



LOCATION MAP

SITE NOTES:

PROPOSED USE: SINGLE FAMILY RESIDENTIAL ATTACHED
 CURRENT ZONING - R-40 (CHEROKEE CO.)
 PROPOSED ZONING - RTH (CITY OF WOODSTOCK)
 TOTAL AREA - 3.60 ACRES
 TOTAL LOTS - 28
 LOT DENSITY - 7.78 UNITS PER ACRE

BUILDING SETBACK REQUIREMENTS:

FRONT - 20'
 REAR - 30'
 SIDE - 15'

REFERENCE DOCUMENTS:

SURVEY FOR B.J.MIMMS, RECORDED IN PB. 15, PG. 18
 SURVEY FOR LARRY SANDIDGE BY RUFUS OWENS, RLS

SANDIDGE, LARRY & CHARLECE B.
 15N18 112A
 ZONED R-40
 DB. 5662, PG. 18

SOILS INFORMATION:

GdG3 - Gwinnett sandy clay loam, 6-15% slope
 HIB - Hayesville fine sandy loam 2 -6% slope

DEVELOPMENT NOTES:

THERE ARE NO STATE WATERS FOUND TO EXIST ON THIS SITE.
 THERE ARE NO WETLANDS FOUND TO EXIST ON THIS SITE.
 THE TOPOGRAPHY SHOWN IS BASED ON MEAN SEA LEVEL AT 2 FT CONTOURS.
 THERE ARE NO GROUNDWATER RECHARGE AREAS NOTED ON THE SITE.
 THERE HAS BEEN NO WILDLIFE HABITATS FOUND ON THIS SITE.
 NO CEMETARIES HAVE BEEN FOUND TO BE LOCATED ON THIS SITE.
 THE SITE IS AN ABANDONED BUILDING WITH ASPHALT PARKING LOT.
 ON THIS PROPERTY. THE PROPERTY IS VOID OF ANY SIGNIFICANT NATURAL FEATURES.
 THERE ARE NO SPECIMEN TREE'S LOCATED ON THE SITE.
 THE PROPERTY TO THE WEST AND SOUTH AROUND IT IS DEVELOPED AS RESIDENTIAL.
 THE PROPERTY TO THE NORTH IS DEVELOPED AS OFFICES.
 THE PROPERTY TO THE EAST IS DEVELOPED AS A CHURCH.
 NO ARCHITECTURAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS PROPERTY.
 NO ARCHEOLOGICAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS PROPERTY.
 ALL PROPOSED DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH CITY OF WOODSTOCK STANDARD SPECIFICATIONS AND REQUIREMENTS.
 THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED CONFIGURATION FOR THIS SITE. SPECIFIC DESIGN CRITERIA IS THE RESPONSIBILITY OF THE DEVELOPER AND SUBJECT TO THE CITY OF WOODSTOCK STANDARD REVIEW AND APPROVAL PROCEDURES.
 ALL EXISTING STRUCTURES TO BE REMOVED.



THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO CITY OF WOODSTOCK F.I.R.M. PANEL 0353 D COMMUNITY NO. 130264, MAP, DATED; SEPT. 26, 2006

GEORGIA 811
 UTILITIES PROTECTION CENTER, INC.
 Know what's below.
 Call before you dig.

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FIRST BAPTIST CHURCH OD WOODSTOCK, INC.
 15N18 147
 ZONED GC
 DB 5473, PG. 339

APPLICANT

NEESE ROAD INVESTMENTS, LLC.
 510 GILMER FERRY ROAD
 BALL GROUND, GA. 30107

CONTACT INFORMATION:

LEE LUSK
 770-722-9757

DESIGN FIRM CONTACT:

DOUG PATTEN, CPESC
 770-294-1974

GRAPHIC SCALE



(IN FEET)
 1 inch = 40' ft.

centerline
 Surveying and Land Planning, Inc.

1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: (770) 424-0028 FAX: (770) 424-2399



NO.	DATE	REVISION DESCRIPTION	BY

ZONING AND ANNEXATION PLAT FOR:

NEESE ROAD TOWNHOMES

PROPERTY IS LOCATED IN LAND LOTS 1133 & 1124
 OF THE 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA

JOB #: 616031C

DATE: 8/1/16

SHEET No.

1 of 1