

R2R
N/F
HABERSHAM GATES
SUBDIVISION

HABERSHAM
GATE DRIVE

LOT SIZE CHART

LOT NO.	AREA
1	19,381 SQ.FT.
2	15,154 SQ.FT.
3	18,671 SQ.FT.
4	19,974 SQ.FT.
5	22,378 SQ.FT.
6	21,574 SQ.FT.
7	15,734 SQ.FT.
8	19,067 SQ.FT.
9	26,611 SQ.FT.
10	14,750 SQ.FT.
11	14,750 SQ.FT.
12	19,380 SQ.FT.
13	19,883 SQ.FT.
14	14,769 SQ.FT.
15	16,087 SQ.FT.
16	19,688 SQ.FT.
297,851 SQ.FT. TOTAL	
AVERAGE LOT SIZE = 297,851 SQ.FT ÷ 16 = 18,616 SQ.FT.	

SITE DATA

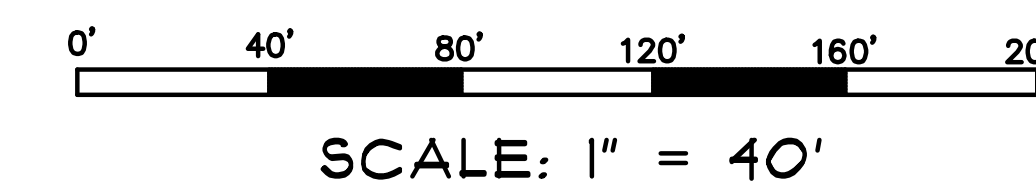
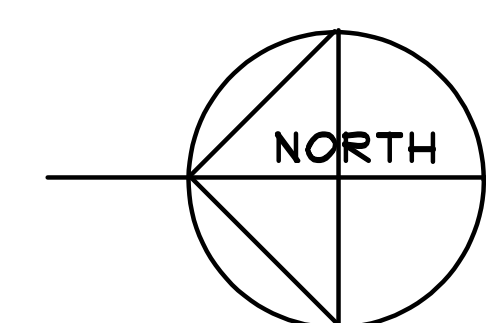
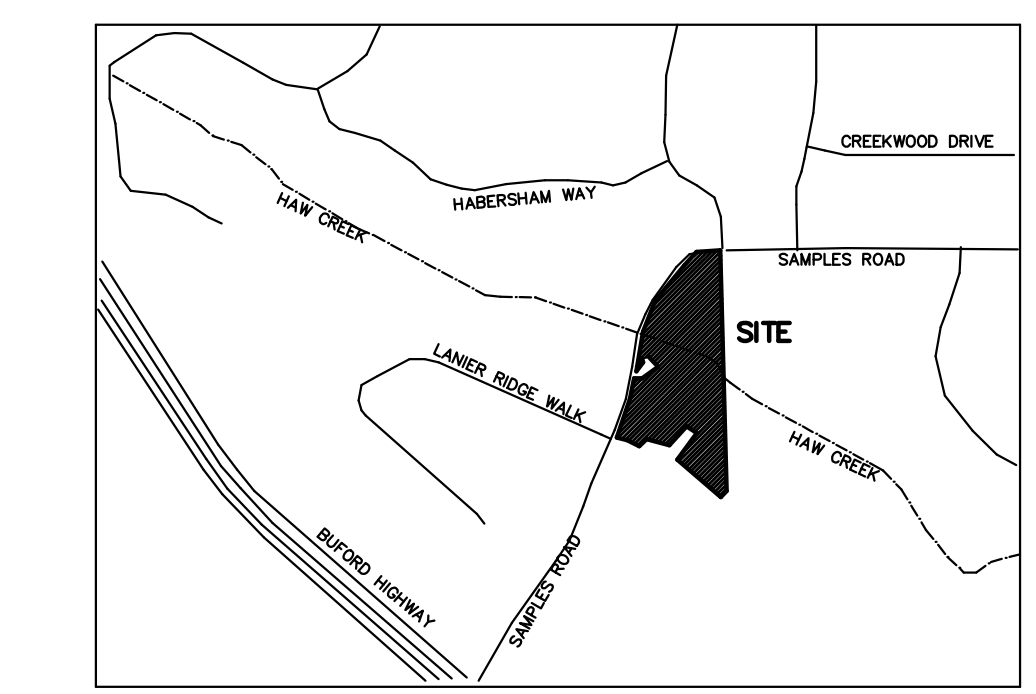
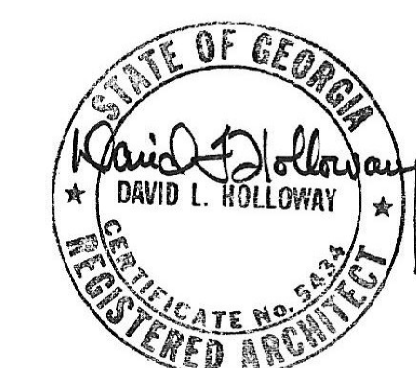
BOUNDARY SURVEY AND FLOOD ZONE DATA TAKEN FROM SURVEY BY:
MERIDIAN GEOMATICS, LLC, DATED MAY 17, 2018 FOR ATLANTA MEDICAL TRUST

SITE ACREAGE 438,251 SQ.FT.=10.041 ACRES
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	16
PROPOSED MINIMUM SIZE OF LOTS	14,750 SQ.FT. W/ AVERAGE OF 18,616 SQ.FT.
REQUIRED MINIMUM SIZE OF LOTS	14,750 SQ.FT. W/ AVERAGE OF 18,500 SQ.FT.
PROPOSED MINIMUM LOT WIDTH AT BL	80 FT.
PROPOSED DENSITY	1,590 LOTS/ACRE (16 LOTS ÷ 10.041 ACRES) <1.8 MAX ALLOWED
PROPOSED OPEN SPACE	78,809 SQ.FT. ÷ 438,251 SQ.FT. = 17.98 % OF SITE >15% REQUIRED
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
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
1943 WINDCREST DRIVE, LILBURN, GEORGIA 30041 PHONE (478) 908-4454



SCALE: 1" = 40'

AUGUST 16, 2018

