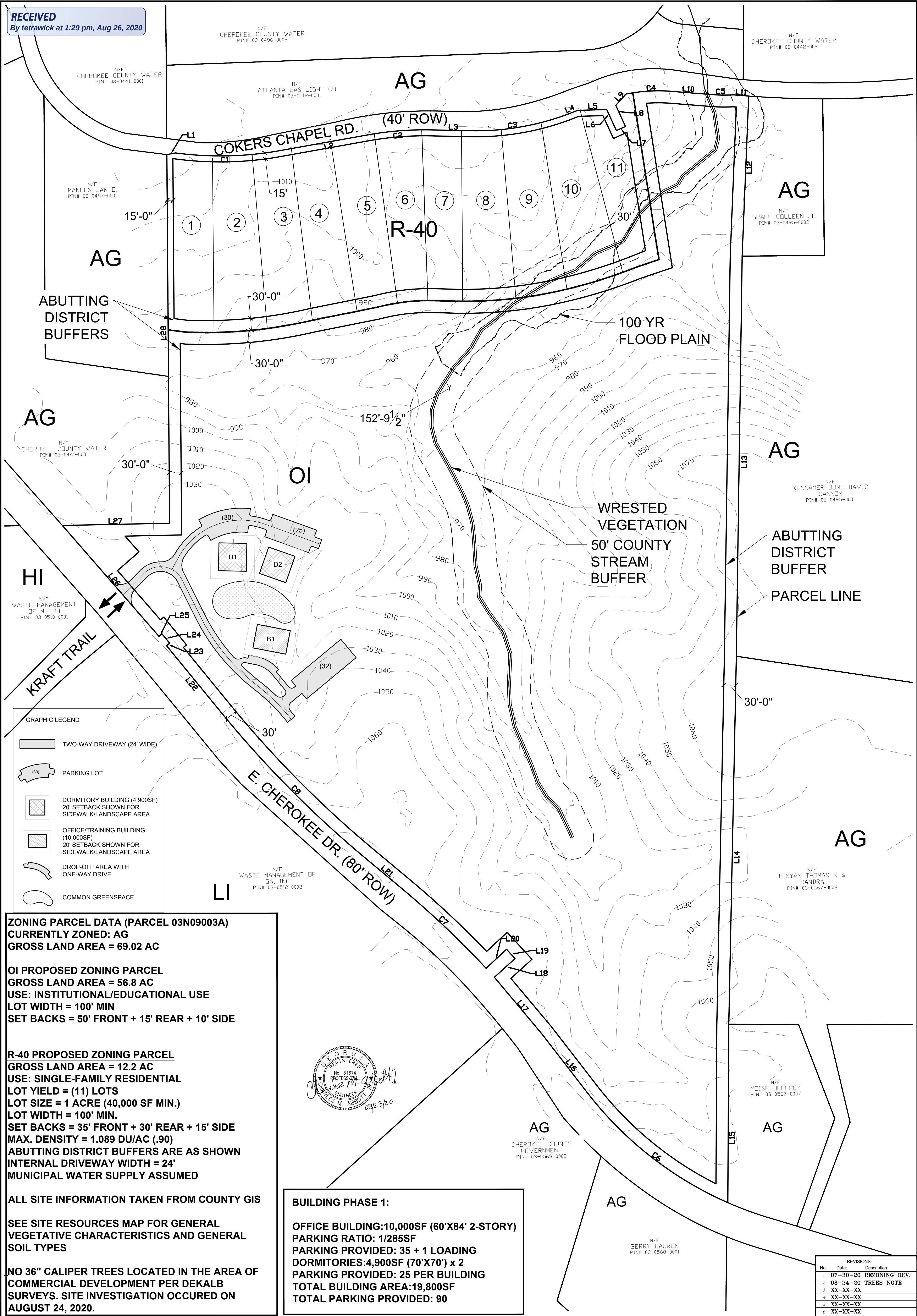


RECEIVED
By tetrawick at 1:29 pm, Aug 26, 2020



GRAPHIC LEGEND

- TWO-WAY DRIVEWAY (24' WIDE)
- PARKING LOT
- DORMITORY BUILDING (4,900SF)
20' SETBACK SHOWN FOR SIDEWALK/LANDSCAPE AREA
- OFFICE/TRAINING BUILDING (10,000SF)
20' SETBACK SHOWN FOR SIDEWALK/LANDSCAPE AREA
- DROP-OFF AREA WITH ONE-WAY DRIVE
- COMMON GREENSPACE

ZONING PARCEL DATA (PARCEL 03N09003A)
CURRENTLY ZONED: AG
GROSS LAND AREA = 69.02 AC

OI PROPOSED ZONING PARCEL
GROSS LAND AREA = 56.8 AC
USE: INSTITUTIONAL/EDUCATIONAL USE
LOT WIDTH = 100' MIN
SET BACKS = 50' FRONT + 15' REAR + 10' SIDE

R-40 PROPOSED ZONING PARCEL
GROSS LAND AREA = 12.2 AC
USE: SINGLE-FAMILY RESIDENTIAL
LOT YIELD = (11) LOTS
LOT SIZE = 1 ACRE (40,000 SF MIN.)
LOT WIDTH = 100' MIN.
SET BACKS = 35' FRONT + 30' REAR + 15' SIDE
MAX. DENSITY = 1.089 DU/AC (.90)
ABUTTING DISTRICT BUFFERS ARE AS SHOWN
INTERNAL DRIVEWAY WIDTH = 24'
MUNICIPAL WATER SUPPLY ASSUMED

ALL SITE INFORMATION TAKEN FROM COUNTY GIS

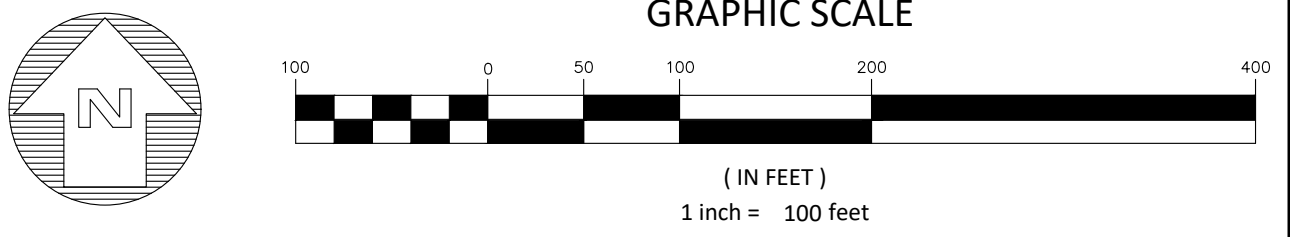
SEE SITE RESOURCES MAP FOR GENERAL VEGETATIVE CHARACTERISTICS AND GENERAL SOIL TYPES

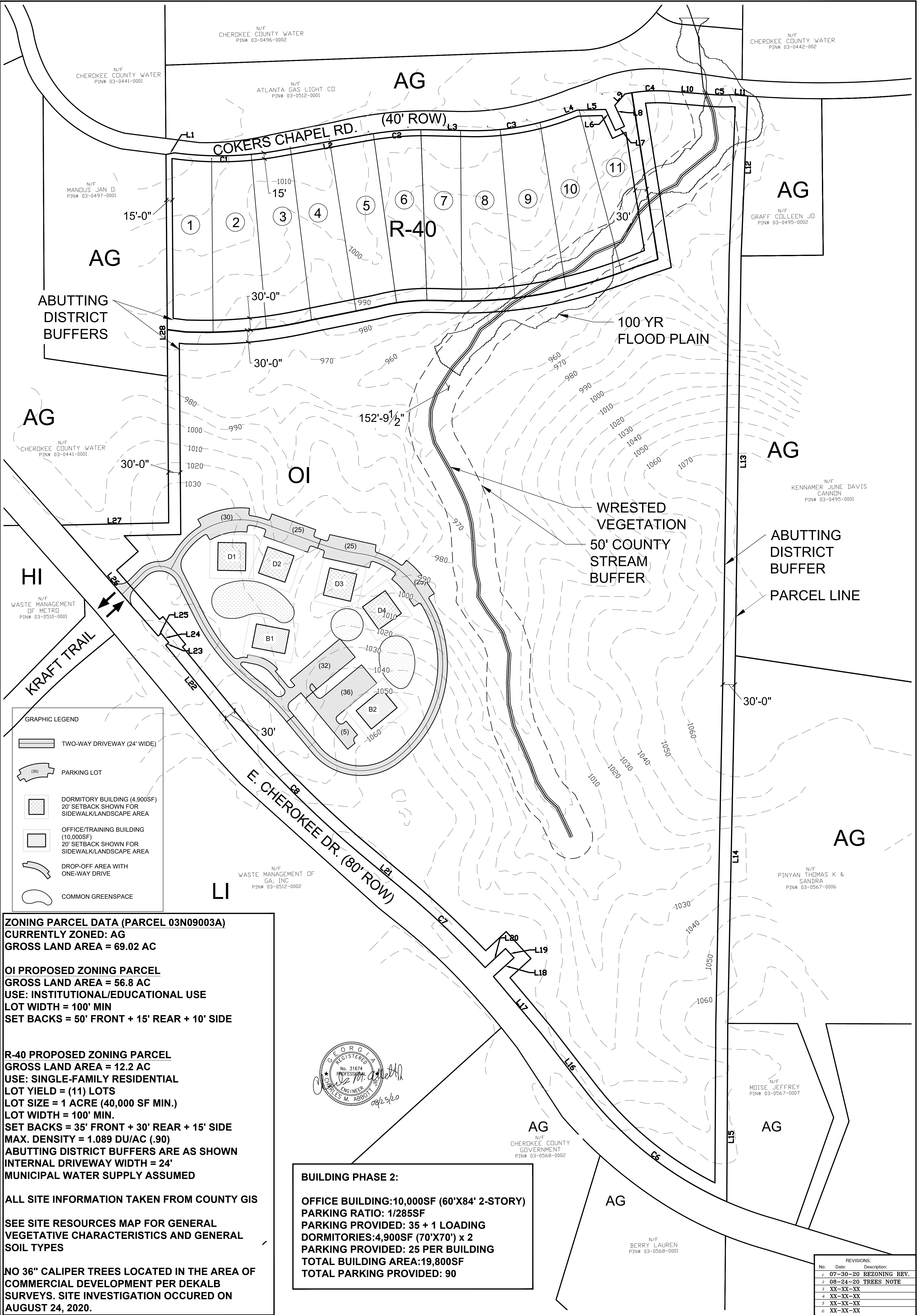
NO 36" CALIPER TREES LOCATED IN THE AREA OF COMMERCIAL DEVELOPMENT PER DEKALB SURVEYS. SITE INVESTIGATION OCCURED ON AUGUST 24, 2020.

BUILDING PHASE 1:

OFFICE BUILDING:10,000SF (60'X84' 2-STORY)
PARKING RATIO: 1/285SF
PARKING PROVIDED: 35 + 1 LOADING
DORMITORIES:4,900SF (70'X70') x 2
PARKING PROVIDED: 25 PER BUILDING
TOTAL BUILDING AREA:19,800SF
TOTAL PARKING PROVIDED: 90

REVISIONS:	
No.	Description:
1	07-30-20 REZONING REV.
2	08-24-20 TREES NOTE
3	XX-XX-XX
4	XX-XX-XX
5	XX-XX-XX
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ZONING PARCEL DATA (PARCEL 03N09003A)

CURRENTLY ZONED: AG
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MAX. DENSITY = 1.089 DU/AC (.90)
ABUTTING DISTRICT BUFFERS ARE AS SHOWN
INTERNAL DRIVEWAY WIDTH = 24'
MUNICIPAL WATER SUPPLY ASSUMED

ALL SITE INFORMATION TAKEN FROM COUNTY GIS

**SEE SITE RESOURCES MAP FOR GENERAL
VEGETATIVE CHARACTERISTICS AND GENERAL
SOIL TYPES**

**NO 36" CALIPER TREES LOCATED IN THE AREA OF
COMMERCIAL DEVELOPMENT PER DEKALB
SURVEYS. SITE INVESTIGATION OCCURED ON
AUGUST 24, 2020.**

BUILDING PHASE 2:

OFFICE BUILDING:10,000SF (60'X84' 2-STORY)
PARKING RATIO: 1/285SF
PARKING PROVIDED: 35 + 1 LOADING
DORMITORIES:4,900SF (70'X70') x 2
PARKING PROVIDED: 25 PER BUILDING
TOTAL BUILDING AREA:19,800SF
TOTAL PARKING PROVIDED: 90

PROJECT: CHEROKEE CO. DEVELOPMENT, PARCEL 03N09003A

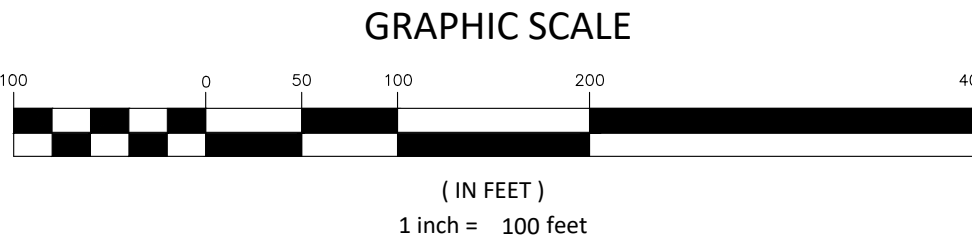
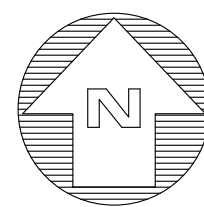
ADDRESS: 0 E. CHEROKEE DRIVE, BALL GROUND, GA 30107

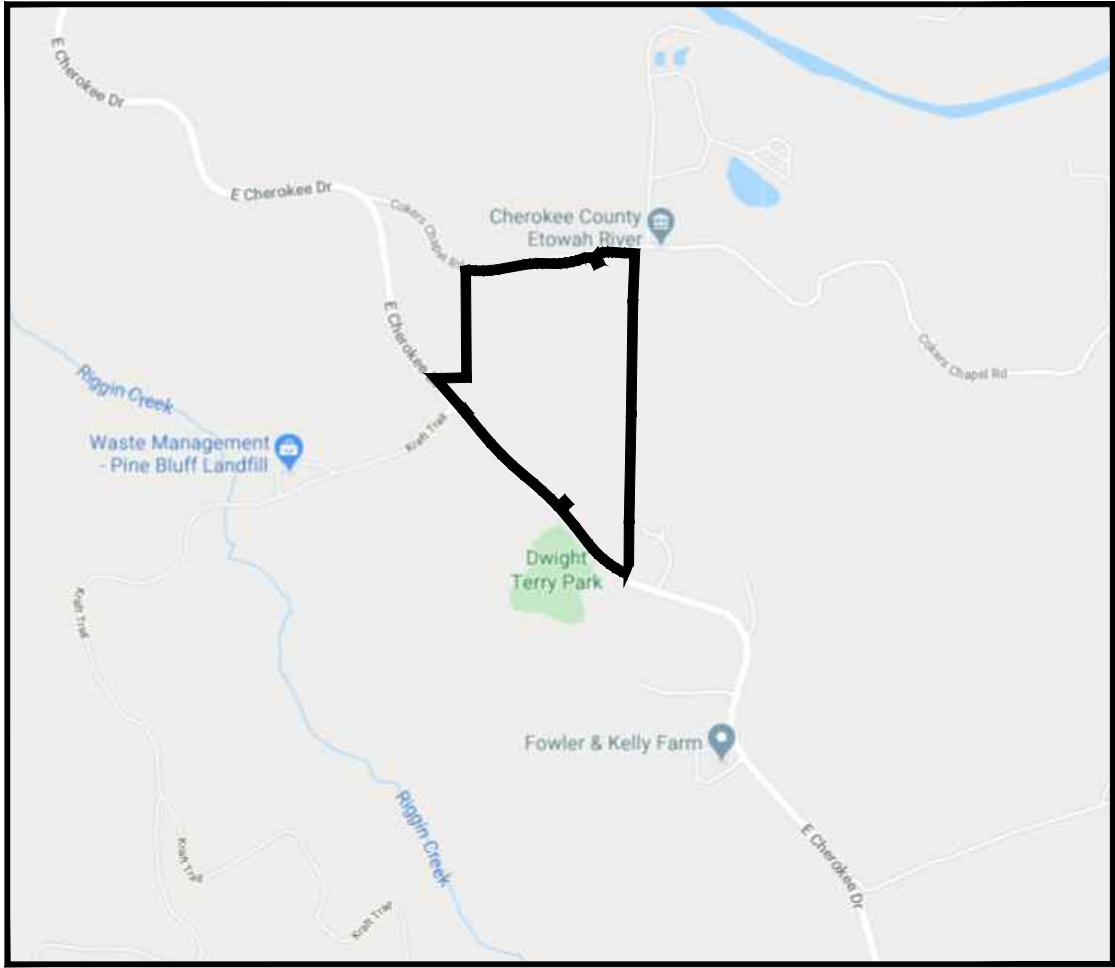
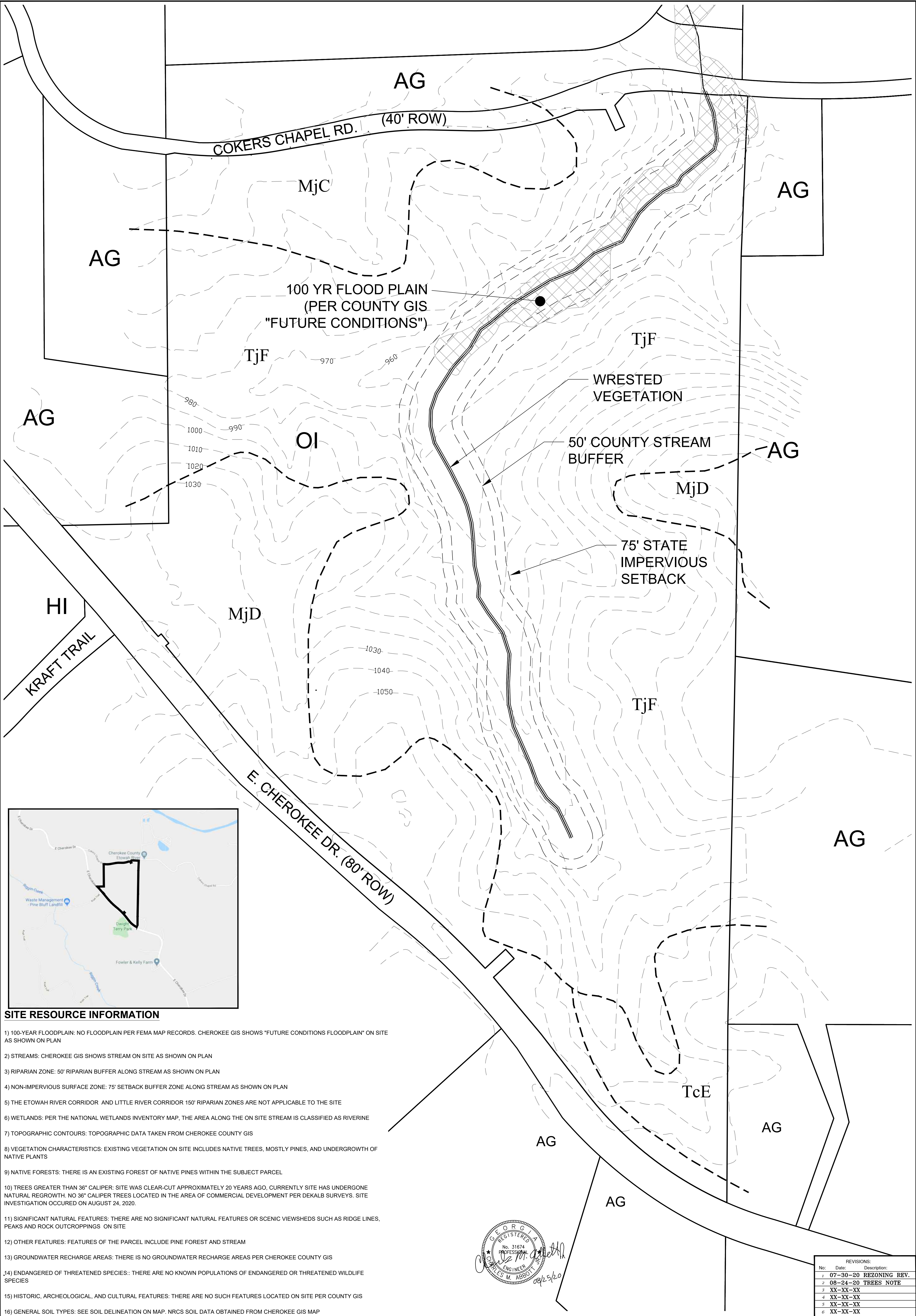
SITE CONCEPT PLAN, PHASE2

DATE: 08/25/2020

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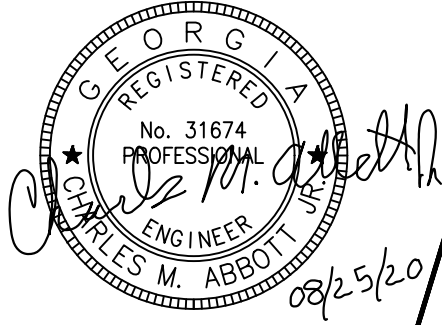
2390 MAIN STREET | TUCKER, GEORGIA 3008 | 404.239.2521





SITE RESOURCE INFORMATION

- 1) 100-YEAR FLOODPLAIN: NO FLOODPLAIN PER FEMA MAP RECORDS. CHEROKEE GIS SHOWS "FUTURE CONDITIONS FLOODPLAIN" ON SITE AS SHOWN ON PLAN
- 2) STREAMS: CHEROKEE GIS SHOWS STREAM ON SITE AS SHOWN ON PLAN
- 3) RIPARIAN ZONE: 50' RIPARIAN BUFFER ALONG STREAM AS SHOWN ON PLAN
- 4) NON-IMPERVIOUS SURFACE ZONE: 75' SETBACK BUFFER ZONE ALONG STREAM AS SHOWN ON PLAN
- 5) THE ETOWAH RIVER CORRIDOR AND LITTLE RIVER CORRIDOR 150' RIPARIAN ZONES ARE NOT APPLICABLE TO THE SITE
- 6) WETLANDS: PER THE NATIONAL WETLANDS INVENTORY MAP, THE AREA ALONG THE ON SITE STREAM IS CLASSIFIED AS RIVERINE
- 7) TOPOGRAPHIC CONTOURS: TOPOGRAPHIC DATA TAKEN FROM CHEROKEE COUNTY GIS
- 8) VEGETATION CHARACTERISTICS: EXISTING VEGETATION ON SITE INCLUDES NATIVE TREES, MOSTLY PINES, AND UNDERGROWTH OF NATIVE PLANTS
- 9) NATIVE FORESTS: THERE IS AN EXISTING FOREST OF NATIVE PINES WITHIN THE SUBJECT PARCEL
- 10) TREES GREATER THAN 36" CALIPER: SITE WAS CLEAR-CUT APPROXIMATELY 20 YEARS AGO. CURRENTLY SITE HAS UNDERGONE NATURAL REGROWTH. NO 36" CALIPER TREES LOCATED IN THE AREA OF COMMERCIAL DEVELOPMENT PER DEKALB SURVEYS. SITE INVESTIGATION OCCURED ON AUGUST 24, 2020.
- 11) SIGNIFICANT NATURAL FEATURES: THERE ARE NO SIGNIFICANT NATURAL FEATURES OR SCENIC VIEWSHEDS SUCH AS RIDGE LINES, PEAKS AND ROCK OUTCROPPINGS ON SITE
- 12) OTHER FEATURES: FEATURES OF THE PARCEL INCLUDE PINE FOREST AND STREAM
- 13) GROUNDWATER RECHARGE AREAS: THERE IS NO GROUNDWATER RECHARGE AREAS PER CHEROKEE COUNTY GIS
- 14) ENDANGERED OF THREATENED SPECIES: THERE ARE NO KNOWN POPULATIONS OF ENDANGERED OR THREATENED WILDLIFE SPECIES
- 15) HISTORIC, ARCHEOLOGICAL, AND CULTURAL FEATURES: THERE ARE NO SUCH FEATURES LOCATED ON SITE PER COUNTY GIS
- 16) GENERAL SOIL TYPES: SEE SOIL DELINEATION ON MAP. NRCS SOIL DATA OBTAINED FROM CHEROKEE GIS MAP

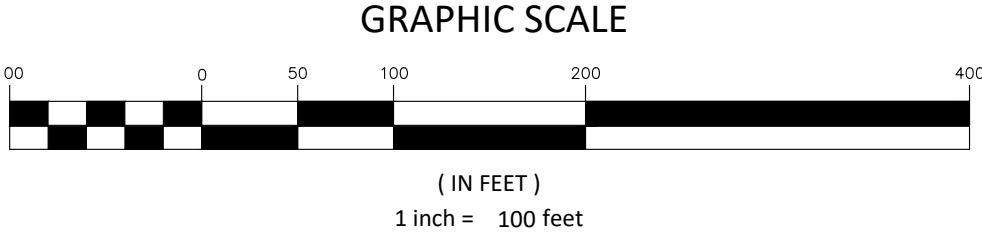
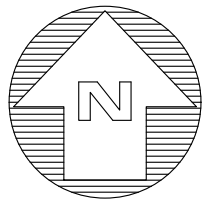


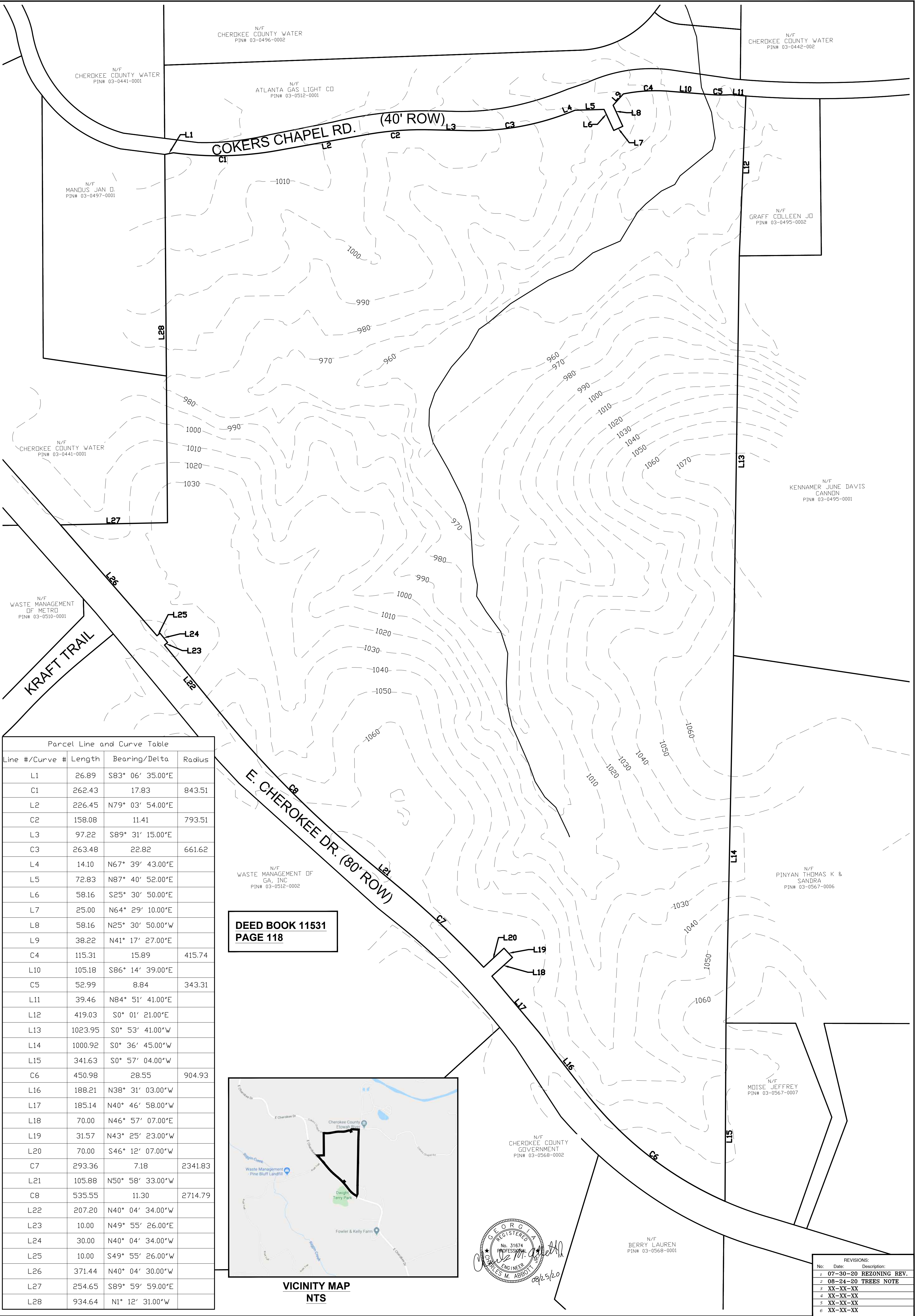
REVISIONS:		
No.	Date:	Description:
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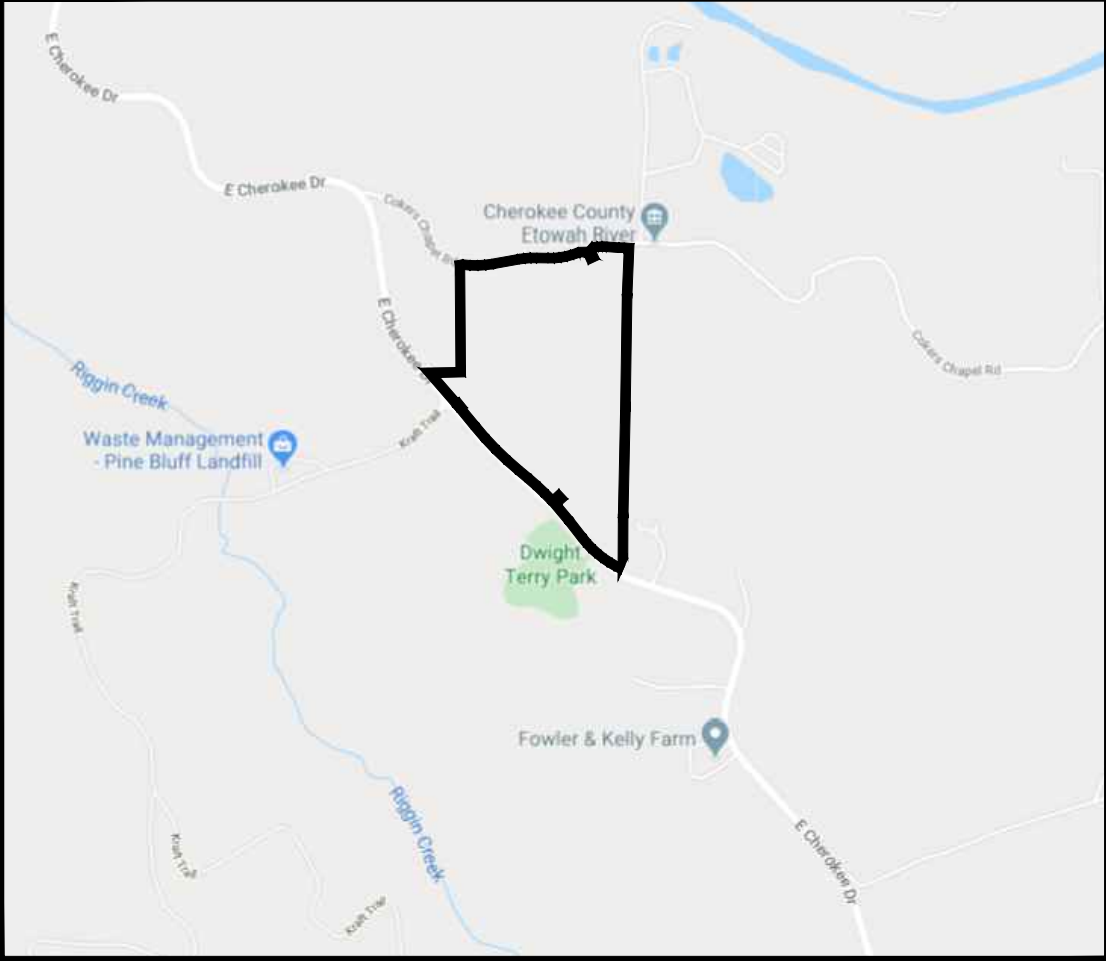
2390 MAIN STREET | TUCKER, GEORGIA 3008 | 404.239.2521

PROJECT: CHEROKEE CO. DEVELOPMENT, PARCEL 03N09003A
ADDRESS: 0 E. CHEROKEE DRIVE, BALL GROUND, GA 30107
EXISTING SITE RESOURCE MAP
DATE: 08/25/2020





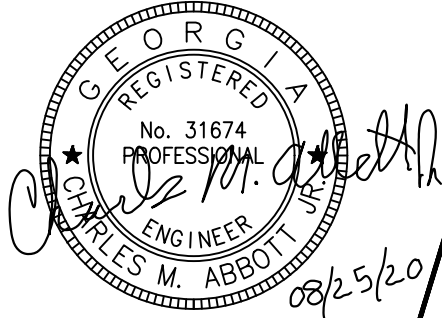
Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
L1	26.89	S83° 06' 35.00"E		
C1	262.43	17.83	843.51	
L2	226.45	N79° 03' 54.00"E		
C2	158.08	11.41	793.51	
L3	97.22	S89° 31' 15.00"E		
C3	263.48	22.82	661.62	
L4	14.10	N67° 39' 43.00"E		
L5	72.83	N87° 40' 52.00"E		
L6	58.16	S25° 30' 50.00"E		
L7	25.00	N64° 29' 10.00"E		
L8	58.16	N25° 30' 50.00"W		
L9	38.22	N41° 17' 27.00"E		
C4	115.31	15.89	415.74	
L10	105.18	S86° 14' 39.00"E		
C5	52.99	8.84	343.31	
L11	39.46	N84° 51' 41.00"E		
L12	419.03	S0° 01' 21.00"E		
L13	1023.95	S0° 53' 41.00"W		
L14	1000.92	S0° 36' 45.00"W		
L15	341.63	S0° 57' 04.00"W		
C6	450.98	28.55	904.93	
L16	188.21	N38° 31' 03.00"W		
L17	185.14	N40° 46' 58.00"W		
L18	70.00	N46° 57' 07.00"E		
L19	31.57	N43° 25' 23.00"W		
L20	70.00	S46° 12' 07.00"W		
C7	293.36	7.18	2341.83	
L21	105.88	N50° 58' 33.00"W		
C8	535.55	11.30	2714.79	
L22	207.20	N40° 04' 34.00"W		
L23	10.00	N49° 55' 26.00"E		
L24	30.00	N40° 04' 34.00"W		
L25	10.00	S49° 55' 26.00"W		
L26	371.44	N40° 04' 30.00"W		
L27	254.65	S89° 59' 59.00"E		
L28	934.64	N1° 12' 31.00"W		



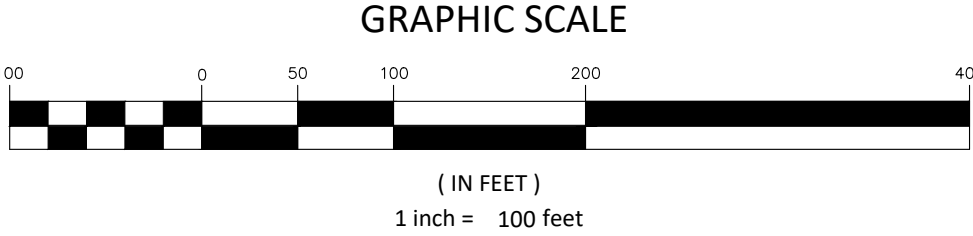
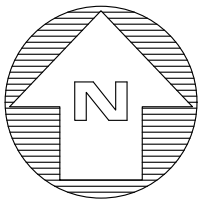
VICINITY MAP
NTS

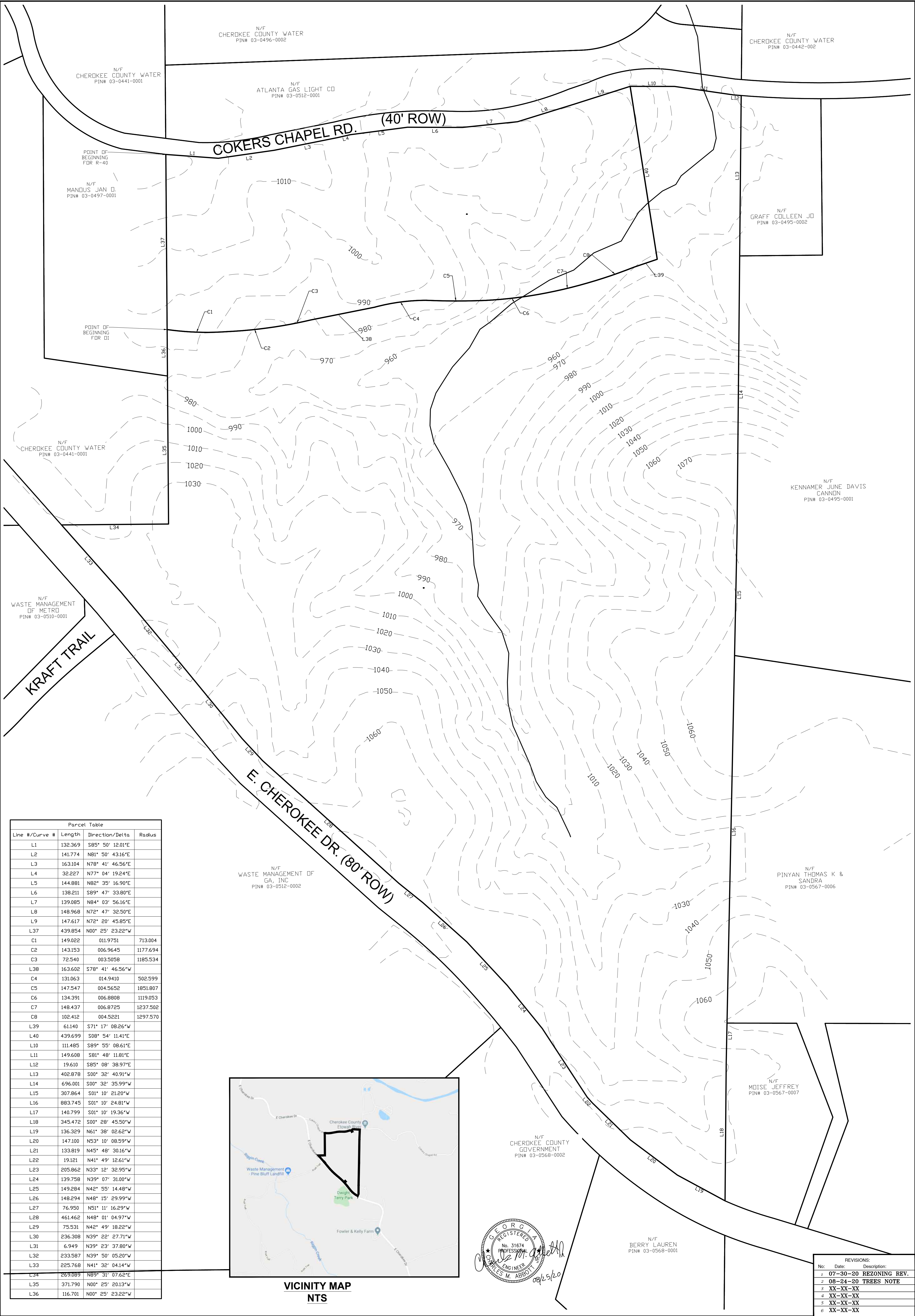
PROJECT: CHEROKEE CO. DEVELOPMENT, PARCEL 03N09003A
ADDRESS: 0 E. CHEROKEE DRIVE, BALL GROUND, GA 30107
EXISTING CONDITIONS PLAN
DATE: 08/25/2020

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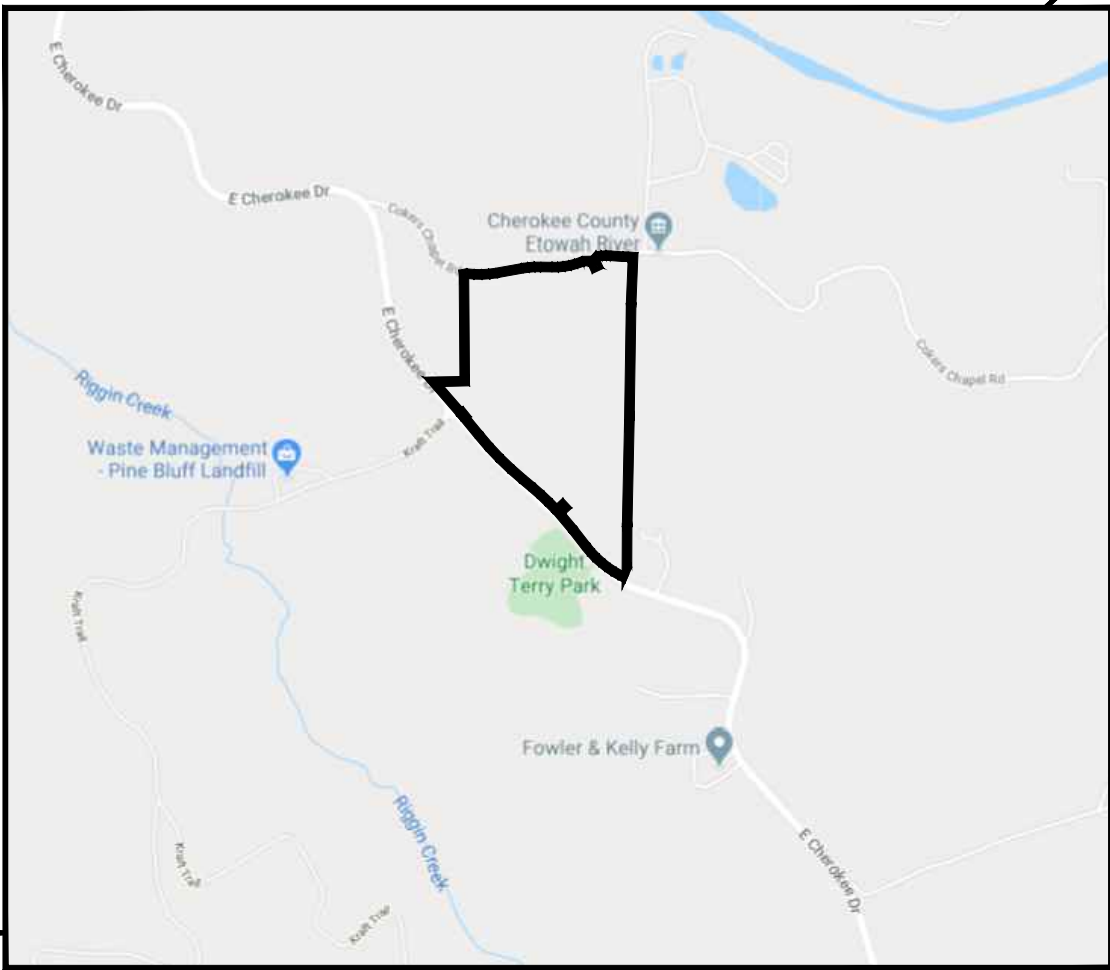


N/F
BERRY LAUREN
PIN# 03-0568-0001

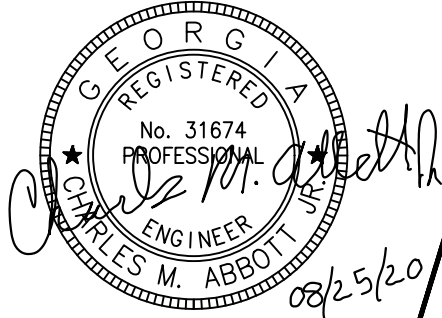




Parcel Table				
Line #/Curve #	Length	Direction/Delta	Radius	
L1	132.369	S85° 50' 12.01"E		
L2	141.774	N81° 50' 43.16"E		
L3	163.104	N78° 41' 46.56"E		
L4	32.227	N77° 04' 19.24"E		
L5	144.881	N82° 35' 16.90"E		
L6	138.211	S89° 47' 33.80"E		
L7	139.085	N84° 03' 56.16"E		
L8	148.968	N72° 47' 32.50"E		
L9	147.617	N72° 20' 45.85"E		
L37	439.854	N00° 25' 23.22"W		
C1	149.022	011.9751	713.004	
C2	143.153	006.9645	1177.694	
C3	72.540	003.5058	1185.534	
L38	163.602	S78° 41' 46.56"W		
C4	131.063	014.9410	502.599	
C5	147.547	004.5652	1851.807	
C6	134.391	006.8808	1119.053	
C7	148.437	006.8725	1237.502	
C8	102.412	004.5221	1297.570	
L39	61.140	S71° 17' 08.26"W		
L40	439.699	S08° 54' 11.41"E		
L10	111.485	S89° 55' 08.61"E		
L11	149.608	S81° 48' 11.81"E		
L12	19.610	S85° 08' 38.97"E		
L13	402.878	S00° 32' 40.91"W		
L14	696.001	S00° 32' 35.99"W		
L15	307.864	S01° 10' 21.20"W		
L16	883.745	S01° 10' 24.81"W		
L17	140.799	S01° 10' 19.36"W		
L18	345.472	S00° 28' 45.50"W		
L19	136.329	N61° 38' 02.62"W		
L20	147.100	N53° 10' 08.59"W		
L21	133.819	N45° 48' 30.16"W		
L22	19.121	N41° 49' 12.61"W		
L23	205.862	N33° 12' 32.95"W		
L24	139.758	N39° 07' 31.00"W		
L25	149.284	N42° 55' 14.48"W		
L26	148.294	N48° 15' 29.99"W		
L27	76.950	N51° 11' 16.29"W		
L28	461.462	N48° 01' 04.97"W		
L29	75.531	N42° 49' 18.22"W		
L30	236.308	N39° 22' 27.71"W		
L31	6.949	N39° 23' 37.80"W		
L32	233.587	N39° 50' 05.20"W		
L33	225.768	N41° 32' 04.14"W		
L34	269.089	N89° 31' 07.62"E		
L35	371.790	N00° 25' 20.13"W		
L36	116.701	N00° 25' 23.22"W		



VICINITY MAP
NTS



REVISIONS:	
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2390 MAIN STREET | TUCKER, GEORGIA 3008 | 404.239.2521

PROJECT: CHEROKEE CO. DEVELOPMENT, PARCEL 03N09003A
ADDRESS: 0 E. CHEROKEE DRIVE, BALL GROUND, GA 30107
PROPOSED REZONING PLAN
DATE: 08/25/2020

