

- GENERAL NOTES:**
- TOTAL ACREAGE OF SITE = 10.07 AC.
 - CURRENT ZONING: AR-IV
PROPOSED ZONING: H-B 2.72 AC
PCD (APARTMENTS) 7.4 AC
 - PCD OPEN SPACE = 50%
H-B OPEN SPACE = 63%
 - SETBACKS:
FRONT - 30' FRIENDSHIP ROAD
SIDE - 20'
REAR - 15'
25' BUFFER ALONG RESIDENTIAL PROPERTIES WITH AN
ADDITIONAL 15' IMPERVIOUS SETBACK.

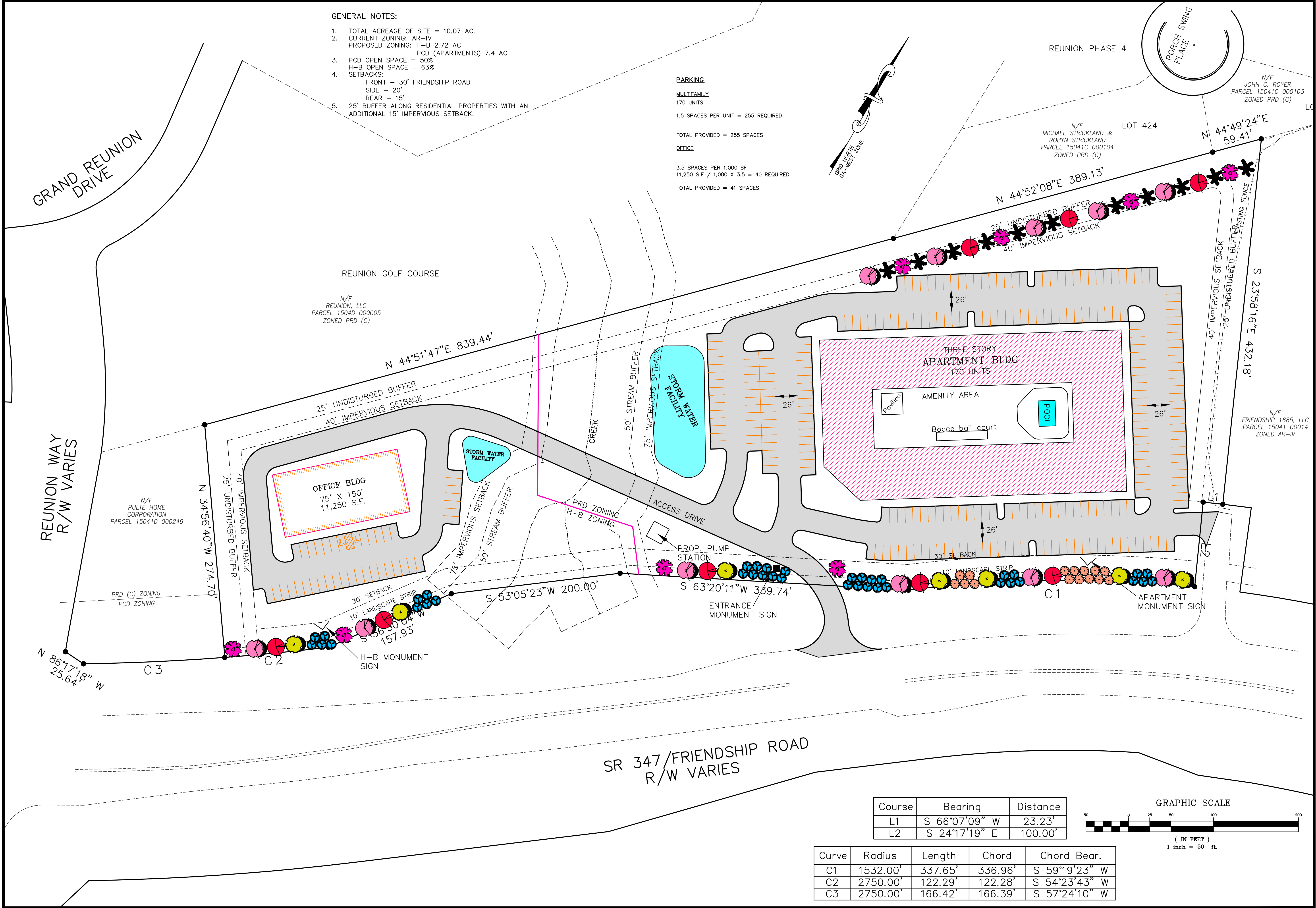
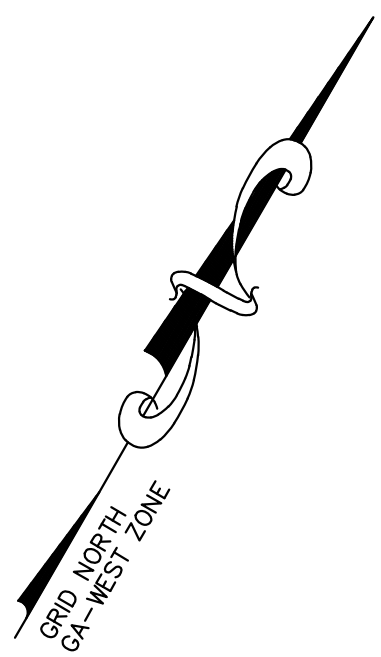
PARKING

MULTIFAMILY
170 UNITS
1.5 SPACES PER UNIT = 255 REQUIRED

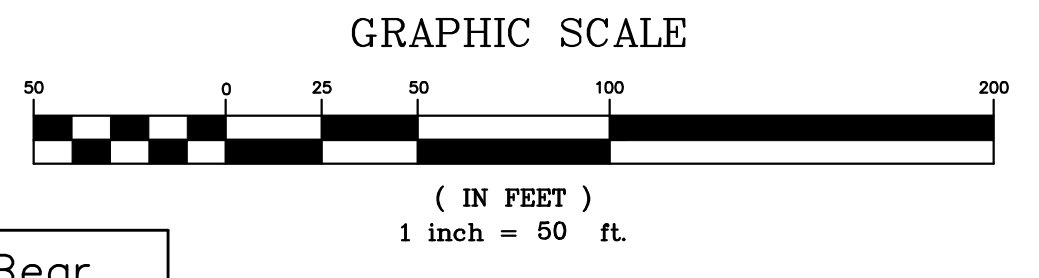
TOTAL PROVIDED = 255 SPACES

OFFICE
3.5 SPACES PER 1,000 SF
11,250 S.F. / 1,000 X 3.5 = 40 REQUIRED

TOTAL PROVIDED = 41 SPACES



Course	Bearing	Distance
L1	S 66°07'09" W	23.23'
L2	S 24°17'19" E	100.00'



Curve	Radius	Length	Chord	Chord Bear.
C1	1532.00'	337.65'	336.96'	S 59°19'23" W
C2	2750.00'	122.29'	122.28'	S 54°23'43" W
C3	2750.00'	166.42'	166.39'	S 57°24'10" W

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Project Description
FRIENDSHIP LUXE DEVELOPMENT
HALL COUNTY, GEORGIA

DATE 10-5-23
JOB NO. 23-14
Sheet Title
REZONING PLAN

Revisions

SHEET
1