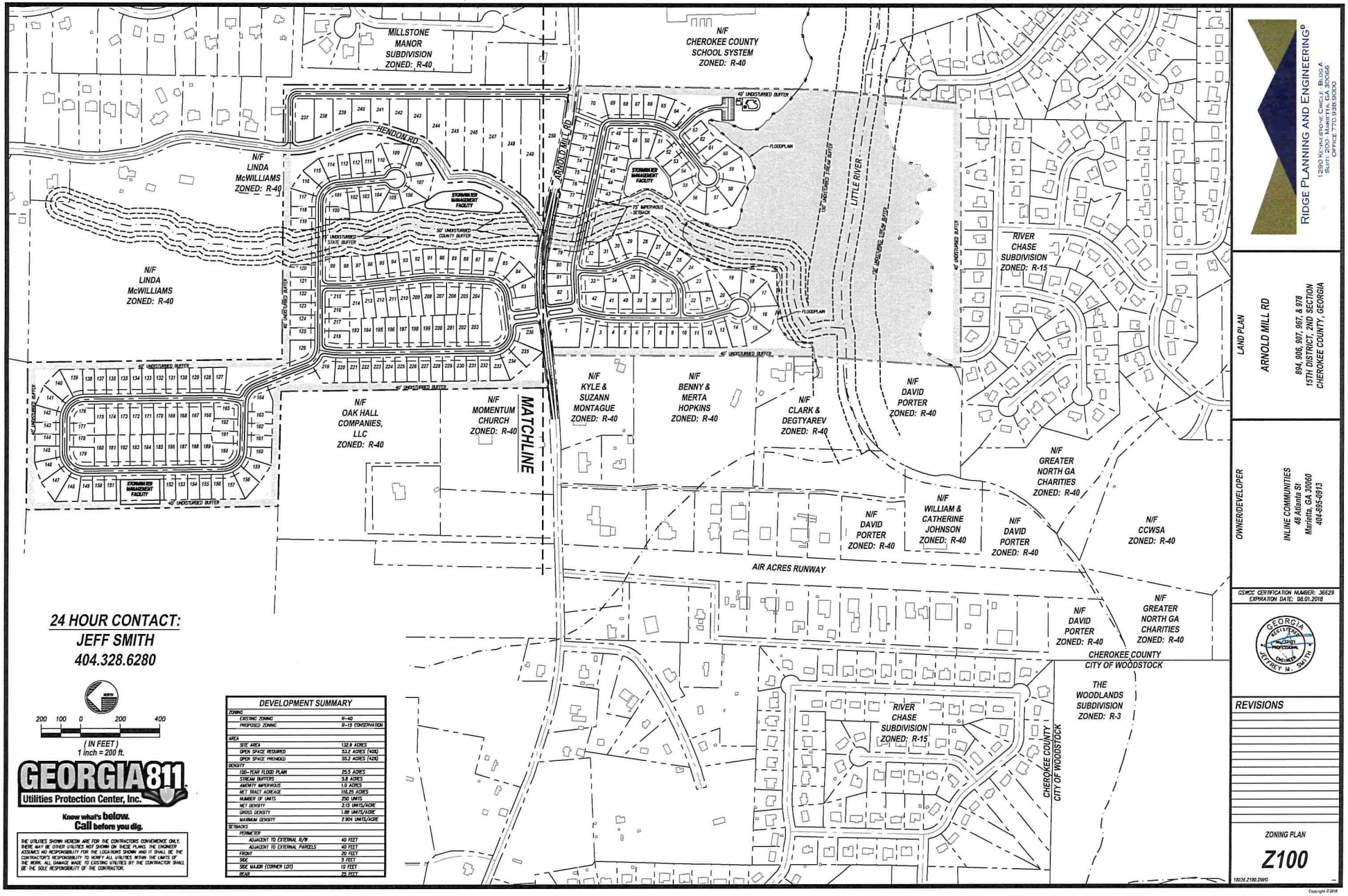

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

200 100 0 200 400
(IN FEET)
1 inch = 200 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 NOTIFY 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.

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	R-40
PROPOSED ZONING	R-15 CONSERVATION
AREA	
SITE AREA	132.9 ACRES
OPEN SPACE REQUIRED	53.2 ACRES (40%)
OPEN SPACE PROVIDED	55.2 ACRES (42%)
DENSITY	
100-YEAR FLOOD PLAIN	25.5 ACRES
STREAM BUFFERS	5.8 ACRES
AMENITY IMPERVIOUS	1.0 ACRES
NET TRACT ACREAGE	116.25 ACRES
NUMBER OF UNITS	250 UNITS
NET DENSITY	2.15 UNITS/ACRE
GROSS DENSITY	1.88 UNITS/ACRE
MAXIMUM DENSITY	2.904 UNITS/ACRE
SETBACKS	
PERIMETER	
ADJACENT TO EXTERNAL R/W	40 FEET
ADJACENT TO EXTERNAL PARCELS	40 FEET
FRONT	20 FEET
SIDE	5 FEET
SIDE MAJOR (CORNER LOT)	10 FEET
REAR	25 FEET

RIDGE PLANNING AND ENGINEERING©
1250 KENNESTONE CIRCLE BLDG A
SUITE 200 MARIETTA, GA 30066
OFFICE 770.938.9000

LAND PLAN
ARNOLD MILL RD
894, 906, 907, 957, & 978
15TH DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA

OWNER/DEVELOPER
INLINE COMMUNITIES
48 Atlanta St
Marietta, GA 30060
404-855-0913

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 08.01.2018

GEORGIA REGISTERED PROFESSIONAL ENGINEER JEFFREY M. SMITH

REVISIONS

ZONING PLAN
Z100

18036 Z100.DWG

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