



DEVELOPMENT SUMMARY	
ZONING	NRC
EXISTING ZONING	PUD-R
PROPOSED ZONING	PUD-R
AREA/DENSITY	
SITE AREA	22.37 ACRES
NUMBER OF UNITS	123 UNITS
PROPOSED DENSITY	5.5 UNITS/ACRE
SETBACKS	
FRONT	5 FEET
SIDE	5 FEET
SIDE MAJOR	5 FEET
REAR	10 FEET
PERIMETER	35 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

RIDGE PLANNING AND ENGINEERING®
 1290 KENNESAW CIRCLE - BLDG A
 SUITE 200 - MARIETTA, GA 30066
 OFFICE 770.938.9000

ZONING PLAN
 HILL ROAD SUBDIVISION
 LAND LOTS 898 & 993
 19TH DISTRICT, 2ND SECTION
 CITY OF POWDER SPRINGS, GEORGIA

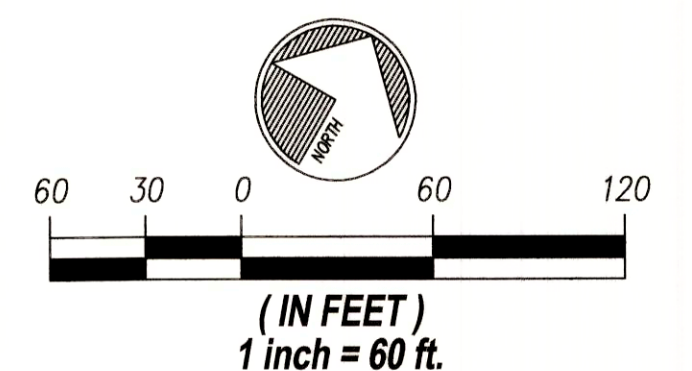
OWNER/DEVELOPER
TRATON HOMES
 TRATON HOMES
 720 KENNESAW AVE
 MARIETTA, GEORGIA 30060
 PHONE: 770-427-9064

GSWCC CERTIFICATION NUMBER: 36629
 EXPIRATION DATE: 08.01.2021



REVISIONS

VARIANCE SUMMARY	
1.	ALLOW DEAD END ROADS PER THIS SITE PLAN
2.	ALLOW A MINIMUM LOT SIZE OF 2,800 SF (PUD-R SECTION 2-15)
3.	VARIANCE TO ELIMINATE REQUIREMENT TO MAINTAIN 75% OF EXISTING TREE CANOPY (SECTION 12-13)
4.	VARIANCE TO ALLOW A MINIMUM HORIZONTAL ROAD CENTERLINE RADIUS OF 37 FEET



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.

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

ZONING PLAN
Z100