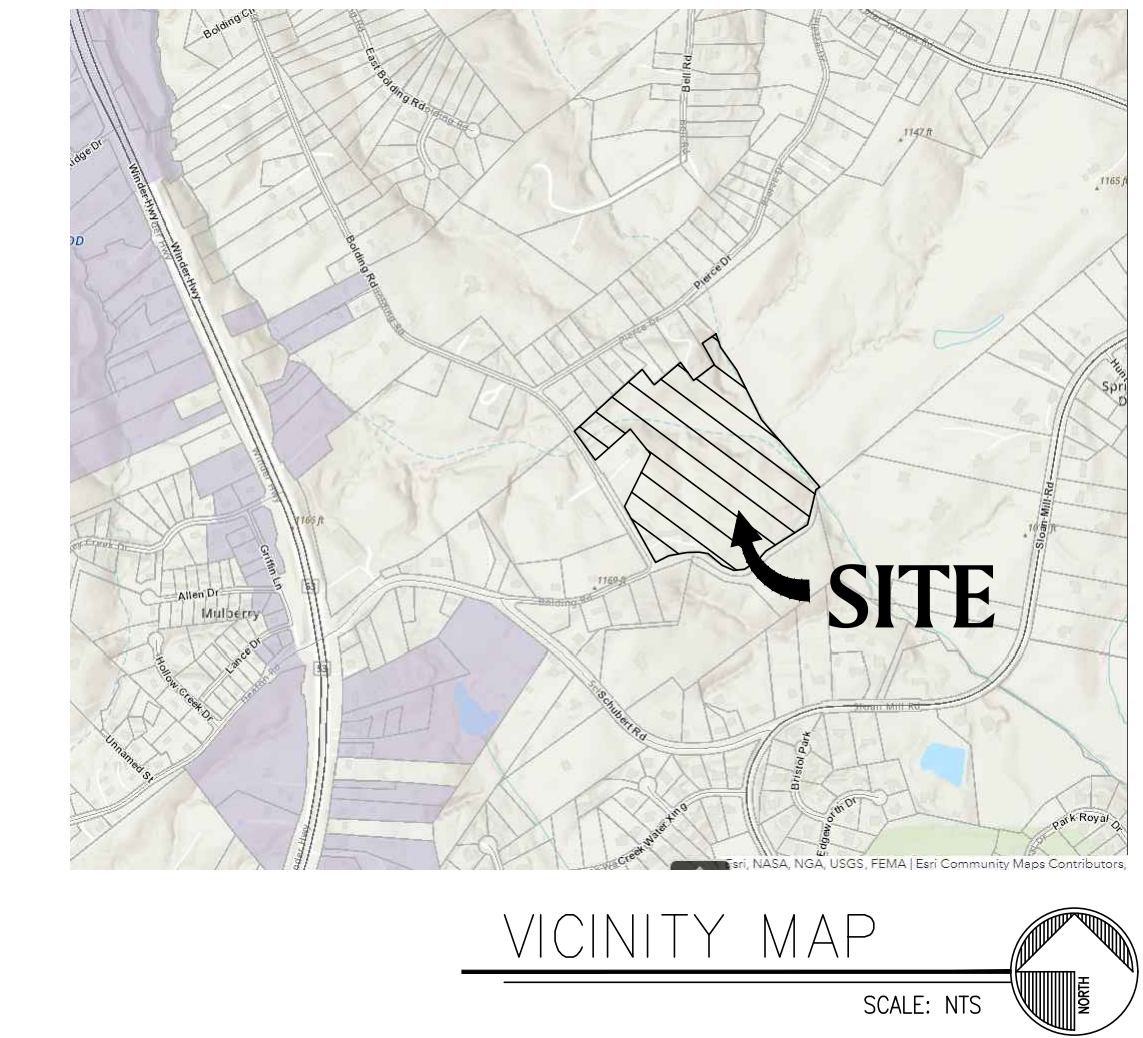


1/20/24 2024144 CP3.dwg, MDT FULL LEGEND (CP3) X 14.00 X 10.00 INCHES, SOURCE: PAPER, DWG TO PDF, 30, 10/24/24, 4:20:36 PM

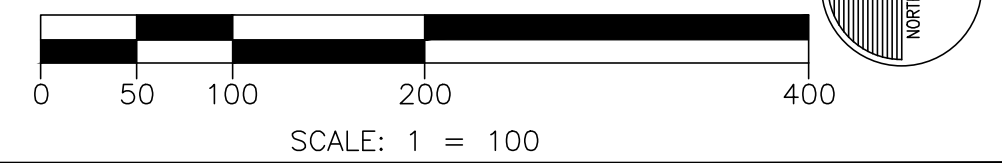


**PRELIMINARY SITE PLAN DISCLAIMER:**  
 SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA 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.

SITE ANALYSIS	
SINGLE FAMILY LOTS (MIN. 50'X100' TYP)	58
DENSITY	1.95 LOTS/AC
OPEN SPACE	±14.9 ACRES (50.2%)
SITE AREA	±29.65 ACRES

NOTE:  
 IN-GROUND SEPTIC SYSTEMS SHALL BE PROVIDED FOR EACH LOT.

# CONCEPTUAL SITE PLAN



**LAND PLANNERS  
 ENGINEERS • SURVEYORS  
 TRANSPORTATION  
 LANDSCAPE ARCHITECTS**  
**PAULSON MITCHELL  
 INCORPORATED**  
 85-A MILL STREET  
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 ROSWELL, GEORGIA 30075  
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 FAX 770.650.7684  
 www.paulsonmitchell.com

# PAULSON MITCHELL INCORPORATED

**PROJECT:**  
**BOLDING ROAD  
 CONCEPT PLAN**  
 BOLDING ROAD  
 UNINCORPORATED  
 HALL COUNTY,  
 GEORGIA

**FOR:**  
**WILLIAMS  
 BROTHERS  
 DEVELOPMENT**  
 ATLANTA, GEORGIA

**ZONING INFORMATION**  
**ZONING CLASSIFICATION**  
 JURISDICTION: UNINCORPORATED HALL COUNTY  
 EX. ZONING: AR-III (AGRICULTURAL-RESIDENTIAL)  
 OVERLAY DISTRICT:  
 PR. ZONING: PRO (PLANNED RESIDENTIAL DEVELOPMENT)  
**BUILDING SETBACKS**  
 FRONT: 25'  
 SIDE: 5' FROM PROPERTY LINE  
 REAR: 20'

**BUFFERS**  
 LANDSCAPE STRIP: 15' FRONT  
 ZONING BUFFER: 50'  
 STATE STREAM BUFFER: 25'  
 COUNTY STREAM BUFFER: 50' UNDISTURBED  
 CITY STREAM BUFFER: N/A  
**PARKING SUMMARY**  
 LOT REQ.: 2 SPACES FOR EACH DWELLING  
 STALL: 9' X 17.5'  
 LANDSCAPE ISLAND SPACING: -  
 LANDSCAPE REG'S.  
 MAXIMUM IMPERVIOUS ALLOWED: \_\_\_%  
 MAXIMUM BUILDING COVERAGE: \_\_\_%

**ENVIRONMENTAL**  
 FLOOD PLAIN PRESENT (NO): FEMA/HALL GIS  
 STREAMS PRESENT (YES): PER SURVEY PROVIDED  
 WETLANDS PRESENT (NO): -  
 TOPOGRAPHY DATA: HALL COUNTY GIS  
 06.06.2024

2024144 - CP3.dwg  
**CONCEPTUAL  
 SITE PLAN**