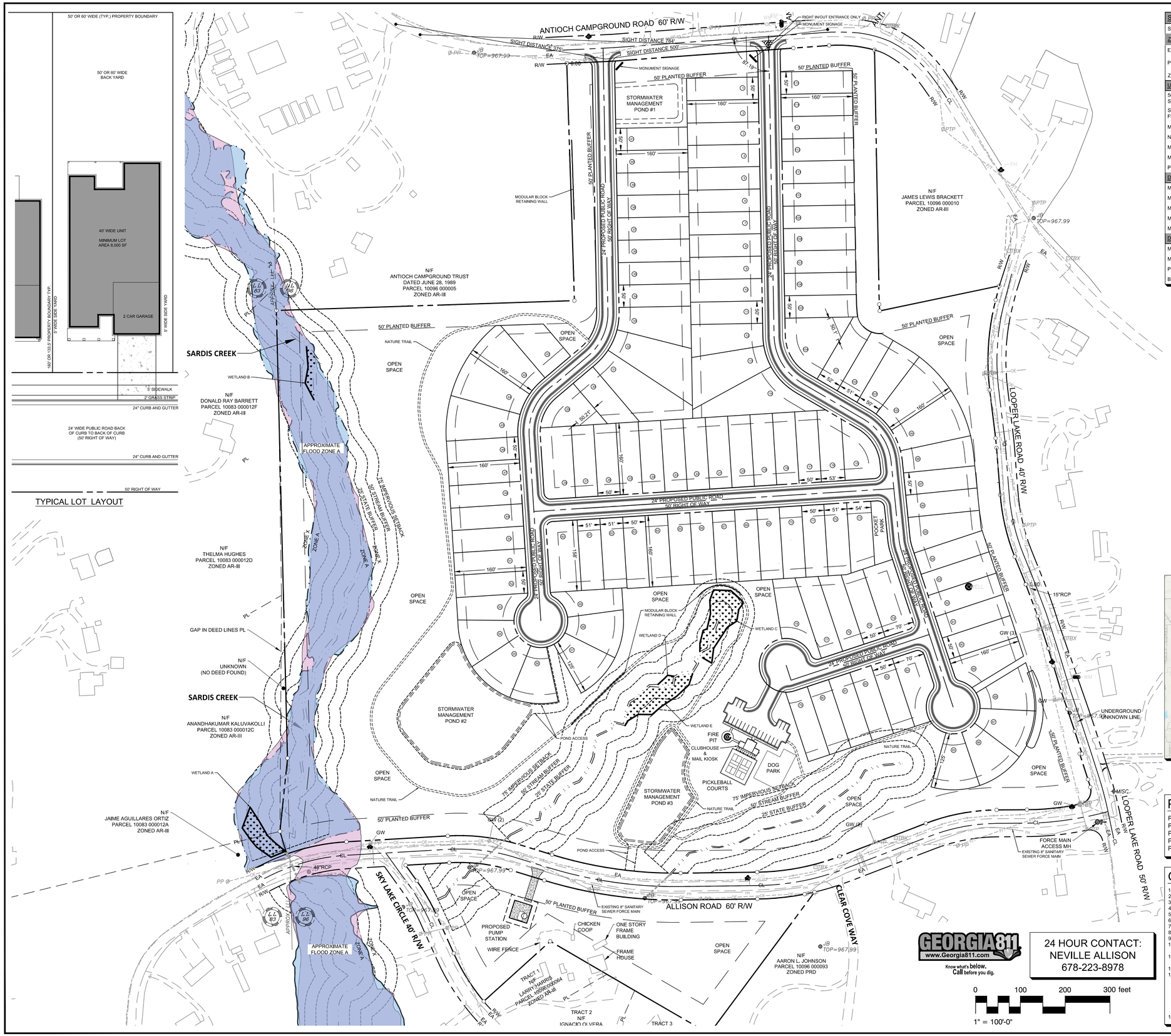
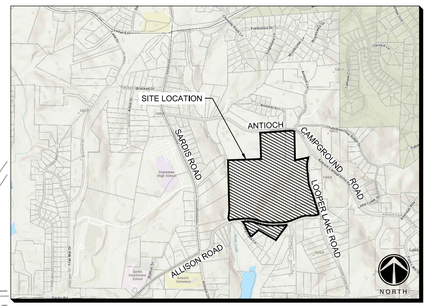


SITE DATA:	
SITE AREA	59.003 ACRES
ZONING	
EXISTING ZONING	AR-III
PROPOSED ZONING	PRD (PLANNED RESIDENTIAL DEVELOPMENT) SENIOR ORIENTED RESIDENTIAL USE
ZONING JURISDICTION	HALL COUNTY
USE	
50' WIDE LOTS - 38' WIDE FRONT-LOADED SINGLE-FAMILY	115 UNITS
SINGLE-FAMILY GARAGE DOORS (FLUSH WITH FRONT FACADE)	16 FEET WIDE OR 42% WIDTH OF UNIT
MAXIMUM HEIGHT	35 FEET
NUMBER OF STORIES	TWO-STORY
MINIMUM UNIT SIZE	2,100 SF
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 PERIMETER



SITE LOCATION MAP
NOT TO SCALE

PROPERTY OWNERS:

PARCEL ID: 10096 000006 - CAROLE FREEMAN
PARCEL ID: 10096 000004 - WESLEY MARTIN
PARCEL ID: 10096 000059 - LAMAR COLLINS
PARCEL ID: 10096 000061 - LAMAR COLLINS
PARCEL ID: 10096 000062 - LAMAR COLLINS

GENERAL NOTES:

1. STREAMS AND WETLANDS ARE LOCATED ON THE SITE
2. FLOODPLAIN IS LOCATED ON THE SITE
3. NO POWER TRANSMISSION OR GAS PIPELINE EASEMENTS ARE LOCATED ON THE SITE
4. NO CEMETERIES ARE LOCATED ON THE SITE
5. SIZE AND LOCATION OF PROPOSED STRUCTURES AS INDICATED ON THE SITE PLAN
6. SPEED LIMIT ON ANTIOCH CAMPGROUND ROAD IS 35 MPH.
7. SPEED LIMIT ON LOOPER LAKE ROAD IS 35 MPH.
8. SPEED LIMIT ON ALLISON ROAD IS 35 MPH
9. WATER UTILITY PROVIDER IS CITY OF GAINESVILLE.
10. SANITARY SEWER PROVIDER IS CITY OF GAINESVILLE. DEVELOPMENT TO BE SERVED BY GRAVITY SEWER. A PROPOSED PUMP STATION IS REQUIRED.
11. THIS CONCEPT PLAN UTILIZES GIS DATA FOR FLOOD HAZARD AREA, TOPOGRAPHY, SANITARY SEWER FORCE MAIN AND UNDERGROUND WATER MAIN.
12. EXISTING TREE CANOPY COVERS THE SITE.
13. 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.

ENGINEER

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 SENIOR ORIENTED RESIDENTIAL DEVELOPMENT

3212 & 3302 ANTIOCH CAMPGROUND ROAD
GAINESVILLE, GA 30506

HALL COUNTY
GEORGIA

LAND LOT: 83 & 96
DISTRICT: 10TH

CLIENT

THE REVIVE LAND GROUP
Part of Peachtree Group

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O: (678) 223-8978
THEREVIVELANDGROUP.COM

REVISION

REVISION	DATE

PROJECT NUMBER

23023

SEAL

GEORGIA REGISTERED PROFESSIONAL ENGINEER CHARLES BARRY CHRISTIAN

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

NORTH

NORTH

DATE

FEBRUARY 29, 2024

TITLE

CONCEPTUAL SITE PLAN

SHEET

Z-01