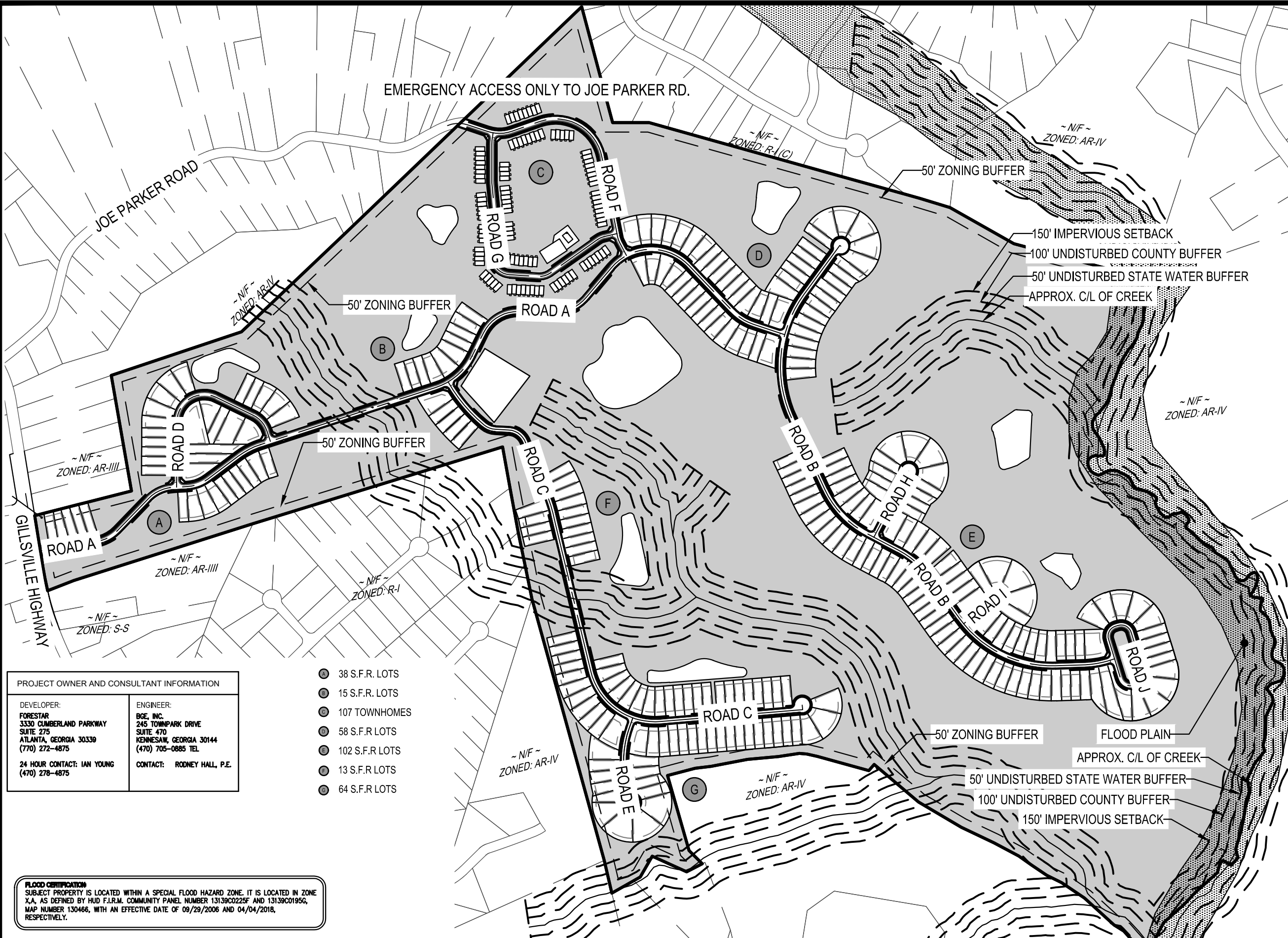


G:\GAP\Projects\Land - Site\Forestar\0000-00 - Gillsville Hwy Tract\02 - Zoning\Gillsville Hwy - Zoning PRD.dwg



SITE LOCATION MAP

SCALE: 1"=5,000'

ZONING NOTES:

1. EXISTING ZONING = R-I
2. PROPOSED ZONING = PRD
3. ADJACENT PROPERTIES ZONED = AR-III, AR-IV, R-1(C) AND S-S
4. SITE AREA = 347.25 ACRES
5. TOTAL NUMBER OF PROPOSED LOTS = 399 LOTS
6. PROPOSED DENSITY = 1.15 UNITS PER ACRE
7. MAXIMUM DENSITY = 2 UNITS PER ACRE
8. MINIMUM 50' LANDSCAPE PLANTED BUFFER ALONG THE PERIMETER OF PROPERTY BOUNDARY, TO BE COMPLIANT WITH SECTION 17.260.020
9. MINIMUM OF TWO TREES PER LOT SHALL BE PROVIDED PER CHAPTER 17.280
10. REQUIRED OPEN SPACE = 30% (104.18 ACRES)
11. PROPOSED OPEN SPACE = 239.8 ACRES (69%)
12. PROPOSED STORMWATER MANAGEMENT AREAS = 10.7 ACRES
13. PROPOSED AMENITY AREA = 1.7 ACRES
14. MAXIMUM HEIGHT OF BUILDINGS IS TO BE TWO STORIES
15. PROPOSED BUILDING SETBACKS: FRONT = 25';
REAR = 20';
SIDE (MAJOR) = 20';
SIDE (MINOR) = 5'
16. TYPICAL SINGLE FAMILY LOT SIZE = 50' X 160'
17. TYPICAL SINGLE FAMILY UNIT DIMENSION = 40' X 65'
18. MINIMUM LOT WIDTH REQUIRED = 50'
19. MINIMUM LOT WIDTH PROVIDED = 50'
20. MINIMUM LOT SIZE = 8,000 S.F.
21. PROPOSED SINGLE FAMILY LOTS = 292
22. TYPICAL TOWN HOME LOT SIZE = 50' X 24'
23. PROPOSED TOWNHOMES = 107
24. TOWNHOME MINIMUM DRIVEWAY LENGTH (FROM BACK OF SIDEWALK) = 20'
25. PROPOSED SIDEWALK ON BOTH SIDES OF THE ROAD, 2' BEAUTY STRIP, 5' WIDE, TYP.
26. FRONT LOADING GARAGES FOR TOWNHOMES SHALL NOT CONSTITUTE MORE THAN 50% OF THE INDIVIDUAL UNIT
27. PROPOSED LIGHT POLES APPROXIMATELY EVERY 500', AT EVERY INTERSECTION AND CUL-DE-SAC, TO BE DESIGNED BY OTHERS.
28. PROPOSED SPEED SIGNS LOCATED APPROXIMATELY EVERY 500'
29. PROPOSED PUBLIC WATER AND SEWER SERVICE, TO BE SERVICED BY THE CITY OF GAINESVILLE
30. PROPOSED MAIL KIOSK TO BE LOCATED WITHIN AMENITY AREA
31. REQUIRED PARKING FOR MAIL KIOSK = 5 (FIVE) SPACES PLUS 1 (ONE) ADDITIONAL SPACE PER 25 MAILBOXES
 - 31.1. REQUIRED PARKING SPACES = 17 SPACES
 - 31.2. TO BE PROVIDED = 17 SPACES; TWO OF WHICH WILL BE ADA ACCESSIBLE
32. REQUIRED PARKING FOR AMENITY TO BE DETERMINED ONCE AMENITY AREA IS DESIGNED. WILL MEET THE REQUIRED NUMBER AND TYPE OF PARKING SPACES PER HALL COUNTY AND ADA STANDARDS.
33. PROPOSED ACCESS TO JOE PARKER ROAD TO BE SECONDARY ACCESS, EMERGENCY ONLY.

PROJECT OWNER AND CONSULTANT INFORMATION	
DEVELOPER: FORESTAR 3330 CUMBERLAND PARKWAY SUITE 275 ATLANTA, GEORGIA 30339 (770) 272-4875 24 HOUR CONTACT: IAN YOUNG (470) 278-4875	ENGINEER: BGE, INC. 245 TOWNPARK DRIVE SUITE 470 KENNESAW, GEORGIA 30144 (470) 705-0885 TEL. CONTACT: RODNEY HALL, P.E.

- Ⓐ 38 S.F.R. LOTS
- Ⓑ 15 S.F.R. LOTS
- Ⓒ 107 TOWNHOMES
- Ⓓ 58 S.F.R. LOTS
- Ⓔ 102 S.F.R. LOTS
- Ⓕ 13 S.F.R. LOTS
- Ⓖ 64 S.F.R. LOTS

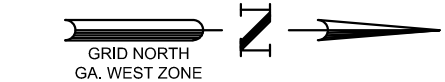
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245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
www.bgeinc.com
DIRECT: 404-850-3205

2955 GILLSVILLE HWY, HALL COUNTY, GEORGIA

DATE: 10/29/2021



0 500' 1000' 1500'
SCALE: 1" = 500'

G:\GAP\Projects\Land - Steff\Forestar\0000-00 - Gillsville Hwy Tract\02 - Engineer\01 - Zoning\Gillsville Hwy - Zoning PRD.dwg Layout: Overall Preliminary Plat-Site Plan Plotted: 10/29/2021 12:10:24 PM



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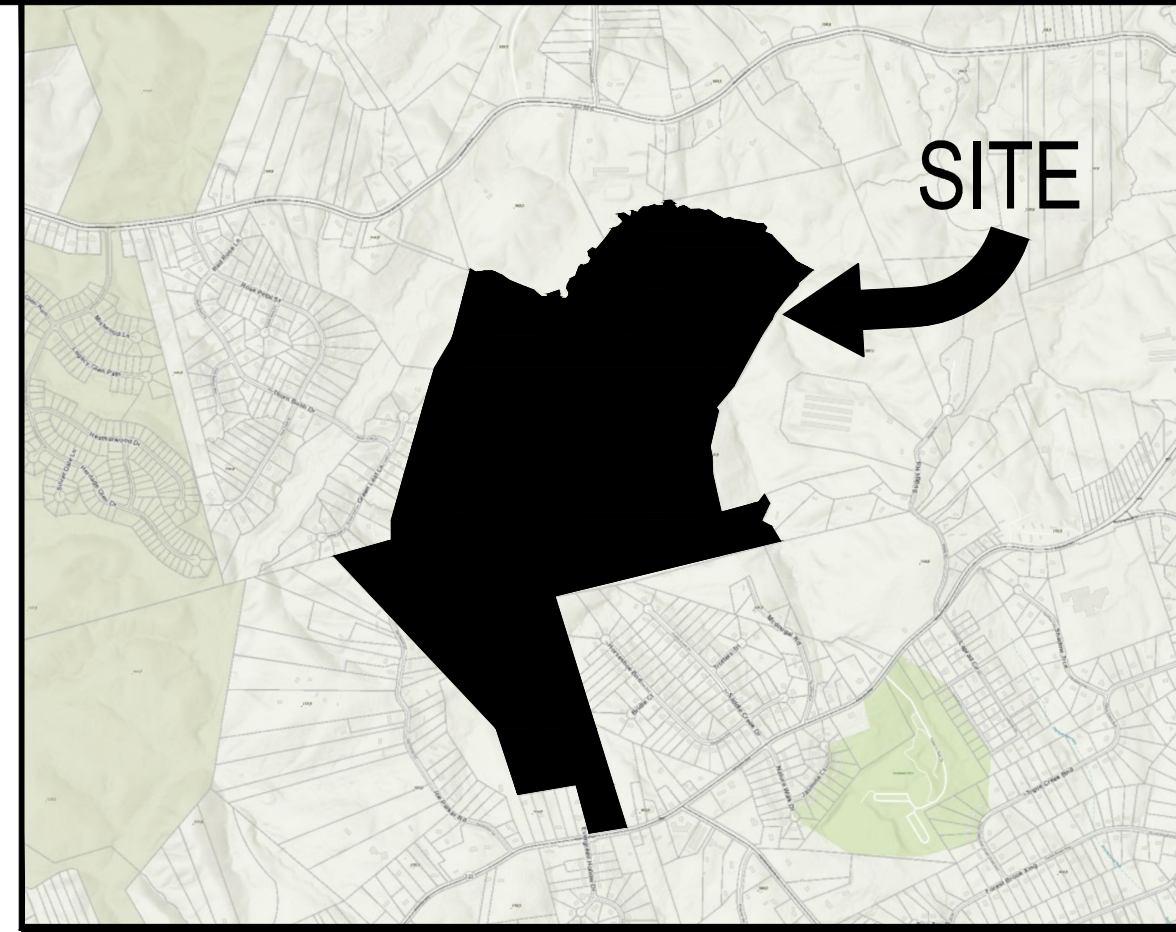
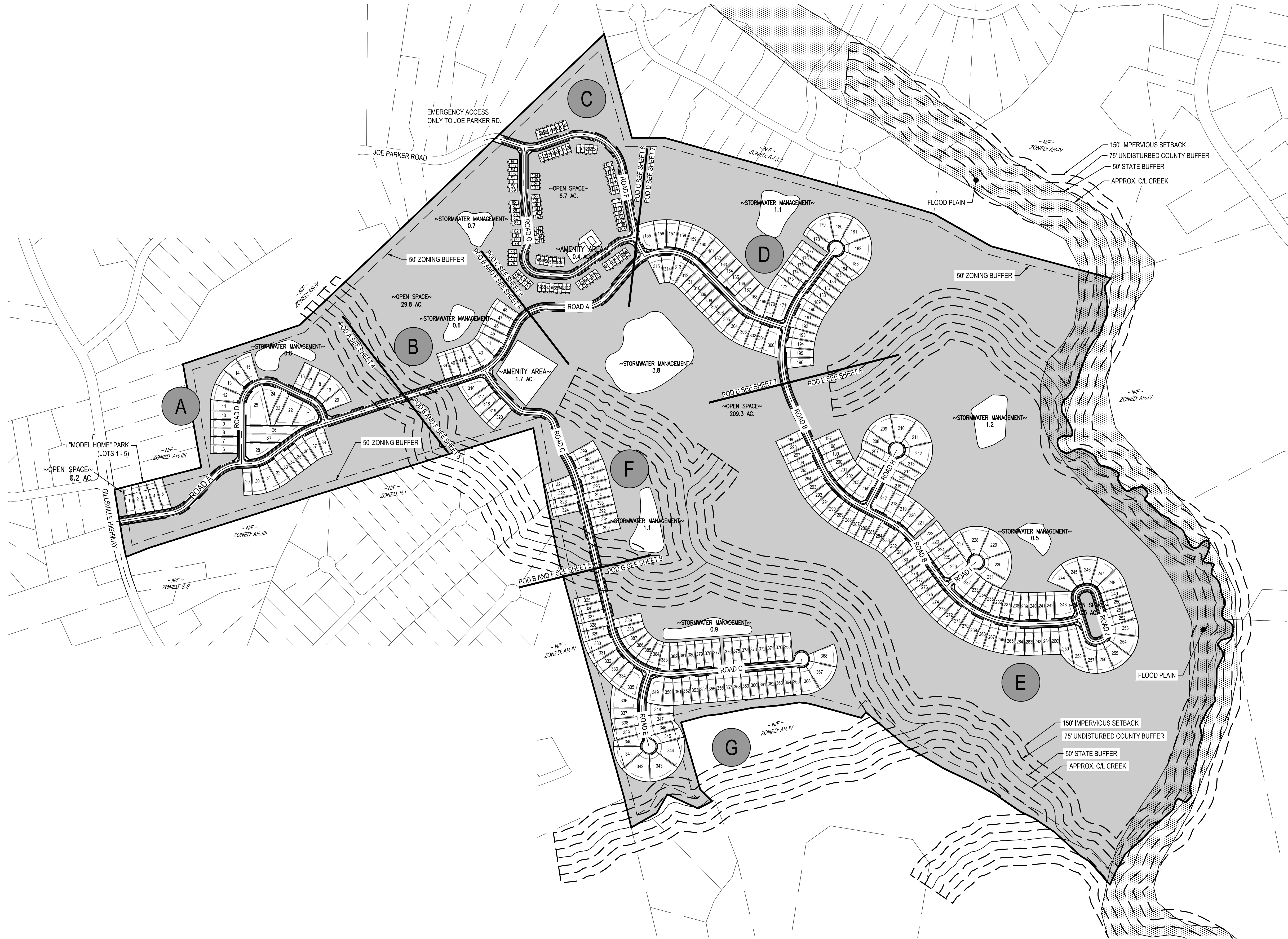
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FORESTAR
3330 CUMBERLAND PARKWAY
SUITE 275
ATLANTA, GEORGIA 30339
(770) 272-4875
24 HOUR CONTACT: IAN YOUNG
(470) 278-4875

ENGINEER:
BCE, INC.
245 TOWNPARK DRIVE
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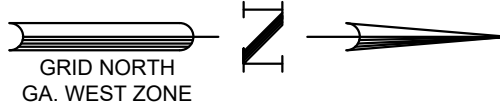
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- 58 S.F.R. LOTS
- 102 S.F.R. LOTS
- 13 S.F.R. LOTS
- 64 S.F.R. LOTS



0 150' 300' 600'
SCALE: 1" = 300'

DESIGNED BY:	HLM	DATE	DESCRIPTION
DRAWN BY:	HLM		
REVIEWED BY:	RAH		

245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
WWW.BCEINC.COM
DIRECT: 470-705-0885
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FORESTAR
3330 CUMBERLAND PARKWAY
SUITE 275
ATLANTA, GEORGIA 30339

GILLSVILLE HWY
ZONING PLAN
DISTRICT 101
2855 GILLSVILLE HWY
HALL COUNTY, GA

PRD ZONING PLAN (24 X 36)

GSWCC CERT. #65093
EXP. 08.25.24
NOT ISSUED FOR CONSTRUCTION
FILE NUMBER:
9539-00
DATE: 10.29.2021

02



PROJECT OWNER AND CONSULTANT INFORMATION	
DEVELOPER: FORESTAR 3330 CUMBERLAND PARKWAY SUITE 275 ATLANTA, GEORGIA 30339 (770) 272-4875 24 HOUR CONTACT: IAN YOUNG (470) 278-4875	ENGINEER: BCE, INC. 245 TOWNPARK DRIVE SUITE 470 KENNESAW, GEORGIA 30144 (470) 705-0885 TEL CONTACT: RODNEY HALL, P.E.

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LOT AREA TABLE	
LOT	AREA SQFT
1	8502
2	8787
3	9011
4	9193
5	9409
6	8000
7	8000
8	8000
9	8000
10	8000
11	8712
12	9998
13	10026
14	10026
15	10026
16	8000
17	8000
18	9072
19	10026
20	10026
21	14140
22	16771
23	9912
24	11251
25	25209
26	15606
27	12128
28	13763
29	8530
30	9584
31	9584
32	9056
33	8000
34	8000
35	8000
36	8577
37	10062
38	8519
39	8000
40	8000
41	8000
42	10223
43	11626
44	10972
45	8000
46	8000
47	8941
48	8784
49	N/A
50	N/A

LOT AREA TABLE	
LOT	AREA SQFT
51	N/A
52	N/A
53	N/A
54	N/A
55	N/A
56	N/A
57	N/A
58	N/A
59	N/A
60	N/A
61	N/A
62	N/A
63	N/A
64	N/A
65	N/A
66	N/A
67	N/A
68	N/A
69	N/A
70	N/A
71	N/A
72	N/A
73	N/A
74	N/A
75	N/A
76	N/A
77	N/A
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79	N/A
80	N/A
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85	N/A
86	N/A
87	N/A
88	N/A
89	N/A
90	N/A
91	N/A
92	N/A
93	N/A
94	N/A
95	N/A
96	N/A
97	N/A
98	N/A
99	N/A
100	N/A

LOT AREA TABLE	
LOT	AREA SQFT
101	N/A
102	N/A
103	N/A
104	N/A
105	N/A
106	N/A
107	N/A
108	N/A
109	N/A
110	N/A
111	N/A
112	N/A
113	N/A
114	N/A
115	N/A
116	N/A
117	N/A
118	N/A
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135	N/A
136	N/A
137	N/A
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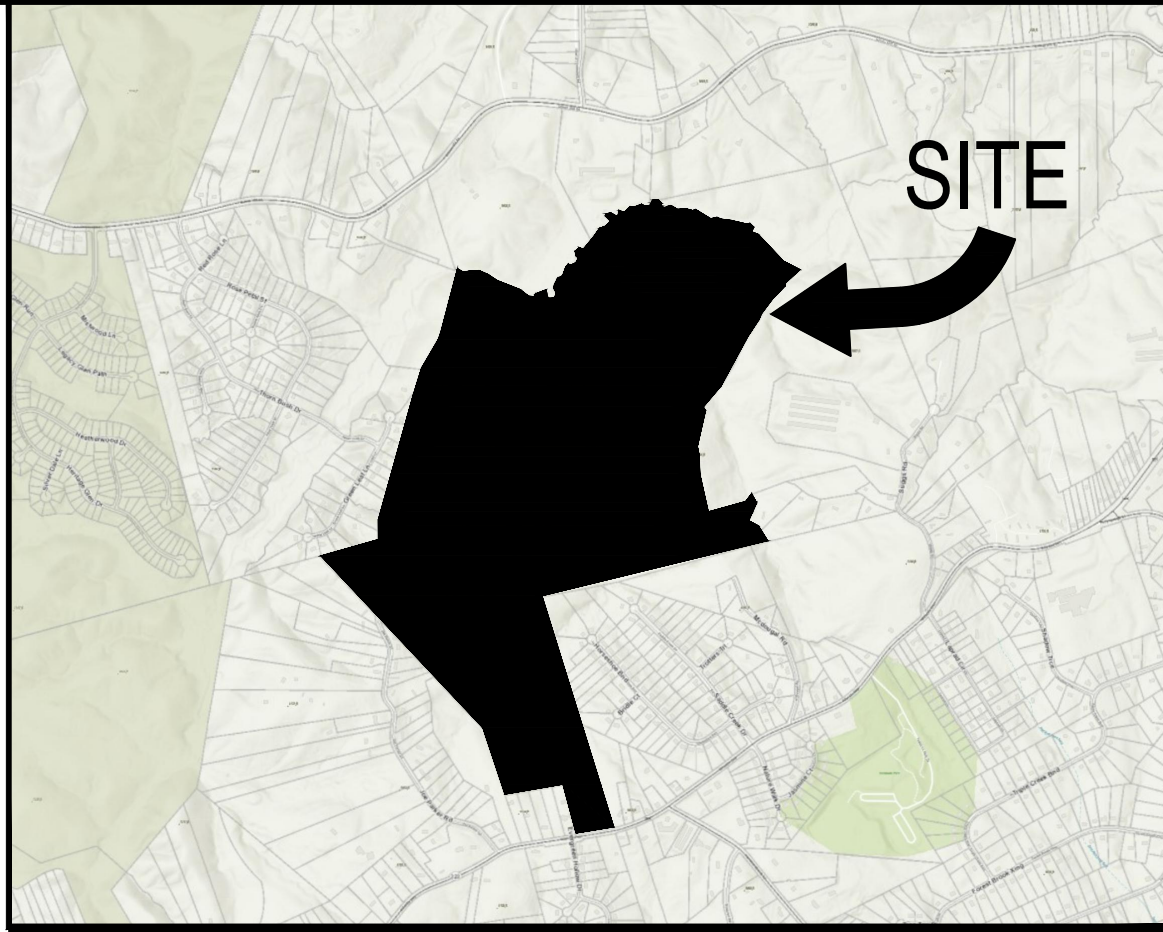
LOT AREA TABLE	
LOT	AREA SQFT
151	N/A
152	N/A
153	N/A
154	N/A
155	12796
156	9651
157	9651
158	9651
159	9651
160	9651
161	9651
162	8491
163	8000
164	8000
165	8000
166	8000
167	8000
168	8500
169	12829
170	8000
171	15580
172	11244
173	8011
174	8000
175	8000
176	8000
177	8772
178	8249
179	14857
180	14857
181	14857
182	14857
183	13496
184	8439
185	8268
186	8000
187	8000
188	8000
189	8325
190	8627
191	8627
192	8584
193	8670
194	8627
195	8627
196	8627
197	8000
198	8000
199	8000
200	8352

LOT AREA TABLE	
LOT	AREA SQFT
201	8414
202	8414
203	8414
204	11436
205	9594
206	8025
207	8044
208	9891
209	16000
210	16000
211	16000
212	16000
213	8701
214	8378
215	8000
216	8036
217	12288
218	9574
219	10383
220	10383
221	10575
222	9977
223	9025
224	9025
225	9025
226	12216
227	10212
228	18057
229	18057
230	18057
231	10433
232	11641
233	8329
234	8329
235	8329
236	8329
237	8329
238	8329
239	8284
240	8000
241	8000
242	8000
243	16721
244	13474
245	11831
246	13474
247	13474
248	12952
249	8000
250	8000

LOT AREA TABLE	
LOT	AREA SQFT
251	8000
252	8000
253	12233
254	13474
255	13474
256	11832
257	25043
258	14576
259	9471
260	8000
261	8000
262	8004
263	8813
264	8812
265	8813
266	8813
267	8812
268	8813
269	8796
270	8829
271	8812
272	8813
273	8812
274	8812
275	8430
276	8000
277	8000
278	8000
279	8000
280	8179
281	8644
282	8644
283	8644
284	8066
285	8000
286	8000
287	8126
288	8963
289	8963
290	8963
291	8963
292	8963
293	8963
294	8845
295	8000
296	8000
297	8000
298	8200
299	13026
300	8000

LOT AREA TABLE	
LOT	AREA SQFT
301	8551
302	9651
303	9651
304	9199
305	8000
306	8000
307	8000
308	8000
309	8000
310	8628
311	10214
312	10259
313	10287
314	10902
315	13662
316	8506
317	8506
318	8506
319	8506
320	8645
321	9095
322	8435
323	8000
324	8000
325	8000
326	8000
327	8000
328	8000
329	9128
330	9333
331	9333
332	9333
333	9333
334	9333
335	14198
336	13073
337	8934
338	8992
339	8963
340	16509
341	15939
342	16088
343	16057
344	16045
345	9592
346	8360
347	9706
348	9980
349	12852
350	9333

LOT AREA TABLE	
LOT	AREA SQFT
351	8564
352	8000
353	8000
354	8000
355	8000
356	8000
357	8000
358	8000
359	8000
360	8000
361	8000
362	8000
363	8000
364	8000
365	8000
366	12287
367	16000
368	16157
369	8000
370	8000
371	8000
372	8000
373	8000
374	8000
375	8000
376	8000
377	8000
378	8000
379	8000
380	8000
381	8000
382	8284
383	8676
384	8676
385	8676
386	8676
387	8676
388	8676
389	8009
390	8000
391	8000
392	8000
393	8000
394	8000
395	8154
396	8654
397	8700
398	8696
399	8643



SITE LOCATION MAP
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MINIMUM LOT SIZE = 8,000 S.F.
LOTS 49-154 ARE TOWNHOME UNITS

DESIGNED BY: HLM

DRAWN BY: HLM

REVIEWED BY: RAH

245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
WWW.BCEINC.COM
DIRECT: 470-705-0885
© 2021

FORESTAR

3330 CUMBERLAND PARKWAY
SUITE 275
ATLANTA, GEORGIA 30339

GILLSVILLE HWY
ZONING PLAN

DISTRICT 01
285 GILLSVILLE HWY
HALL COUNTY, GA

GSWCC CERT. #65093
EXP. 08.25.24
NOT ISSUED FOR CONSTRUCTION

FILE NUMBER:
9539-00

DATE: 10.29.2021

03

G:\GAP\Projects\Land - Ste\Forestar\0000-00 - Gillsville Hwy Tract\02 - Engineering\01 - Zoning\Gillsville Hwy - Zoning\PRD.dwg Layout: POD A Plotted: 10/29/2021 12:12:59 PM



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24 HOUR CONTACT: IAN YOUNG
(470) 278-4875

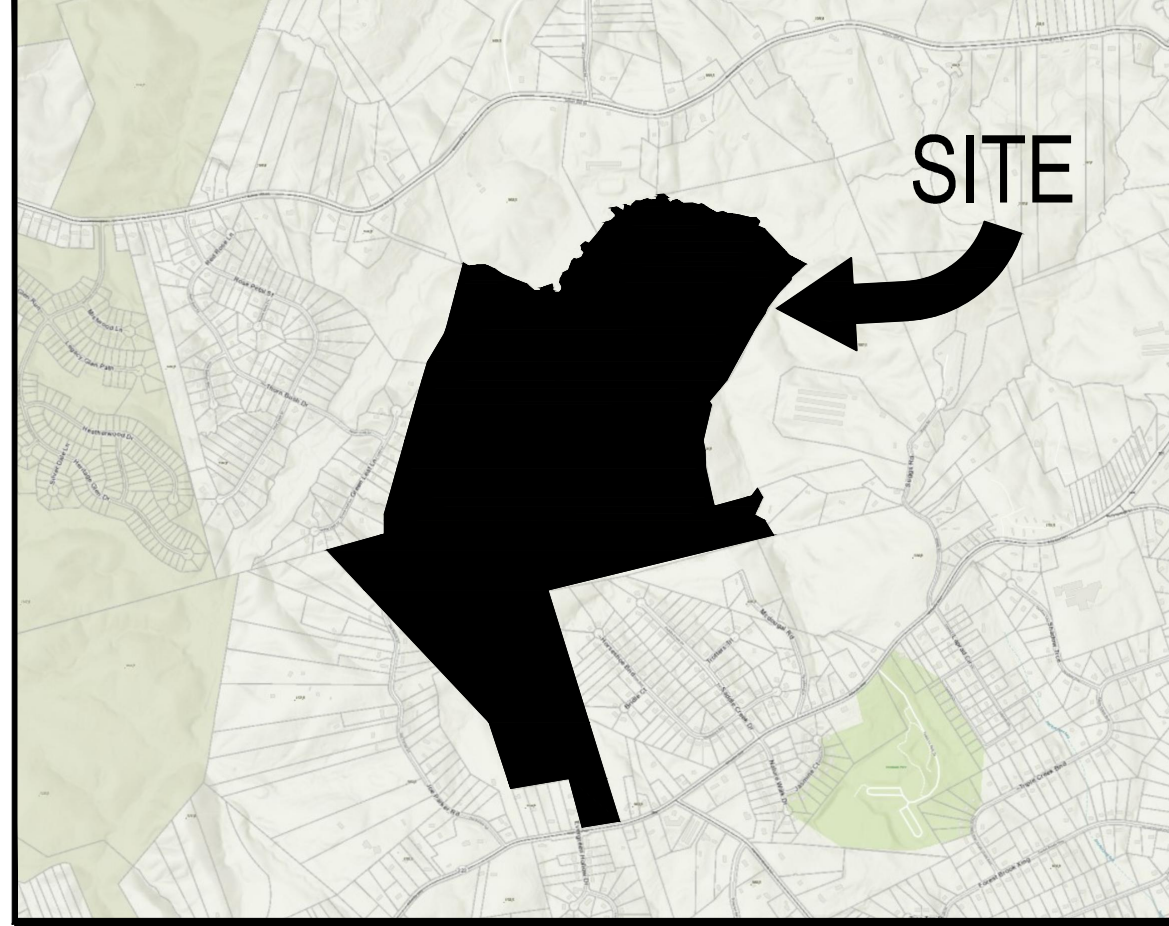
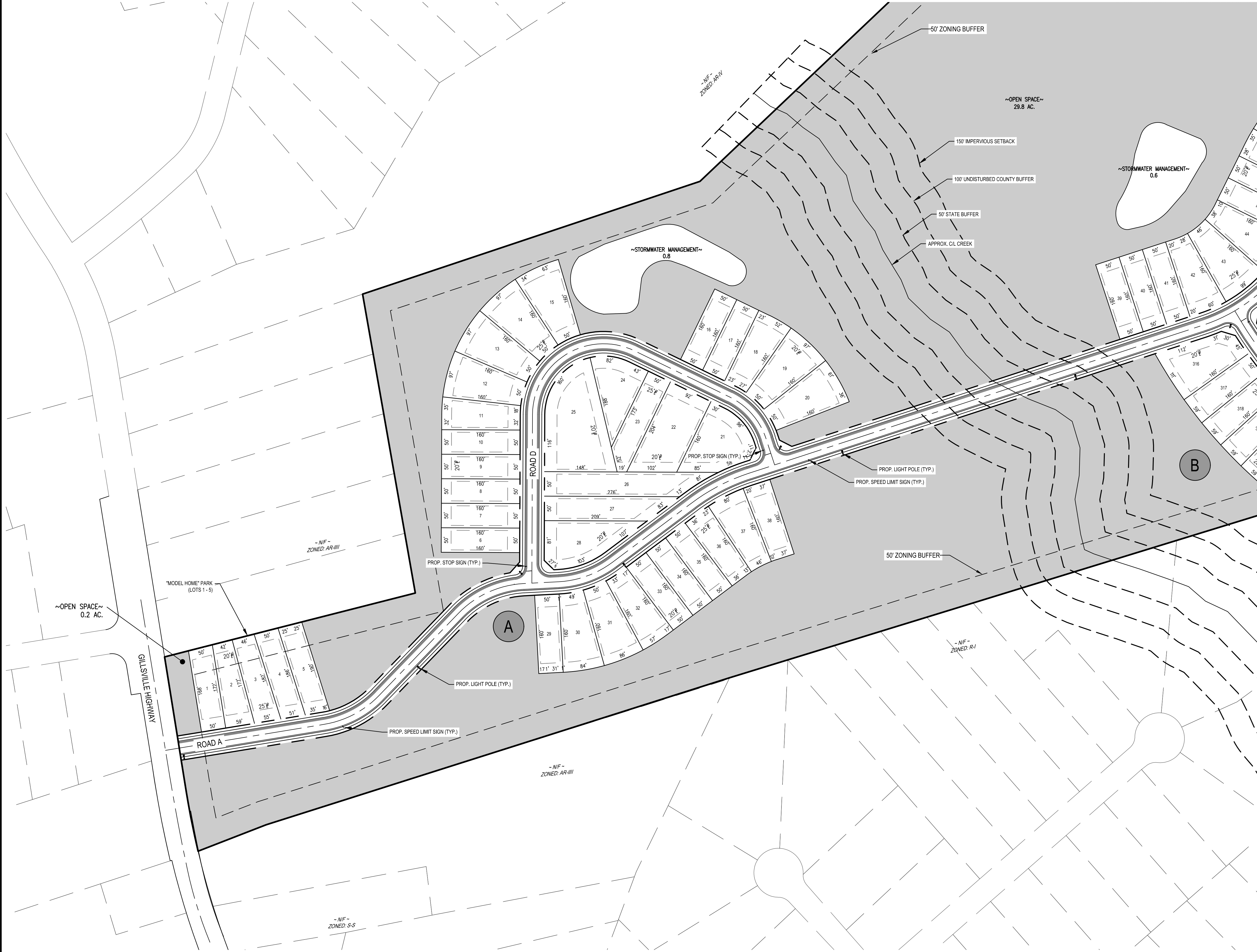
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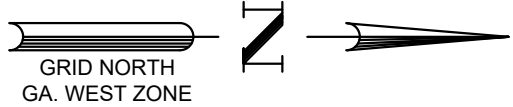
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- REQUIRED OPEN SPACE = 30% (104.18 ACRES)
- PROPOSED OPEN SPACE = 239.8 ACRES (69%)
- PROPOSED STORMWATER MANAGEMENT AREAS = 10.7 ACRES
- PROPOSED AMENITY AREA = 1.7 ACRES
- MAXIMUM HEIGHT OF BUILDINGS IS TWO STORIES
- PROPOSED BUILDING SETBACKS: FRONT = 25'; REAR = 20'; SIDE (MAJOR) = 20'; SIDE (MINOR) = 5'
- TYPICAL SINGLE FAMILY LOT SIZE = 50' X 160'
- TYPICAL SINGLE FAMILY UNIT DIMENSION = 40' X 65'
- MINIMUM LOT WIDTH REQUIRED = 50'
- MINIMUM LOT WIDTH PROVIDED = 50'
- MINIMUM LOT SIZE = 8,000 S.F.
- PROPOSED SINGLE FAMILY LOTS = 292
- TYPICAL FEE SIMPLE TOWN HOME UNIT SIZE = 50' X 24'
- PROPOSED TOWNHOMES = 107
- TOWNHOME MINIMUM DRIVEWAY LENGTH (FROM BACK OF SIDEWALK) = 20'
- PROPOSED SIDEWALK ON BOTH SIDES OF THE ROAD, 2' BEAUTY STRIP, 5' WIDE, TYP.
- FRONT LOADING GARAGES FOR TOWNHOMES SHALL NOT CONSTITUTE MORE THAN 50% OF THE INDIVIDUAL UNIT
- PROPOSED LIGHT POLES APPROXIMATELY EVERY 500', AT EVERY INTERSECTION AND CUL-DE-SAC, TO BE DESIGNED BY OTHERS.
- PROPOSED SPEED SIGNS LOCATED APPROXIMATELY EVERY 500'
- PROPOSED PUBLIC WATER AND SEWER SERVICE, TO BE SERVICED BY THE CITY OF GAINESVILLE
- PROPOSED MAIL KIOSK TO BE LOCATED WITHIN AMENITY AREA
- REQUIRED PARKING FOR MAIL KIOSK = 5 (FIVE) SPACES PLUS 1 (ONE) ADDITIONAL SPACE PER 26 MAILBOXES
- REQUIRED PARKING SPACES = 17 SPACES
- TO BE PROVIDED = 17 SPACES; TWO OF WHICH WILL BE ADA ACCESSIBLE
- REQUIRED PARKING FOR AMENITY TO BE DETERMINED ONCE AMENITY AREA IS DESIGNED. WILL MEET THE REQUIRED NUMBER AND TYPE OF PARKING SPACES PER HALL COUNTY AND ADA STANDARDS.
- PROPOSED ACCESS TO JOE PARKER ROAD TO BE SECONDARY ACCESS, EMERGENCY ONLY.

- 38 S.F.R. LOTS
- 15 S.F.R. LOTS
- 107 TOWNHOMES
- 58 S.F.R. LOTS
- 102 S.F.R. LOTS
- 13 S.F.R. LOTS
- 64 S.F.R. LOTS



0 50' 100' 200'
SCALE: 1"= 100'

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G:\GAP\Projects\Land - Ste\Forestar\0000-00 - Gillsville Hwy Tract\02 - Engineer\01 - Zoning\Gillsville Hwy - Zoning PRD.dwg Layout: POD B AND F Plotted: 10/27/2021 9:44:39 AM



Know what's below.
Call before you dig.

PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER:

FORESTAR
3330 CUMBERLAND PARKWAY
SUITE 275
ATLANTA, GEORGIA 30339
(770) 272-4875

24 HOUR CONTACT: IAN YOUNG
(470) 278-4875

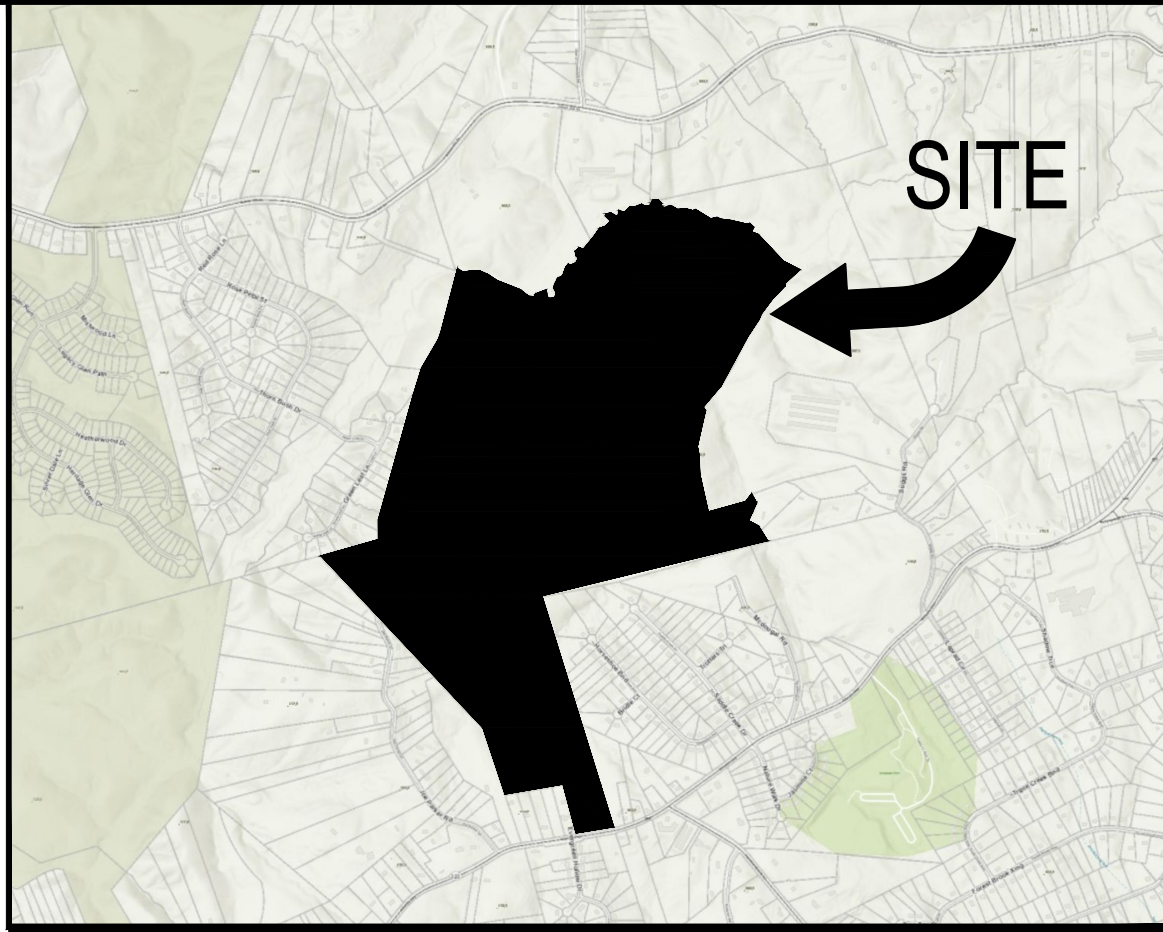
ENGINEER:

BCE, INC.
245 TOWNPARK DRIVE
SUITE 470
KENNESAW, GEORGIA 30144
(470) 705-0885 TEL

CONTACT: RODNEY HALL, P.E.

FLOOD CERTIFICATION

SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X/A, AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 13139C0225F AND 13139C0195G, MAP NUMBER 130466, WITH AN EFFECTIVE DATE OF 09/29/2006 AND 04/04/2018, RESPECTIVELY.



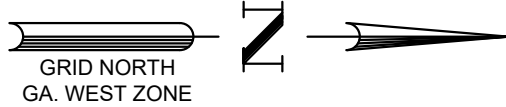
SITE LOCATION MAP

SCALE: 1"=2,000'

ZONING NOTES:

- EXISTING ZONING = R-1
- PROPOSED ZONING = PRD
- ADJACENT PROPERTIES ZONED = AR-III, AR-IV, R-1(C) AND S-S
- SITE AREA = 347.25 ACRES
- TOTAL NUMBER OF PROPOSED LOTS = 399 LOTS
- PROPOSED DENSITY = 1.15 UNITS PER ACRE
- MAXIMUM DENSITY = 2 UNITS PER ACRE
- MINIMUM 50' LANDSCAPE PLANTED BUFFER ALONG THE PERIMETER OF PROPERTY BOUNDARY, TO BE COMPLIANT WITH SECTION 17.260.020
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REAR = 20';
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- TYPICAL SINGLE FAMILY UNIT DIMENSION = 40' X 65'
- MINIMUM LOT WIDTH REQUIRED = 50'
- MINIMUM LOT WIDTH PROVIDED = 50'
- MINIMUM LOT SIZE = 8,000 S.F.
- PROPOSED SINGLE FAMILY LOTS = 292
- TYPICAL FEE SIMPLE TOWN HOME UNIT SIZE = 50' X 24'
- PROPOSED TOWNHOMES = 107
- TOWNHOME MINIMUM DRIVEWAY LENGTH (FROM BACK OF SIDEWALK) = 20'
- PROPOSED SIDEWALK ON BOTH SIDES OF THE ROAD, 2' BEAUTY STRIP, 5' WIDE, TYP.
- FRONT LOADING GARAGES FOR TOWNHOMES SHALL NOT CONSTITUTE MORE THAN 50% OF THE INDIVIDUAL UNIT
- PROPOSED LIGHT POLES APPROXIMATELY EVERY 500', AT EVERY INTERSECTION AND CUL-DE-SAC, TO BE DESIGNED BY OTHERS
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- REQUIRED PARKING FOR MAIL KIOSK = 5 (FIVE) SPACES PLUS 1 (ONE) ADDITIONAL SPACE PER 26 MAILBOXES
- REQUIRED PARKING SPACES = 17 SPACES
- TO BE PROVIDED = 17 SPACES; TWO OF WHICH WILL BE ADA ACCESSIBLE
- REQUIRED PARKING FOR AMENITY TO BE DETERMINED ONCE AMENITY AREA IS DESIGNED. WILL MEET THE REQUIRED NUMBER AND TYPE OF PARKING SPACES PER HALL COUNTY AND ADA STANDARDS.
- PROPOSED ACCESS TO JOE PARKER ROAD TO BE SECONDARY ACCESS, EMERGENCY ONLY.

- 38 S.F.R. LOTS
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- 107 TOWNHOMES
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- 102 S.F.R. LOTS
- 13 S.F.R. LOTS
- 64 S.F.R. LOTS



0 50' 100' 200'
SCALE: 1" = 100'

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SCALE: 1"=2,000'

- ☐ A 38 S.F.R. LOTS
☐ B 15 S.F.R. LOTS
☐ C 107 TOWNHOMES
☐ D 58 S.F.R. LOTS
☐ E 102 S.F.R. LOTS
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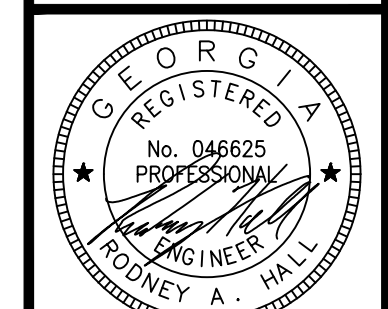
SCALE: 1"=2,000'

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☐ B 15 S.F.R. LOTS
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☐ F 13 S.F.R. LOTS
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[illegible]

FORESTAR
3330 CUMBERLAND PARKWAY
SUITE 275
ATLANTA, GEORGIA, 30339

**GILLSVILLE HWY
ZONING PLAN
GILLSVILLE HWY
DISTRICT 01
2955 GILLSVILLE HWY
HALL COUNTY, GA**

PRD ZONING PLAN POD D
(24 X 36)

GSWCC CERT. #85093
EXP. 08.25.24
NOT ISSUED FOR
CONSTRUCTION
FILE NUMBER:
9539-00
DATE: 10.29.2021
07

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Know what's below.
Call before you dig.

PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER:

FORESTAR
3330 CUMBERLAND PARKWAY
SUITE 275
ATLANTA, GEORGIA 30339
(770) 272-4875

24 HOUR CONTACT: IAN YOUNG
(470) 278-4875

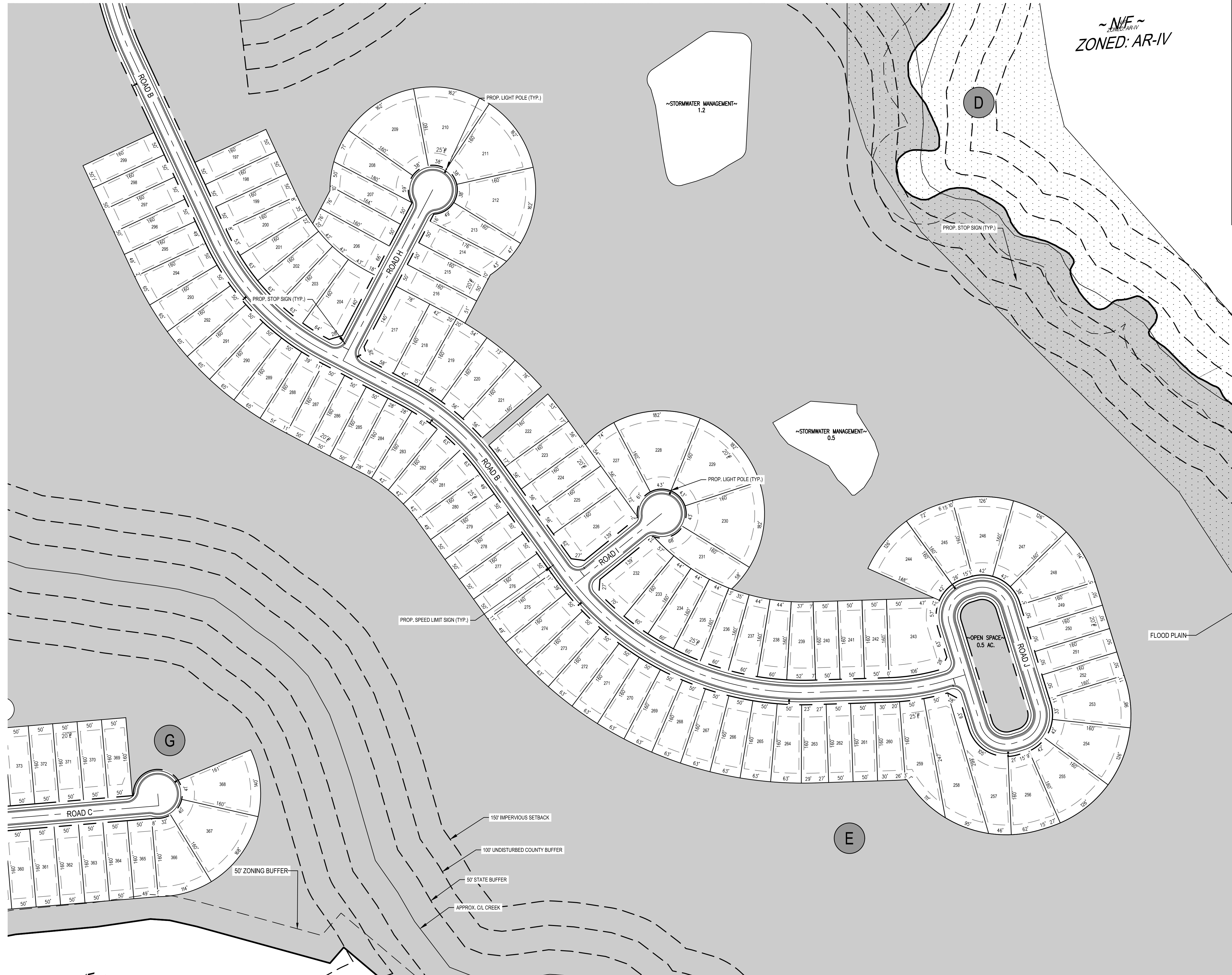
ENGINEER:

BCE, INC.
245 TOWNPARK DRIVE
SUITE 470
KENNESAW, GEORGIA 30144
(770) 705-0885 TEL

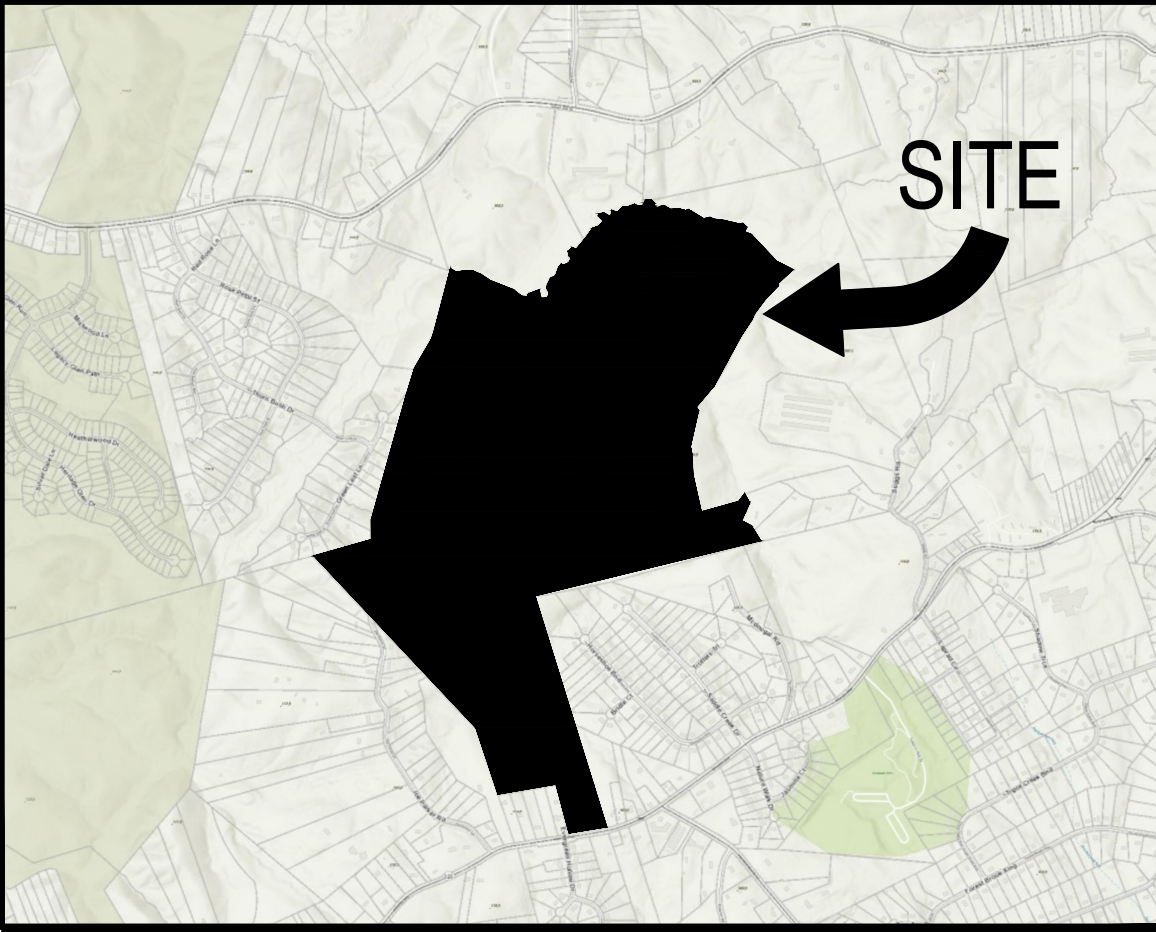
CONTACT: RODNEY HALL, P.E.

FLOOD CERTIFICATION

SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X/A, AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 13139C0225F AND 13139C0195G, MAP NUMBER 130466, WITH AN EFFECTIVE DATE OF 09/29/2006 AND 04/04/2018, RESPECTIVELY.



~NF~
ZONED: AR-IV



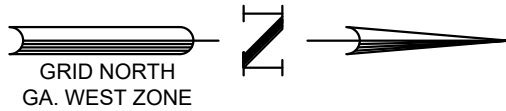
SITE LOCATION MAP

SCALE: 1"=2,000'

ZONING NOTES:

- EXISTING ZONING = R-1
- PROPOSED ZONING = PRD
- ADJACENT PROPERTIES ZONED = AR-III, AR-IV, R-1(C) AND S-S
- SITE AREA = 347.25 ACRES
- TOTAL NUMBER OF PROPOSED LOTS = 399 LOTS
- PROPOSED DENSITY = 1.15 UNITS PER ACRE
- MAXIMUM DENSITY = 2 UNITS PER ACRE
- MINIMUM 50' LANDSCAPE PLANTED BUFFER ALONG THE PERIMETER OF PROPERTY BOUNDARY, TO BE COMPLIANT WITH SECTION 17.260.020
- MINIMUM OF TWO TREES PER LOT SHALL BE PROVIDED PER CHAPTER 17.280
- REQUIRED OPEN SPACE = 30% (104.16 ACRES)
- PROPOSED OPEN SPACE = 239.8 ACRES (69%)
- PROPOSED STORMWATER MANAGEMENT AREAS = 10.7 ACRES
- PROPOSED AMENITY AREA = 1.7 ACRES
- MAXIMUM HEIGHT OF BUILDINGS IS TWO STORIES
- PROPOSED BUILDING SETBACKS: FRONT = 25';
REAR = 20';
SIDE (MAJOR) = 20';
SIDE (MINOR) = 5'
- TYPICAL SINGLE FAMILY LOT SIZE = 50' X 160'
- TYPICAL SINGLE FAMILY UNIT DIMENSION = 40' X 65'
- MINIMUM LOT WIDTH REQUIRED = 50'
- MINIMUM LOT WIDTH PROVIDED = 50'
- MINIMUM LOT SIZE = 8,000 S.F.
- PROPOSED SINGLE FAMILY LOTS = 292
- TYPICAL FEE SIMPLE TOWN HOME UNIT SIZE = 50' X 24'
- PROPOSED TOWNHOMES = 107
- TOWNHOME MINIMUM DRIVEWAY LENGTH (FROM BACK OF SIDEWALK) = 20'
- PROPOSED SIDEWALK ON BOTH SIDES OF THE ROAD, 2' BEAUTY STRIP, 5' WIDE, TYP.
- FRONT LOADING GARAGES FOR TOWNHOMES SHALL NOT CONSTITUTE MORE THAN 50% OF THE INDIVIDUAL UNIT
- PROPOSED LIGHT POLES APPROXIMATELY EVERY 500', AT EVERY INTERSECTION AND CUL-DE-SAC, TO BE DESIGNED BY OTHERS.
- PROPOSED SPEED SIGNS LOCATED APPROXIMATELY EVERY 500'
- PROPOSED PUBLIC WATER AND SEWER SERVICE, TO BE SERVICED BY THE CITY OF GAINESVILLE
- PROPOSED MAIL KIOSK TO BE LOCATED WITHIN AMENITY AREA
- REQUIRED PARKING FOR MAIL KIOSK = 5 (FIVE) SPACES PLUS 1 (ONE) ADDITIONAL SPACE PER 26 MAILBOXES
- REQUIRED PARKING SPACES = 17 SPACES
- TO BE PROVIDED = 17 SPACES, TWO OF WHICH WILL BE ADA ACCESSIBLE
- REQUIRED PARKING FOR AMENITY TO BE DETERMINED ONCE AMENITY AREA IS DESIGNED. WILL MEET THE REQUIRED NUMBER AND TYPE OF PARKING SPACES PER HALL COUNTY AND ADA STANDARDS
- PROPOSED ACCESS TO JOE PARKER ROAD TO BE SECONDARY ACCESS, EMERGENCY ONLY.

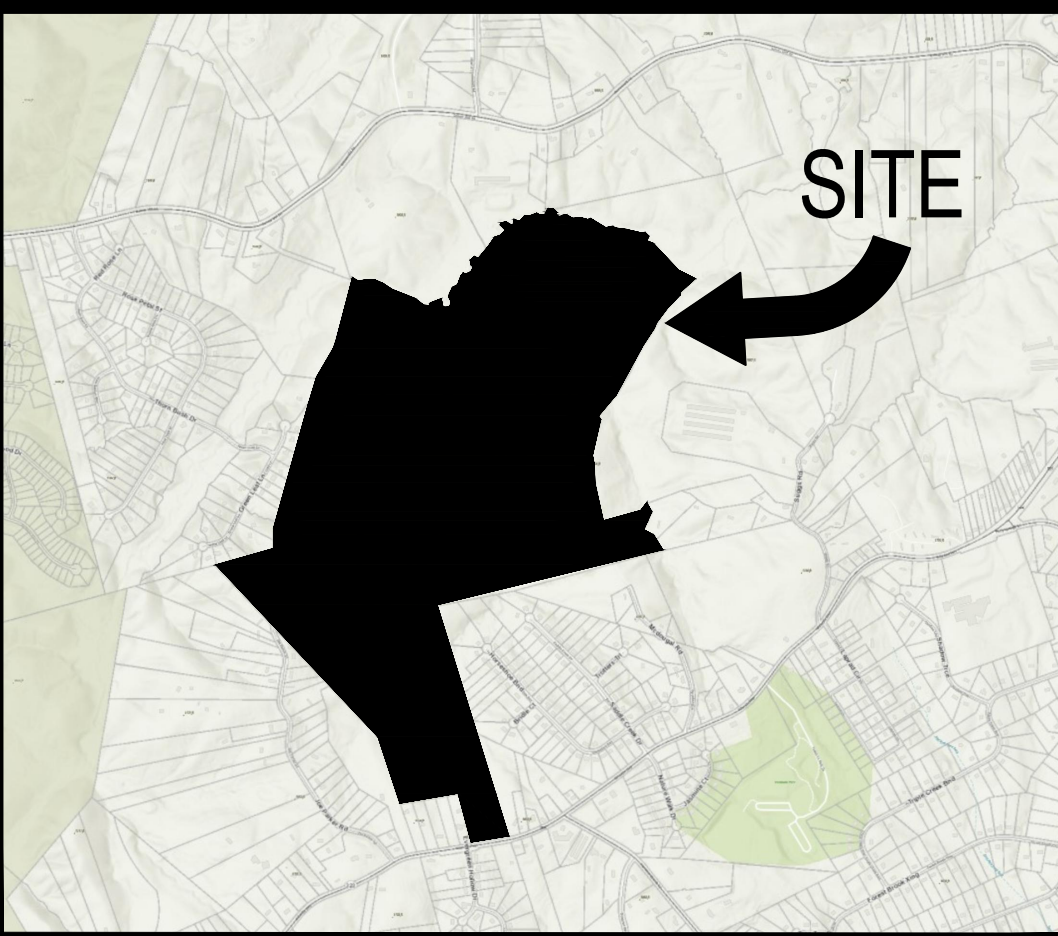
- 38 S.F.R. LOTS
- 15 S.F.R. LOTS
- 107 TOWNHOMES
- 58 S.F.R. LOTS
- 102 S.F.R. LOTS
- 13 S.F.R. LOTS
- 64 S.F.R. LOTS



0 50' 100' 200'
SCALE: 1"= 100'

DESIGNED BY:	HLM
DRAWN BY:	HLM
REVIEWED BY:	RAH
245 TOWNPARK DRIVE, SUITE 470 KENNESAW, GEORGIA 30144 WWW.BCEINC.COM DIRECT: 470-705-0885 © 2021	
FORESTAR 3330 CUMBERLAND PARKWAY SUITE 275 ATLANTA, GEORGIA 30339	
GILLSVILLE HWY ZONING PLAN GILLSVILLE HWY DISTRICT 01 2855 GILLSVILLE HWY HALL COUNTY, GA	
PRD ZONING PLAN POD E (24 X 36)	
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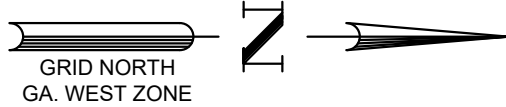
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0 30' 60' 120'
SCALE: 1" = 60'

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DRAWN BY: HLM		△	.
REVIEWED BY: RAH		△	.
BCE		△	.
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© 2021		REV	DATE
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