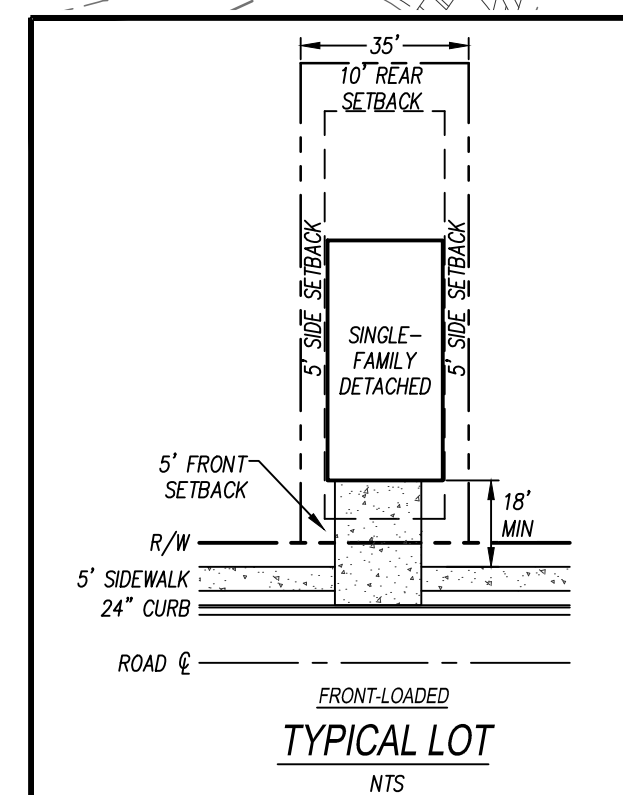
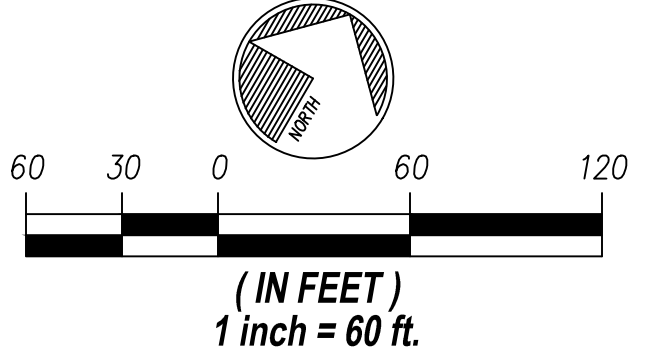


DEVELOPMENT SUMMARY	
ZONING	NRC
EXISTING ZONING	PUD-R
AREA/DENSITY	20.0 ACRES
SITE AREA	114 UNITS
NUMBER OF UNITS	5.7 UNITS/ACRE
PROPOSED DENSITY	
SETBACKS	
FRONT	5 FEET
SIDE	5 FEET
SIDE MAJOR	5 FEET
REAR	10 FEET
PERIMETER	35 FEET
MAXIMUM BUILDING HEIGHT	35 FEET

NOTE: ALL UNITS TO BE SINGLE-FAMILY DETACHED HOMES.  
NO TOWNHOMES TO BE PROPOSED.

**24 HOUR CONTACT:**  
**JEFF SMITH**  
**404.328.6280**

VARIANCE SUMMARY	
1.	ALLOW DEAD END ROADS PER THIS SITE PLAN
2.	ALLOW A MINIMUM LOT SIZE OF 2,600 SF (PUD-R SECTION 2-15)
3.	VARIANCE TO ELIMINATE REQUIREMENT TO MAINTAIN 75% OF EXISTING TREE CANOPY (SECTION 12-1.3)
4.	VARIANCE TO ALLOW A MINIMUM HORIZONTAL ROAD CENTERLINE RADIUS OF 37 FEET
5.	ALLOW MORE THAN 8 ACRES TO BE CLEARED AT ONE TIME



**GEORGIA811**  
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.

**RIDGE PLANNING AND ENGINEERING®**  
1290 KENNESWORTH CIRCLE, BLDG A  
SUITE 200 - MARIETTA, GA 30066  
OFFICE 770.938.9000

**ZONING PLAN**  
HILL ROAD SUBDIVISION  
LAND LOTS 898 & 963  
19TH DISTRICT, 2ND SECTION  
POWDER SPRINGS, GEORGIA

**OWNER/DEVELOPER**  
**TRATON HOMES**  
TRATON HOMES  
720 KENNESAW AVE  
MARIETTA, GEORGIA 30060

GSWC CERTIFICATION NUMBER: 36629  
EXPIRATION DATE: 08.01.2018



**REVISIONS**  
3/26/21-REVISE FRONT SETBACK  
5/28/21-ADD COMMERCIAL

**ZONING PLAN**  
**Z100**