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.

NORTH

50 25 0 50 100

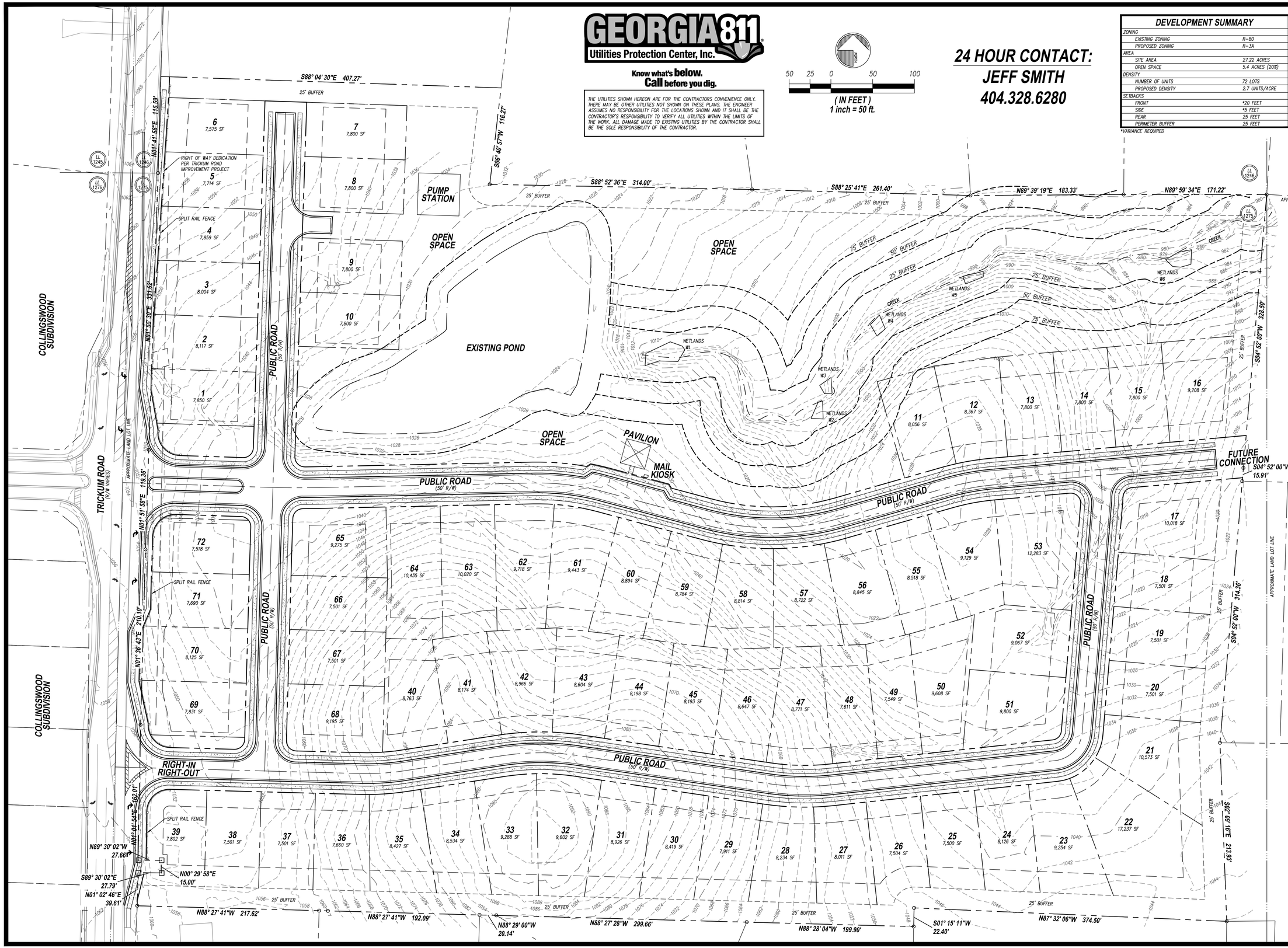
(IN FEET)
1 inch = 50 ft.

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	R-80
PROPOSED ZONING	R-3A
AREA	
SITE AREA	27.22 ACRES
OPEN SPACE	5.4 ACRES (20%)
DENSITY	
NUMBER OF UNITS	72 LOTS
PROPOSED DENSITY	2.7 UNITS/ACRE
SETBACKS	
FRONT	*20 FEET
SIDE	*5 FEET
REAR	25 FEET
PERIMETER BUFFER	25 FEET

*VARIANCE REQUIRED



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

ZONING PLAN

TRICKUM ROAD TRACT

LAND LOT 1275
15TH DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA

OWNER/DEVELOPER

DOSSEY, LLC
6234 OLD HIGHWAY 5
SUITE D9-250
WOODSTOCK, GA 30188

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 08.01.2021

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 34121 JEFFREY M. SMITH

REVISIONS

4/1/21 REVISE PLAN

ZONING PLAN

Z100

20045 Z100.DWG 3.19.21

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