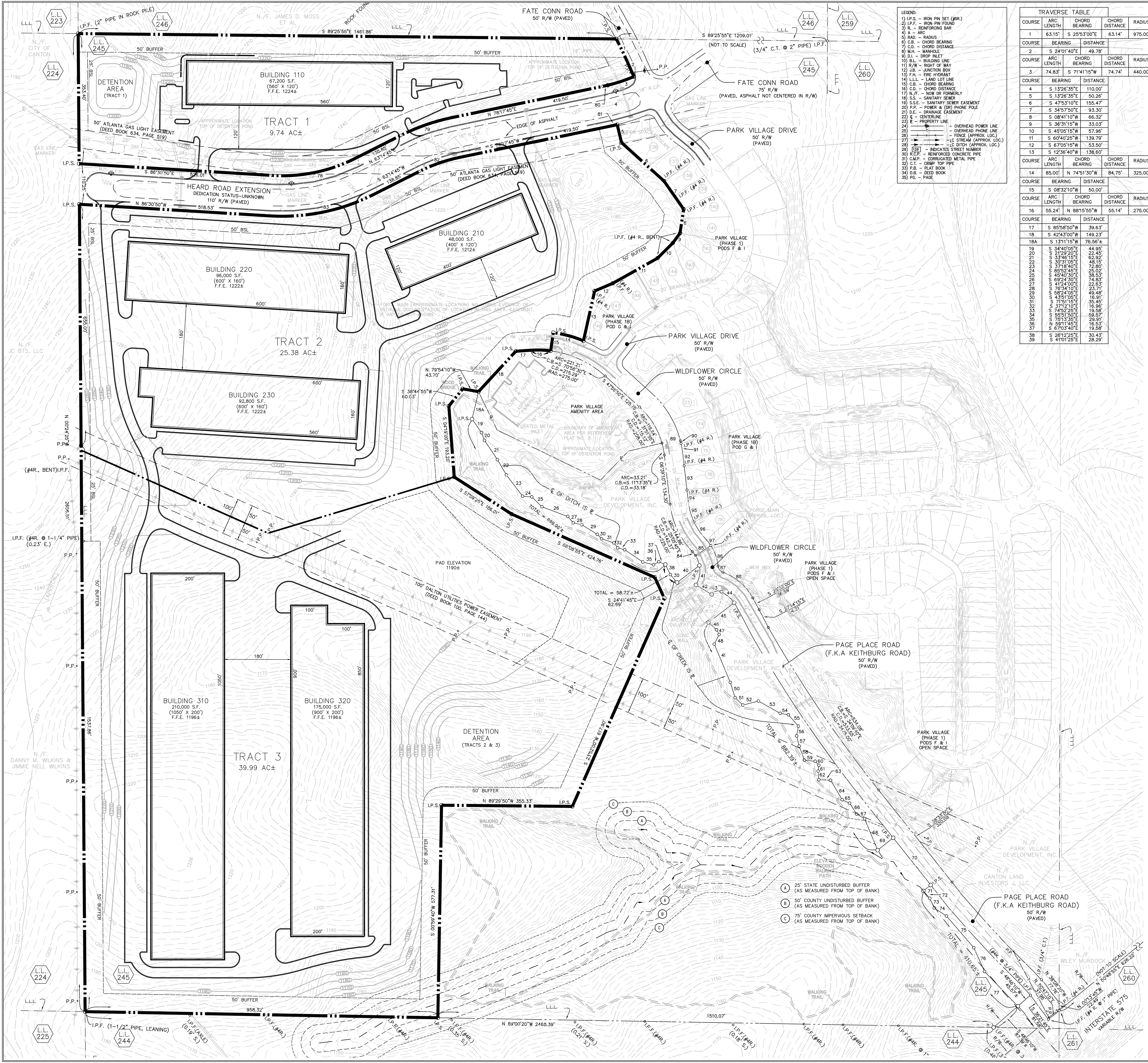

LEGEND:
1) I.P.S. – IRON PIN SET (#5R.)
2) I.P.F. – IRON PIN FOUND
3) R. – REINFORCING BAR
4) A – ARC
5) RAD. – RADIUS
6) C.B. – CHORD BEARING
7) C.D. – CHORD DISTANCE
8) M.H. – MANHOLE
9) D.I. – DROP INLET
10) B.L. – BUILDING LINE
11) R/W – RIGHT OF WAY
12) J.B. – JUNCTION BOX
13) F.H. – FIRE HYDRANT
14) L.L.L. – LAND LOT LINE
15) C.B. – CHORD BEARING
16) C.D. – CHORD DISTANCE
17) N./F. – NOW OR FORMERLY
18) S.S. – SANITARY SEWER
19) S.S.E. – SANITARY SEWER EASEMENT
20) P.P. – POWER & (OR) PHONE POLE
21) D.E. – DRAINAGE EASEMENT
22) ℄ – CENTERLINE
23) ℙ – PROPERTY LINE
24) – OVERHEAD POWER LINE
25) – OVERHEAD PHONE LINE
26) – FENCE (APPROX. LOC.)
27) – ℄ STREAM (APPROX. LOC.)
28) – ℄ DITCH (APPROX. LOC.)
29) 129 – INDICATES STREET NUMBER
30) R.C.P. – REINFORCED CONCRETE PIPE
31) C.M.P. – CORRUGATED METAL PIPE
32) C.T. – CRIMP TOP PIPE
33) P.B. – PLAT BOOK
34) D.B. – DEED BOOK
35) PG. – PAGE

TRAVERSE TABLE

COURSE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	RADIUS
1	63.15'	S 25°53'00"E	63.14'	975.00'
COURSE		BEARING	DISTANCE	
2		S 24°01'40"E	49.78'	
COURSE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	RADIUS
3	74.83'	S 71°41'15"W	74.74'	440.00'
COURSE		BEARING	DISTANCE	
4		S 13°26'35"E	110.00'	
5		S 13°26'35"E	50.26'	
6		S 47°53'10"E	155.47'	
7		S 34°57'50"E	93.30'	
8		S 08°41'10"W	66.32'	
9		S 36°31'15"W	33.03'	
10		S 45°05'15"W	57.96'	
11		S 60°40'25"W	139.79'	
12		S 67°05'15"W	53.50'	
13		S 12°36'40"W	138.60'	
COURSE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	RADIUS
14	85.00'	N 74°51'30"W	84.75'	325.00'
COURSE		BEARING	DISTANCE	
15		S 08°32'10"W	50.00'	
COURSE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	RADIUS
16	55.24'	N 88°15'55"W	55.14'	275.00'
COURSE		BEARING	DISTANCE	
17		S 85°58'50"W	39.63'	
18		S 42°43'00"W	149.23'	
18A		S 13°11'15"W	76.56'±	
19		S 34°40'05"E	44.95'	
20		S 21°29'20"E	22.45'	
21		S 33°46'15"E	62.92'	
22		S 30°31'05"E	48.15'	
23		S 37°18'40"E	72.80'	
24		S 85°52'45"E	25.02'	
25		S 45°40'30"E	38.53'	
26		S 69°24'30"E	74.83'	
27		S 41°24'00"E	22.63'	
28		S 76°34'10"E	23.71'	
29		S 58°24'05"E	49.48'	
30		S 43°51'05"E	16.91'	
31		S 71°51'15"E	35.45'	
32		S 37°12'10"E	16.96'	
33		S 74°52'25"E	19.58'	
34		S 55°51'50"E	59.57'	
35		S 75°13'35"E	29.91'	
36		N 59°11'45"E	16.53'	
37		S 67°03'40"E	19.58'	
38		S 26°12'25"E	30.43'	
39		S 41°01'25"E	28.29'	

TRAVERSE TABLE

COURSE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	RADIUS
COURSE		BEARING	DISTANCE	
40		N 52°37'00"E	76.07'±	
COURSE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	RADIUS
41	55.03'	S 10°04'25"W	53.80'	75.00'
COURSE		BEARING	DISTANCE	
42		S 58°54'25"E	50.00'	
COURSE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	RADIUS
43	29.95'	N 73°59'25"E	27.23'	20.00'
44	46.48'	S 48°58'30"E	46.06'	100.00'
COURSE		BEARING	DISTANCE	
45		S 52°37'00"W	87.98'±	
46		S 48°23'40"E	29.99'	
47		S 27°45'10"E	14.43'	
48		S 26°36'20"W	29.36'	
49		S 22°43'20"E	112.59'	
50		S 17°31'50"E	43.45'	
51		S 46°02'20"E	28.97'	
52		N 75°40'00"E	43.85'	
53		S 60°38'15"E	67.77'	
54		S 79°51'45"E	22.62'	
55		S 41°27'05"E	41.13'	
56		S 10°21'55"W	26.94'	
57		S 14°04'20"E	28.77'	
58		S 20°47'00"E	40.55'	
59		S 84°00'05"E	29.36'	
60		S 42°09'55"E	14.79'	
61		S 06°54'40"W	15.98'	
62		S 04°31'50"E	23.45'	
63		S 87°36'30"E	31.96'	
64		S 30°36'25"E	61.48'	
65		S 65°20'35"E	22.43'	
66		S 33°00'05"E	35.34'	
67		S 59°06'15"E	24.85'	
68		S 22°38'20"E	92.33'	
69		N 51°26'10"E	53.76'±	
70		S 38°33'50"E	163.91'	
71		S 51°26'10"W	25.64'±	
72		S 40°53'40"E	26.74'	
73		S 24°35'35"E	29.05'	
74		S 56°53'25"E	39.70'	
75		S 40°44'40"E	113.61'	
76		S 24°18'50"E	71.01'	
77		S 43°50'50"E	130.54'	
COURSE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	RADIUS
78	232.23'	N 78°21'55"E	229.54'	440.00'
79	147.10'	N 70°46'15"E	146.68'	560.00'
80	13.35'	N 77°25'35"E	13.35'	440.00'
81	16.69'	S 77°25'35"W	16.69'	550.00'
82	118.21'	S 70°46'15"W	117.87'	450.00'
83	290.29'	S 78°21'55"W	286.93'	550.00'
84	13.71'	S 38°18'10"E	13.69'	75.00'
COURSE		BEARING	DISTANCE	
85		N 56°56'00"E	50.00'	
COURSE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	RADIUS
86	59.71'	S 19°22'50"E	59.15'	125.00'
87	22.52'	S 37°56'55"E	21.35'	20.00'
88	109.09'	S 49°22'00"E	106.70'	150.00'
COURSE		BEARING	DISTANCE	
89		N 83°10'05"E	50.50'	
COURSE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	RADIUS
90	7.18'	S 13°15'20"E	7.18'	258.00'
91	26.14'	S 09°33'20"E	26.13'	258.00'
COURSE		BEARING	DISTANCE	
92		S 06°39'10"E	34.96'	
93		S 06°39'10"E	66.57'	
94		S 06°39'10"E	32.77'	
COURSE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	RADIUS
95	56.32'	S 15°52'15"E	56.07'	175.00'
96	56.35'	S 34°18'50"E	56.11'	175.00'
97	22.85'	S 38°18'10"E	22.82'	125.00'

PLAN NOTES:

1. BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEYS BY GUNNIN LAND SURVEYING.
2. PROPERTY IS LOCATED IN LAND LOT 245, 14th DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA.
3. SETBACKS/BUFFERS SHOWN ASSUME LIGHT INDUSTRIAL ZONING.
4. BUILDINGS AND S.F. SHOWN ARE CONCEPTUAL.
5. APPROX. EARTHWORK CALCUATIONS:

   TRACT 1 APPROX. 60,000 CYDS CUT/FILL ON–SITE
   TRACT 2 APPROX. 260,000 CYDS CUT/FILL ON–SITE
   TRACT 3 APPROX. 380,000 CYDS CUT/FILL ON–SITE

SITE ANALYSIS

OVERALL SITE AREA			75.11 ACRES±
TRACT 1	BUILDING 100	67,200 S.F.	9.74 ACRES±
TRACT 2	BUILDING 210	48,000 S.F.	25.38 ACRES±
	BUILDING 220	96,000 S.F.	
	BUILDING 230	92,800 S.F.	
TRACT 3	BUILDING 310	210,000 S.F.	39.99 ACRES±
	BUILDING 320	175,000 S.F.	
TOTALS		689,000 S.F.	75.11 ACRES±

CP&E

CHRISTOPHER PLANNING & ENGINEERING

280 SETTINDOWN COURT
ROSWELL, GEORGIA 30075
PHONE 770.331.7303
FAX 678.352.1515

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CONCEPT PLANS

FOR:

PARK VILLAGE BUSINESS PARK

LAND LOTS 245
14TH DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA

FOR:

CHEROKEE OFFICE OF ECONOMIC DEVELOPMENT

CHEROKEE OFFICE OF
ECONOMIC DEVELOPMENT
3605 MARIETTA HIGHWAY
P.O. BOX 4998
CANTON, GA 30114

REVISIONS

DATE:
AUGUST 4, 2011

CP&E DRAWING NO:
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CONCEPT PLAN

SHEET NO. CP.1