

CURRENT ZONING:
H-1
PROPOSED ZONING:
H-B HIGHWAY BUSINESS

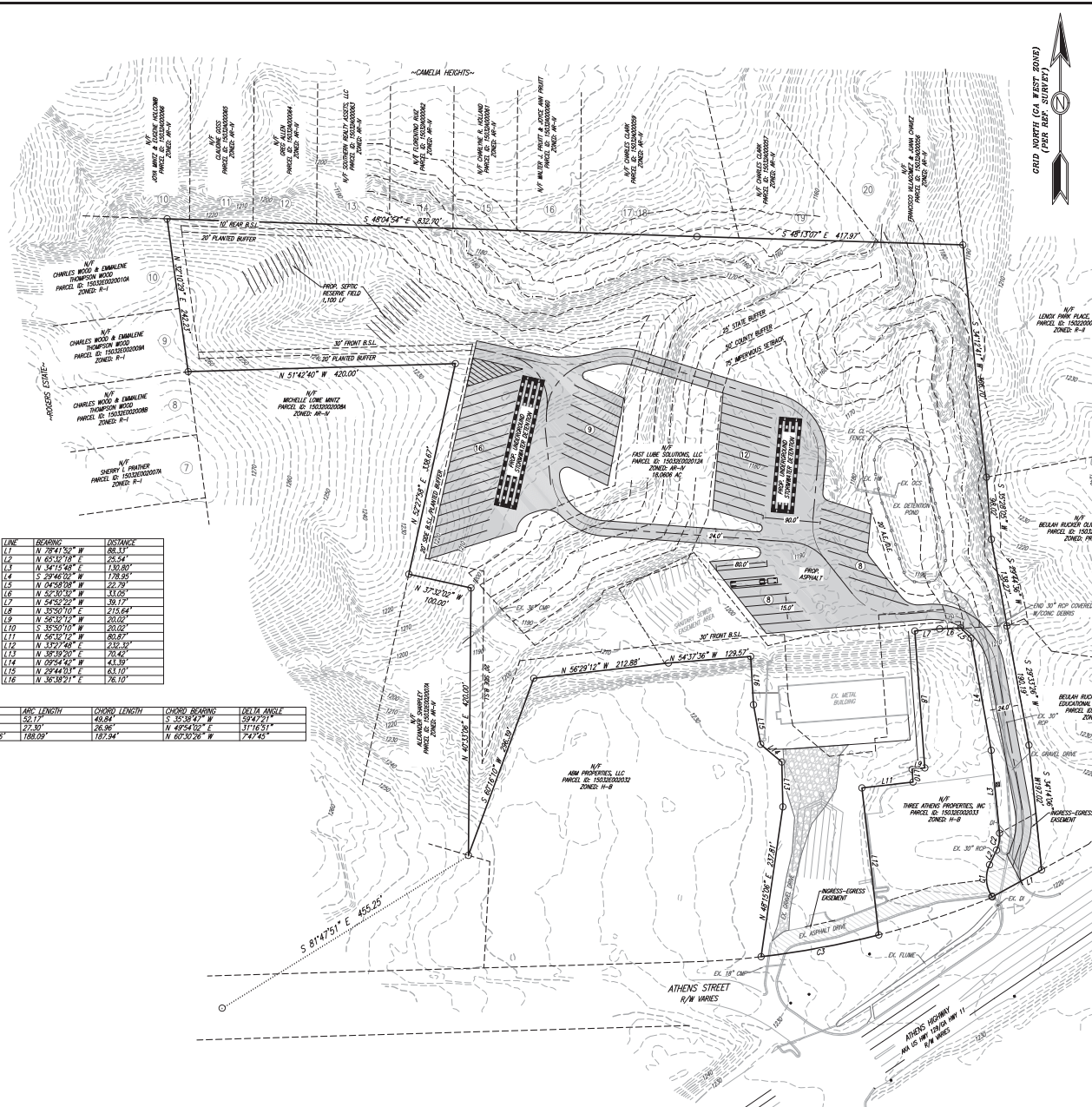
TOTAL AREA:
15.06 ACRES

BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR KEVIN HERBERT BY MICHAEL B. PATRICK DATED 4/01/22:

HALL COUNTY H-B DEVELOPMENT STANDARDS:
FRONT BSL: 55' FROM C/A ROAD OR 30' FROM P/L, WHICHEVER IS GREATER
SIDE BSL: 20'
REAR BSL: 10'

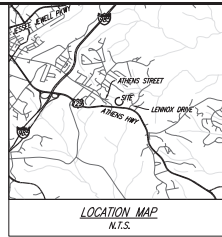
PLANNED BUFFER: 20' ABUTTING RESIDENTIAL (OR 6' FENCE SUBSTITUTION WITH PLANNING COMMISSION APPROVAL)

PROPOSED DEVELOPMENT:
-NEW ASPHALT DRIVE
-53 TRACTOR TRAILER PARKING SPACES
-UNDERGROUND STORMWATER DETENTION
-RELOCATION OF RESERVE SEPTIC FIELD TO NW CORNER OF PROPERTY (PENDING SOIL STUDY)



LINE	BEARING	DISTANCE
L1	N 29°47'53" W	65.54
L2	N 65°19'18" E	25.54
L3	N 54°14'40" E	17.93
L4	S 29°46'20" W	77.85
L5	N 04°58'28" W	22.79
L6	N 52°30'15" W	13.05
L7	N 54°52'25" W	39.17
L8	N 35°50'10" E	215.64
L9	N 65°50'10" E	20.05
L10	S 35°50'10" W	20.05
L11	N 56°29'12" W	80.81
L12	N 31°27'48" E	232.50
L13	N 36°12'20" W	20.40
L14	N 29°54'44" W	41.95
L15	N 29°44'01" E	61.10
L16	N 36°38'27" E	76.10

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	52.17'	49.84'	S 83°54'17" W	159°42'51"
C2	50.00'	27.50'	26.96'	N 49°54'02" E	371°16'51"
C3	1,362.36'	188.09'	187.94'	N 60°30'26" W	74°47'45"



SITE ADDRESS
2017 ATHENS HWY
GAINESVILLE, GA 30507

24-HOUR CONTACT
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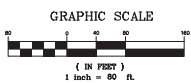


CONCEPT PLAN

SOUTHERN GEOTECHNICAL CONSULTANTS
HERBERT AUTOMOTIVE
2017 ATHENS HWY, GAINESVILLE, GA 30507
HALL COUNTY, GA

DRAWN BY: DPL
CHECKED BY: JMD
CMB: 411
DISTRICT: -
SECTION: -
CITY: -
COUNTY: HALL
DATE: 6/27/24

SHEET NO.
1 of 1
PROJECT NO.
2023-293



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