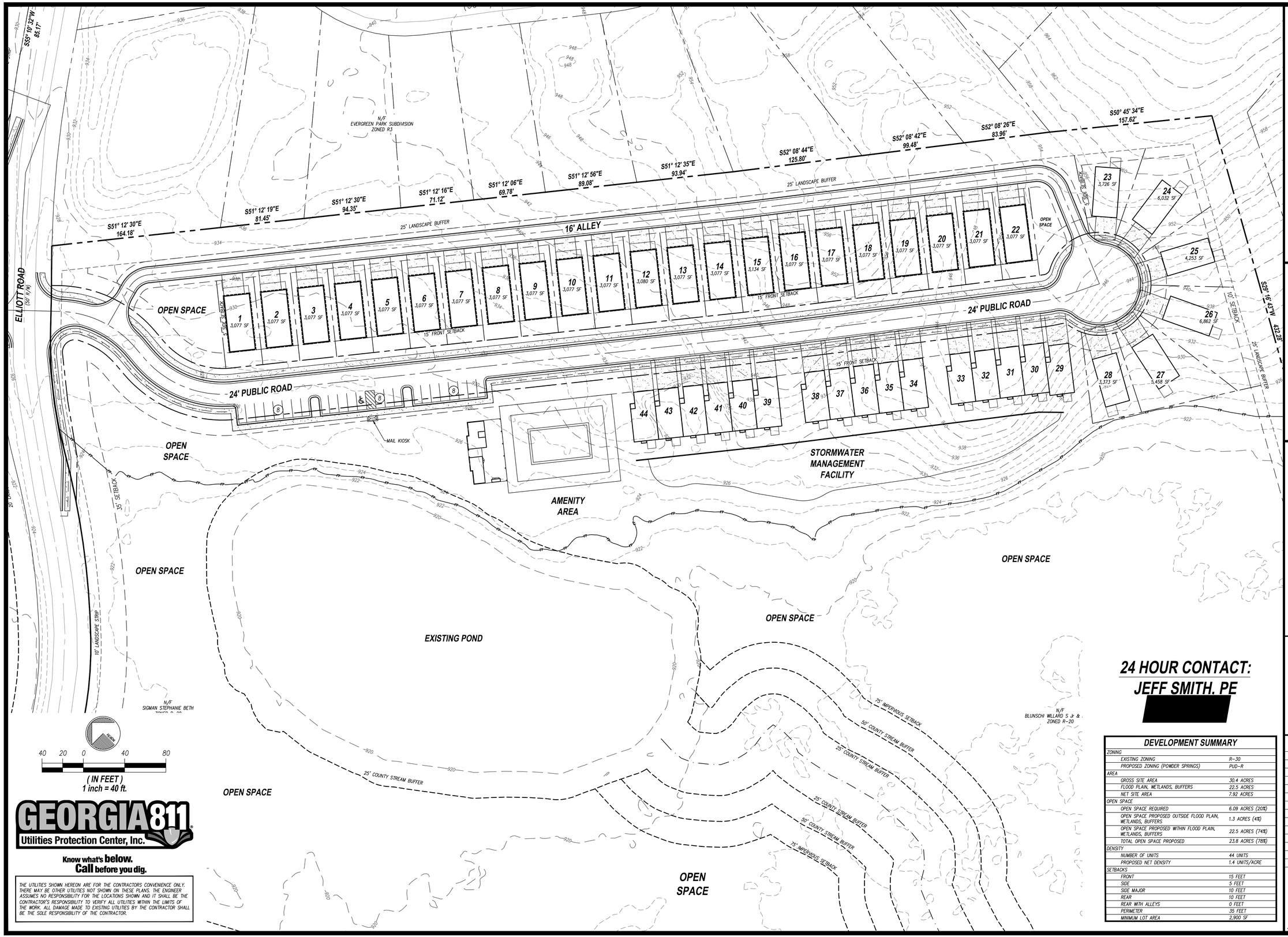

GEORGIA 811
Utilities Protection Center, Inc.
Know what's **below.**
Call before you dig.

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 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. PE
[redacted]

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	R-30
PROPOSED ZONING (POWDER SPRINGS)	PUD-R
AREA	
GROSS SITE AREA	30.4 ACRES
FLOOD PLAIN, WETLANDS, BUFFERS	22.5 ACRES
NET SITE AREA	7.92 ACRES
OPEN SPACE	
OPEN SPACE REQUIRED	6.09 ACRES (20%)
OPEN SPACE PROPOSED OUTSIDE FLOOD PLAIN, WETLANDS, BUFFERS	1.3 ACRES (4%)
OPEN SPACE PROPOSED WITHIN FLOOD PLAIN, WETLANDS, BUFFERS	22.5 ACRES (74%)
TOTAL OPEN SPACE PROPOSED	23.8 ACRES (78%)
DENSITY	
NUMBER OF UNITS	44 UNITS
PROPOSED NET DENSITY	1.4 UNITS/ACRE
SETBACKS	
FRONT	15 FEET
SIDE	5 FEET
SIDE MAJOR	10 FEET
REAR	10 FEET
REAR WITH ALLEYS	0 FEET
PERIMETER	35 FEET
MINIMUM LOT AREA	2,900 SF

RIDGE PLANNING AND ENGINEERING®
6234 OLD HIGHWAY 5
SUITE D9-250 WOODSTOCK GA 30188
OFFICE [redacted]

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
[redacted]

REVISIONS

LAND PLAN

LP8

24004 LP8.DWG

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