

2022 Site Plan 3024 Dale Road

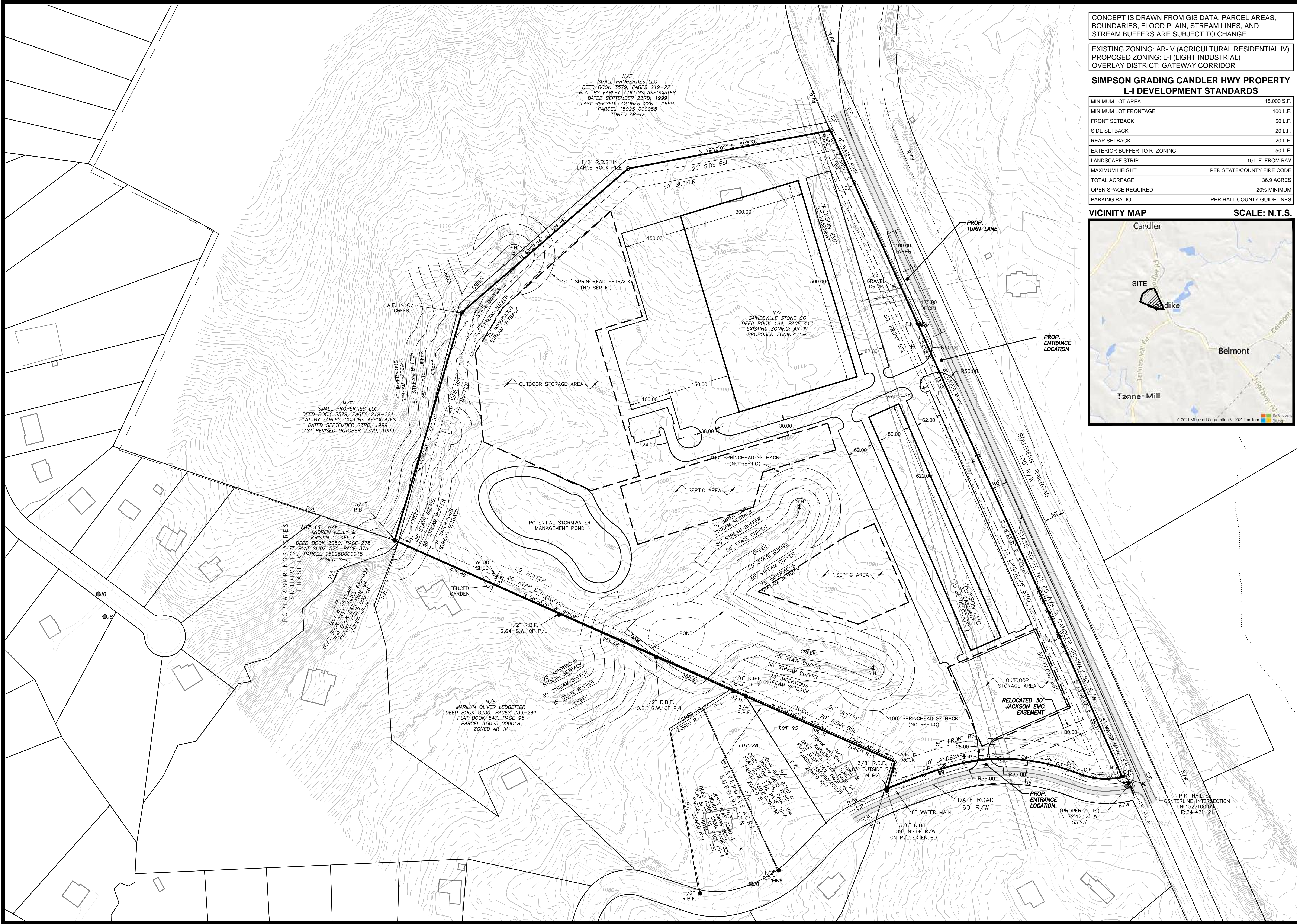
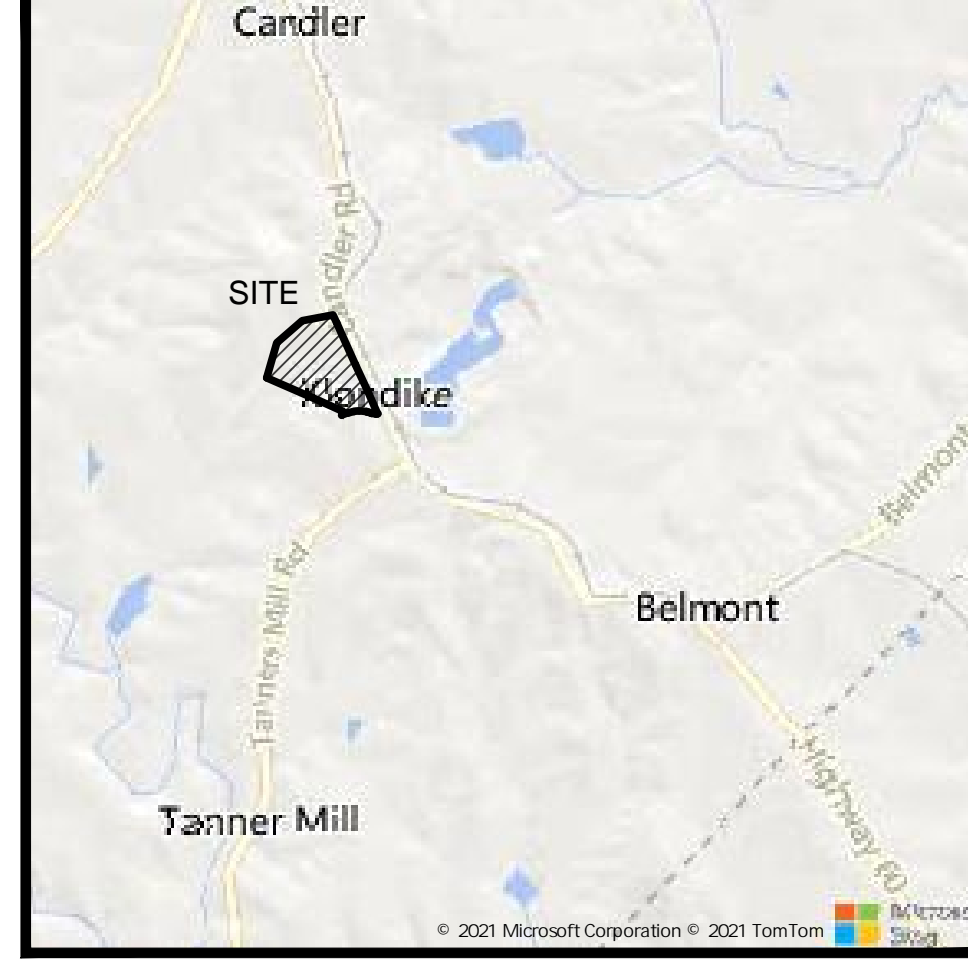
CONCEPT IS DRAWN FROM GIS DATA. PARCEL AREAS, BOUNDARIES, FLOOD PLAIN, STREAM LINES, AND STREAM BUFFERS ARE SUBJECT TO CHANGE.

EXISTING ZONING: AR-IV (AGRICULTURAL RESIDENTIAL IV)
 PROPOSED ZONING: L-I (LIGHT INDUSTRIAL)
 OVERLAY DISTRICT: GATEWAY CORRIDOR

SIMPSON GRADING CANDLER HWY PROPERTY L-I DEVELOPMENT STANDARDS

MINIMUM LOT AREA	15,000 S.F.
MINIMUM LOT FRONTAGE	100 L.F.
FRONT SETBACK	50 L.F.
SIDE SETBACK	20 L.F.
REAR SETBACK	20 L.F.
EXTERIOR BUFFER TO R-ZONING	50 L.F.
LANDSCAPE STRIP	10 L.F. FROM R/W
MAXIMUM HEIGHT	PER STATE/COUNTY FIRE CODE
TOTAL ACREAGE	36.9 ACRES
OPEN SPACE REQUIRED	20% MINIMUM
PARKING RATIO	PER HALL COUNTY GUIDELINES

VICINITY MAP SCALE: N.T.S.



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CONCEPT PLAN FOR:
**SIMPSON GRADING
 CANDLER HWY PROPERTY**
 LOCATED IN #### HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES IS REQUIRED TO VOID THE SEAL SHOWN WITH THIS PROJECT. ORIGINAL DRAWINGS WITH THIS PROJECT FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE: 0' 100' 200'

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SHEET 1 OF 1
 DATE: 12/21/2021
 SCALE: P=1"=100'
 JOB NO. 0220191.STG
 DRAWN BY: ATM