

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

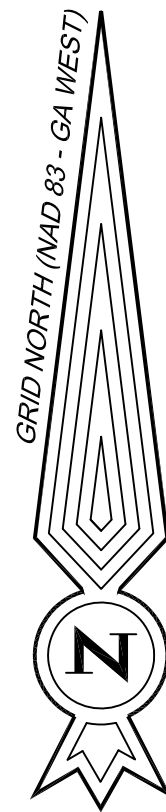
SOURCE OF BOUNDARY SURVEY
PLAT OF SURVEY FOR J. WAYNE COHRAN & W. CHARLES BROCK PREPARED BY THE
CRUSSELLE COMPANY, DATED 02/10/97 AND RECORDED IN PLAT BOOK 238, PAGE 15.

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]

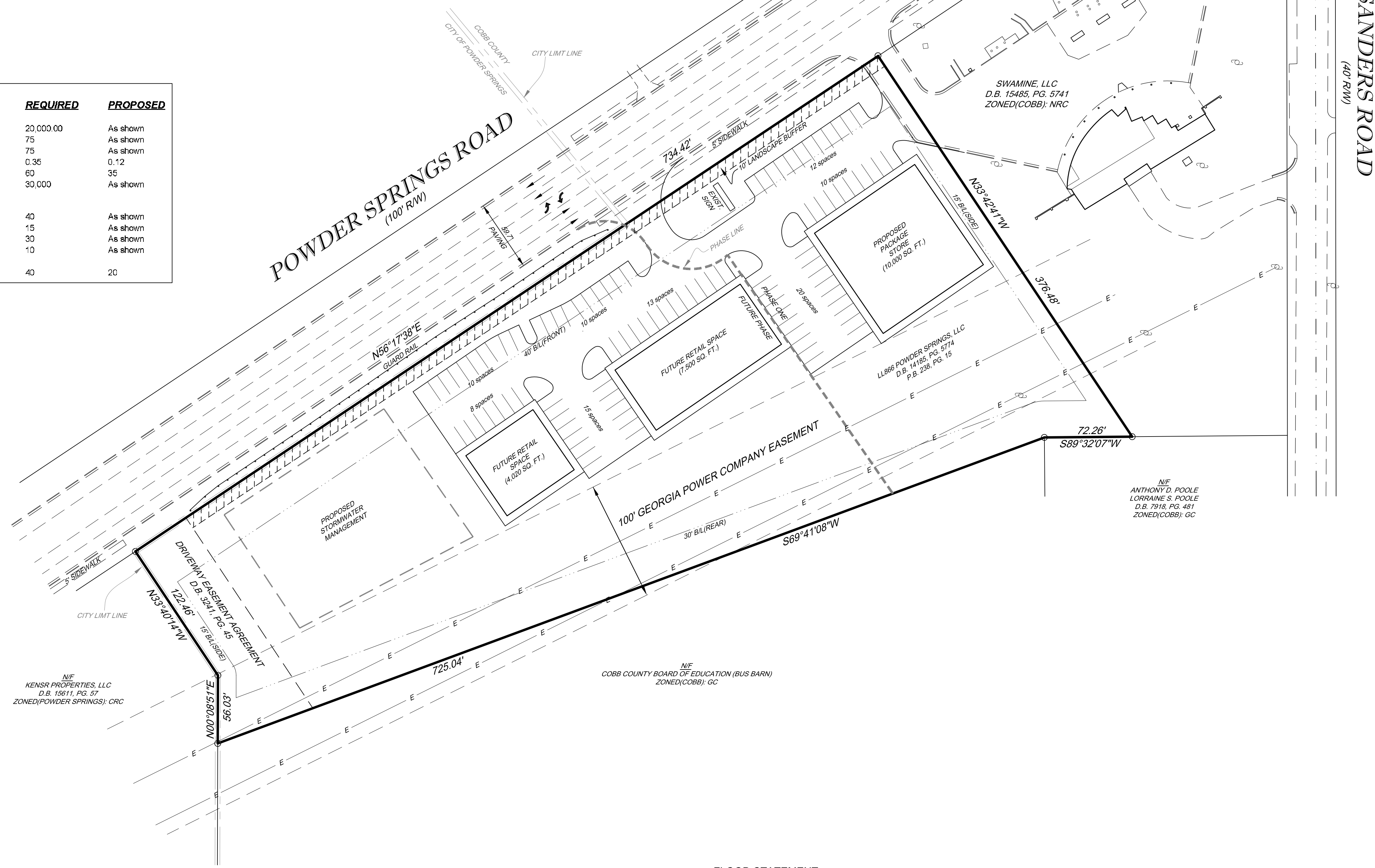
APPLICANT
NAME: SATSANGI, LLC
ADDRESS: 2002 BARRINGTON LN.
VILLA RICA, GA 30180
MOBILE: [REDACTED]
EMAIL: [REDACTED]

L. L. 866 L. L. 865



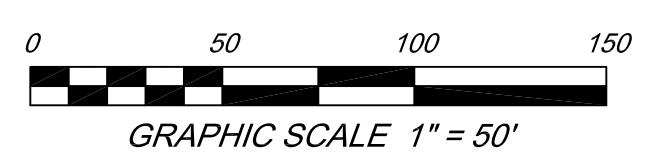
CITY OF POWDER SPRINGS DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
DENSITY AND LOT REQUIREMENTS		
Min. lot size (sq. ft.)	20,000.00	As shown
Min. lot width (ft.)	75	As shown
Min. lot frontage (ft.)	75	As shown
Floor area ratio (max.)	0.35	0.12
Max. Impervious Surface (%)	60	35
Max. sq. footage per establishment	30,000	As shown
PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES LARGER THAN 144 SQ. FT.		
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
BUILDING HEIGHT REQUIREMENTS		
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
— 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 MALLI, 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'