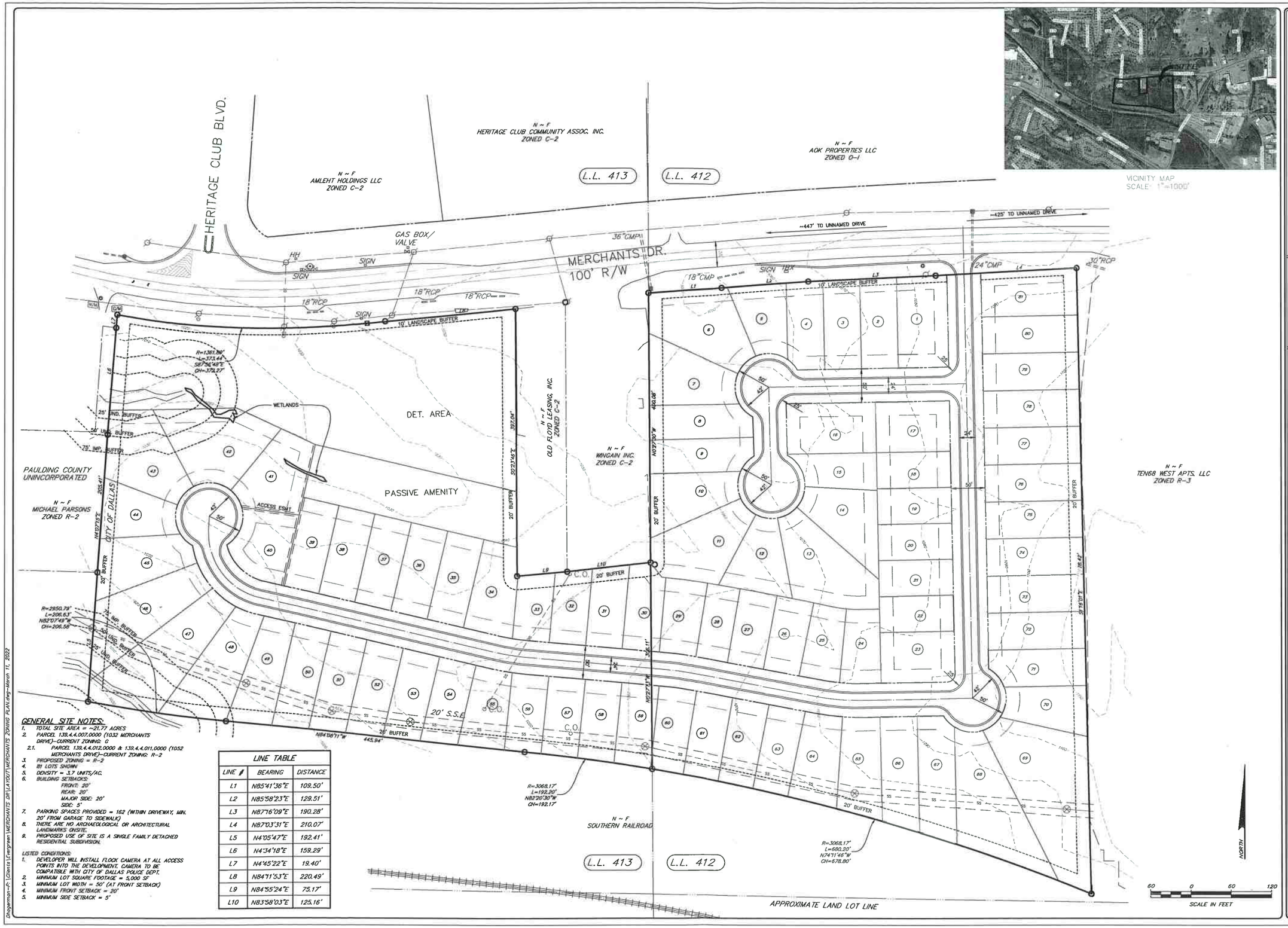

GENERAL SITE NOTES:

1. TOTAL SITE AREA = ~21.77 ACRES
2. PARCEL 139.4.4.007.0000 (10.32 MERCHANTS DRIVE)–CURRENT ZONING: C
   - 2.1. PARCEL 139.4.4.012.0000 & 139.4.4.011.0000 (10.52 MERCHANTS DRIVE)–CURRENT ZONING: R-2
3. PROPOSED ZONING = R-2
4. BY LOTS SHOWN
5. DENSITY = 3.7 UNITS/AC.
6. BUILDING SETBACKS:
   - FRONT: 20'
   - REAR: 20'
   - MAJOR SIDE: 20'
   - SIDE: 5'
7. PARKING SPACES PROVIDED = 162 (WITHIN DRIVEWAY, MIN. 20' FROM GARAGE TO SIDEWALK)
8. THERE ARE NO ARCHAEOLOGICAL OR ARCHITECTURAL LANDMARKS ONSITE.
9. PROPOSED USE OF SITE IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION.

LISTED CONDITIONS:

1. DEVELOPER WILL INSTALL FLOCK CAMERA AT ALL ACCESS POINTS INTO THE DEVELOPMENT. CAMERA TO BE COMPATIBLE WITH CITY OF DALLAS' POLICE DEPT.
2. MINIMUM LOT SQUARE FOOTAGE = 5,000 SF
3. MINIMUM LOT WIDTH = 50' (AT FRONT SETBACK)
4. MINIMUM FRONT SETBACK = 20'
5. MINIMUM SIDE SETBACK = 5'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N85°41'36"E	109.50'
L2	N85°58'23"E	129.51'
L3	N87°16'09"E	190.28'
L4	N87°03'31"E	210.07'
L5	N4°05'47"E	192.41'
L6	N4°34'18"E	159.29'
L7	N4°45'22"E	19.40'
L8	N84°11'53"E	220.49'
L9	N84°55'24"E	75.17'
L10	N83°58'03"E	125.16'

Dhagerman-P:\Clients\Evergreen MERCHANTS DR\LA70UT\MERCHANTS ZONING PLAN.dwg-March 11, 2022

LETELMetrics
PROFESSIONAL SOLUTIONS
LETELMETRICS.COM
1050 SHILOH ROAD NW
BUILDING 300, SUITE 306
KENNESAW, GA 30144

GEORGIA REGISTERED No. 033634 PROFESSIONAL ENGINEER DUANE A. HAGERMAN

GaSWCC #10465

MERCHANTS DRIVE

LAND LOTS 412 & 413
2ND DISTRICT, 3RD SECTION,
CITY OF DALLAS, PAULDING COUNTY, GA

REVISION DESCRIPTION:

DRAWN BY:	DH
CHECKED BY:	DH
DATE:	03/03/22
SHEET TITLE:	ZONING PLAN
SCALE:	1"=60'
SHT. NO:	01
REV. NO:	