


LOT CALCULATIONS:
 R-30 MAXIMUM DENSITY = 1.452 LOTS/ACRE
 95.87 ACRES X 1.452 = 139 LOTS
 R-40 MAXIMUM DENSITY = 1.089 LOTS/ACRE
 2.15 ACRES X 1.089 = 2 LOTS
 TOTAL = 141 LOTS ALLOWED

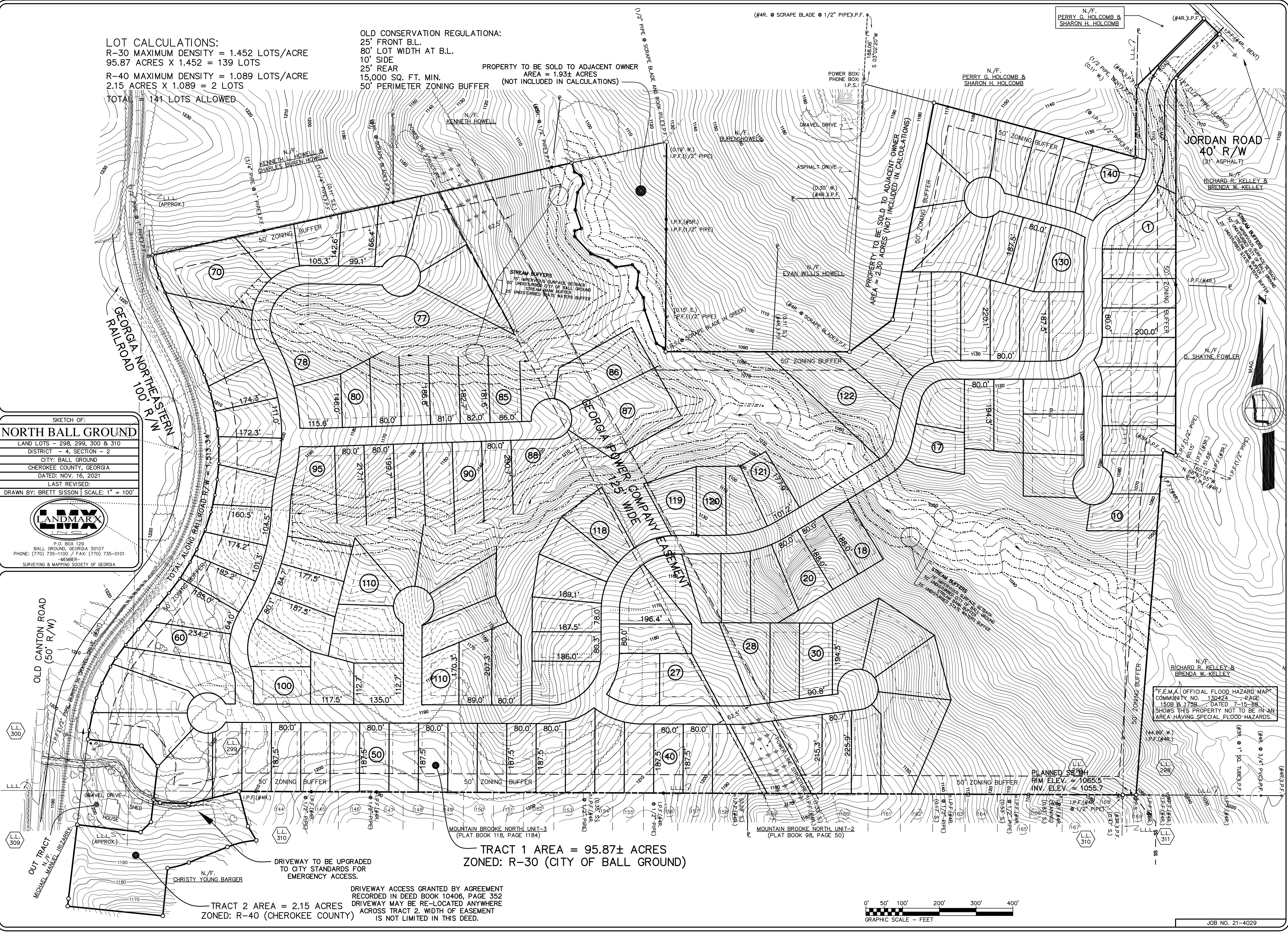
OLD CONSERVATION REGULATION:
 25' FRONT B.L.
 80' LOT WIDTH AT B.L.
 10' SIDE
 25' REAR
 15,000 SQ. FT. MIN.
 50' PERIMETER ZONING BUFFER

PROPERTY TO BE SOLD TO ADJACENT OWNER
 AREA = 1.93± ACRES
 (NOT INCLUDED IN CALCULATIONS)

SKETCH OF:
NORTH BALL GROUND
 LAND LOTS - 298, 299, 300 & 310
 DISTRICT - 4, SECTION - 2
 CITY: BALL GROUND
 CHEROKEE COUNTY, GEORGIA
 DATED: NOV. 16, 2021
 LAST REVISED:
 DRAWN BY: BRETT SISSON | SCALE: 1" = 100'



P.O. BOX 129
 BALL GROUND, GEORGIA 30107
 PHONE: (770) 735-1100 / FAX: (770) 735-0101
 MEMBER - SURVEYING & MAPPING SOCIETY OF GEORGIA



TRACT 1 AREA = 95.87± ACRES
 ZONED: R-30 (CITY OF BALL GROUND)

TRACT 2 AREA = 2.15 ACRES
 ZONED: R-40 (CHEROKEE COUNTY)

DRIVEWAY ACCESS GRANTED BY AGREEMENT
 RECORDED IN DEED BOOK 10406, PAGE 352
 DRIVEWAY MAY BE RE-LOCATED ANYWHERE
 ACROSS TRACT 2. WIDTH OF EASEMENT
 IS NOT LIMITED IN THIS DEED.

DRIVEWAY TO BE UPGRADED
 TO CITY STANDARDS FOR
 EMERGENCY ACCESS.

