Exhibit 2

Buffer Exhibit (Site Plan for Ridge Road Tract)

10' Buffer & 6' Privacy Fence

No Fence, see street-view photo in Narrative

10' Buffer
8' Privacy Fence by Sinndar to run to stream buffer edge

Septic drain field and Reserve septic drain field

50' Buffer & 6' Privacy Fence

Developer to add 10' Buffer to the 10' Buffer & 8' Privacy Fence required by BP Station

No Fence, but 300' Building Setback

10' Buffer
6' Privacy Fence

N/F
M. MATTHEWS
D.B. 8204, PG. 537
P.B. 860, PG. 218
TAX ID 08154 000018
ZONED: HALL COUNTY R-

N/F
W. TAYLOR, ET AL
D.B. 6846, PG. 697
P.B. 699, PG. 76A
TAX ID 08155A000095
ZONED: HALL COUNTY R-I

N/F
J. ZUINGA
D.B. 8234, PG. 128
P.B. 699, PG. 76A
TAX ID 08155A000096
ZONED: HALL COUNTY R-I

N/F
SINNDAR ENTERPRISES, INC.
D.B. 8334, PG. 358
P.B. 877, PG. 312
TAX ID 08154 000005
ZONED: HALL COUNTY PCD

N/F
SINNDAR ENTERPRISES, INC.
D.B. 8334, PG. 358
P.B. 877, PG. 312
TAX ID 08154 000005
ZONED: HALL COUNTY PCD

N/F
SINNDAR ENTERPRISES, INC.
D.B. 865
TAX ID 08
ZONED: HA
P

N/F
THE EPISCOPAL CHURC
SAINT MARY & SAINT MAR
D.B. 6935, PG. 97
TAX ID 08 154 000014
ZONED: HALL COUNTY AR-III

RIDGE ROAD
A.K.A. HOG MOUNTAIN ROAD
(PUBLIC R/W, WIDTH VARIES)

50' FRONT BUFFER WITH 50' SETBACK

10' BUFFER WITH 8' PRIVACY FENCE WITHIN 20' SETBACK

50' BUFFER WITH PARKING SETBACK WITHIN 6' CLOSE STAKE

10' BUFFER W/ PRIVACY FENCE

300'-0"

300'-0"

INTERMITTENT STREAM

EXISTING BUILDING

EXISTING PARKING LOT

SWCB

F

G

H

A

B

C

D

E

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

NOT RELEASED FOR CONSTRUCTION

LJA
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

SidePartners
24 HR CONTACT: STEPHEN KLEE
PHONE: 770-500-0000
WWW.BSIDEPARTNERS.COM

SITE PLAN FOR
RIDGE ROAD TRACT

BUFORD, GA 30519
HALL COUNTY
L.L. 154 ~ DISTRICT 8TH
PARCEL # 08154 000016

NORTH

SCALE: 1"= 60'
0 60

PROJECT NUMBER
GA4119-2601

SHEET TITLE
BUFFER EXHIBIT
BY OTHERS

SHEET NUMBER
9.03.26

Exhibit 3

Impervious Stream Setback Exhibit

SITE LEGEND

- (25) 25' STATE STREAM BUFFER
- (50) 50' COUNTY STREAM BUFFER
- (75) UNIFORM DISTANCE OF 25' FROM THE 50' COUNTY STREAM BUFFER
- (S) VARIABLE 75' BUFFER (SUBTRACTED AREA)
- (A) VARIABLE 75' BUFFER (ADDED AREA)
- (SWM) PROPOSED STORMWATER MANAGEMENT

VARIABLE IMPERVIOUS SETBACK NOTE:
THIS PLAN IS CONCEPTUAL IN NATURE. THE VARIABLE IMPERVIOUS SETBACKS SHOWN ARE SUBJECT TO CHANGES UPON PROGRESSION OF DESIGN DEVELOPMENT AND ENGINEERING DRAWINGS. ANY SITE PLAN CHANGES WILL COMPLY WITH IMPERVIOUS STREAM SETBACK AREA GUIDELINES PER UDC 10.4.7.B.2

UDC 10.4.7.B (STREAM IMPERVIOUS SETBACK REQUIREMENTS)
AN ADDITIONAL SETBACK SHALL BE MAINTANED BEYOND THE NATURAL VEGETATIVE BUFFER IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED. STORMWATER MANAGEMENT STRUCTURES SHALL BE ALLOWED WITHIN THIS SETBACK HOWEVER, ALL OTHER GRADING, FILLING AND EARTHWMOVING SHALL BE MINIMIZED. THE SETBACK SHALL BE EITHER OF THE FOLLOWING DIMENSIONS:

1. FOR A UNIFORM DISTANCE OF 25 FEET, MEASURED HORIZONTALLY, FROM THE UNDISTURBED NATURAL VEGETATIVE BOUNDARY
2. FOR A VARIABLE DISTANCE, MEASURED HORIZONTALLY, FROM THE UNDISTURBED NATURAL VEGETATIVE BUFFER BOUNDARY, PROVIDED THAT THE TOTAL AREA ENCOMPASSED BY THIS IMPERVIOUS SETBACK ON THE LAND DEVELOPMENT ACTIVITY IS EQUAL TO, OR GREATER THAN THE TOTAL AREA THAT WOULD BE ENCOMPASSED BY THE UNIFORM DISTANCE OF 25 FEET

THIS SITE PLAN COMPLIES WITH IMPERVIOUS STREAM SETBACK AREA GUIDELINES PER UDC 10.4.7.B.2

VARIABLE STREAM IMPERVIOUS SETBACK CALCULATIONS PER UDC 10.4.7.B.2				
LEGEND	AREA DESCRIPTION	APPROXIMATE AREA (S.F.)	AREA OPERATION	APPOXIMATE AREA AFTER VARIABLE SETBACK AREA OPERATION (S.F.)
75	TOTAL AREA ENCOMPASSED FROM THE UNIFORM DISTANCE OF 25' FROM THE 50' STREAM BUFFER	69,789	TOTAL EQUALS	69,789
	VARIABLE 75' BUFFER (SUBTRACTED AREA)	15,808	SUBTRACTED	53,981
	VARIABLE 75' BUFFER (ADDED AREA)	19,451	ADDED	73,432

THIS CALCULATION SHOWS THE TOTAL AREA ENCOMPASSED BY THE VARIABLE IMPERVIOUS SETBACK (73,432 S.F.) IS GREATER THAN THE TOTAL AREA THAT WOULD BE ENCOMPASSED BY THE UNIFORM DISTANCE OF 25 FEET FROM THE 50 FOOT STREAM BUFFER (69,789 S.F.).

SITE PLAN COMPLIES WITH IMPERVIOUS SETBACK AREA GUIDELINES PER UDC 10.4.7.B.2

N/F
HALL COUNTY BOARD OF EDUCATION
D.B. 2276, PG. 160
P.B. 274, PG. 86A
TAX ID 08154 000010
ZONED: HALL COUNTY AR-III

OWNERSHIP UNKNOWN
NOT SHOWN AS A TAX PARCEL
ON HALL COUNTY PROPERTY WEB APP

N/F
SINNDAR ENTERPRISES, INC.
D.B. 8334, PG. 359
P.B. 877, PG. 312
TAX ID 08154 000005A
ZONED: HALL COUNTY PCD

FRIENDSHIP ROAD
STATE ROUTE 347
(PUBLIC R/W, WIDTH VARIES)

N/F
SINNDAR ENTERPRISES, INC.
D.B. 8334, PG. 358
P.B. 877, PG. 312
TAX ID 08154 000005
ZONED: HALL COUNTY PCD

N/F
SINNDAR ENTERPRISES, INC.
D.B. 8652, PG. 545
TAX ID 08154 000003
ZONED: HALL COUNTY PCD

N/F
M. MATTHEWS
D.B. 8204, PG. 537
P.B. 860, PG. 218
TAX ID 08154 000018
ZONED: HALL COUNTY R-I

N/F
W. TAYLOR, ET AL.
D.B. 6846, PG. 697
P.B. 699, PG. 76A
TAX ID 08155A000095
ZONED: HALL COUNTY R-I

N/F
J. ZUINGA
D.B. 8234, PG. 128
P.B. 699, PG. 76A
TAX ID 08155A000096
ZONED: HALL COUNTY R-I

N/F
THE EPISCOPAL CHURCH OF
SAINT MARY & SAINT MARTHA, INC
D.B. 6935, PG. 97
TAX ID 08 154 000014
ZONED: HALL COUNTY AR-III

10' BUFFER WITH 8' PRIVACY FENCE WITHIN 20' BUILDING SETBACK
50' BUFFER WITH 6' PRIVACY FENCE WITHIN 50' BUILDING SETBACK
10' BUFFER WITH 8' PRIVACY FENCE WITHIN 20' SETBACK
10' BUFFER WITH 8' PRIVACY FENCE
50' FRONT BUFFER WITH 50' SETBACK
10' BUFFER / 6' PRIVACY FENCE
INTERMITTENT STREAM
EXPANDED STORM WATER MANAGEMENT AREA
EXISTING PARKING LOT
EXISTING BUILDING
RIDGE ROAD
A.K.A. HOG MOUNTAIN ROAD
(PUBLIC R/W, WIDTH VARIES)
SWCB
ASPHALT

NOT RELEASED FOR CONSTRUCTION

LJA
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

SIDE PARTNERS
24 HR CONTACT: STEPHEN KLEE
770-962-5500
WWW.BSIDEPARNERS.COM

SITE PLAN FOR RIDGE ROAD TRACT

BUFORD, GA 30519
HALL COUNTY
L.L. 154 ~ DISTRICT 8TH
PARCEL # 08154 000016

NORTH

SCALE: 1"= 60'
0 60

PROJECT NUMBER
GA4119-2601

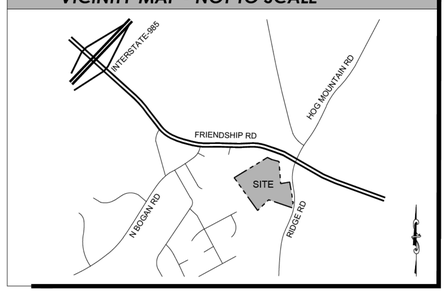
SHEET TITLE
IMPERVIOUS STREAM SETBACK EXHIBIT

SHEET NUMBER
9.10.26

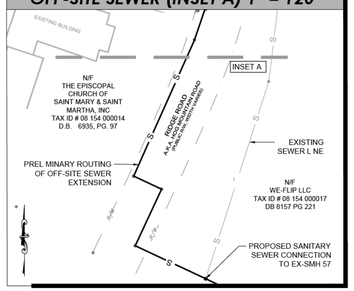
NO.	DATE	DESCRIPTION	BY	CHK	APV

File Location: s:\sedfp\projects\ga4119-2601 - ridge road\02-design\drawings\01-concept\zoning 8.24.26_r09.dwg\new2

VICINITY MAP - NOT TO SCALE



OFF-SITE SEWER (INSET A) 1" = 120'



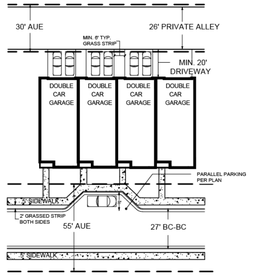
R-X SITE DATA - HALL COUNTY

GROSS ACREAGE:	**20.854 ACRES**
EXISTING ZONING:	AR-I (HALL COUNTY)
PROPOSED ZONING:	R-X (HALL COUNTY)
OVERLAY:	GATEWAY CORRIDOR OVERLAY
PROPOSED USES:	**160 TOTAL RESIDENTIAL UNITS** 94 REAR ENTRY TOWNHOMES (1 - 64 & 131- 160) 34 FRONT ENTRY TOWNHOMES (65 - 98) 32 DUPLEX UNITS (99 - 130)
GROSS DENSITY:	**7.67 U/A**
SETBACKS AND BUFFERS:	
FRONT:	PER PLAN
SIDE:	PER PLAN
REAR:	PER PLAN
DISTANCE BETWEEN BUILDINGS:	10' MINIMUM
OPEN SPACE REQUIREMENTS:	
30% OF THE GROSS LOT AREA	REQUIRED: 6.255 ACRES PROVIDED: 38.6% OR 8.05 ACRES
PARKING REQUIREMENTS:	
2 SPACES PER DWELLING UNIT PLUS 1 GUEST SPACE PER 4 DWELLING UNITS	
160 UNITS X 2.25 = **360 SPACES REQUIRED**	
PROPOSED UNITS:	160
PROVIDED GARAGE SPACES:	320
PROVIDED DRIVEWAY SPACES:	320
PROVIDED GUEST SPACES:	60 GUEST PARKING SPACES + 3 CBU SPACES
TOTAL SPACES PROVIDED:	703 SPACES

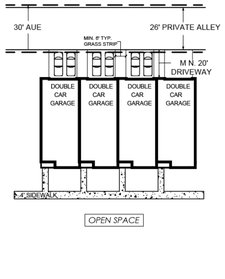
SITE LEGEND

- (25) 25' STATE STREAM BUFFER
- (50) 50' STREAM BUFFER
- (CT) COURTYARD OR COMMUNITY GREEN
- (LG) LINEAR GREEN ALONG RIDGE ROAD
- (MK) MAIL KIOSK / CBU UNITS
- (MS) MONUMENT SIGN
- (SWE) EXISTING STORMWATER MANAGEMENT
- (SWM) PROPOSED STORMWATER MANAGEMENT
- (W) WETLAND (POTENTIALLY ISOLATED)

TYPICAL REAR ENTRY TOWNHOME LAYOUT



TYPICAL REAR ENTRY TOWNHOME FRONTING ONTO STREET (WITH ON STREET PARKING)(DETAIL NTS)



TYPICAL REAR ENTRY TOWNHOME FRONTING ONTO OPEN SPACE (DETAIL NTS)

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	11.44'	720.00'	11.44'	S 09°10'20" E
C2	152.68'	690.00'	152.37'	S 03°17'14" E
C3	140.89'	953.18'	140.76'	S 09°36'41" W

LINE	BEARING	DISTANCE
L1	S 86°56'53" E	19.87'
L2	S 64°23'31" E	106.14'
L3	S 79°13'11" E	15.90'

SITE PLAN COMPLIES WITH IMPERVIOUS SETBACK AREA GUIDELINES PER UDC 10.4.7.B.2

N/F
HALL COUNTY BOARD OF EDUCATION
D.B. 2276, PG. 160
P.B. 274, PG. 86A
TAX ID 08154 000010
ZONED: HALL COUNTY AR-III

OWNERSHIP UNKNOWN
NOT SHOWN AS A TAX PARCEL
ON HALL COUNTY PROPERTY WEB APP

STOP/START PRIVACY FENCE

N/F
SINNDAR ENTERPRISES, INC.
D.B. 8334, PG. 359
P.B. 877, PG. 312
TAX ID 08154 000005A
ZONED: HALL COUNTY PCD

S 74°24'41" E 155.95'

10' BUFFER WITH 8' PRIVACY FENCE WITHIN 20' SETBACK

FRIENDSHIP ROAD
STATE ROUTE 347
(PUBLIC R/W, WIDTH VARIES)

N/F
SINNDAR ENTERPRISES, INC.
D.B. 8334, PG. 358
P.B. 877, PG. 312
TAX ID 08154 000005
ZONED: HALL COUNTY PCD

N/F
SINNDAR ENTERPRISES,
INC.
D.B. 8652, PG. 545
TAX ID 08154 000003
ZONED: HALL COUNTY
PCD

S 04°02'42" E 500.76'

10' BUFFER WITH 8' PRIVACY FENCE WITHIN 20' SETBACK

N 80°32'40" E 208.56'

10' BUFFER WITH 8' PRIVACY FENCE

S 09°37'37" E 280.41'

50' FRONT BUFFER WITH 50' SETBACK

CONCEPTUAL ROAD RE-DESIGN SHOWN.

RIDGE ROAD
A.K.A. HOG MOUNTAIN ROAD
(PUBLIC R/W, WIDTH VARIES)

N 58°39'14" E 679.71'

10' BUFFER WITH 8' PRIVACY FENCE WITHIN 20' BUILDING SETBACK

OFF SITE DETENTION TO BE BYPASSED

PRIVATE STREET: 50' A&U ESMT.; 27' B.C.-B.C.

PRIVATE STREET: 55' A&U ESMT.; 27' B.C.-B.C.

PRIVATE STREET A: 55' A&U ESMT.; 27' B.C.-B.C.

26' ALLEY; 30' AUE

26' ALLEY; 40' AUE

INTERMITTENT STREAM

DITCH

FIRETRUCK TURNAROUND

N/F
M. MATTHEWS
D.B. 8204, PG. 537
P.B. 860, PG. 218
TAX ID 08154 000018
ZONED: HALL COUNTY R-I

N 35°30'52" W 465.17'

50' BUFFER WITH 6' PRIVACY FENCE WITHIN 50' BUILDING SETBACK

STOP/START PRIVACY FENCE

SITE PLAN COMPLIES WITH IMPERVIOUS SETBACK AREA GUIDELINES PER UDC 10.4.7.B.2

N/F
W. TAYLOR, ET AL.
D.B. 6846, PG. 697
P.B. 699, PG. 76A
TAX ID 08155A000095
ZONED: HALL COUNTY R-I

N 35°30'47" W 443.64'

10' BUFFER / 6' PRIVACY FENCE

S 45°57'20" W 347.42'

10' BUFFER / 6' PRIVACY FENCE

EXPANDED STORM WATER MANAGEMENT AREA

STOP/START PRIVACY FENCE

N 71°15'20" W 559.74'

N/F
THE EPISCOPAL CHURCH OF
SAINT MARY & SAINT MARTHA, INC
D.B. 6935, PG. 97
TAX ID 08 154 000014
ZONED: HALL COUNTY AR-III

N/F
J. ZUINGA
D.B. 8234, PG. 128
P.B. 699, PG. 76A
TAX ID 08155A000096
ZONED: HALL COUNTY R-I

EXISTING PARKING LOT

EXISTING BUILDING

STOP/START PRIVACY FENCE

PRELIMINARY ROUTING OF OFF-SITE SEWER EXTENSION

PROPOSED FULL ACCESS

DEDICATED LEFT TURN LANE

INSET A

PROPERTY ADDRESS:
RIDGE ROAD
BUFORD, GA 30519

PROPERTY OWNERS:
PID 08154 000016 - BSIDE
OAKWOOD LLC

WATER NOTE:
WATER PROVIDED BY HALL COUNTY

FEMA NOTE:
ACCORDING TO FIRM NUMBER 13139C0289G DATED 4/4/2018 AND 13139C0293H DATED 12/1/2022 FOR HALL COUNTY GEORGIA, THE PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

SEWER NOTE:
SEWER PROVIDED BY HALL COUNTY.
POSSIBLE GRAVITY SEWER CONNECTION LOCATION TO EX-SMH 57 IS ON TAX ID: 08154 000017

STORMWATER NOTE:
STORMWATER WILL BE PROVIDED ON SITE AS WELL AS DIRECTED TO AN OFF-SITE EXISTING POND TO BE EXPANDED FOR MASTER DETENTION. ACCESS TO ALL STORMWATER, MANAGEMENT AREAS WILL BE PROVIDED AT LDP SUBMISSION.

NO.	DATE	DESCRIPTION	BY	CHK.	APV.

NOT RELEASED FOR CONSTRUCTION

LJA
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BSide Partners
24 HR CONTACT: STEPHEN KLEE
770-841-1000
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SITE PLAN FOR
RIDGE ROAD TRACT

BUFORD, GA 30519
HALL COUNTY
L.L. 154 ~ DISTRICT 8TH
PARCEL # 08154 000016

NORTH

SCALE: 1"= 60'
0 60

PROJECT NUMBER
GA4119-2601

SHEET TITLE
ZONING PLAN

SHEET NUMBER
9.03.26

File Location: s:\ses5\projects\ga4119-2601 - ridge road\02-design\drawings\01-concept\zoning 8.24.26_dblaspher2