

PENLER DEVELOPMENT, LLC
2964 PEACHTREE RD NW
SUITE 275
ATLANTA, GA 30305
770.367.5508

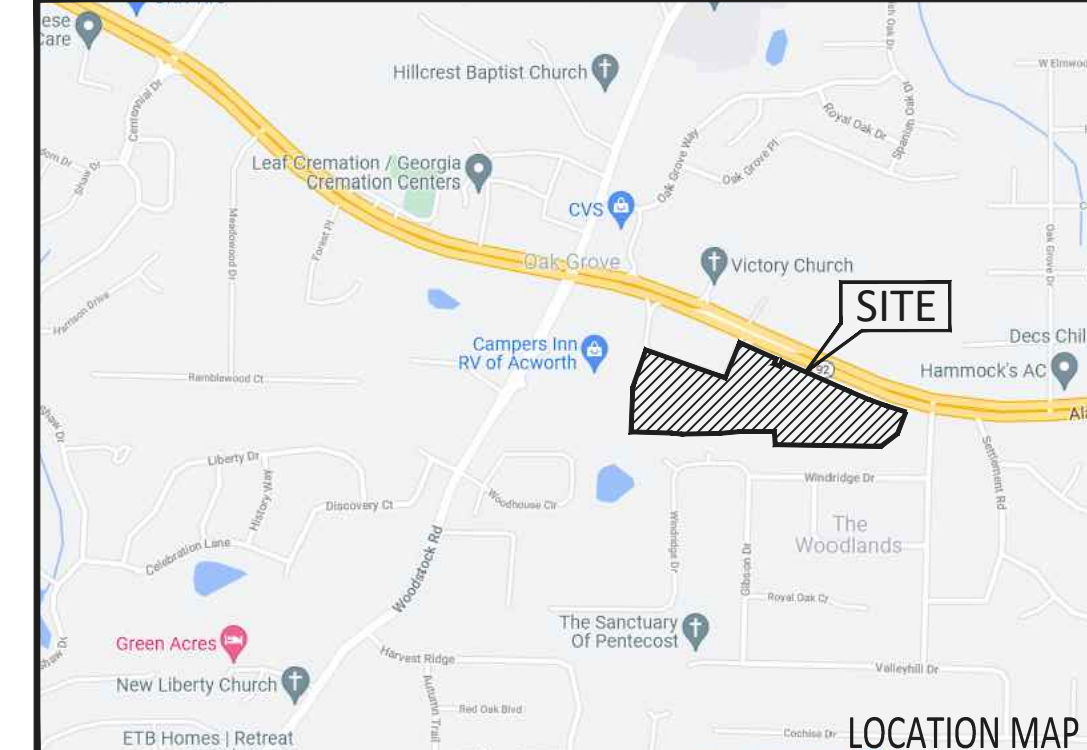
Table with 3 columns: No, Description, Date. Includes project milestones like 'DESIGN REVIEW' and 'PERMIT REVIEW'.

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SITE PLAN
PENLER CHEROKEE
4832 HWY 92, ACWORTH, GA
PARCEL ID# 21-1181-0003 / LAND LOTS 1181, 1182, & 1195 - 21st DISTRICT
CHEROKEE COUNTY, GEORGIA

Drawing No.
C2.0

- CHEROKEE COUNTY FIRE MARSHAL'S OFFICE NOTES
THE FOLLOWING PLANS HAVE BEEN REVIEWED BY THE CHEROKEE COUNTY FIRE MARSHAL'S OFFICE. THE DRAWINGS WERE REVIEWED UNDER THE APPLICABLE LAWS ADOPTED AT THE TIME...



STORM DRAINAGE: AN EXISTING DETENTION FACILITY (POND) IS LOCATED TO THE SOUTHWEST OF THE PROPERTY ON THE PARCEL IDENTIFIED AS: PIN: 21-1197-0042...

FLOOD PLAIN: THERE IS NO FLOOD PLAIN LOCATED ON THIS PROPERTY AS DEFINED BY F.I.R.M. COMMUNITY PANEL 13057C0328E, DATED JUNE 7, 2019.

WETLANDS: THERE ARE NO WETLANDS EXISTING ON THE PROPERTY.

VEGETATIVE CHARACTERISTICS
THE ENTIRE SITE, WITH THE EXCEPTION OF 35 FOOT BUFFER STRIPS HAS BEEN CLEARED WITHIN THE LAST 10 YEARS...

OTHER FEATURES
THERE ARE NO SIGNIFICANT NATURAL FEATURES, WETLANDS, GROUNDWATER RECHARGE AREAS, OR THREATENED OR ENDANGERED SPECIES HABITATS.

- SOILS LEGEND
AmD2 Appling sandy loam, 10 to 15 percent slopes, eroded.
GdC3 Gwinnett sandy clay loam, 6 to 15 percent slopes, severely eroded.

ADDRESS: 4832 HWY 92, ACWORTH, GA 30102
LAND LOTS: 1181, 1182, 1195
DISTRICT: 21
TIN: 21N12 063
PIN: 21-1181-0003
CURRENT ZONING: RM-16 & GC (WITHIN HWY 92 OVERLAY)
REQUIRED PARKING: 1.75 SPACES PER UNIT
PARKING SPACES: 9'X18' STANDARD

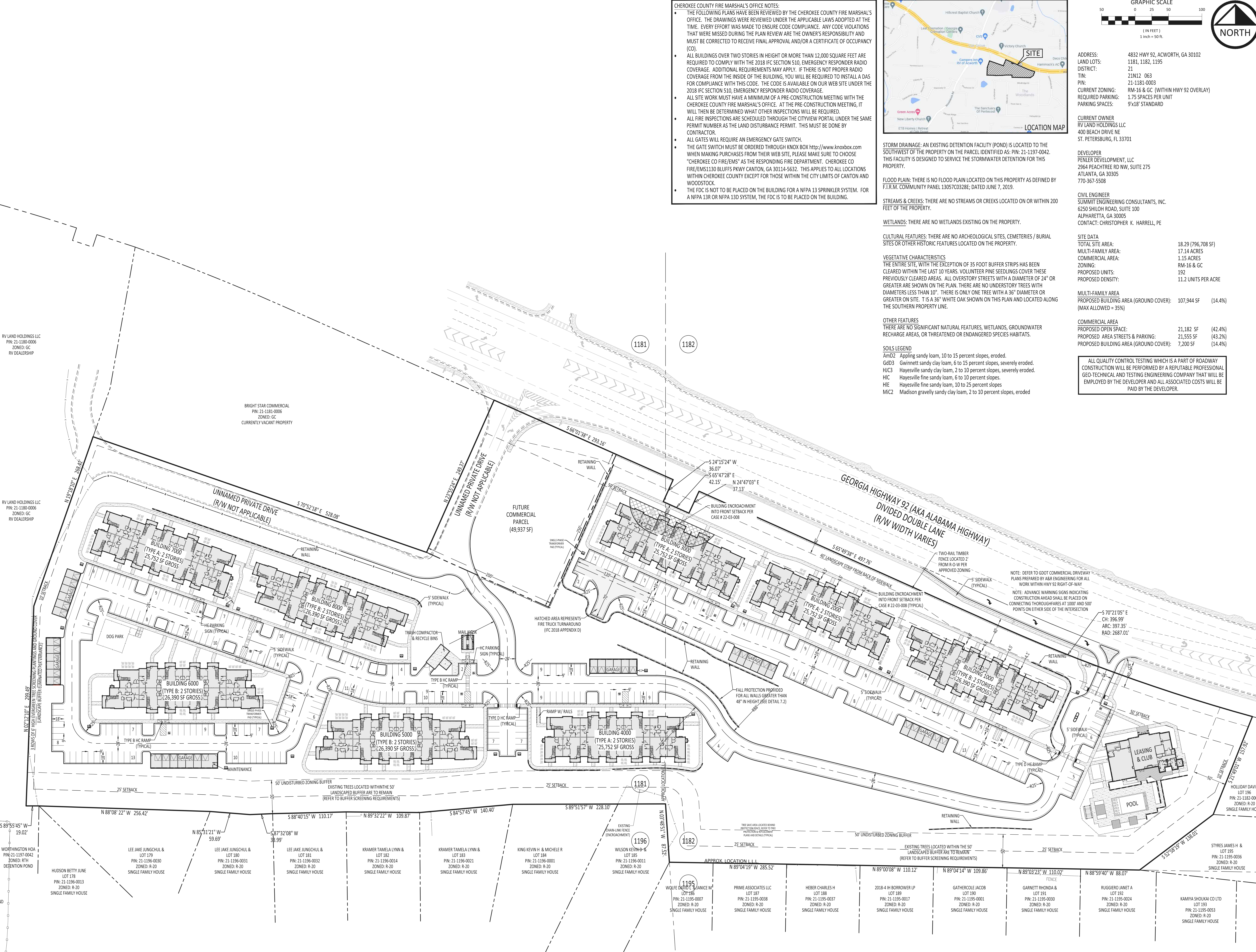
CURRENT OWNER
RV LAND HOLDINGS LLC
400 BEACH DRIVE NE
ST. PETERSBURG, FL 33701

DEVELOPER
PENLER DEVELOPMENT, LLC
2964 PEACHTREE RD NW, SUITE 275
ATLANTA, GA 30305
770-367-5508

CIVIL ENGINEER
SUMMIT ENGINEERING CONSULTANTS, INC.
6250 SHILOH ROAD, SUITE 100
ALPHARETTA, GA 30005
CONTACT: CHRISTOPHER K. HARRELL, PE

Table with 2 columns: SITE DATA, Values. Includes TOTAL SITE AREA (18.29 ACRES), COMMERCIAL AREA (1.15 ACRES), etc.

ALL QUALITY CONTROL TESTING WHICH IS A PART OF ROADWAY CONSTRUCTION WILL BE PERFORMED BY A REPUTABLE PROFESSIONAL GEO-TECHNICAL AND TESTING ENGINEERING COMPANY THAT WILL BE EMPLOYED BY THE DEVELOPER AND ALL ASSOCIATED COSTS WILL BE PAID BY THE DEVELOPER.



RV LAND HOLDINGS LLC
PIN: 21-1180-0006
ZONED: GC
RV DEALERSHIP

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RV LAND HOLDINGS LLC
PIN: 21-1180-0006
ZONED: GC
RV DEALERSHIP

WORthington HOA
PIN: 21-1187-0044
ZONED: RTH
DETENTION POND

HUDSON BETTY JUNE
LOT 178
PIN: 21-1196-0013
ZONED: R-20
SINGLE FAMILY HOUSE

LEE JAKE JUNGCHUL &
LOT 179
PIN: 21-1196-0030
ZONED: R-20
SINGLE FAMILY HOUSE

LEE JAKE JUNGCHUL &
LOT 180
PIN: 21-1196-0031
ZONED: R-20
SINGLE FAMILY HOUSE

LEE JAKE JUNGCHUL &
LOT 181
PIN: 21-1196-0032
ZONED: R-20
SINGLE FAMILY HOUSE

KRAMER TAMELA LYNN &
LOT 182
PIN: 21-1196-0014
ZONED: R-20
SINGLE FAMILY HOUSE

KRAMER TAMELA LYNN &
LOT 183
PIN: 21-1196-0021
ZONED: R-20
SINGLE FAMILY HOUSE

KING KEVIN H & MICHELE R
LOT 184
PIN: 21-1196-0001
ZONED: R-20
SINGLE FAMILY HOUSE

WILSON KEVIN &
LOT 185
PIN: 21-1195-0011
ZONED: R-20
SINGLE FAMILY HOUSE

WOLFE DANIEL &
LOT 186
PIN: 21-1195-0007
ZONED: R-20
SINGLE FAMILY HOUSE

PRIME ASSOCIATES LLC
LOT 187
PIN: 21-1195-0038
ZONED: R-20
SINGLE FAMILY HOUSE

HEBER CHARLES H
LOT 188
PIN: 21-1195-0037
ZONED: R-20
SINGLE FAMILY HOUSE

2018-4 H BORROWER LP
LOT 189
PIN: 21-1195-0017
ZONED: R-20
SINGLE FAMILY HOUSE

GATHERCOLE JACOB
LOT 190
PIN: 21-1195-0001
ZONED: R-20
SINGLE FAMILY HOUSE

GARNETT RHONDA &
LOT 191
PIN: 21-1195-0030
ZONED: R-20
SINGLE FAMILY HOUSE

RUGGERO JANET A
LOT 192
PIN: 21-1195-0024
ZONED: R-20
SINGLE FAMILY HOUSE

KAMIYA SHOUKAI CO LTD
LOT 193
PIN: 21-1195-0053
ZONED: R-20
SINGLE FAMILY HOUSE

STYRES JAMES H &
LOT 195
PIN: 21-1182-0005
ZONED: R-20
SINGLE FAMILY HOUSE