Special Use Approval PZ 18-014 Victory Covenant Ministries
Stipulations:
1. The applicant provide a site plan meeting all requirements of the UDC showing buildings, structures, access drives, parking spaces and landscaping areas. Site plan subject to approval of the Cobb County Fire Marshal and the Community Development Director.

2. Prior to the issuance of a Certificate of Occupancy the following be completed:
a. Improvements made to parking lot including resurfacing or resealing as appropriate and restriping.
b. Driveway to be repaired including curbing.
c. Landscaping be added to the parking lot by the installation landscape island.

THE PURPOSE OF THIS PLAN IS TO:
1. SHOW RESTRIPING OF EXISTING ASPHALT.
2. SHOW RE-SEALING OF EXISTING ASPHALT.
3. SHOW NEW CURB IN RADIUS RETURN OF EAST DRIVE ENTRANCE.
4. SHOW NEW ASPHALT PARKING.

GENERAL NOTES:
1. OWNER TO COORDINATE WITH CITY OF POWDER SPRINGS REGARDING TREES/LANDSCAPING AREAS.
2. ROAD GAB, BINDER AND TOPPING TO MATCH EXISTING CONDITIONS WHERE NEW CURB IS BEING INTRODUCED.

811
Know what's below.
Call before you dig.

SUBJECT ADDDRESS IS
#4070 AUSTELL POWDER SPRINGS ROAD
TAX PARCEL ID#: 19094600280

OWNER:
VICTORY COVENANT MINISTRIES
CONTACT: DENNIS EZONNAEBI
678-978-1103

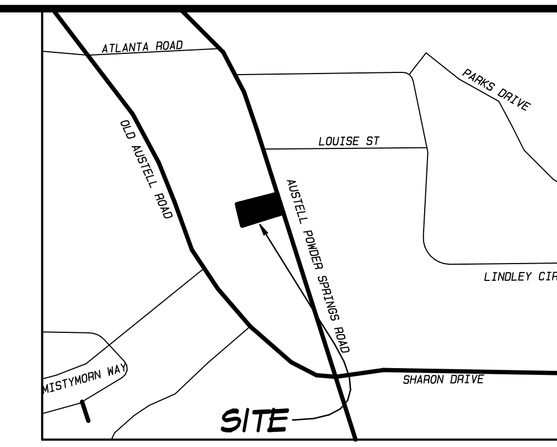
IMPERVIOUS AREAS:

BUILDINGS: 2,911 SQ. FT.
PORCHES & STEPS: 305 SQ. FT.
CONCRETE PAD: 200 SQ. FT.
PARKING AREA: 10,117 SQ. FT.
TOTAL: 13,533 SQ. FT.
LOT AREA: 26,468 SQ. FT. (0.608 ACRES)
51.13% OF LOT IS IMPERVIOUS

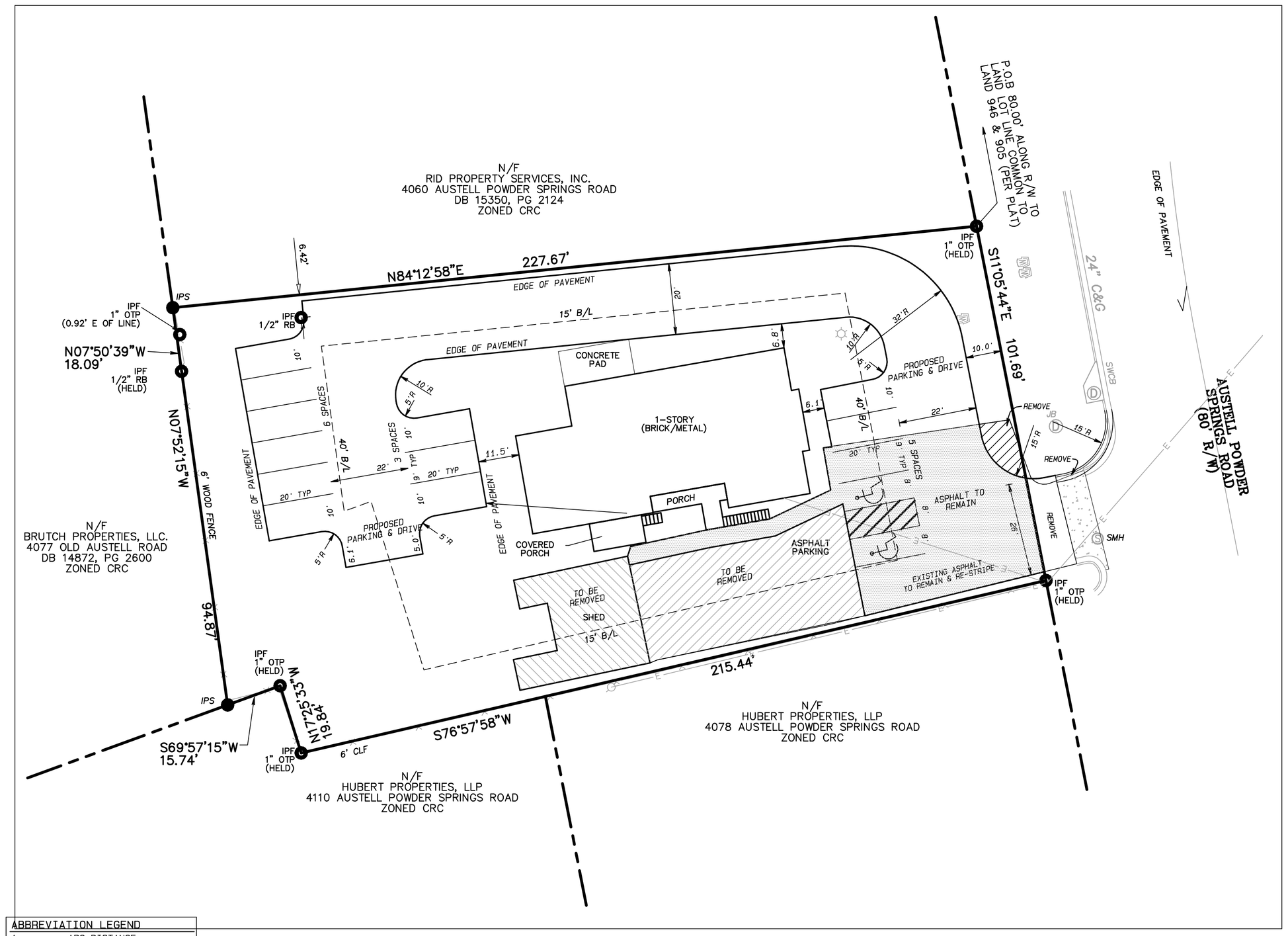
7504 SQ. FT. OF ASPHALT TO BE ADDED
2832 SQ. FT. OF BUILDING & ASPHALT TO BE REMOVED
4,672 SQ. FT. OF IMPERVIOUS AREA ADDED.

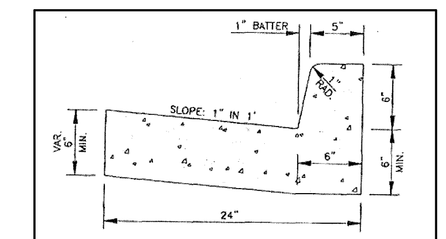
PROPERTY IS ZONED CRC
MIN. LOT SIZE: 20,000 S.F.
FRONT SETBACK: 40 FT.
SIDE SETBACK: 15 FT.
REAR SETBACK: 40 FT.
MIN. LOT WIDTH: 100 FT.
MIN. LOT FRONTAGE: 100 FT.
FLOOR AREA RATIO, MAXIMUM: 0.50
MAX. IMPERVIOUS SURFACE COVERAGE: 75%
MAX. BUILDING HEIGHT: 50 FT.
MAX. NO. OF STORIES: 4

PARKING REQUIREMENTS:
SANCTUARY= 53 UNSECURED SEATS
PARKING: 1 SPACE EVERY 4 SEATS
ALLOWED MIN. PARKING: 14 SPACES
ACTUAL PROVIDED PARKING: 14 SPACES
(INCLUDING TWO HANDICAP)



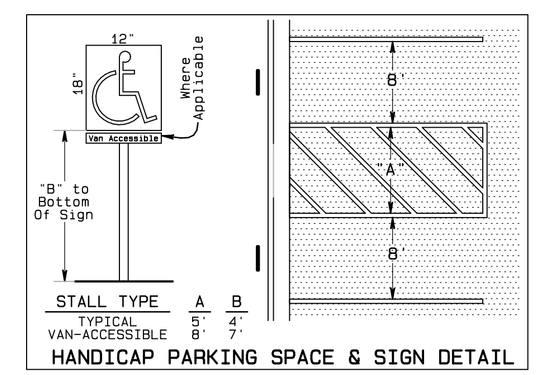
LOCATION MAP
NTS



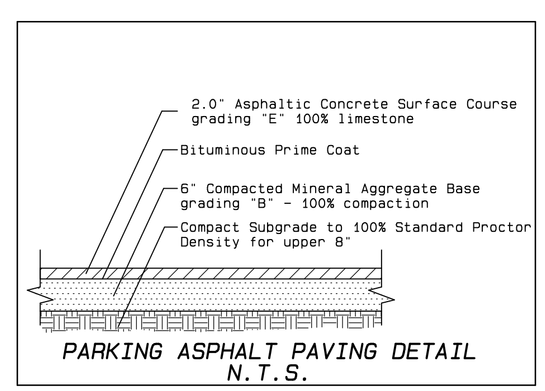


VERTICAL CURB

NOTES:
1. VERTICAL CURB SHALL COMPLY WITH GEORGIA STANDARD 9032B, 6" x 24", TYPE 2.
2. 1/2" PREFORMED EXPANSION JOINTS WILL BE REQUIRED AT TANGENT POINTS OF RADIUS RETURNS, AT DRIVEWAYS.



HANDICAP PARKING SPACE & SIGN DETAIL



PARKING ASPHALT PAVING DETAIL
N.T.S.

ABBREVIATION LEGEND

A	ARC DISTANCE
B/L	BUILDING LINE
CMP	CORRUGATED METAL PIPE
D.B.	DEED BOOK
FH	FIRE HYDRANT
GW	GUY WIRE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
INV	INVERT ELEVATION
Lc	CHORD LENGTH
L L	LAND LOT
L.L.L.	LAND LOT LINE
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
PG.	PAGE
P.O.B.	POINT OF BEGINNING
PP	POWER POLE
R	RADIUS
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER

SYMBOL LEGEND

	Guy Wire
	Fire Hydrant
	Drop Inlet
WM	Water Meter
	Water Vavle
	Power Pole
S	Sanitary Sewer Manhole
—W—	Water Line
—S—	Sanitary Sewer Line
—E—	Overhead Power Line
—X—	Fence

SURVEY NOTES:
1. FIELD SURVEY AND IMPROVEMENTS TAKEN FROM BOUNDARY SURVEY FOR DENNIS EZONNABI, PREPARED BY MERIDIAN GEOMATICS, LLC, DATED MAY 22, 2018. NO FIELD WORK PERFORMED BY BETTERTON SURVEYING & DESIGN, INC.
2. I HAVE, THIS DATE, EXAMINED THE OFFICIAL FIA FLOOD HAZARD MAP COMMUNITY NUMBER 130056, PANEL 0181H, DATED 03-04-2013, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
3. PROPERTY CURRENTLY ZONED CRC.
4. BUILDING LINES ARE AS PER ZONING AS OF DATE OF SURVEY.

GRAPHIC SCALE 1"=20'
0 20 40 60

REVISION RECORD

DATE	PURPOSE

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BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
950 WEST SANDTOWN ROAD
MARIETTA, GEORGIA 30064
(678) 483-0242

GEORGIA REGISTERED No. 2496 LAND SURVEYOR ROBERT B BETTERTON
JULY 6, 2018

SITE PLAN
4070 AUSTELL POWDER SPRINGS ROAD
LOCATED IN:
LAND LOT 946
19TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA, CITY OF POWDER SPRINGS
PREPARED FOR:
VICTORY COVENANT MINISTRIES

DRAWN BY: RBB
CHECKED BY: RBB
SCALE: 1" = 20'
DATE: JULY 6, 2018
FILE NUMBER: 18135.PRO
JOB NUMBER: 18135
SHEET NUMBER: 1 OF 1