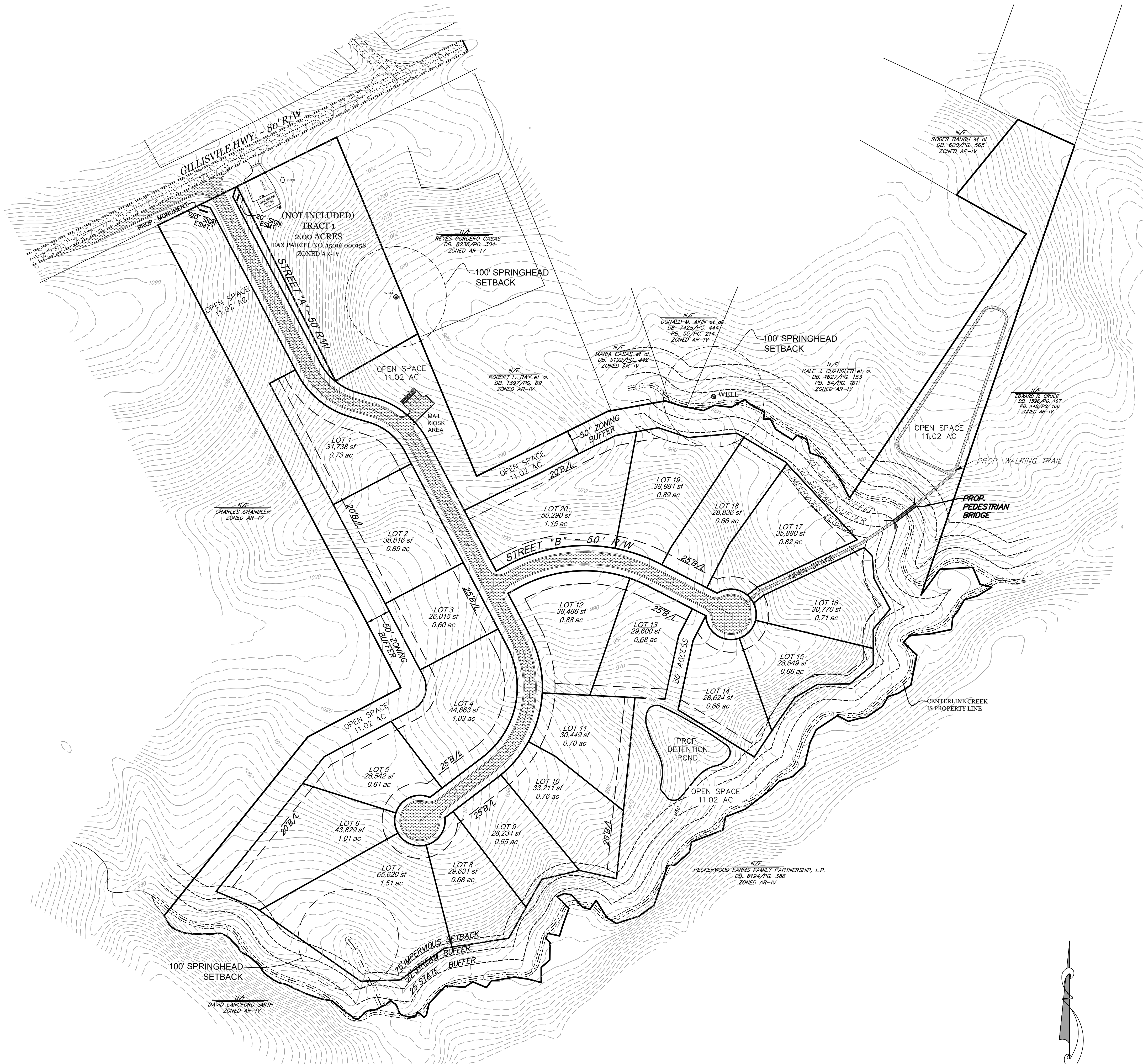


REVISION:	5-15-24	DETACHED SINGLE FAMILY
DATE:		

ALL MATERIAL, CONSTRUCTION, AND WORKMANSHIP ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS AND SHALL BE PERFORMED IN A WORKMANLIKE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS, DETERMINING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO WATER, GAS, SEWER, AND CABLE, AND SHALL BE LIABLE FOR ANY DAMAGES DUE TO HIS OPERATION, CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES DUE TO HIS OPERATION. THE DESIGNER DISCLAIMS ANY RESPONSIBILITY FOR DESIGN CHANGES MADE BY OTHERS. THE CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER THREE WORKING DAYS BEFORE DIGGING. IN METRO ATLANTA DIAL 404/395-5000. THROUGHOUT GEORGIA CALL 800/292-7411.



GENERAL NOTES
 -DOMESTIC WATER SUPPLY TO BE CITY OF GAINESVILLE
 -SANITARY SEWER TO BE INDIVIDUAL SEPTIC SYSTEMS
 -CURRENT ZONING: AR-IV
 -PROPOSED ZONING: PRD
 -MINIMUM LOT WIDTH 100FT
 -DENSITY: 20 UNITS/30.87AC = 0.65U/AC
 -TOTAL LENGTH OF NEW R/W = 1,122
 -2400 MIN. SF HOUSE
 -MANDATORY HOA TO BE REQ.
 -DEVELOPMENT PROPOSES PEDESTRIAN BRIDGE TO OPEN SPACE WITH WALKING TRAILS TO COMPLIMENT
 -MINIMUM LOT SIZE TO BE 26,015SF
 -9.26AC OF OPEN SPACE REQUIRED. 11.02AC OF OPEN SPACE PROVIDED.

BOUNDARY SURVEY
 -BOUNDARY REFERENCED FROM REED PLANNING & DESIGN DATED 11/15/19

FLOOD NOTE:
 NO FLOOD HAZARD DOES NOT EXIST ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13139C0225G, DATED 12/1/22

BUILDING SETBACKS:
 FRONT: 25' FROM R/W OF ROADS
 SIDE: 5' FROM PROPERTY LINES
 REAR: 20' FROM PROPERTY LINES

TOTAL AREA: 30.87 AC
OPENSACE REQ'D: 9.26 AC
OPENSACE PROVIDED: 11.02 AC 5-15-24

ENTRY MONUMENT SIGNAGE
 APPLICANT IS REQUESTING PERMISSION FOR AN ENTRY MONUMENT TRYF OF SIGN WITH A NATURAL STONE BASE WITH A SIGN SIZE (MONUMENT BASE AND SIGNAGE) TOTALING 42SF.

ENTRANCE MAY INCLUDE THE FOLLOWING STRUCTURAL ITEMS:
 -MASONRY WALLS
 -WOOD OR PVC FENCING
 -ILLUMINATED SIGNAGE IN ACCORDANCE WITH HALL CO. SIGN ORDINANCE
 -ORNAMENTAL SCULPTURE
 -LANDSCAPING AND IRRIGATION

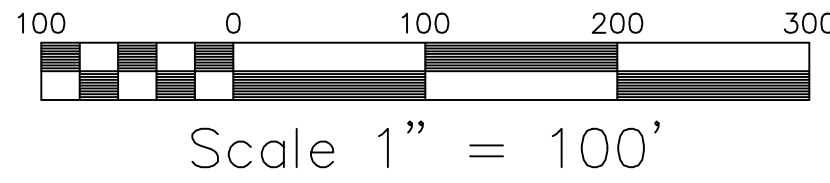
ARCHITECTURAL MATERIALS & SITE IMPROVEMENTS
 THE BUILDER INTENDS TO BUILD: 5-15-24
 -SINGLE FAMILY FEE SIMPLE DETACHED DWELLINGS WITH CAR GARAGES(GARAGE WIDTH NOT TO EXCEED 70% OF FRONT BUILDING WIDTH).
 -FRONT FACADES WITH A COMBINATION OF MASONRY & FIBER CEMENT SIDING MATERIALS.
 -SIDE&REAR FACADES WITH MASONRY, FIBER CEMENT SIDING, OR SHAKE SIDING
 -SODDED YARDS (4 SIDES)

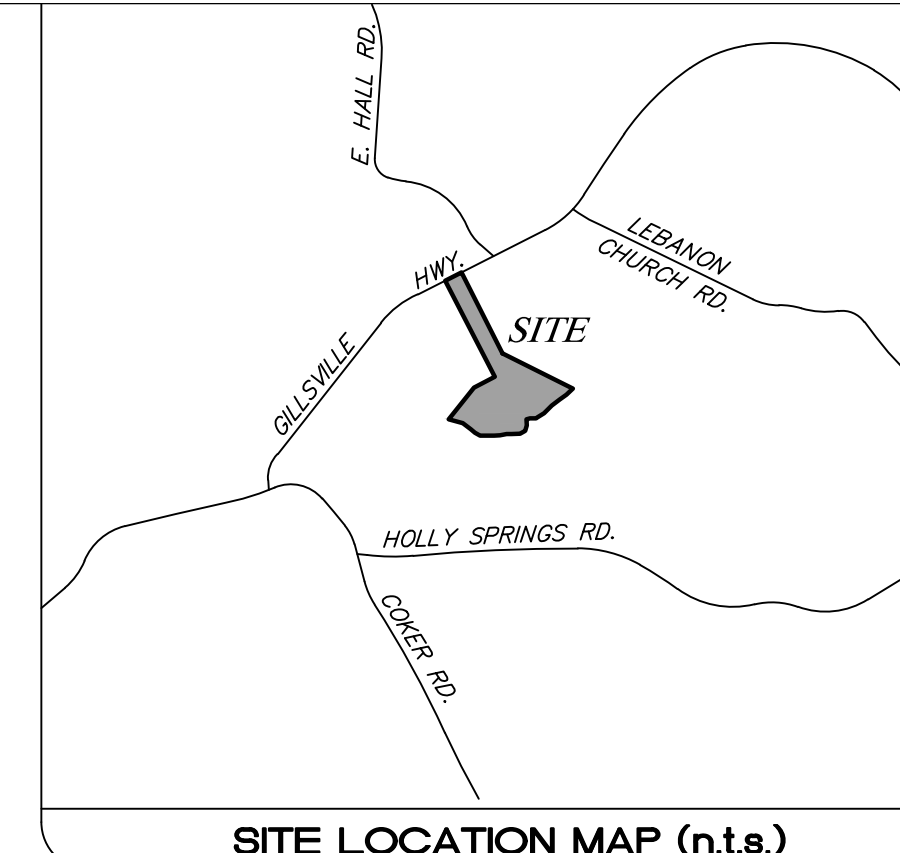
302 WEST MAY STREET
 WINDER, GA. 30680
Sullins Engineering, LLC
 PHONE: (678) 687-6219
 CONTACT: MATTHEW SULLINS
 CIVIL ENGINEERS - LAND PLANNERS

REZONE PLAN FOR:
GILLESVILLE HWY.
 LOCATED IN:
 PARCEL: 028C 159 / L.L. 16, 15th DIST.
 HALL COUNTY, GEORGIA



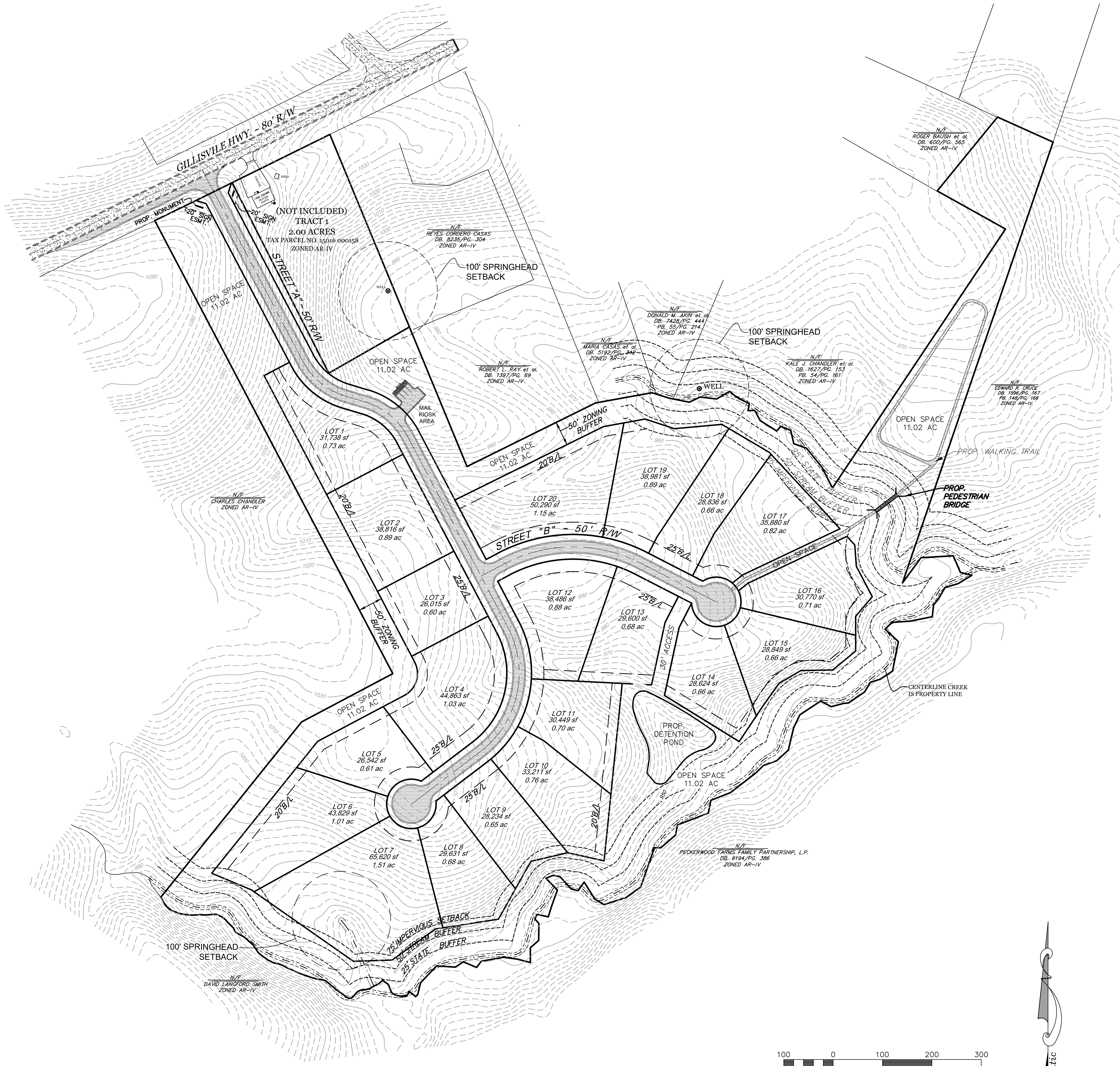
DATE: 4/17/24 JOB #: 2999
 SHEET 1





REVISION:	
DATE:	

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GENERAL NOTES
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BOUNDARY SURVEY
 -BOUNDARY REFERENCED FROM REED PLANNING & DESIGN DATED 11/15/19

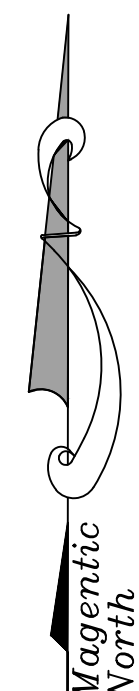
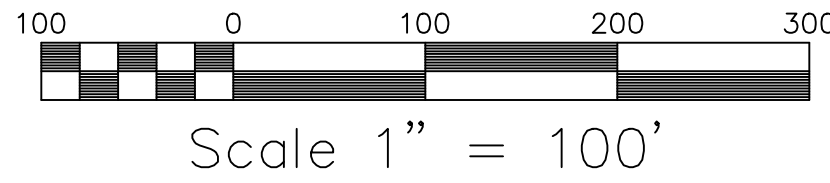
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OPENSACE REQ'D: 9.26 AC

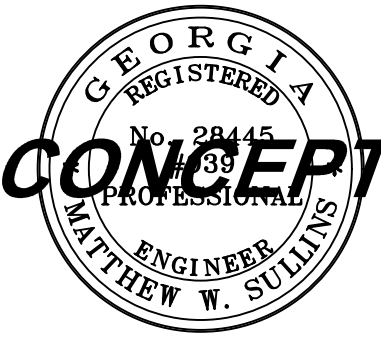
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ARCHITECTUAL MATERIALS & SITE IMPROVEMENTS
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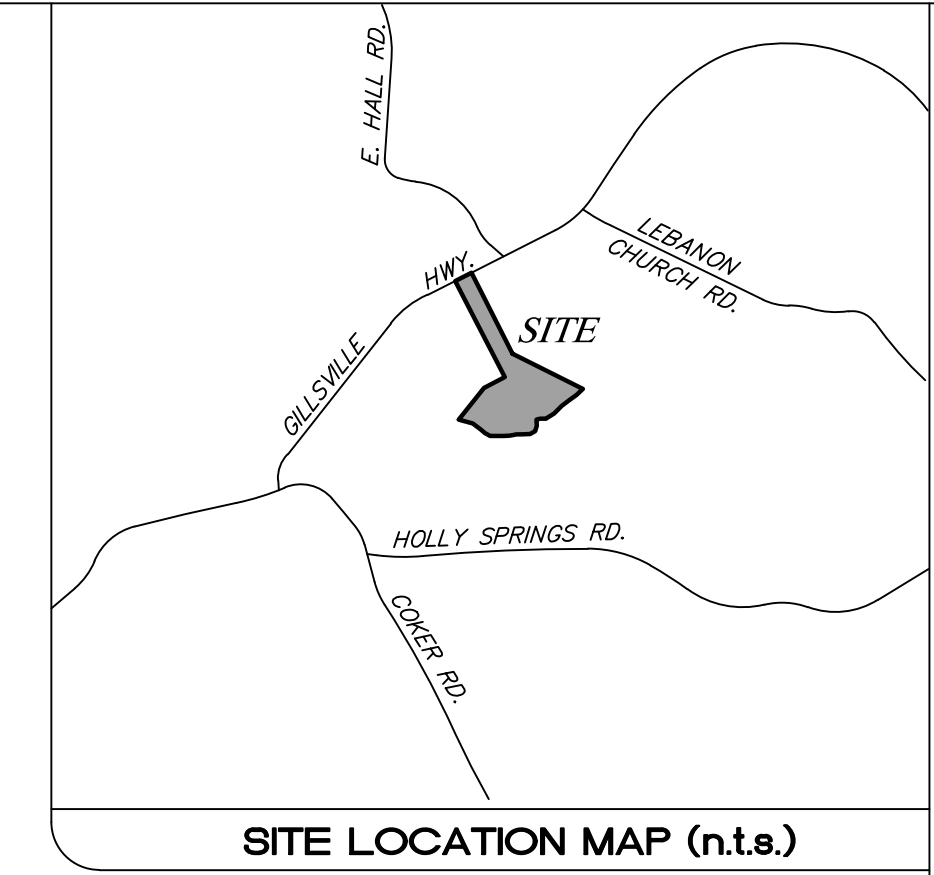
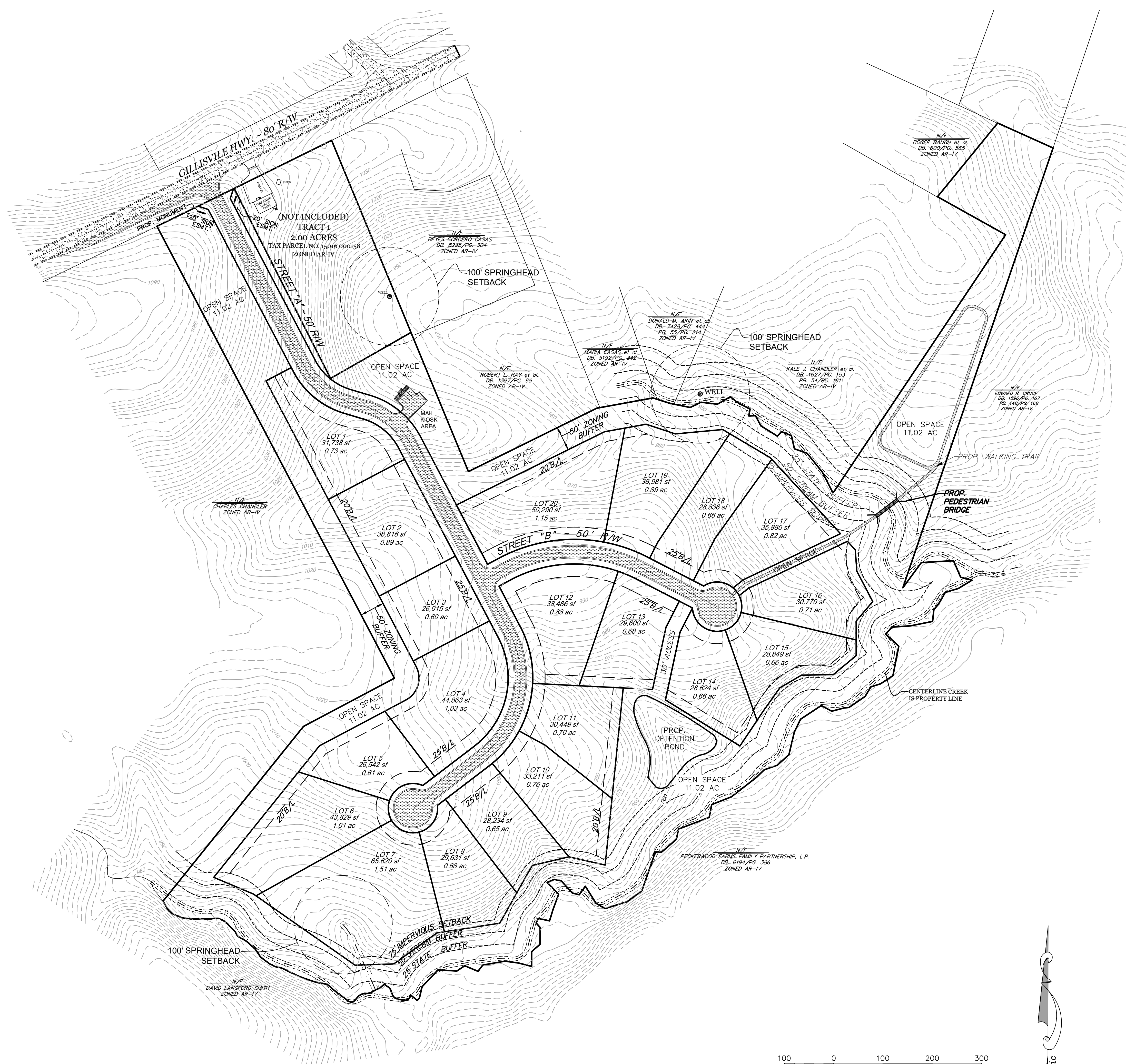


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 WINDER, GA. 30680
Sullins Engineering, LLC
 PHONE: (678) 687-6219
 CONTACT: MATTHEW SULLINS
 CIVIL ENGINEERS - LAND PLANNERS

REZONE PLAN FOR:
GILLESVILLE HWY.
 LOCATED IN:
 PARCEL: 028C 159 / L.L. 16, 15R DIST.
 HALL COUNTY, GEORGIA



DATE	JOB #
4/17/24	2999
SHEET 1	



GENERAL NOTES

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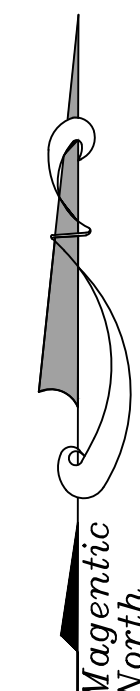
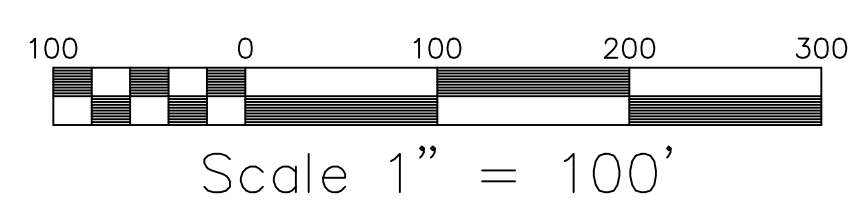
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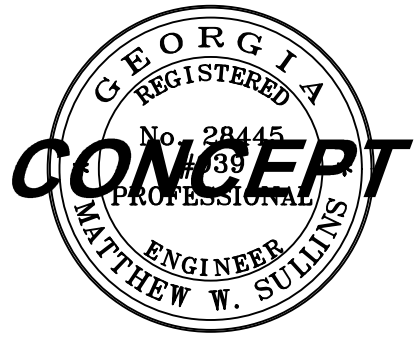


REVISION:	
DATE:	

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HALL COUNTY, GEORGIA



DATE	JOB #
3/29/24	2999
SHEET 1	