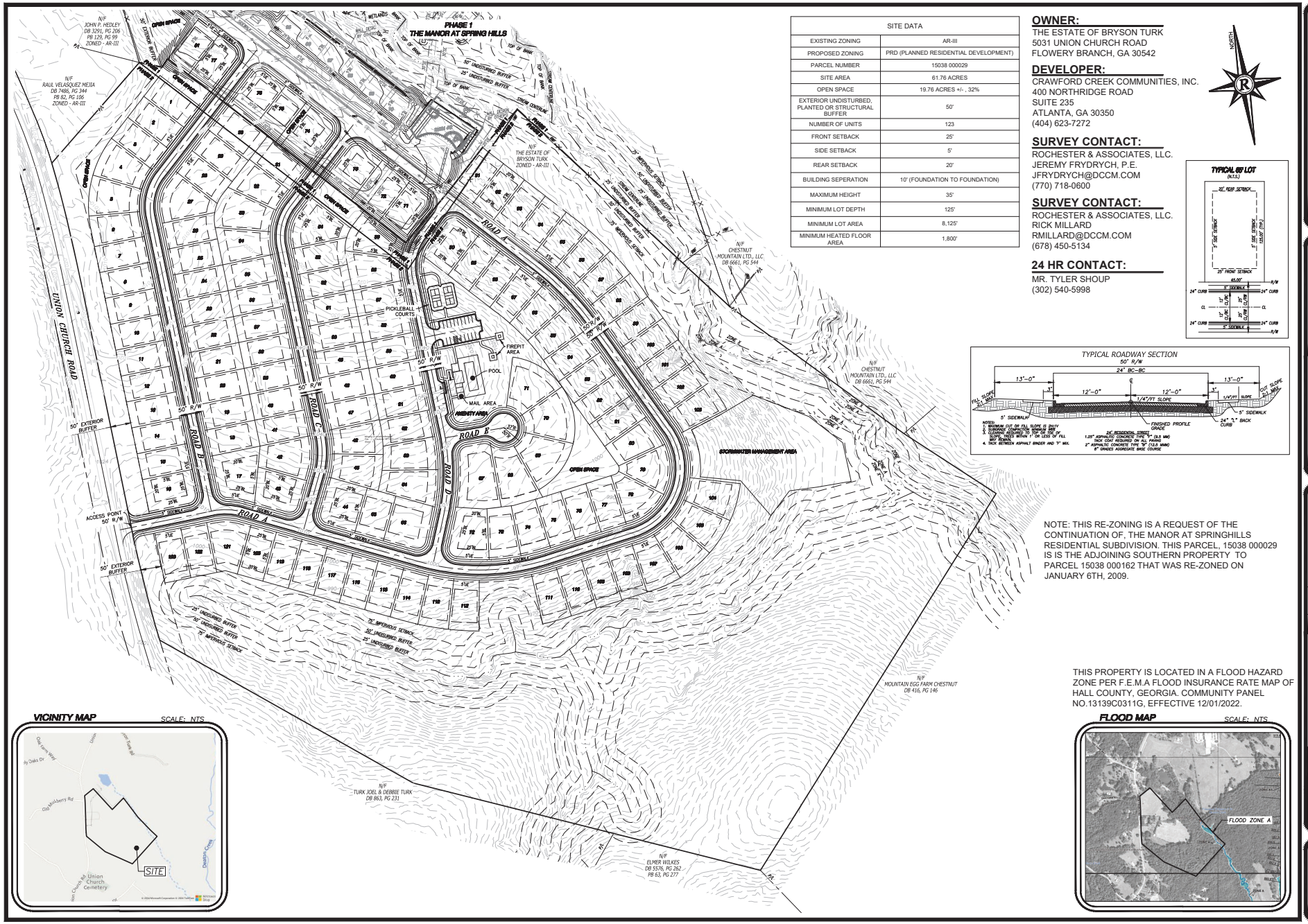

SITE DATA	
EXISTING ZONING	AR-III
PROPOSED ZONING	PRD (PLANNED RESIDENTIAL DEVELOPMENT)
PARCEL NUMBER	15038 000029
SITE AREA	61.76 ACRES
OPEN SPACE	19.76 ACRES +/- , 32%
EXTERIOR UNDISTURBED, PLANTED OR STRUCTURAL BUFFER	50'
NUMBER OF UNITS	123
FRONT SETBACK	25'
SIDE SETBACK	5'
REAR SETBACK	20'
BUILDING SEPERATION	10' (FOUNDATION TO FOUNDATION)
MAXIMUM HEIGHT	35'
MINIMUM LOT DEPTH	125'
MINIMUM LOT AREA	8,125'
MINIMUM HEATED FLOOR AREA	1,800'

OWNER:
THE ESTATE OF BRYSON TURK
5031 UNION CHURCH ROAD
FLOWERY BRANCH, GA 30542

DEVELOPER:
CRAWFORD CREEK COMMUNITIES, INC.
400 NORTHRIDGE ROAD
SUITE 235
ATLANTA, GA 30350
(404) 623-7272

SURVEY CONTACT:
ROCHESTER & ASSOCIATES, LLC.
JEREMY FRYDRYCH, P.E.
JFRYDRYCH@DCCM.COM
(770) 718-0600

SURVEY CONTACT:
ROCHESTER & ASSOCIATES, LLC.
RICK MILLARD
RMILLARD@DCCM.COM
(678) 450-5134

24 HR CONTACT:
MR. TYLER SHOUP
(302) 540-5998

NORTH

TYPICAL 65' LOT (N.T.S.)

TYPICAL ROADWAY SECTION

NOTE: THIS RE-ZONING IS A REQUEST OF THE CONTINUATION OF, THE MANOR AT SPRINGHILLS RESIDENTIAL SUBDIVISION. THIS PARCEL, 15038 000029 IS IS THE ADJOINING SOUTHERN PROPERTY TO PARCEL 15038 000162 THAT WAS RE-ZONED ON JANUARY 6TH, 2009.

THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. COMMUNITY PANEL NO.13139C0311G, EFFECTIVE 12/01/2022.

VICINITY MAP SCALE: NTS

FLOOD MAP SCALE: NTS

Rochester | DCCM
Rochester & Associates, LLC
4125 Oak St NW, Gainesville, GA 30501
770.718.0600 | rochester.dccm.com

RE-ZONING PLAN FOR

THE MANOR AT SPRING HILLS PHASE 2

LOCATED IN
DISTRICT 15 SECTION 2
HALL COUNTY, GEORGIA

NO.	DATE	REVISIONS	DESCRIPTION

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOC. DCCM VOIDS THE SEAL SHOWN HEREON, AND ROCHESTER & ASSOC. DCCM IS NOT RESPONSIBLE FOR ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE 50' 0' 100' 200'

SHEET 1 OF 1

DATE: 01/16/2025
SCALE: 1"=100'
JOB NO.: G23-0082-PH2.00
DESIGNED: TF
DRAWN BY: KS

3:17 - 2025 - Mon 10