

1/2023/20232110 Preliminary/002321 1/24/24 8548 FULL BLEED 0 (24.00" X 36.00" MINES) SOURCE: PACE, DATE TO REFLECT: SOURCE: WILKINS, NUMBER: 1, 2023 4:53:17 PM

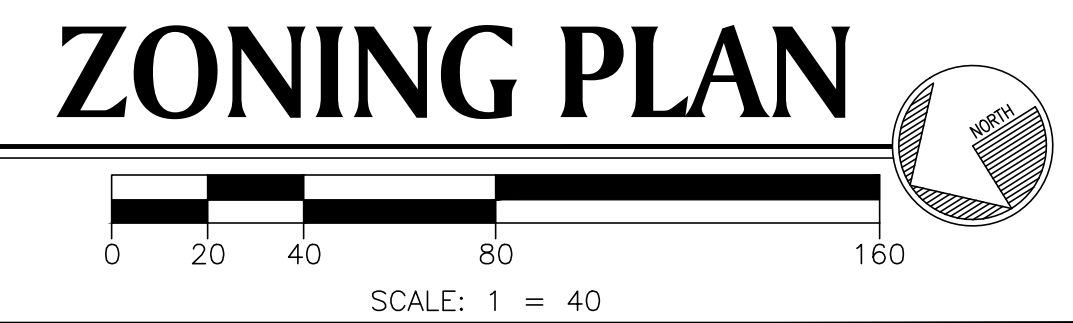


VICINITY MAP
SCALE: NTS

BUILDING SETBACKS (IF INDIVIDUALLY PLATTED)	
FRONT:	20'
SIDE:	0'
REAR:	20'

PRELIMINARY SITE PLAN DISCLAIMER:
SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/Others. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.
SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

TOWNHOME LEGEND
24' FT WIDE x 50' DEEP UNITS
53 UNITS PROPOSED
16 TOTAL AUTO SPACES



ZONING PLAN

LAND PLANNERS
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LANDSCAPE ARCHITECTS
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PAULSON MITCHELL INCORPORATED

PROJECT:
WHITE SULPHUR ROAD MODEL
2554 WHITE SULPHUR ROAD
UNINCORPORATED HALL COUNTY, GEORGIA

FOR:
WILLIAMS BROTHERS DEVELOPMENT

ZONING INFORMATION

ZONING CLASSIFICATION

JURISDICTION: UNINCORPORATED HALL COUNTY
EX. ZONING: AR-III (AGRICULTURAL-RESIDENTIAL-III)
OVERLAY DISTRICT: NORTH OCOOEE RESERVOIR WATERSHED PROTECTION DISTRICT
PROPOSED ZONING: PRD

BUILDING SETBACKS

FRONT: 65' FROM CL OF RD/40' FROM P/L THE GREATER OF THE TWO
MAJOR SIDE: 10'
MINOR SIDE: 10'
REAR: 20'

BUFFERS

LANDSCAPE STRIP: 10'
ZONING BUFFER: 30' ABUT. RES. NO OUTSIDE ACTIVITY/
STATE STREAM BUFFER: 50' ABUT. RES. WITH OUTSIDE ACTIVITY
COUNTY STREAM BUFFER: 50' (UNDISTURBED)
CITY STREAM BUFFER: 75'

PARKING SUMMARY

STALL: 9'X18'
LANDSCAPE ISLAND SPACING: 1 PER 10 SPACES

LANDSCAPE REG'S.

MAXIMUM IMPERVIOUS ALLOWED: ___%
MAXIMUM BUILDING COVERAGE: ___%
OPEN SPACE: 73.3%

ENVIRONMENTAL

FLOOD PLAIN PRESENT (NO): FEMA/HALL GIS
STREAMS PRESENT (YES): NWI/HALL GIS
WETLANDS PRESENT (NO): NWI/HALL GIS
TOPOGRAPHY DATA: HALL COUNTY GIS
2023221 Z1b.dwg 11.03.2023

CONCEPTUAL PLAN