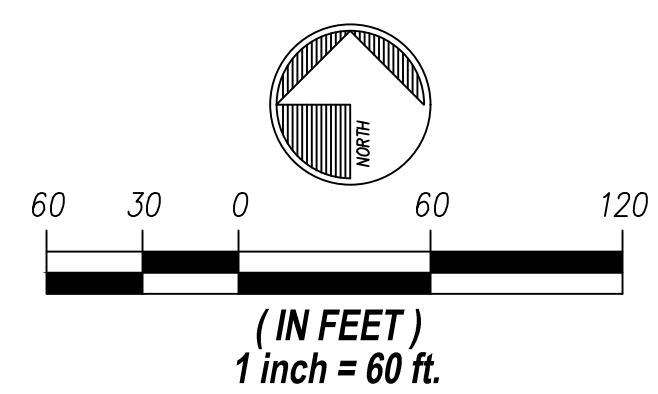


DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-30
PROPOSED ZONING (POWDER SPRINGS)	PLD-R
AREA	
GROSS SITE AREA	29.6 ACRES
FLOOD PLAIN, WETLANDS, BUFFERS	20.79 ACRES
NET SITE AREA	8.81 ACRES
OPEN SPACE	
OPEN SPACE REQUIRED	5.92 ACRES (20%)
OPEN SPACE PROPOSED OUTSIDE FLOOD PLAIN, WETLANDS, BUFFERS	1.38 ACRES (5%)
OPEN SPACE PROPOSED WITHIN FLOOD PLAIN, WETLANDS, BUFFERS	20.29 ACRES (69%)
TOTAL OPEN SPACE PROPOSED	21.67 ACRES (73%)
DENSITY	
NUMBER OF UNITS	38 UNITS
PROPOSED NET DENSITY	4.3 UNITS/ACRE
SETBACKS	
FRONT	10 FEET
SIDE	5 FEET
SIDE MAJOR	10 FEET
REAR	10 FEET
PERIMETER	25 FEET
MINIMUM LOT AREA	3,500 SF

24 HOUR CONTACT:
JEFF SMITH, PE



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO 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

ZONING PLAN
ELLIOTT ROAD SUBDIVISION
LAND LOTS 598, 599, 660, & 661
19TH DISTRICT
CITY OF POWDER SPRINGS, GEORGIA

OWNER/DEVELOPER
TRATON HOMES
720 KENNESAW AVENUE
MARIETTA, GA 30060
PHONE: 678-421-1111

REVISIONS

NO.	DATE	DESCRIPTION

ZONING PLAN
Z100
24003 LP3.DWG
Copyright © 2024