

R2R  
N/F  
HABERSHAM GATES  
SUBDIVISION

HABERSHAM  
GATE DRIVE

**LOT SIZE CHART**

LOT NO.	AREA
1	44,184 SQ.FT.
2	39,542 SQ.FT.
3	31,506 SQ.FT.
4	39,673 SQ.FT.
5	51,686 SQ.FT.
6	41,321 SQ.FT.
248,839 SQ.FT. TOTAL LOTS	
13,392 SQ.FT. COMMON AREA	
262,231 SQ.FT. TOTAL SITE (AFTER RW INCREASE)	

AVERAGE LOT SIZE = 248,839 SQ.FT ÷ 6 = 41,473 SQ.FT.

**SITE DATA**

BOUNDARY SURVEY AND FLOOD ZONE DATA TAKEN FROM SURVEY BY:  
MERIDIAN GEOMATICS, LLC, DATED MAY 17, 2018 FOR ATLANTA MEDICAL TRUST

SITE ACREAGE 264,146 SQ.FT.=6.11 ACRES (BEFORE RW INCREASE)

EXISTING ZONING A-1 (AGRICULTURAL DISTRICT AND CBD (COMMERCIAL BUSINESS DISTRICT))

EXISTING PARCELS 200-222, 200-232(EAST OF SAMPLES RD. ONLY) AND 200-234

ENTIRE SITE IS WOODED

\* PROPERTY IS LOCATED IN A GROUNDWATER RECHARGE AREA

PROPOSED ZONING Res3

PROPOSED NUMBER OF LOTS 6

PROPOSED MINIMUM SIZE OF LOTS 29,181 SQ.FT. W/ AVERAGE OF 43,495 SQ.FT.

REQUIRED MINIMUM SIZE OF LOTS 14,150 SQ.FT. W/ AVERAGE OF 18,500 SQ.FT.

PROPOSED MINIMUM LOT WIDTH AT BL 80 FT.

PROPOSED DENSITY .982 LOTS/ACRE ( 6 LOTS ÷ 6.110 ACRES ) < 1.8 MAX ALLOWED

PROPOSED COMMON AREA 13,392 SQ.FT. > 5% OF 264,146 SQ FT ( 13,301 SQ.FT.)

MINIMUM HEATED FLOOR AREA OF DWELLING 2000 SQ.FT.

MINIMUM FRONT SETBACK 25 FT.

MINIMUM SIDE SETBACK 10 FT.

MINIMUM REAR SETBACK 25 FT.

MINIMUM EXTERIOR SETBACK 50 FT.

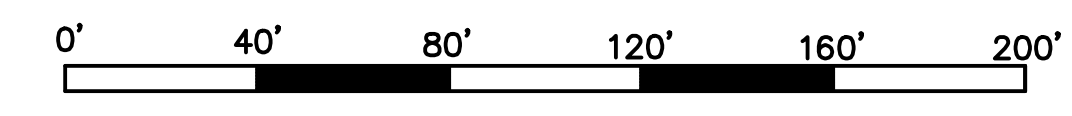
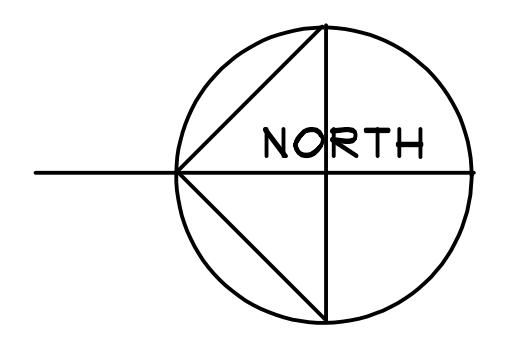
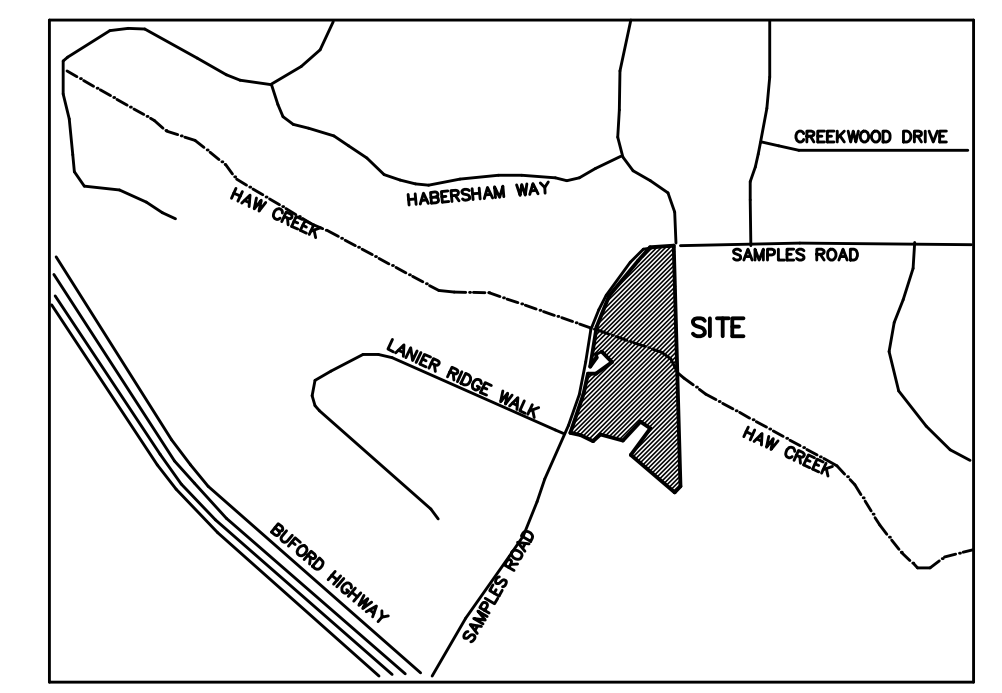
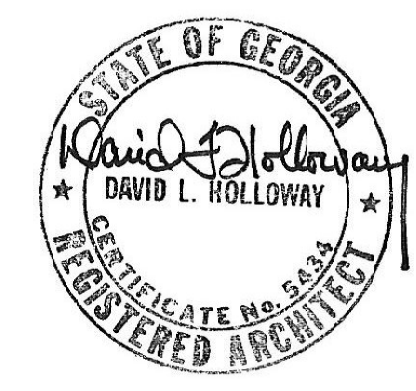
MINIMUM EXTERIOR BUFFER 25 FT.

MAXIMUM BUILDING HEIGHT 35 FT.

**PRELIMINARY SITE PLAN**

PROPOSED Res3 DEVELOPMENT (NO STREET)  
LAND LOTS 363 & 364 FORSYTH COUNTY, GEORGIA  
PARCEL NUMBERS 200-222, 200-232 (EASTERN PORTION OF PARCEL ONLY) AND 200-234

DAVID L. HOLLOWAY & ASSOCIATES  
ARCHITECT  
1963 WINDCREST DRIVE, LILBURN, GEORGIA 30041 PHONE (678) 908-4654



SCALE: 1" = 40'

FEBRUARY 7, 2019

