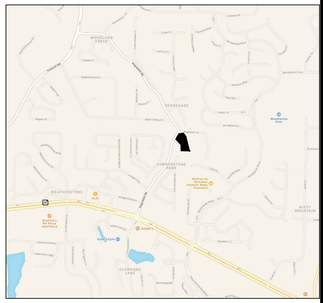
EXISTING INFORMATION IS BASED ON GIS. PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	R-40
PROPOSED ZONING	R-3A
SITE AREA	4.31± ACRES
DENSITY	
NUMBER OF UNITS	17 UNITS
PROPOSED DENSITY	3.94 UNITS/ACRE
MINIMUM LOT SIZE	7,500SQFT
MINIMUM HEATED AREA	1,800 SF
MAXIMUM BUILDING HEIGHT	35 FEET
SETBACKS (INTERIOR)	
FRONT	25 FEET
SIDE	5 FEET
REAR	25 FEET
GUEST PARKING PROVIDED	5 SPACES(.25/LOT)

LINE	BEARING	DISTANCE
L1	S85°15'00"E	55.30
L2	N78°35'00"E	104.20
L3	S36°25'30"E	149.10
L4	S13°52'10"E	532.90
L5	N89°47'07"W	309.00
L6	N00°55'00"W	216.20
L7	N43°05'42"W	260.10
L8	N21°38'53"E	63.30
L9	N28°30'49"E	55.00
L10	N32°19'43"E	115.80
L11	N29°47'35"E	10.30



LOCATION MAP (NTS)

24 HOUR CONTACT:

JOHN LOYD
770.868.7591

40 20 0 40 80
(IN FEET)
1 inch = 40 ft.

GEORGIA811 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.

CRESTLINE ENGINEERING
4651 Woodstock Road
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770.868.7591 | f 1.866.319.0672

PROJECT NAME:
RAGSDALE ROAD TRACT
CHEROKEE COUNTY, GEORGIA

OWNER/DEVELOPER
Loyd Development Services

GSWCC CERTIFICATION NUMBER: 80768
EXPIRATION DATE: 6.9.2020

GEORGIA REGISTERED 41974 PROFESSIONAL ENGINEER MARK D. SHELTER

REVISIONS
8.17.18 – STAFF COMMENTS

LAND PLAN

Z100

8.17.18

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