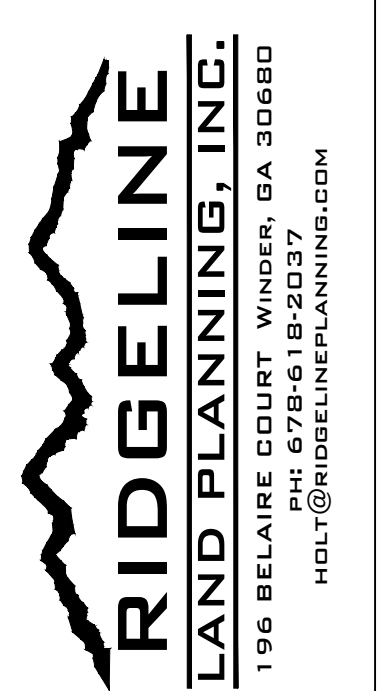


PREPARED FOR

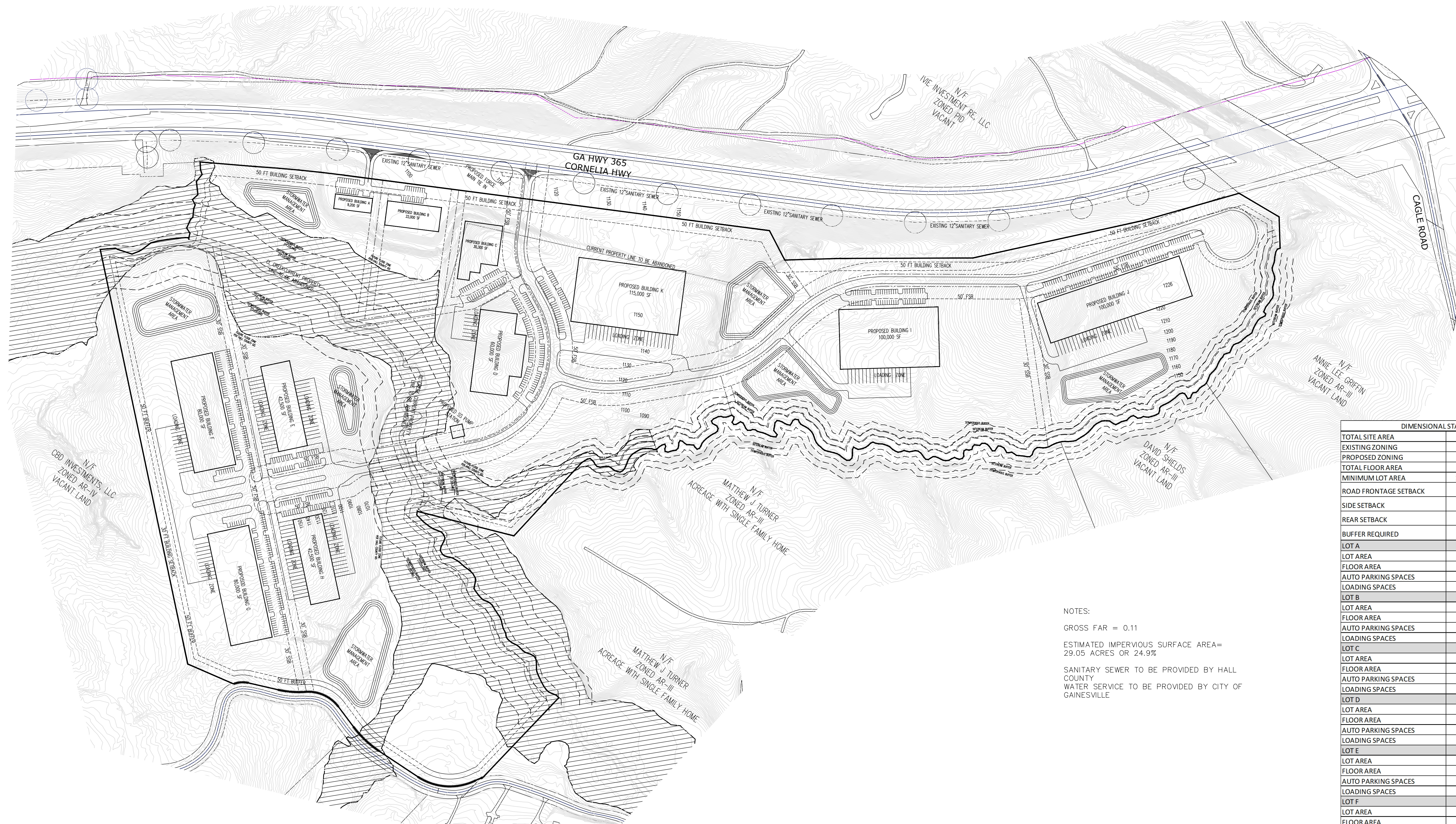
HWY 365
15007 000129, 15007 000270, 15007 000027A
HALL COUNTY, GEORGIA



ZONING CONCEPT SHEET TITLE

DATE	NO	REVISION
8/31/2022	1	ADDRESS COMMENTS B/23/2022
10/4/2022	2	REVISED PER IMPERVIOUS SURFACE REQUIREMENTS

DESIGNED BY: HHP SCALE: 1"=200'
DRAWN BY: HHP
CHECKED BY: HHP SHEET NO: 1
DATE: 8/15/2021 JOB NO.:



DIMENSIONAL STANDARDS	
TOTAL SITE AREA	116.52 ACRES
EXISTING ZONING	AR-IV & AR-III
PROPOSED ZONING	I-II HEAVY INDUSTRIAL
TOTAL FLOOR AREA	581,600
MINIMUM LOT AREA	15,000 SQFT / 0.344 ACRES
ROAD FRONTAGE SETBACK	50 FEET
SIDE SETBACK	30 FEET
REAR SETBACK	30 FEET
BUFFER REQUIRED	50 FEET
LOT A	
LOT AREA	7.6 ACRES
FLOOR AREA	9,200
AUTO PARKING SPACES	20
LOADING SPACES	NA
LOT B	
LOT AREA	
FLOOR AREA	22,000
AUTO PARKING SPACES	52
LOADING SPACES	NA
LOT C	
LOT AREA	2.54 ACRES
FLOOR AREA	30,300
AUTO PARKING SPACES	33
LOADING SPACES	NA
LOT D	
LOT AREA	7.43 ACRES
FLOOR AREA	60,000
AUTO PARKING SPACES	120
LOADING SPACES	7
LOT E	
LOT AREA	10.80 ACRES
FLOOR AREA	42,500
AUTO PARKING SPACES	40
LOADING SPACES	38
LOT F	
LOT AREA	10.57 ACRES
FLOOR AREA	80,000
AUTO PARKING SPACES	91
LOADING SPACES	25
LOT G	
LOT AREA	7.29 ACRES
FLOOR AREA	80,000
AUTO PARKING SPACES	91
LOADING SPACES	25
LOT H	
LOT AREA	20.52 ACRES
FLOOR AREA	42,500
AUTO PARKING SPACES	40
LOADING SPACES	38
LOT I	
LOT AREA	16.50 ACRES
FLOOR AREA	100
AUTO PARKING SPACES	120
LOADING SPACES	25
LOT J	
LOT AREA	12.85 ACRES
FLOOR AREA	100,000
AUTO PARKING SPACES	120
LOADING SPACES	25
LOT K	
LOT AREA	14.06 ACRES
FLOOR AREA	115,000
AUTO PARKING SPACES	72
LOADING SPACES	24

NOTES:
GROSS FAR = 0.11
ESTIMATED IMPERVIOUS SURFACE AREA= 29.05 ACRES OR 24.9%
SANITARY SEWER TO BE PROVIDED BY HALL COUNTY
WATER SERVICE TO BE PROVIDED BY CITY OF GAINESVILLE

-THE SUBJECT PROPERTY LIES WITHIN THE NORTH OCOONEE WATER SUPPLY WATERSHED
-THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE PER FEMA MAPS 13139C0225F AND 13139C0225G



LOCATION MAP-NTS

