

Submitted 3-18-2024

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

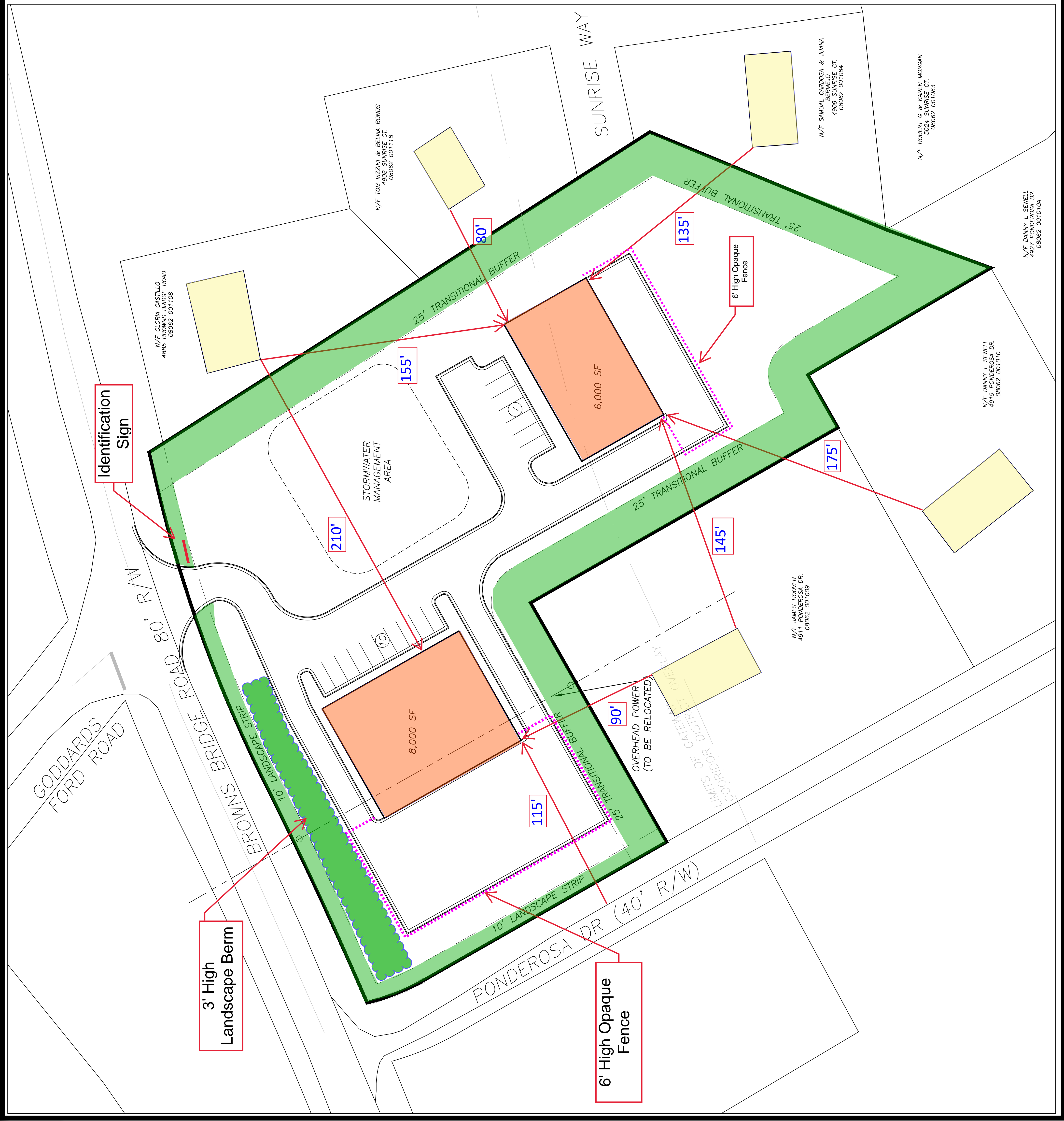
Parcel Number	08062 001010B
Current Zoning	AR-III
Proposed Zoning	PCD
Parcel Size	3.1 acres +/-
Minimum Lot Area	15,000 SF
Minimum Lot Frontage	100'
Front Setback from Browns Bridge Road	30'
Side Setback	20'
Rear Setback	10'
Maximum Height	35'
Maximum Total Building SF	14,000
Transitional Buffer to Residential & 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

NO.	DATE	DESCRIPTION

DATE: 3/18/2024
SCALE: 1"=30'
ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER! DCCM VOIDS THE SEAL SHOWN HEREON AND ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.
GRAPHIC SCALE
15' 0" 30' 60'

SHEET 1 OF 1



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