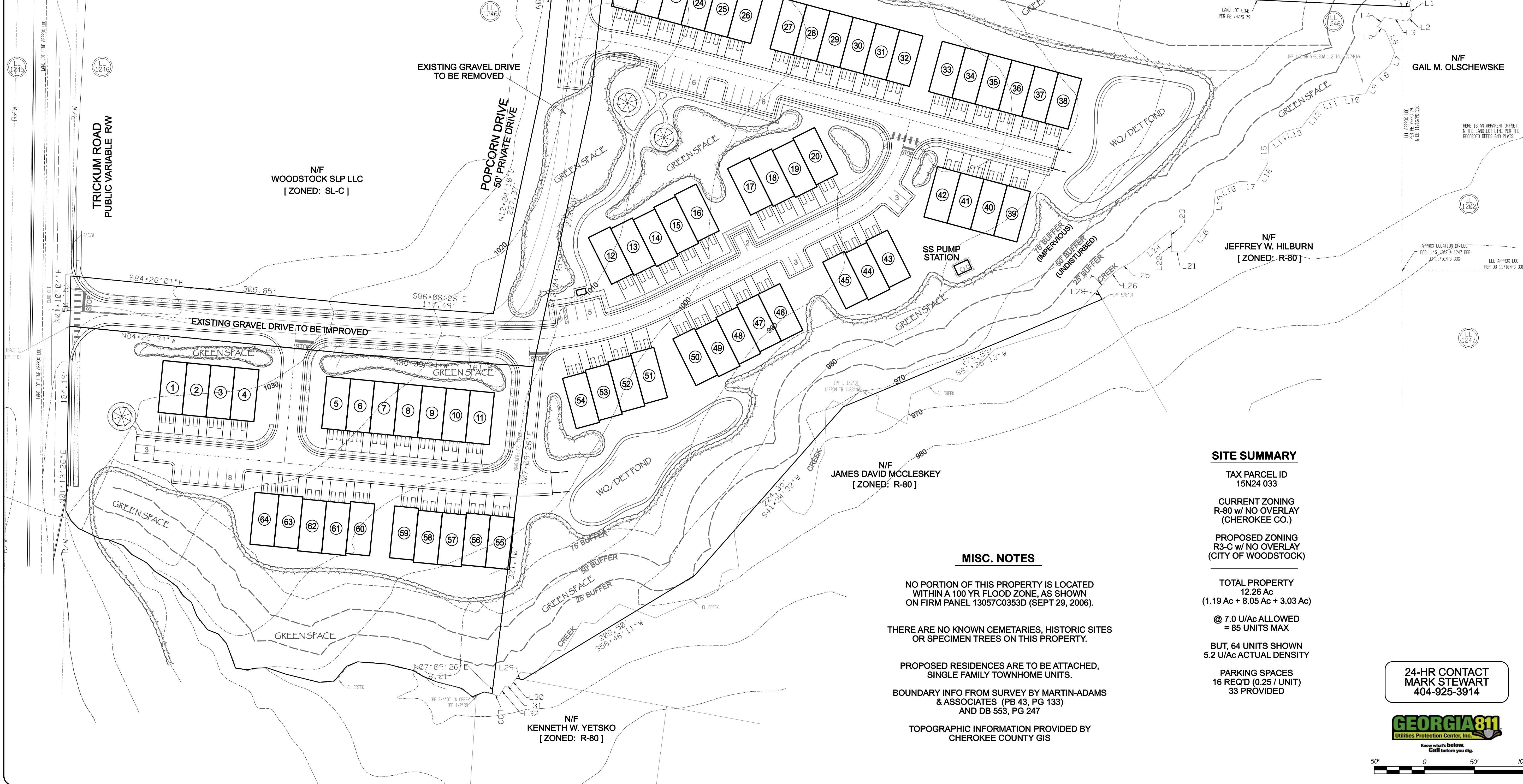


3389 & 3394 POPCORN DRIVE



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:
KING MAC
VENTURES, LLC
 885 Woodstock Road
 Ste 430-183
 Woodstock, GA 30075
 PH: 404-925-3914

POPCORN PROPERTY
 POPCORN DRIVE
 PROJECT ADDRESS
 1203 & 1246 / 15TH / 2ND
 LAND LOT DISTRICT
 CITY OF WOODSTOCK, GA
 COUNTY STATE
SITE PLAN

SIGNED / SEALED

DATE	REVISION	SCALE	SHEET
		AS SHOWN	Z-01
12/18/17			071720-44

MISC. NOTES

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YR FLOOD ZONE, AS SHOWN ON FIRM PANEL 13057C0353D (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 FROM SURVEY BY MARTIN-ADAMS & ASSOCIATES (PB 43, PG 133) AND DB 553, PG 247

TOPOGRAPHIC INFORMATION PROVIDED BY CHEROKEE COUNTY GIS

SITE SUMMARY

TAX PARCEL ID
15N24 033

CURRENT ZONING
R-80 w/ NO OVERLAY
(CHEROKEE CO.)

PROPOSED ZONING
R3-C w/ NO OVERLAY
(CITY OF WOODSTOCK)

TOTAL PROPERTY
12.26 Ac
(1.19 Ac + 8.05 Ac + 3.03 Ac)

@ 7.0 U/AC ALLOWED
= 85 UNITS MAX

BUT, 64 UNITS SHOWN
5.2 U/AC ACTUAL DENSITY

PARKING SPACES
16 REQ'D (0.25 / UNIT)
33 PROVIDED

24-HR CONTACT
 MARK STEWART
 404-925-3914

