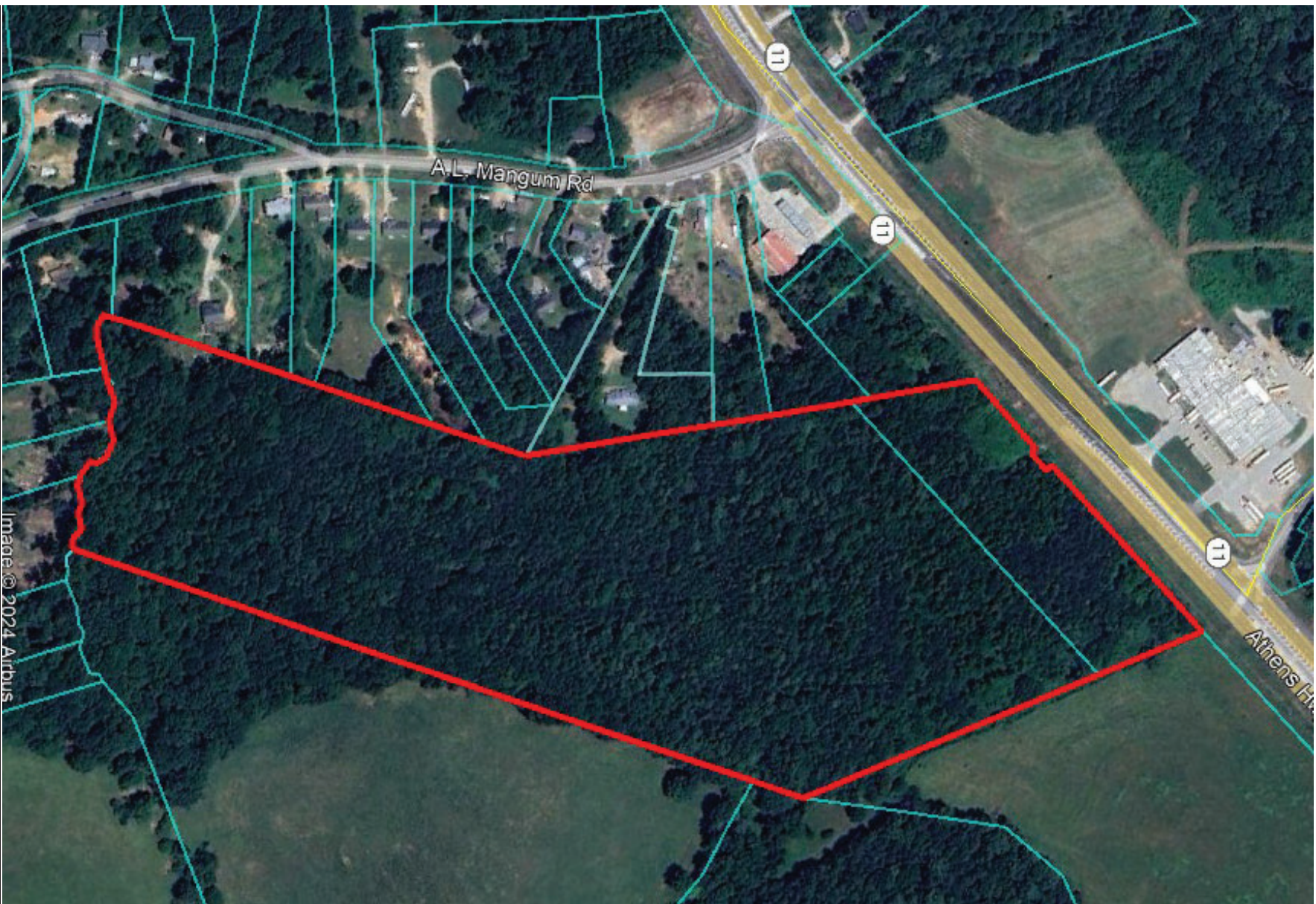
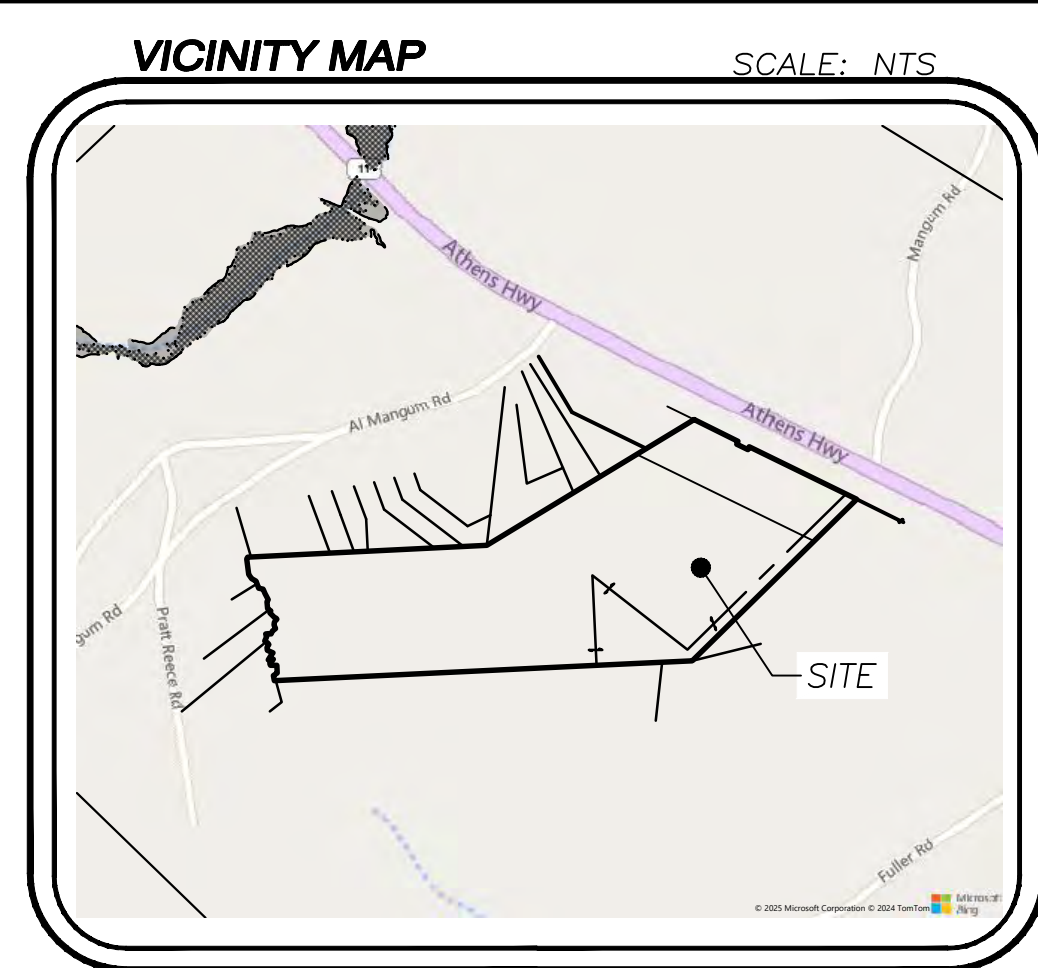


Aerial View

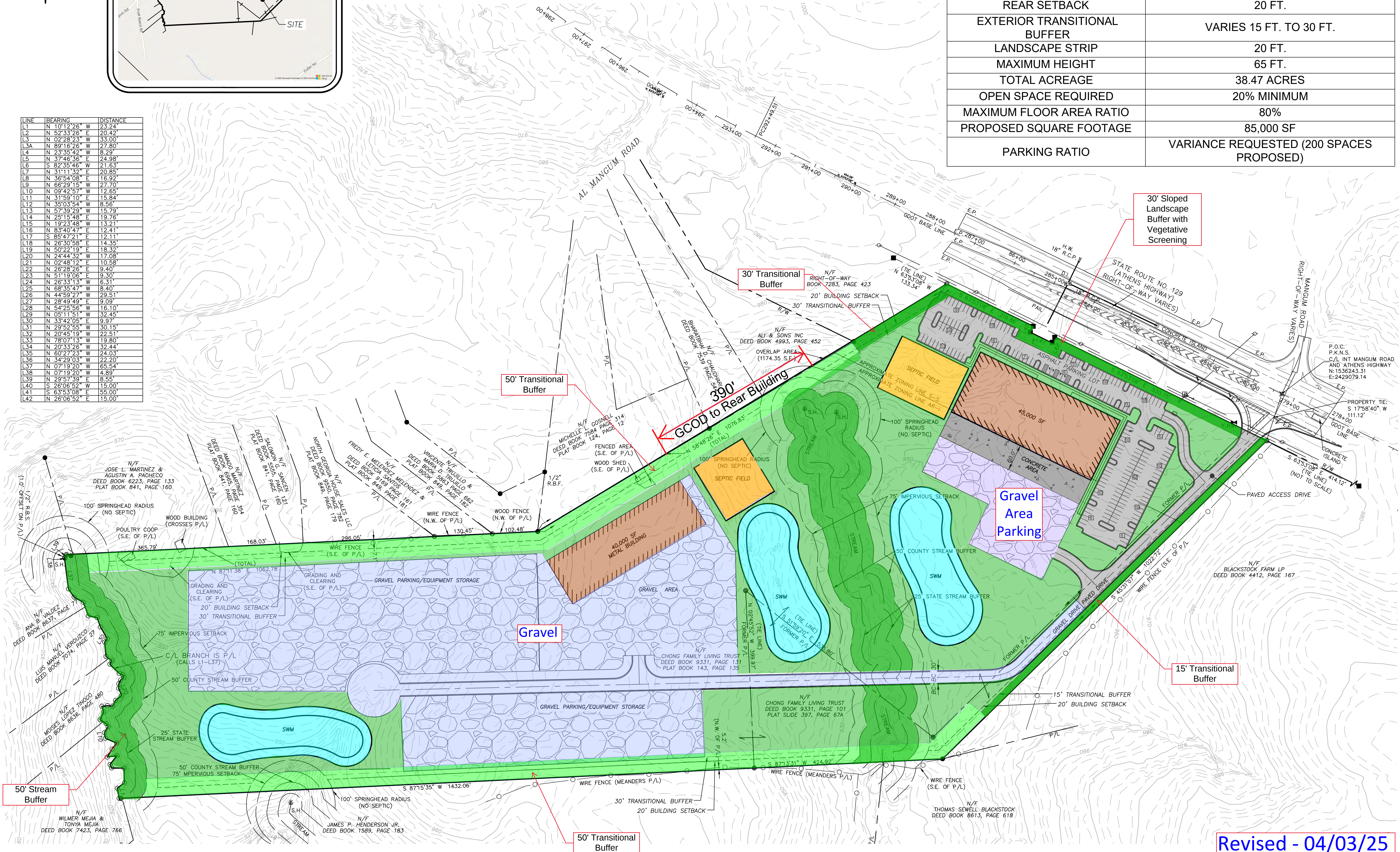




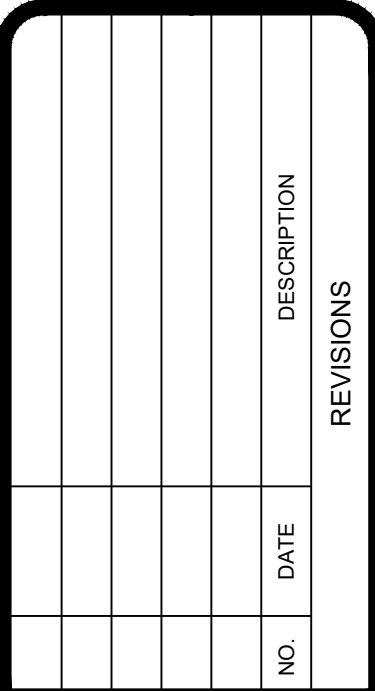
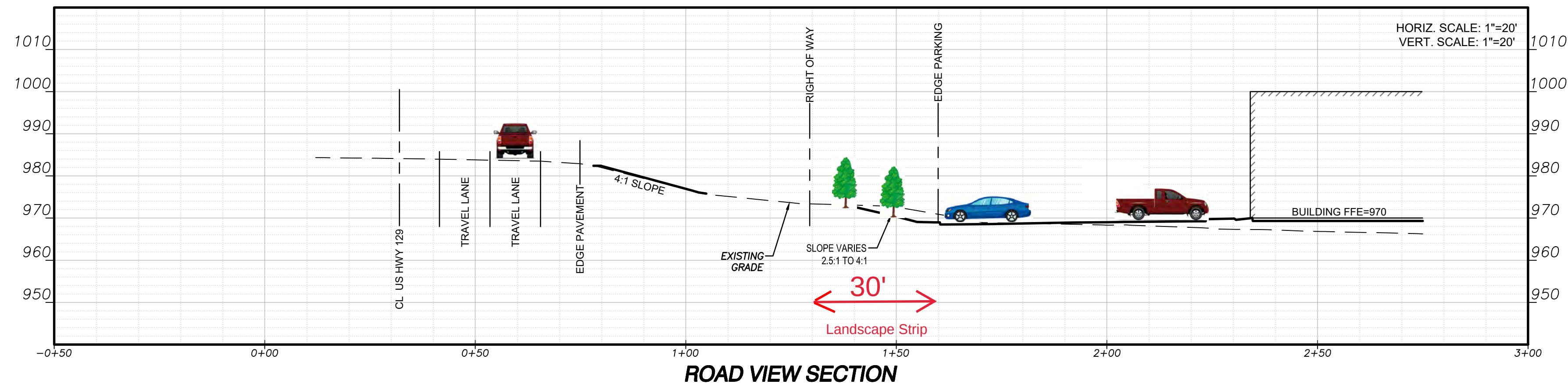
LINE	BEARING	DISTANCE
L1	N 10°12'26" W	23.24
L2	N 52°33'26" E	20.40
L3	N 02°28'23" W	33.02
L3A	N 16°16'16" W	60.80
L4	N 23°35'42" W	8.29
L5	N 37°48'36" E	24.98
L6	S 82°35'46" W	21.63
L7	N 31°11'32" E	20.85
L8	N 54°28'16" E	16.92
L9	N 66°29'15" W	24.70
L10	N 09°42'57" W	12.65
L11	N 31°59'10" E	15.84
L112	N 35°03'54" W	15.76
L113	N 57°39'29" W	15.79
L114	N 54°28'16" E	16.78
L15	N 19°23'48" W	13.21
L16	N 83°40'47" E	12.41
L17	S 85°47'21" E	12.11
L18	N 26°30'58" E	14.35
L19	N 22°12'19" E	12.32
L20	N 24°44'32" W	17.08
L21	N 02°48'12" E	10.58
L22	N 26°28'26" E	9.40
L23	N 51°19'06" E	9.30
L24	N 26°33'13" W	6.31
L25	N 35°42'32" W	8.40
L26	N 44°59'27" W	29.51
L27	N 28°49'49" E	9.09
L28	N 54°25'56" W	16.40
L29	N 51°15'51" W	32.15
L30	N 42°52'52" E	12.77
L31	N 29°52'55" W	30.15
L32	N 20°45'19" W	22.51
L33	N 78°07'13" W	19.80
L34	N 20°33'26" W	32.44
L35	N 27°12'37" W	24.03
L36	N 34°29'03" W	24.20
L37	N 07°19'20" W	65.54
L38	N 07°19'20" W	4.89
L39	N 29°57'39" E	8.55
L40	S 28°06'52" W	15.00
L41	N 28°06'52" W	15.00
L42	N 26°06'52" E	15.00

SIMPSON TRUCKING & GRADING
PID DEVELOPMENT STANDARDS

MINIMUM LOT AREA	15,000.00 SQ. FT.
MINIMUM LOT FRONTAGE	100 FT.
FRONT SETBACK	75 FT. FROM CENTERLINE OF ROAD OR 50 FT. FROM PROPERTY LINE, WHICHEVER IS GREATER
SIDE SETBACK	20 FT.
REAR SETBACK	20 FT.
EXTERIOR TRANSITIONAL BUFFER	VARIES 15 FT. TO 30 FT.
LANDSCAPE STRIP	20 FT.
MAXIMUM HEIGHT	65 FT.
TOTAL ACREAGE	38.47 ACRES
OPEN SPACE REQUIRED	20% MINIMUM
MAXIMUM FLOOR AREA RATIO	80%
PROPOSED SQUARE FOOTAGE	85,000 SF
PARKING RATIO	VARIANCE REQUESTED (200 SPACES PROPOSED)



Revised - 04/03/25



ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE SEAL, SIGNATURE AND EXISTING DCAM VIOLDS THE SEAL SHOWN HEREON, AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE



10' 0' 20' 40'

04/07/25

SHEET

1

OF

1

DATE: 04/07/2025
SCALE: 1" = 20'
JOB NO. G224166.STG
DWG NO. .CNST.dwg
DRAWN BY: FHS

**FOR:
SIMPSON TRUCKING & GRADING
HIGHWAY Y 129 SITE**

LOCATED IN
G.M.D 268
HALL COUNTY, GEORGIA

Rochester
DCCM

Rochester & Associates, LLC
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