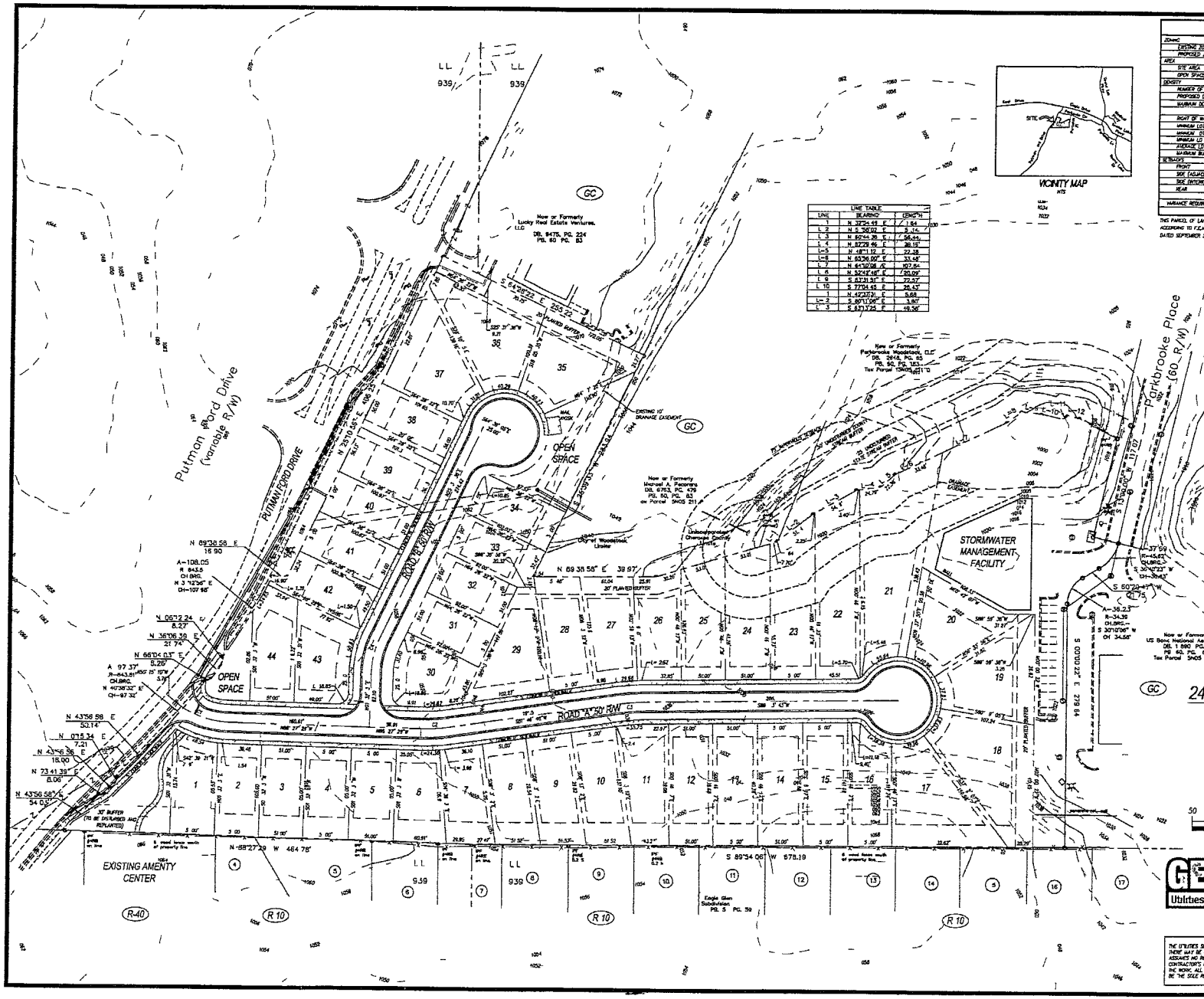

LINE TABLE		
LINE	BEARING	LENGTH
1	N 32°54.49' E	1.64
L 2	N 5°56'02" E	5.14
L 3	N 60°44.36' E	56.44
L 4	N 82°29.46' E	38.15'
L-5	N 48°11.12' E	22.38
L-6	N 65°56.00' E	33.48'
L 7	N 64°10'06" E	107.64
L 8	N 52°42'48" E	20.09'
L 9	S 63°31.51' E	72.57
L 10	S 77°04.45' E	26.43'
1	N 42°37'31" E	5.68
L-2	S 80°11'06" E	3.80'
L 3	S 63°13'25" E	49.56'

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	GC
PROPOSED ZONING	R-3A
AREA	
SITE AREA	0.46 ACRES
OPEN SPACE REQUIRED	04 ACRES (TBS)
DENSITY	
NUMBER OF UNITS	44 LOTS
PROPOSED DENSITY	4.2 LOTS/ACRE
MAXIMUM DENSITY ALLOWED	4.0 LOTS/ACRE
RIGHT OF WAY	50'
MINIMUM LOT WIDTH AT SETBACK LINE	5 FEET
MINIMUM LOT DEPTH	100 FEET
MINIMUM LOT AREA	5,000 SF
AVERAGE LOT AREA	6,000 SF
MAXIMUM BUILDING HEIGHT	35 FEET
SETBACKS	
FRONT	15 FEET
SIDE (ADJACENT TO STREET)	5 FEET
SIDE (INTERIOR)	5 FEET
REAR	25 FEET
VARIANCE REQUIRED: 45' UNDISTURBED BUFFER TO A 20' PLANTED BUFFER ALONG GC ZONING.	

THIS PARCEL OF LAND IS NOT IN THE 00 YEAR FLOOD PLAIN AND IS IN ZONE X ACCORDING TO F.I.A.A. (F.I.A.) COMMUNITY NUMBER 30424, MAP NUMBER 3057C03270, DATED SEPTEMBER 29, 2006 & 3057C03310, DATED SEPTEMBER 29, 2006.

Parcel Table	
Parcel #	Area
1	5673.48
2	5357.04
3	5355.00
4	5355.00
5	5355.00
6	5807.20
7	5945.33
8	6963.97
9	6435.15
0	6806.34
	7222.91
2	7106.37
3	7136.92
4	7169.48
15	7200.03
6	6658.78
7	10565.11
18	2308.54
19	2035.92
20	8466.89
21	5700.92
22	10453.83

Parcel Table	
Parcel #	Area
23	6793.04
24	7573.62
25	6936.75
26	6374.84
27	6725.97
28	6585.85
29	7495.97
30	5803.57
31	4692.00
32	4692.00
33	5243.72
34	5193.50
35	8177.77
36	10529.06
37	8805.22
38	5682.81
39	5677.45
40	514.75
41	5126.09
42	5343.20
43	6540.85
44	4292.73

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	71.78	100.00	70.23	S67° 54' 04"E
C2	34.08	200.00	34.03	S86° 38' 39"W
C3	36.00	300.00	36.97	S85° 30' 5"W
C4	41.86	100.00	4.56	N13° 32' 04"E

24 HOUR CONTACT
JEFF SMITH
404 328 6280

50 25 0 50 100
(IN FEET)
1 inch = 50 ft.

GEORGIA 811
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
1290 KENNESTONE CIRCLE BLDG D
SUITE 100 MARIETTA GA 30066
OFFICE 770 938 9000

CONSTRUCTION PLANS
PUTMAN FORD
LAND LOTS 939 & 940
2nd SECTION 15th DISTRICT
CHEROKEE COUNTY, GEORGIA

OWNER/DEVELOPER
MeritageHomes
PHONE 877 275 6374

GSWCC CERTIFICATION NUMBER 36629
EXPIRATION DATE 08.0 2018

REVISIONS

ZONING PLAN
Z100

15104 ZONING PLAN.DWG 2016 0117

FEB 17 2016