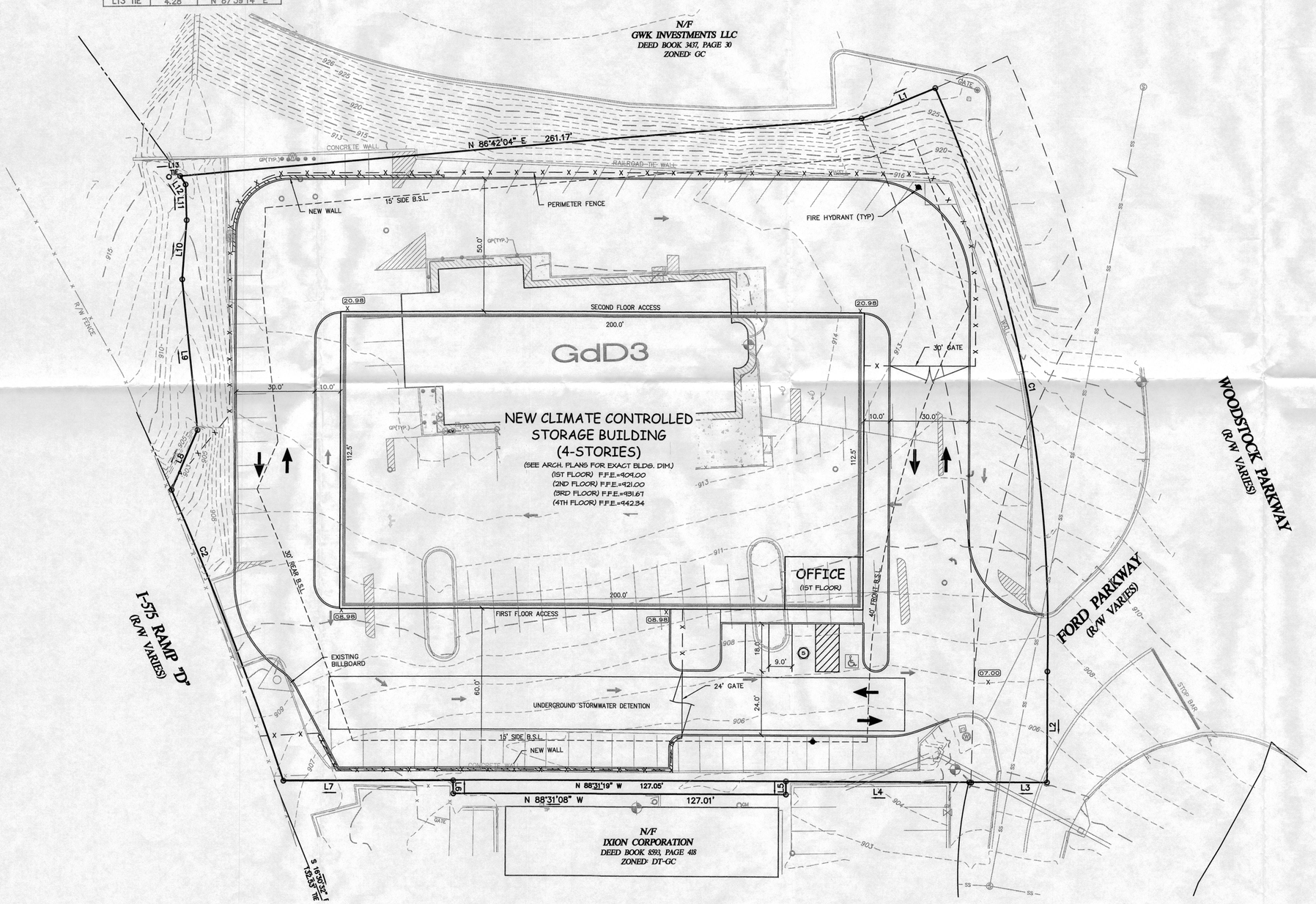
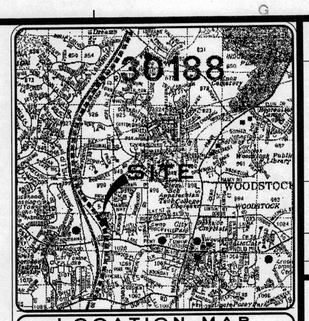
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	512.14'	226.75'	115.26'	224.90'	S 09°43'06" E	25°22'04"
C2	1432.49'	118.36'	59.21'	118.32'	N 19°56'19" W	4°44'02"

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.40'	N 68°56'03" E
L2	41.97'	S 01°29'48" W
L3	29.65'	N 88°33'45" W
L4	70.06'	N 88°31'02" W
L5	4.96'	S 01°12'50" W
L6	4.95'	N 00°42'33" E
L7	64.89'	N 88°28'52" W
L8	24.74'	N 24°57'51" E
L9	57.66'	N 04°30'35" W
L10	22.33'	N 05°31'19" E
L11	13.50'	N 00°28'03" W
L12	3.82'	N 31°50'05" W
L13 TIE	4.28'	N 87°39'14" E





LOCATION MAP
not to scale / ref. Aero Atlas

Magnetic North

TPA

SITE AREA:

76,355 SQ. FT.
1.75 ACRES

SITE ZONING:

EXISTING ZONING: DT-GC
REQUIRED ZONING: GC

BUILDING SETBACK LINES:

(FOR GC ZONING)
FRONT YARD : 40 FEET
SIDE YARD : 15 FEET
REAR YARD : 30 FEET

BUILDING SUMMARY:

4-STORY
BUILDING SQUARE FEET:
1ST. FLOOR= 22,500 SQUARE FEET
2ND. FLOOR= 22,500 SQUARE FEET
3RD. FLOOR= 22,500 SQUARE FEET
4TH. FLOOR= 22,500 SQUARE FEET
TOTAL = 90,000 SQUARE FEET

PARKING SUMMARY:

	PROPOSED	REQUIRED*
REGULAR PARKING:	4	43
HANDICAP PARKING:	1	2
TOTAL PARKING SPACES:	5	45

*ONE SPACE PER 2,000 SQUARE FEET OF GROSS FLOOR AREA.
NOTE: A VARIANCE IS REQUIRED TO REDUCE PARKING

NOTES:

1. THE EXISTING SITE IS A DEVELOPED LOT CONTAINING AN EXISTING/FORMER DINER.
2. NO SIGNIFICANT TREES EXIST ONSITE.
3. NO SIGNIFICANT NATURAL RESOURCES OR HABITATS EXIST ONSITE.
4. ALL LANDSCAPE STRIPS TO BE LANDSCAPED PER CITY STANDARDS.

REVISIONS				
NO.	DATE	DESCRIPTION	BY
1	6/22/16	REVISE STREET NAME	JBB
2			
3			
4			
5			
6			
7			

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Norcross, Georgia 30093
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Contact Person: Travis N. Pruitt, JR. P.E.

Travis Pruitt & Associates, Inc.
SURVEYORS · ENGINEERS · ENVIRONMENTAL SCIENTISTS · LANDSCAPE ARCHITECTS

SITE PLAN

185 WOODSTOCK PARKWAY

LAND LOT 1019, 15TH DISTRICT, 2ND SECTION, CITY OF WOODSTOCK, CHEROKEE COUNTY, GEORGIA

GEORGIA
No. 35727
PROFESSIONAL ENGINEER
JASON BRETT BACH

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 5/31/16
SCALE: 1"=20'
CN:160255CP2
LSV: SITE
JN: 160255
FN: 160-D-136

Sheet No. 1 of 1

THERE ARE NO WETLANDS ON THE SITE.

FLOOD HAZARD NOTE
This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of CHEROKEE County Community Panel Number 13057 C 0332D dated SEPTEMBER 29, 2006.

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Utilities Protection Center, Inc.
1-800-282-7411
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Call before you dig.

D:\Civil 3D Projects\160255\Engineering\Dwg\160255CP2.dwg , SITE, jbach , Jun. 22, 16-9:30:54 AM, 1:1