DEVELOPMENT SUMMARY		
ZONING		
EXISTING ZONING		R-30
PROPOSED ZONING		R-THC
AREA		
SITE AREA		13.65 ACRES
DENSITY		
NUMBER OF UNITS		48 UNITS
PROPOSED DENSITY		3.52 UNITS PER ACRE
COMMON AREA		
REQUIRED (700 SF/UNIT)		34,300 SQFT
PROVIDED		34,748 SQFT
SETBACKS	REQUIRED	PROPOSED
FRONT	30 FEET	10 FEET
SIDE	20 FEET	3 FEET (10 FEET BETWEEN STRUCTURES)
REAR	30 FEET	30 FEET
BUFFER ZONINGS	REQUIRED	PROPOSED
NW CORNER (RP)	30 FEET	15 FEET
NORTH (OI)	30 FEET	15 FEET
EAST (R-30)	30 FEET	15 FEET
SOUTH (PCD)	0 FEET	15 FEET
WEST (C-3)	20 FEET	20 FEET

24 HOUR CONTACT:
DANIEL FIELDS
404.539.2124

(IN FEET)
1 inch = 50 ft.

EXISTING INFORMATION IS BASED ON GIS.
PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

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 KENNESTONE CIRCLE - BLDG A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.938.9000

LAND PLAN

DIXON FARMS

LAND LOT 91
5TH DISTRICT
FAYETTE COUNTY, GEORGIA

OWNER/DEVELOPER

BRENT HOLDINGS, LLC
270 NORTH JEFF DAVIS DRIVE
FAYETTEVILLE, GA 30214
PHONE: 770.461.0478

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 08.01.2021

REVISIONS

LANDPLAN

LP2

20012 LP2.DWG 06.04.2020

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