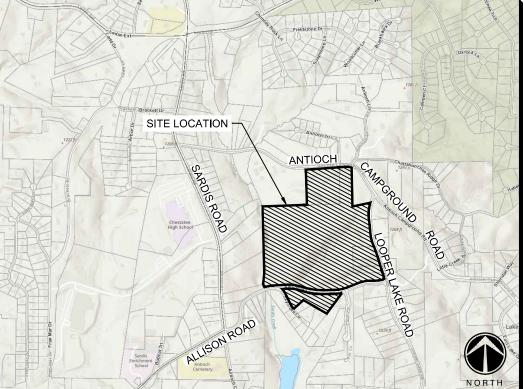


	SITE DATA:
	SITE AREA
	ZONING EXISTING ZONING
	PROPOSED ZONING
	ZONING JURISDICTION
	USE 50' WIDE LOTS - 38' WIDE FRONT-LOAD
	SINGLE-FAMILY SINGLE-FAMILY GARAGE DOORS (FLU
	FRONT FACADE)
	NUMBER OF STORIES
	MINIMUM UNIT SIZE
	PROPOSED DENSITY
	DIMENSIONAL STANDARDS SINGLE-FA
	MINIMUM FRONT YARD SETBACK
	MINIMUM SIDE YARD SETBACK MINIMUM REAR YARD SETBACK
	DIMENSIONAL STANDARDS
	MINIMUM PUBLIC ROAD FRONTAGE
	PROPOSED OPEN SPACE
	BUFFER
FUN	
RCP	Contain Ex-
	SITE L
ATTEX	
	Che
709=967.99NKNOWN LINE	
	Sardia Englandia
	Shoul &
	SITE I
THE ATT MISE	01121
5	PROPERTY OW
	PARCEL ID: 10096 000006 - CA
	PARCEL ID: 10096 000004 - WE PARCEL ID: 10096 000059 - LAI
MAIN RO	PARCEL ID: 10096 000061 - LAI PARCEL ID: 10096 000062 - LAI
THE LEVE ME	GENERAL NOTE
50'RNN	1. STREAMS AND WETLANDS ARE L 2. FLOODPLAIN IS LOCATED ON THE
	 NO POWER TRANSMISSION OR G. NO CEMETERIES ARE LOCATED C SIZE AND LOCATION OF PROPOSI
	 6. SPEED LIMIT ON ANTIOCH CAMPO 7. SPEED LIMIT ON LOOPER LAKE R
HOUR CONTACT:	 SPEED LIMIT ON ALLISON ROAD IS WATER UTILITY PROVIDER IS CIT SANITARY SEWER PROVIDER IS CONTINUED
EVILLE ALLISON	GRAVITY SEWER. A PROPOSED F 11. THIS CONCEPT PLAN UTILIZES GI SEWER FORCE MAIN AND UNDER
678-223-8978	12. EXISTING TREE CANOPY COVERS 13. THE HOA(S) WILL MAINTAIN AND I
200 300 feet	INCLUDING FINANCIAL MANAGEM MODIFICATIONS OR NEW CONST ARCHITECTURAL REVIEW BOARD
	DEVELOPER UNTIL SUCH TIME AS

DATA:	
REA	59.003 ACRES
2	
IG ZONING	AR-III
SED ZONING	PRD (PLANNED RESIDENTIAL DEVELOPMENT) SENIOR ORIENTED RESIDENTIAL USE
JURISDICTION	HALL COUNTY
E LOTS - 38' WIDE FRONT-LOADED -FAMILY	114 UNITS
-FAMILY GARAGE DOORS (FLUSH WITH FACADE)	16 FEET WIDE OR 42% WIDTH OF UNIT
JM HEIGHT	35 FEET
R OF STORIES	TWO-STORY
M UNIT SIZE	2,100 SF
JM DENSITY	2.00 UNITS
SED DENSITY	1.93 UNITS PER ACRE
SIONAL STANDARDS SINGLE-FAMILY	
M LOT AREA (EXCEPT AS NOTED)	8,000 SF
M LOT WIDTH	50 FEET
M LOT WIDTH M FRONT YARD SETBACK	50 FEET 25 FEET
M FRONT YARD SETBACK	25 FEET
M FRONT YARD SETBACK M SIDE YARD SETBACK	25 FEET 5 FEET
M FRONT YARD SETBACK M SIDE YARD SETBACK M REAR YARD SETBACK	25 FEET 5 FEET
M FRONT YARD SETBACK M SIDE YARD SETBACK M REAR YARD SETBACK SIONAL STANDARDS	25 FEET 5 FEET 20 FEET
M FRONT YARD SETBACK M SIDE YARD SETBACK M REAR YARD SETBACK SIONAL STANDARDS M PUBLIC ROAD FRONTAGE	25 FEET 5 FEET 20 FEET 75 FEET



NOT TO SCALE

VNERS:

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

<u>'ES</u>:

- LOCATED ON THE SITE
- THE SITE R GAS PIPELINE EASEMENTS ARE LOCATED ON THE SITE D ON THE SITE SED STRUCTURES AS INDICATED ON THE SITE PLAN
- IPGROUND ROAD IS 35 MPH. ROAD IS 35 MPH.
-) IS 35 MPH
- CITY OF GAINESVILLE. IS CITY OF GAINESVILLE. IS CITY OF GAINESVILLE. DEVELOPMENT TO BE SERVED BY ED PUMP STATION IS REQUIRED. IS GIS DATA FOR FLOOD HAZARD AREA, TOPOGRAPHY, SANITARY
- ERGROUND WATER MAIN. RS THE SITE.
- D MANAGE ALL OF THE COMMON AREAS OF THE DEVELOPMENT, EMENT AND ENFORCEMENT OF COMMUNITY STANDARDS. ANY TRUCTION 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). 4. EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED

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

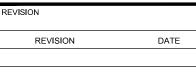
LAND LOT: 83 & 96 DISTRICT: 10TH

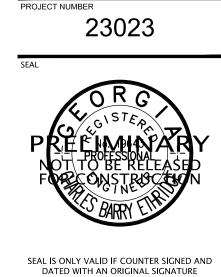


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NORTH

MARCH 29, 2024

CONCEPTUAL SITE PLAN

Z-01