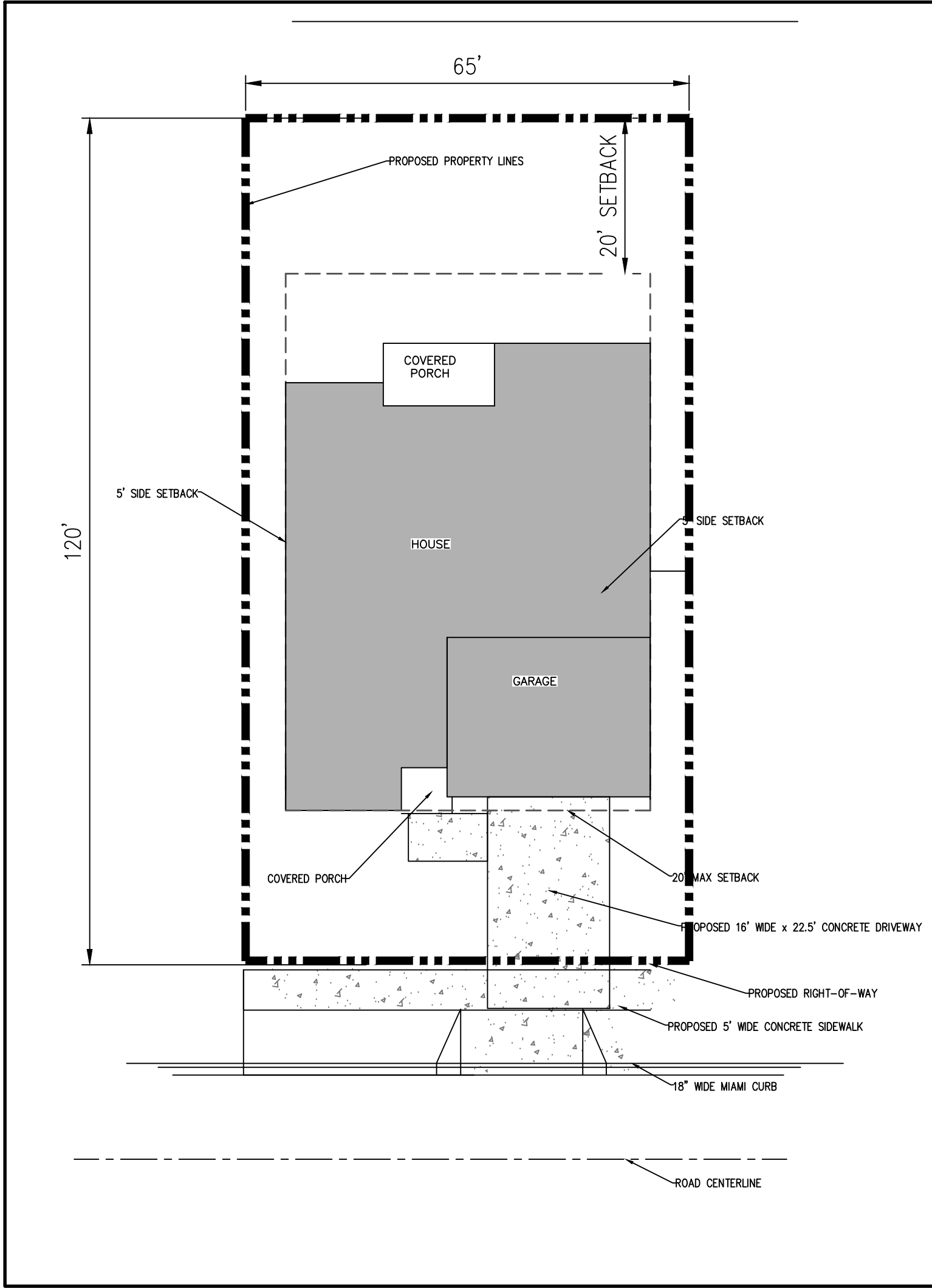
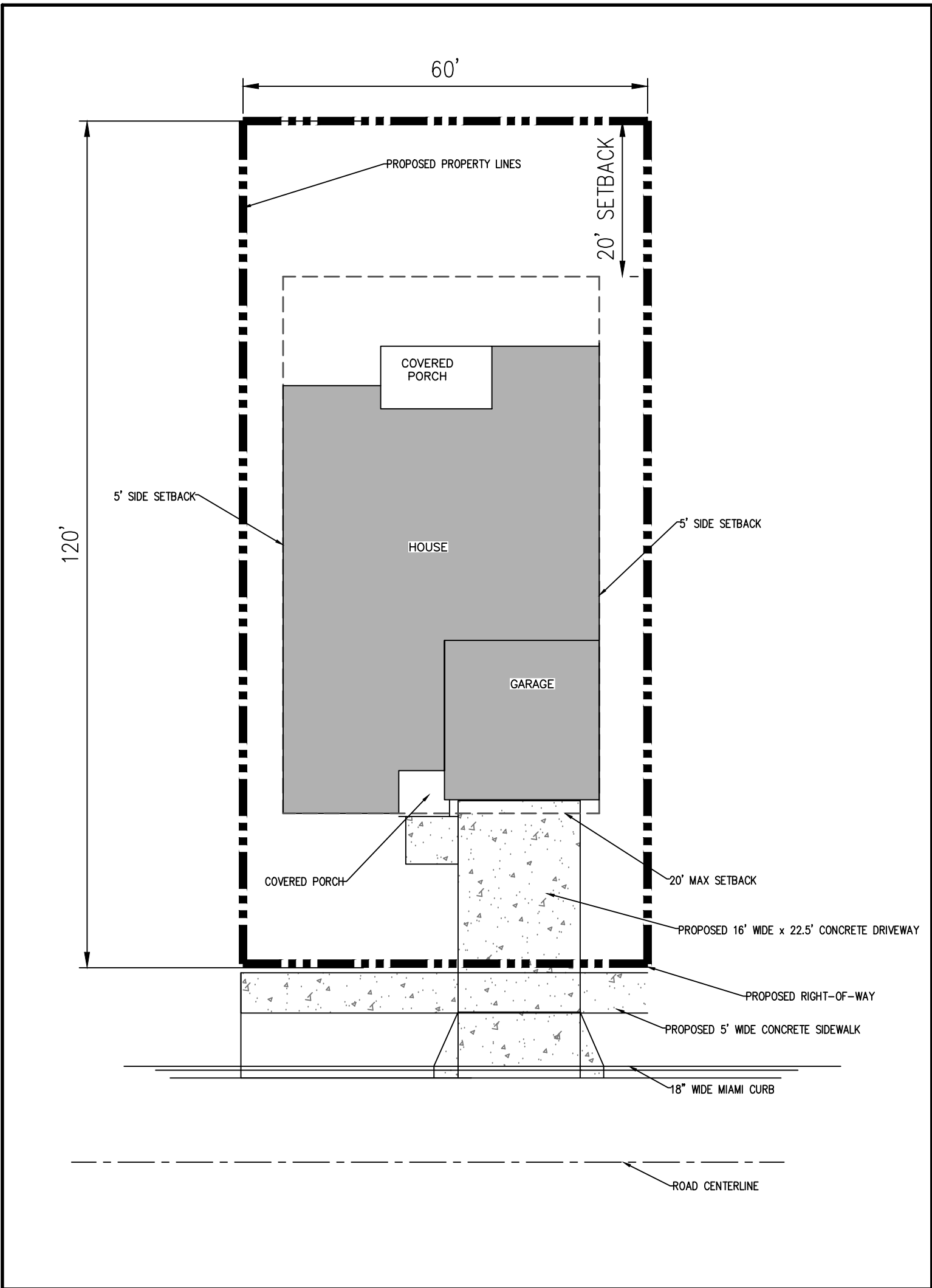




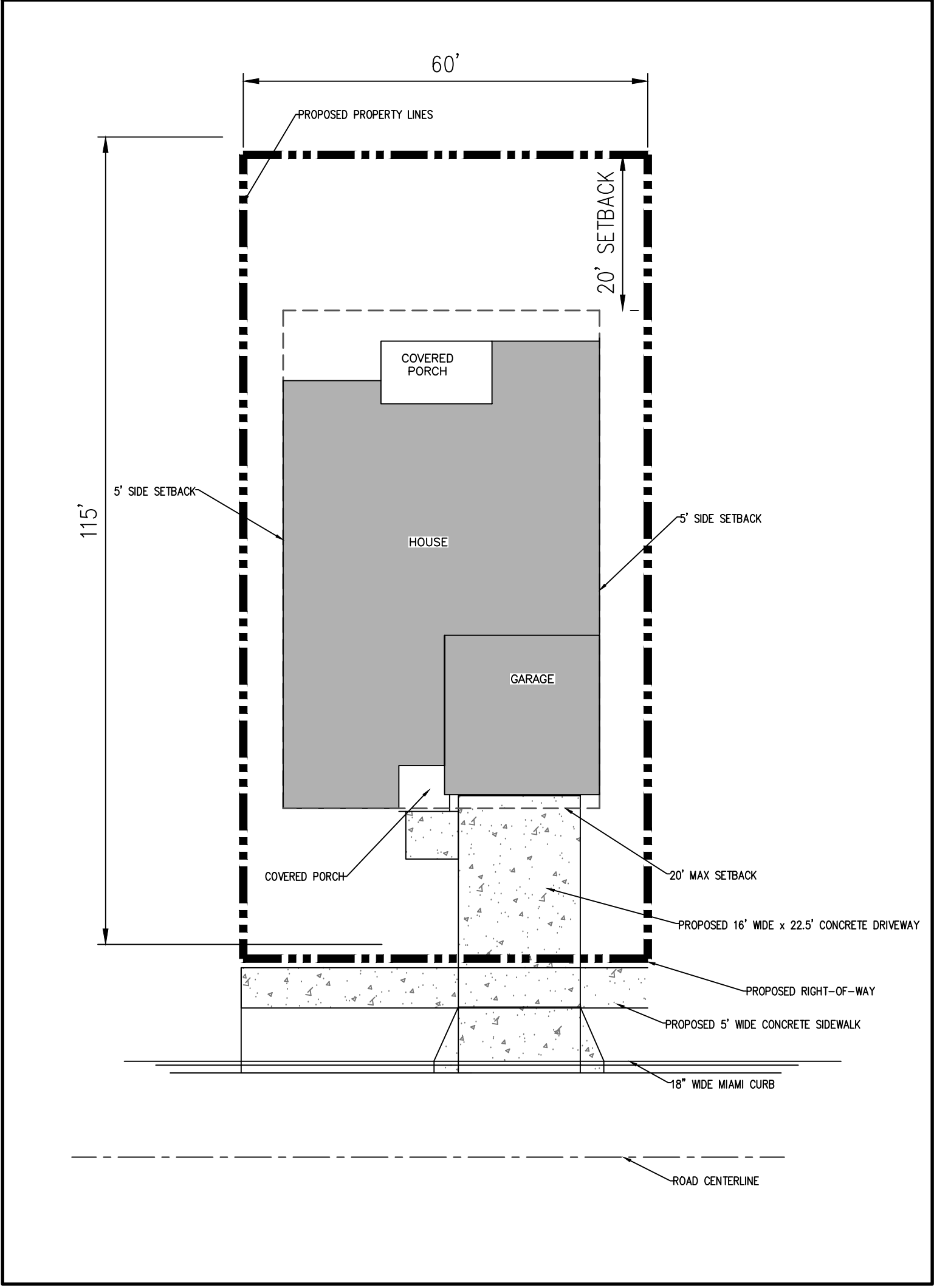
PROJECT NO. 16500.01
PLOT DATE: 03.27.2023



TYP. LOT LAYOUT
PHASE 1

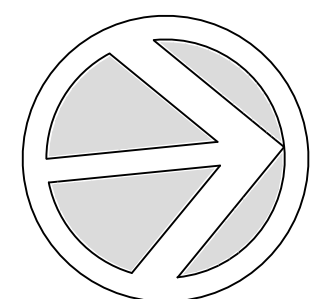
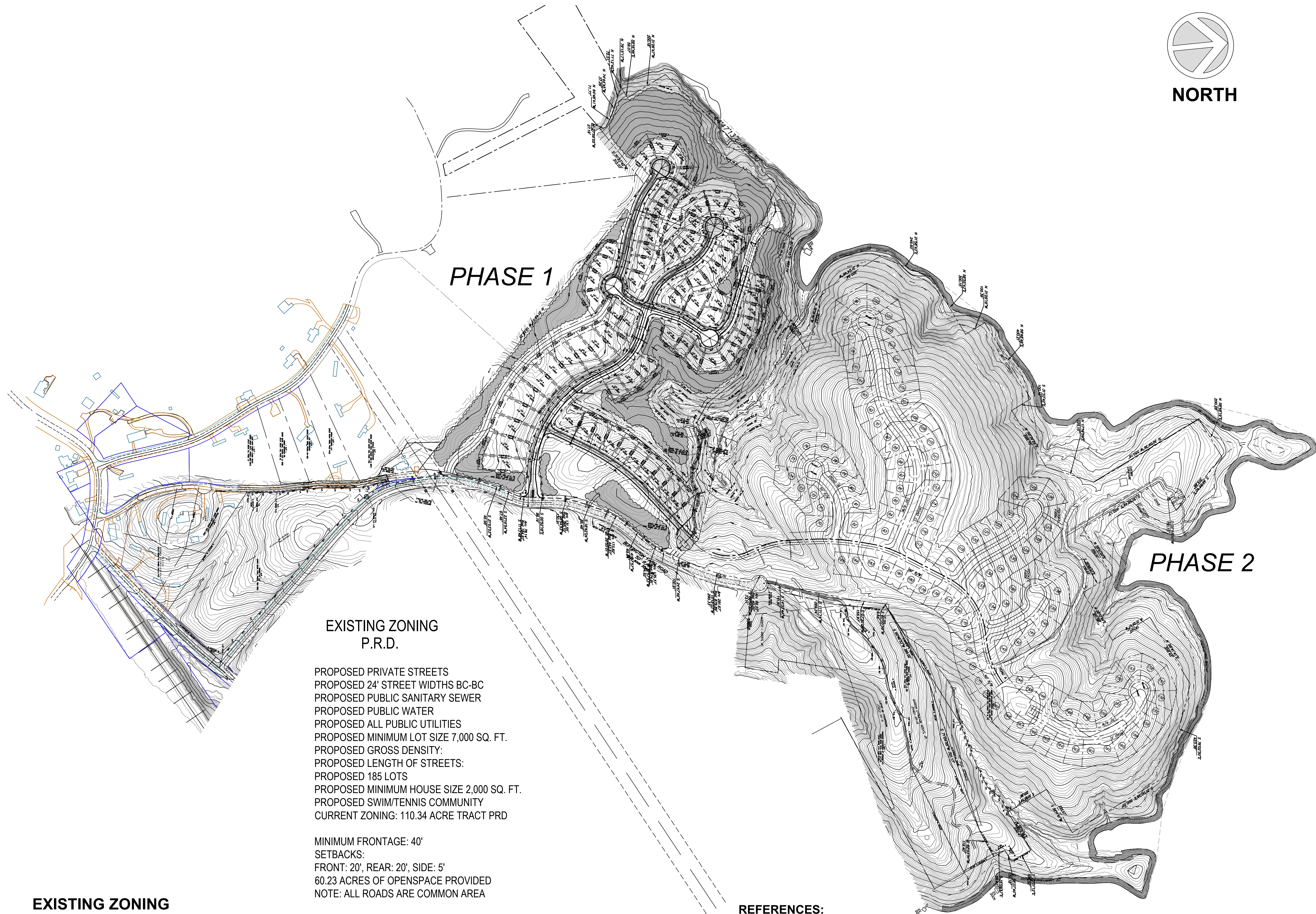


TYP. LOT LAYOUT
PHASE 2



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.



NORTH

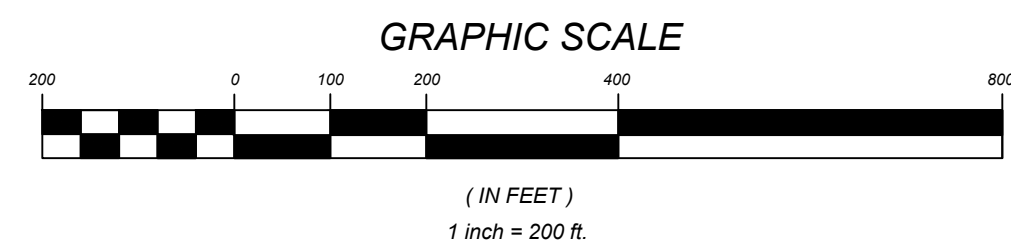
EXISTING ZONING
P.R.D.

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

REFERENCES:

NOT SURVEYED BY OMNI CONSULTING-SERVICES, INC.



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DATED 03-27-2023

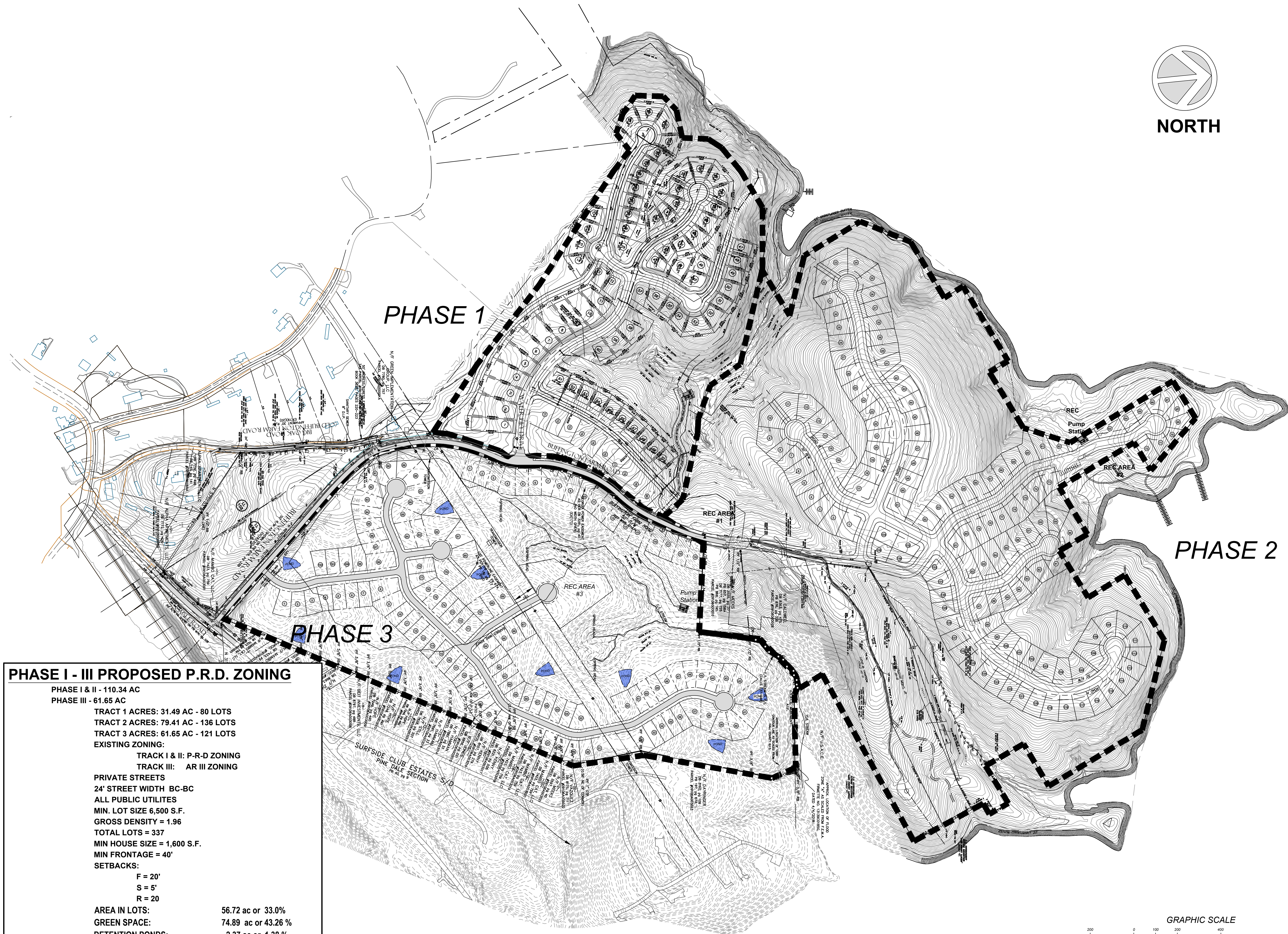


SEAL

**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

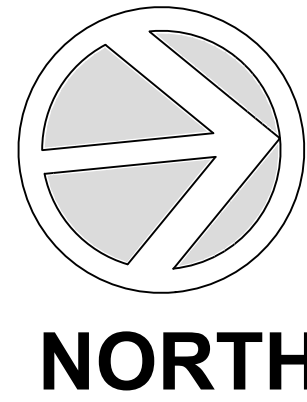
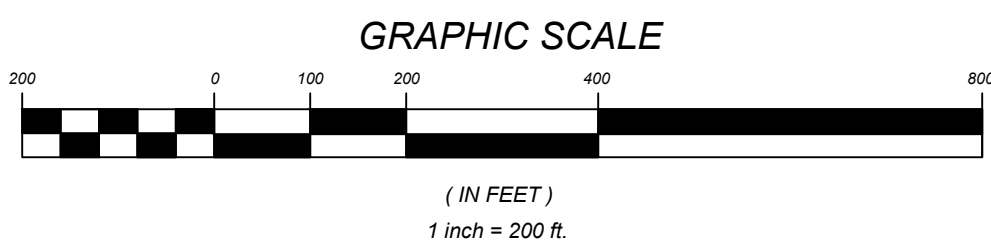
EXISTING ZONING:
TRACK I & II: P-R-D ZONING
TRACK III: AR III ZONING

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

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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

ISSUED FOR PERMITTING 03-27-2023

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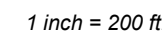
OVERALL PROPOSED REZONING PLAN
C400
PROJECT NO. 16500.01
PLOT DATE: 03.27.2023

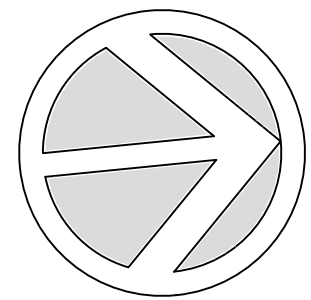
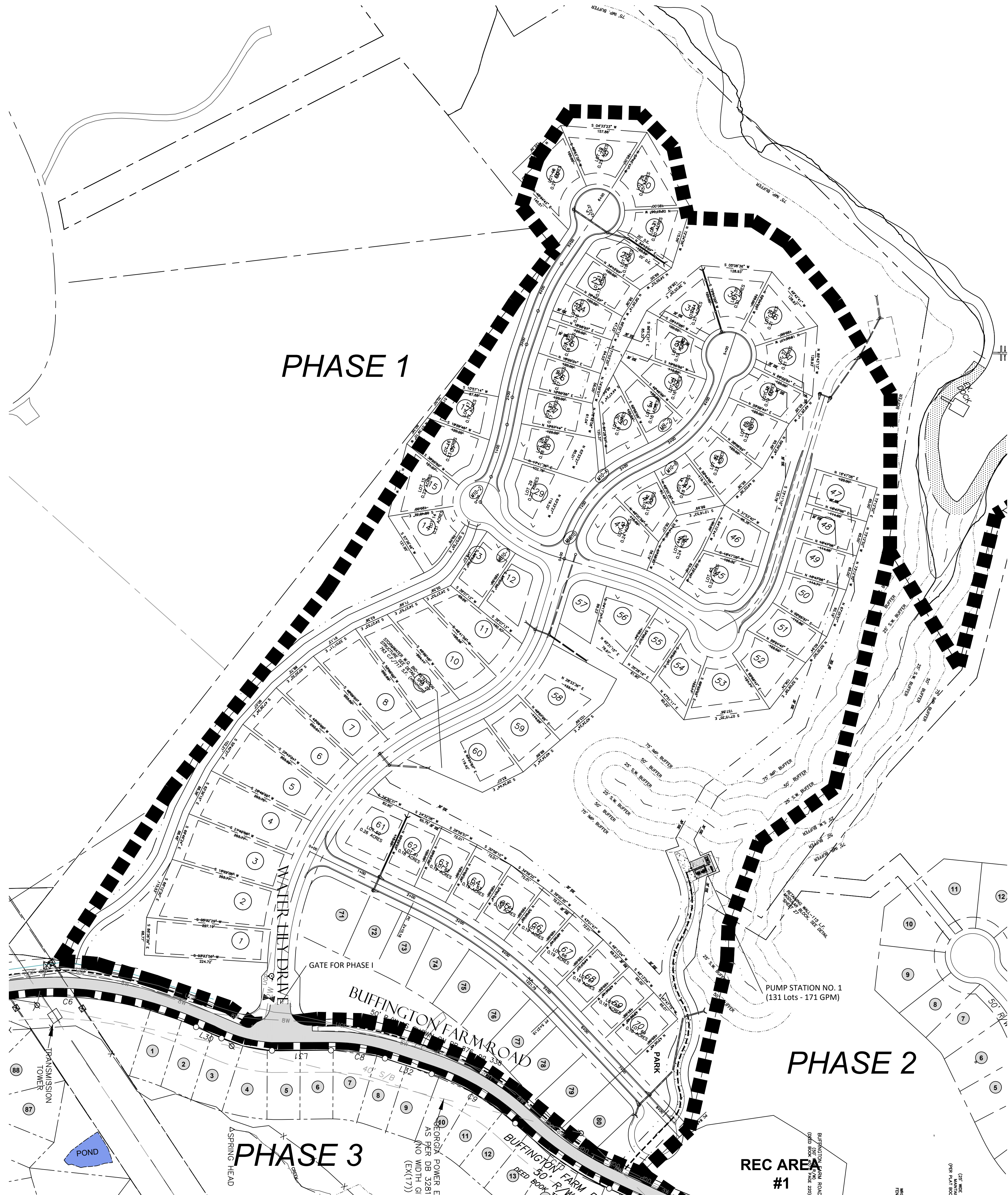


255 BUFORD HIGHWAY
SUITE 250
BUFORD, GA 30518

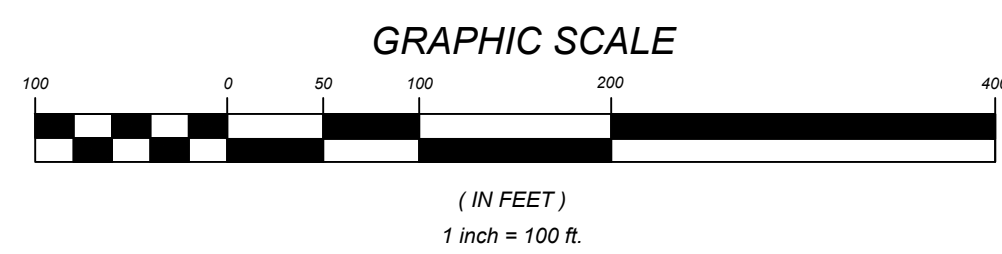
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NORTH



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

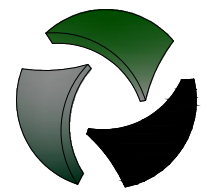
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Owner/Developer

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HALL COUNTY
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Project	
ISSUED FOR PERMITTING	03-27-2023
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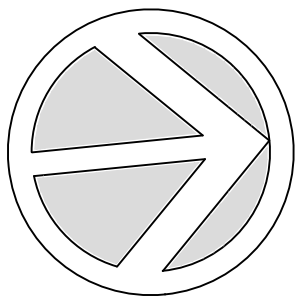
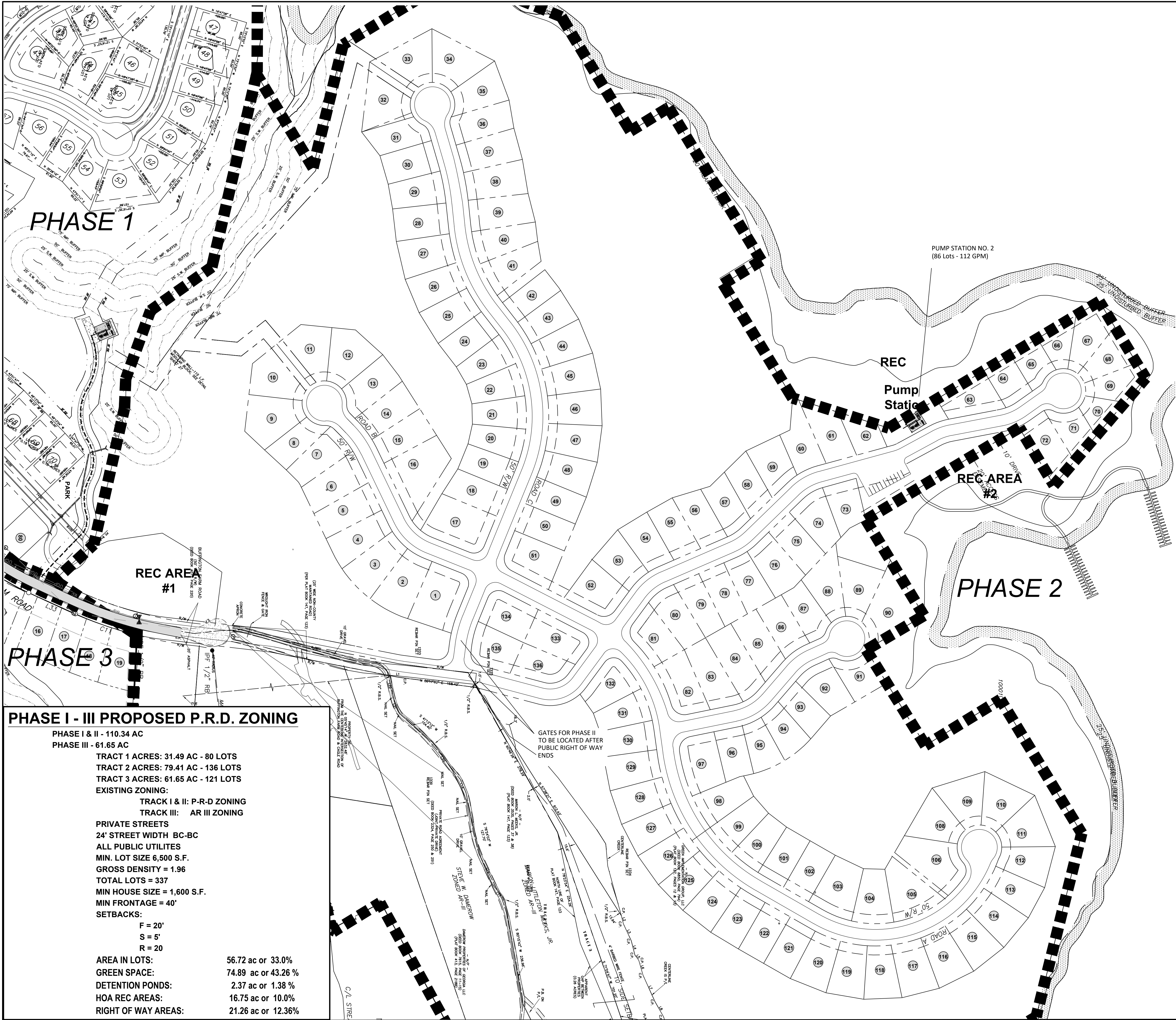
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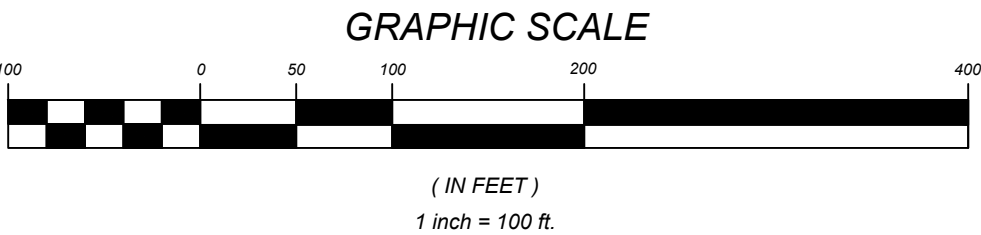
SEAL

**PHASE I
ENLARGEMENT
C402**

PROJECT NO. 16500.01
PLOT DATE: 03.27.2023



NORTH



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

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PHASE III - 61.65 AC

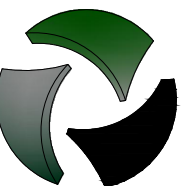
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Owner/Developer

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Project	
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PHASE II
ENLARGEMENT
C403

PROJECT NO. 16500.01
PLOT DATE: 03-27-2023



**401 Westpark Court
Suite 200
Peachtree City, Ga 30269
ph: 770.302.1701
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Civil Engineer

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CORNELIAN WOODS
MANAGEMENT LLC

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BUFORD, GA 30518

owner/Dev

HASELTON SUBDIVISION

BUFFINGTON FARM ROAD TRACT

HALL COUNTY
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09106000001A,3,7,13-25,09106000107-9

project

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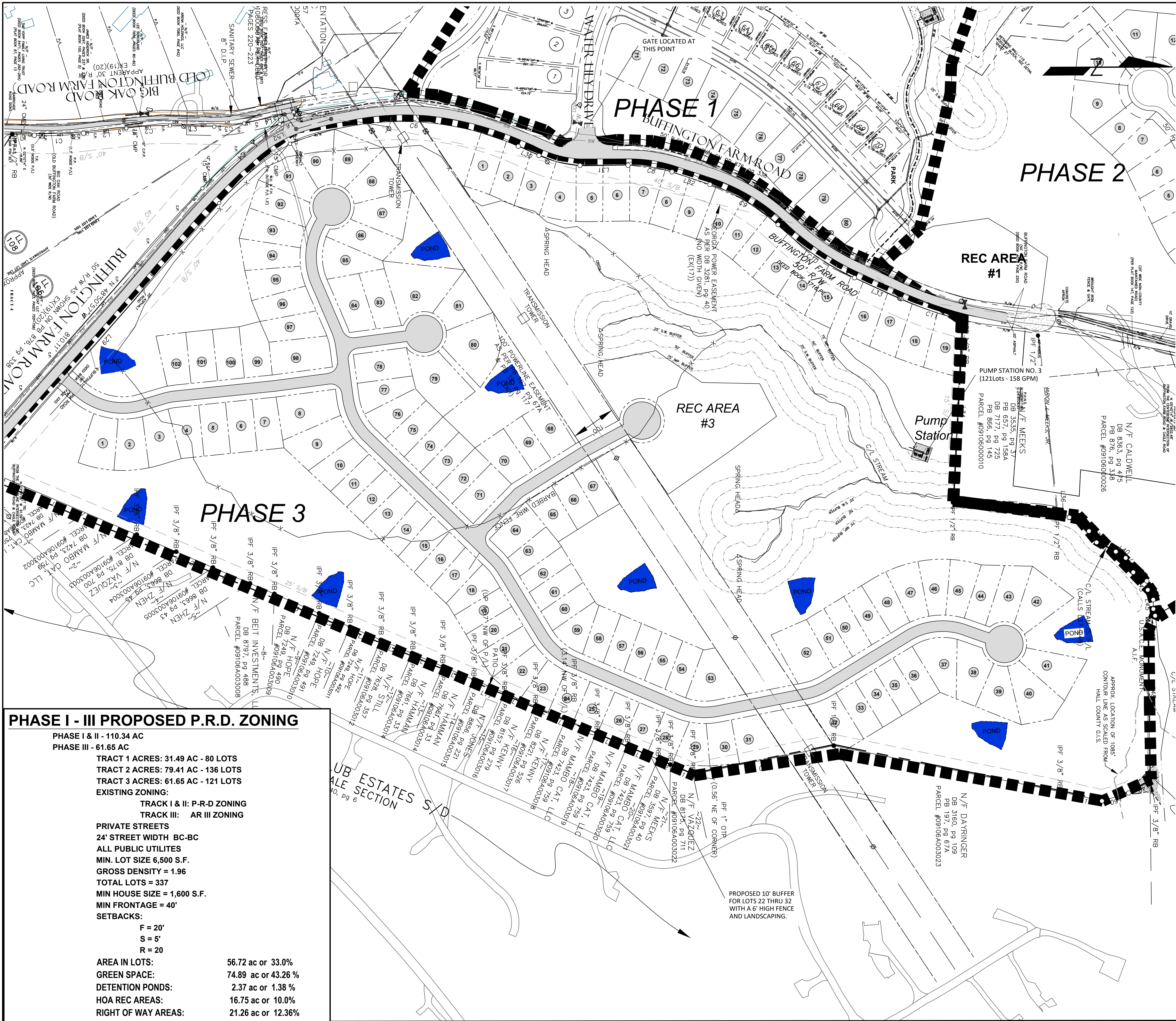


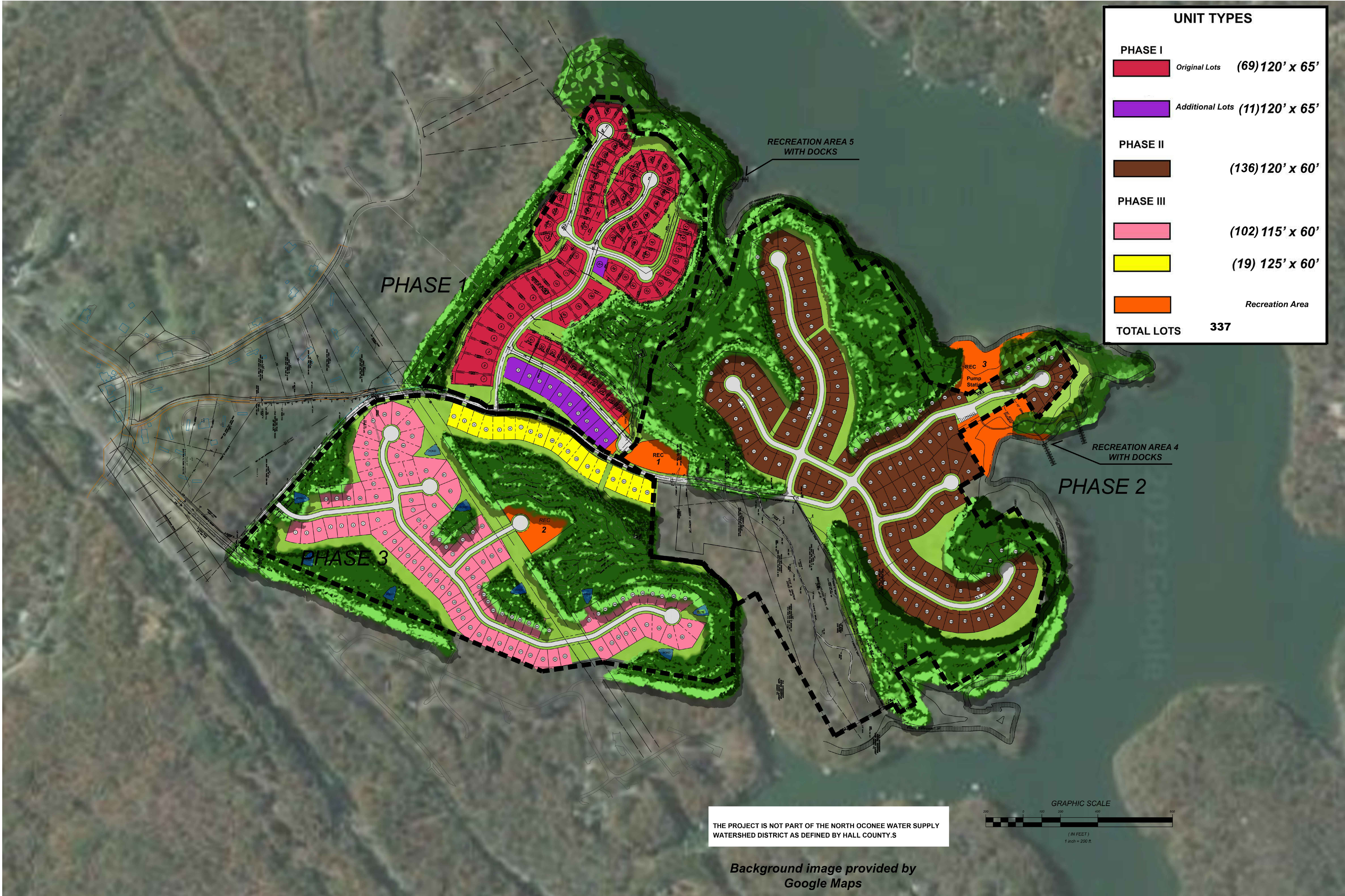
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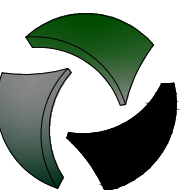
PHASE III
ENLARGEMENT
C404

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


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SEAL

CONCEPTUAL
PLAN
C500

PROJECT NO. 16500.01
PLOT DATE: 03.27.2023

