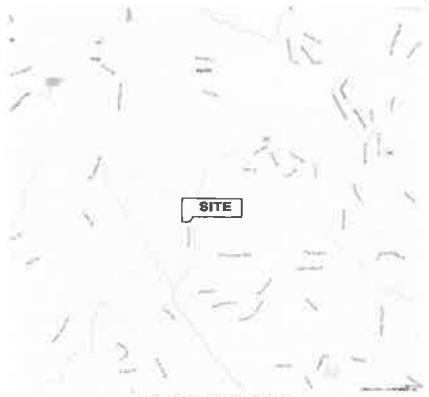
GENERAL NOTES:

1. EXISTING CONTOUR AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON HALL COUNTY GIS INFORMATION. NO FIELD SURVEY WAS USED TO PREPARE THIS DRAWING.

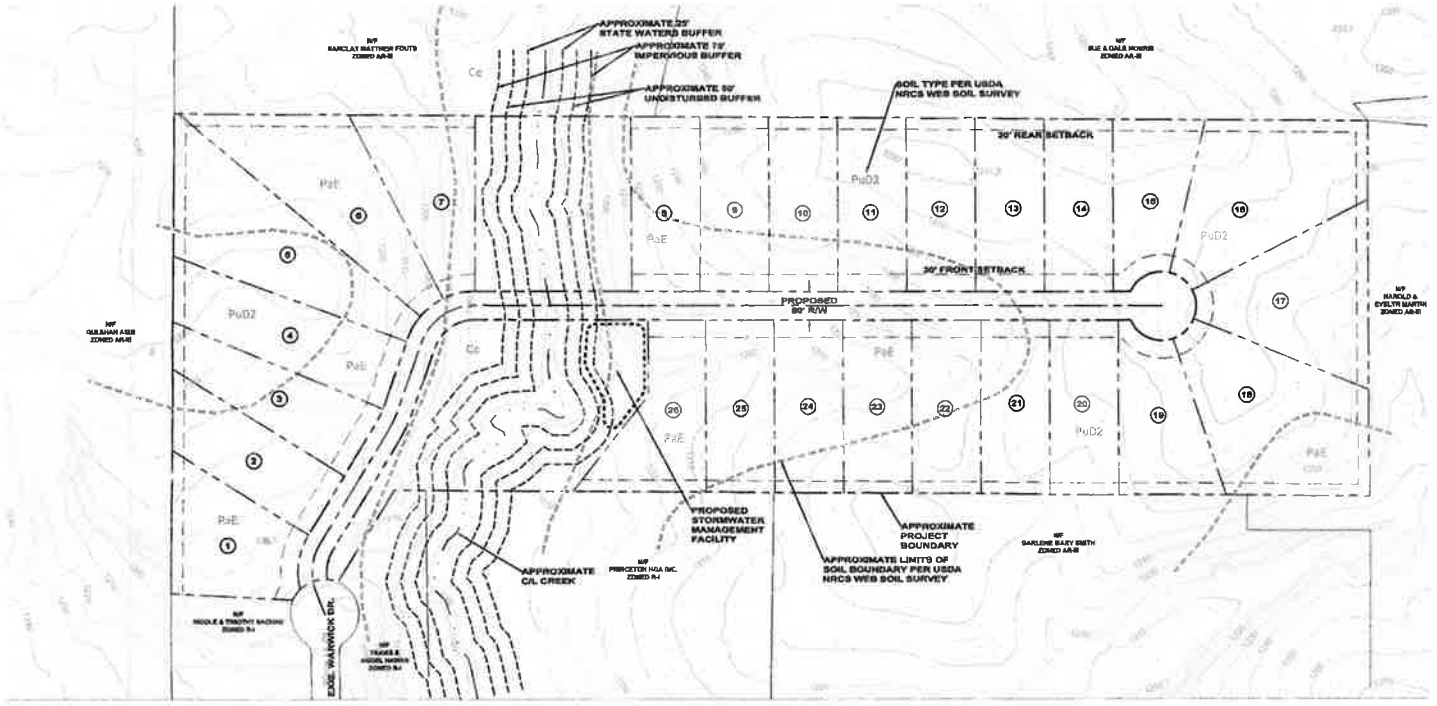
2. BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ON PARCEL INFORMATION SHOWN ON THE HALL COUNTY GIS SYSTEM. NO BOUNDARY SURVEY WAS USED TO DETERMINE THE LIMITS OF THE PROJECT BOUNDARY. THIS PLAN IS PRELIMINARY IN NATURE AND SHOULD NOT BE RELIED UPON FOR TRANSFER OF OWNERSHIP OF PROPERTY, RECORDING, OR PLATTING.

3. SOILS INFORMATION SHOWN ON THIS PLAN IS BASED ON THE USDA NRCS WEB SOIL SURVEY AND IS PRELIMINARY IN NATURE. AT A MINIMUM, A LEVEL 3 SOIL SURVEY SHOULD BE PREPARED BY A CERTIFIED SOIL SCIENTIST TO DETERMINE SOIL TYPES AND SUITABILITY FOR DEVELOPMENT AS SHOWN.

4. STATE WATERS SHOWN ON THIS PLAN ARE BASED ON HALL COUNTY GIS INFORMATION. NO FIELD SURVEYS OR WATER RESOURCE SURVEYS HAVE BEEN COMPLETED AT THIS TIME. A FULL WATER RESOURCE SURVEY TO IDENTIFY ANY STATE WATERS OR WETLANDS SHALL BE PERFORMED PRIOR TO PREPARING DEVELOPMENT PLANS FOR THIS PROJECT.



LOCATION MAP



DEVELOPMENT DATA:

1. Property is currently Zoned: AR-III
   Proposed Zoning: R-I
   Parcel ID: 10075 000002A & 10075 000064
2. Total Area: ±32.5 Acres
   Open Space = 1.92 Acres
   R/W Area = 2.24 Acres
   Unit Area = 28.34 Acres
3. Proposed Use:
   Single-Family Detached Residential
   Total Units: 26
   Avg. Unit Size = ±1.09 Acres
   = ±47,480 Sq. Ft.
4. Length of Street: ±1,840 L.F.
5. Minimum Lot Width: 75 Ft.
   Minimum Lot Area: 35,000 S.F.
6. Building Setbacks:
   Front - 30'
   Side - 10'
   Rear - 20'
7. Sewer: Septic
8. Water: Public
9. Vertical Datum: NAVD 1988

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

811 Know what's below. Call before you dig.

24 HR. CONTACT
DAMODHAR GAJELLI
678-200-0238

FLOOD NOTE: NO PORTIONS OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON HALL COUNTY , GEORGIA F.E.M.A. FLOOD RATE INSURANCE MAP, COMMUNITY PANEL NUMBER 13139C0175G, DATED APR. 4, 2018 .

REVISIONS

www.perspectiveeng.com
PERSPECTIVE ENGINEERING
4255 Wade Green Road, #828
Kennesaw, Georgia 30144
Ph: (678) 587-1203
GA BOG Eng. Firm Lic #PEF003958

DWG.: 731-CONCEPT.DWG
DATE: 03/08/24
JOB NUMBER: 2024-731
DRAWN BY: JLJ

PROJECT NAME
PRINCETON RIDGE SUBDIVISION
LAND LOT 75, 10TH DISTRICT
HALL COUNTY, GEORGIA

CLIENT NAME
NESSYGY REALTY LLC
4510 PENRITH DRIVE
CUMMING, GEORGIA 30041

SEAL
PRELIMINARY NOT FOR CONSTRUCTION

CONCEPTUAL SITE PLAN
2.0