

Rochester & Associates, Inc.
 425 Oak Street N.W. • Gainesville, Georgia 30501
 (770) 718.0600 (770) 718.9090 Fax • www.rochester-assoc.com

CAGLE 52 BUSINESS PARK
 ZONING PLAN
 LAND LOTS #1 & #185
 HALL COUNTY, GA

| NO. | DATE | DESCRIPTION | REVISIONS |
|-----|------|-------------|-----------|
| | | | |
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| | | | |

GRAPHIC SCALE: 0' 60' 120' 240'
 SHEET: 1 OF 1
 DATE: 08.03.2022
 JOB NO: C221008.BDY
 DRAWN BY: TCI
 DWG NO: FILE

Additional Through Lane System Improvement

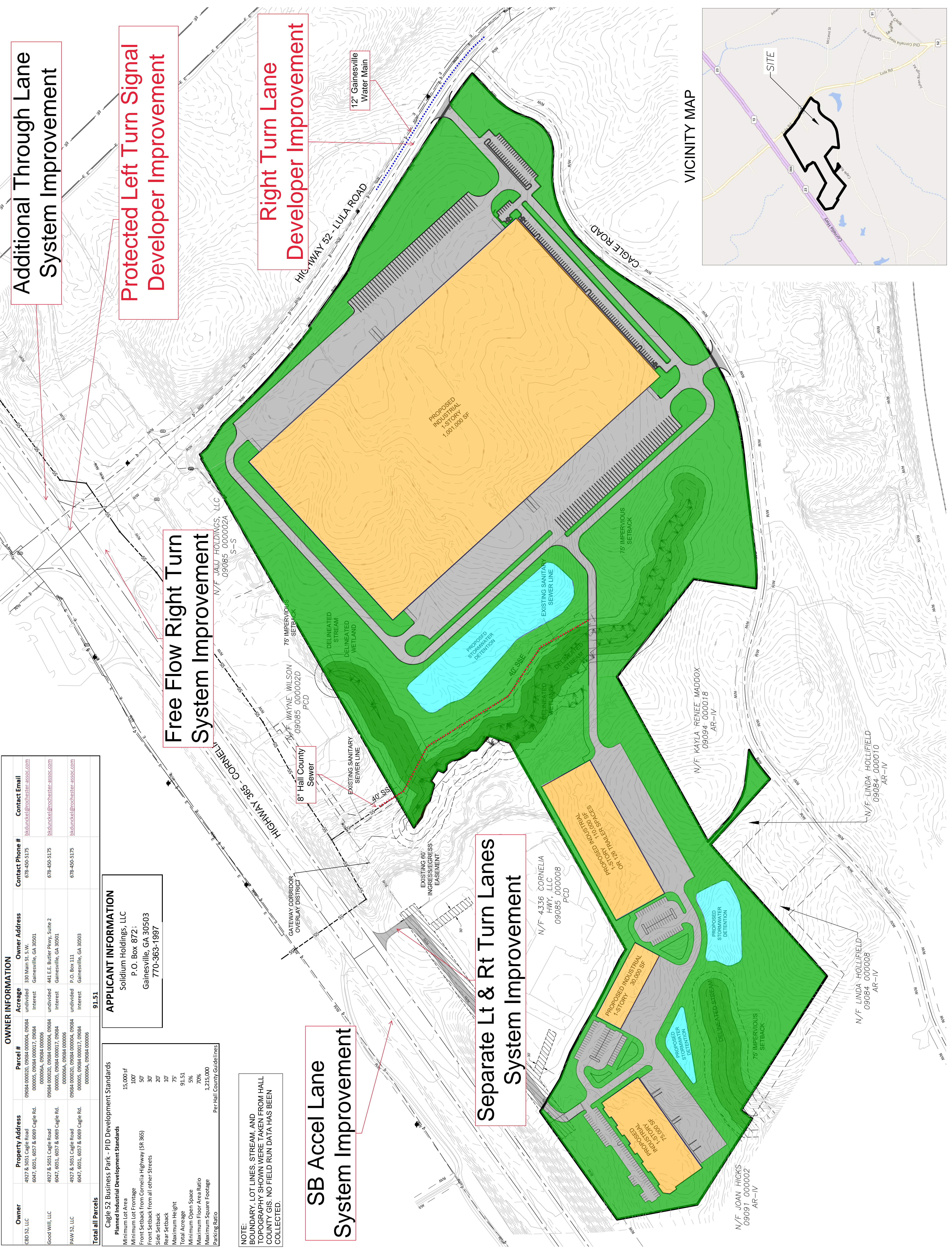
Protected Left Turn Signal Developer Improvement

Right Turn Lane Developer Improvement

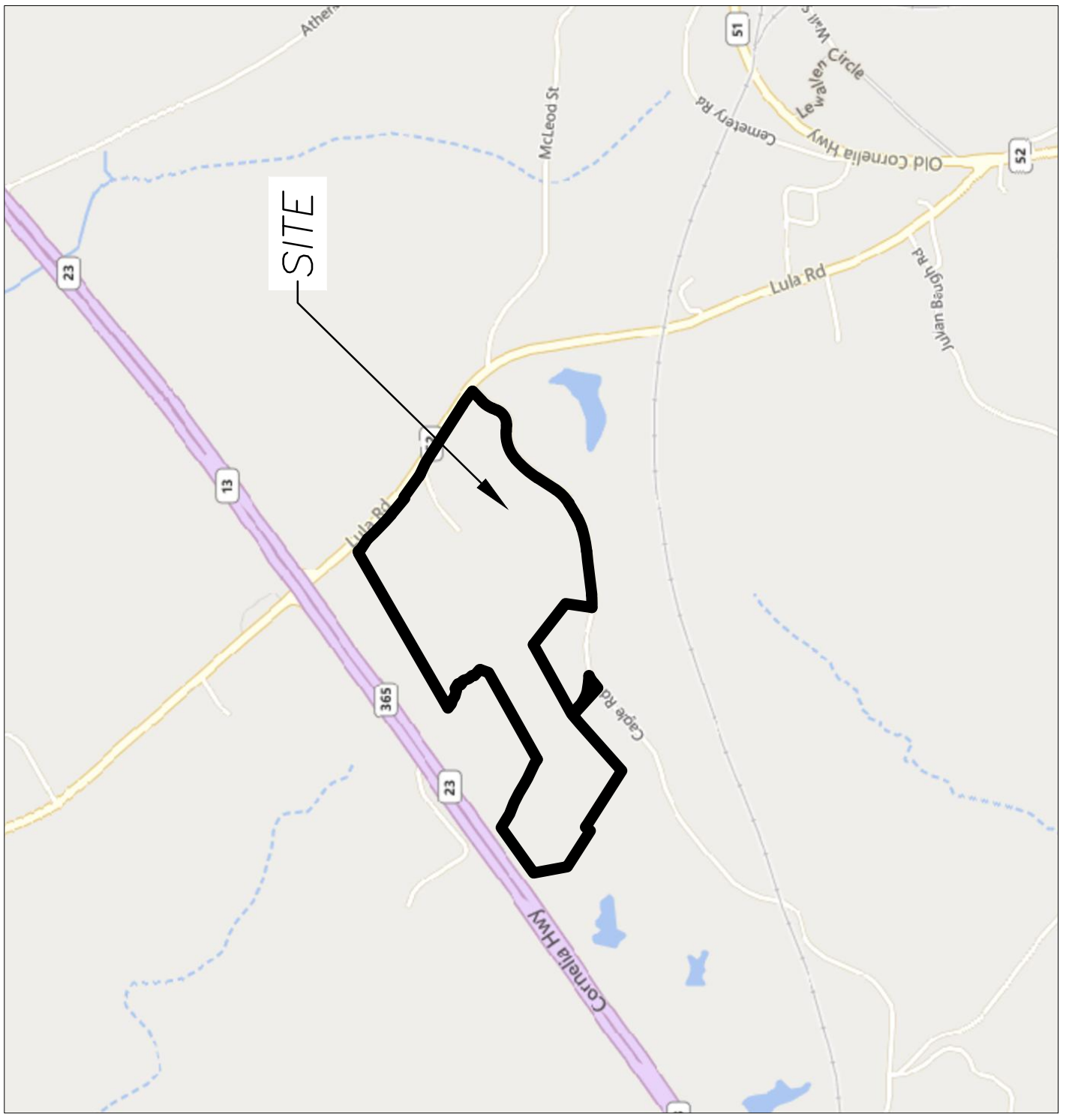
Free Flow Right Turn System Improvement

SB Accel Lane System Improvement

Separate Lt & Rt Turn Lanes System Improvement



VICINITY MAP



| Owner | Property Address | Parcel # | Acreage | Owner Address | Contact Phone # | Contact Email |
|--------------------------|---|--|-----------------------|--|-----------------|-------------------------------|
| CEO 52, LLC | 4927 & 5051 Cagle Rd. 6047, 6051, 6057 & 6069 Cagle Rd. | 09084 000020, 09084 000004, 09084 000005, 09084 000017, 09084 000006 | undivided Interest | 330 Main St. S.W. Gainesville, GA 30501 | 678-450-5175 | blaudmcke@rochester-assoc.com |
| Good Will, LLC | 4927 & 5051 Cagle Road 6047, 6051, 6057 & 6069 Cagle Rd. | 09084 000020, 09084 000004, 09084 000005, 09084 000017, 09084 000006 | undivided Interest | 441 E.E. Butler Pkwy, Suite 2 Gainesville, GA 30501 | 678-450-5175 | blaudmcke@rochester-assoc.com |
| PAW 52, LLC | 4927 & 5051 Cagle Road 6047, 6051, 6057 & 6069 Cagle Rd. | 09084 000020, 09084 000004, 09084 000005, 09084 000017, 09084 000006 | undivided Interest | P.O. Box 111 Gainesville, GA 30503 | 678-450-5175 | blaudmcke@rochester-assoc.com |
| Total all Parcels | | | 91.51 | | | |

APPLICANT INFORMATION
 Solidium Holdings, LLC
 P.O. Box 8721
 Gainesville, GA 30503
 770-363-1997

Planned Industrial Development Standards

| | |
|--|-----------|
| Minimum Lot Area | 15,000-sf |
| Minimum Lot Frontage | 100' |
| Front Setback from Cornelia Highway (SR 365) | 50' |
| Front Setback from all other Streets | 30' |
| Side Setback | 20' |
| Rear Setback | 10' |
| Maximum Height | 75' |
| Total Acreage | 91.51 |
| Minimum Open Space | 5% |
| Maximum Floor Area Ratio | 70% |
| Maximum Square Footage | 1,215,000 |

Per Hall County Guidelines

NOTE:
 BOUNDARY, LOT LINES, STREAM, AND TOPOGRAPHY SHOWN WERE TAKEN FROM HALL COUNTY GIS. NO FIELD RUN DATA HAS BEEN COLLECTED.