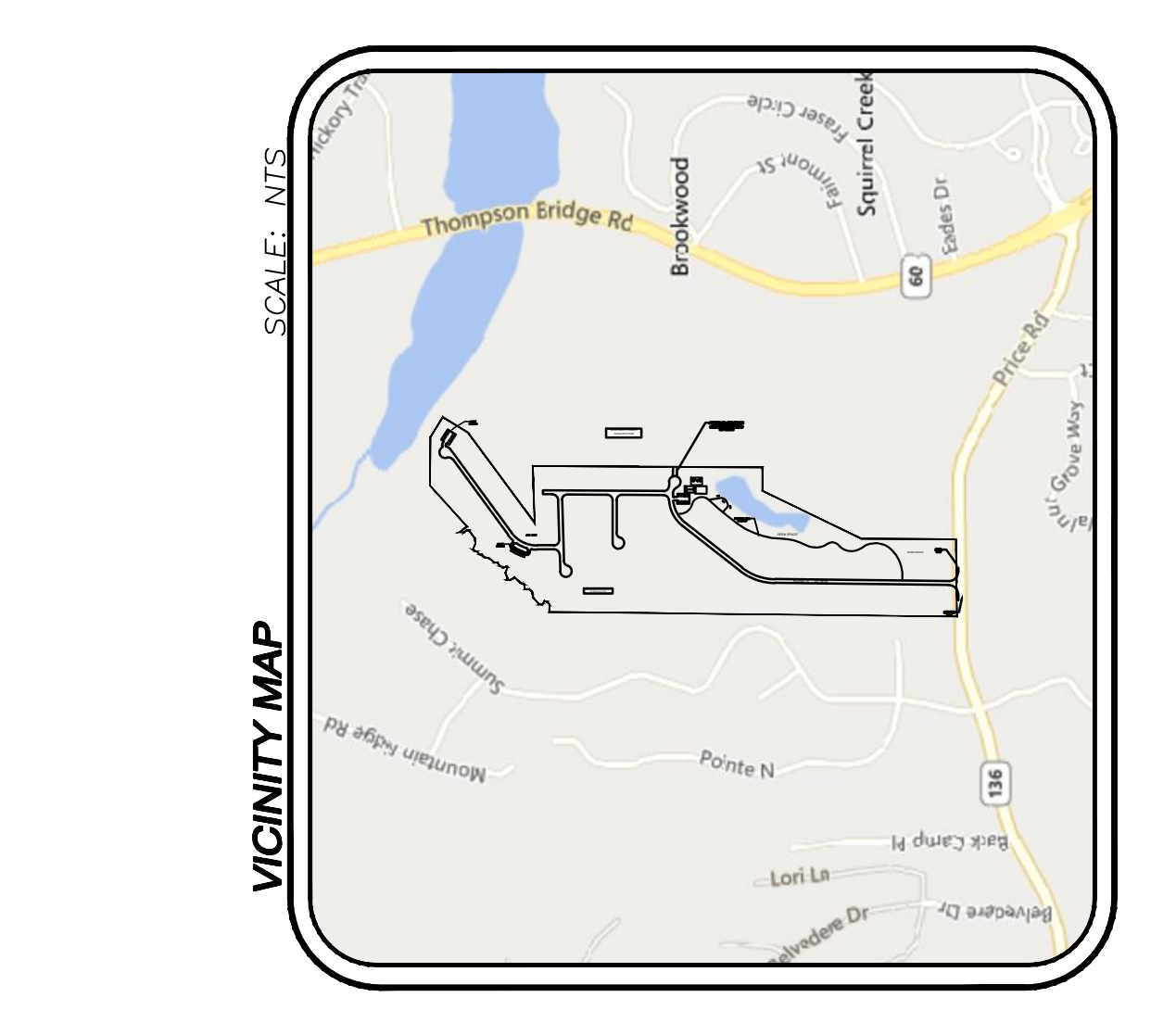
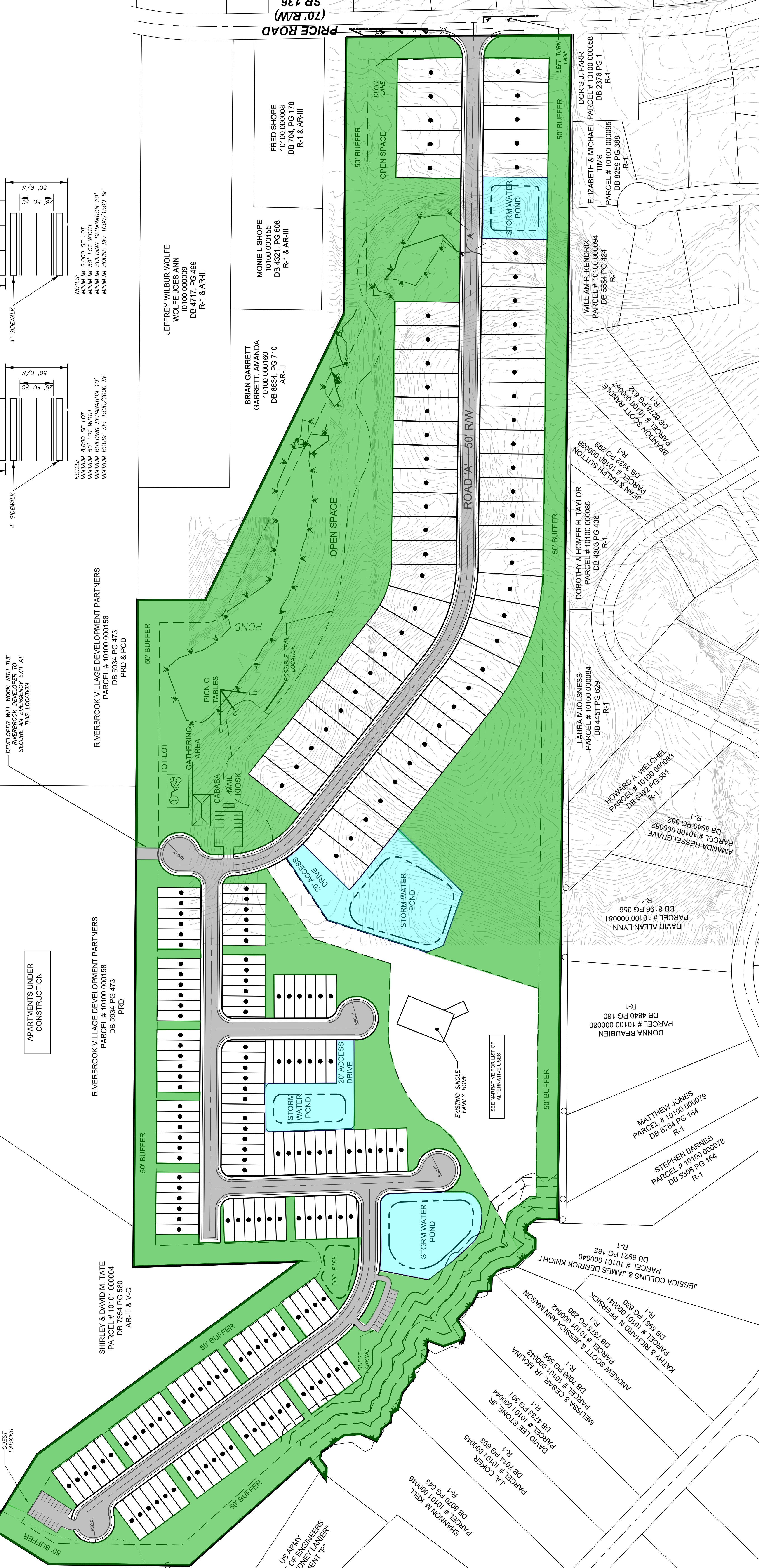
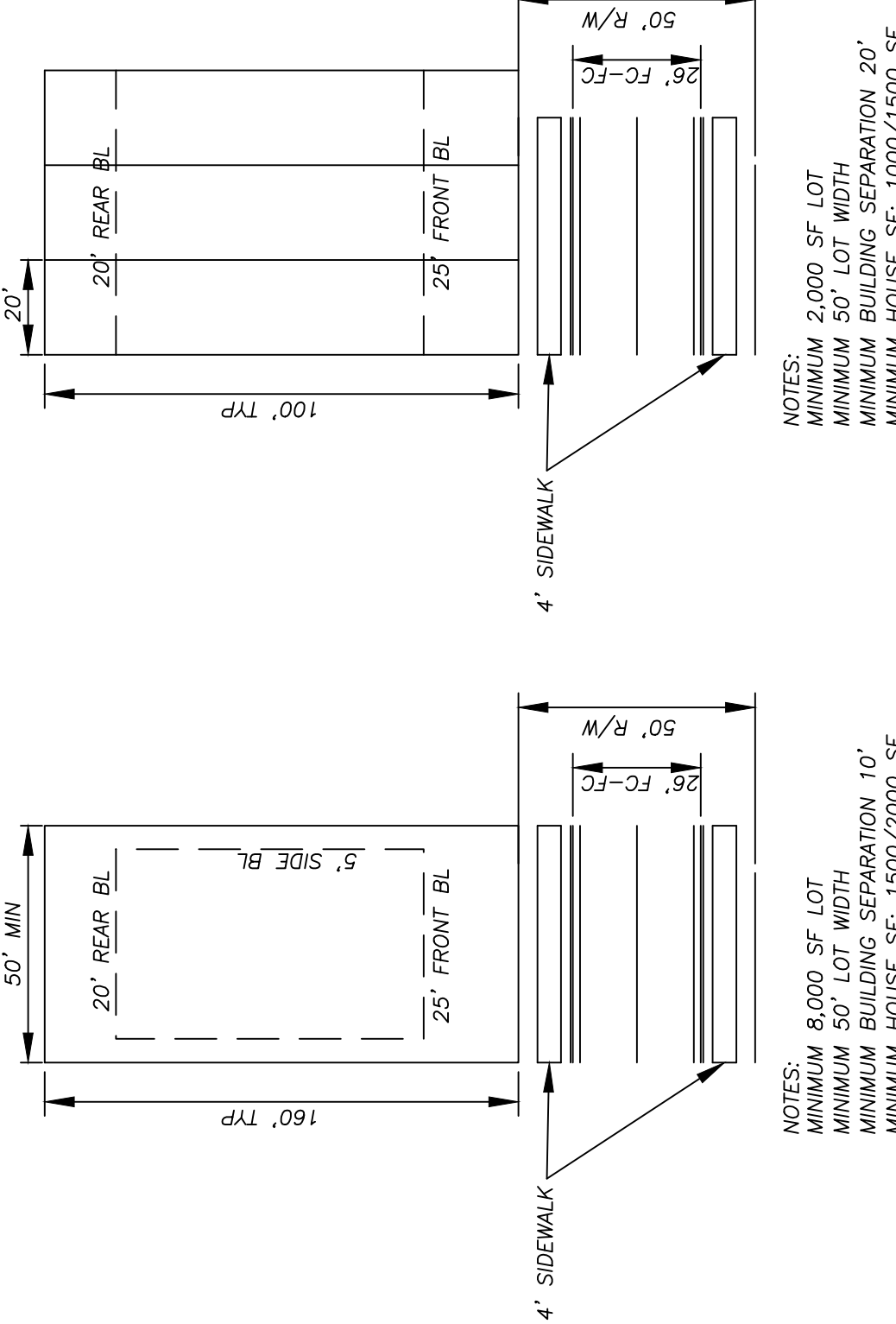
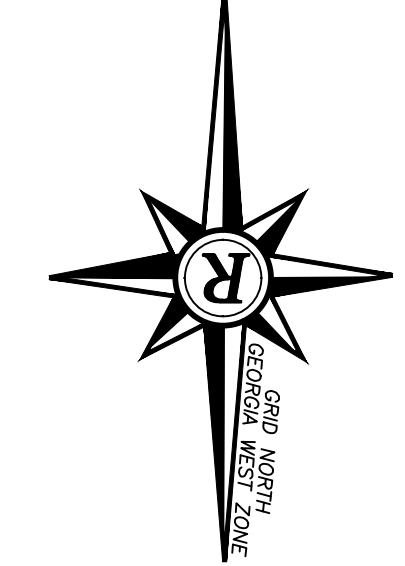


NO.	DATE	DESCRIPTION

GRAPHIC SCALE
0' 50' 100' 200'

DATE: 08/12/22
SCALE: 1"=100'
SHEET 1 OF 1



Proposed Dimensional Standards

	Single Family - Detached	Single Family - Attached
Acres (Overall)	62.15	62.15
Density (Overall)	3.25	3.25
# of Lots	60	142
Exterior Buffer to all R-I Parcels	50'	50'
Minimum Open Space (Overall)	30%	30%
Sidewalks	4', both sides	4', both sides
Minimum lot width @ building line	50'	20'
Minimum lot area	8,000 sf	2,000 sf
Maximum height	35'	35'
Front setback from R/W	25'	25'
Rear setback	20'	20'
Side setback	5'	5'
Corner Lot Setback (non-front side)	5'	5'
Side Separation (foundation to foundation)	10'	20'
Garage - % of front façade	55%	N/A
Minimum heated floor area (one story/two story)	1500/2000 sf	1000/1500 sf

OWNER INFORMATION

Owner	Property Address	Parcel #	Acres	Owner Address	Contact Phone #	Contact Email
JHME Properties LLP	3842 Price Road	10100 000006	10.00	P.O. Box 74, Gainesville, GA 30503	770-519-5598	jeff@cpglc.net
Parkway Professional LLC	3830 Price Road	10100 000159	19.31	P.O. Box 74, Gainesville, GA 30503	770-519-5598	jeff@cpglc.net
Jeffrey L. Payne	3824 Price Road	10100 000108	13.61	P.O. Box 74, Gainesville, GA 30503	770-519-5598	jeff@cpglc.net
Jeffrey L. Payne	3824 Price Road	10100 000103	9.8	P.O. Box 74, Gainesville, GA 30503	770-519-5598	jeff@cpglc.net
Jeffrey L. Payne	3824 Price Road	10100 000007	9.426	P.O. Box 74, Gainesville, GA 30503	770-519-5598	jeff@cpglc.net
Total all Parcels			62.15			

APPLICANT:
ROCHESTER & ASSOCIATES, LLC.
425 OAK STREET
GAINESVILLE, GA 30501
(770) 718-0600

ENGINEERING CONTACT:
ROCHESTER & ASSOCIATES, LLC.
KEDRICK C. SCOTT, PE, P.L.S.
(770) 718-0600
Email: kcscott@rochester-assoc.com

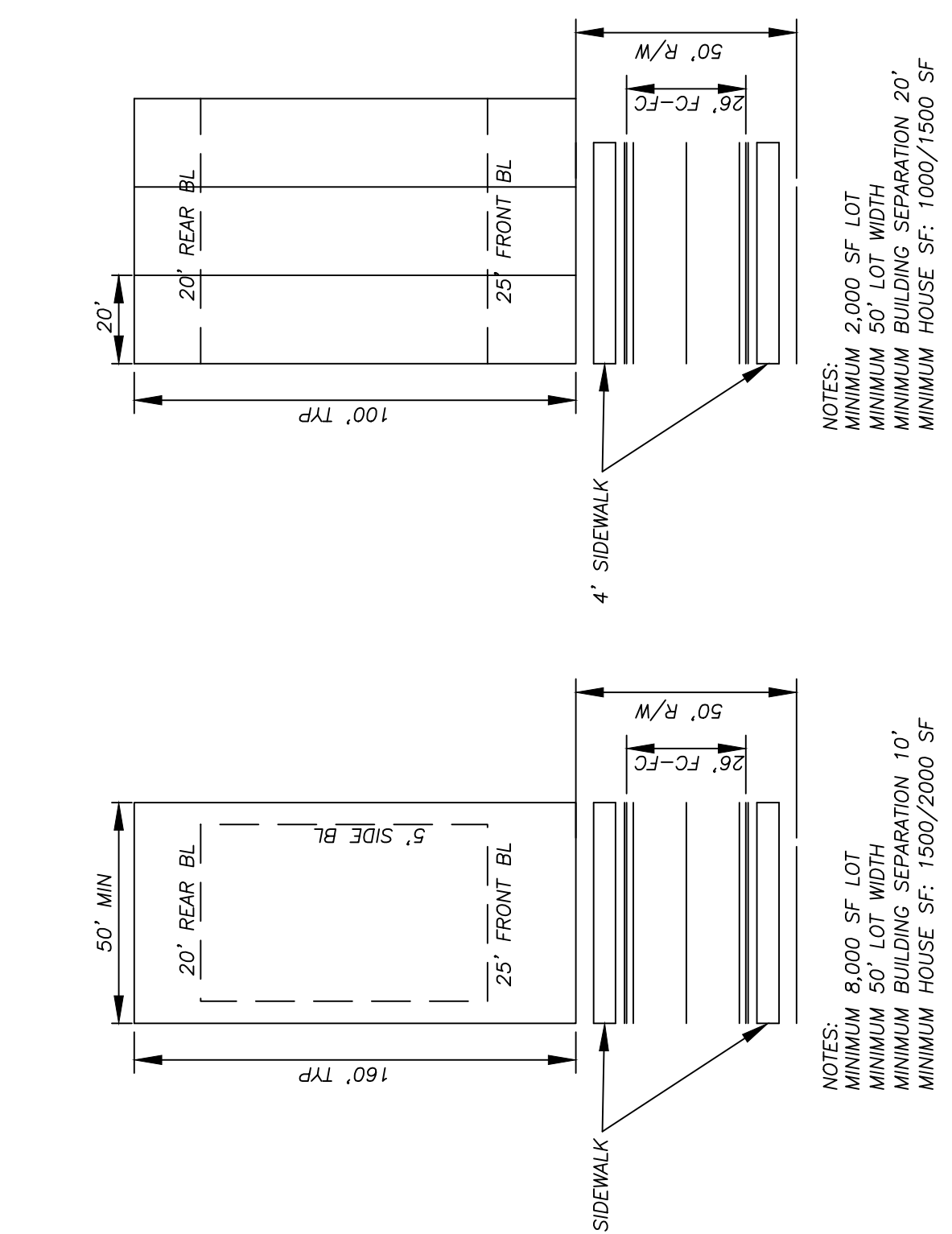
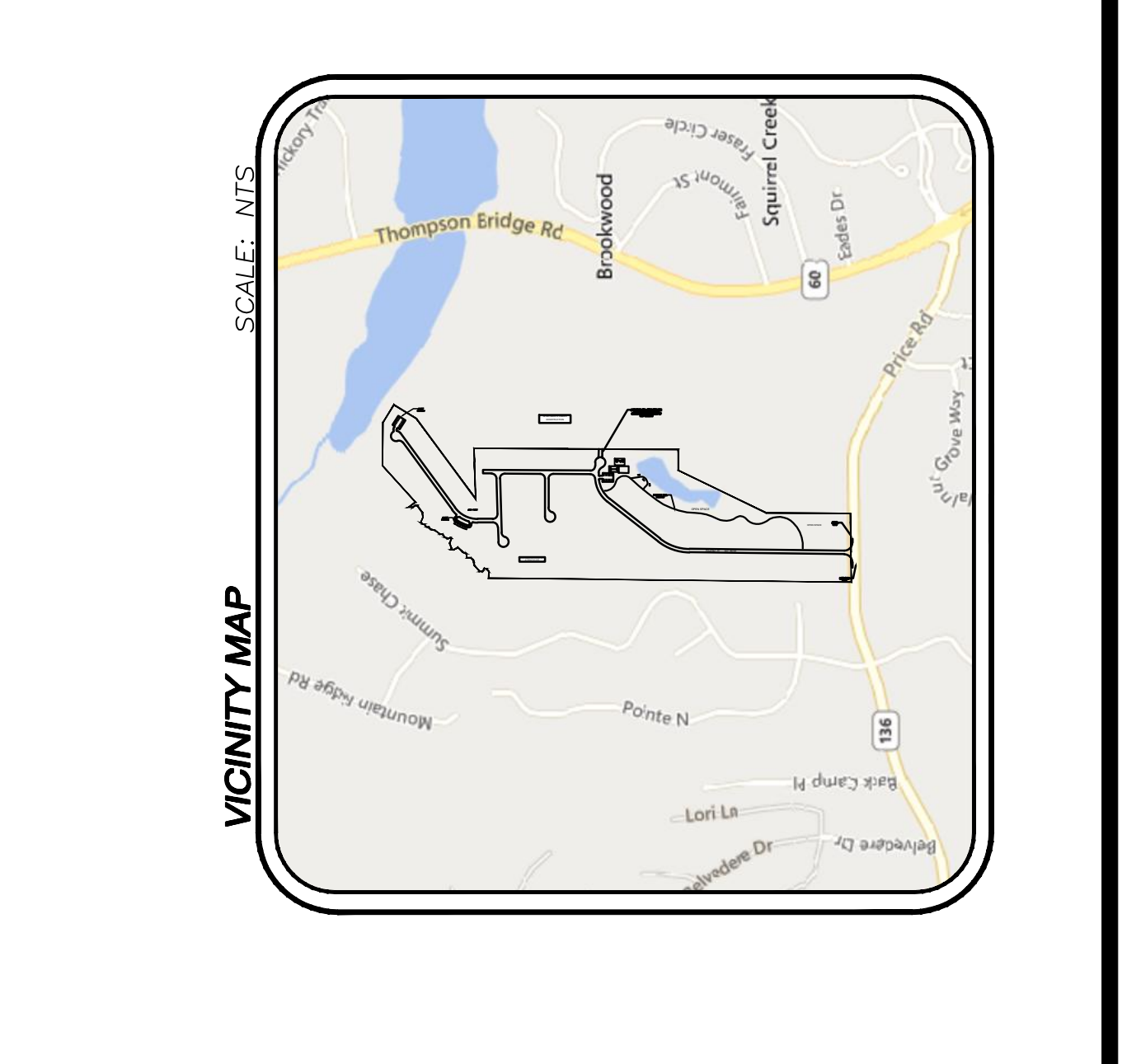
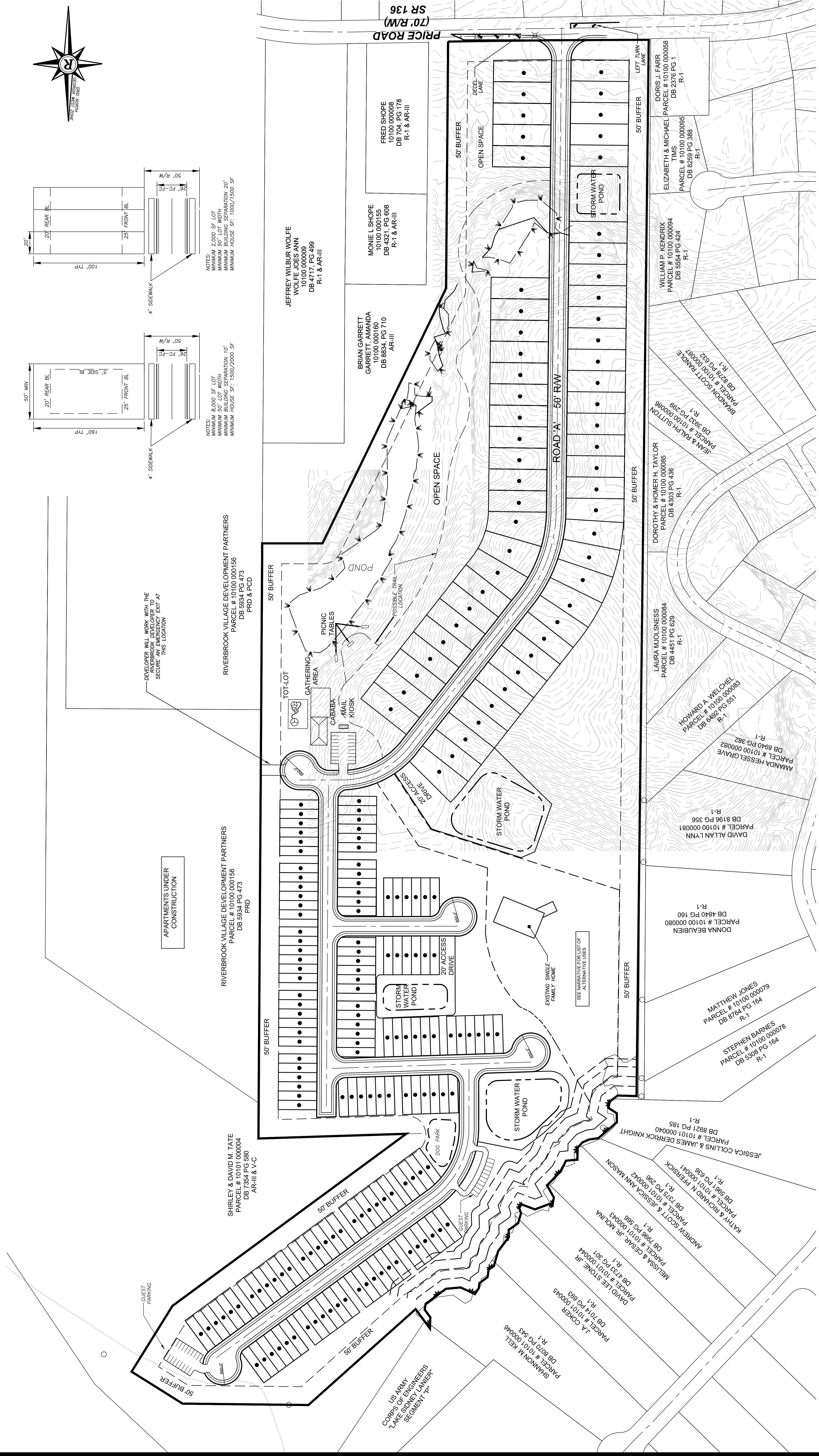
SURVEY CONTACT:
ROCHESTER & ASSOCIATES, LLC.
ROCK MILLARD, P.L.S.
(770) 718-0600

NO.	DATE	DESCRIPTION	REVISIONS

GRAPHIC SCALE: 0' 100' 200'

DATE: 08/12/22
 DWG NO: C2022081.FRT
 SCALE: 1"=100'
 SHEETS: 1 OF 1

ANY CHANGES OR ALTERATIONS MADE TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT ASSOCIATES OF ROCHESTER, LLC ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT ASSOCIATES OF ROCHESTER, LLC ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.



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 425 OAK STREET
 GAINESVILLE, GA 30501
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