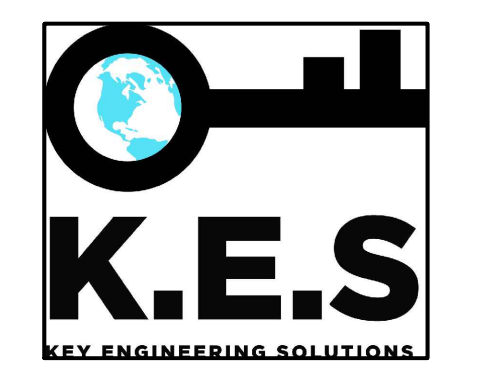


12/7/2023

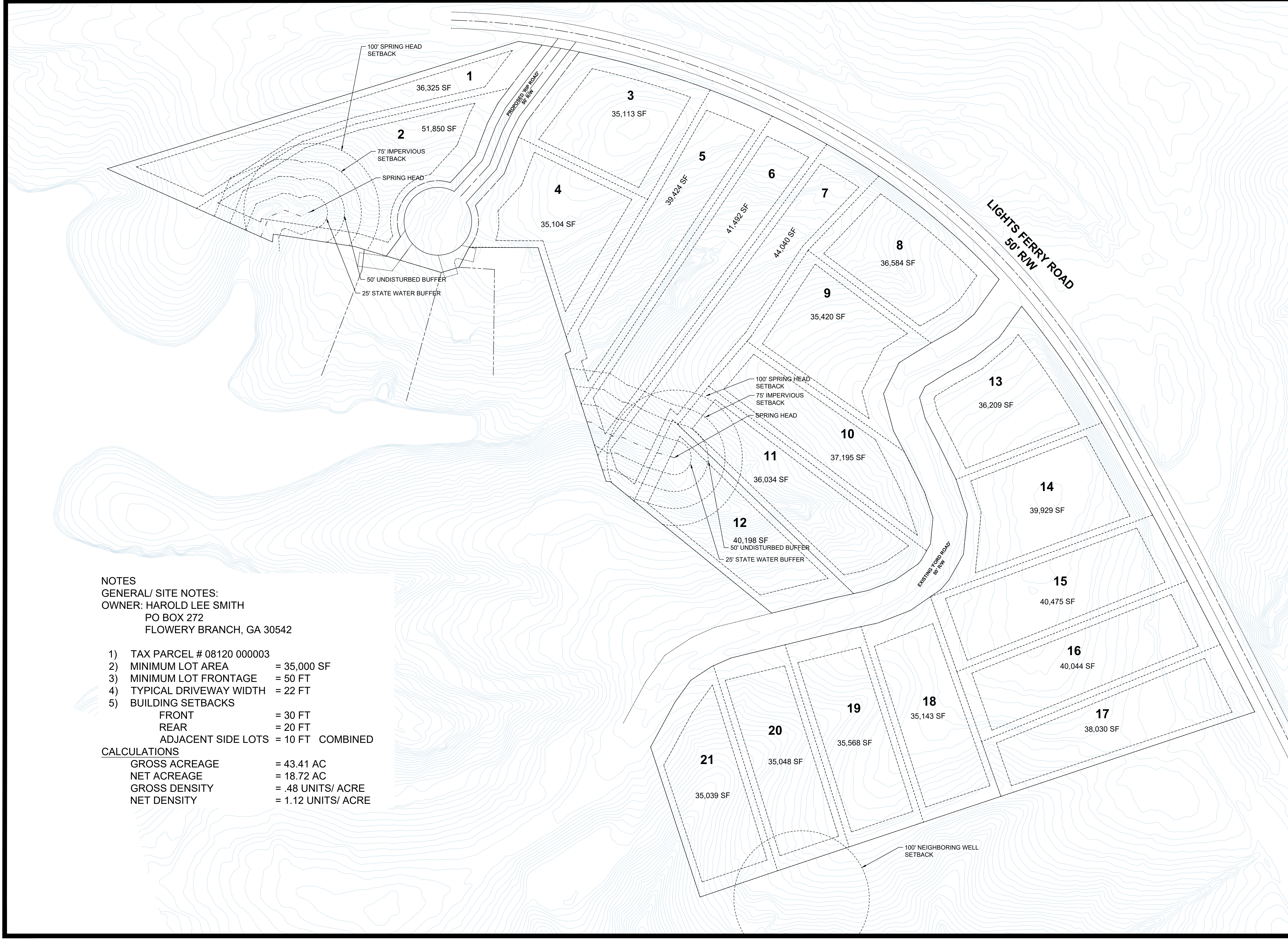
CONCEPTUAL SITE PLAN
6409 LIGHTS FERRY ROAD
FLOWERY BRANCH, GA 30542



3282 Elmer Hill Lane
 Buford, GA 30519
 Phone: 561-504-2224

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DATE	NO.	REVISION
12/7/23	1	



- NOTES**
 GENERAL/ SITE NOTES:
 OWNER: HAROLD LEE SMITH
 PO BOX 272
 FLOWERY BRANCH, GA 30542
- TAX PARCEL # 08120 000003
 - MINIMUM LOT AREA = 35,000 SF
 - MINIMUM LOT FRONTAGE = 50 FT
 - TYPICAL DRIVEWAY WIDTH = 22 FT
 - BUILDING SETBACKS
 - FRONT = 30 FT
 - REAR = 20 FT
 - ADJACENT SIDE LOTS = 10 FT COMBINED
- CALCULATIONS**
- GROSS ACREAGE = 43.41 AC
 - NET ACREAGE = 18.72 AC
 - GROSS DENSITY = .48 UNITS/ ACRE
 - NET DENSITY = 1.12 UNITS/ ACRE