

**OWNER & DEVELOPER:**

**Rochester BCCM**  
**JOSH NELSON**  
 5608 AZELIA DRIVE  
 GAINESVILLE, GA 30506  
 PHONE: 972-757-4511  
 EMAIL: JOSHRONELSON@GMAIL.COM  
**APPLICANT INFORMATION:**

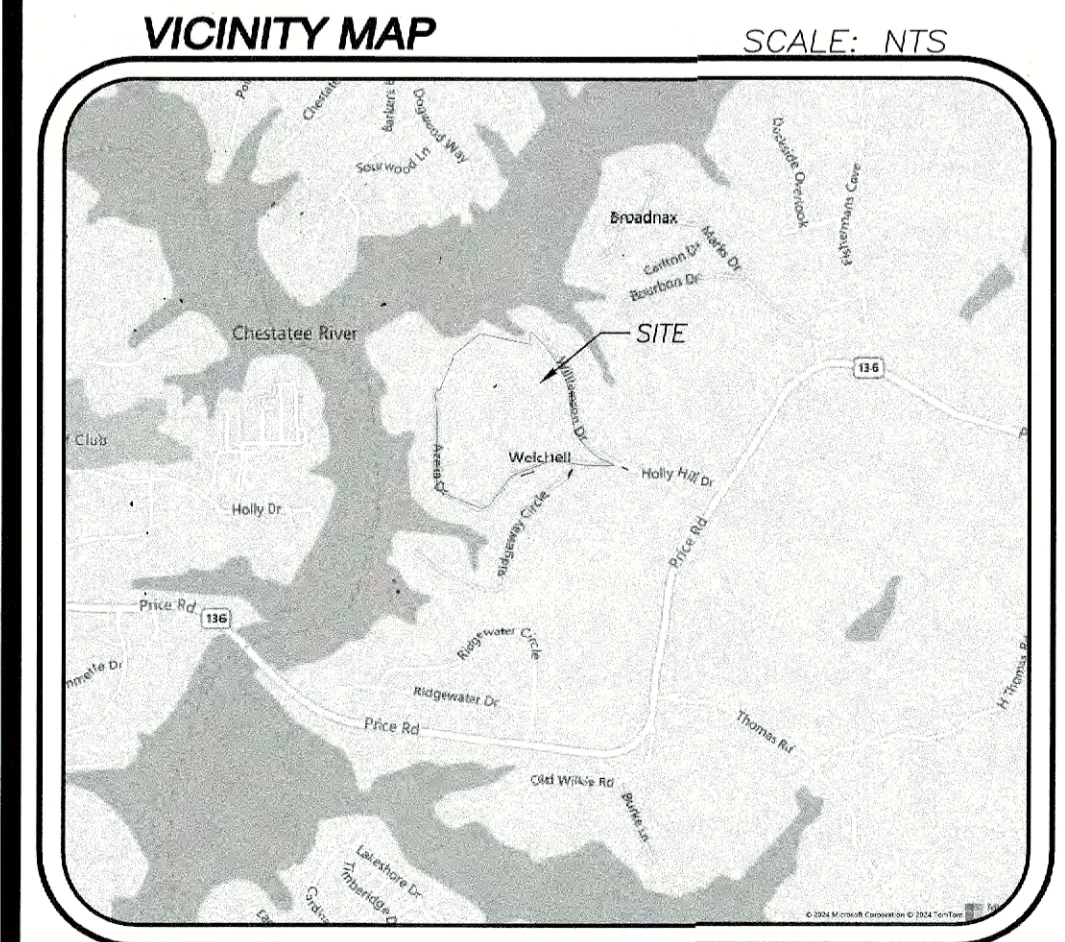
**Rochester BCCM**  
 425 OAK STREET, NW  
 GAINESVILLE, GEORGIA 30501

**CONTACT: JEREMY FRYDRYCH, P.E.**  
 PHONE: 678-450-5203  
 EMAIL: JDFRYDRYCH@ROCHESTER-ASSOC.COM

**LEGEND:**

- SLOPES >25%
- ZONING BOUNDARY

SITE DATA	
ZONING	VC & AR-III
AREA	40.17 AC
NUMBER OF LOTS	14
DENSITY	348 UNITS/AC
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	20'
MINIMUM LOT AREA	35,000 sq. ft.
MINIMUM LOT FRONTAGE	50'



Parcel Table	
LOT #	AREA (AC)
1	2.34
2	1.79
3	2.64
4	2.97
5	3.23
6	4.95
7	3.64
8	2.28
9	2.05
10	1.37
11	1.76
12	1.20
13	1.22
14	8.73

SOIL SERIES <sup>(2)</sup> (SEE SUITABILITY CODES)	SLOPE <sup>(1)</sup> (RANGES OF SOIL TYPE)	RESTRICTIVE/ REFUSAL LAYER <sup>(1)</sup> (INCHES BGS)	DEPTH TO SEASONAL HIGH H <sub>2</sub> O TABLE <sup>(1)</sup> (INCHES BGS)	ABSORPTION RATE <sup>(3)(4)</sup> AT RECOMMENDED TRENCH DEPTH (MIN/INCH)	RECOMMENDED <sup>(1)(3)</sup> TRENCH DEPTH (INCHES BGS)	SUITABILITY <sup>(4)</sup> CODE
Pacolet Soil Series	6-10%	>72	>72	45	24-36	A
Pacolet Soil Series	10-15%	>72	>72	45	24-36	A
Pacolet (Rocky) Soil Series	6-10%	48	>48	45	22-24	A

**Rochester BCCM**  
 Rochester & Associates, LLC  
 425 Oak St NW, Gainesville, GA 30501  
 770.716.0600 P | www.rochester-assoc.com

ZONING PLAN FOR:  
**LAKESIDE AT HOLLY HILL**  
 SUBDIVISION  
 LOCATED IN:  
 HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE SIGNATURE OF THE ENGINEER OR ARCHITECT SHALL BE VOID. THE SEAL SHOWN HEREON AND THE SIGNATURE OF THE ENGINEER OR ARCHITECT SHALL BE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE  
 0' 100' 200'

SHEET  
**1**  
 OF  
**1**

DATE: 03/26/24  
 SCALE: 1"=100'  
 JOB NO. 622401.3A.2D  
 DRAWN BY: CMF