



UTILITIES
POWER: AEMC
WATER: CCWSA
SANITARY: ON-SITE SEPTIC

SITE NOTES:

1. EVIDENCE BY REFERENCE: "B" 18. PG. 105 (INACT 1)
2. THE HEARING BOARD FOR THIS PLAT IS MAGNETIC
3. UNDERGROUND UTILITIES NOT TO GO AWAY BE DISCONTINUED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
4. INTERVIEW DUTYMAN BASED ON CHEROKEE COUNTY GPS. CONTAINMENT EFFORT
5. STATE LAWS REGARDING THE PRIVATE CONSTRUCTION PLANNING AND CONSTRUCTION APPROXIMATIONS ON THE GEODETIC NORTH OF WAY. THE SOLE RESPONSIBILITY OF REPAIRING ANY DAMAGE OF ANY SUCH REPAIRMENT SHALL BE THE PROPERTY OWNERS.

IS THE PROPERTY CO. TAINED IN THIS PLAT BE ZONED AS FRONT SETBACK 50 FEET. AREA SETBACK 50 FEET. REAR SETBACK 50 FEET

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FEMA OFFICIAL. 2,000 HAZARD MAPS OF C. (SPRINKLE COUNTY) PLANE, NO. 1385700132 DATED 1/29/2006. A PORTION OF THE USE OF THE PROPERTY IS NOT A PART OF THE CHEROKEE COUNTY FLOOD MAP AS SHOWN

SITE PLAN NOTES:

- 1) THE SITE CONISTS OF PARCEL 14068 11216 IS CURRENTLY ZONED AG (WITH RESIDENTIAL LAND USE) AND THE PROPOSED ZONING IS TO REMAIN AG AND THE FACILITY WILL BE USED AS A RESIDENTIAL FACILITY.
- 2) REFERENCES: PER 118 USC 1505 & DC 14255, PG. 783
- 3) THE PROPOSED IMPROVEMENTS AT THIS SITE CONSIST OF ACING PAVING TO AN EXISTING BUILDING AND CONSTRUCTING A DRIVE, PARKING LOT WITH A SMALL DRIVEWAY, AND A DRIVEWAY TO AN UNDEVELOPED PARKING. THE TOTAL NUMBER OF PROPOSED PARKING SPACES IS 54
- 4) THE EXISTING BUILDINGS AT THIS SITE ARE TO REMAIN.
- 5) THERE ARE NO CEMETERIES ON THIS SITE OR ADJACENT TO THIS SITE.
- 6) THE CONTOURS SHOWN ON THIS PLAN ARE EXISTING, THE INTERVAL IS 2 FEET, AND THE DATUM IS CHEROKEE COUNTY DGS.
- 7) NO PORTION OF THIS SITE IS LOCATED IN AN AREA WITH SPECIAL FLOOD HAZARD PER CHEROKEE COUNTY FIRM MAP 15000210E DATED JUNE 2, 2014.
- 8) THERE ARE STREAM BUFFERZ THIS SITE REQUIRING A 25 FOOT UNDEVELOPED BUFFER, A 50 FOOT CROPPED BUFFER & A 100' WATERSHED BUFFER.
- 9) A LARGE PORTION OF THIS SITE IS CLEARED AND GRASSSED. THERE ARE SOME WOODED AREAS IN THE 2 STREAM BUFFERZ (INDICATED BY APPROX. TREELINES).
- 10) THERE ARE NO WATERSHED BUFFERZ OR LARGE AREAS SHOWN AT THIS SITE (NO DISSECTION WAS MADE BY SURVEYOR)
- 11) WATER SERVICE TO THIS SITE WILL BE PROVIDED BY CAGRA, SANITARY SERVICE WILL BE PROVIDED BY CAGRA, AND SEWERAGE WILL BE PROVIDED BY BROADGAGES AND THERE SHOWN ON THIS PLAN ARE PER USDA WEI SOIL SURVEY.
- 12) THERE ARE NO APPARENT WETLANDS AT THIS SITE.

PROPOSED ZONING: AG WITH LAND USE AS AN EVENT FACILITY
SITE AREA:
7.68+ ACRES
PROPOSED LAND USE:
2220 S.F. EXISTING BUILDING TO BE USED AS AN EVENT FACILITY
1078 S.F. EXISTING RESPONSE TO BE USED AS A RESTROOM
EXISTING ZONING: AG
SETBACKS:
FRONT: 50'
SIDE: 50'
REAR: 50'
UNBUILT-50' UNDISTURBED STREAM BUFFER ON 2 STREAMS
TOTAL NUMBER OF DWELLINGS: NA
GROSS DENSITY: NA
TOTAL FLOOR AREA OF PROPOSED BUILDINGS: NA
TOTAL BLDG AREA FOR SITE: 3328 SF
BUILDING COVERAGE FOR SITE: 1.08%
IMPERVIOUS SURFACE: 5.91 SF (1.94%)
OPEN SPACE = - 301147 SF (88.06%)
PROPOSED PARKING: 3 ADA SPACES & 51 REGULAR SPACES
REQUIRED PARKING: 1 SPACE FOR EVERY 3 SEATS
OWNER/DEVELOPER:

7.7-4 Real Estate, Rental and Leasing (LBCS 2303)

- Special Event Facilities**, although not limited to, are subject to the following requirements:
- (1) Partial shall be a minimum of 5 acres and the occupancy of the Assembly space is limited to a maximum of 200 people.
 - (2) The Special Event Facility shall be subject to the commercial development standards set forth in Article 7-5.3 and the Cherokee County Development Regulations.
 - (3) The Special Event Facility shall have the outward appearance of a residential neighborhood structure. All buildings must comply with building standards and safety codes.
 - (4) The Special Event Facility shall be open only for scheduled, unannounced events. Events include personal occasions such as wedding, showers, birthdays, fundraisers and similar occasions. All events shall close by 11:00 pm.
 - (5) A traffic control plan approved by the County Engineer shall be followed during hours of operation.
 - (6) Lighting shall be designed in accordance with the Article 25 - Outdoor Lighting and Road Color Ordinance.
 - (7) Outside businesses shall not be permitted.

D&S LAND SURVEYING
4817 HIGHTWAY 443, PO BOX 4817, TA 1E, GA 30177
770 220-5143 COLANDRO@YMG-B-CORP.COM LSI # 769

THIS DOCUMENT WAS PREPARED FOR
THE EXCLUSIVE USE OF THE PERSON OR
ENTITY NAMED DESIGN, EDITING OR
INDICATED ON THE FRONT COVER OF THIS DOCUMENT.
WITHOUT THE SIGNATURES PERMISSION
S-PHOTOS.COM



OWNER / DEVELOPER:
MARK HALL
484 BALL GROUND RD
WALDEKA GA 30183

24 HR. CONTACT:
MARK HALL
PHONE:

PROPOSED SITE PLAN & REZONING MAP FOR:

MARK HALL
300 BALL FIELD ROAD, WALESKA GA 30183
TRACT 1, PB. 118, PG. 1595, PARCEL 14N08 112
LOCATED IN
LAND LOTS 70 & 75, DISTRICT 14, SECTION 2, CHEROKEE COUNTY

[illegible]