



**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, GEORGIA 30188  
 OFFICE

LAND PLAN  
 LEWIS ROAD TOWNHOMES  
 LAND LOT  
 DISTRICT, SECTION  
 POWDER SPRINGS, GEORGIA

OWNER/DEVELOPER  
  
**TRATON HOMES**  
 720 KENNESAW AVENUE  
 MARIETTA, GA 30060

GSWCC CERTIFICATION NUMBER: 36629  
 EXPIRATION DATE: 08.01.2018

REVISIONS

ZONING PLAN  
**Z100**

21052 Z100.DWG 11/22/21  
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**24 HOUR CONTACT:**  
**JEFF SMITH**

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	CRC
PROPOSED ZONING	PUD-R
AREA	
SITE AREA	12.7 ACRES
RECREATION AREA REQUIRED (1 AC/50 UNITS)	1.30 ACRES
RECREATION AREA PROVIDED	1.34 ACRES
DENSITY	
NUMBER OF UNITS	65 UNITS
PROPOSED DENSITY	5.1 UNITS/ACRE
MAXIMUM DENSITY	8 UNITS/ACRE
INTERIOR SETBACKS	
FRONT	5 FEET
SIDE	0 FEET
SIDE MAJOR	5 FEET
REAR	0 FEET
MINIMUM DISTANCE BETWEEN STRUCTURES	15 FEET
PERIMETER SETBACK	35 FEET
MAXIMUM BUILDING HEIGHT	35 FEET