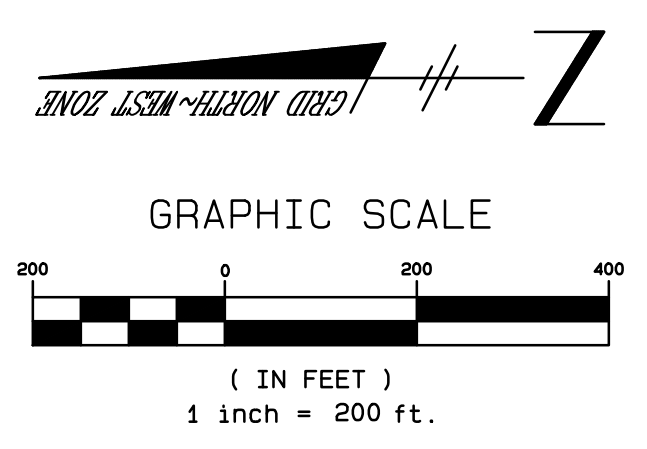


DEVELOPMENT DATA	
TOTAL SITE AREA:	306.15 AC
TOTAL OPEN SPACE:	13.55
CURRENT ZONING:	SR & C-C
PROPOSED ZONING:	P-D
COMMERCIAL LOTS:	0
TOTAL PROPOSED TOWNHOME UNITS:	981
(40' @ 40' X 100' - 365 @ 24' X 100' - 317 @ 20' X 100')	
STOCKED SHARMENTS:	250
GRAND TOTAL OF UNITS (NOT INCLUDING COMMERCIAL):	1,231
PROPOSED DENSITY:	3.98 UNITS/AC
MINIMUM LOT AREA:	2,000 SF
MINIMUM LOT WIDTH:	18'
MINIMUM BUILDING SEPARATION:	40'
MAXIMUM BUILDING HEIGHT:	3-10
NUMBER OF DWELLING UNITS PER BUILDING:	3-10
SETBACKS:	
FRONT:	20'
SIDE:	20'
REAR:	25'



ZONING EXHIBIT
FOR
CALLIER SPRINGS ROAD TRACT
LAND LOTS 311, 312, et.al. ~ 23RD DISTRICT ~ 3RD SECTION
CITY OF ROME
FLOYD COUNTY, GEORGIA

REV.	DATE	BY	DESCRIPTION
1.	09/29/21	JWT	REVISED LOTS
2.	11/24/21	JWT	ADD NOTES & DRAWING ENGINEER, INC. SIGNATURE SHEET
3.	11/29/21	RP	REVISED LOTS
4.	12/08/21	RP	REVISED LOTS

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (770) 334-5199
FAX: (770) 334-5198
WWW.W&BENG.COM
LSP000429 - PEF000714

SCALE:	1" = 200'
DATE SURVEYED:	
DATE DRAFTED:	
SURVEYED BY:	
DATE DRAFTED:	07/09/2021
UPDATE DWT PEG:	
DRAWN BY:	JWT
CHECKED BY:	DHC
FIELD BOOK #:	
JOB NUMBER:	210511
FOLDER NUMBER:	210511
CDWG FILE:	
DTSC FILE:	S_ENR210511/095/210511-EXHIBIT
COUNTY/LOT/S:	FLOYD/311/23/3
PLAT FILE:	
SHEET:	1 OF 1