

NOTE: BUILDINGS SHOWN ARE
"CONCEPTUAL."

N/F
MASTERS
DB 3796 PG. 287
0517 034
Zoned R-30

Sec. 94-276 - Area, yard and height requirements.			
R-THC zoning district		Required	Proposed
Front	30'		5'
Side	20'		3'
Rear	30'		30'

Sec. 94-315 - Buffer zones.			
R-THC zoning district		Required	Proposed
NW corner adjacent to RP	30'		15'
North adjacent to OI	30'		15'
East - adjacent to R-30	30'		15'
South - adjacent to PDP	0'		15'
West - adjacent to C-3	20'		20'

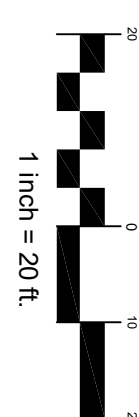
N/F
PRINCE
NO DEED
0517 034
Zoned R-30

Proposed Buffers as shown: 20' along Whitney Street, 15' on all other borders. Variance also requested to allow grading in the buffer for construction of Alleys. Buffers will be replanted.

Min. home size: 1,500 SF
Open space required: 48 x 70 = 3360
Open Space Provided: 34,398 SF (18,464 + 10,178 + 5,656)
To be used for Community Gardens and Gathering Spaces (Gazebo & Fire Pit)

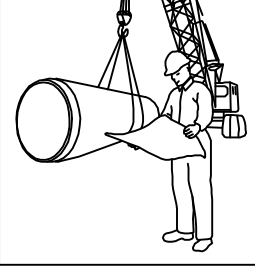
No Flood Zone on property according to FEMA Panel 1311500112E. Dated September 26, 2008
Current Zoning R-30
Proposed Zoning R-THC/PUD
Max. no of lots 48

PROPOSED Setbacks are shown in Blue
R-THC/PUD Setbacks are shown in Red
PROPOSED 15' BUFFER IN GREEN
PROPOSED 16' REAR ALLEY (BUFFER VARIANCE REQUIRED)
30' PERIMETER BUFFER LINE (SAME AS REAR SETBACK)



DATE	NO	DESCRIPTION
10/2/2019	1	Concept Plan

Dixon Farms (55 and Up Subdivision)
LL 91, 5th District
City of Fayetteville
Fayette County, GA



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