NOTES:

NO GAS EASEMENTS LOCATED ON LOT SHOWN.

ALL CONTOUR LINES SHOWN HEREON ARE BASED ON NAVD 88 DATUM.

DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

TOPOGRAPHIC INFORMATION FROM COUNTY GIS TOPOGRAPHICAL MAPS. RECENTLY GRADED SITE INFORMATION AND BOUNDARY INFORMATION FROM PLANS FOR TVK & AKB INVESTMENTS, LLC., PREPARED BY CARTER ENGINEERING CONSULTANTS, INC., DATED 3/25/15.

WATER AND SEWER SERVICE TO BE PROVIDED BY CHEROKEE COUNTY WATER AND SEWER AUTHORITY.

NO PORTION OF THIS SITE LIES WITHIN A DESIGNATED 100 YR. FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAPS, PANEL NO. 13057C0244D AND 13057C0332D DATED SEPTEMBER 29, 2006.

THERE ARE NO WETLANDS ON THIS SITE.

SITE DATA:

SITE ADDRESS:

OLD ROPE MILL ROAD
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA
TAX PARCEL ID:15N 10 015

SITE AREA: 7.38 ACRES

SITE ZONING: EXISTING: LI
PROPOSED: GC

PROPOSED USE: PACKAGE STORE WITH RETAIL

UTILITIES

WATER SERVICE TO BE PUBLIC PROVIDED BY CHEROKEE COUNTY

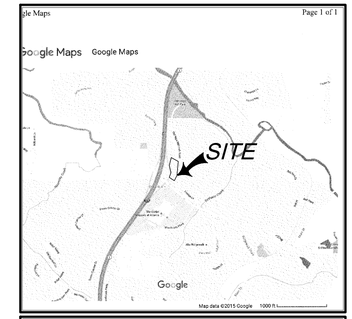
SANITARY SEWER SERVICE TO BE PUBLIC, PROVIDED BY CHEROKEE COUNTY

OWNER:

SSPH, LLC.
5855 MEDLOCK BRIDGE PARKWAY
JOHNS CREEK, GEORGIA 30022
678-485-5898

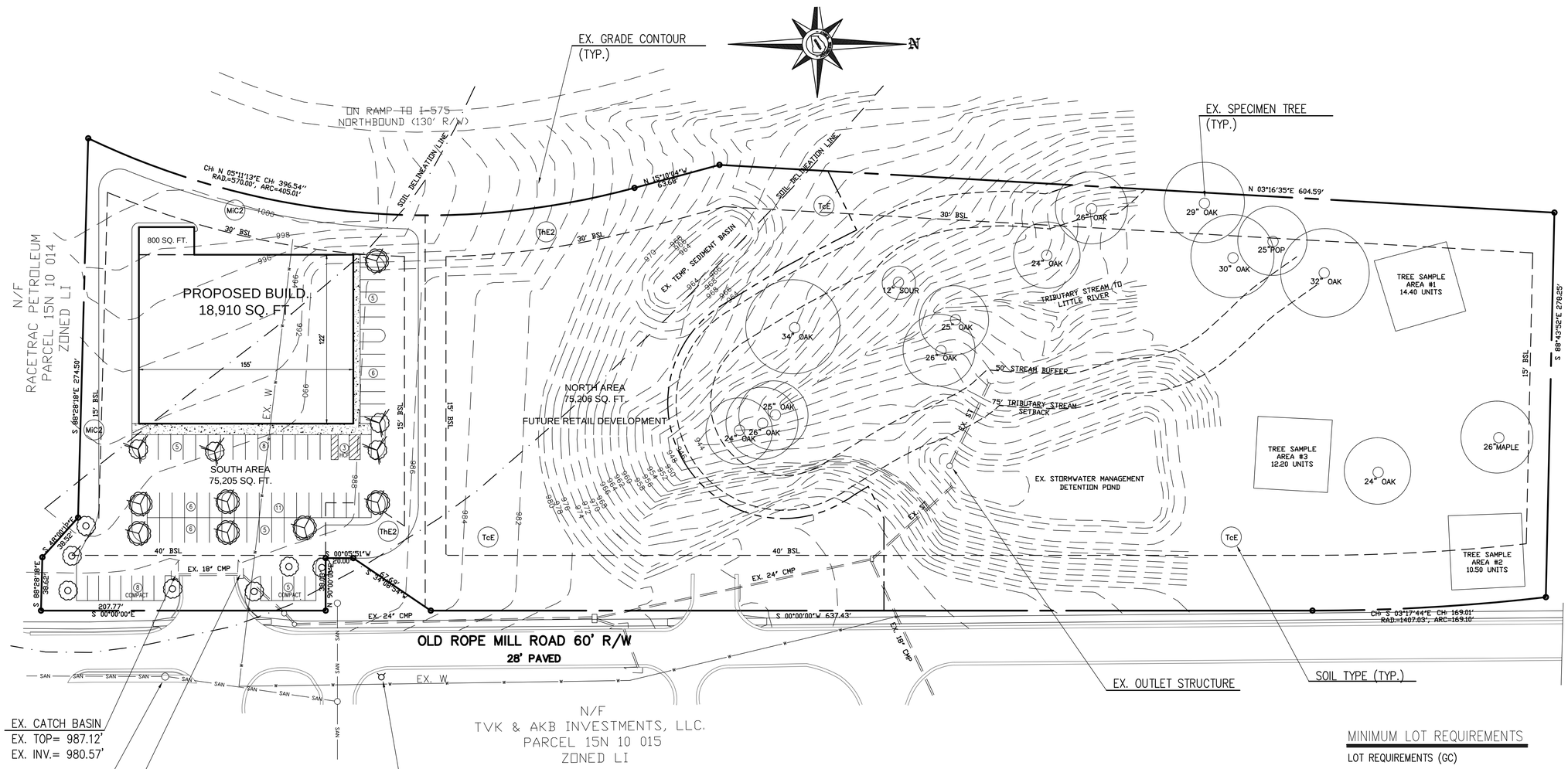
ENGINEER:

JAMES WESTBROOK ENGINEERING, INC.
10700 ABBOTTS BRIDGE ROAD
SUITE 110
JOHNS CREEK, GEORGIA 30097
770-753-9059
J. PATRICK STANTON



LOCATION MAP

CURRENT ZONING: LI
PROPOSED ZONING: GC



SITE PLAN

GRAPHIC SCALE: 1"=40'

0 20 40 80 160

NORTH(MAGNETIC)

MINIMUM LOT REQUIREMENTS

LOT REQUIREMENTS (GC)

MIN. LOT SIZE: 21,780 SF.
FRONT SETBACK: 40 FEET
SIDE SETBACK: 15'
REAR SETBACK: 30'

PARKING SPACES REQUIRED, RETAIL:
1 SPACE PER 300 SF: 19710 SF. X 1 SPACE/300 SF = 66 SPACES
TOTAL SPACES REQUIRED= 66 SPACES INCLUDING (3) HANDICAP

PARKING SPACES PROVIDED:
68 SPACES INCLUDING 3 HANDICAP SPACES

JAMES WESTBROOK
ENGINEERING INC.
10700 Abbotts Bridge Road
Suite 110
Duluth, GA 30097
(770) 753-9059
(770) 753-0356 Fax
Contact Person: Patrick Stanton

NO.	DATE	REVISIONS	BY	CHK	APP'D

SCALE | DESIGNED | DRAWN

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER THIS DOCUMENT

GEORGIA REGISTERED #18502 PROFESSIONAL ENGINEER JAMES PATRICK STANTON

REZONING FOR MINKS PACKAGE AND FUTURE RETAIL

OLD ROPE MILL ROAD

CHEROKEE COUNTY
CITY OF WOODSTOCK, GEORGIA

CLIENT JOB NO.

JWE JOB NO. SLAX 15-004

CURRENT ISSUED DATE:

10/21/15

ISSUED FOR:

REVIEW

SITE PLAN

C-1