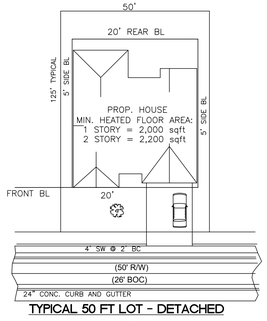
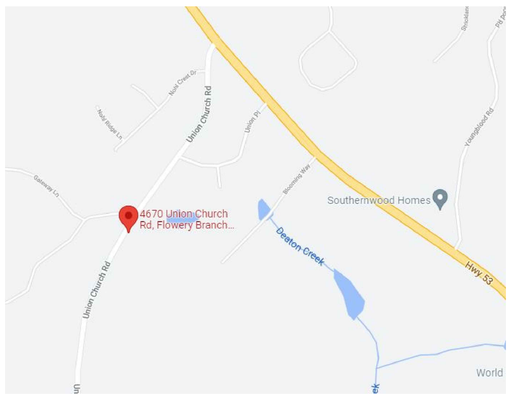
RECEIVED
By rdoveton at 9:17 am, Jun 21, 2022



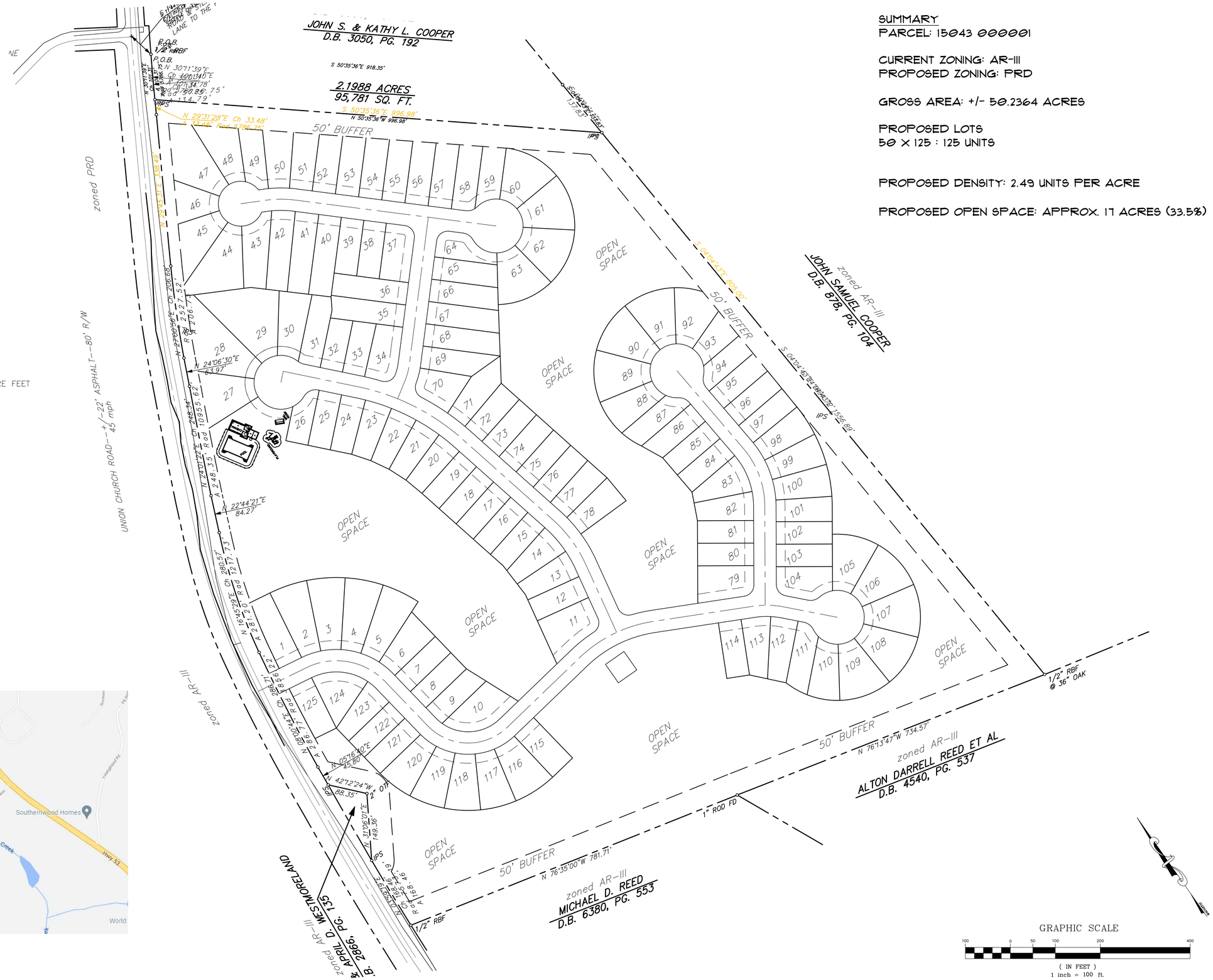
TYPICAL 50 FT LOT - DETACHED
N.T.S.

MINIMUM LOT WIDTH: 50 FEET
MINIMUM LOT DEPTH: 125 FEET
MINIMUM LOT AREA: 6,250 SQUARE FEET
MINIMUM AVERAGE LOT AREA: 8,000 SQUARE FEET

SETBACKS:
FRONT: 20 FEET FROM R/W
SIDE: 5 FEET
REAR: 20 FEET



LOCATION MAP
N.T.S.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SUMMARY
PARCEL: 15043 000001

CURRENT ZONING: AR-III
PROPOSED ZONING: PRD

GROSS AREA: +/- 50.2364 ACRES

PROPOSED LOTS
50 X 125 : 125 UNITS

PROPOSED DENSITY: 2.49 UNITS PER ACRE

PROPOSED OPEN SPACE: APPROX. 17 ACRES (33.5%)

SIGNED / SEALED
GEORGIA REGISTERED No. 3301277 LANDSCAPE ARCHITECT RD HOLT PERSIMMON
GSWCC CERTIFICATION NO. 0000035391

PREPARED FOR

UNION CHURCH ROAD
GMD # 392
TAX PARCEL: 15043 000001
HALL COUNTY, GEORGIA

RIDGELINE
LAND PLANNING, INC.
196 BELAIRE COURT WINDER, GA 30680
PHONE: (678) 425-2227
HOLT@RIDGELINEPLANNING.COM

ZONING PLAN

SHEET TITLE

DATE	NO	REVISION

DESIGNED BY: HHP	SCALE: NA
DRAWN BY: HHP	1
CHECKED BY: HHP	SHEET
DATE: 6/21/2022	JOB NO.: