

VICINITY MAP
SCALE: 1"=1000'



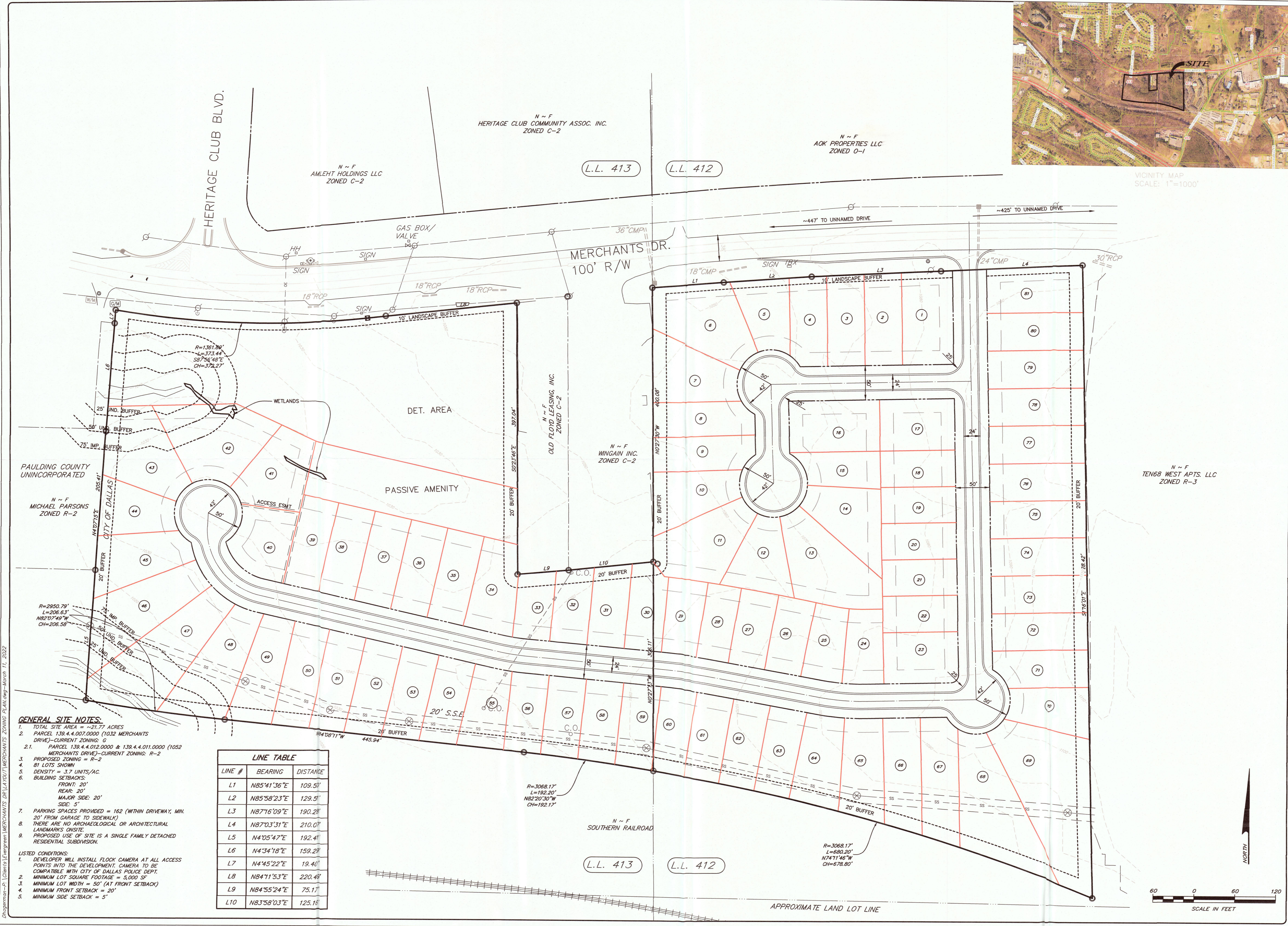
MERCHANTS DRIVE

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

REVISION DESCRIPTION:

NO.	DATE	DESCRIPTION

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



- GENERAL SITE NOTES:**
- TOTAL SITE AREA = ~21.77 ACRES
 - PARCEL 139.4.4.007.0000 (1032 MERCHANTS DRIVE) - CURRENT ZONING: G
 - 2.1. PARCEL 139.4.4.012.0000 & 139.4.4.011.0000 (1052 MERCHANTS DRIVE) - CURRENT ZONING: R-2
 - PROPOSED ZONING = R-2
 - 81 LOTS SHOWN
 - DENSITY = 3.7 UNITS/AC
 - BUILDING SETBACKS:
FRONT: 20'
REAR: 20'
MAJOR SIDE: 20'
SIDE: 5'
 - PARKING SPACES PROVIDED = 162 (WITHIN DRIVEWAY, MIN. 20' FROM GARAGE TO SIDEWALK)
 - THERE ARE NO ARCHAEOLOGICAL OR ARCHITECTURAL LANDMARKS ON-SITE
 - PROPOSED USE OF SITE IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION.
- LISTED CONDITIONS:**
- DEVELOPER WILL INSTALL FLOCK CAMERA AT ALL ACCESS POINTS INTO THE DEVELOPMENT. CAMERA TO BE COMPATIBLE WITH CITY OF DALLAS POLICE DEPT.
 - MINIMUM LOT SQUARE FOOTAGE = 5,000 SF
 - MINIMUM LOT WIDTH = 50' (AT FRONT SETBACK)
 - MINIMUM FRONT SETBACK = 20'
 - MINIMUM SIDE SETBACK = 5'

LINE #	BEARING	DISTANCE
L1	N85°41'36"E	109.51'
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	159.28'
L7	N4°45'22"E	19.40'
L8	N84°11'53"E	220.45'
L9	N84°55'24"E	75.17'
L10	N83°58'03"E	125.16'

