

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

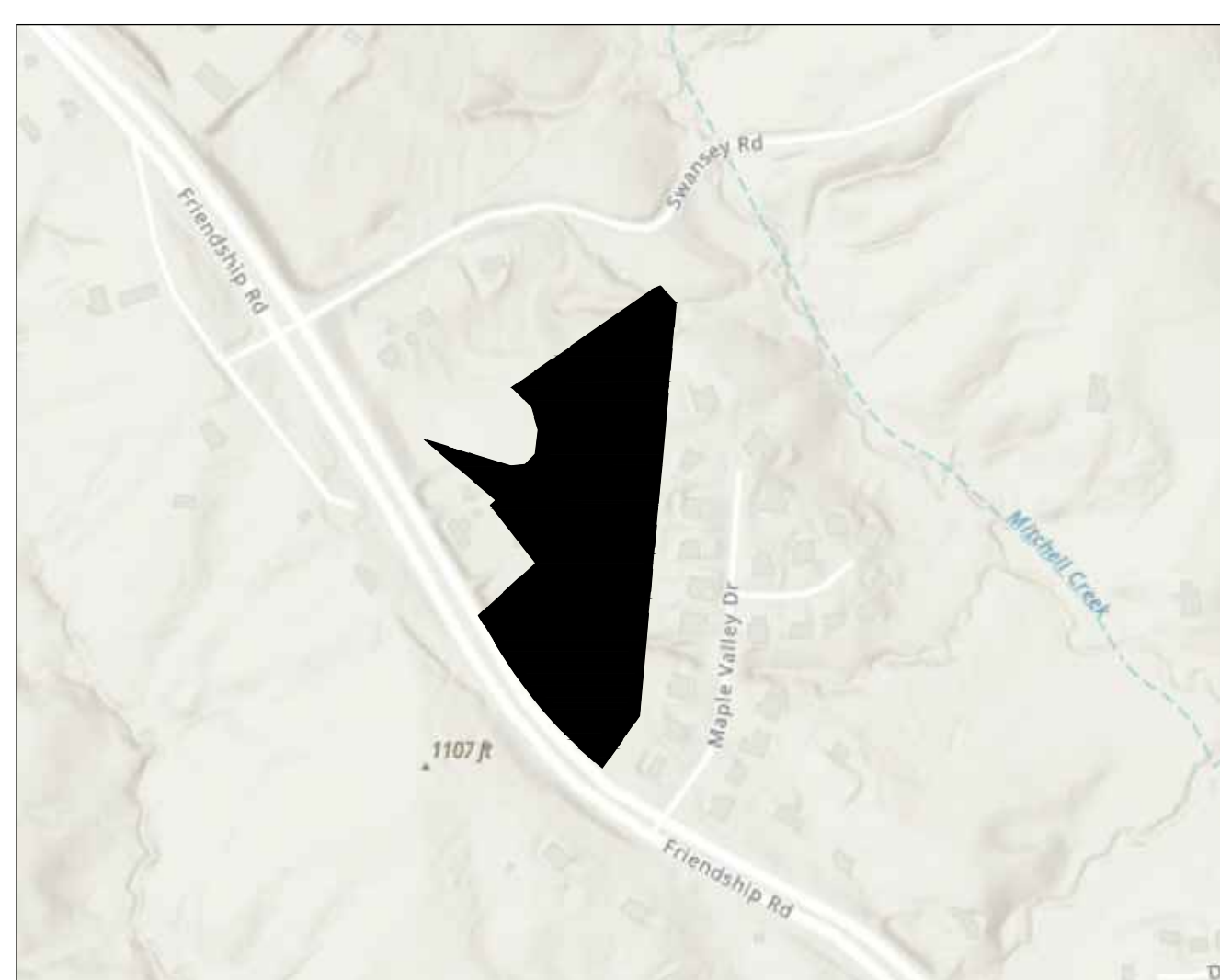
REQUESTED PRD VARIANCES/EXCEPTIONS:

- 50 FOOT REQUIRED PLANTED BUFFER REDUCED TO A 25' GRADED AND LANDSCAPED BUFFER WITH A BERM AND 6" HIGH SOLID OPAQUE FENCE ALONG THE EASTERN PROPERTY LINE
- ELIMINATION OF 50 FOOT REQUIRED BUFFER ALONG ALL OTHER PROPERTY BOUNDARIES

DEVELOPMENT SUMMARY

- TOTAL PROPERTY ACREAGE = ±10.127 AC.
- TOTAL NUMBER OF LOTS = 22
- EXISTING ZONING: AR-111 / PROPOSED ZONING: PRD (WITH EXCEPTIONS)
- PROPOSED ZONING PARCEL : 15048 000025
- DEVELOPMENT DENSITY FOR PROPERTY = 2.17 LOTS/AC.
- PROPOSED COMMON AREA/OPEN SPACE (INCLUDING STORMWATER MANAGEMENT) = ±3.04 AC. (±30.0%)
- MINIMUM LOT AREA: 8,000 SF
- MINIMUM LOT WIDTH: 50 FEET
- PROPOSED SETBACKS:

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



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: 11/20/2023
DRAWN: #####	SCALE: 1" = 50'
REVIEWED: #####	SHEET: CL.1

2:15:2023 10:00AM C:\PROJECTS\3655 FRIENDSHIP RD\365500000 - CONCEPTUAL LAND PLAN.dwg Date: 11/20/2023 10:00AM

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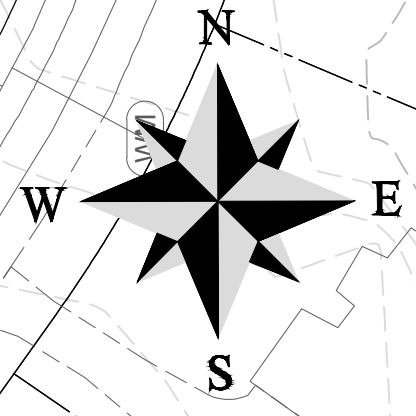
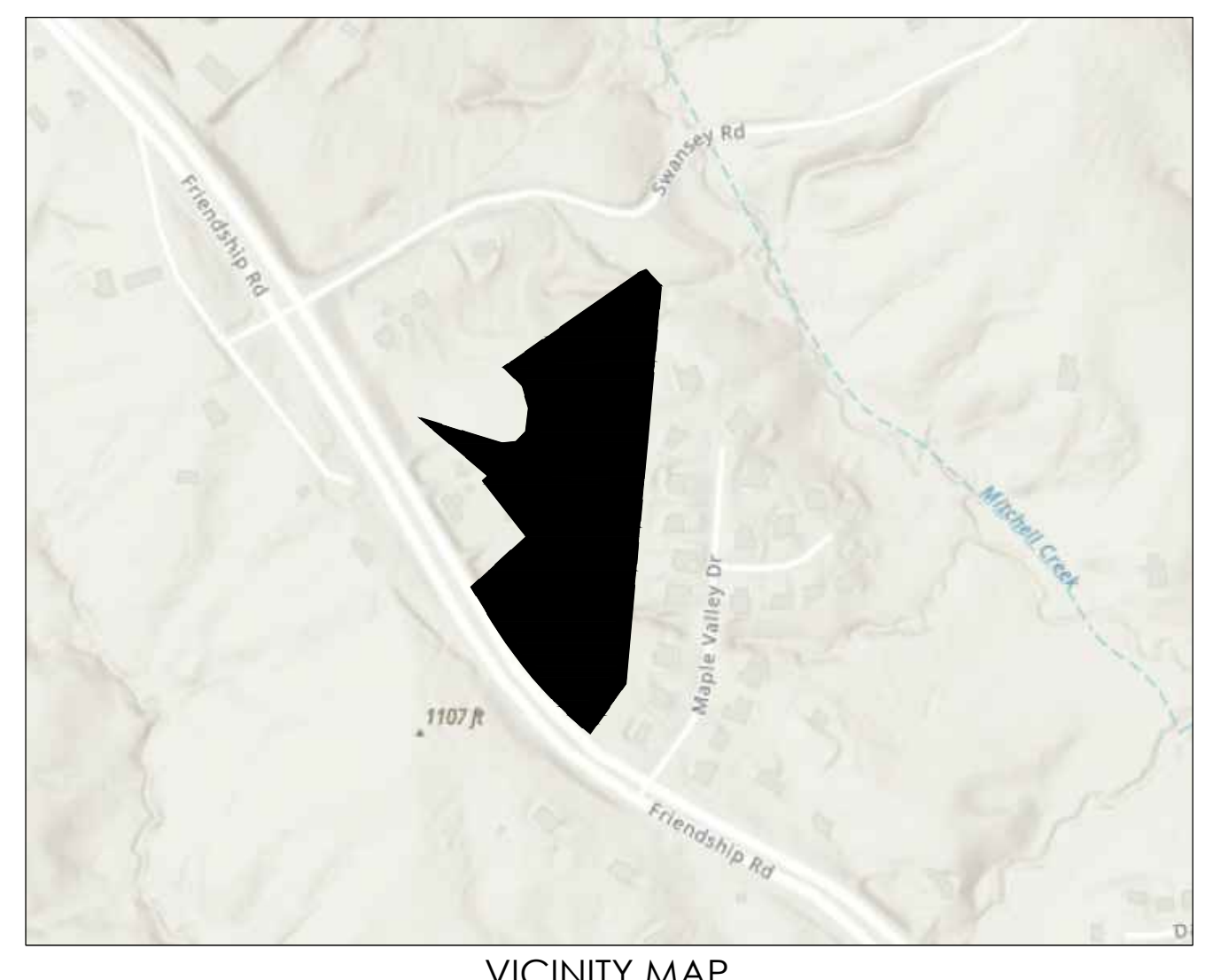
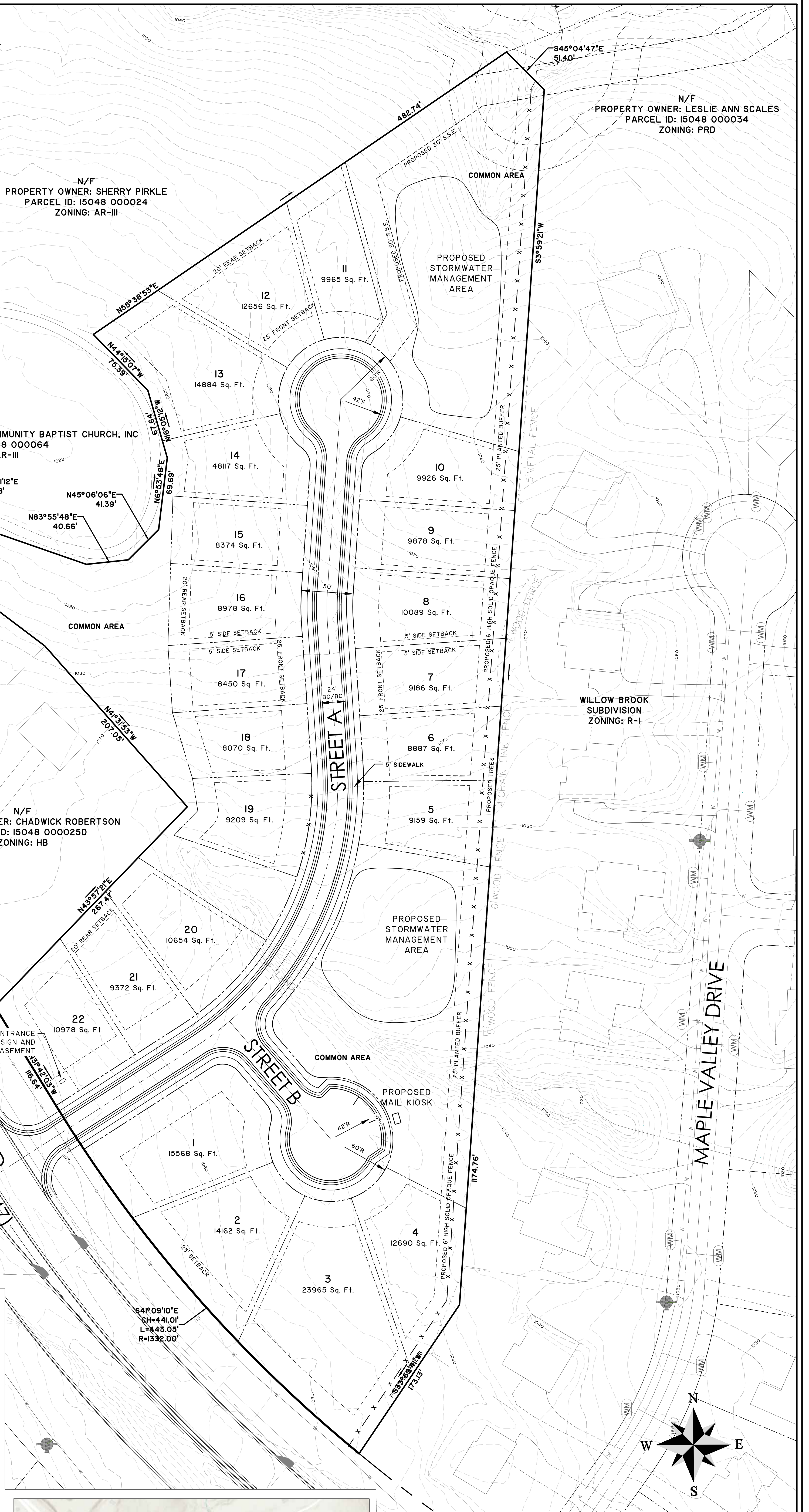
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* PRD ZONING REQUIRES 50 FT ZONING BUFFER, REQUEST TO REDUCE TO 25 FT.



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