

LINE TABLE	
LINE #	LENGTH BEARING
L1	13.19' N62° 13' 24"E
L2	70.98' N62° 13' 24"E
L3	108.63' N62° 13' 24"E
L4	67.44' N01° 15' 55"W
L5	39.74' N01° 15' 55"W
L6	107.18' N01° 15' 55"W
L7	107.18' N01° 15' 55"W
L8	107.18' N01° 15' 55"W
L9	11.50' N01° 15' 55"W
L10	189.34' N89° 41' 45"E
L11	77.96' N89° 40' 51"E
L12	7.17' N00° 18' 35"W
L13	107.17' N00° 18' 35"W
L14	107.17' N00° 18' 35"W
L15	107.17' N00° 18' 35"W
L16	72.87' N00° 17' 04"W
L17	146.82' S00° 03' 05"W

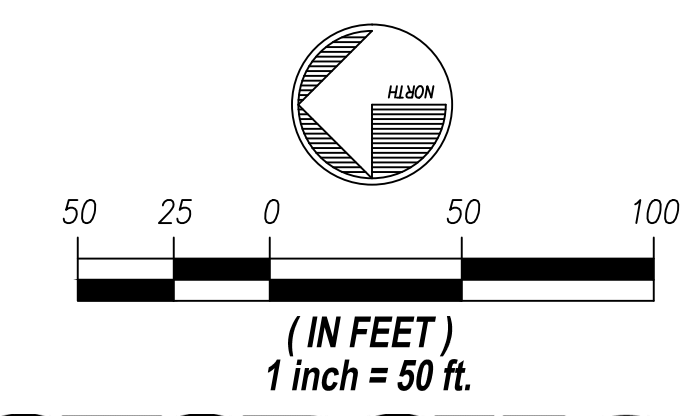
CURVE TABLE				
CURVE #	RADIUS	LENGTH	DIRECTION	CHORD
C1	125.00'	138.51'	N30° 28' 44.34"E	131.53'
C2	100.00'	142.57'	N48° 50' 53.34"E	130.80'
C3	100.00'	14.51'	N03° 50' 53.34"E	14.50'
C4	23.00'	36.51'	S44° 12' 44.81"W	32.80'
C5	23.00'	35.74'	S45° 47' 15.19"E	32.25'
C6	21.50'	33.77'	S44° 56' 55.29"E	30.41'
C7	21.48'	33.74'	S45° 03' 04.71"W	30.38'

OFF-SITE SEWER IMPROVEMENTS ARE REQUIRED

- NOTES:
1. POWER AND SEWER EASEMENTS SHOWN. NO OTHER EASEMENTS EXIST.
 2. NO CEMETERIES, ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS ON-SITE.
 3. ALL PROPOSED ROADS AND ALLEYS SHALL BE PUBLIC.
 4. SURFACE TYPE OF ALL PROPOSED ROADS SHALL BE ASPHALT.
 5. ALL ROADS SHALL HAVE L-BACK CURB AND GUTTER. ALL ALLEYS SHALL HAVE ROLL-OVER CURB AND GUTTER.

DEVELOPMENT SUMMARY	
ZONING	R-4 & C-2
AREA	
RESIDENTIAL SITE AREA	13.25 ACRES
COMMERCIAL SITE AREA	4.76 ACRES
TOTAL SITE AREA	18.01 ACRES
OPEN SPACE REQUIRED (RESIDENTIAL)	2.65 ACRES (20%)
OPEN SPACE PROVIDED (RESIDENTIAL)	5.6 ACRES (42%)
DENSITY (RESIDENTIAL)	
NUMBER OF UNITS	89 UNITS
PROPOSED DENSITY	6.7 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

24 HOUR CONTACT:
JOHNSTON JONES
 678.300.5105



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.

NOTE:
 • FUTURE COMMERCIAL BUILDING AND PARKING LOT SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEPARATE SET OF CONSTRUCTION PLANS MUST BE APPROVED FOR FUTURE WORK.

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

CONSTRUCTION PLANS
 MERCHANTS PARK
 LAND LOT 273
 2ND DISTRICT, 3RD SECTION
 CITY OF DALLAS, GEORGIA

OWNER/DEVELOPER
KERLEY
 FAMILY HOMES
 3957 SOUTH MAIN STREET
 ACWORTH, GEORGIA 30101
 PHONE: 770.792.5500

GSWCC CERTIFICATION NUMBER: 36629
 EXPIRATION DATE: 08.01.2024

REVISIONS

04.23.24	- ADDRESS CITY COMMENTS
06.25.24	- ADDRESS CITY COMMENTS
09.09.24	- ADDRESS CITY COMMENTS & RELOCATE ENTRANCE ROAD
09.13.24	- ADDRESS COUNTY COMMENTS

SITE PLAN
C200
 23011 SITE.DWG
 03/08/24
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