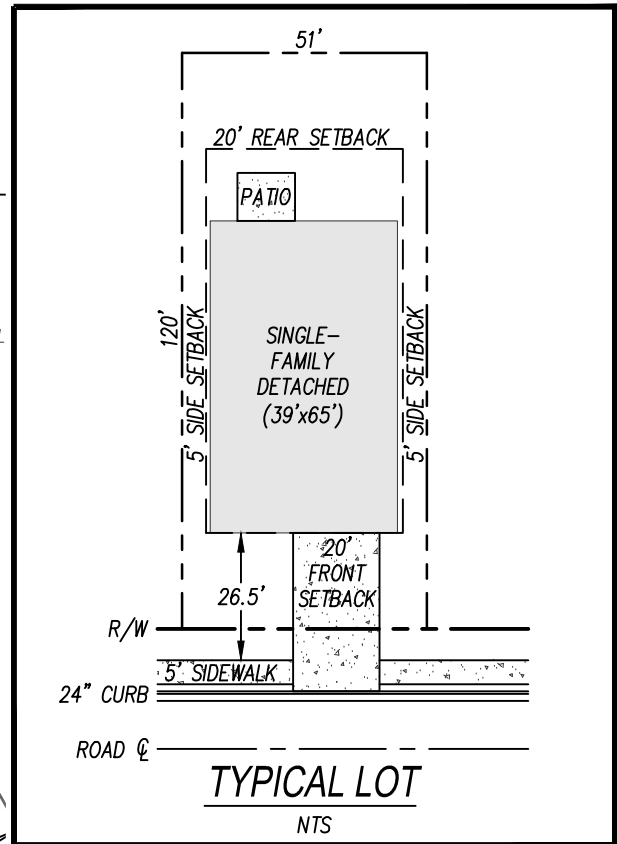
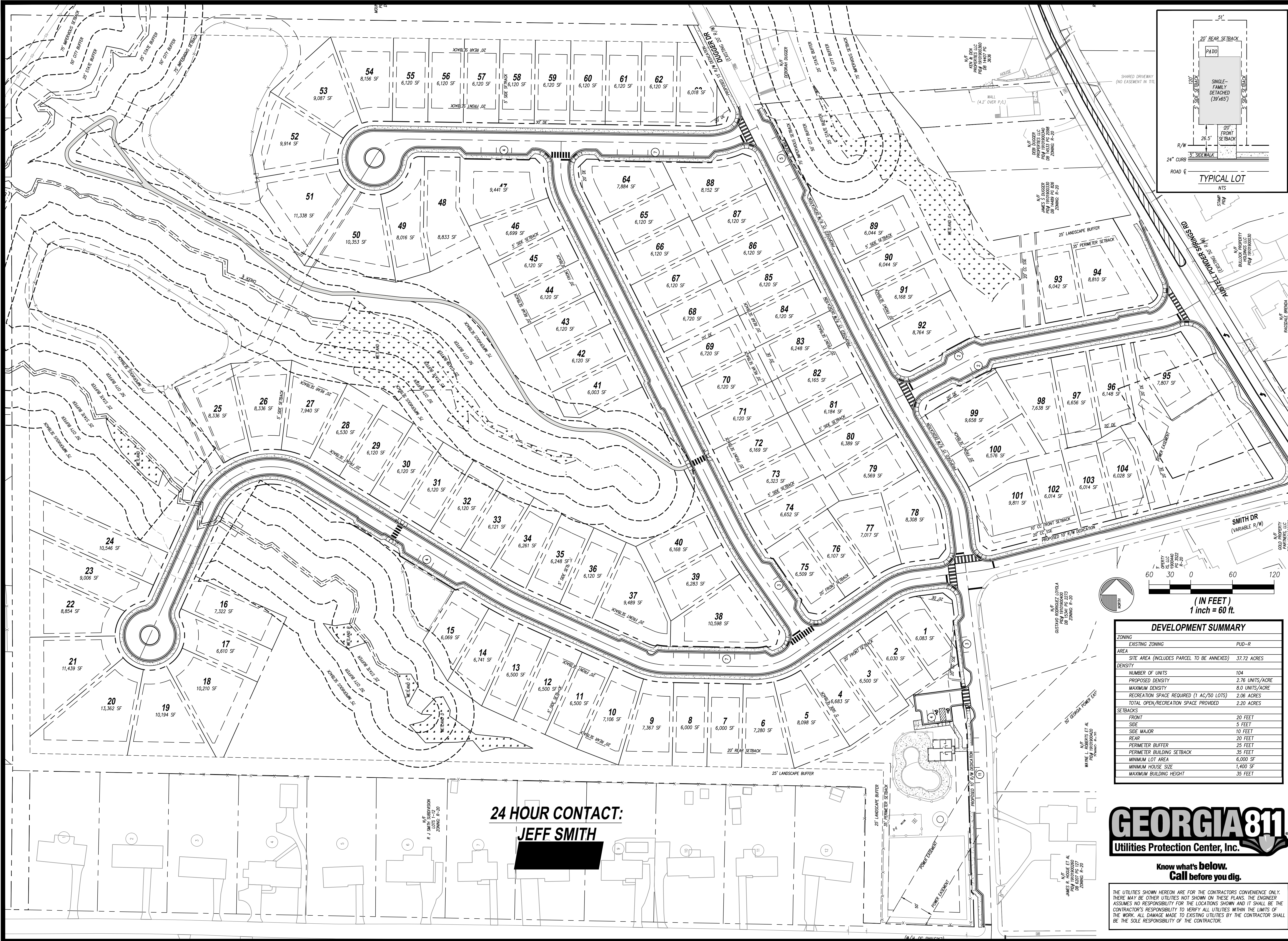




24 HOUR CONTACT:  
JEFF SMITH

| 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                                           |
|                     | REAR MAJOR 10 FEET                                    |
|                     | REAR MINOR 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                       |



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

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

GEORGIA  
REGISTERED  
PROFESSIONAL  
ENGINEER  
JEFFREY M. SMITH

REVISIONS

10/30/24: UPDATE DEV SUMMARY

ZONING PLAN

Z100

21037 Z100 CIC.DWG  
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