GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

MAGNETIC

TOTAL PROPERTY AREA: ±50.236 AC

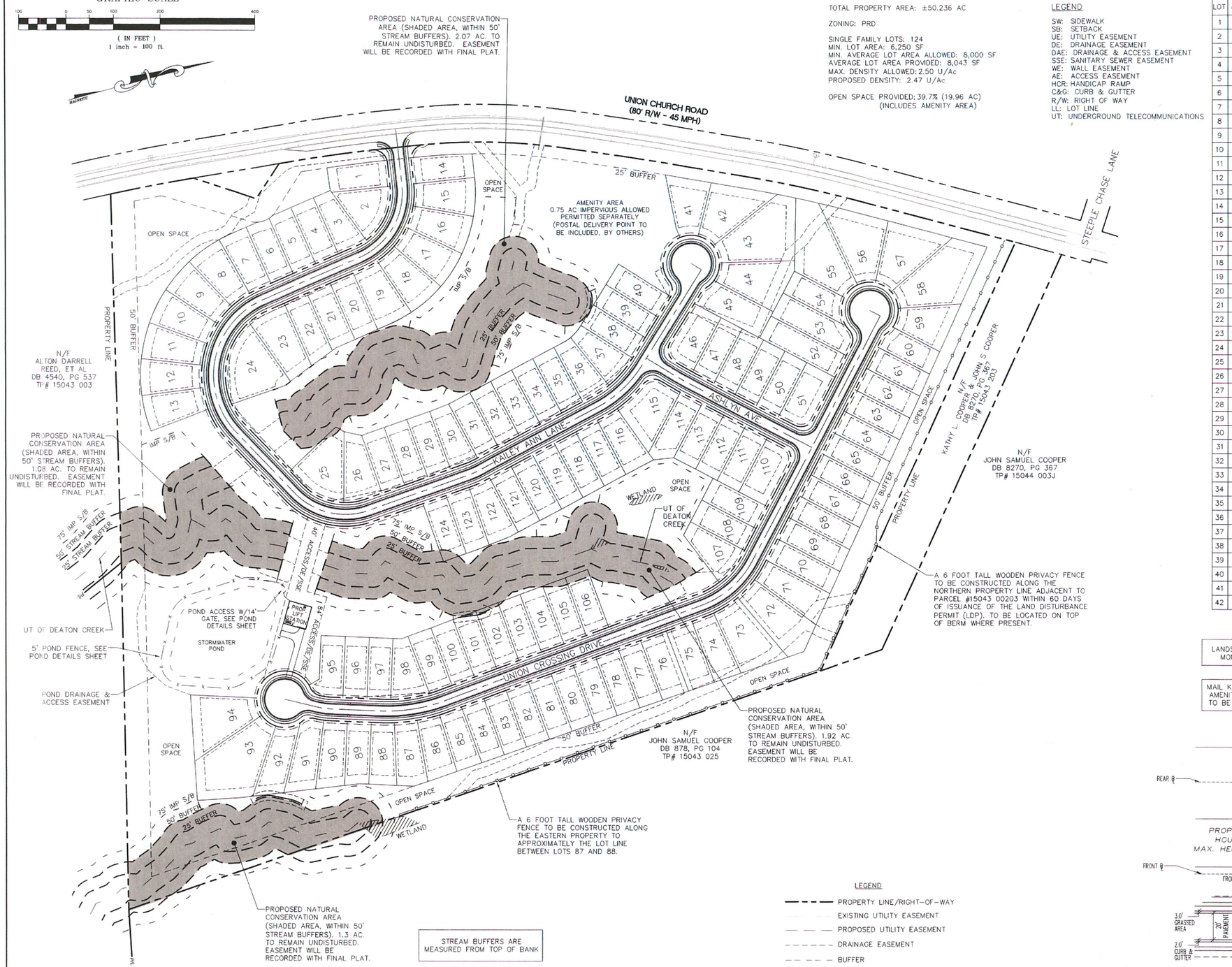
ZONING: PRD

SINGLE FAMILY LOTS: 124
MIN. LOT AREA: 6,250 SF
MIN. AVERAGE LOT AREA ALLOWED: 8,000 SF
AVERAGE LOT AREA PROVIDED: 8,043 SF
MAX. DENSITY ALLOWED: 2.50 U/Ac
PROPOSED DENSITY: 2.47 U/Ac

OPEN SPACE PROVIDED: 39.7% (19.96 AC)
(INCLUDES AMENITY AREA)

LEGEND

SW: SIDEWALK
SB: SETBACK
UE: UTILITY EASEMENT
DE: DRAINAGE EASEMENT
DAE: DRAINAGE & ACCESS EASEMENT
SSE: SANITARY SEWER EASEMENT
WE: WALL EASEMENT
AE: ACCESS EASEMENT
HCR: HANDICAP RAMP
C&G: CURB & GUTTER
R/W: RIGHT OF WAY
LL: LOT LINE
UT: UNDERGROUND TELECOMMUNICATIONS




| LOT | AREA(SF) | AREA(AC) | LOT | AREA(SF) | AREA(AC) | LOT | AREA(SF) | AREA(AC) |
|---|---|---|---|---|---|---|---|---|
| 1 | 7005.08 | 0.16 | 43 | 16938.53 | 0.39 | 85 | 6659.62 | 0.15 |
| 2 | 8212.69 | 0.19 | 44 | 11610.60 | 0.27 | 86 | 7224.42 | 0.17 |
| 3 | 6805.02 | 0.16 | 45 | 9442.55 | 0.22 | 87 | 7674.22 | 0.18 |
| 4 | 6757.05 | 0.16 | 46 | 8656.88 | 0.20 | 88 | 7197.32 | 0.17 |
| 5 | 6747.51 | 0.15 | 47 | 6616.24 | 0.15 | 89 | 6737.46 | 0.15 |
| 6 | 6701.80 | 0.15 | 48 | 6604.00 | 0.15 | 90 | 7718.10 | 0.18 |
| 7 | 7355.26 | 0.17 | 49 | 6604.00 | 0.15 | 91 | 8682.96 | 0.20 |
| 8 | 8161.80 | 0.19 | 50 | 6762.87 | 0.16 | 92 | 8258.80 | 0.19 |
| 9 | 8161.80 | 0.19 | 51 | 8646.86 | 0.20 | 93 | 18863.13 | 0.43 |
| 10 | 8161.80 | 0.19 | 52 | 9381.97 | 0.22 | 94 | 12843.32 | 0.29 |
| 11 | 8161.80 | 0.19 | 53 | 9666.03 | 0.22 | 95 | 7036.46 | 0.16 |
| 12 | 8161.80 | 0.19 | 54 | 6728.62 | 0.15 | 96 | 6630.00 | 0.15 |
| 13 | 8161.80 | 0.19 | 55 | 16276.86 | 0.37 | 97 | 6627.25 | 0.15 |
| 14 | 6996.88 | 0.16 | 56 | 13638.11 | 0.31 | 98 | 7370.63 | 0.17 |
| 15 | 8504.82 | 0.20 | 57 | 12452.00 | 0.29 | 99 | 6626.36 | 0.15 |
| 16 | 8504.89 | 0.20 | 58 | 17491.79 | 0.40 | 100 | 6630.00 | 0.15 |
| 17 | 8504.88 | 0.20 | 59 | 8731.22 | 0.20 | 101 | 6630.00 | 0.15 |
| 18 | 8504.88 | 0.20 | 60 | 6267.60 | 0.14 | 102 | 6630.00 | 0.15 |
| 19 | 8950.85 | 0.21 | 61 | 6431.51 | 0.15 | 103 | 6630.00 | 0.15 |
| 20 | 6890.00 | 0.16 | 62 | 6573.20 | 0.15 | 104 | 6630.00 | 0.15 |
| 21 | 6902.47 | 0.16 | 63 | 6714.88 | 0.15 | 105 | 6630.00 | 0.15 |
| 22 | 7325.68 | 0.17 | 64 | 6856.57 | 0.16 | 106 | 6630.00 | 0.15 |
| 23 | 10574.23 | 0.24 | 65 | 6998.26 | 0.16 | 107 | 7627.00 | 0.18 |
| 24 | 13658.35 | 0.31 | 66 | 7139.94 | 0.16 | 108 | 6760.00 | 0.16 |
| 25 | 11233.93 | 0.26 | 67 | 7281.63 | 0.17 | 109 | 6760.00 | 0.16 |
| 26 | 8473.96 | 0.19 | 68 | 7423.32 | 0.17 | 110 | 8646.86 | 0.20 |
| 27 | 6630.00 | 0.15 | 69 | 7565.00 | 0.17 | 111 | 6760.00 | 0.16 |
| 28 | 6630.00 | 0.15 | 70 | 7706.69 | 0.18 | 112 | 6760.00 | 0.16 |
| 29 | 6630.00 | 0.15 | 71 | 9335.76 | 0.21 | 113 | 6760.00 | 0.16 |
| 30 | 6912.50 | 0.16 | 72 | 12256.70 | 0.28 | 114 | 7502.21 | 0.17 |
| 31 | 6630.00 | 0.15 | 73 | 12108.04 | 0.28 | 115 | 10609.62 | 0.24 |
| 32 | 6630.00 | 0.15 | 74 | 7573.08 | 0.17 | 116 | 7572.19 | 0.17 |
| 33 | 6630.00 | 0.15 | 75 | 7922.83 | 0.18 | 117 | 6760.00 | 0.16 |
| 34 | 6630.00 | 0.15 | 76 | 7848.13 | 0.18 | 118 | 6760.00 | 0.16 |
| 35 | 6630.00 | 0.15 | 77 | 6839.21 | 0.16 | 119 | 6760.00 | 0.16 |
| 36 | 6966.95 | 0.16 | 78 | 6781.45 | 0.16 | 120 | 6760.00 | 0.16 |
| 37 | 7226.00 | 0.17 | 79 | 6723.68 | 0.15 | 121 | 6760.00 | 0.16 |
| 38 | 6630.00 | 0.15 | 80 | 6665.92 | 0.15 | 122 | 7600.58 | 0.17 |
| 39 | 6630.00 | 0.15 | 81 | 6608.16 | 0.15 | 123 | 6755.02 | 0.16 |
| 40 | 6629.94 | 0.15 | 82 | 6550.39 | 0.15 | 124 | 6760.00 | 0.16 |
| 41 | 8480.74 | 0.19 | 83 | 6492.63 | 0.15 | | | |
| 42 | 11420.95 | 0.26 | 84 | 6434.87 | 0.15 | | | |

LANDSCAPED ENTRANCE AND MONUMENTS BY OTHERS

MAIL KIOSK TO BE LOCATED AT AMENITY AREA. AMENITY AREA TO BE PERMITTED SEPARATELY

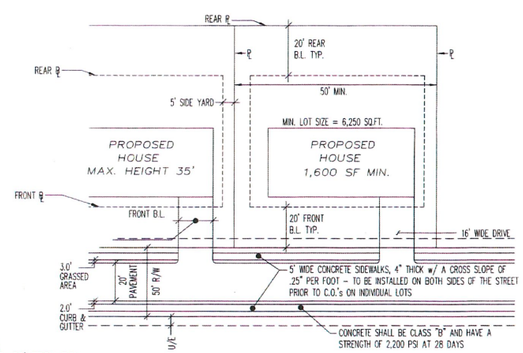
NOTIFY HALL COUNTY ENGINEERING INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION 770 531-6800

STREAM BUFFERS ARE MEASURED FROM TOP OF BANK

DIMENSIONS ARE MEASURED TO BACK OF CURB UNLESS STATED OTHERWISE.

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- EXISTING UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- DRAINAGE EASEMENT
- BUFFER
- UNDERGROUND TELECOMM. (UT)
- GAS LINE (G)
- OPEN SPACE




SETBACKS:
FRONT: 20' FROM ROW
(25' MIN FROM REAR OF S/W TO GARAGE FACE)
SIDE: 5' (SUBJECT TO FIRE DEPT.)
SIDE CORNER: 20'
REAR: 20'

HALL CO. - TYPICAL LOT LAYOUT
N.T.S.

PREPARED BY

PRIMUS ENGINEERING, INC
CIVIL ENGINEERING · LAND PLANNING · SITE DESIGN

3010 HAMILTON MILL RD.
BUFORD, GA 30519
CONTACT:
Byron J. Arceneaux, P.E.
(o) 678 858-3842
byron@primusatlanta.com

PREPARED FOR

LAUDERDALE PROPERTIES, LLC
4705 HAMILTON MILL RD
BUFORD, GA 30518

UNION CROSSING
PARCEL: 15043 000001
GMD 392
HALL COUNTY, GEORGIA

PRELIMINARY PLAT OVERALL

SIGNED / SEALED

6/21/23
GEORGIA REGISTERED No. 25785 PROFESSIONAL ENGINEER
BYRON J. CARLA-OLIVA

GSWCC CERTIFICATION NO. 0000006899

| No. | REVISION | DATE: |
|---|---|---|
| | | |

DESIGNED BY: BJA
DRAWN BY: MDW
CHECKED BY: BJA
DATE: 6/21/23
SCALE 1"=100'
SHEET 04
PRIMUS PROJ NO: 22005