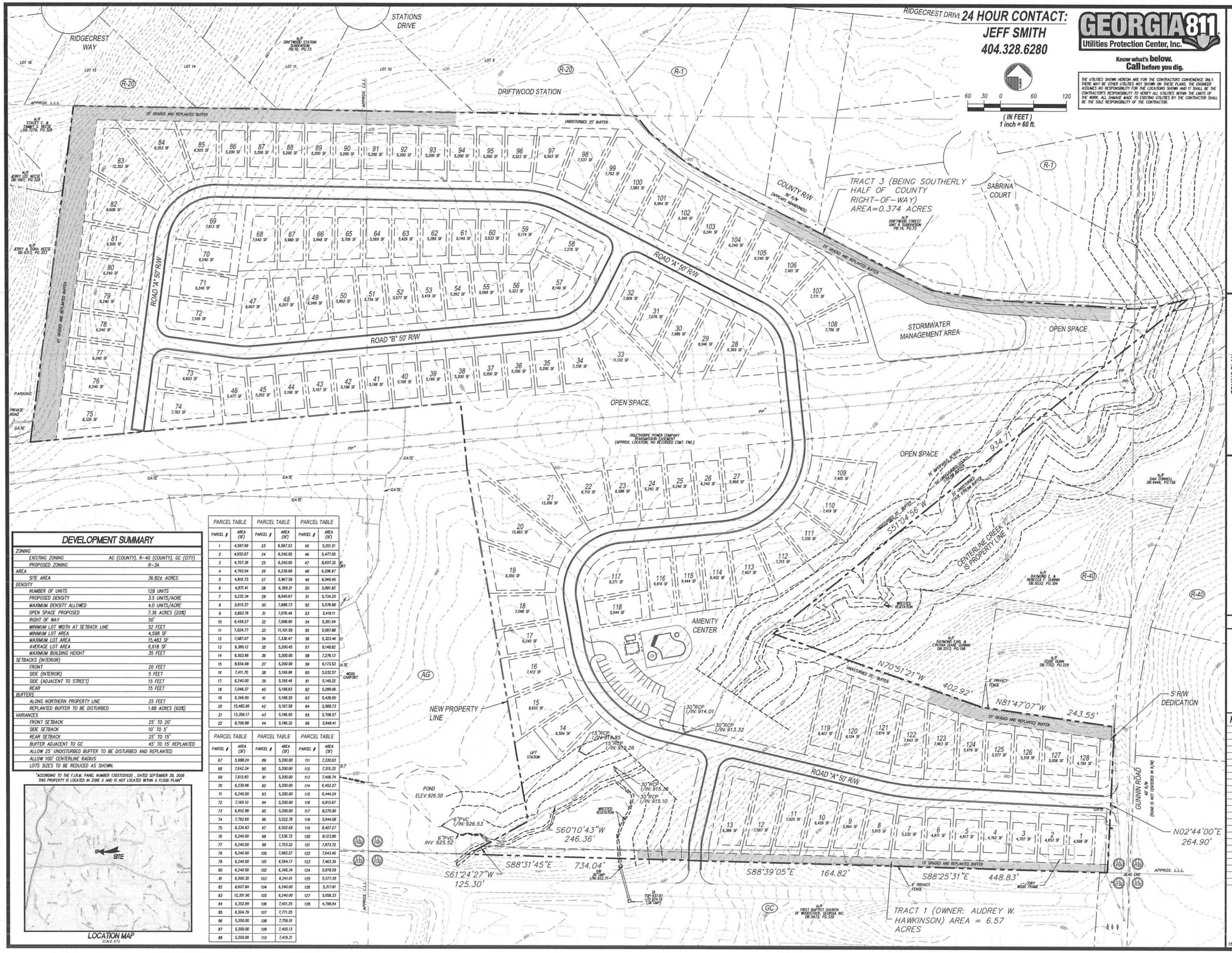


## DEVELOPMENT SUMMARY

| | |
|---|---|
| ZONING | |
| EXISTING ZONING | AG (COUNTY), R-40 (COUNTY), GC (CITY) |
| PROPOSED ZONING | R-3A |
| AREA | |
| SITE AREA | 36.82± ACRES |
| DENSITY | |
| NUMBER OF UNITS | 128 UNITS |
| PROPOSED DENSITY | 3.5 UNITS/ACRE |
| MAXIMUM DENSITY ALLOWED | 4.0 UNITS/ACRE |
| OPEN SPACE PROPOSED | 7.36 ACRES (20%) |
| RIGHT OF WAY | 50' |
| MINIMUM LOT WIDTH AT SETBACK LINE | 52 FEET |
| MINIMUM LOT AREA | 4,598 SF |
| MAXIMUM LOT AREA | 15,483 SF |
| AVERAGE LOT AREA | 6,618 SF |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| SETBACKS (INTERIOR) | |
| FRONT | 20 FEET |
| SIDE (INTERIOR) | 5 FEET |
| SIDE (ADJACENT TO STREET) | 15 FEET |
| REAR | 15 FEET |
| BUFFERS | |
| ALONG NORTHERN PROPERTY LINE | 25 FEET |
| REPLANTED BUFFER TO BE DISTURBED | 1.88 ACRES (60%) |
| VARIANCES | |
| FRONT SETBACK | 25' TO 20' |
| SIDE SETBACK | 10' TO 5' |
| REAR SETBACK | 25' TO 15' |
| BUFFER ADJACENT TO GC | 45' TO 15' REPLANTED |
| ALLOW 25' UNDISTURBED BUFFER TO BE DISTURBED AND REPLANTED | |
| ALLOW 100' CENTERLINE RADIUS | |
| LOTS SIZES TO BE REDUCED AS SHOWN. | |

"ACCORDING TO THE F.I.R.M. PANEL NUMBER 13057C0163D , DATED SEPTEMBER 29, 2006 THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED WITHIN A FLOOD PLAIN"




LOCATION MAP
SCALE N.T.S.

| PARCEL TABLE | | PARCEL TABLE | | PARCEL TABLE | |
|---|---|---|---|---|---|
| PARCEL # | AREA (SF) | PARCEL # | AREA (SF) | PARCEL # | AREA (SF) |
| 1 | 4,597.99 | 23 | 6,587.53 | 45 | 5,201.51 |
| 2 | 4,652.67 | 24 | 6,240.00 | 46 | 5,477.05 |
| 3 | 4,707.36 | 25 | 6,240.00 | 47 | 8,607.32 |
| 4 | 4,762.04 | 26 | 6,239.68 | 48 | 6,206.97 |
| 5 | 4,816.73 | 27 | 5,967.59 | 49 | 6,049.40 |
| 6 | 4,871.41 | 28 | 6,369.31 | 50 | 5,891.83 |
| 7 | 5,232.34 | 29 | 8,045.67 | 51 | 5,734.25 |
| 8 | 5,615.37 | 30 | 7,988.73 | 52 | 5,576.68 |
| 9 | 5,883.76 | 31 | 7,076.49 | 53 | 5,419.11 |
| 10 | 6,459.27 | 32 | 7,008.90 | 54 | 5,261.54 |
| 11 | 7,024.77 | 33 | 11,101.59 | 55 | 5,097.88 |
| 12 | 7,587.07 | 34 | 7,336.47 | 56 | 5,323.46 |
| 13 | 9,389.12 | 35 | 5,200.45 | 57 | 8,148.82 |
| 14 | 6,503.96 | 36 | 5,200.00 | 58 | 7,276.13 |
| 15 | 8,654.98 | 37 | 5,200.00 | 59 | 6,173.53 |
| 16 | 7,411.70 | 38 | 5,199.96 | 60 | 5,032.57 |
| 17 | 6,240.00 | 39 | 5,199.46 | 61 | 5,149.22 |
| 18 | 7,048.37 | 40 | 5,198.83 | 62 | 5,289.06 |
| 19 | 9,349.90 | 41 | 5,198.20 | 63 | 5,428.90 |
| 20 | 15,482.96 | 42 | 5,197.58 | 64 | 5,568.73 |
| 21 | 13,356.17 | 43 | 5,196.95 | 65 | 5,708.57 |
| 22 | 8,709.88 | 44 | 5,196.32 | 66 | 5,848.41 |

| PARCEL TABLE | | PARCEL TABLE | | PARCEL TABLE | |
|---|---|---|---|---|---|
| PARCEL # | AREA (SF) | PARCEL # | AREA (SF) | PARCEL # | AREA (SF) |
| 67 | 5,988.24 | 89 | 5,200.00 | 111 | 7,330.03 |
| 68 | 7,642.34 | 90 | 5,200.00 | 112 | 7,315.33 |
| 69 | 7,612.63 | 91 | 5,200.00 | 113 | 7,406.74 |
| 70 | 6,239.96 | 92 | 5,200.00 | 114 | 6,452.37 |
| 71 | 6,240.00 | 93 | 5,200.00 | 115 | 6,444.24 |
| 72 | 7,169.10 | 94 | 5,200.00 | 116 | 6,615.67 |
| 73 | 6,602.98 | 95 | 5,200.00 | 117 | 8,270.99 |
| 74 | 7,792.69 | 96 | 5,522.78 | 118 | 5,944.08 |
| 75 | 8,334.63 | 97 | 6,502.68 | 119 | 8,407.27 |
| 76 | 6,240.00 | 98 | 7,536.72 | 120 | 8,123.88 |
| 77 | 6,240.00 | 99 | 7,753.32 | 121 | 7,873.72 |
| 78 | 6,240.00 | 100 | 7,083.37 | 122 | 7,643.40 |
| 79 | 6,240.00 | 101 | 6,564.17 | 123 | 7,463.39 |
| 80 | 6,240.00 | 102 | 6,345.34 | 124 | 5,978.59 |
| 81 | 6,500.30 | 103 | 6,241.01 | 125 | 5,577.29 |
| 82 | 8,607.84 | 104 | 6,240.00 | 126 | 5,317.81 |
| 83 | 12,351.90 | 105 | 6,240.00 | 127 | 5,058.33 |
| 84 | 9,352.99 | 106 | 7,401.25 | 128 | 4,798.84 |
| 85 | 6,504.79 | 107 | 7,771.25 | | |
| 86 | 5,200.00 | 108 | 7,756.01 | | |
| 87 | 5,200.00 | 109 | 7,405.13 | | |
| 88 | 5,200.00 | 110 | 7,419.31 | | |

**24 HOUR CONTACT:**
**JEFF SMITH**
**404.328.6280**

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.

60 30 0 60 120
( IN FEET )
1 inch = 60 ft.

RIDGE PLANNING AND ENGINEERING
1290 KENNESTONE CIRCLE - BLDG A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.938.9000

ZONING PLAN

**GUNNIN ROAD TRACT**

LAND LOTS 1100 & 1101
15th DISTRICT
WOODSTOCK, GEORGIA

OWNER/DEVELOPER

RIDGE DEVELOPMENT GROUP
1290 KENNESTONE CIRCLE
BUILDING A, SUITE 200
MARIETTA, GEORGIA 30066
PHONE: 404.328.6280

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 08.01.2018

GEORGIA REGISTERED PROFESSIONAL ENGINEER 37121 JEFFREY M. SMITH

REVISIONS

ZONING PLAN

Z100

15071 Z100.DWG 8/25/16

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