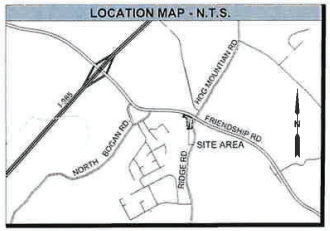


SITE DATA SUMMARY:	HALL COUNTY		
OVERLAY DISTRICT:	GATEWAY CORRIDORS OVERLAY DISTRICT		
GROSS ACRES (EXISTING):	*3.671 ACRES		
ZONING (EXISTING):	AR3 & S-S	ZONING (PROPOSED):	PCD
PROPOSED BUILDINGS:	± 66,943 S.F. TOTAL		
SETBACKS			
FRONT YARD:	30' ALONG FRIENDSHIP RD & RIDGE RD		
SIDE YARD:	20'		
REAR YARD:	10'		
LANDSCAPE STRIP:	10'		
BUFFERS:	*10' AS SHOWN		

*VARIATIONS FROM CODE:
1) THE SITE MINIMUM ACRES FOR PCD ZONING TO BE REDUCED FROM 5 ACRES TO 3 ACRES.
2) THE MINIMUM LOT FRONTAGE FOR NEWLY CREATED LOTS ABUTTING A FOUR-LANE DIVIDED HIGHWAY TO BE REDUCED FROM 500' TO 400'.
3) THE 25' TRANSITIONAL BUFFER TO AR-III CHURCH PROPERTY TO BE REDUCED TO 10' GRADED AND REPLANTED BUFFER.

PARKING REQUIREMENTS

3 SPACES PER SERVICE BAY + 1 SPACE PER EMPLOYEE (GAS STATION)
TOTAL PARKING REQUIRED = 10 BAYS X 3/BAY + 2 FOR EMPLOYEES = 32 SP.
(2 H/C SPACES REQUIRED)
1 SPACE PER 200 GFA (RETAIL)
TOTAL PARKING REQUIRED = 2,688 X 1/200 GFA = 14 SP.
(1 H/C SPACES REQUIRED)
1 SPACE PER 2 EMPLOYEES (WAREHOUSING)
TOTAL PARKING REQUIRED = 2 EMPLOYEES IN ONE OFFICE = 1 SP.
LOADING SPACES REQUIRED = 60,000 X 1/10,000 GFA = 6 SP.
(1 H/C SPACES REQUIRED).

MINIMUM PARKING SPACES REQUIRED =	53 SPACES
MAXIMUM PARKING (AT 125% OF MINIMUM) =	120 SPACES
TOTAL PARKING SPACES PROVIDED =	70 SPACES

PROPERTY ADDRESS
4386 FRIENDSHIP ROAD
HALL COUNTY, GA. 30519

UTILITIES
THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

PLAN NOTE
THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.

PLAN NOTE:
PHASE I IS TO INCLUDE A CONVENIENCE STORE AND RETAIL USE. PHASE II IS TO INCLUDE SELF STORAGE USE.

PROPERTY OWNERS
PID: 08154 000005A
OWNER: SINDAR ENTERPRISES, INC.
PID: 08154 000005
OWNER: SINDAR ENTERPRISES, INC.
08154 000003
OWNER: SHEILA PEEVY REED

STORMWATER NOTE:
STORMWATER TO BE MANAGED ON-SITE.

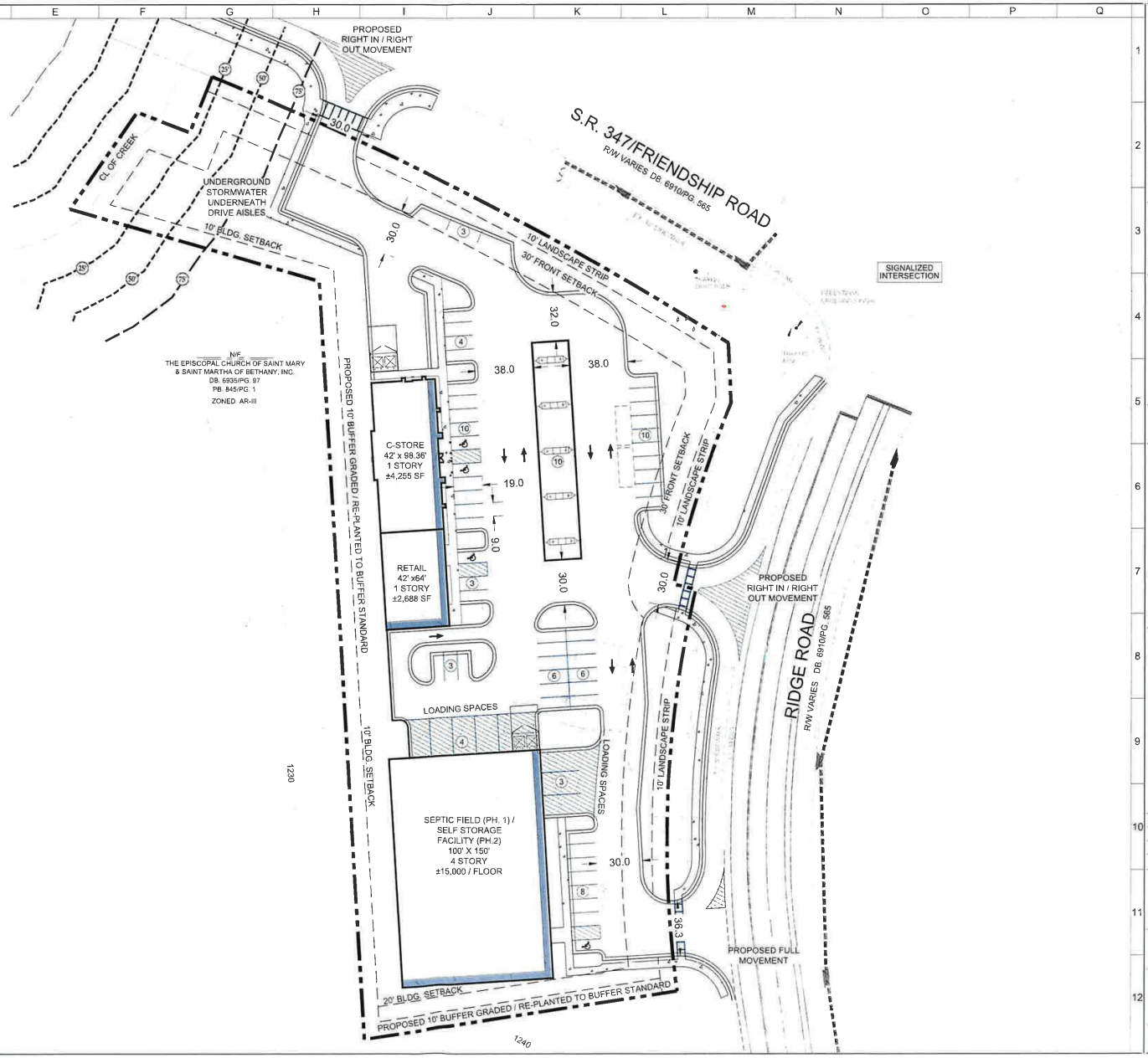
SEWER NOTE
SEWER TO BE CONNECTED TO THE SITE IN THE FUTURE FOR PHASE II.

WATER NOTE:
WATER PROVIDED BY HALL COUNTY

FEMA NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD AREA AS PER FEMA PANEL No. 13139C0250G DATED 04/04/2016

SITE KEY

(25) 25' STATE STREAM BUFFER
(50) 50' COUNTY STREAM BUFFER
(75) 75' IMPERVIOUS SETBACK



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NOT RELEASED FOR CONSTRUCTION

SURVEYING BY
XXX
PHONE: (XXX) XXX-XXXX
CONTACT: XXX XXXXX

DEVELOPER
SINDAR ENTERPRISES, INC.
1837 DOVERHILL ROAD
LAWRENCEVILLE, GA 30043
24 HR CONTACT: KARIM ALY, 678-485-6159
KARIMALY2001@YAHOO.COM

Site Zoning Plan for
FRIENDSHIP & RIDGE ROAD
4386 FRIENDSHIP ROAD
L.L. 154 - DISTRICT 8TH
PARCEL # 00005A, 000005, 000003

Orig. Issue	10.15.21
Designed by	bw
Checked by	bw
Project #	21278

NORTH

SCALE: 1" = 30'
0 30

ZONING PLAN

11.09.21