



Applicant

Advantage Investment Properties, LLC
 140 Shallowford Road, Gainesville, GA 30504
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 770-652-3340

Contact

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4899 Browns Bridge Road

Parcel Number	08062 001010B
Current Zoning	AR-III
Proposed Zoning	PCD
Parcel Size	3.1 acres +/-
Minimum Lot Area	15,000 SF
Minimum Lot Frontage	100'
Front Setback from Browns Bridge Road	30'
Side Setback	20'
Rear Setback	10'
Maximum Height	35'
Maximum Total Building SF	14,000
Transitional Buffer to Residential & Agriculture	25'
Landscape Strip adjacent to R/W's	10'
Parking Ratio	Per Hall County Guidelines

CONCEPT SITE PLAN FOR:
4899 BROWNS BRIDGE ROAD
 ADVANTAGE INVESTMENT PROPERTIES, LLC.
 HALL COUNTY, GEORGIA

Exhibit
 B
 Fence added by Stan Hunt

NO.	DATE	DESCRIPTION

APPLICANT'S REPRESENTATIVE HAS REVIEWED THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ARCHITECTS AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT WILL BE THE SOLE RESPONSIBILITY OF THE APPLICANT. VERIFICATION OF ANY CHANGES.

DATE: 3/19/2024
 SCALE: 1"=50'

GRAPHIC SCALE: 15' 0" 30' 60'

3703
 Timber
 Walk.