



ZONING R-1
TOTAL ACREAGE ±158 ACRES
MINIMUM 3.00 ACRES LOTS
MIN. LOT FRONTAGE AT MBL = 150'
TOTAL LOTS = 39
DENSITY = 39/158 = 0.25 LOTS/ACRE

OPEN SPACE ACREAGE ±20 ACRES
20/158 = 0.13
13% OPEN SPACE
DETENTION PROVIDED IN EXISTING PONDS

SETBACKS
FRONT = 70'
SIDE = 30'
REAR = 30'
HWY 150 FROM R/W = 50' & 65'

A
SUBDIVISION SKETCH
FOR
MONTGOMERY PLACE
PROPERTY LOCATED IN MCDUFFIE COUNTY
MCDUFFIE COUNTY GEORGIA

SCALE: 1" = 200'
200' 0 200'
MAY 5, 2022

PREPARED BY:
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