



PROJECT NAME
SANEET'S BP
PROPOSED
BUILDING

1365 POWERS FERRY RD
2nd SECTION
COBB COUNTY,
GEORGIA

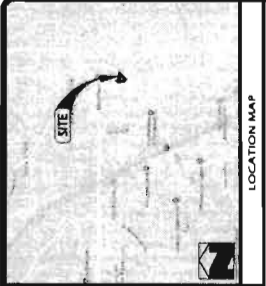
V-96
(2018)

REVISIONS

JOB NUMBER
17-024

SHEET TITLE
SITE PLAN

C-4



COBB CO. CEMETERY PRESERVATION:
THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY.

COBB CO. TRANSPORTATION NOTES:
1. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY.

CCMWA NOTE
THE WATER MAIN COMPANY'S CARVED CERIAL PIPE PIPES HAVING ELECTRICAL MARKING SHALL BE APPROXIMATELY 6 FEET DEEP. THE CONTRACTOR SHALL NOT REMOVE OR ALTER THE MARKING. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITY LINES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITY LINES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITY LINES.

COBB CO. FIRE DEPT. NOTES:
1. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY.

TRAILER NOTE:
THE TRAILER SHALL BE PLACED ON THE TRAILER PAD. THE TRAILER SHALL BE PLACED ON THE TRAILER PAD. THE TRAILER SHALL BE PLACED ON THE TRAILER PAD.

DUMPSTER NOTE:
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SITE LIGHTING NOTE:
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OWNER/DEVELOPER:
SANEET'S BP, INC.
1365 POWERS FERRY ROAD
MARIETTA, GA 30067
770-592-2983

24-HR CONTACT:
LARRY PASARELLA
770-598-3008

ENGINEER:
EVANS DESIGN GROUP, INC.
4535 SUMNER SONG COURT
MARIETTA, GA 30067
770-421-9625 (PH)
770-421-9625 (FAX)
CONTACT: JON W. EVANS, P.E.

LINE **DESCRIPTION** **WIDTH** **LENGTH**

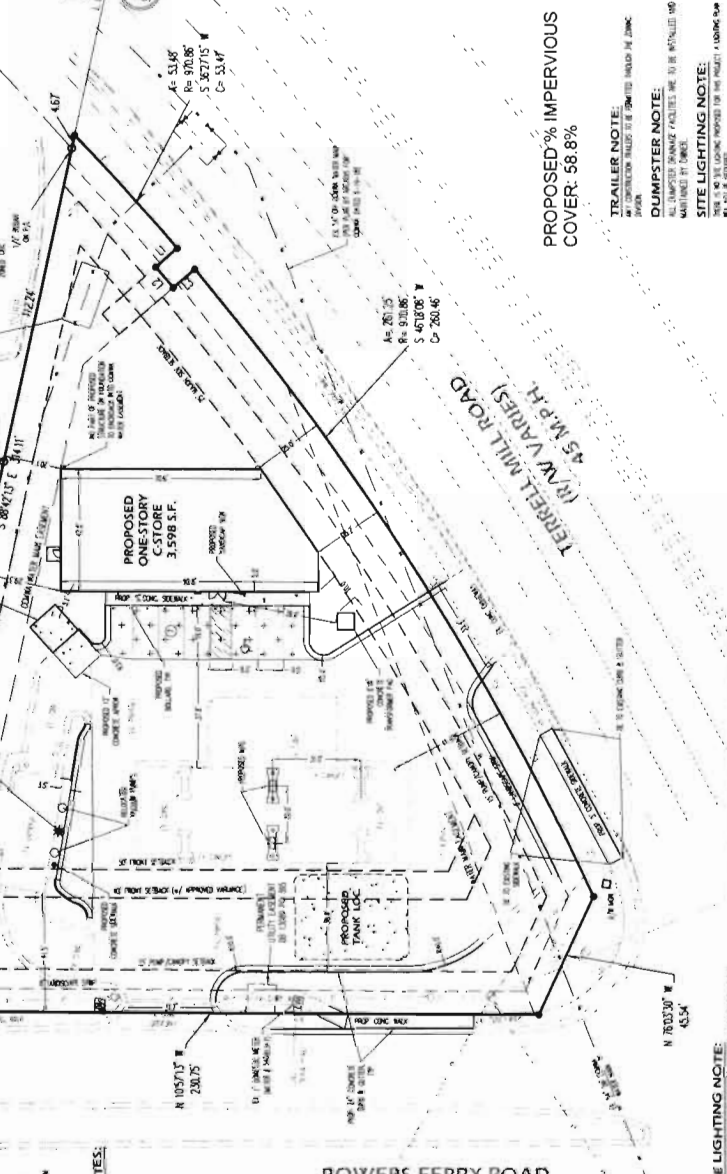
1	1" OF GRADE WITH PAW	12"	10.000'
2	2" OF GRADE WITH PAW	12"	10.000'
3	3" OF GRADE WITH PAW	12"	10.000'
4	4" OF GRADE WITH PAW	12"	10.000'
5	5" OF GRADE WITH PAW	12"	10.000'
6	6" OF GRADE WITH PAW	12"	10.000'
7	7" OF GRADE WITH PAW	12"	10.000'
8	8" OF GRADE WITH PAW	12"	10.000'
9	9" OF GRADE WITH PAW	12"	10.000'
10	10" OF GRADE WITH PAW	12"	10.000'

A.D.A. NOTE:
THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY.

FIRE DEPT. ACCESS NOTE:
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COBB CO. STRUCTURAL SITE PLAN NOTES:
1. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY.

SIGNAL NOTE:
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PAVEMENT LEGEND

COBB CO. ZONING DIVISION NOTES:
1. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY. THE COUNTY HAS A COMMITMENT TO PRESERVE THE HISTORIC AND CULTURAL RESOURCES OF THE COUNTY.

IRRIGATION SYSTEM NOTE:
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SIGN NOTE:
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TANK NOTE:
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FIRE DEPT. SECURITY DATE NOTE:
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GEORGIA 811
Utility Excavation Service

PARKING REQUIREMENTS:

VEHICLE TYPE	REQUIREMENTS	REQUIREMENTS
SEDAN	1	7
SUV	1	7
PICKUP	1	7
TRUCK	1	7
BUS	1	7
TRAILER	1	7

ZONING BULK REGULATIONS:

TYPE	MIN. AREA	MIN. SETBACK	MIN. HEIGHT
RESIDENTIAL	10,000 S.F.	10 FT.	10 FT.
COMMERCIAL	5,000 S.F.	5 FT.	5 FT.
INDUSTRIAL	2,000 S.F.	2 FT.	2 FT.

GRAPHIC SCALE

1" = 100'

GRAPHIC SCALE

1" = 100'

GRAPHIC SCALE

1" = 100'

GRAPHIC SCALE

1" = 100'

GRAPHIC SCALE

1" = 100'

APPLICANT: Saneey's BP Inc

PETITION No.: V-96

PHONE: 404-271-1602

DATE OF HEARING: 10-10-2018

REPRESENTATIVE: S M Hossein Saneeymehri

PRESENT ZONING: GC

PHONE: 404-271-1602

LAND LOT(S): 923

TITLEHOLDER: Saneey's BP, Inc.

DISTRICT: 17

PROPERTY LOCATION: At the northeast intersection of Terrell Mill Road and Powers Ferry Road (1365 Powers Ferry Road).

SIZE OF TRACT: 1.02 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the front setback from the required 50 feet to 40 feet; and 2) allow accessory structures (existing carwash and proposed dumpster pad) to be located in front of the principal building.

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

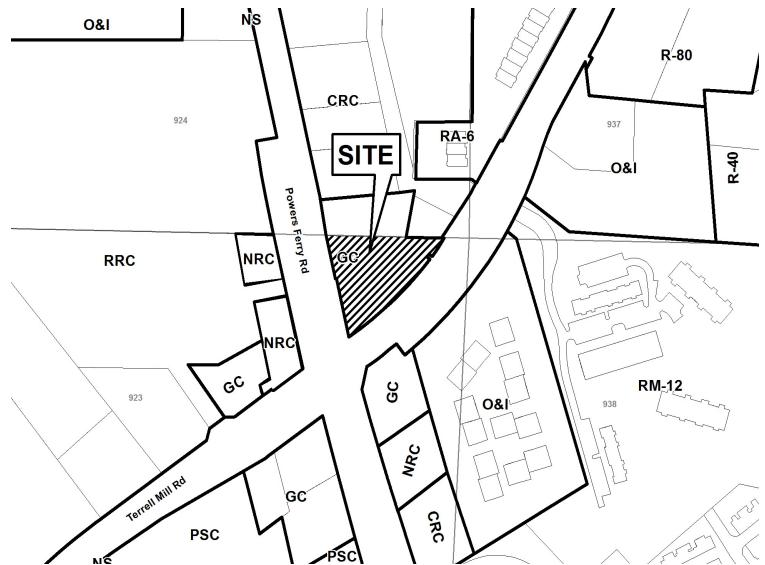
BOARD OF APPEALS DECISION

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 comments.

SITE PLAN REVIEW: The property owner will be required to obtain a Land Disturbance Permit if there are any staff comments or approval stipulations which require any type of site modifications (fencing, landscaping, curb/gutter & sidewalk installation, etc.). Contact Site Plan Review, 770-528-2147.

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 for V-88 – V-98.

DESIGN GUIDELINES: Staff has determined that the subject site is not within the boundaries of approved design guidelines study areas; therefore, the applicant does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comments.

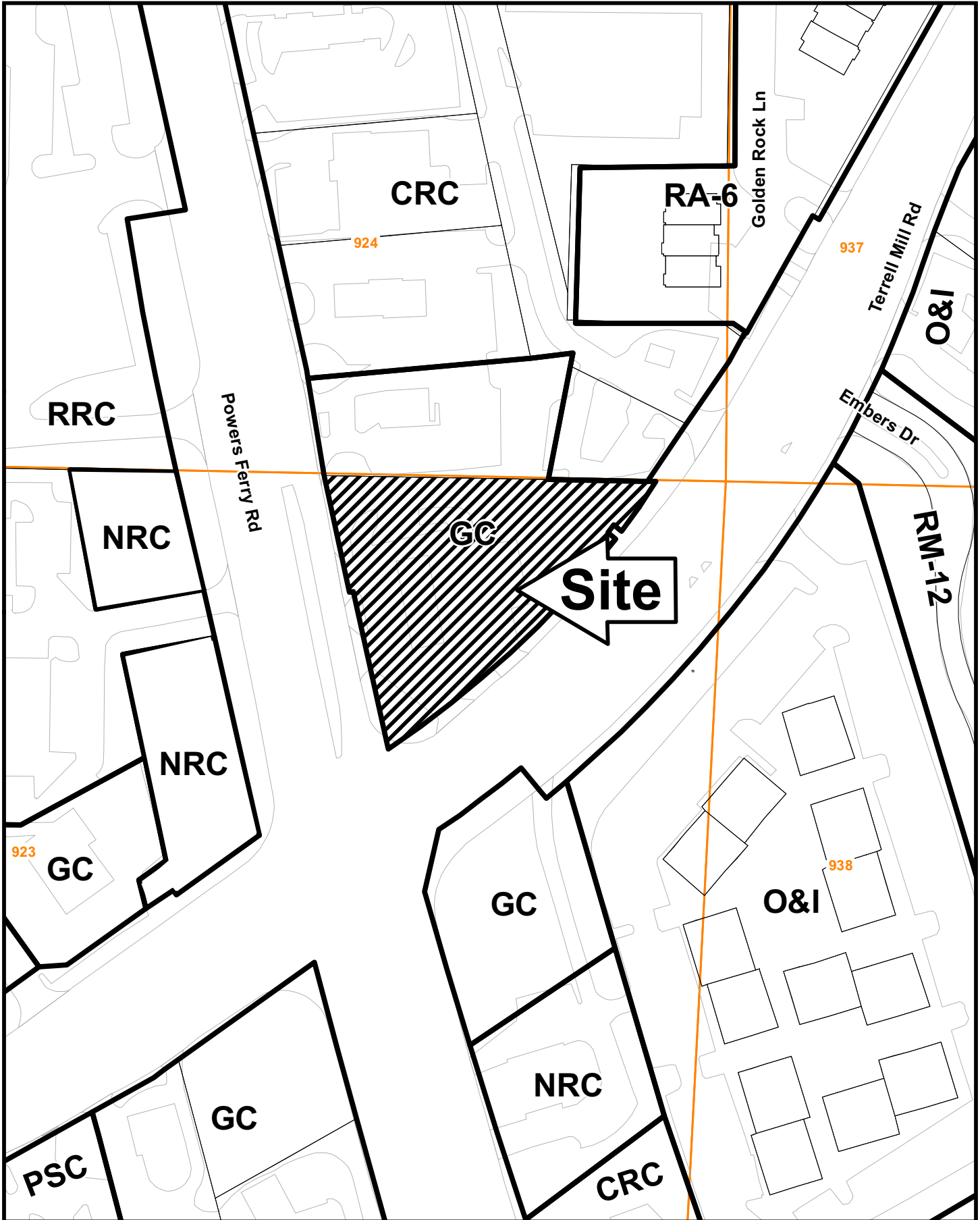
WATER: No comments.

SEWER: No comments.

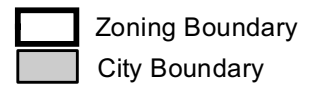
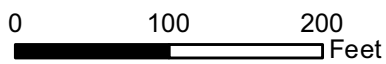
APPLICANT: Saneey's BP Inc **PETITION No.:** V-96

FIRE DEPARTMENT: No comments.

V-96 2018-GIS



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





Application for Variance Cobb County

ok

(type or print clearly)

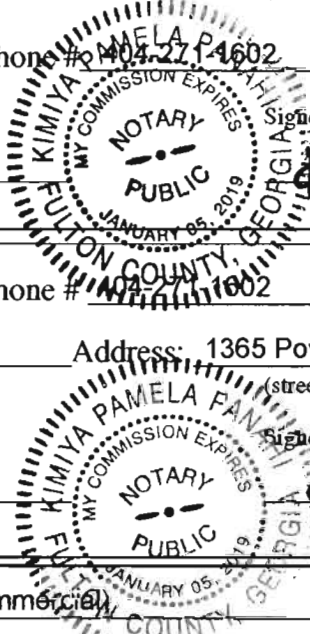
Application No. V-96
Hearing Date: _____

Applicant Saneey's BP, Inc. Phone # 404-271-1602 E-mail saneey@yahoo.com

S.M. Hossein Saneeymehri Address 1365 Powers Ferry Road, Marietta, GA 30067
(representative's name, printed) (street, city, state and zip code)

S.M. Hossein Saneeymehri Phone # 404-271-1602 E-mail saneey@yahoo.com
(representative's signature)

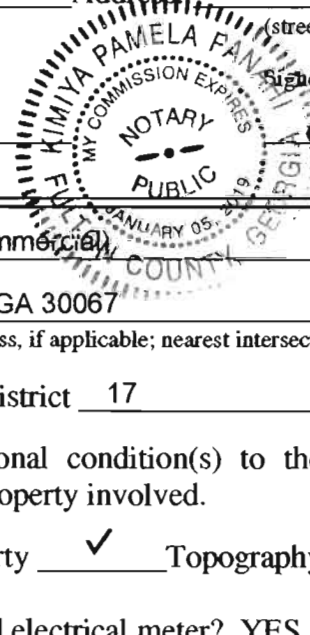
My commission expires: 01/05/19
SIGNED, SEALED AND DELIVERED IN PRESENCE OF:
[Signature]
Notary Public



Titleholder Saneey's BP, Inc. Phone # 404-271-1602 E-mail saneey@yahoo.com

Signature S.M. Hossein Saneeymehri Address: 1365 Powers Ferry Road, Marietta, GA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 01/05/19
SIGNED, SEALED AND DELIVERED IN PRESENCE OF:
[Signature]
Notary Public



Present Zoning of Property GC (General Commercial)

Location 1365 Powers Ferry Road, Marietta, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 923 District 17 Size of Tract 1.02 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 Exist. Water Main Easements

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

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).

Due to the triangular shape of the property and existing water main easement that consists of 27% of the total property, in which no permanent structure is allowed, this site is limited on where and how much land can contain building structures. The existing carwash encroaches into the front building setback along Powers Ferry Road such that we are requesting a variance to reduce this setback from 50' to 40'. A variance is also requested to allow the proposed dumpster and associated screening to be located between the primary structure and Powers Ferry Road.

List type of variance requested:
Variance reduce the front setback along Powers Ferry Road from 50' to 40'. Variance to allow proposed dumpster and associated screening to be located between the proposed primary structure and Powers Ferry Road.