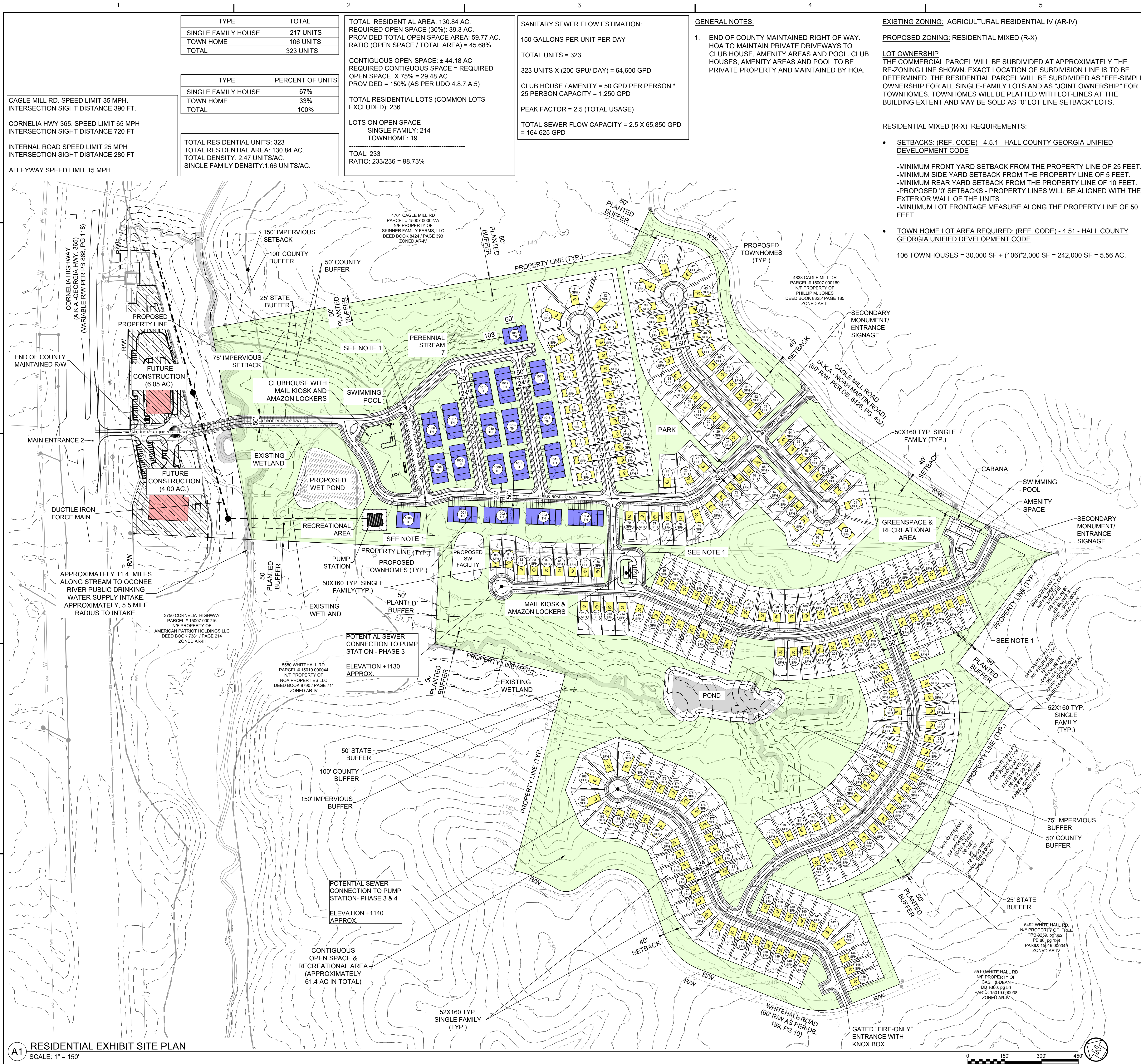


FILE PATH: X:\FY22\122023\04_CAD_BIM\04.02_CAD\REF\2024_06-17 REZONING CONCEPTS\CONCEPT SITE PLAN\FINAL CONCEPT PLOTTED BY: BONNO, ANDRES DATE: 7/25/24



- **BUFFERS (REF. CODE) - UDO 6.1.6.4 OR 8.2.3**
A MIN. 50 FOOT PLANTED BUFFER SHALL BE ESTABLISHED ALONG THE PERIMETER OF ALL PROPERTY BOUNDARIES
- **LANDSCAPE (REF. CODE) - UDO 6.1.6.5**
A MIN. OF TWO TREES PER LOT SHALL BE PROVIDED IN THE FRONT, SIDE, OR REAR YARD.
- **PERMITTED USES - UDO TABLE 7.2.1**
THE SITE CONTAINS WETLANDS. TOTAL AREA: 62,204 SF.
A WETLAND ALTERATION PERMIT FROM THE CORPS OF ENGINEERS MUST BE OBTAINED PRIOR ANY ALTERATIONS.
- **COMMERCIAL USES. UDO 6.1.6.A.2**
COMMERCIAL USE IS LIMITED TO A TOTAL OF 10,000 SF OF FLOOR AREA FOR THE ENTIRE PLANNED RESIDENTIAL DEVELOPMENT.
- **LIGHTING.**
SUBDIVISION WILL COMPLY WITH COUNTY STREET LIGHTING REQUIREMENTS PER UDO 9.6.4
- **STREAM BUFFER:**
STREAM BUFFER SHOULD BE CONSIDERED SUFFICIENT SEPARATION BETWEEN COMMERCIAL AND RESIDENTIAL PROPERTIES. NO ZONING BUFFER IS PROPOSED WITH THIS PLAN.
- **REQUIRED EXEMPTIONS:**
NONE

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EOR/AOR SEAL

CLIENT INFORMATION

Brightside Homes
AN ALLEGRETT COMPANY

5616 Peachtree RD
Suite 120
Atlanta
Georgia 30341

PROJECT NAME

RESIDENCE AT CAGLE MILL

4745 CAGLE MILL ROAD, LULA, GEORGIA

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: A. BONNO
DRAWN BY: M. HARRISON
CHECKED BY: J. BACH
SUBMITTED BY: J. BACH
DATE: 05/29/2025
PROJECT #: 1220263

SHEET TITLE

RX ZONING SITE PLAN

SHEET NUMBER

RX 01

ORIGINAL SHEET SIZE: 30" X 42"

REZONING PLAN