

- LEGEND:
 1) I.P.S. - IRON PIN SET (F.W.)
 2) I.P.T. - IRON PIN FOUND
 3) R. - REINFORCING BAR
 4) A - ARC
 5) RAD. - RADII
 6) (N) - RADIAL
 7) (NO) - NOT RADIAL
 8) MA - MANHOLE
 9) DL - DRIVE WHEEL
 10) BL - BUILDING LINE
 11) F.W. - RIGHT OF WAY
 12) AB - ALIGNMENT BOX
 13) FL - FIRE HYDRANT
 14) L.L. - LAND LOT LINE
 15) C.B. - CHORD BEARING
 16) C.D. - CHORD DISTANCE
 17) N.P. - NOW OR FORMERLY
 18) S.S. - SANITARY SEWER
 19) S.S.E. - SANITARY SEWER EASEMENT
 20) P.P. - POWER & DATA PHONE POLE
 21) D.E. - DRAINAGE EASEMENT
 22) E - CENTERLINE
 23) P - PROPERTY LINE
 24) O - OVERHEAD POWER LINE
 25) O.P.L. - OVERHEAD PHONE LINE
 26) F - FENCE (APPROX. LOC)
 27) S - STREAM (APPROX. LOC)
 28) E - Easement (APPROX. LOC)
 29) - - - - - INDICATES STREET NUMBER

PRESENT ZONING: AG (LAND LOT 1041)
 R-40 (LAND LOTS 1047 & 1048)
 PROPOSED ZONING: GC

TOPOGRAPHICAL INFORMATION SHOWN WAS TAKEN FROM USGS "BIRMINGHAM QUAD" AND IS APPROXIMATE.

ALL ZONING AND STREAM BUFFERS WILL BE SHOWN ON CONSTRUCTION PLANS.

ALL LOTS, STREETS, DRAIN, UTILITIES, STORMWATER MANAGEMENT, ETC. WILL BE DESIGNED FOR COUNTY STANDARDS ON CONSTRUCTION PLANS.

THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY, BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE EXCEPTED.

PARKING, A.S.A. ACCESS, FIRE DEPT. ACCESS, ETC. WILL BE ADDRESSED IN CONSTRUCTION PLANS.

DEVELOPMENT ENTRANCE WILL BE SHOWN IN DETAIL ON CONSTRUCTION PLANS AND WILL BE PERMITTED THROUGH THE GEORGIA DEPARTMENT OF TRANSPORTATION.

THIS PROJECT WILL UTILIZE PUBLIC SANITARY SEWER.

ALL CONSTRUCTION IS SUBJECT TO CHEROKEE COUNTY TREE ORDINANCE.

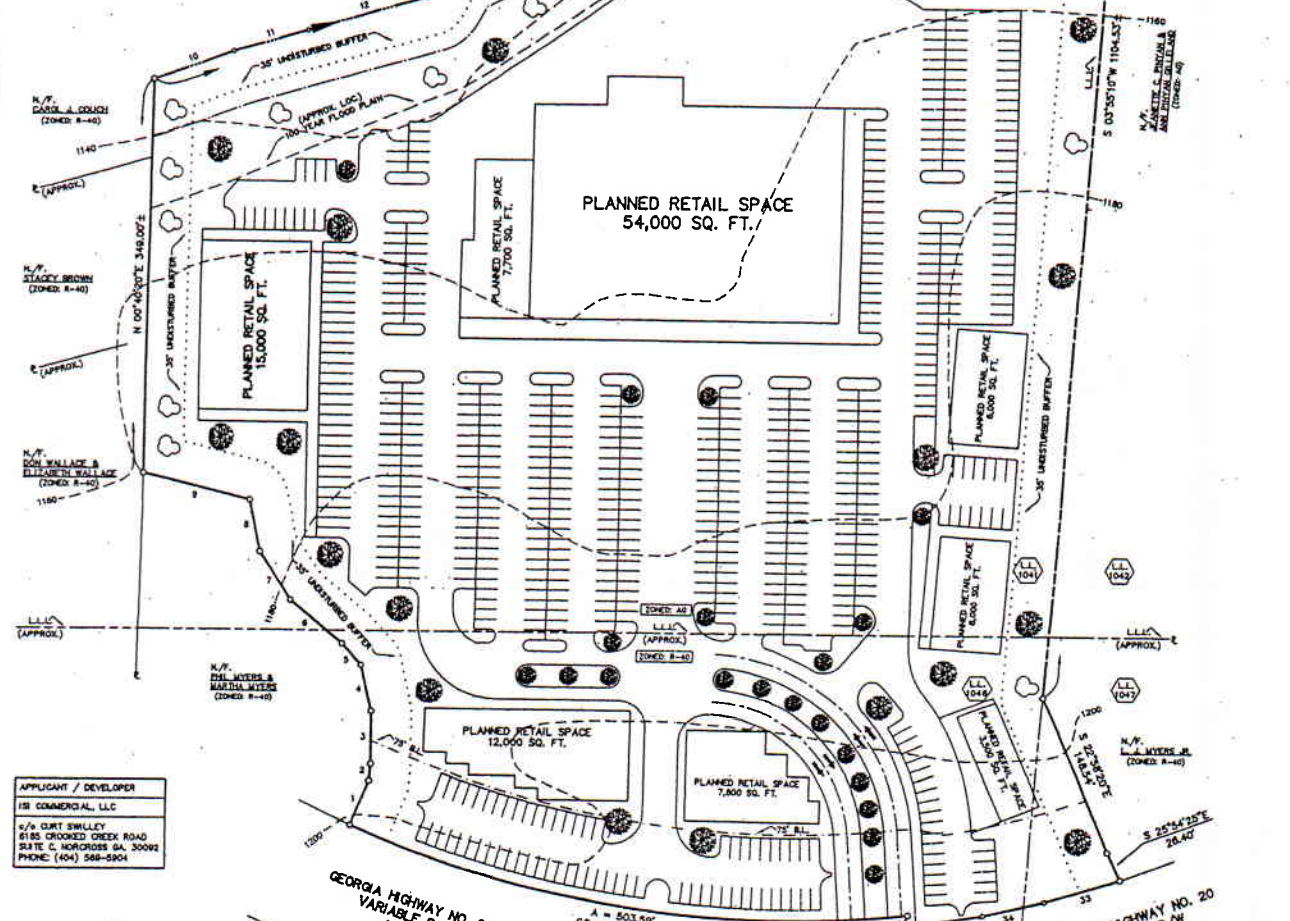
ALL BOUNDARY INFORMATION WAS TAKEN FROM A SURVEY FOR SHIRLEY MCCORMICK, BY: RICHARD WEBB & ASSOCIATES, DATED: APRIL 21, 1998, JOB NO. 9802.

"F.E.M.A. OFFICIAL FLOOD HAZARD MAP" COMMUNITY NO. 130424, PAGE 2728, DATED 7-15-88, SHOWS A PORTION OF THIS PROPERTY TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PROJECT SUMMARY
 TOTAL PLANNED RETAIL SPACE:
 112,000 SQUARE FEET
 TOTAL NUMBER OF PARKING SPACES: 601

TRAVERSE TABLE

COURSE	BEARING	DISTANCE
1	N 22° 13' 30" E	42.00'
2	N 04° 11' 00" E	14.81'
3	N 00° 50' 00" W	47.93'
4	N 13° 40' 25" W	43.93'
5	N 02° 11' 00" E	28.18'
6	N 50° 29' 25" W	81.20'
7	N 02° 11' 00" E	81.48'
8	N 12° 08' 25" W	47.08'
9	N 76° 49' 40" W	98.28'
10	N 70° 25' 15" E	78.90'
11	N 04° 11' 00" E	68.51'
12	N 73° 52' 05" E	108.89'
13	N 28° 34' 05" E	32.53'
14	N 04° 11' 00" E	46.86'
15	N 45° 35' 05" E	37.09'
16	N 84° 30' 05" E	84.29'
17	N 84° 30' 05" E	34.46'
18	N 57° 03' 05" E	48.41'
19	N 04° 11' 00" E	77.70'
20	N 70° 25' 15" E	37.00'
21	N 55° 17' 45" E	48.10'
22	N 04° 11' 00" E	77.70'
23	N 64° 06' 05" E	62.29'
24	N 04° 11' 00" E	41.34'
25	N 64° 06' 05" E	27.24'
26	N 81° 08' 55" E	25.67'
27	N 40° 10' 40" E	24.11'
28	N 36° 53' 25" E	33.12'
29	N 13° 00' 00" E	44.84'
30	N 12° 00' 00" E	40.00'
31	N 40° 00' 00" E	37.70'
32	N 40° 00' 00" E	37.70'
33	S 72° 20' 40" W	88.18'
34	S 75° 57' 55" W	53.22'
35	S 80° 11' 10" W	90.88'
36	S 08° 45' 15" W	12.53'



APPLICANT / DEVELOPER
 ISB COMMERCIAL, LLC
 c/o DIRT SWALLEY
 6185 CROOKED CREEK ROAD
 SUITE C, NORCROSS GA, 30092
 PHONE: (404) 586-5904

AREA = 16.27± ACRES

CONCEPT ONLY - NOT FOR CONSTRUCTION
 DO NOT RECORD

GEORGIA HIGHWAY NO. 20
 VARIABLE R/W
 (PAVED)

GEORGIA HIGHWAY NO. 20
 VARIABLE R/W
 (PAVED)



ZONING PLAT
 OF
CHADWICK CENTER
 LAND LOT(S) - 1041, 1047 & 1048
 DISTRICT - 3, SECTION - 2
 CITY - CHEROKEE COUNTY, GEORGIA
 PREPARED: SEPTEMBER 05, 2021 SCALE: 1" = 50 FT.
 DRAWN BY: DARIN BERGMAN
 DWG FILE: CHADWICK_ZONING.dwg
 JOB NO. 04-1009-180

HOLBROOK CAMPGROUND ROAD

