

N/F  
PROPERTY OWNER: LESLIE ANN SCALES  
PARCEL ID: 15048 000034  
ZONING: PRD

N/F  
PROPERTY OWNER: SHERRY PIRKLE  
PARCEL ID: 15048 000024  
ZONING: AR-III

N/F  
PROPERTY OWNER: FRIENDSHIP COMMUNITY BAPTIST CHURCH, INC  
PARCEL ID: 15048 000064  
ZONING: AR-III

N/F  
PROPERTY OWNER: CHADWICK ROBERTSON  
PARCEL ID: 15048 000025B  
ZONING: AR-III

N/F  
PROPERTY OWNER: CHADWICK ROBERTSON  
PARCEL ID: 15048 000025D  
ZONING: HB

WILLOW BROOK  
SUBDIVISION  
ZONING: R-I

A 50 FOOT TRANSITIONAL BUFFER PER 17.260.020 ALONG WITH A 6" FOOT HIGH FENCE SHALL BE MAINTAINED ALONG THE EASTERN BOUNDARY OF THE DEVELOPMENT WHICH SEPARATES IT FROM THE EXISTING WILLOW BROOK SUBDIVISION. THIS 50 FOOT BUFFER SHALL ALSO APPLY TO ANY COMMON AREA PARCEL WHICH INCLUDES A STORMWATER POND.

**REQUESTED PRD VARIANCES/EXCEPTIONS:**

1. THERE SHALL BE A 25 FOOT TRANSITIONAL BUFFER ALONG ALL OTHER EXTERNAL BOUNDARIES OF THE DEVELOPMENT, EXCLUDING THAT WHICH ADJOINS FRIENDSHIP ROAD RIGHT-OF-WAY.
2. REQUEST MAXIMUM DENSITY 2.17 LOTS/AC. AND 22 LOTS.

**DEVELOPMENT SUMMARY**

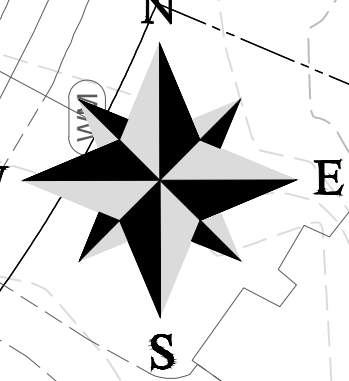
1. TOTAL PROPERTY ACREAGE = ±10.127 AC.
2. TOTAL NUMBER OF LOTS = 22
3. EXISTING ZONING: AR-111 / PROPOSED ZONING: PRD (WITH EXCEPTIONS)
4. PROPOSED ZONING PARCEL : 15048 000025
5. DEVELOPMENT DENSITY FOR PROPERTY = 2.17 LOTS/AC.
6. PROPOSED COMMON AREA/OPEN SPACE (INCLUDING STORMWATER MANAGEMENT) = ±3.8 AC. (±37%)
7. MINIMUM LOT AREA: 8,000 SF
8. MINIMUM LOT WIDTH: 50 FEET
9. MINIMUM HEATED FLOOR AREA: 2,100 SQUARE FEET.
10. PROPOSED SETBACKS:
 

FRONT YARD =	25'
REAR YARD =	20'
SIDE YARD =	5'
11. TYPICAL LOT DIMENSIONS : 65' X 125'
12. ALL LOTS TO BE SERVED BY SANITARY SEWER CURRENTLY UNDER CONSTRUCTION BY HALL COUNTY.
13. PROPOSED LENGTH OF STREET = ±1,130 L.F.
14. WATER SERVICE PROVIDED BY CITY OF GAINESVILLE.
15. A 50' FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
16. BOUNDARY, TOPOGRAPHY, AND UTILITY INFORMATION BASED ON HALL COUNTY GIS.
17. SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
18. LOCATION OF EXISTING STREAMS AND BUFFERS SHOWN BASED ON HALL COUNTY GIS. FIELD VERIFICATION RECOMMENDED.

\* PRD ZONING REQUIRES 50 FT ZONING BUFFER, REQUEST TO REDUCE TO 25 FT.



VICINITY MAP  
SCALE=N.T.S.



CONCEPTUAL LAND PLAN  
**3655 FRIENDSHIP ROAD**  
HALL COUNTY, GA  
PREPARED FOR:  
SOUTHERN HERITAGE HOMES  
PREPARED BY:



5553 Peachtree Road • Suite 175  
Chamblee, GA 30341 • 470.893.1700  
www.thomasandhutton.com

**NOTE:** PROPERTY IS WITHIN THE PROTECTED WATERSHED DISTRICT OF UPPER OCONEE WATERSHED

**SANITARY SEWER FLOW:**  
270 GPD/LOT \* 22 LOTS = 5,940 GPD

JOB NO: J-31203.0000 DATE: 02/14/2024  
DRAWN: ##### SCALE: 1" = 50'  
REVIEWED: ##### SHEET: CL1