

GSWCC LEVEL II #9832  
DATE: MARCH 22, 2024

SCALE: 1" = 60'

SHEET: **C1**  
JOB #24042

NO.	DESCRIPTION	DATE

# POLE INDUSTRIAL PARK

## Conceptual Site Plan

LAND LOT 81, 9TH DISTRICT  
HALL COUNTY, GA

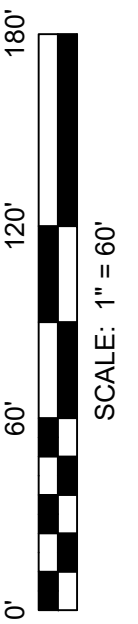
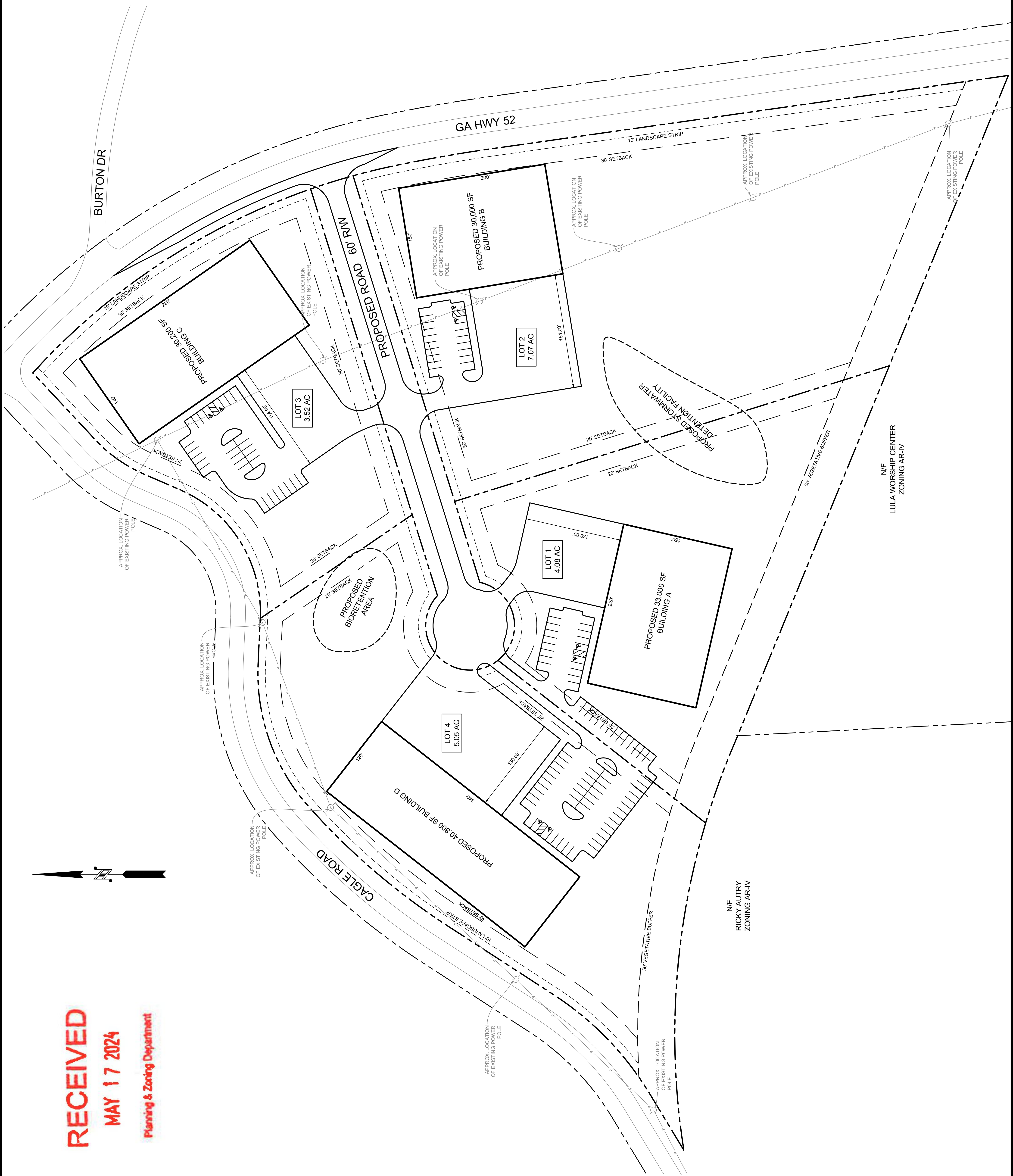
OWNER/DEVELOPER:  
**52CAGLE, LLC**  
LULA, GA 30654  
PO BOX 926

164 PROFESSIONAL DRIVE  
BLOOMINGTON, GA 30611  
PHONE (706) 778-0069  
FAX (706) 778-0069  
WWW.FOOTHILLSID.COM



- GENERAL NOTES:**
1. APPLICANT: GREGG POOLE  
PO BOX 593  
LULA, GA 30654  
678-677-1734
  2. ENGINEERING CONTACT: JAMES IRVIN @ 706-778-0067
  3. SITE AREA: 20.76 ACRES
  4. TAX PARCEL #09084-000003
  5. EXISTING ZONING: AR-IV
  6. PROPOSED ZONING: PID
  7. STORMWATER RETENTION FACILITY IS PROVIDED FOR AND WILL BE MAINTAINED BY THE APPLICANT.
  8. NO SIGNS ARE PROPOSED FOR THIS SITE AT THIS TIME.
  9. PROPOSED USE FOR LOTS: OFFICE/WAREHOUSE COVERED STORAGE FOR LOGS AND PLY.
  10. PROPOSED SETBACKS:  
FRONT: 30'  
SIDE: 20'  
REAR: 20'
  11. TOTAL PARKING SHOWN: 132 SPACES (6 HANDICAP)
  12. WATER TO BE PROVIDED BY THE CITY OF GAINESVILLE.
  13. SEWER TO BE SEPTIC TANK.

Amended Site Plan submitted May 17, 2024 for Staff review and may be revised for Board of Commissioners Public Hearing Thursday, June 27, 2024.



**RECEIVED**  
**MAY 17 2024**  
Planning & Zoning Department