

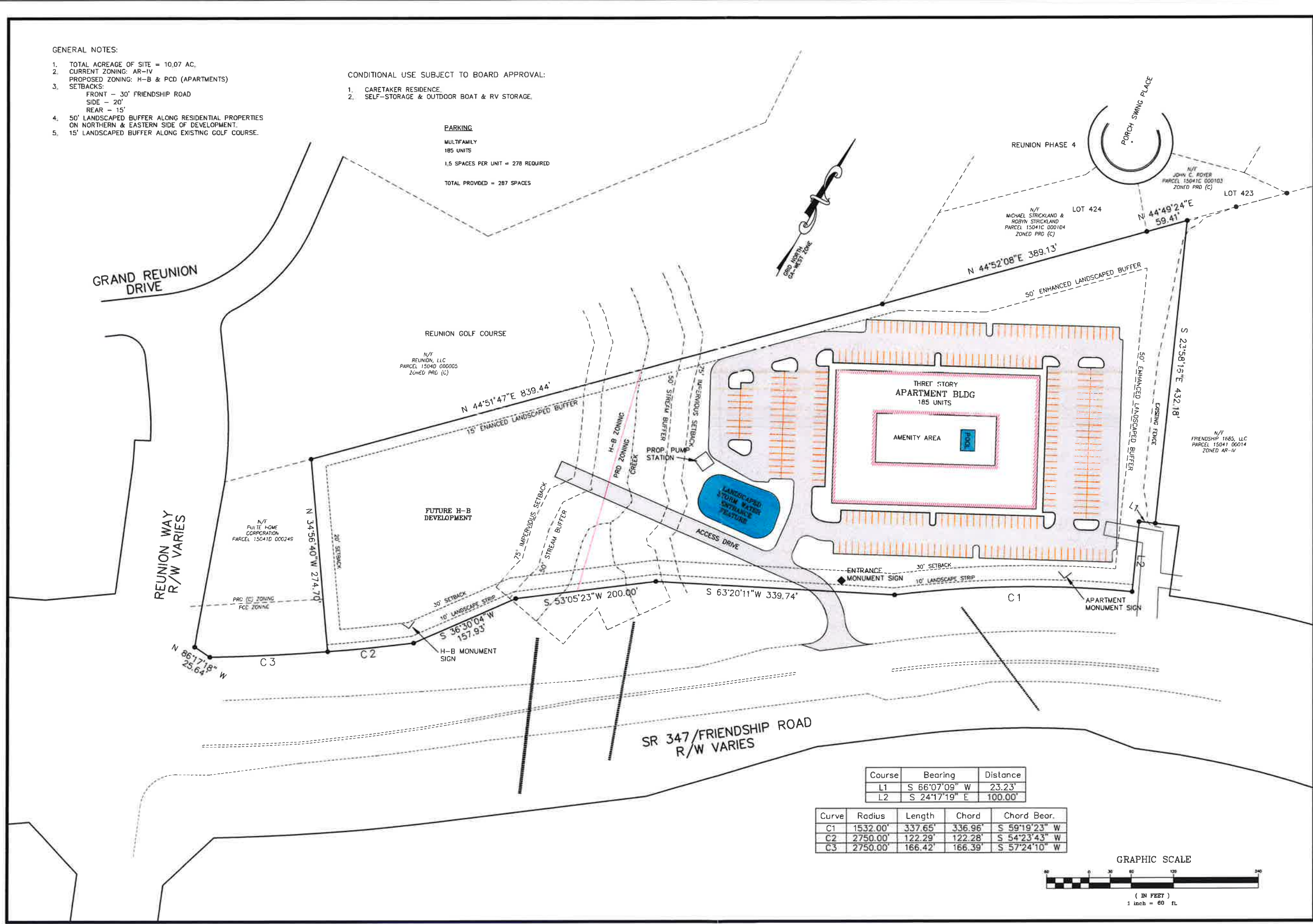
GENERAL NOTES:

- TOTAL ACREAGE OF SITE = 10.07 AC.
- CURRENT ZONING: AR-IV  
PROPOSED ZONING: H-B & PCD (APARTMENTS)
- SETBACKS:  
FRONT - 30' FRIENDSHIP ROAD  
SIDE - 20'  
REAR - 15'
- 50' LANDSCAPED BUFFER ALONG RESIDENTIAL PROPERTIES ON NORTHERN & EASTERN SIDE OF DEVELOPMENT.
- 15' LANDSCAPED BUFFER ALONG EXISTING GOLF COURSE.

CONDITIONAL USE SUBJECT TO BOARD APPROVAL:

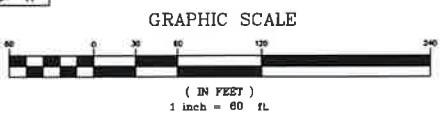
- CARETAKER RESIDENCE.
- SELF-STORAGE & OUTDOOR BOAT & RV STORAGE.

**PARKING**  
MULTIFAMILY  
185 UNITS  
1.5 SPACES PER UNIT = 278 REQUIRED  
TOTAL PROVIDED = 287 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 7-21-23  
JOB NO. 23-14  
Sheet Title  
REZONING PLAN

Revisions

SHEET  
1