



Engineering & Design

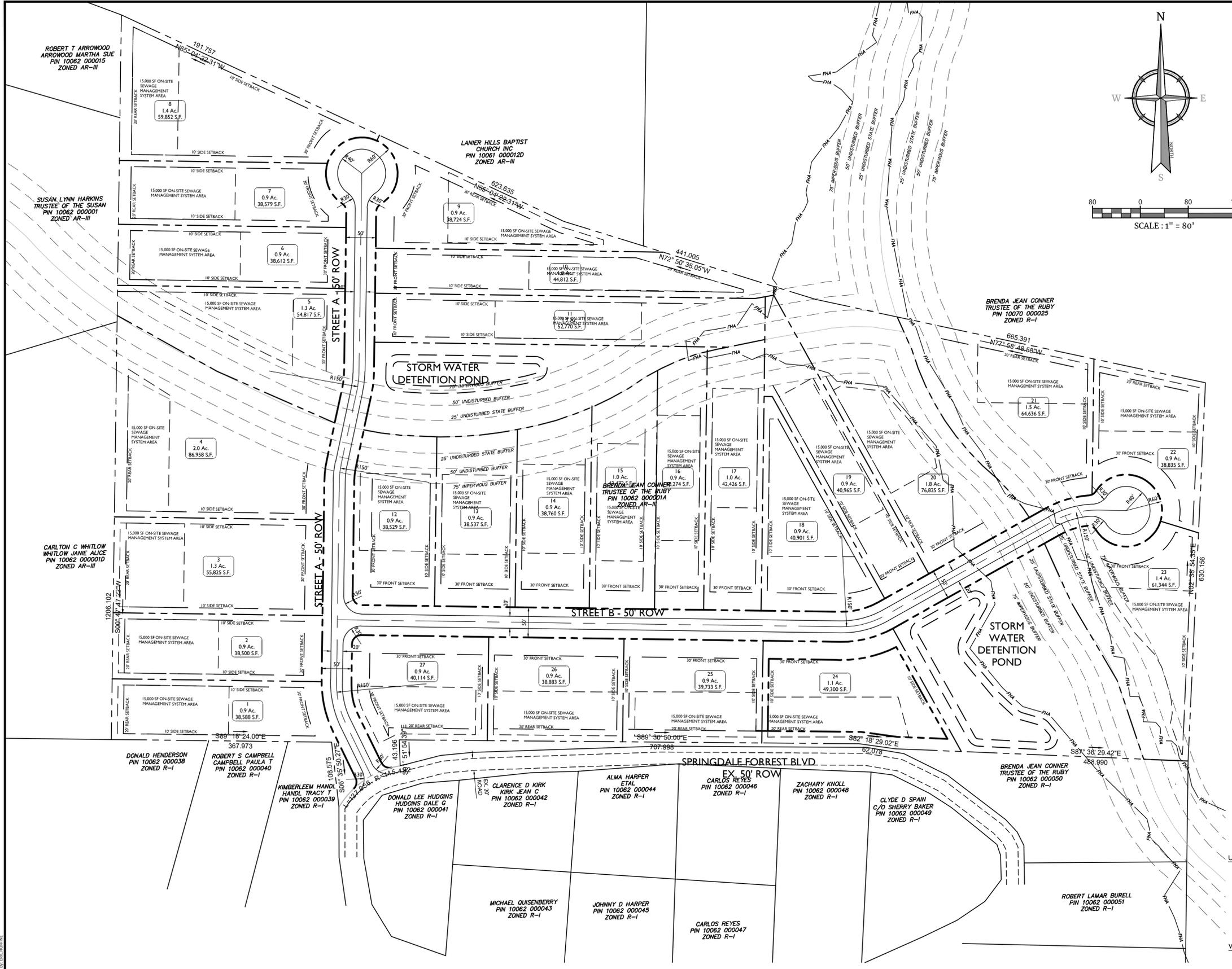
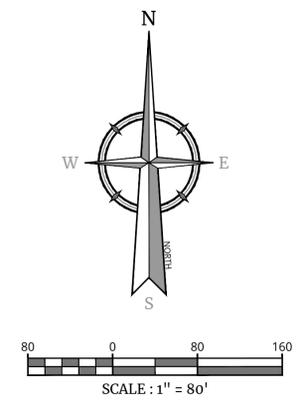
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Doing Business as **MASER CONSULTANTS**

**811** PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.  
Know what's below.  
Call before you dig.  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

R-I RESIDENTIAL	REQUIRED
MINIMUM LOT AREA	35,000 SF
MINIMUM LOT WIDTH	75 FT
MINIMUM LOT FRONTAGE	50 FT
MINIMUM LOT DEPTH	-----
<b>PRINCIPAL BUILDING</b>	
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
<b>ACCESSORY BUILDING</b>	
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
<b>PARKING</b>	2 PER DWELLING



**GENERAL INFORMATION:**

THE SUBJECT PROPERTY IS KNOWN AS PARCEL #1006200001A

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-1 ZONED 27 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-1 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.

**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.

**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.

PARCELS	PARCEL	AREA (AC)	AREA (SF)
1	0.89	38,588	
2	0.88	38,500	
3	1.28	55,825	
4	2.00	86,958	
5	1.26	54,817	
6	0.89	38,612	

PARCELS	PARCEL	AREA (AC)	AREA (SF)
7	0.89	38,579	
8	1.37	59,852	
9	0.89	38,724	
10	1.03	44,812	
11	1.21	52,770	
12	0.88	38,529	

PARCELS	PARCEL	AREA (AC)	AREA (SF)
13	0.88	38,537	
14	0.89	38,760	
15	1.00	43,472	
16	0.92	40,274	
17	0.97	42,426	
18	0.94	40,901	

PARCELS	PARCEL	AREA (AC)	AREA (SF)
19	0.94	40,965	
20	1.76	76,825	
21	1.48	64,636	
22	0.89	38,835	
23	1.41	61,344	
24	1.13	49,300	

PARCELS	PARCEL	AREA (AC)	AREA (SF)
25	0.91	39,733	
26	0.89	38,883	
27	0.92	40,114	

SPRINGDALE FORREST BLVD  
FOR  
SRISADANONE LLC  
3435 SPRINGDALE FOREST BLVD  
GAINESVILLE, GA 30506  
DISTRICT 01  
PIN 1006200001A  
CITY OF GAINESVILLE  
HALL COUNTY  
GEORGIA

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

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/17/2022	EDJ	EMH
PROJECT NUMBER:	22002572A	DRAWING NAME:	C-NPT

REZONING PLAN