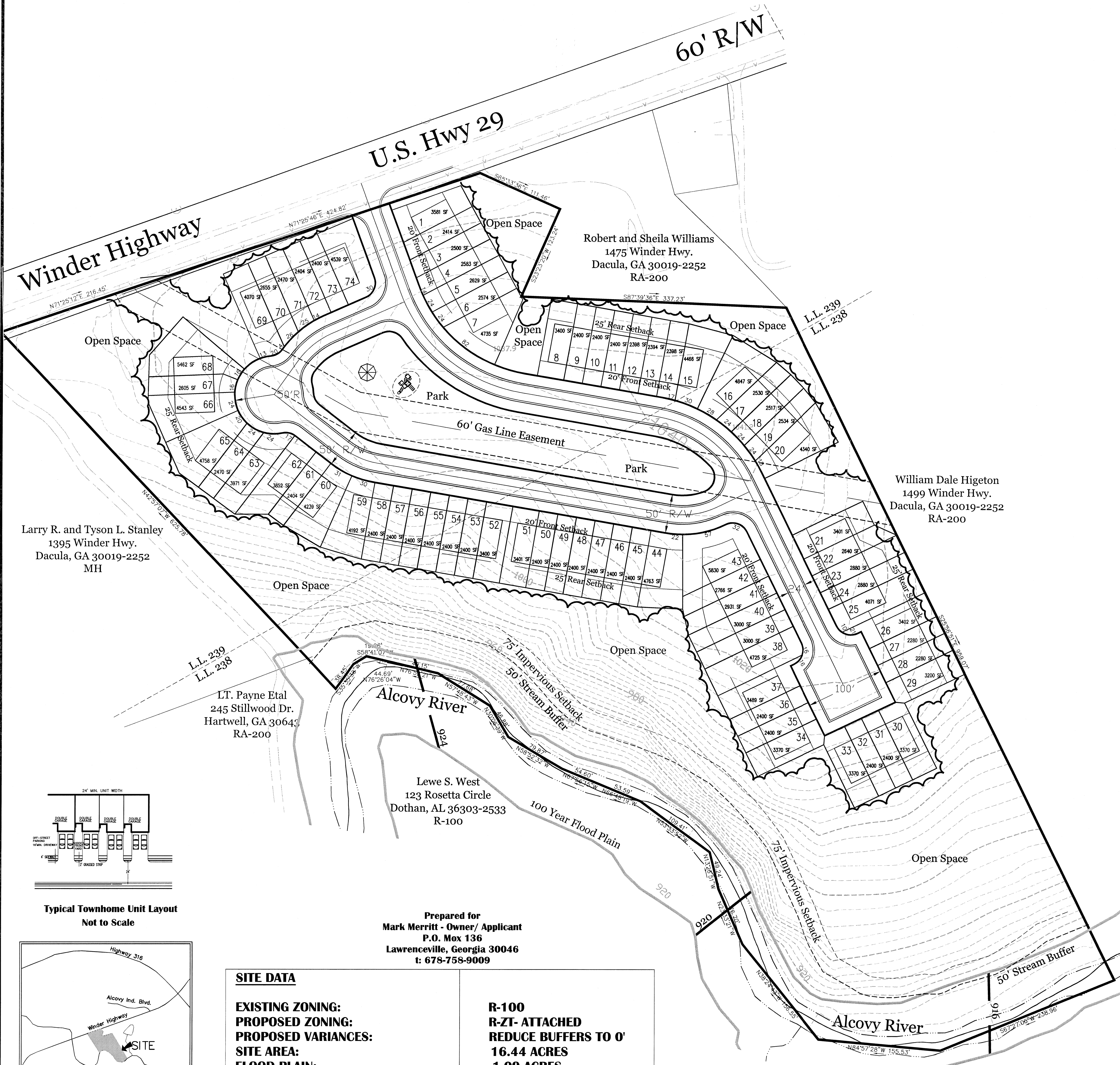


Rezoning Exhibit for: Winder Highway Tract

Land Lots 238 & 239 5th District
Gwinnett County, Georgia Scale: 1"=50'
October 26, 2004



Larry R. and Tyson L. Stanley
1395 Winder Hwy.
Dacula, GA 30019-2252
MH

Robert and Sheila Williams
1475 Winder Hwy.
Dacula, GA 30019-2252
RA-200

William Dale Higeton
1499 Winder Hwy.
Dacula, GA 30019-2252
RA-200

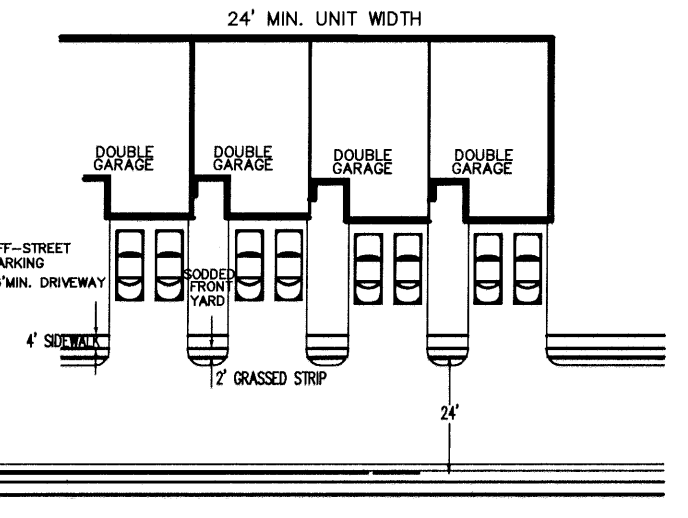
L.T. Payne Etal
245 Stillwood Dr.
Hartwell, GA 30643
RA-200

Lewe S. West
123 Rosetta Circle
Dothan, AL 36303-2533
R-100

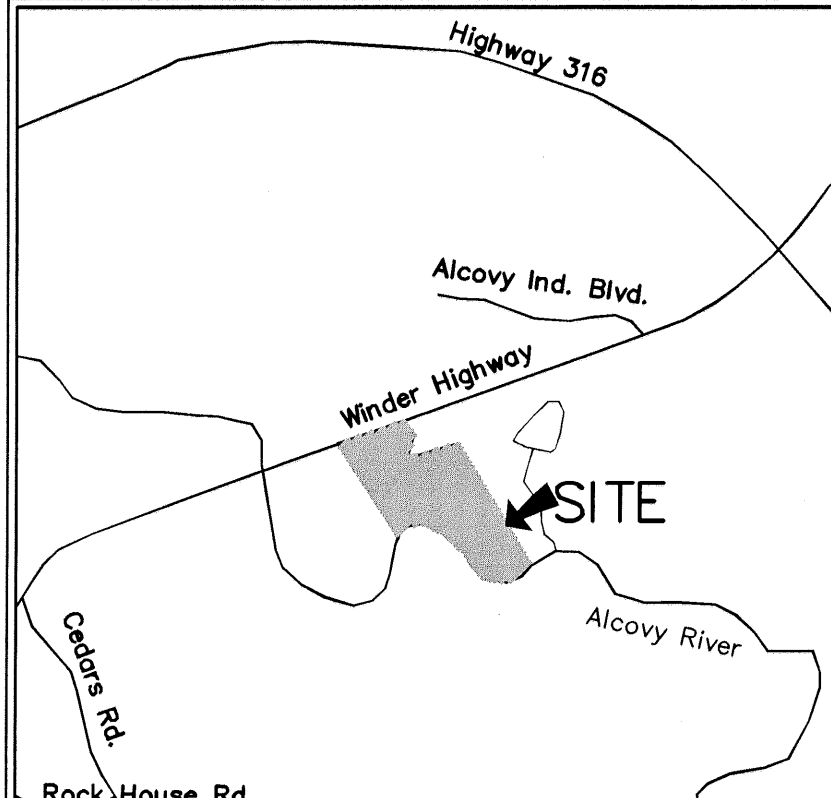
Lewe S. West
123 Rosetta Circle
Dothan, AL 36303-2533
R-100

Prepared for
Mark Merritt - Owner/ Applicant
P.O. Mox 136
Lawrenceville, Georgia 30046
t: 678-758-9009

SITE DATA	
EXISTING ZONING:	R-100
PROPOSED ZONING:	R-ZT- ATTACHED
PROPOSED VARIANCES:	REDUCE BUFFERS TO 0'
SITE AREA:	16.44 ACRES
FLOOD PLAIN:	1.09 ACRES
GAS LINE EASEMENT:	1.15 ACRES
NET ACREAGE:	15.32 ACRES
OPEN SPACE:	8.92 ACRES
PERCENT OPEN SPACE:	58.2 %
NET SITE DENSITY :	4.83 U/A
TOTAL UNITS:	74



Typical Townhome Unit Layout
Not to Scale



Vicinity Map
Not to Scale

LANDMARK
DESIGN ASSOCIATES

4455 COMMERCE DRIVE SUITE 103
BUFORD, GA 30518
t.678-546-1675
f.678-546-1676

A portion of this property lies within a federally designated special flood hazard area as shown on the FLOOD INSURANCE RATE MAP (F.I.R.M.) for Gwinnett County COMMUNITY PANEL NO. 130322 0210 C, last revised May 4, 1992.

