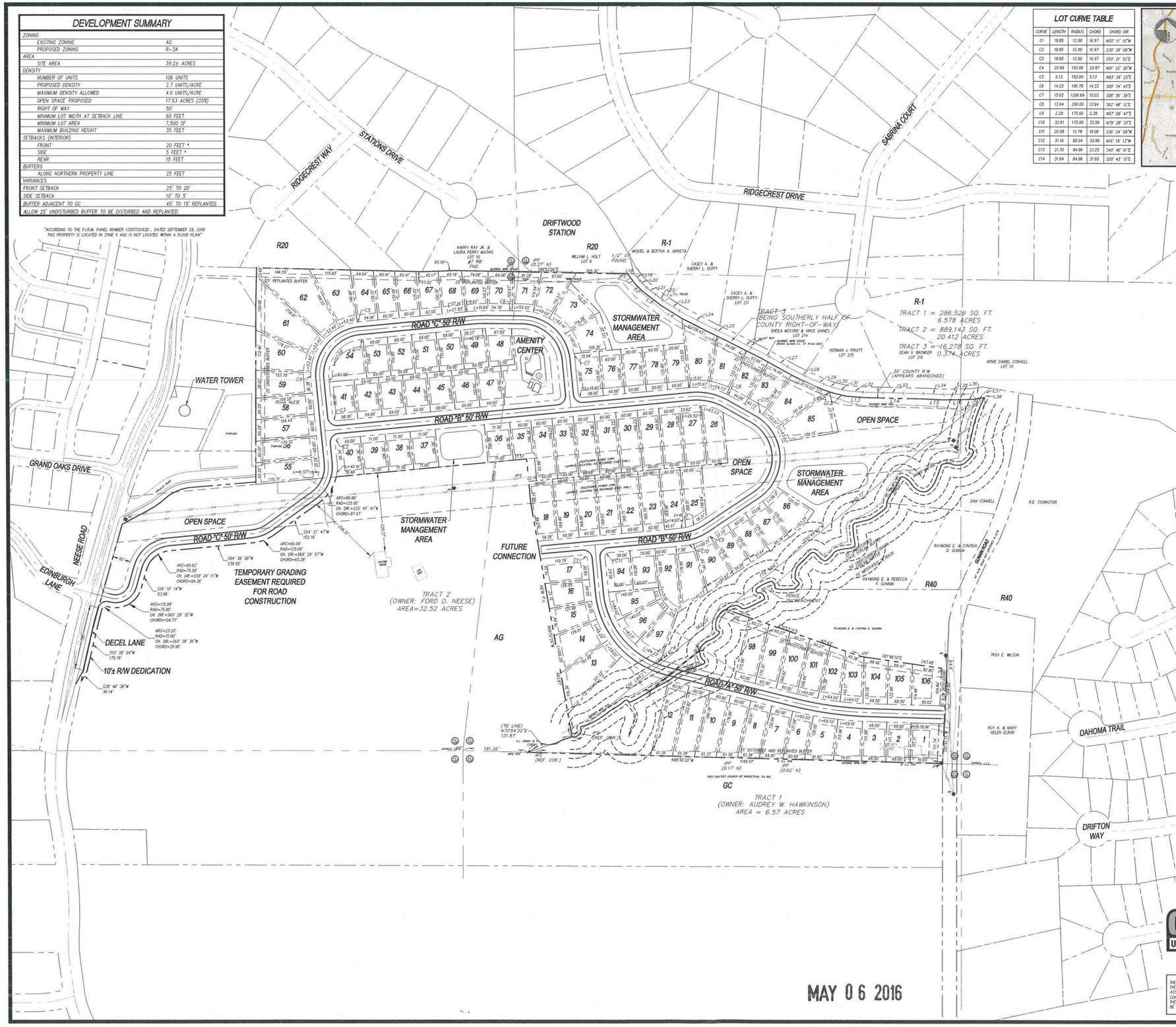
DEVELOPMENT SUMMARY

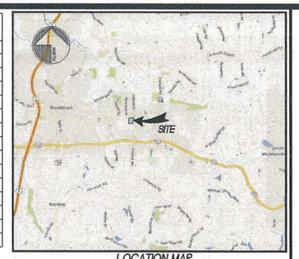
ZONING	
EXISTING ZONING	AG
PROPOSED ZONING	R-3A
AREA	
SITE AREA	39.2± ACRES
DENSITY	
NUMBER OF UNITS	106 UNITS
PROPOSED DENSITY	2.7 UNITS/ACRE
MAXIMUM DENSITY ALLOWED	4.0 UNITS/ACRE
OPEN SPACE PROPOSED	17.53 ACRES (20%)
RIGHT OF WAY	50'
MINIMUM LOT WIDTH AT SETBACK LINE	60 FEET
MINIMUM LOT AREA	7,500 SF
MAXIMUM BUILDING HEIGHT	35 FEET
SETBACKS (INTERIOR)	
FRONT	20 FEET *
SIDE	5 FEET *
REAR	15 FEET
BUFFERS	
ALONG NORTHERN PROPERTY LINE	25 FEET
VARIANCES	
FRONT SETBACK	25' TO 20'
SIDE SETBACK	10' TO 5'
BUFFER ADJACENT TO GC	45' TO 15' REPLANTED
ALLOW 25' UNDISTURBED BUFFER TO BE DISTURBED AND REPLANTED	

"ACCORDING TO THE F.I.R.M. PANEL NUMBER 13057C0162D , DATED SEPTEMBER 29, 2006 THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED WITHIN A FLOOD PLAIN"



LOT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	18.85	12.00	16.97	N50° 11' 10"W
C2	18.85	12.00	16.97	S39° 38' 08"W
C3	18.85	12.00	16.97	S50° 21' 52"E
C4	20.89	150.00	20.87	N01° 22' 30"W
C5	5.13	150.00	5.13	N63° 39' 23"E
C6	14.23	196.78	14.23	S89° 34' 43"E
C7	15.03	1286.69	15.03	S08° 56' 39"E
C8	13.94	200.00	13.94	S62° 48' 12"E
C9	2.28	175.00	2.28	N57° 09' 47"E
C10	32.61	175.00	32.56	N79° 28' 33"E
C11	20.08	12.78	18.08	S36° 24' 09"W
C12	31.16	85.04	30.98	N16° 18' 13"W
C13	21.30	84.96	21.25	S40° 45' 01"E
C14	31.84	84.96	31.66	S58° 43' 15"E



LOCATION MAP
SCALE: NTS

Parcel Table

Parcel #	Area
1	8689.29
2	7596.65
3	7602.22
4	8463.16
5	9080.70
6	7875.06
7	8972.36
8	9445.53
9	10223.74
10	10999.74
11	11780.16
12	12558.37
13	14954.54
14	12132.67
15	8068.30
16	8175.08
17	8993.24
18	10882.19
19	10154.61
20	10165.06
21	10170.64
22	10185.10
23	10190.78
24	10188.43
25	9812.03
26	9475.82
27	10186.00
28	10198.09
29	10189.68
30	10186.92
31	10158.38
32	10175.80
33	10163.04
34	10160.43
35	7787.72
36	7553.17
37	7553.04
38	7552.68
39	7552.98
40	7703.62
41	7669.10
42	7590.00
43	7590.00
44	7590.00
45	7590.00
46	7590.00
47	7590.00
48	7525.28
49	7564.95
50	7590.00
51	7590.00
52	7590.00
53	7590.00
54	9558.76
55	10577.80

Parcel Table

Parcel #	Area
56	10395.79
57	10042.62
58	9689.44
59	10566.49
60	13136.56
61	19037.27
62	21211.04
63	13067.33
64	8807.76
65	8136.76
66	7712.97
67	7584.47
68	7663.81
69	7580.31
70	7597.73
71	7704.07
72	8396.06
73	9872.97
74	8379.01
75	8725.92
76	7500.00
77	7500.00
78	7500.00
79	7500.00
80	12973.09
81	10223.78
82	8483.66
83	8982.72
84	12410.28
85	13046.53
86	9972.19
87	7853.43
88	7602.35
89	7499.27
90	9327.44
91	10321.96
92	10061.76
93	7703.54
94	7638.10
95	8063.03
96	8016.57
97	8134.75
98	10368.90
99	10047.62
100	9706.73
101	9325.19
102	8037.08
103	7922.10
104	8593.94
105	8056.66
106	8900.73

MAY 06 2016

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

100 50 0 100 200
(IN FEET)
1 inch = 100 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 A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.938.9000

LAND PLAN

NEESE ROAD TRACT

LAND LOTS 1100 & 1101
15 DISTRICT
WOODSTOCK, GEORGIA

OWNER/DEVELOPER
CALATLANTIC HOMES
1000 MANSELL EXCHANGE WEST
SUITE 200
ALPHARETTA, GEORGIA 30022
PHONE: 770.670.8997

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 07.20.2015

GEORGIA REGISTERED PROFESSIONAL ENGINEER JEFFREY M. SMITH

REVISIONS

ZONING PLAN

Z.100

13071 LP21.DWG 8/06/2015

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