

TELEPHONE ST NW 40' R/W

~ N/F BROOKS ~
(OT090104)
ZONED R2

~ N/F KELLEY ~
(OT090106)
ZONED R2

~ N/F PALMER ~
(OT090107)
ZONED R2

~ N/F JACKSON ~
(OT090108)
ZONED R2

~ N/F ROW I LLC ~
(OT090109)
ZONED R2

TYPICAL TOWNHOUSE UNIT SET

~ N/F FRUECHTING ~
(OT090110)
ZONED R2

PROPOSED ZONING R3
5.21 acres

~ N/F GREGORY SHEALY ~
(OT090105)
ZONED R2

DETENTION

10' SANITARY SEWER EASEMENT

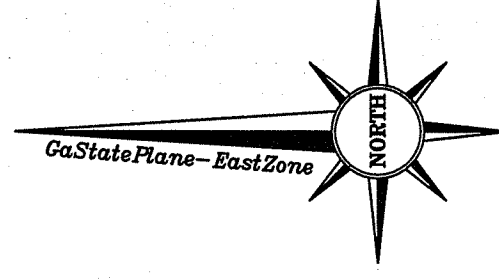
~ N/F GREGORY SHEALY ~
(OT100026)
ZONED R2

PROPOSED ZONING R3
10.21 acres

20' STRUCTURAL BUFFER

~ N/F SHANK ~
(00290064)
ZONED R2

~ N/F HERITAGE VILLAGE OF THOMSON ~
(OT100025)
ZONED R3



WALKING PATH

INERT LANDFILL

DOG PARK

PLAY AREA

PLAY AREA

20' STRUCTURAL BUFFER

~ N/F LEMLEY HOLDINGS LLC ~
(00290085)
ZONED R2

28' ROAD BC to BC 50' R/W

20' STRUCTURAL BUFFER

~ N/F HULBERT ~
(OT100031)
ZONED R2

~ N/F SMITH ~
(OT100027)
ZONED R2

15.42 ACRES
102 UNITS

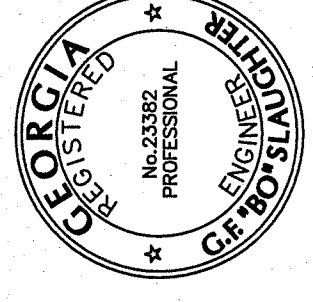
20 - 26' UNITS
82 - 16' UNITS

DENSITY = 102 UNITS/15.42 ACRES = 6.6 UNITS/ACRE

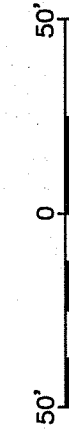
SKETCH FOR

MARK HERBERT

PROPERTY LOCATED ON NOBLE ST
CITY OF THOMSON --- MCDUFFIE COUNTY, GEORGIA
APRIL 8, 2022



SCALE: 1" = 50'



PREPARED BY:
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