachment A

List type of variance requested: SEE ATTACHMENT A



V-29
(2015)
Exhibit

Attachment A

Please state what hardship would be created by following the normal terms of the ordinance:

The hardship is created by potential financial penalty from International Dairy Queen as to not having the DQ Grill and Chill logo's and stack stone design on the front of our building. This leads to another hardship because of the square footage restrictions on the building signage which has led to our inability to put back on the west face side of the building existing signage. This significantly diminishes our visibility to east bound traffic on State Highway 120 due to the angle of the approach of the highway in relation to the building.

List type of variance requested:

Request a variance to the the linear foot restriction on front of the building from the current 1 to 1 ratio to allow for a 76.24 square foot signage from the current restriction of 42 square feet that is imposed with the placement of signage on the west face side of the building.



The front of the building is a linear 42 feet in length. The Dairy Queen ("DQ") logo is 46.69 square feet in area. The "Grill & Chill" logo sign is 29.55 square feet in area. The two signs combine are 76.24 square feet in area.

