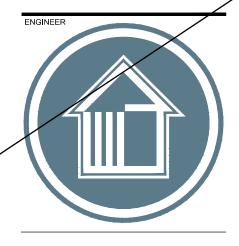


| SITE AREA | 59.003 ACRES |
|--|-------------------------------------|
| ZONING | |
| EXISTING ZONING | AR-III |
| PROPOSED ZONING | PRD (PLANNED RESIDENTIAL DEVELOPMEN |
| ZONING JURISDICTION | HALL COUNTY |
| USE | |
| 50' WIDE LOTS - 38' WIDE FRONT-LOADED SINGLE-FAMILY | 115 UNITS |
| SINGLE-FAMILY GARAGE DOORS (FLUSH WITH FRONT FACADE) | 16 FEET WIDE OR 42% WIDTH OF UNIT |
| MAXIMUM HEIGHT | 35 FEET |
| NUMBER OF STORIES | TWO-STORY |
| MINIMUM UNIT SIZE | 2,100 SP |
| MAXIMUM DENSITY | 2.00 UNITS |
| PROPOSED DENSITY | 1.95 UNITS PER ACRE |
| DIMENSIONAL STANDARDS SINGLE-FAMILY | |
| MINIMUM LOT AREA | 8,000 SF |
| MINIMUM LOT WIDTH | 50 FEET |
| MINIMUM FRONT YARD SETBACK | 25 FEET |
| MINIMUM SIDE YARD SETBACK | 5 FEET |
| MINIMUM REAR YARD SETBACK | 20 FEET |
| DIMENSIONAL STANDARDS (TOWNHOMES) | |
| MINIMUM PUBLIC ROAD FRONTAGE | 75 FEET |
| MINIMUM OPEN SPACE | 30% OR 17.701 ACRES |
| PROPOSED OPEN SPACE | 47.8% OR 28.193 ACRES |
| BUFFER | 50 FOOT PLANTED BUFFER ALONG PERIME |



THE REVIVE LAND GROUP Part of Peachtree Group

SOURCE. ENTITLE. REVIVE.

ONE ALLIANCE CENTER 3500 LENOX ROAD SUITE 625 ATLANTA, GEORGIA 30326 O: (678) 223-8978 WWW.THEREVIVELANDGROUP.COM

PROJECT SOMERSET AT SARDIS CREEK

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

3212 & 3302 ANTIOCH CAMPGROUND ROAD GAINESVILLE, GA 30506

HALL COUNTY GEORGIA

LAND LOT: 83 & 96 DISTRICT: 10TH



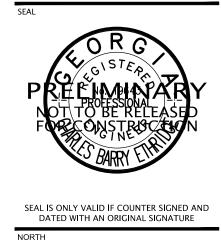
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PROJECT NUMBE 23023





JAN 16, 2024

CONCEPTUAL SITE PLAN

678-223-8978 300 feet

~ UNDERGROUND

7.99NKNOWN LINE

 \square



PARCEL ID: 10096 000059 - LAMAR COLLINS PARCEL ID: 10096 000061 - LAMAR COLLINS PARCEL ID: 10096 000062 - LAMAR COLLINS

GENERAL NOTES:

- STREAMS AND WETLANDS ARE LOCATED ON THE SITE FLOODPLAIN IS LOCATED ON THE SITE NO POWER TRANSMISSION OR GAS PIPELINE EASEMENTS ARE LOCATED ON THE SITE
- NO CEMETERIES ARE LOCATED ON THE SITE SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON THE SITE PLAN
- SPEED LIMIT ON ANTIOCH CAMPGROUND ROAD IS 35 MPH. SPEED LIMIT ON LOOPER LAKE ROAD IS 35 MPH.
- SPEED LIMIT ON ALLISON ROAD IS 35 MPH WATER UTILITY PROVIDER IS CITY OF GAINESVILLE.
- SANITARY SEWER PROVIDER IS CITY OF GAINESVILLE. DEVELOPMENT TO BE SERVED BY GRAVITY SEWER. A PROPOSED PUMP STATION IS REQUIRED. THIS CONCEPT PLAN UTILIZES GIS DATA FOR FLOOD HAZARD AREA, TOPOGRAPHY, SANITARY SEWER FORCE MAIN AND UNDERGROUND WATER MAIN.
- EXISTING TREE CANOPY COVERS THE SITE. THE HOA(S) WILL MAINTAIN AND MANAGE ALL OF THE COMMON AREAS OF THE DEVELOPMENT, INCLUDING FINANCIAL MANAGEMENT AND ENFORCEMENT OF COMMUNITY STANDARDS. ANY MODIFICATIONS OR NEW CONSTRUCTION WITHIN THE COMMUNITY MUST BE APPROVED BY AN ARCHITECTURAL REVIEW BOARD. THE BOARD WILL BE ESTABLISHED AND OPERATED BY THE DEVELOPER UNTIL SUCH TIME AS THE POWERS ARE TRANSFERRED TO THE HOA(S). PUBLIC STREETS WILL BE TURNED OVER TO THE COUNTY WHEREAS THE ALLEYWAYS WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOA(S).
- 14. EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED.

