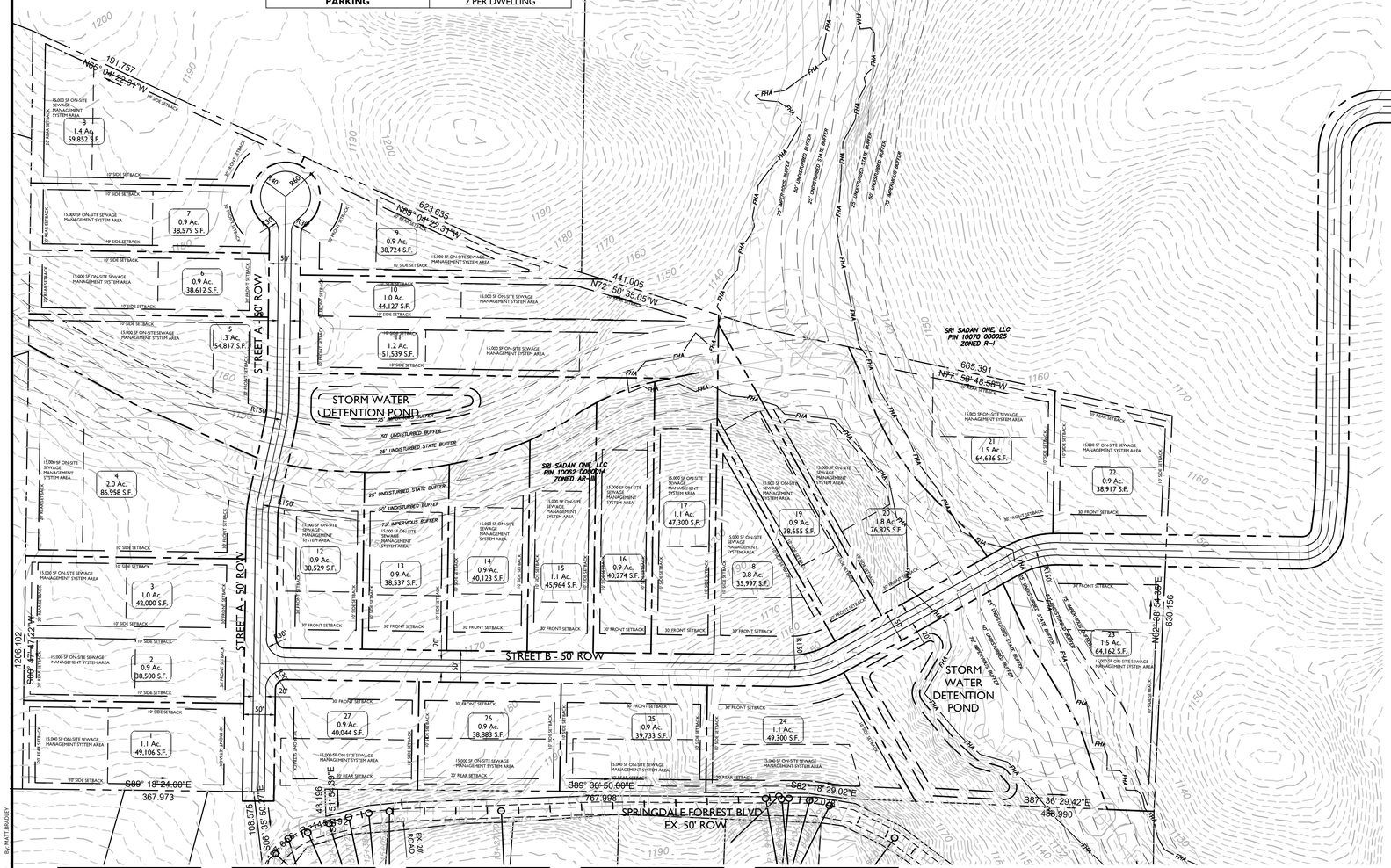
N
W E
S
NORTH

100 0 100 200
SCALE : 1" = 100'

R-I RESIDENTIAL	REQUIRED
MINIMUM LOT AREA	38,500 SF
MINIMUM LOT WIDTH	75 FT
MINIMUM LOT FRONTAGE	50 FT
MINIMUM LOT DEPTH	-----
PRINCIPAL BUILDING	
MINIMUM FRONT YARD	55 FEET FROM CENTER LINE OF ROAD OR 30 FEET FROM PROPERTY LINE, WHICHEVER IS GREATER.
MINIMUM REAR YARD	20 FT
MINIMUM SIDE YARD	10 FT
TOTAL TWO SIDE YARDS	10 FT ON BOTH SIDES
MAX. BLDG HEIGHT (STORIES)	3
ACCESSORY BUILDING	
MINIMUM SIDE YARD	10 Ft
MINIMUM REAR YARD	10 Ft
MAX. BLDG HEIGHT (STORIES)	3
MAX. BLDG HEIGHT	50
MAX. GROSS DENSITY	1.24
PROPOSED DENSITY	0.81
MAX. FLOOR AREA RATIO	0.20
MAX. IMPERVIOUS COVERAGE	80
PARKING	2 PER DWELLING



PARCELS		
PARCEL	AREA (AC)	AREA (SF)
1	1.13	49105.95
2	0.88	38500.00
3	0.96	41999.66
4	2.00	86957.95
5	1.26	54816.71
6	0.89	38612.24

PARCELS		
PARCEL	AREA (AC)	AREA (SF)
7	0.89	38578.57
8	1.37	59852.47
9	0.89	38723.58
10	1.01	44126.83
11	1.18	51539.11
12	0.88	38528.74

PARCELS		
PARCEL	AREA (AC)	AREA (SF)
13	0.88	38537.00
14	0.92	40122.62
15	1.06	45964.43
16	0.92	40273.60
17	1.09	47300.13
18	0.83	35996.92

PARCELS		
PARCEL	AREA (AC)	AREA (SF)
19	0.89	38655.17
20	1.76	76825.05
21	1.48	64635.85
22	0.89	38917.16
23	1.47	64162.13
24	1.13	49299.75

PARCELS		
PARCEL	AREA (AC)	AREA (SF)
25	0.91	39733.32
26	0.89	38883.42
27	0.92	40043.55

GENERAL INFORMATION:

THE SUBJECT PROPERTY IS KNOWN AS PARCEL #10062000001A

1. THE PROPERTY IS LOCATED IN AR-III ZONING DISTRICT AND CONTAINS 35.74 ACRES RESPECTIVELY FOR A TOTAL TRACT AREA OF 35.74 +/- ACRES OR 1,556,834.4+/- SQUARE FEET

   OWNER: SRISADANONE LLC
   990 PEACHTREE INDUSTRIAL BLVD.
   PO BOX 2493
   SUWANEE, GA 30024
   PHONE: 770-853-0241
   EMAIL: VRKONDA25@GMAIL.COM

2. THE SUBJECT PROPERTIES ARE CURRENTLY ZONED AR-III. THE APPLICANT PROPOSES TO REDEVELOP THE PROPERTY AS AN R-I ZONED 29 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

3. THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL LAYOUT OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION.

4. HALL COUNTY GIS HAS BEEN UTILIZED TO PREPARE THIS PLAN.

5. THIS PLAN SET IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

6. VARIANCES AND/OR DESIGN WAIVERS ARE NOT ANTICIPATED TO BE REQUIRED FOR DEVELOPMENT OF THIS PROJECT.

7. ALL FUTURE DEVELOPMENT SHALL BE SUBJECT TO ALL STANDARDS SET FORTH BY THE HALL COUNTY MUNICIPAL CODE FOR R-I ZONING AND RESIDENTIAL SUBDIVISIONS; NO VARIANCES TO THESE STANDARDS SHALL BE APPROVED, UNLESS APPROVED BY THE PLANNING COMMISSION AND BOARD OF COMMISSIONERS.

8. ELEVATIONS DEPICTING THE PROPOSED BUILDINGS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL OF THE DIRECTOR DURING THE DEVELOPMENT REVIEW PROCESS. NO BUILDING PERMIT SHALL BE ISSUED FOR THE DEVELOPMENT WITHOUT THE APPROVAL OF SAID ELEVATIONS.

9. ALL CONDITIONS OF ZONING SHALL BE MADE A PART OF ANY PLAT RECORDED FOR THIS PROPERTY.

10. THE MINIMUM LOT AREA OF 38,500 SF IS BASED UPON THE SITE BEING IN THE LOWER SUSCEPTIBILITY AREA OF THE GROUNDWATER POLLUTION SUSCEPTIBILITY MAP AND PER HALL COUNTY CODE OF ORDINANCE 17.225.080-F.3 REQUIRING A LOT AREA OF 110% MINIMUM LOT SIZE.

11. STREAM BUFFERS ARE MEASURED FROM THE TOP OF THE STREAM BANK AS DEPICTED ON THE HALL COUNTY GIS MAP AND ARE AN ESTIMATION OF THE LINE OF WRESTED VEGETATION. THE ACTUAL LINE OF WRESTED VEGETATION SHALL BE DETERMINED BEFORE THE ISSUANCE OF A LAND DISTURBANCE PERMIT.

UTILITY NOTES:

1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

2. HALL COUNTY GIS INDICATES THERE IS AN EXISTING 6-INCH WATER LINE WITHIN THE SPRINGDALE FOREST CIRCLE ALIGNMENT.

WETLAND NOTES:

1. NO WETLAND OR STATE WATERS DELINEATION HAS BEEN DONE.

2. THERE ARE NOT APPARENT WETLANDS OR STATE WATERS WITHIN THE PROPOSED DEVELOPMENT AREA.

FLOOD HAZARD NOTES:

1. BY GRAPHIC PRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD INSURANCE MAPS, COMMUNITY PANEL NO. 175 OF 377 WHICH HAS MAP NUMBER 13139C0175G AND AN EFFECTIVE DATE OF 04/04/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.

2. THE SUBJECT PROPERTY HOWEVER DOES HAVE A "FUTURE" HALL COUNTY FLOOD ZONE.

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REV	DATE	DRAWN BY	DESCRIPTION

SPRINDALE FORREST BLVD
FOR
SRISADANONE LLC

3435 SPRINGDALE FOREST BLVD
GAINESVILLE, GA 30506
DISTRICT 01
PIN 10062000001A

CITY OF GAINESVILLE
HALL COUNTY
GEORGIA

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1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	02/28/2023	MKB	EMH

PROJECT NUMBER:	DRAWING NAME:
22002572A	C-CNPT4

SHEET TITLE:
REZONING PLAN

SHEET NUMBER:
1 of 1

By: MATT BRADLEY
2022\22002572A\Engineering\C-CNPT4.dwg-REZONING PLAN

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.