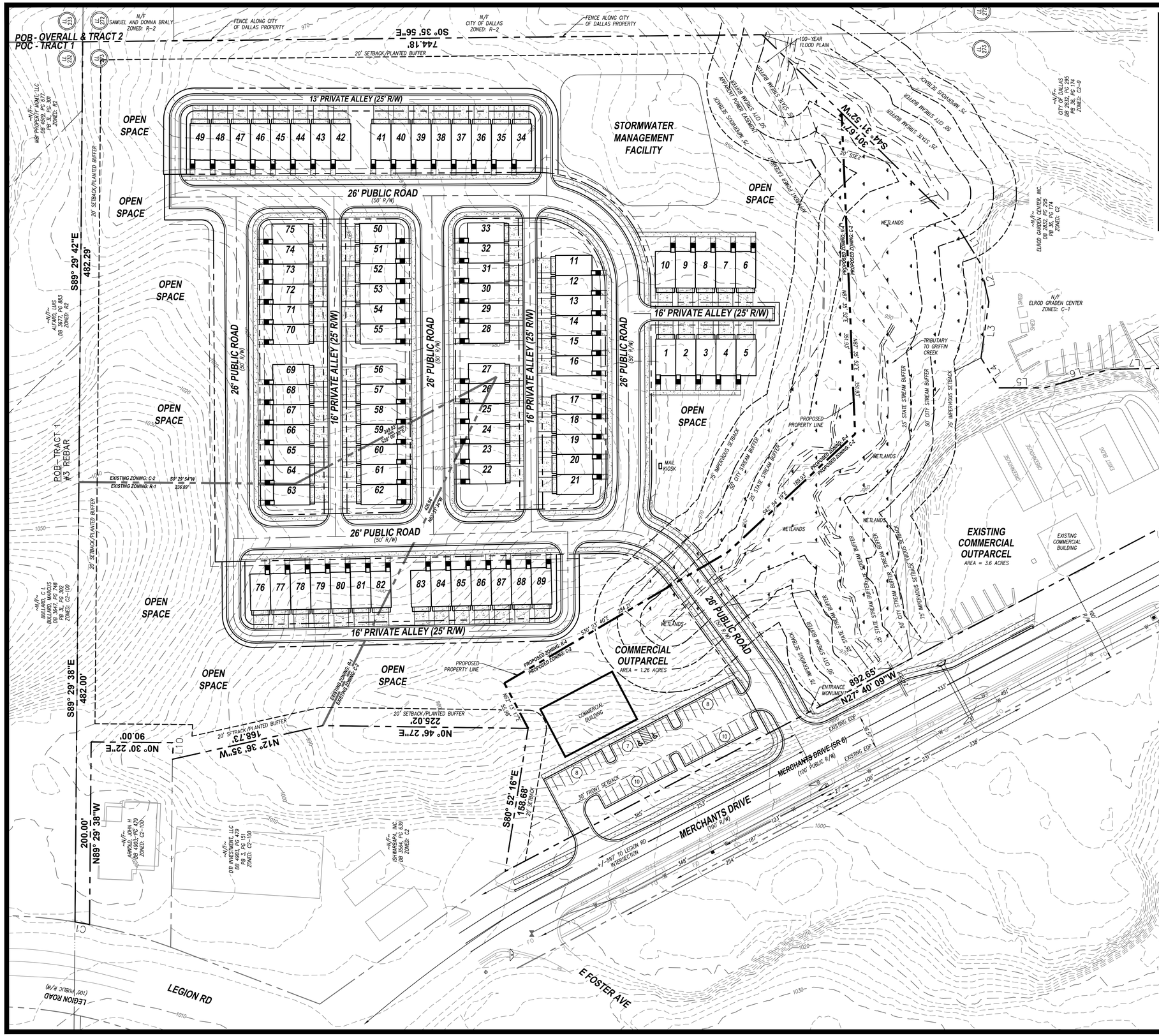

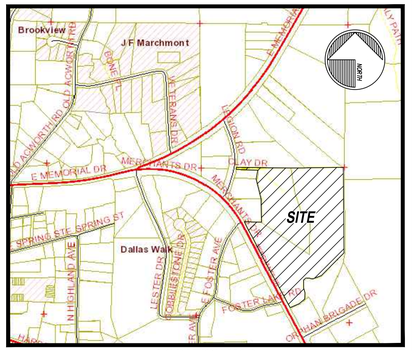

LOCATION MAP

STATEMENT OF PROPOSED USE: THE PROPERTY TO BE REZONED TO R-4 IS TO BE USED AS FEE SIMPLE, FOR SALE, SINGLE FAMILY ATTACHED TOWNHOMES. THE PROPERTY TO BE REZONED (OR REMAIN ZONED) AS C-2 TO BE USED FOR ANY ALLOWABLE COMMERCIAL USE.

NOTES:
1. POWER AND SEWER EASEMENTS SHOWN. NO OTHER EASEMENTS EXIST.
2. NO CEMETERIES, ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS ONSITE.

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	C-2 & R-1
PROPOSED ZONING (RESIDENTIAL TRACT ONLY)	C-2 & R-4
AREA	
RESIDENTIAL SITE AREA	13.245 ACRES
COMMERCIAL SITE AREA	4.764 ACRES
OPEN SPACE REQUIRED	2.65 ACRES (20%)
OPEN SPACE PROVIDED	5.6 ACRES (42%)
DENSITY	
NUMBER OF UNITS	89 UNITS
PROPOSED DENSITY	6.72 UNITS/ACRE
MAXIMUM DENSITY	9 UNITS/ACRE
PERIMETER SETBACKS	
FRONT	5 FEET
SIDE	5 FEET
REAR	5 FEET
PLANTED BUFFER ADJACENT TO RESIDENTIAL	20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

Line Table

Line #	Direction	Length
L1	S58°17'05"W	44.72
L2	S77°09'33"W	44.30
L3	N81°58'59"W	61.94
L4	S58°55'38"W	38.27
L5	S0°06'07"W	49.63
L6	S15°55'13"E	74.10
L7	S1°09'36"E	55.18
L8	S49°54'43"W	58.31
L9	S68°37'33"W	98.79
L10	S86°49'55"E	18.15

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	16.22	571.19	1°37'36"	N10° 04' 25"E	16.22

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

NORTH

50 25 0 50 100

(IN FEET)
1 inch = 50 ft.

GEORGIA811
Utilities Protection Center, Inc.
Know what's **below.**
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING®
6234 OLD HIGHWAY 5
SUITE D9-250 · WOODSTOCK, GA 30188
OFFICE 770.938.9000

LAND PLAN
MERCHANTS DRIVE
LAND LOT 273
2nd DISTRICT, 3rd SECTION
CITY OF DALLAS, GEORGIA

OWNER/DEVELOPER
VERLEY FAMILY HOMES
3957 SOUTH MAIN STREET
ACWORTH, GA 30101

REVISIONS

ZONING PLAN
Z100

23011 LP4.DWG 2.16.2023

Copyright © 2023