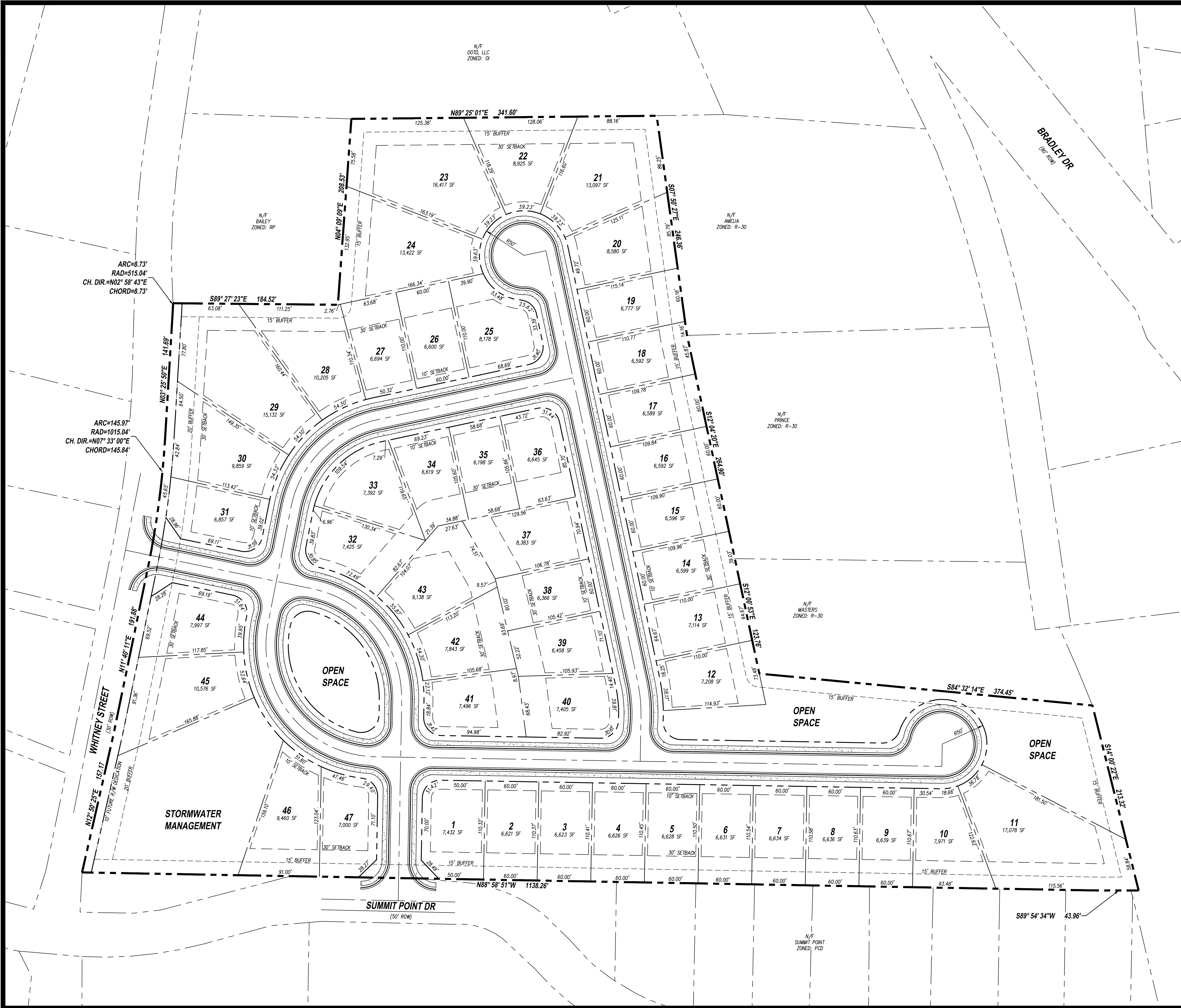
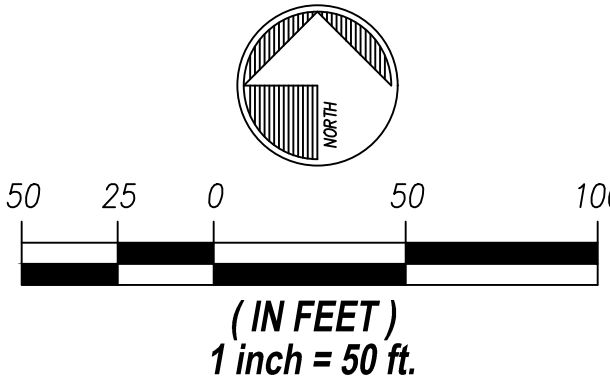




DEVELOPMENT SUMMARY		
ZONING		
EXISTING ZONING	R-30	
PROPOSED ZONING	R-THC	
AREA		
SITE AREA	13.65 ACRES	
DENSITY		
NUMBER OF UNITS	47 UNITS	
PROPOSED DENSITY	3.44 UNITS PER ACRE	
COMMON AREA		
REQUIRED (700 SF/UNIT)	32,900 SQFT	
PROVIDED	33,564 SQFT	
SETBACKS		
	REQUIRED	PROPOSED
FRONT	30 FEET	10 FEET
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 (OJ)	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



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



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®
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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

LP3

20012 LP3.DWG

07.10.2020

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