

10917 HWY 92

TIN: 15N18 051

MISC. NOTES

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YR FLOOD ZONE, AS SHOWN ON FIRM PANEL 13057C0334D (SEPT 29, 2006).

THERE ARE NO KNOWN CEMETARIES, HISTORIC SITES OR SPECIMEN TREES ON THIS PROPERTY.

PROPOSED RESIDENCES ARE TO BE ATTACHED, SINGLE FAMILY TOWNHOME UNITS.

BOUNDARY INFO COMPILED FROM MAPS, PLATS & DEEDS OF SUBJECT & ADJACENT PROPERTIES

TOPOGRAPHIC INFORMATION PROVIDED BY CHEROKEE COUNTY GIS

SITE SUMMARY

CURRENT ZONING
R-40 w/ HWY 92 OVERLAY
(CHEROKEE CO.)

PROPOSED ZONING
GC & R3-C (CITY OF WOODSTOCK)

TOTAL PROPERTY
9.63 Ac

COMMERCIAL
1.34 Ac (GC)

RESIDENTIAL
8.29 Ac (R3-C)
@ 7 U/AC
= 58 UNITS

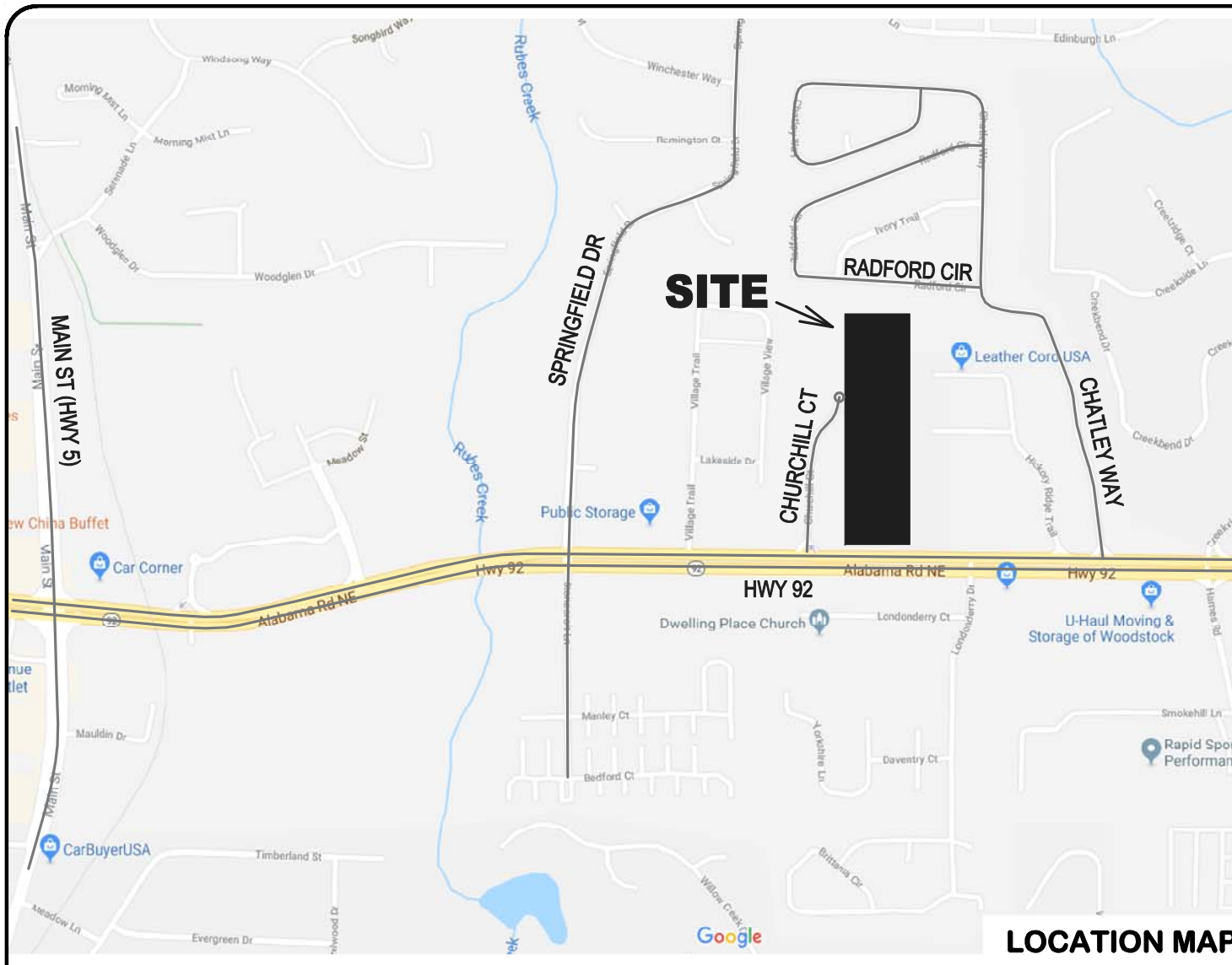
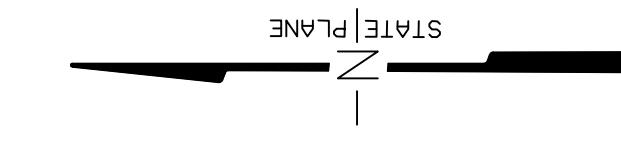
PARKING SUMMARY:

COMMERCIAL
12,000 SF @ 3.3/K
40 SPACES REQ'D
40 SPACES PROVIDED
(+ 2 H/CAP)

RESIDENTIAL
58 UNITS @ 0.25/U
15 SPACES REQUIRED
15 SPACES PROVIDED
(+ 2 H/CAP)

CURRENT ZONING
R-40 w/ HWY 92 OVERLAY
(CHEROKEE CO.)

TOTAL PROPERTY
9.63 Ac

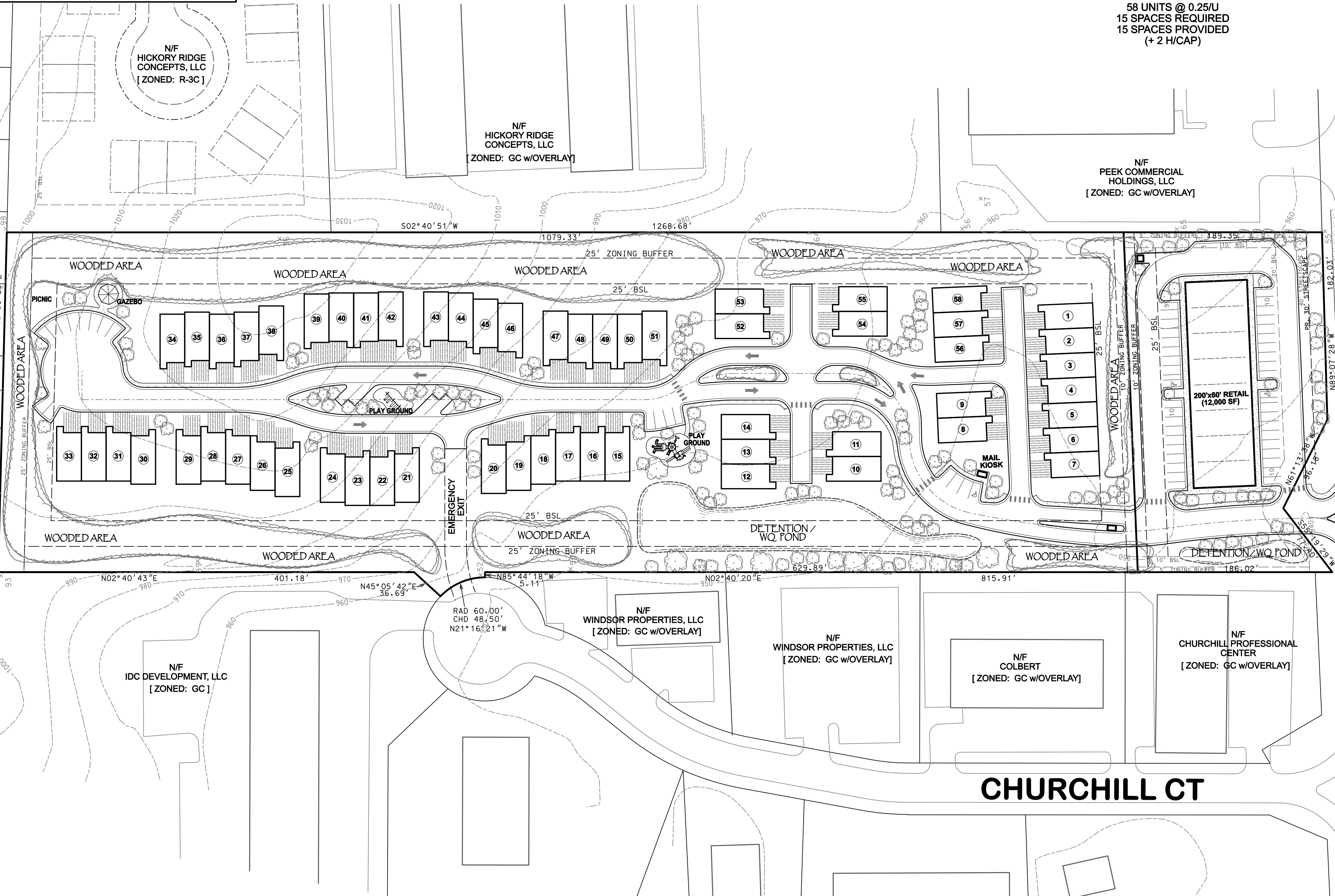


LOCATION MAP

RADFORD CIRCLE

HWY 92

CHURCHILL CT



PREPARED BY:
V&M
Vaughn & Melton
Consulting Engineers, Inc.
Engineering - Surveying
300 Chastain Center Blvd Suite 325
Kennesaw, Georgia 30144
TEL: (770) 627-3590 FAX: (404) 627-3594
V&M Contact:
Frans van Leeuwen
(770) 627-3590
KENTUCKY
606-248-6600
TENNESSEE
865-546-5800
NORTH CAROLINA
828-253-2796
SOUTH CAROLINA
864-574-4775
www.vaughnmelton.com
Copyright © 2017
All Rights Reserved

PREPARED FOR:
KINGMAC
VENTURES, LLC
885 Woodstock Road
Woodstock, GA 30075
Ste 430-183
PH: 404-925-3914

SIMS PROPERTY

HWY 92
PROJECT ADDRESS
1169 / 15TH / 2nd
LAND LOT DISTRICT
CITY OF WOODSTOCK, GA
COUNTY STATE

SITE PLAN

SIGNED / SEALED

REVISION	DATE	REVISOR	REVISION PER CITY COMMENTS
1.	07/20/18		
2.			

FVL, RCS DESIGN	SCALE	AS SHOWN
FVL, PRH DRAWN		
FVL, RCS CHECKED	SHEET	Z-01
1/18/18 DATE	PROJECT No.	071720-44

24-HR CONTACT
MARK STEWART
404-925-3914

