

Applicant

Advantage Investment Properties, LLC

140 Shallowford Rd. Gainesville, GA 30504

donaldsmith@charter.net

770-652-3340

Contact

Bradley Dunckel, P.E.

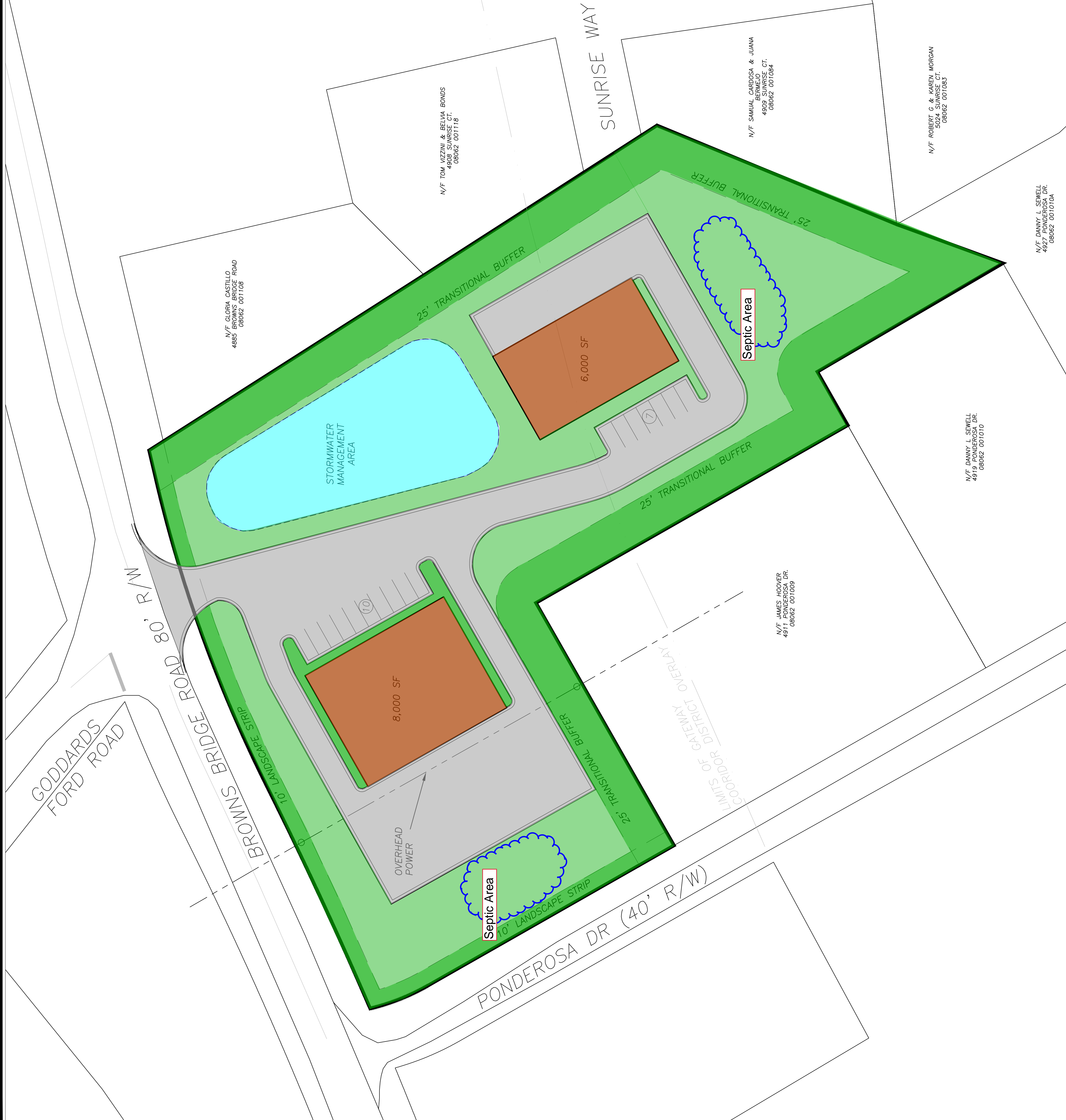
3703 Timber Walk Dr. Gainesville, GA 30506

bdunck@gmail.com

770-363-1997

4899 Browns Bridge Road

Parcel Number	08062 001010B
Current Zoning	AR-III
Proposed Zoning	H-B
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	75'
Transitional Buffer to Residential & Agriculture	25'
Landscape Strip adjacent to R/W's	10'
Parking Ratio	Per Hall County Guidelines



Integra Developer Services, LLC
LAND PLANNING, ONE DIVERSE, ENCLAVES
3703 TIMBER WALK DRIVE
GAINESVILLE, GA 30506



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

NO.	DATE	DESCRIPTION

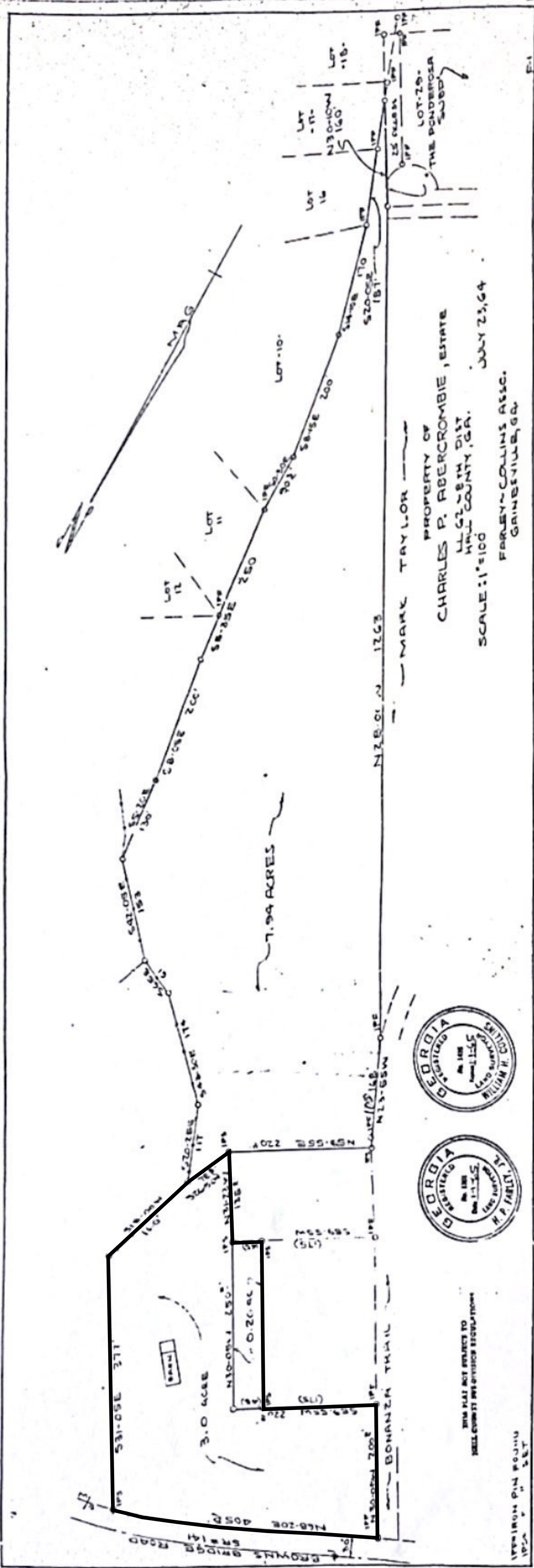
REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESITERI DCCM VIOLATES THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
1" = 30'
0' 30' 60'

DATE: 11/20/2023
SCALE: 1" = 30'

SHEET 1 OF 1



THIS PLAN NOT SUBJECT TO
MILLERS' RIGHTS RESERVATIONS

VERMION PIN POINT
1850' ±
3.5'

PROPERTY OF
CHARLES P. ABERCROMBIE, ESTATE
1452 8TH DIST
HALL COUNTY, GA.
SCALE: 1"=100'
FRANK COLLINS ASSOC.
GRANBETHE, GA.
JULY 23, 64

Recorded Dec. 15, 1964 H. Gray, clerk