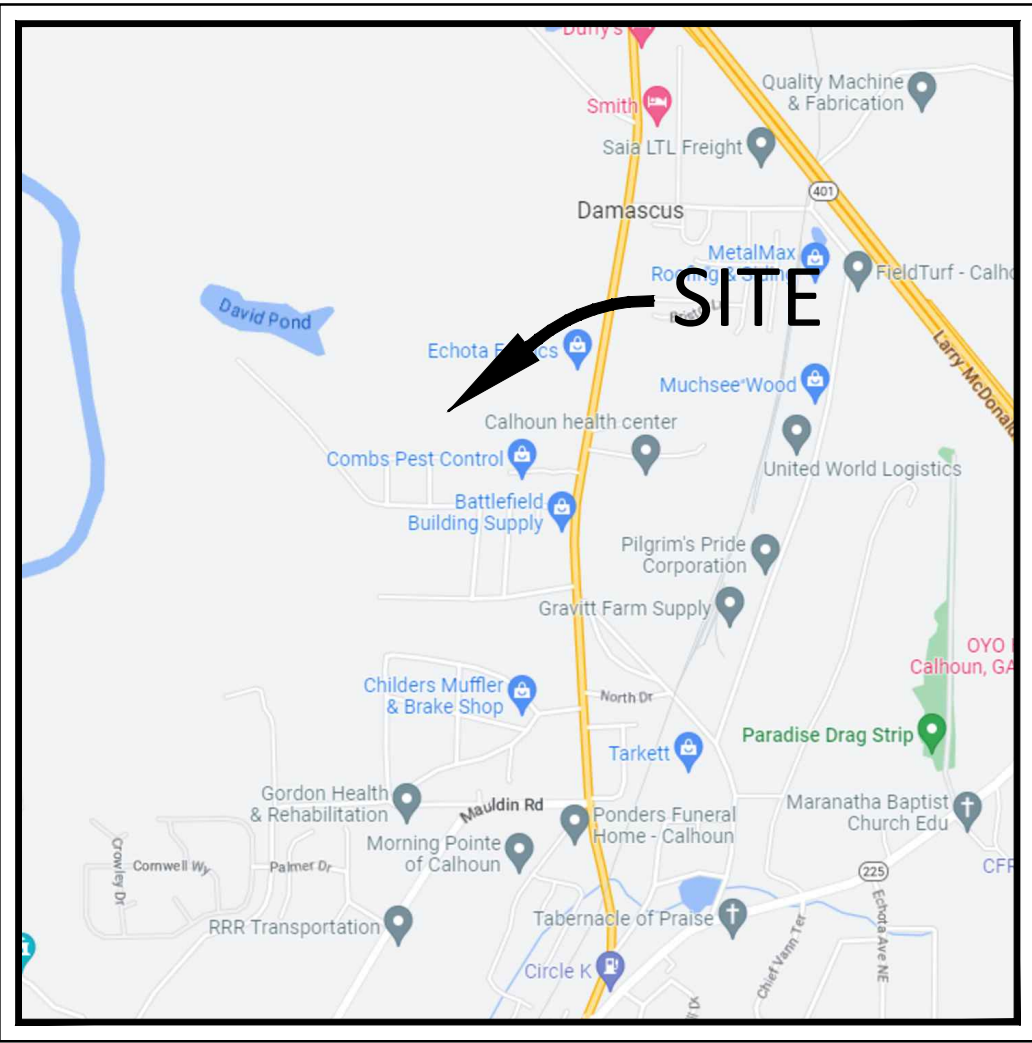
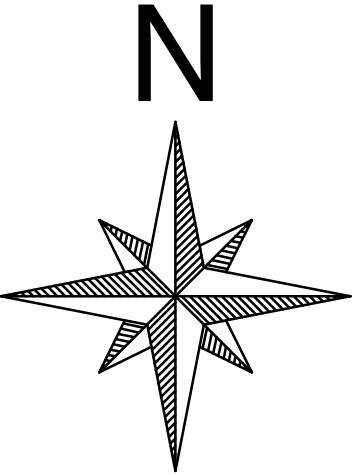


GENERAL NOTES:

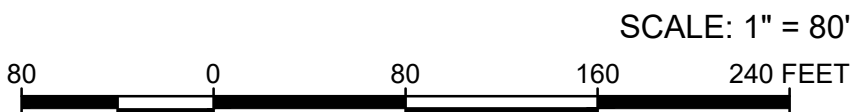
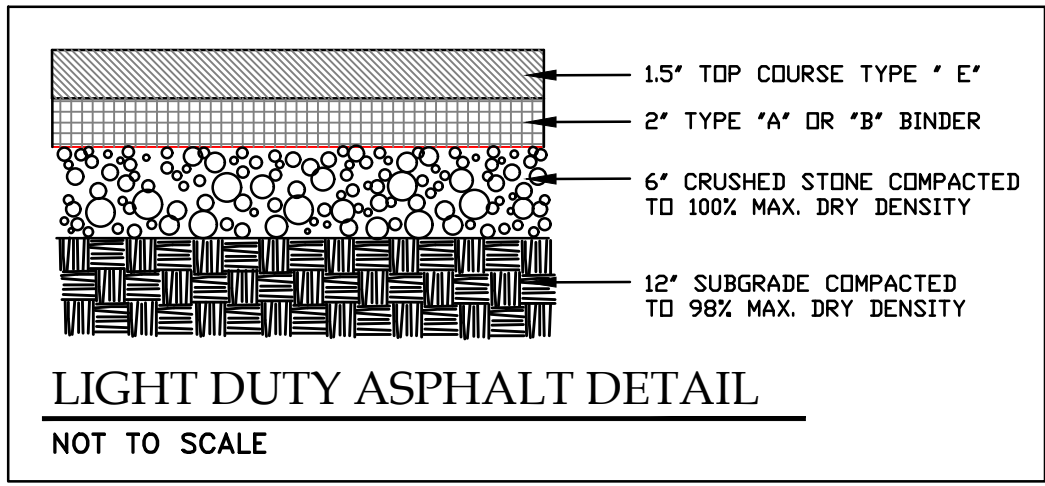
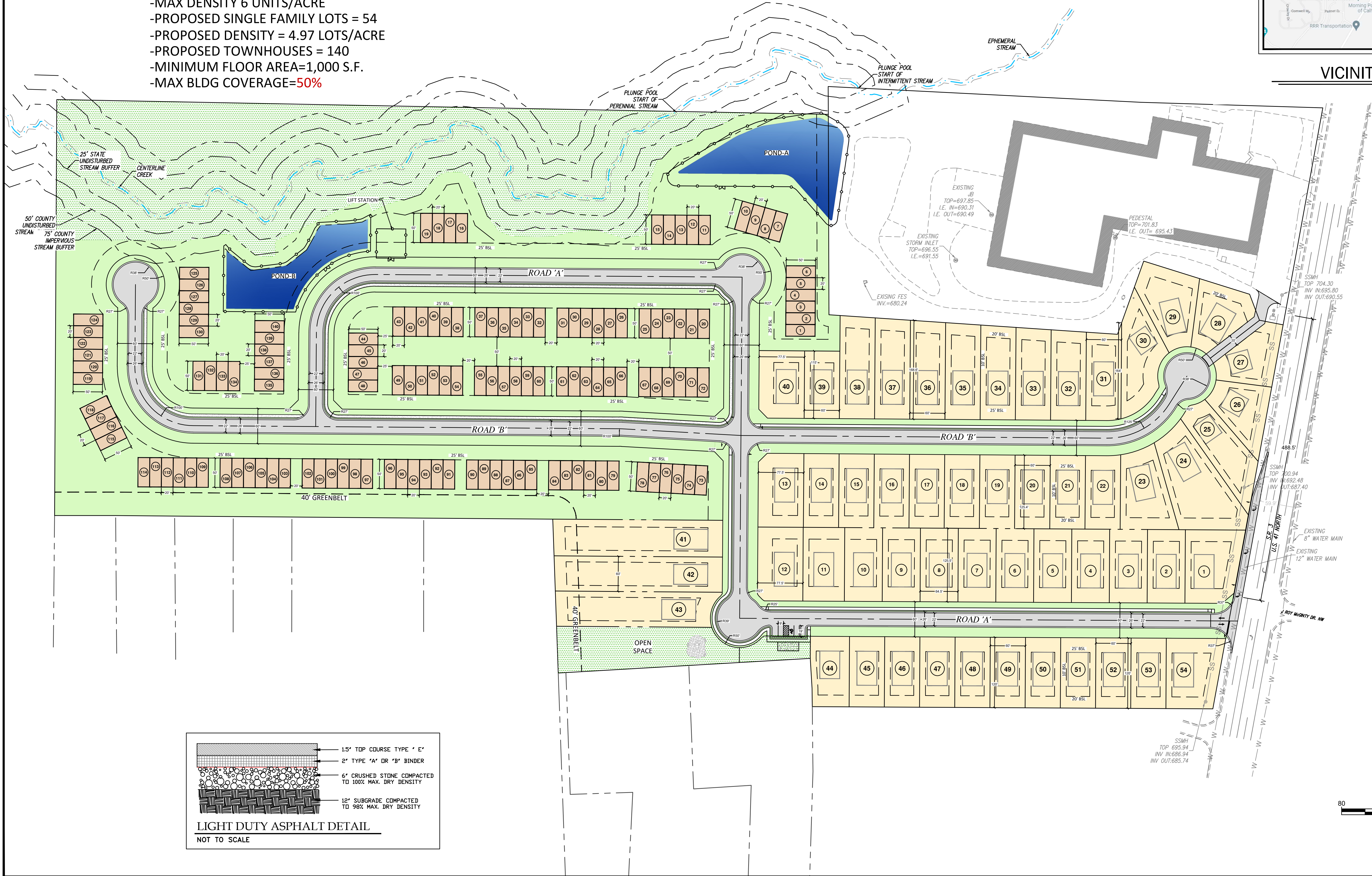
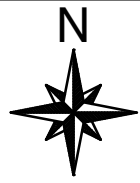
- SITE AREA = 34.03 AC.  
PARCEL # 042A-014  
EXISTING ZONING = I-1  
PROPOSED ZONING = PRD (CALHOUN)  
-MINIMUM LOT SIZE = 6,850 S.F.  
-MINIMUM LOT WIDTH=50', 25' CUL-DE-SAC  
-FRONT SETBACK = 25 FT.  
-SIDE SETBACK = 10 FT.  
-REAR SETBACK = 20 FT.  
-REQUIRED OPEN SPACE = 10%  
-PROVIDED OPEN SPACE= 48.02% (16.34 AC.)  
\*OPEN SPACE EXCLUDES DETENTION PONDS  
-MAX DENSITY 6 UNITS/ACRE  
-PROPOSED SINGLE FAMILY LOTS = 54  
-PROPOSED DENSITY = 4.97 LOTS/ACRE  
-PROPOSED TOWNHOUSES = 140  
-MINIMUM FLOOR AREA=1,000 S.F.  
-MAX BLDG COVERAGE=50%

- BOUNDARY INFORMATION TAKEN BY A BOUNDARY SURVEY PREPARED BY AXIS SURVEYING INC., DATED: 01/04/2023.  
-TOPOGRAPHIC INFORMATION PROVIDED BY GORDON COUNTY LIDAR  
-THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 13129C0062D, DATED: 9/26/2008  
-WATER SERVICE PROVIDED BY: CITY OF CALHOUN  
-SANITARY SEWER PROVIDED BY:CITY OF CALHOUN

LOTS LESS THAN 7,000:  
TOTAL: 1 LOT  
LOT: 39 (6,900)



VICINITY MAP



SITE PLAN

Group  
**BAILEY CIVIL**  
P.O. Box 4392  
Cartersville, GA 30120  
678.925.6003  
baileycivilgroup.com

PROJECT  
ECHOTA RESIDENTIAL  
1390 HIGHWAY 41  
CALHOUN, GA 30701

SHEET TITLE  
OVERALL  
SITE PLAN

SHEET NUMBER  
C200

PROJECT NUMBER  
23122

DATE  
DECEMBER 26TH, 2024

REVISIONS