



DEVELOPMENT SUMMARY	
ZONING	EXISTING ZONING: GC, R-15, & R-20
	PROPOSED ZONING: PUD-R
AREA	SITE AREA (TO BE REZONED): 32.21 ACRES
	SITE AREA (TO BE ANNEXED): 30.93 ACRES
DENSITY	NUMBER OF UNITS: 105 UNITS
	PROPOSED DENSITY: 2.8 UNITS/ACRE
	MAXIMUM DENSITY: 8.0 UNITS/ACRE
	RECREATION SPACE REQUIRED (1 AC/50 LOTS): 2.08 ACRES
	RECREATION SPACE PROVIDED: 2.08 ACRES
	TOTAL OPEN SPACE PROVIDED: 10.1 ACRES (27%)
SETBACKS	FRONT: 20 FEET
	SIDE: 5 FEET
	SIDE MAJOR: 10 FEET
	REAR: 20 FEET
	PERIMETER BUFFER: 25 FEET
	PERIMETER BUILDING SETBACK: 35 FEET
	MINIMUM LOT AREA: 6,000 SF
	MINIMUM HOUSE SIZE: 1,400 SF
	MAXIMUM BUILDING HEIGHT: 35 FEET

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S 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.

RIDGE PLANNING AND ENGINEERING®
6234 OLD HIGHWAY 5 - SUITE D9-250
WOODSTOCK, GA 30188
OFFICE 770.938.9000

CONSTRUCTION PLANS
DUGGER SUBDIVISION
LAND LOT 1019 AND 1020
19TH DISTRICT
POWDER SPRINGS, GEORGIA

OWNER/DEVELOPER
DOSSEY, LLC
6234 OLD HIGHWAY 5
SUITE D9-250
WOODSTOCK, GA 30188

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 08.01.2024



REVISIONS

ZONING PLAN
Z100