

Chestatee Lane Sub-Divide Project at Lake Lanier

1. Project Title:

Chestatee Lane Sud-Divided at Lake Lanier

Zoning: R-1

2. Contact Information:

Developer/ Builder:

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1. Project Overview:

The purpose of this Special Use Project is to create 5 buildable lots from dividing the 6.547 acres.

2. Location: 7537 chestatee lane Murrayville, Ga 30564

3. Duration: Less than two years.

4. Signage: We will have individual signs for each buildable lot showing what can be done.

5. Creating clear vegetation line to protect abutting properties

6. Timeline and Phases

1. Subdivision Approval: Acquire all necessary permits and approvals for the subdivision.

2. Infrastructure Development (N/A):

- All lots will have access to county-maintained roads.
- Clear and prepare the land.
- Develop infrastructure such as utilities, and drainage systems.

3. Building Initial Homes (6-12 months):

- Construct the first two approved homes. Consider aiming for designs that appeal to this target market.
- Market these homes to potential buyers, highlighting lake access and custom options.

4. Selling Remaining Lots (Ongoing Less than 2 years):

- Once the first homes are built, market the remaining lots for sale, either as raw land for builders or to individual buyers interested in custom home designs.

5. Environmental Considerations

- **Sustainability:** Implement sustainable building practices and designs, which may appeal to environmentally conscious buyers.
- **With all homes being built off the main road we will be able to mitigate the risk of damaging more land than we must or disturbing the lake in any way.**

6. Proposed standards:

- Each lot must be equal to or greater than 2500sqft for one level and 2800sqft total over two levels not including finishing the basement.
- No house shall contain any amount of vinyl siding. Only hardy, cedar/cypress wood, or brick/rock. Any combination of excepted Material is fine.
- Any cleared land Infront of the house must contain sod to the roads and all flower beds covered with pebbles or mulch.
- Only 3 board and 4 board fencing will be allowed. No chain link or anything similar.
- Exterior paint colors will be of earth tones. No bright white homes will be allowed. (Off white, cream, brown, tan, black, etc.
- All trailers, campers, or extra cars will need to be kept beside the house. Nothing of the kind should be in the front yard.

7. Summary:

We are looking to create these 5 buildable lots from this 6.547-acre parcel of land. These lots will be double what the zoning requirement are for this area. With the layout of this land, we will be able to have every driveway come off the main two roads. Each lot will possess current top tier septic systems. This, like mentioned above, will help us in maintaining as much natural vegetation as we possibly can. Most if not all utilities are already in place across each lot.