

THE REVIVE LAND GROUP

SOURCE. ENTITLED. REVIVE.

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

PROJECT
**SOMERSET
AT
HICKORY FARMS**

A MASTER PLANNED
RESIDENTIAL DEVELOPMENT

4841 CAGLE ROAD
GAINESVILLE, GA 30554

HALL COUNTY
GEORGIA

CLIENT
**THE REVIVE
LAND GROUP**

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REVISION

PROJECT NUMBER	24008
SCALE	
DATE	MARCH 4, 2025
TITLE	CONCEPTUAL SITE PLAN
SHEET	Z-01

3/17/2025 - Item 4



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



DATE

TITLE

SHEET

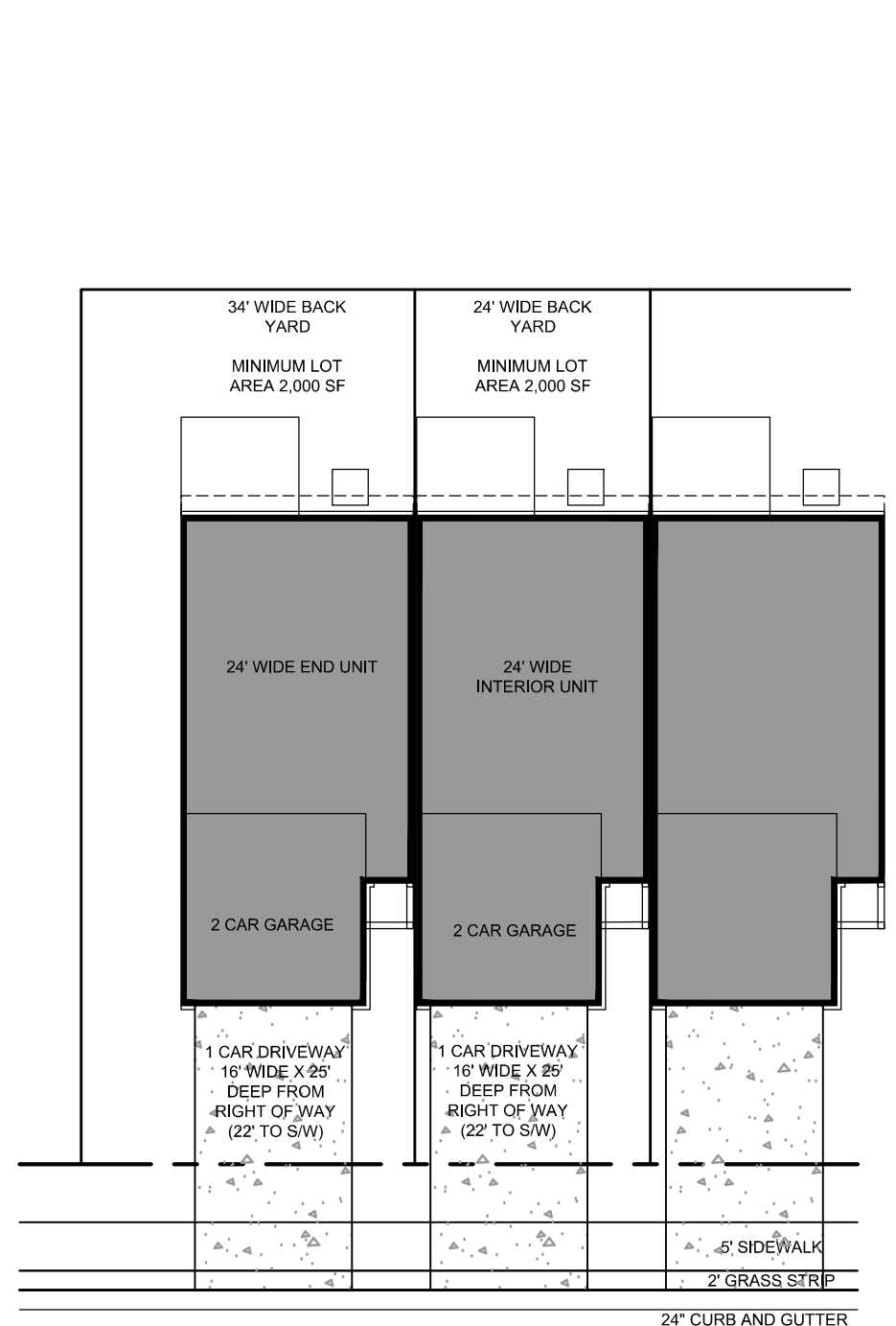
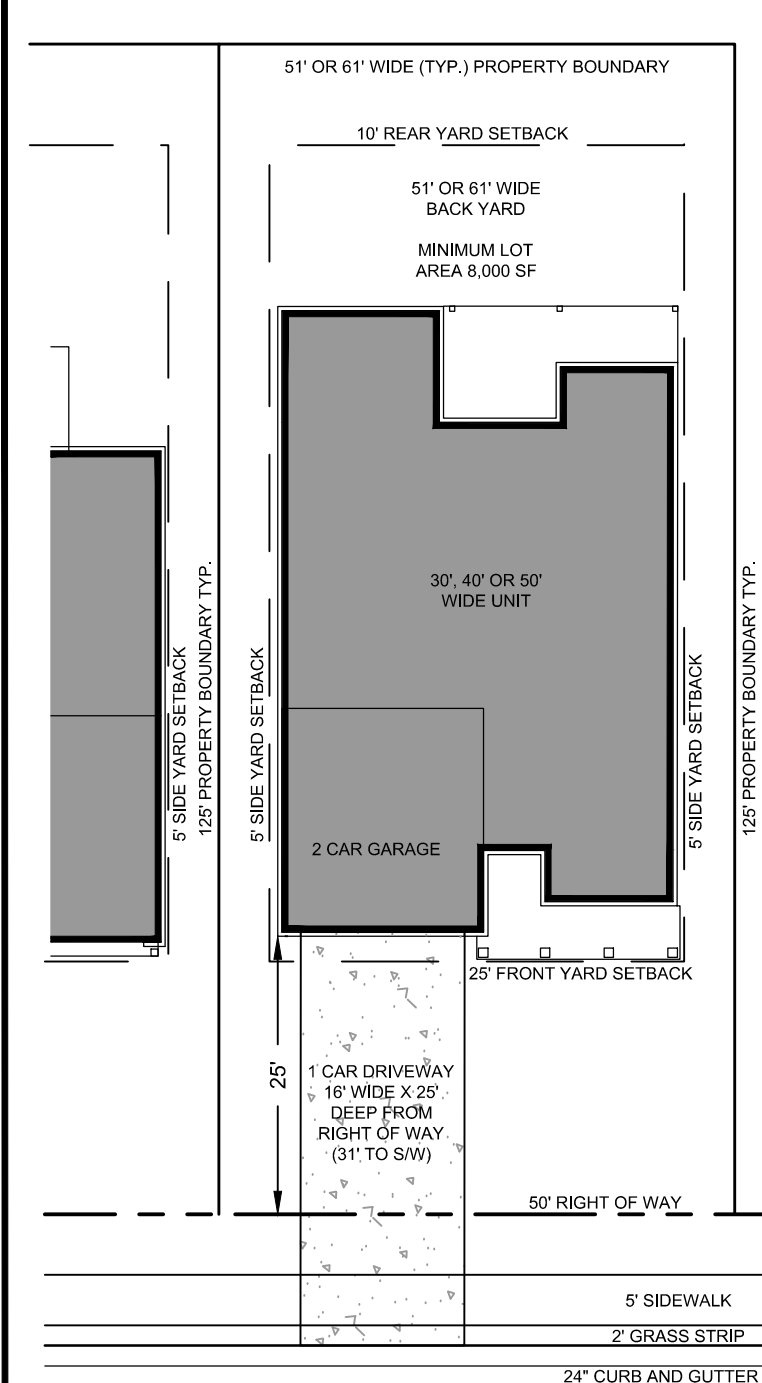
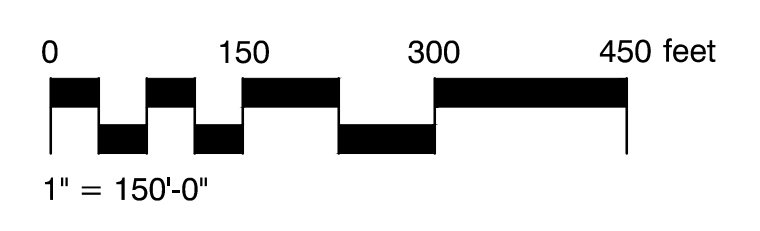


SITE LOCATION MAP
NOT TO SCALE

PROPERTY OWNERS:
PARCEL ID: 09091 000002 - JOAN W. HICKS (4841 CAGLE ROAD)
PARCEL ID: 09091 000003 - BIG HICKORY FARMS, LLC (4865 CAGLE ROAD)
PARCEL ID: 09091 000001 - JOAN W. HICKS (ESTATE) (4844 CAGLE ROAD)



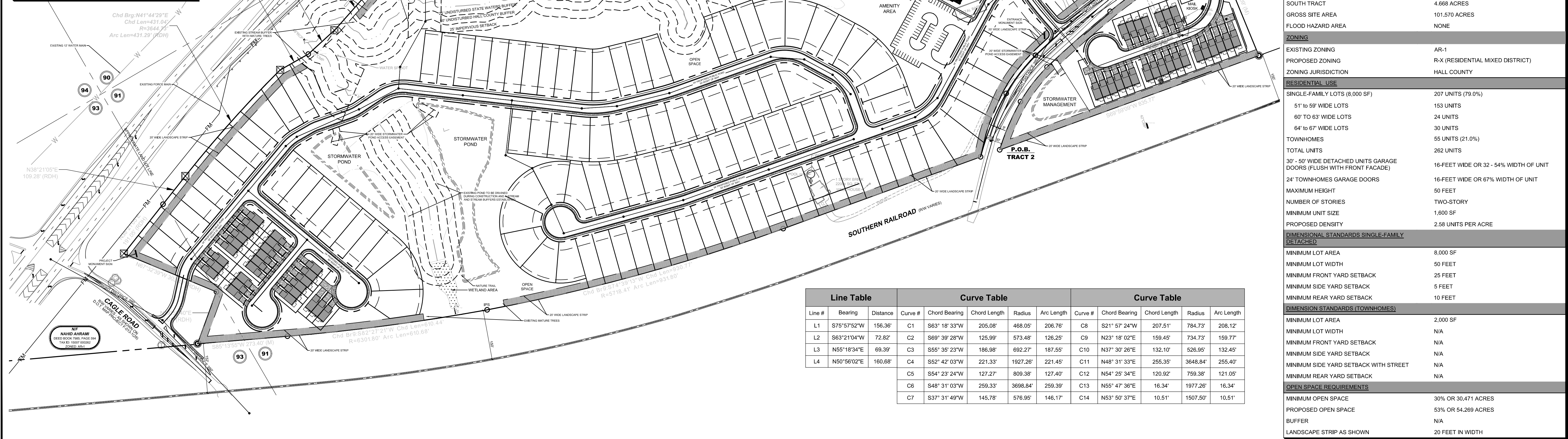
24 HOUR CONTACT:
NEVILLE ALLISON
678-223-8978



TYPICAL LOT LAYOUT

TOWNHOME LAYOUT

- GENERAL NOTES:**
- STREAMS AND WETLANDS ARE LOCATED ON THE SITE.
 - FLOODPLAIN IS NOT LOCATED ON THE SITE.
 - POWER TRANSMISSION LINE IS 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 CAGLE ROAD IS 35 MPH.
 - SPEED LIMIT ON CORNELIA HIGHWAY (S.R. 365) IS 65 MPH.
 - WATER UTILITY PROVIDER IS CITY OF GAINESVILLE.
 - SANITARY SEWER PROVIDER IS HALL COUNTY.
 - THE SITE IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.
 - THIS CONCEPT PLAN UTILIZES GIS DATA FOR FLOOD HAZARD AREA, TOPOGRAPHY, SANITARY SEWER FORCE MAIN AND UNDERGROUND WATER MAIN.
 - EXISTING OPEN PASTURE COVERS THE A MAJORITY OF 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 ALLEYS WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOA(S).
 - EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED.



SITE DATA:

NORTH TRACT	96.902 ACRES
SOUTH TRACT	4.668 ACRES
GROSS SITE AREA	101.570 ACRES
FLOOD HAZARD AREA	NONE

ZONING

EXISTING ZONING	AR-1
PROPOSED ZONING	R-X (RESIDENTIAL MIXED DISTRICT)
ZONING JURISDICTION	HALL COUNTY

RESIDENTIAL USE

SINGLE-FAMILY LOTS (8,000 SF)	207 UNITS (79.0%)
51' to 59' WIDE LOTS	153 UNITS
60' to 63' WIDE LOTS	24 UNITS
64' to 67' WIDE LOTS	30 UNITS
TOWNHOMES	55 UNITS (21.0%)
TOTAL UNITS	262 UNITS
30' - 50' WIDE DETACHED UNITS GARAGE DOORS (FLUSH WITH FRONT FACADE)	16-FOOT WIDE OR 32% - 54% WIDTH OF UNIT
24' TOWNHOMES GARAGE DOORS	16-FOOT WIDE OR 67% WIDTH OF UNIT
MAXIMUM HEIGHT	50 FEET
NUMBER OF STORIES	TWO-STORY
MINIMUM UNIT SIZE	1,600 SF
PROPOSED DENSITY	2.58 UNITS PER ACRE

DIMENSIONAL STANDARDS SINGLE-FAMILY DETACHED

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	10 FEET

DIMENSIONAL STANDARDS (TOWNHOMES)

MINIMUM LOT AREA	2,000 SF
MINIMUM LOT WIDTH	N/A
MINIMUM FRONT YARD SETBACK	N/A
MINIMUM SIDE YARD SETBACK	N/A
MINIMUM SIDE YARD SETBACK WITH STREET	N/A
MINIMUM REAR YARD SETBACK	N/A

OPEN SPACE REQUIREMENTS:

MINIMUM OPEN SPACE	30% OR 30.471 ACRES
PROPOSED OPEN SPACE	53% OR 54.269 ACRES
BUFFER	N/A
LANDSCAPE STRIP AS SHOWN	20 FEET IN WIDTH

Line Table		Curve Table				Curve Table						
Line #	Bearing	Distance	Curve #	Chord Bearing	Chord Length	Radius	Arc Length	Curve #	Chord Bearing	Chord Length	Radius	Arc Length
L1	S75°57'52"W	156.36'	C1	S63°18'33"W	205.08'	468.05'	206.76'	C8	S21°57'24"W	207.51'	784.73'	208.12'
L2	S63°21'04"W	72.82'	C2	S69°39'28"W	125.99'	573.48'	126.25'	C9	N23°18'02"E	159.45'	734.73'	159.77'
L3	N55°18'34"E	69.39'	C3	S55°35'23"W	186.98'	692.27'	187.55'	C10	N37°30'26"E	132.10'	526.95'	132.45'
L4	N50°56'02"E	160.68'	C4	S52°42'03"W	221.33'	1927.26'	221.45'	C11	N48°31'33"E	255.35'	3648.84'	255.40'
			C5	S54°23'24"W	127.27'	809.38'	127.40'	C12	N54°25'34"E	120.92'	759.38'	121.05'
			C6	S48°31'03"W	259.33'	3698.84'	259.39'	C13	N65°47'36"E	16.34'	1977.28'	16.34'
			C7	S37°31'49"W	145.78'	576.95'	146.17'	C14	N53°50'37"E	10.51'	1507.50'	10.51'

