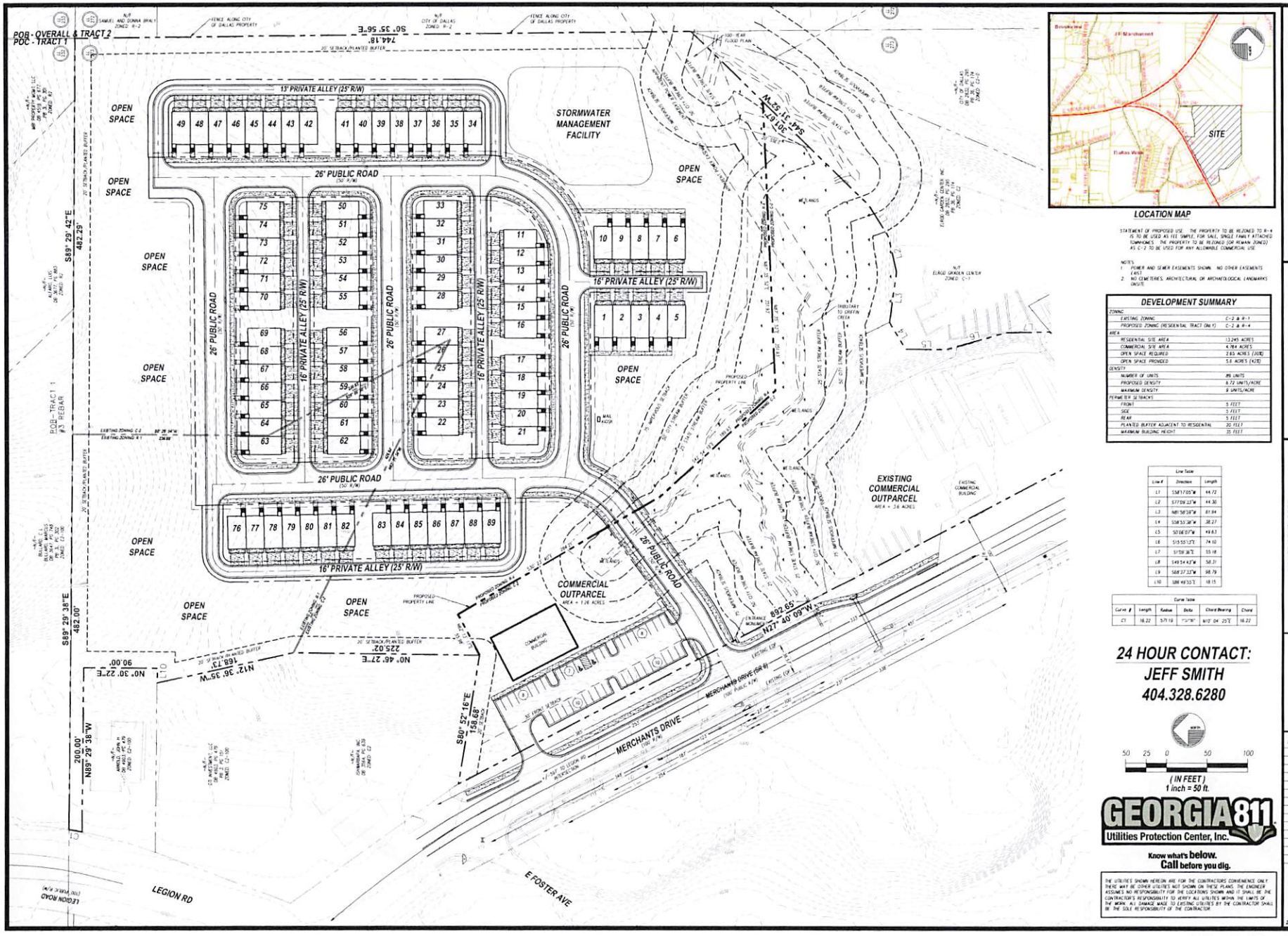

STATEMENT OF PROPOSED USE - THE PROPERTY TO BE REZONED TO R-4 IS TO BE USED AS FEE SIMPLE, FOR SALE, SINGLE FAMILY ATTACHED TOWNHOMES. THE PROPERTY TO BE REZONED (OR REMAIN ZONED) AS C-2 TO BE USED FOR ANY ALLOWABLE COMMERCIAL USE

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	4.784 ACRES
	OPEN SPACE REQUIRED	2.65 ACRES (10%)
	OPEN SPACE PROVIDED	5.8 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°06'33"W	44.30
L3	N81°58'38"W	81.94
L4	S58°55'36"W	38.27
L5	S0°06'07"W	49.63
L6	S15°55'13"E	74.10
L7	S1°08'36"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	575.19	1°09'46"	N10° 04' 25"E	16.22

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

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
6254 OLD HIGHWAY 5
SUITE 150 | WOODSTOCK, GA 30188
OFFICE 770.938.9000

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

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

REVISIONS

ZONING PLAN
Z100

23011 LP4.DWG 2.16.2023

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