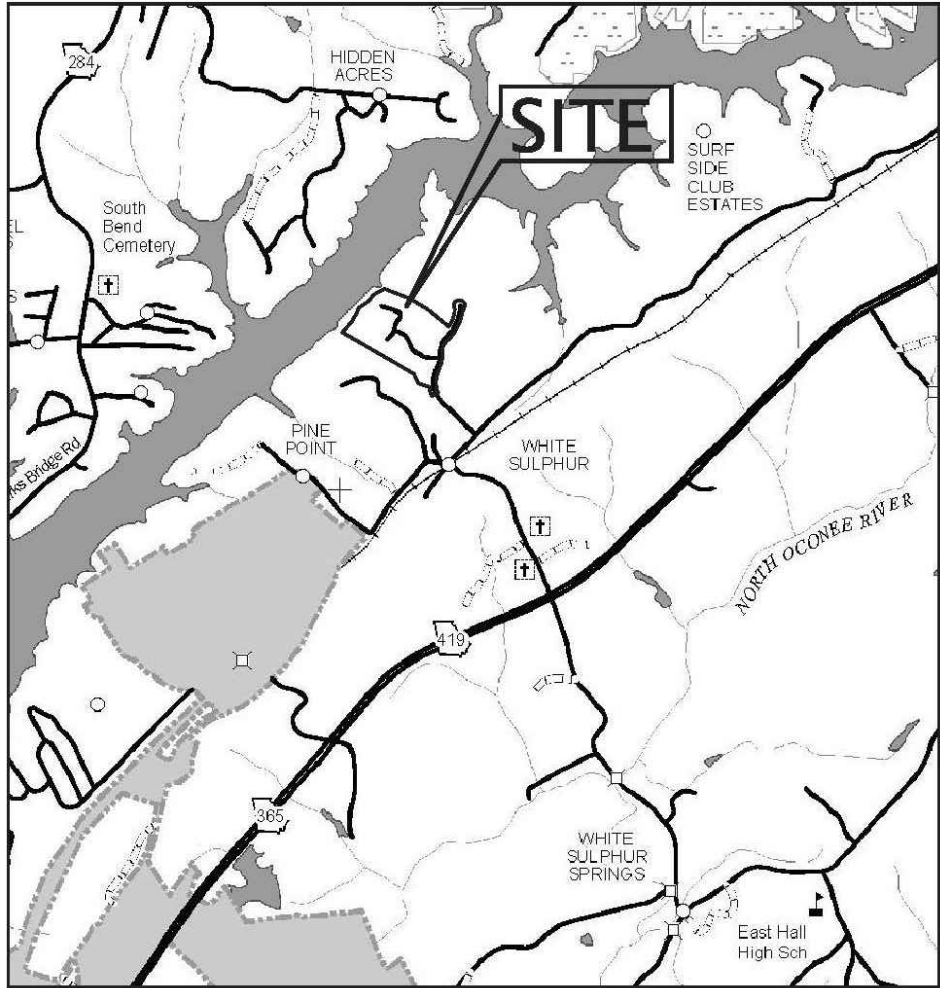




LOCATION MAP

SCALE: N.T.S.

REZONING PLAN FOR PHASE I, II & III OF HASELTON/BUFFINGTON FARMS

PROJECT DATA:

TOTAL TRACT SIZE: 171.99 ACRES
PHASE I & II - 110.34 ACRES
PHASE III - 61.65 ACRES

CURRENT ZONING: PRD - PHASE I & II
AR-III - PHASE III

TAX PARCELS: PHASE 1 - 09105000001, 09106 000019, 09106 000025, 09108 000109, 09108 000108, 09108 000107, 09106 000020, 09106 000021, 09106 000022, 09106 000023, 09106 000024, 09106 000018, 09106 000017, 09106 000016, 09106 000015, 09106 000014, 09106 000013

PHASE 2 - 09106 000003

PHASE 3 - 09106 000005, 09106 000010

PROPOSED SINGLE FAMILY ATTACHED LOTS

PHASE I - 80 LOTS
PHASE II - 136 LOTS
PHASE III - 121 LOTS
TOTAL LOTS 337 LOTS

TOTAL PROPOSED DENSITY: 1.96 UNITS PER ACRE

PUBLIC WATER - CITY OF GAINESVILLE
PUBLIC SEWER - HALL COUNTY

AREA IN LOTS: 56.72 ac or 33.00%
GREENSPACE: 74.89 ac or 43.26 %
PONDS: 2.37 ac or 1.38 %
HOA REC AREAS: 16.75 ac or 10.00%
RIGHT OF WAY AREAS: 21.26 ac or 12.36%

SHEET INDEX

C001	COVER ALTA SURVEY PHASES 1 & 2 - BY OTHERS ALTA SURVEY PHASE 3 - BY OTHERS 2005 LAYOUT - BY OTHERS
C200	TYPICAL LOT LAYOUT & ZONING INFORMATION
C300	EXISTING PHASE I & II ZONING PLAN
C400	OVERALL PROPOSED PHASE I, II & III ZONING PLAN
C401	OVERALL PROPOSED PHASE I, II & III ZONING PLAN WITHOUT TOPOGRAPHY
C402	ENLARGED PHASE I ZONING PLAN
C403	ENLARGED PHASE II ZONING PLAN
C404	ENLARGED PHASE III ZONING PLAN
C500	ILLUSTRATIVE LOT PHASING PLAN

THE PROJECT IS NOT PART OF THE NORTH OCONEE WATER SUPPLY
WATERSHED DISTRICT AS DEFINED BY HALL COUNTY.S



**OMNI
CONSULTING
SERVICES**
401 Westpark Court
Suite 200
Peachtree City, Ga 30269
ph: 770.302.1701
fax: 770.818.5663

Civil Engineer

ARABELLA CAPITAL LLC
CORNELIAN WOODS
MANAGEMENT LLC
255 BUFORD HIGHWAY
SUITE 250
BUFORD, GA 30518

Owner/Developer

HASELTON SUBDIVISION
BUFFINGTON FARM ROAD TRACT
HALL COUNTY
TAX PARCELS: 09105000001,
091060000001A, 3, 7, 13-25, 09106000107-9

Project	
ISSUED FOR PERMITTING	03-27-2023
PLAN SET REVISIONS:	



Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

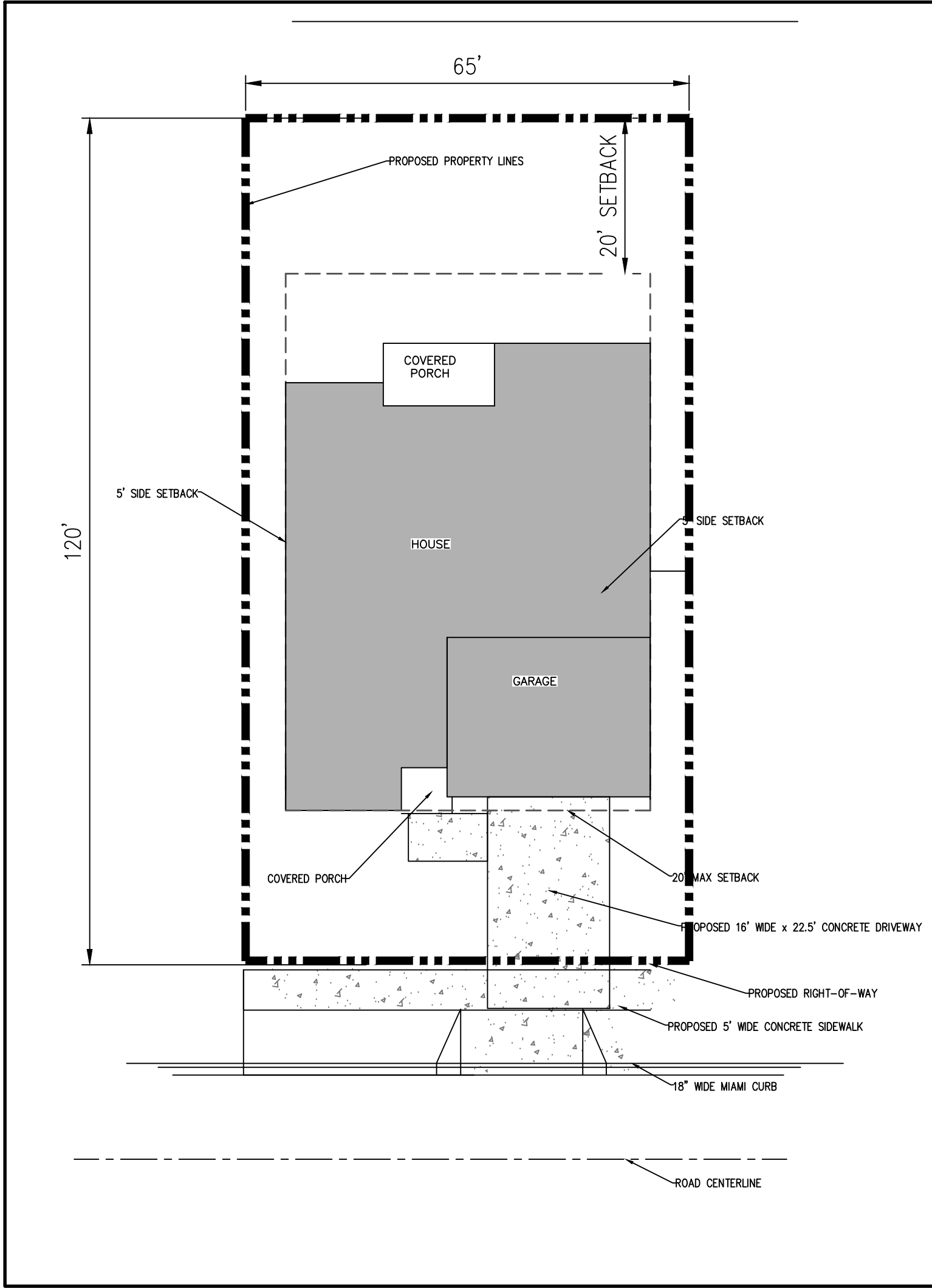
DATED 03-27-2023



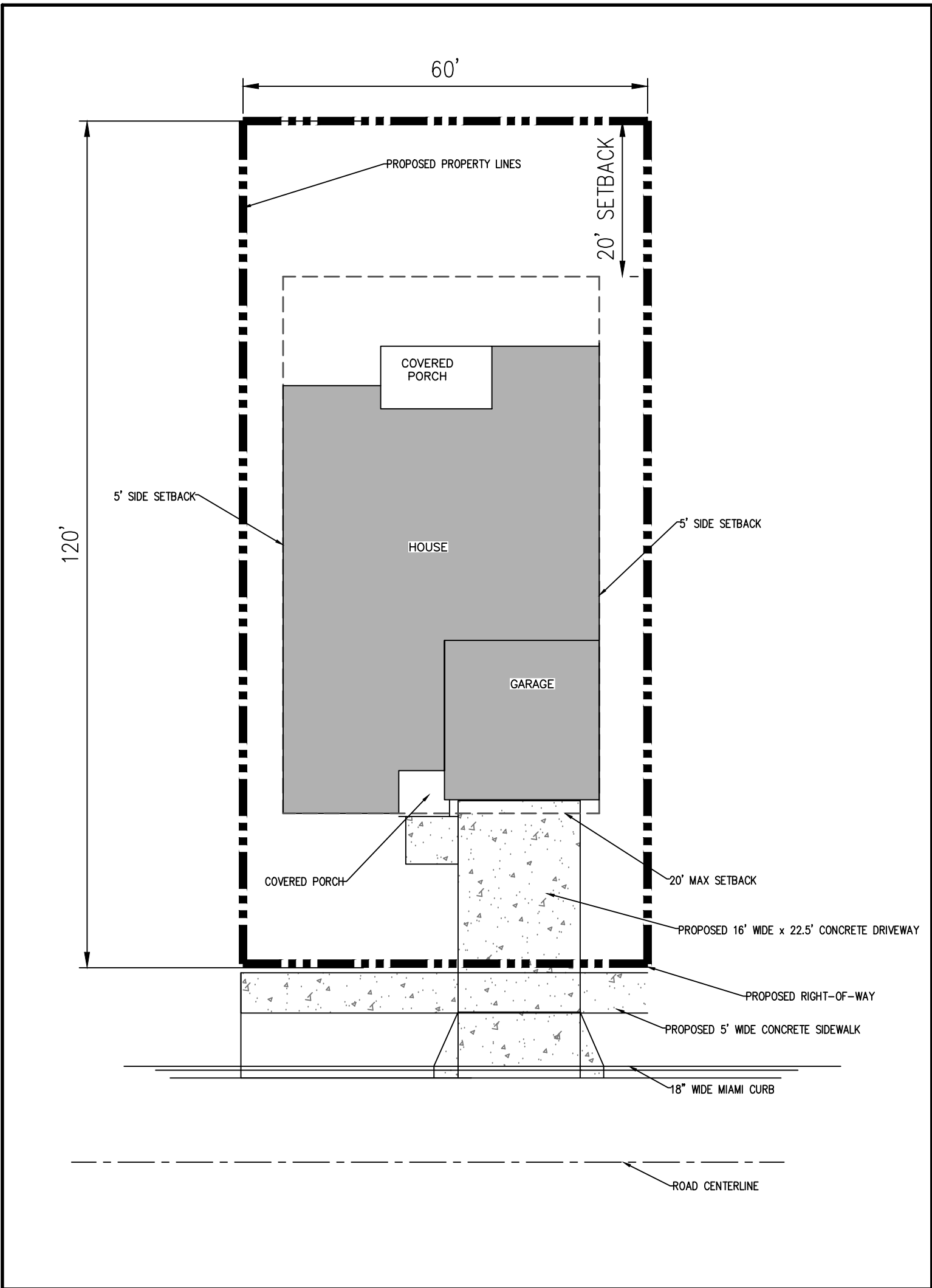
SEAL

COVER SHEET
C001

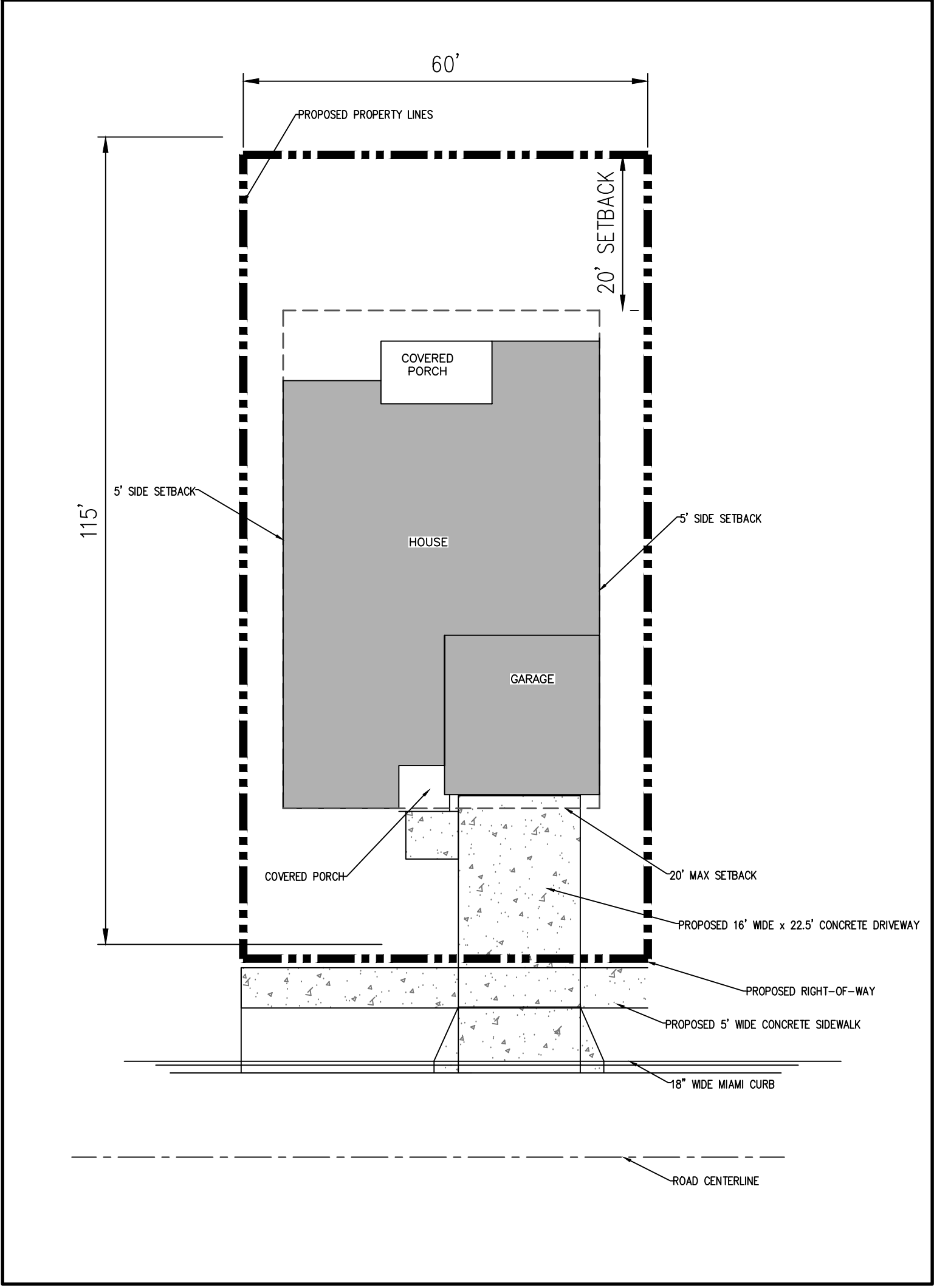
PROJECT NO. 16500.01
PLOT DATE: 03.27.2023



TYP. LOT LAYOUT
PHASE 1

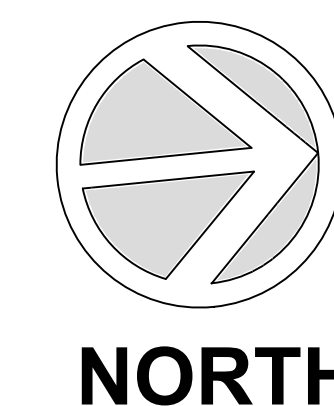
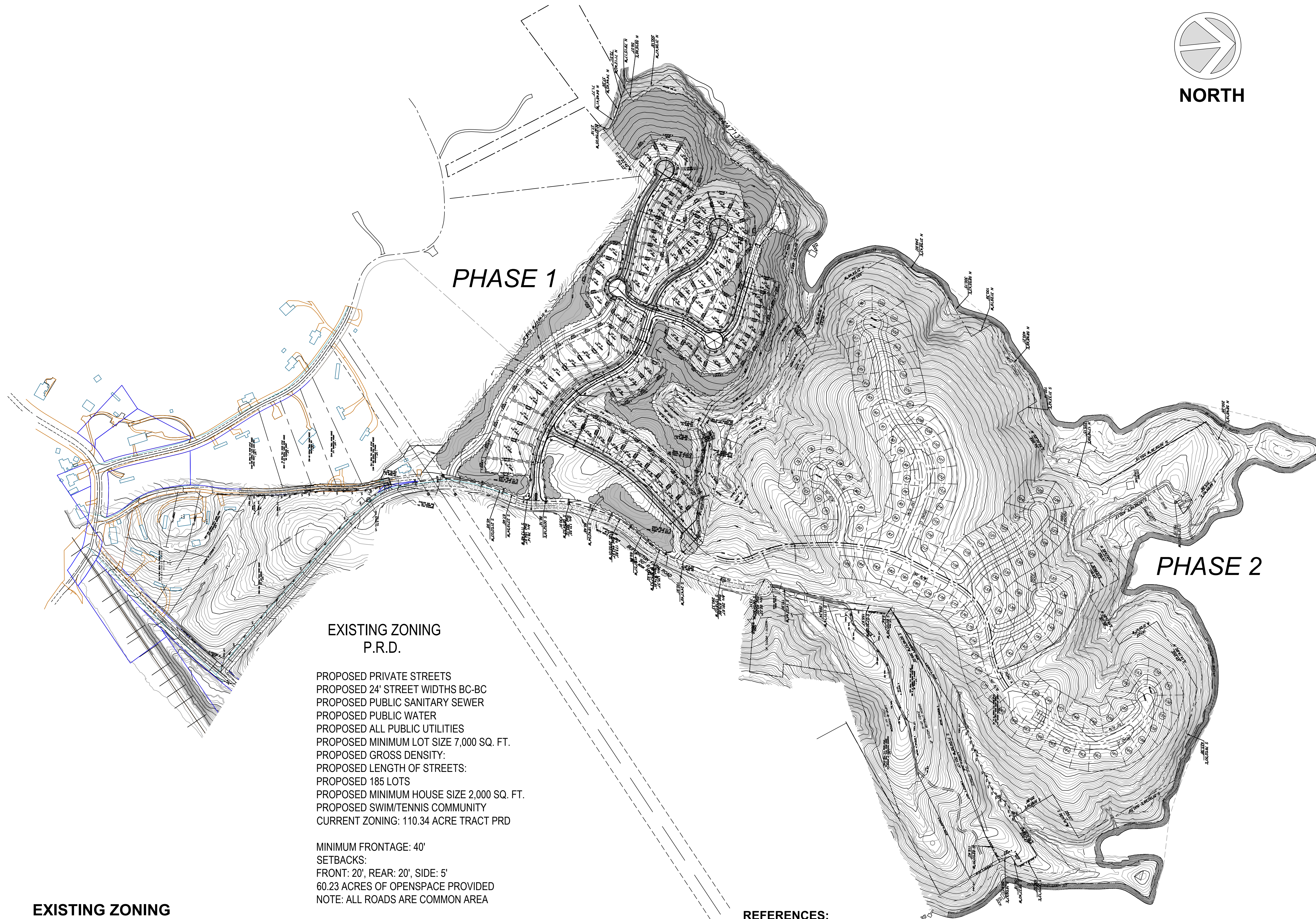


TYP. LOT LAYOUT
PHASE 2



TYP. LOT LAYOUT
PHASE 3

Notes:
1. FENCING ALONG PROPERTY LINES SHALL NOT IMPEDE THE FLOW OF STORMWATER BETWEEN HOUSES.
2. GARBAGE PADS AND AIR CONDITIONING UNITS MAY NEED TO BE CONSTRUCTED OFF-GRADE TO ALLOW FOR RUNOFF TO FLOW BETWEEN HOUSES.
3. EXCEPT ON RESIDENTIAL LOTS WHERE ANY PORTION OF THE LOT IS 35 FEET IN WIDTH OR NARROWER, FRONT ENTRY GARRAGES MUST BE RECESSED A MINIMUM OF 3' BEHIND THE FARTHEST FORWARD PROJECTION OF TEH HOME. DOES NO APPLY TO SIDE ENTRY GARAGES. WHEN THE PORCH IS THE FARTHESET FORWARD PROJECTION, THE PORCH SHALL BE A MINIMUM OF 5' DEEP. WHERE RECESSING IS NOT REQUIRED, THE FOLLOWING DESIGN STANDARDS APPLY TO FRONT ENTRY GARAGES ONLY: (1) THE GARAGE DOORS MUST INCLUDE A TRANSPARENT ELEMENT; (2) A PROJECTING ELEMENT (SUCH AS AN EAVE, CANTILEVER, OR PORCH) MUST BE PLACED OVER THE GARAGE BETWEEN THE FIRST AND SECOND FLOORS; AND (3) THE MOST FORWARD VERTICAL ELEMENT OF THE FRONT PORCH MAY NOT BE RECESSED MORE THAN 5' FROM THE VERTICAL FACE OF THE GARAGE.
4. RERFER TO SITE DATA FOR PROPOSED IMPERVIOUS AREA PER LOT SIZE AND HOME TYPE.
5. SEE GRADING AND DRAINAGE PLAN NOTES FOR GRADING INTENT FOR THE 5' DRAINAGE EASEMENTS SHOW ON EITHER SIDE OF THE HOUSE.



EXISTING ZONING
P.R.D.

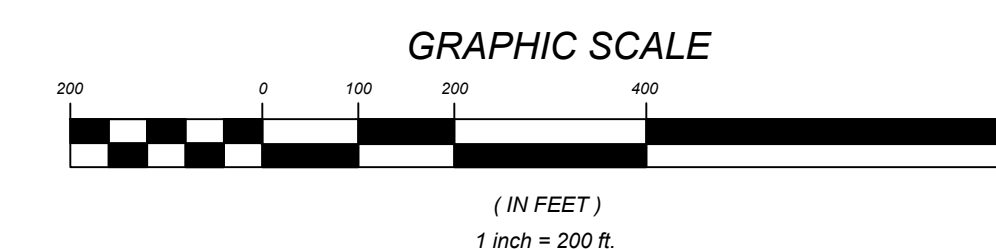
PROPOSED PRIVATE STREETS
PROPOSED 24' STREET WIDTHS BC-BC
PROPOSED PUBLIC SANITARY SEWER
PROPOSED PUBLIC WATER
PROPOSED ALL PUBLIC UTILITIES
PROPOSED MINIMUM LOT SIZE 7,000 SQ. FT.
PROPOSED GROSS DENSITY:
PROPOSED LENGTH OF STREETS:
PROPOSED 185 LOTS
PROPOSED MINIMUM HOUSE SIZE 2,000 SQ. FT.
PROPOSED SWIM/TENNIS COMMUNITY
CURRENT ZONING: 110.34 ACRE TRACT PRD

MINIMUM FRONTAGE: 40'
SETBACKS:
FRONT: 20', REAR: 20', SIDE: 5'
60.23 ACRES OF OPENSACE PROVIDED
NOTE: ALL ROADS ARE COMMON AREA

EXISTING ZONING
PHASE I & II: 110.90 ACRES

REFERENCES:

NOT SURVEYED BY OMNI CONSULTING-SERVICES, INC.



OMNI
CONSULTING
SERVICES
401 Westpark Court
Suite 200
Peachtree City, Ga 30269
ph: 770.302.1701
fax: 770.818.5663
Civil Engineer

ARABELLA CAPITAL LLC
CORNELIAN WOODS
MANAGEMENT LLC
255 BUFORD HIGHWAY
SUITE 250
BUFORD, GA 30518

Owner/Developer

HASELTON SUBDIVISION
BUFFINGTON FARM ROAD TRACT
HALL COUNTY
TAX PARCELS: 09105000001,
09106000001A, 3, 7, 13-25, 091060000107-9

ISSUED FOR PERMITTING 03-27-2023

PLAN SET REVISIONS:



Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

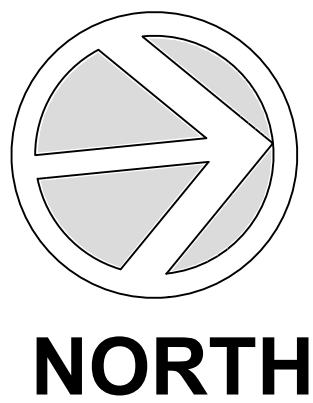
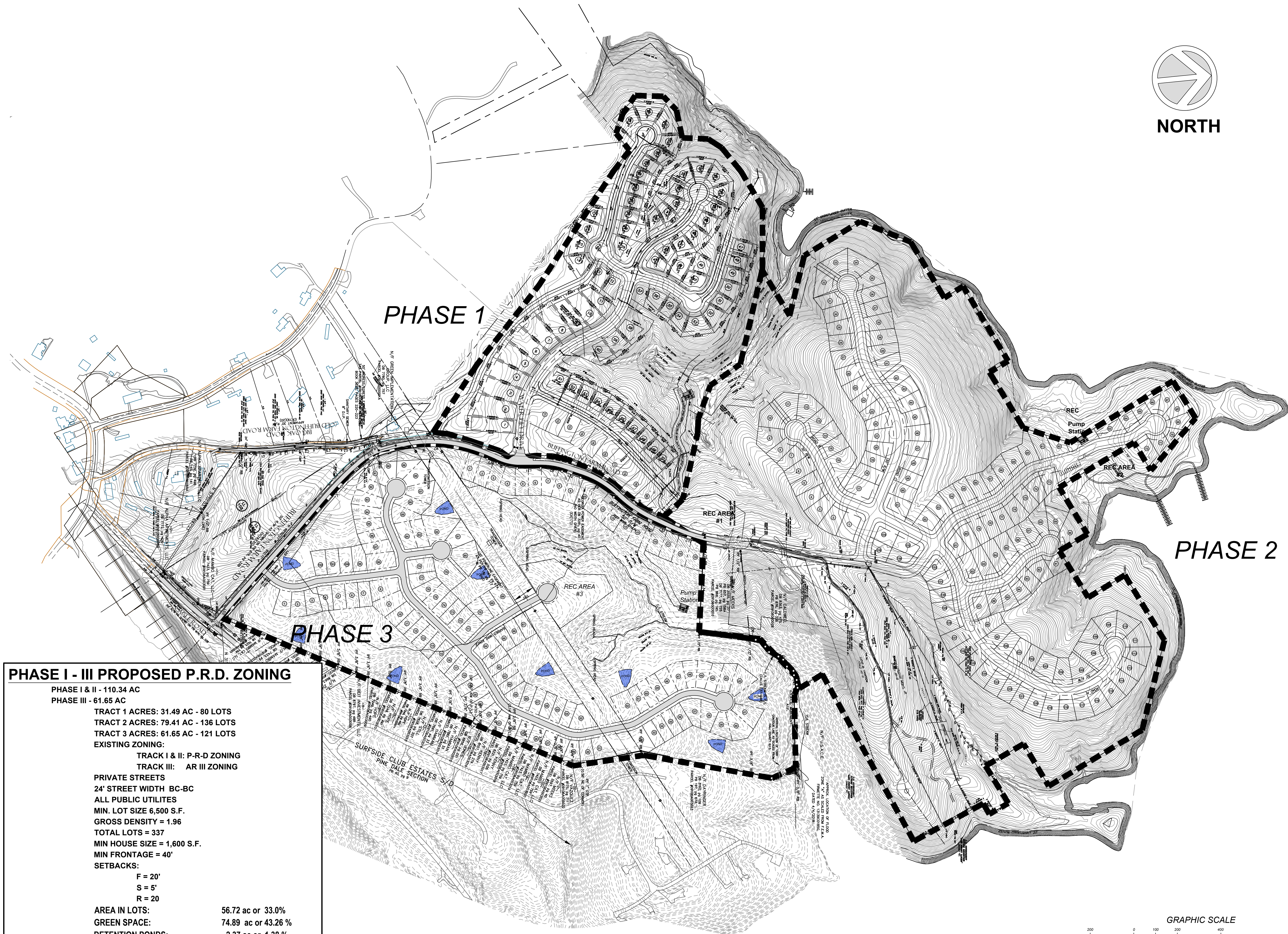
DATED 03-27-2023



EXISTING ZONING
PLAN

C300

PROJECT NO. 16500.01
PLOT DATE: 03.27.2023



PHASE I - III PROPOSED P.R.D. ZONING

PHASE I & II - 110.34 AC
PHASE III - 61.65 AC

TRACT 1 ACRES: 31.49 AC - 80 LOTS
TRACT 2 ACRES: 79.41 AC - 136 LOTS
TRACT 3 ACRES: 61.65 AC - 121 LOTS

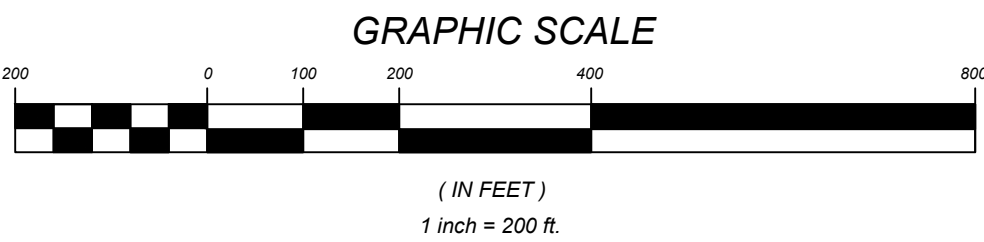
EXISTING ZONING:
TRACK I & II: P-R-D ZONING
TRACK III: AR III ZONING

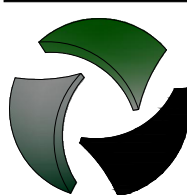
PRIVATE STREETS
24' STREET WIDTH BC-BC
ALL PUBLIC UTILITIES
MIN. LOT SIZE 6,500 S.F.
GROSS DENSITY = 1.96
TOTAL LOTS = 337
MIN HOUSE SIZE = 1,600 S.F.
MIN FRONTAGE = 40'

SETBACKS:
F = 20'
S = 5'
R = 20'

AREA IN LOTS:	56.72 ac or 33.0%
GREEN SPACE:	74.89 ac or 43.26 %
DETENTION PONDS:	2.37 ac or 1.38 %
HOA REC AREAS:	16.75 ac or 10.0%
RIGHT OF WAY AREAS:	21.26 ac or 12.36%

THE PROJECT IS NOT PART OF THE NORTH OCONEE WATER SUPPLY WATERSHED DISTRICT AS DEFINED BY HALL COUNTY.S




OMNI CONSULTING SERVICES
401 Westpark Court
Suite 200
Peachtree City, Ga 30269
ph: 770.302.1701
fax: 770.818.5663
Civil Engineer

ARABELLA CAPITAL LLC
CORNELIAN WOODS MANAGEMENT LLC
255 BUFORD HIGHWAY
SUITE 250
BUFORD, GA 30518

Owner/Developer

HASELTON SUBDIVISION
BUFFINGTON FARM ROAD TRACT
HALL COUNTY
TAX PARCELS: 09105000001,
09106000001A, 3, 7, 13-25, 09106000107-9

Project
ISSUED FOR PERMITTING 03-27-2023

PLAN SET REVISIONS:


Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

DATED 03-27-2023



OVERALL PROPOSED REZONING PLAN
C400
PROJECT NO. 16500.01
PLOT DATE: 03.27.2023



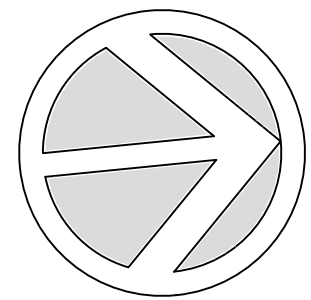
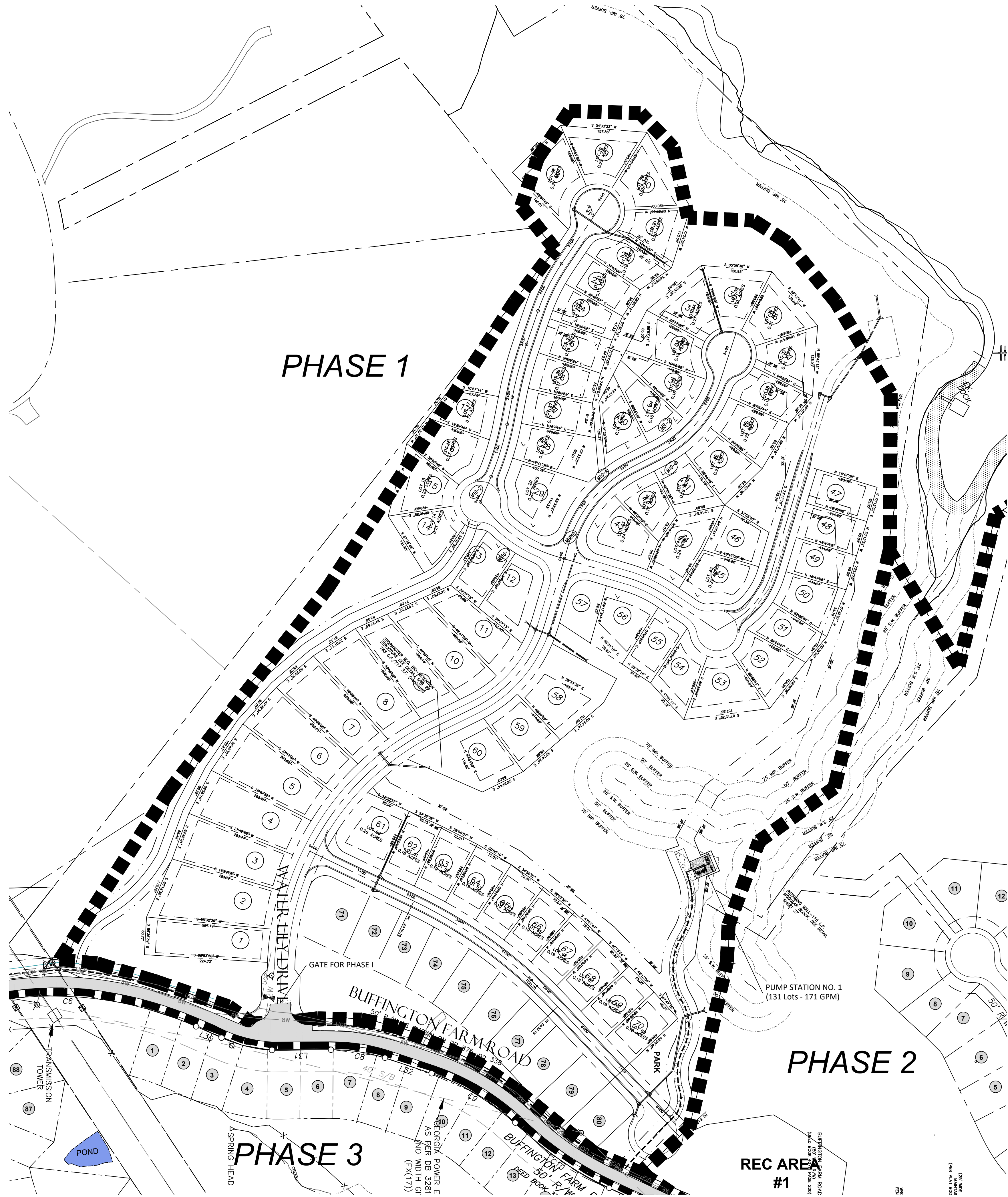
255 BUFORD HIGHWAY
SUITE 250
BUFORD, GA 30518

09106000001A.3.7.13-25.09106000107-9

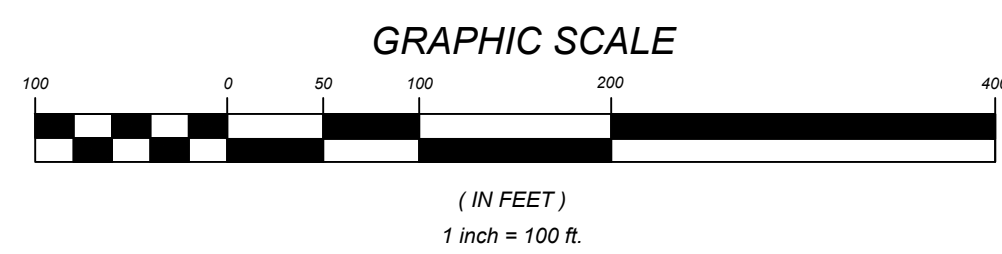
PROJECT NO. 16500.01
PLOT DATE: 03.27.2023



1 inch = 200 ft



NORTH



PHASE I - III PROPOSED P.R.D. ZONING

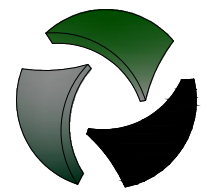
PHASE I & II - 110.34 AC
PHASE III - 61.65 AC

TRACT 1 ACRES: 31.49 AC - 80 LOTS
TRACT 2 ACRES: 79.41 AC - 136 LOTS
TRACT 3 ACRES: 61.65 AC - 121 LOTS

EXISTING ZONING:
TRACK I & II: P-R-D ZONING
TRACK III: AR III ZONING

PRIVATE STREETS
24' STREET WIDTH BC-BC
ALL PUBLIC UTILITIES
MIN. LOT SIZE 6,500 S.F.
GROSS DENSITY = 1.96
TOTAL LOTS = 337
MIN HOUSE SIZE = 1,600 S.F.
MIN FRONTAGE = 40'
SETBACKS:
F = 20'
S = 5'
R = 20

AREA IN LOTS: 56.72 ac or 33.0%
GREEN SPACE: 74.89 ac or 43.26 %
DETENTION PONDS: 2.37 ac or 1.38 %
HOA REC AREAS: 16.75 ac or 10.0%
RIGHT OF WAY AREAS: 21.26 ac or 12.36%



**OMNI
CONSULTING
SERVICES**
401 Westpark Court
Suite 200
Peachtree City, Ga 30269
ph: 770.302.1701
fax: 770.818.5663

Civil Engineer

ARABELLA CAPITAL LLC
CORNELIAN WOODS
MANAGEMENT LLC
255 BUFORD HIGHWAY
SUITE 250
BUFORD, GA 30518
Owner/Developer

HASELTON SUBDIVISION
BUFFINGTON FARM ROAD TRACT
HALL COUNTY
TAX PARCELS: 09105000001,
09106000001A, 3, 7, 13-25, 091060000107-9

Project	
ISSUED FOR PERMITTING	03-27-2023
PLAN SET REVISIONS:	



Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

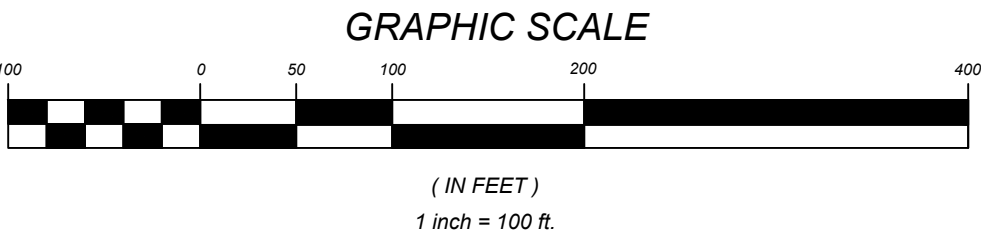
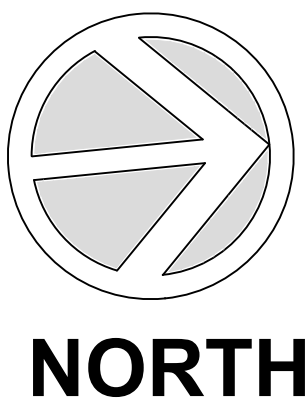
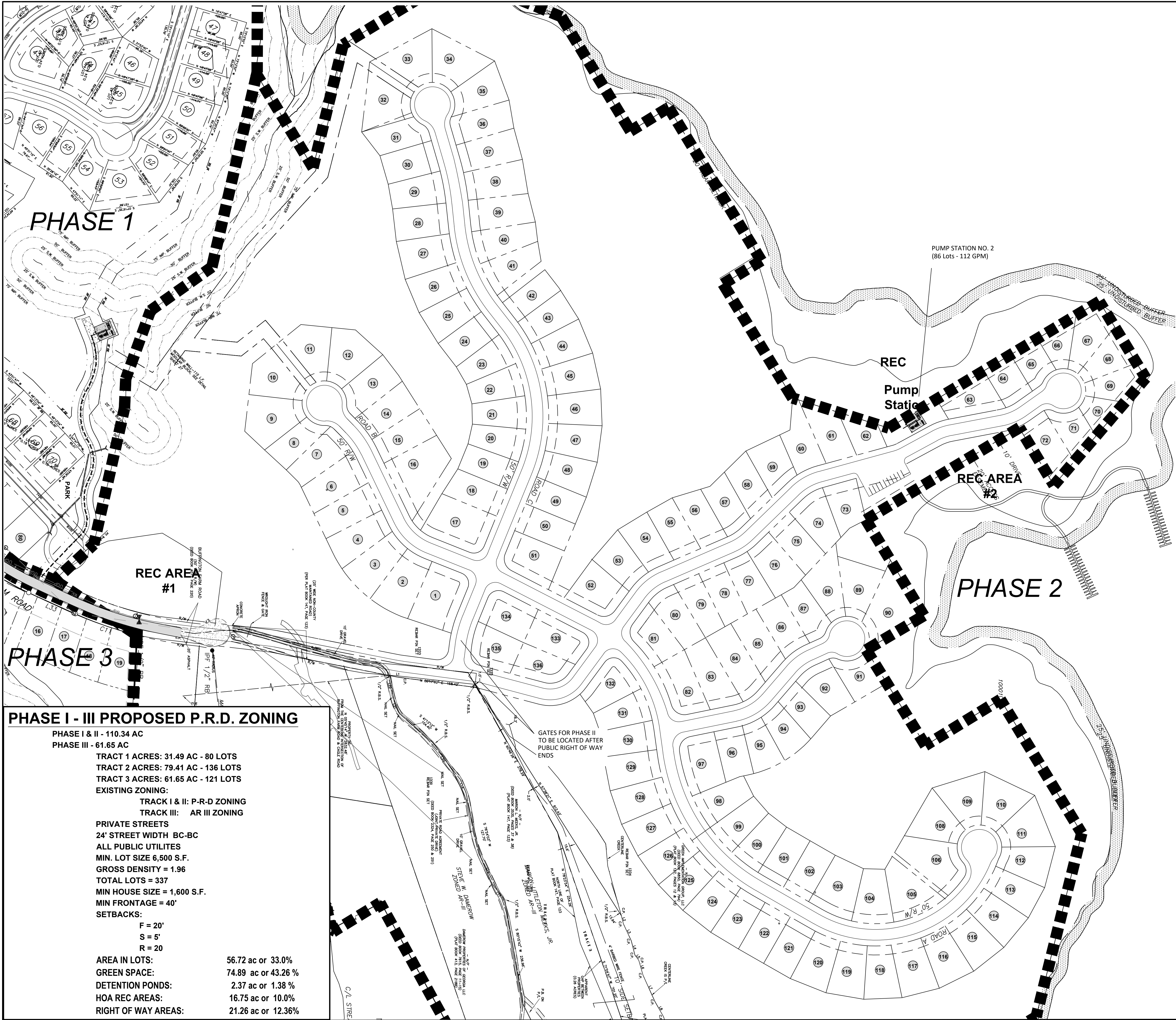
DATED 03-27-2023



SEAL

**PHASE I
ENLARGEMENT
C402**

PROJECT NO. 16500.01
PLOT DATE: 03.27.2023



PHASE I - III PROPOSED P.R.D. ZONING

PHASE I & II - 110.34 AC

PHASE III - 61.65 AC

TRACT 1 ACRES: 31.49 AC - 80 LOTS

TRACT 2 ACRES: 79.41 AC - 136 LOTS

TRACT 3 ACRES: 61.65 AC - 121 LOTS

EXISTING ZONING:

TRACK I & II: P-R-D ZONING

TRACK III: AR III ZONING

PRIVATE STREETS

24' STREET WIDTH BC-BC

ALL PUBLIC UTILITIES

MIN. LOT SIZE 6,500 S.F.

GROSS DENSITY = 1.96

TOTAL LOTS = 337

MIN HOUSE SIZE = 1,600 S.F.

MIN FRONTAGE = 40'

SETBACKS:

F = 20'

S = 5'

R = 20

AREA IN LOTS: 56.72 ac or 33.0%

GREEN SPACE: 74.89 ac or 43.26 %

DETENTION PONDS: 2.37 ac or 1.38 %

HOA REC AREAS: 16.75 ac or 10.0%

RIGHT OF WAY AREAS: 21.26 ac or 12.36%


**OMNI
CONSULTING
SERVICES**
401 Westpark Court
Suite 200
Peachtree City, Ga 30269
ph: 770.302.1701
fax: 770.818.5663
Civil Engineer

ARABELLA CAPITAL LLC
CORNELIAN WOODS
MANAGEMENT LLC
255 BUFORD HIGHWAY
SUITE 250
BUFORD, GA 30518
Owner/Developer

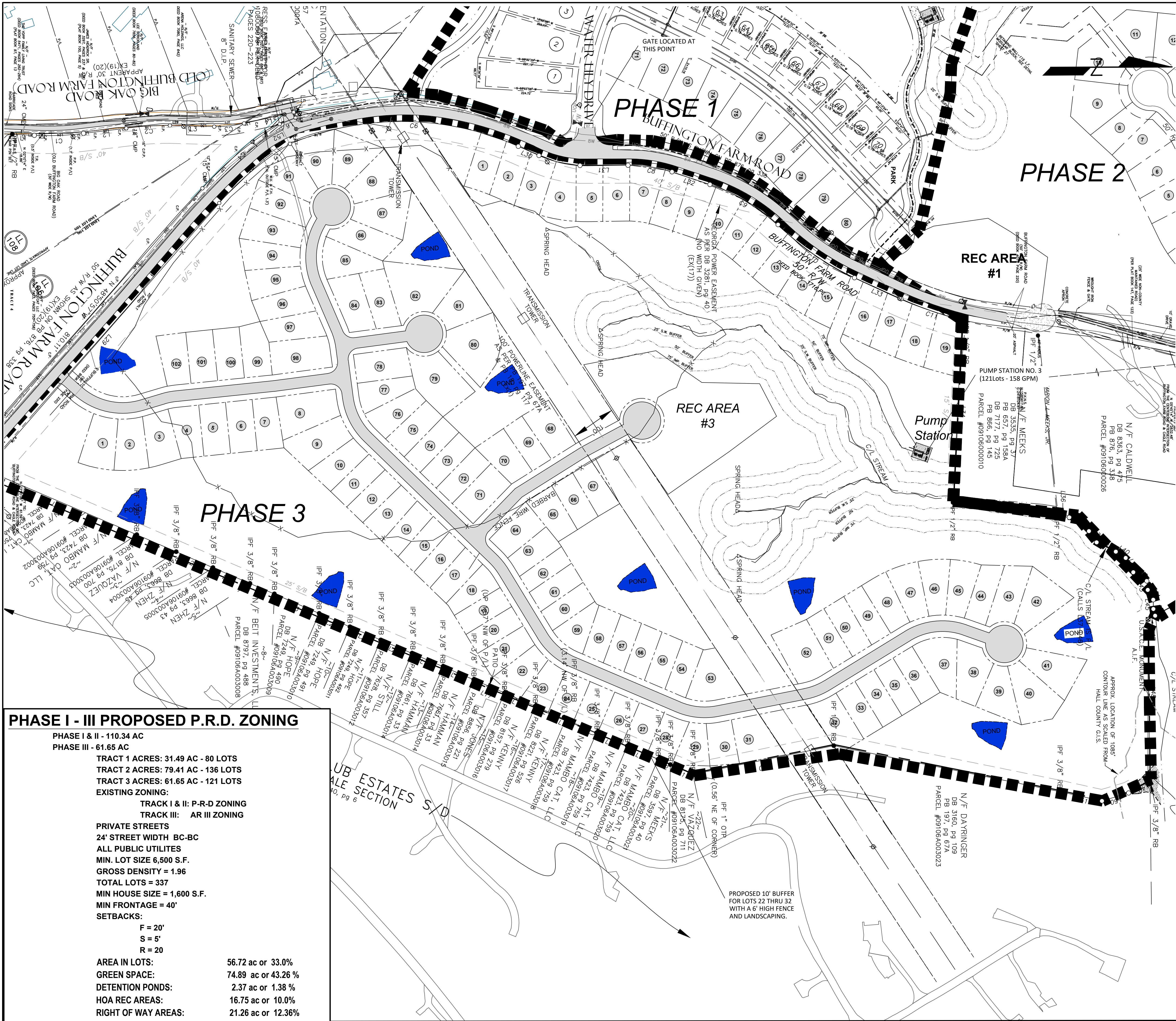
HASELTON SUBDIVISION
BUFFINGTON FARM ROAD TRACT
HALL COUNTY
TAX PARCELS: 09105000001,
09106000001A, 3, 7, 13-25, 09106000107-9

Project	
ISSUED FOR PERMITTING	03-27-2023
PLAN SET REVISIONS:	


Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

DATED 03-27-2023


**PHASE II
ENLARGEMENT
C403**
PROJECT NO. 16500.01
PLOT DATE: 03-27-2023



PHASE I - III PROPOSED P.R.D. ZONING

PHASE I & II - 110.34 AC

PHASE III - 61.65 AC

TRACT 1 ACRES: 31.49 AC - 80 LOTS

TRACT 2 ACRES: 79.41 AC - 136 LOTS

TRACT 3 ACRES: 61.65 AC - 121 LOTS

EXISTING ZONING:

TRACK I & II: P-R-D ZONING

TRACK III: AR III ZONING

PRIVATE STREETS

24' STREET WIDTH BC-BC

ALL PUBLIC UTILITIES

MIN. LOT SIZE 6,500 S.F.

GROSS DENSITY = 1.96

TOTAL LOTS = 337

MIN HOUSE SIZE = 1,600 S.F.

MIN FRONTAGE = 40'

SETBACKS:

F = 20'

S = 5'

R = 20

AREA IN LOTS: 56.72 ac or 33.0%

GREEN SPACE: 74.89 ac or 43.26 %

DETENTION PONDS: 2.37 ac or 1.38 %

HOA REC AREAS: 16.75 ac or 10.0%

RIGHT OF WAY AREAS: 21.26 ac or 12.36%

OMNI CONSULTING SERVICES

401 Westpark Court

Suite 200

Peachtree City, Ga 30269

ph: 770.302.1701

fax: 770.818.5663

Civil Engineer

ARABELLA CAPITAL LLC

CORNELIAN WOODS MANAGEMENT LLC

255 BUFORD HIGHWAY SUITE 250

BUFORD, GA 30518

Owner/Developer

HASELTON SUBDIVISION

BUFFINGTON FARM ROAD TRACT

HALL COUNTY

TAX PARCELS: 09105000001,

09106000001A, 3, 7, 13-25, 091060000107-9

Project

ISSUED FOR PERMITTING 03-27-2023

PLAN SET REVISIONS:

Know what's below

Call before you dig.

Dial 811

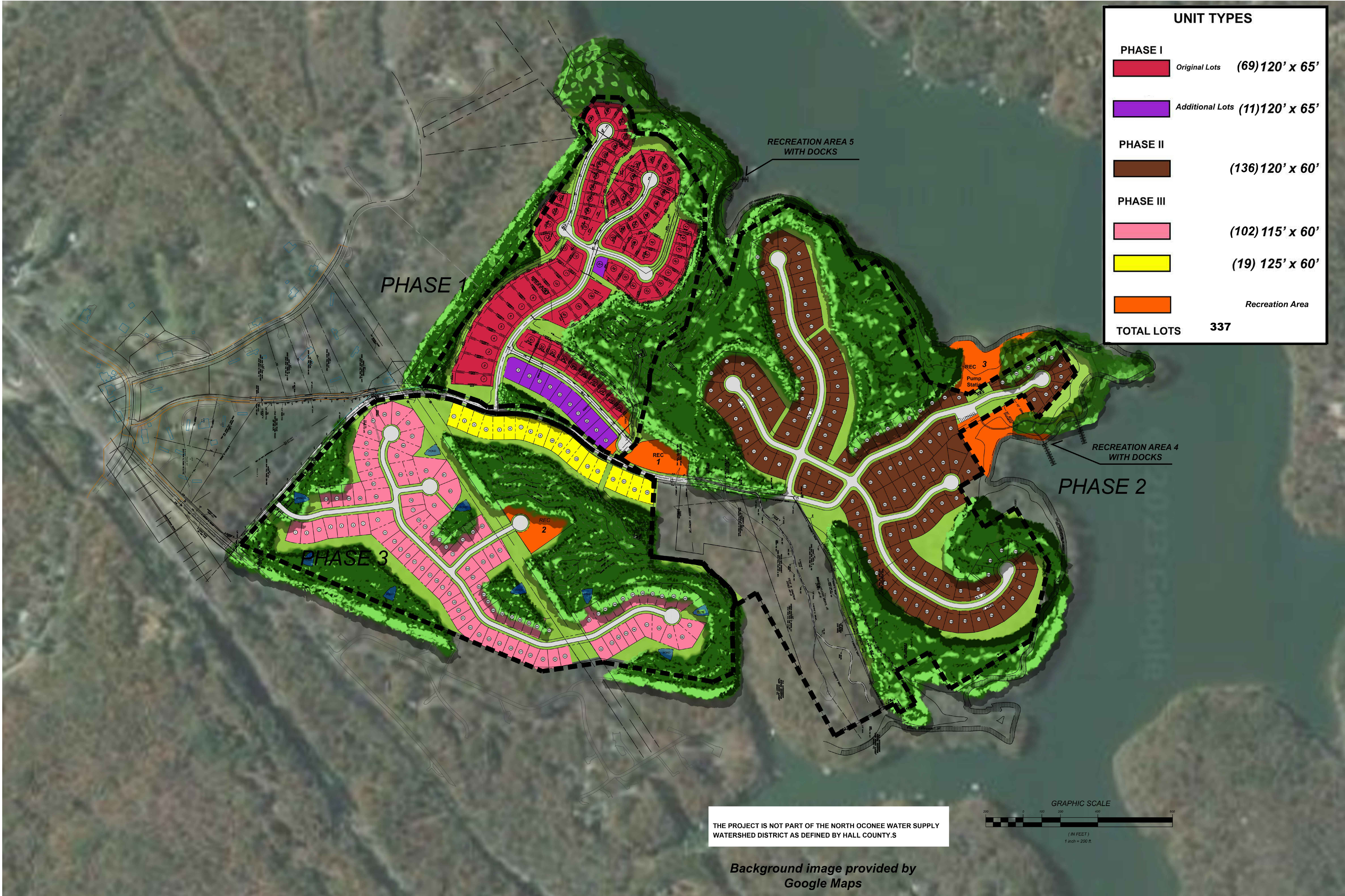
Or Call 800-282-7411

DATED 03-27-2023

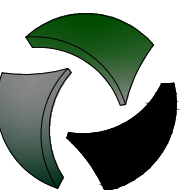
PHASE III ENLARGEMENT C404

PROJECT NO. 16500.01

PLOT DATE: 03.27.2023



UNIT TYPES		
PHASE I		
	Original Lots	(69) 120' x 65'
	Additional Lots	(11) 120' x 65'
PHASE II		
		(136) 120' x 60'
PHASE III		
		(102) 115' x 60'
		(19) 125' x 60'
	Recreation Area	
TOTAL LOTS		337


OMNI CONSULTING SERVICES
401 Westpark Court
Suite 200
Peachtree City, Ga 30269
ph: 770.302.1701
fax: 770.818.5663
Civil Engineer

ARABELLA CAPITAL LLC
CORNELIAN WOODS MANAGEMENT LLC
255 BUFORD HIGHWAY
SUITE 250
BUFORD, GA 30518
Owner/Developer

HASELTON SUBDIVISION
BUFFINGTON FARM ROAD TRACT
HALL COUNTY
TAX PARCELS: 09105000001,
09106000001A, 3, 7, 13-25, 091060000107-9

Project
ISSUED FOR PERMITTING 03-27-2023

PLAN SET REVISIONS:



Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

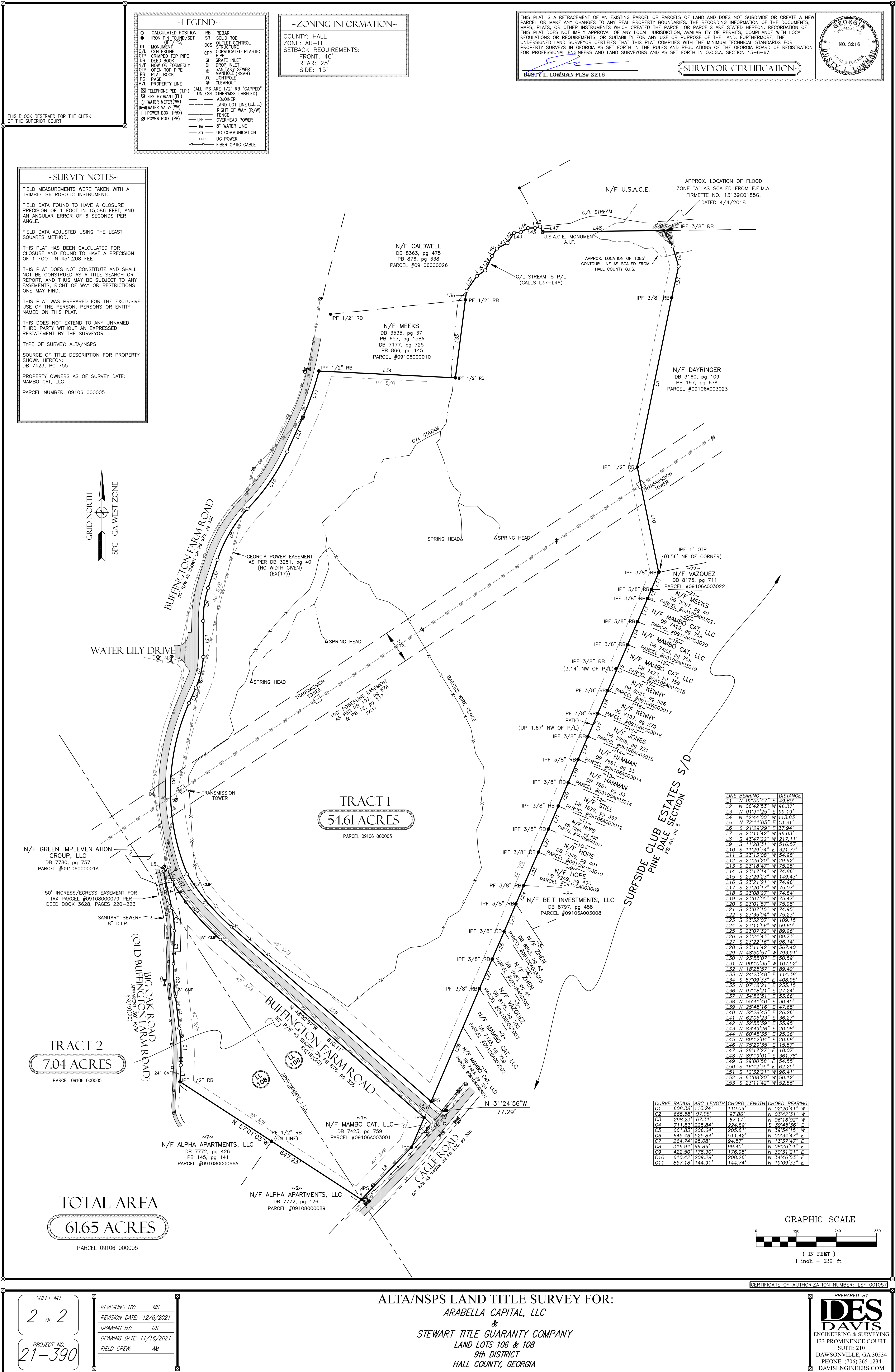
DATED 03-27-2023



SEAL

CONCEPTUAL
PLAN
C500

PROJECT NO. 16500.01
PLOT DATE: 03.27.2023



SHEET NO.
2 OF 2
PROJECT NO.
21-390

REVISIONS BY: MS
REVISION DATE: 12/6/2021
DRAWING BY: DS
DRAWING DATE: 11/16/2021
FIELD CREW: AM

ALTA/NSPS LAND TITLE SURVEY FOR:
ARABELLA CAPITAL, LLC
&
STEWART TITLE GUARANTY COMPANY
LAND LOTS 106 & 108
9th DISTRICT
HALL COUNTY, GEORGIA

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM