



DEVELOPMENT SUMMARY	
ZONING	EXISTING ZONING: PUD-R
AREA	SITE AREA (INCLUDES PARCEL TO BE ANNEXED): 37.72 ACRES
DENSITY	NUMBER OF UNITS: 104
	PROPOSED DENSITY: 2.76 UNITS/ACRE
	MAXIMUM DENSITY: 8.0 UNITS/ACRE
	RECREATION SPACE REQUIRED (1 AC/50 LOTS): 2.06 ACRES
	TOTAL OPEN/RECREATION SPACE PROVIDED: 2.20 ACRES
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**



**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**

GSWC CERTIFICATION NUMBER: 36629  
 EXPIRATION DATE: 08.01.2024



**REVISIONS**  
 10/30/24: UPDATE DEV SUMMARY

**ZONING PLAN**  
**Z100**