

SITE PLAN FOR  
**SATSANGI, LLC**

LOCATED IN LAND LOT 866, 19TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
COBB COUNTY PARCEL ID: 19086600040

**TOTAL AREA = 4.332 ACRES**

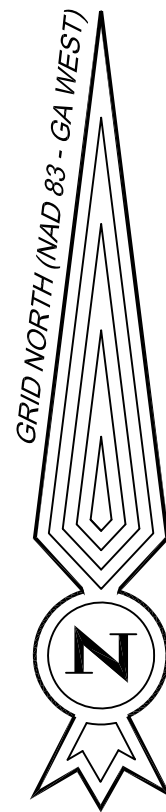
**SOURCE OF BOUNDARY SURVEY**  
PLAT OF SURVEY FOR J. WAYNE COHRAN & W. CHARLES BROCK PREPARED BY THE  
CRUSSELLE COMPANY, DATED 02/10/97 AND RECORDED IN PLAT BOOK 238, PAGE 15.

**WATER / SEWER NOTE**  
WATER AND SEWER TO BE PROVIDED BY COBB COUNTY.

**PROPERTY OWNER**  
NAME: LL866 POWDER SPRINGS, LLC  
ADDRESS: 216 PEG COLE BRIDGE TRL  
VILLA RICA, GA 30180  
MOBILE: [REDACTED]  
EMAIL: [REDACTED]

**APPLICANT**  
NAME: SATSANGI, LLC  
ADDRESS: 2002 BARRINGTON LN.  
VILLA RICA, GA 30180  
MOBILE: [REDACTED]  
EMAIL: [REDACTED]

L. L. 866 L. L. 865

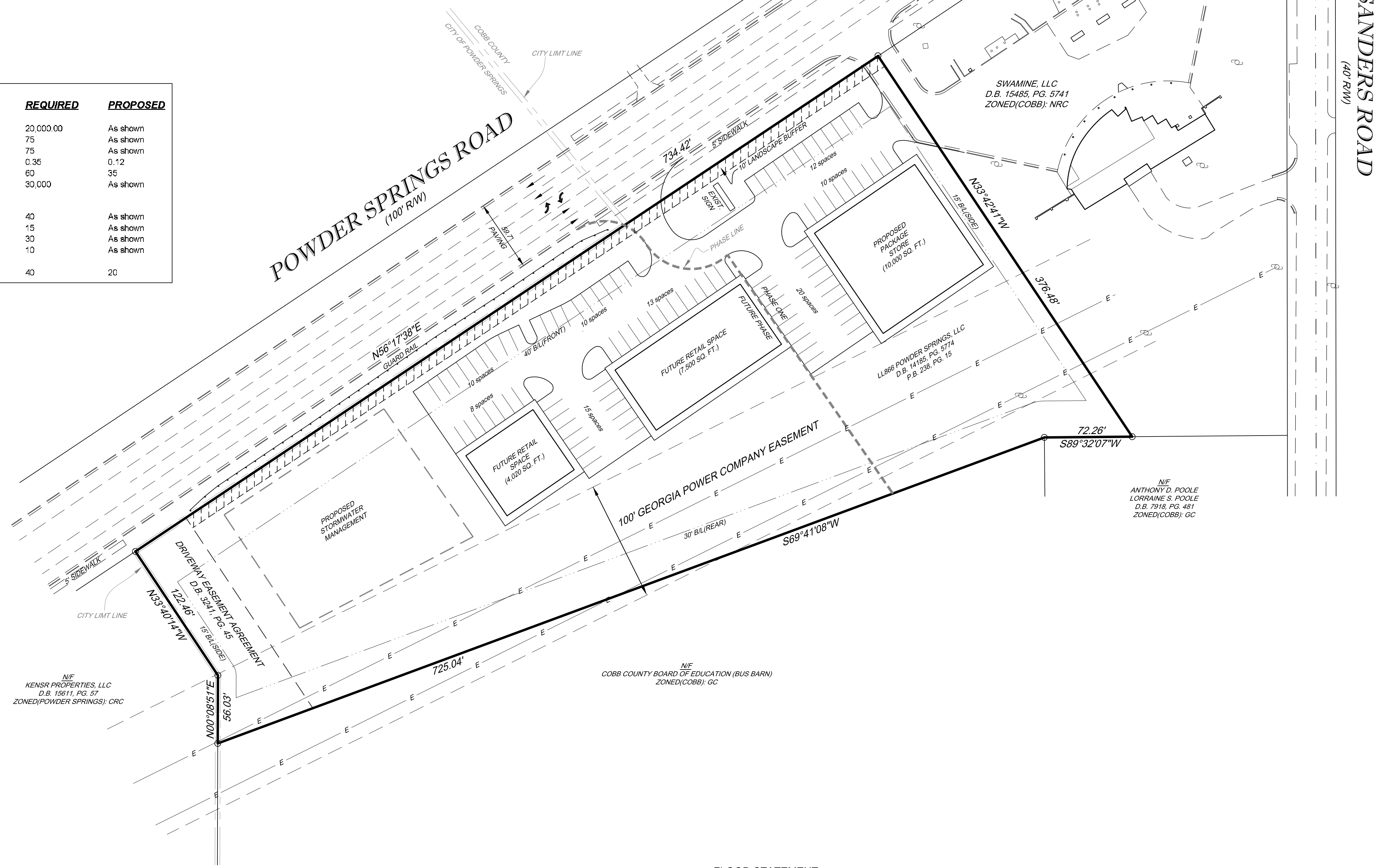


| CITY OF POWDER SPRINGS DIMENSIONAL REQUIREMENTS                             | REQUIRED  | PROPOSED |
|---|-----------|----------|
| <b>DENSITY AND LOT REQUIREMENTS</b>   |           |          |
| Min. lot size (sq. ft.)   | 20,000.00 | As shown |
| Min. lot width (ft.)  | 75        | As shown |
| Min. lot frontage (ft.)   | 75        | As shown |
| Floor area ratio (max.)   | 0.35      | 0.12     |
| Max. Impervious Surface (%)   | 60        | 35       |
| Max. sq. footage per establishment  | 30,000    | As shown |
| <b>PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES LARGER THAN 144 SQ. FT.</b> |           |          |
| Min. front setback (ft.)  | 40        | As shown |
| Min. side setback (ft.)   | 15        | As shown |
| Min. rear setback (ft.)   | 30        | As shown |
| Min. front landscape strip (ft.)  | 10        | As shown |
| <b>BUILDING HEIGHT REQUIREMENTS</b>   |           |          |
| Max. bldg. Height (ft.)   | 40        | 20       |

**REQUIRED & PROPOSED PARKING**  
REQUIRED:  
MIN. - 1 SPACE PER 275 SQ. FT. OF FLOOR AREA  
MAX. - 1 SPACE PER 200 SQ. FT. OF FLOOR AREA

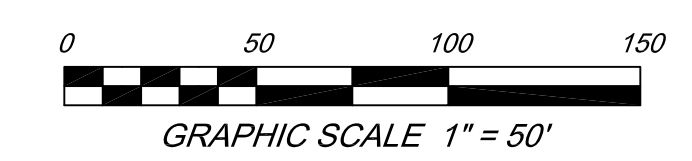
PROPOSED:  
PHASE ONE - 10,000 SF  
MIN: 37 SPACES  
MAX: 50 SPACES  
SHOWN: 42 SPACES

PHASE ONE + FUTURE PHASE - 21,520 SF  
MIN: 79 SPACES  
MAX: 107 SPACES  
SHOWN: 98 SPACES



- LEGEND**
- CORNER MONUMENTATION:  
● = IPS = CORNER SET WITH A 1/2" STEEL REINFORCING ROD (TO BE SET UPON COUNTY APPROVAL OF PLAT)  
○ = CORNER FOUND
- UNMONUMENTED CORNER  
△ = UNMONUMENTED CORNER
- X — X — FENCE LINE  
RR = STEEL REINFORCING ROD  
OTP = OPEN TOP WATER PIPE  
CTP = CRIMPED TOP WATER PIPE  
PP = POWER POLE = "O"  
C/L = CENTERLINE = - - - - -  
B/L = BUILDINGLINE = ————  
R/W = RIGHT OF WAY = ————  
L.L.L. = LAND LOT LINE = ————
- WATER MAINS = — W — W — W — W —  
OVERHEAD POWER LINES = — E — E —  
GAS MAINS = — G — G — G — G —  
SANITARY SEWER MAIN = — SS — SS —
- N/F = NOW OR FORMERLY OWNED BY  
NSAB = NAIL SET AT BASE  
NFAB = NAIL FOUND AT BASE  
D.B. = DEED BOOK  
P.B. = PLAT BOOK  
R/W MON. = CONCRETE RIGHT OF WAY MONUMENT  
BOC = BACK OF CURB  
EOP = EDGE OF PAVEMENT  
CMP = CORRUGATED METAL PIPE  
□ = CONCRETE R/W MON. FOUND  
WM = WATER METER

**ADDITIONAL SURVEY REFERENCES**  
1. WARRANTY DEED IN FAVOR OF J. WAYNE COHRAN & W. CHARLES BROCK - D.B. 3548, PG. 491  
2. PLAT OF SURVEY FOR MALL, INC. ETAL. PREPARED BY ADAM & LEE LAND SURVEYING DATED 08/22/01  
3. PLAT OF SURVEY FOR COBB COUNTY BOARD OF EDUCATION PREPARED BY GASKINS SURVEYING CO. DATED 08/13/84



REVISIONS

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |

**FLOOD STATEMENT**  
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO: 13067C0182H EFFECTIVE DATE: MARCH 4, 2013 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X"  
"X" = AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN



**THE CRUSSELLE COMPANY**  
PROFESSIONAL LAND SURVEYORS  
2981 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30064  
E-MAIL: [REDACTED]

PROJ. NO. C07149 FILE: C07149 REZONE.DWG  
FIELD SURVEY DATE: FEB. 1997  
PLAT DATE: 12/15/2023 SCALE: 1" = 50'