

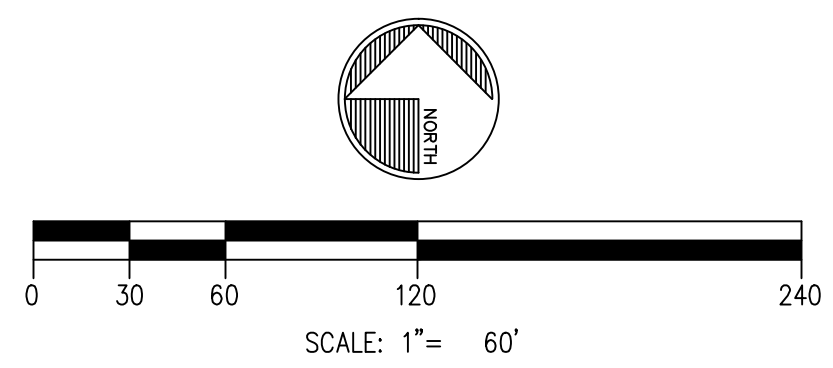


DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-80
PROPOSED ZONING	R-20
AREA	
SITE AREA	19.31 ACRES
DENSITY	
NUMBER OF UNITS	35 UNITS
PROPOSED DENSITY	1.81 UNITS/ACRE
MAXIMUM DENSITY ALLOWED	3.0 UNITS/ACRE
RIGHT OF WAY	50'
MINIMUM LOT WIDTH AT SETBACK LINE	80 FEET
MINIMUM LOT DEPTH	135 FEET
MINIMUM LOT AREA	12,000 SF
SETBACKS	
FRONT	25 FEET
SIDE (INTERIOR)	15 FEET
REAR	25 FEET

LOT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	53.45	100.00	52.82	S72° 58' 09"E
C2	144.53	200.00	141.41	N71° 00' 59"E
C3	145.96	200.00	142.74	N29° 24' 26"E
C4	180.57	200.00	174.50	N17° 21' 49"W
C5	87.22	200.00	86.53	S16° 34' 45"E
C6	99.53	500.00	99.36	S01° 36' 59"W

Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area
1	15934.65	19	15139.12
2	16227.02	20	13500.00
3	17103.72	21	19912.12
4	19229.33	22	44511.07
5	19120.19	23	33778.67
6	19561.82	24	32068.16
7	29217.32	25	34019.53
8	20339.42	26	34496.51
9	13928.12	27	22294.77
10	12545.15	28	17186.28
11	14235.37	29	16165.01
12	12059.55	30	17354.97
13	16992.58	31	18544.93
14	15082.20	32	26778.52
15	14075.40	33	41200.48
16	13550.05	34	21451.55
17	13528.43	35	21868.26
18	14535.05		

BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	121.73	735.02	121.59	S85° 43' 52"W
C2	218.23	220.00	209.39	S52° 34' 12"W
C3	160.72	500.00	160.03	S14° 56' 41"W
C4	22.67	437.47	22.67	S06° 15' 59"W
C5	111.97	400.02	111.60	S06° 55' 21"W
C6	157.10	920.68	156.91	S05° 59' 04"E
C7	15.41	920.00	15.41	S11° 21' 37"E
C8	106.29	340.00	105.86	N02° 53' 02"W
C9	93.79	125.00	91.61	N27° 34' 04"E
C10	156.20	400.00	155.21	N78° 20' 13"W



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF 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.

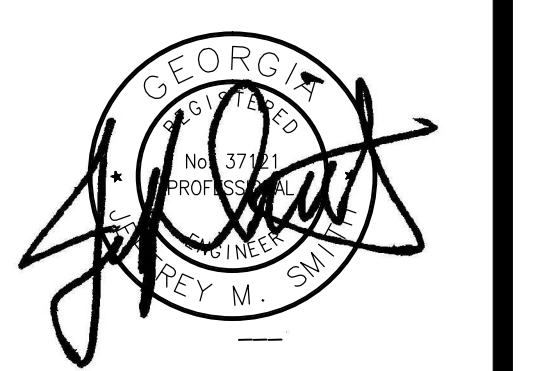


**RIDGE PLANNING AND ENGINEERING**  
 1290 KENNESWORTH CIRCLE - BLDG D  
 SUITE 100 - MARIETTA, GA 30066  
 OFFICE 770-938-9000

**LAND PLAN**  
**SOUTH CHEROKEE TRACT**  
**LAND LOTS 1273 & 1274**  
**15TH. DISTRICT, 2ND. SECTION**  
**CHEROKEE COUNTY, GEORGIA**

**OWNER/DEVELOPER**  
**AVIN PROPERTIES, LLC**  
**250 CHURCHILL COURT**  
**WOODSTOCK, GA 30188**  
**PHONE: 678.398.9091**

CSWCC CERTIFICATION NUMBER: 36629  
 EXPIRATION DATE: 07.20.2015



**REVISIONS**

ZONING PLAN  
**Z100**