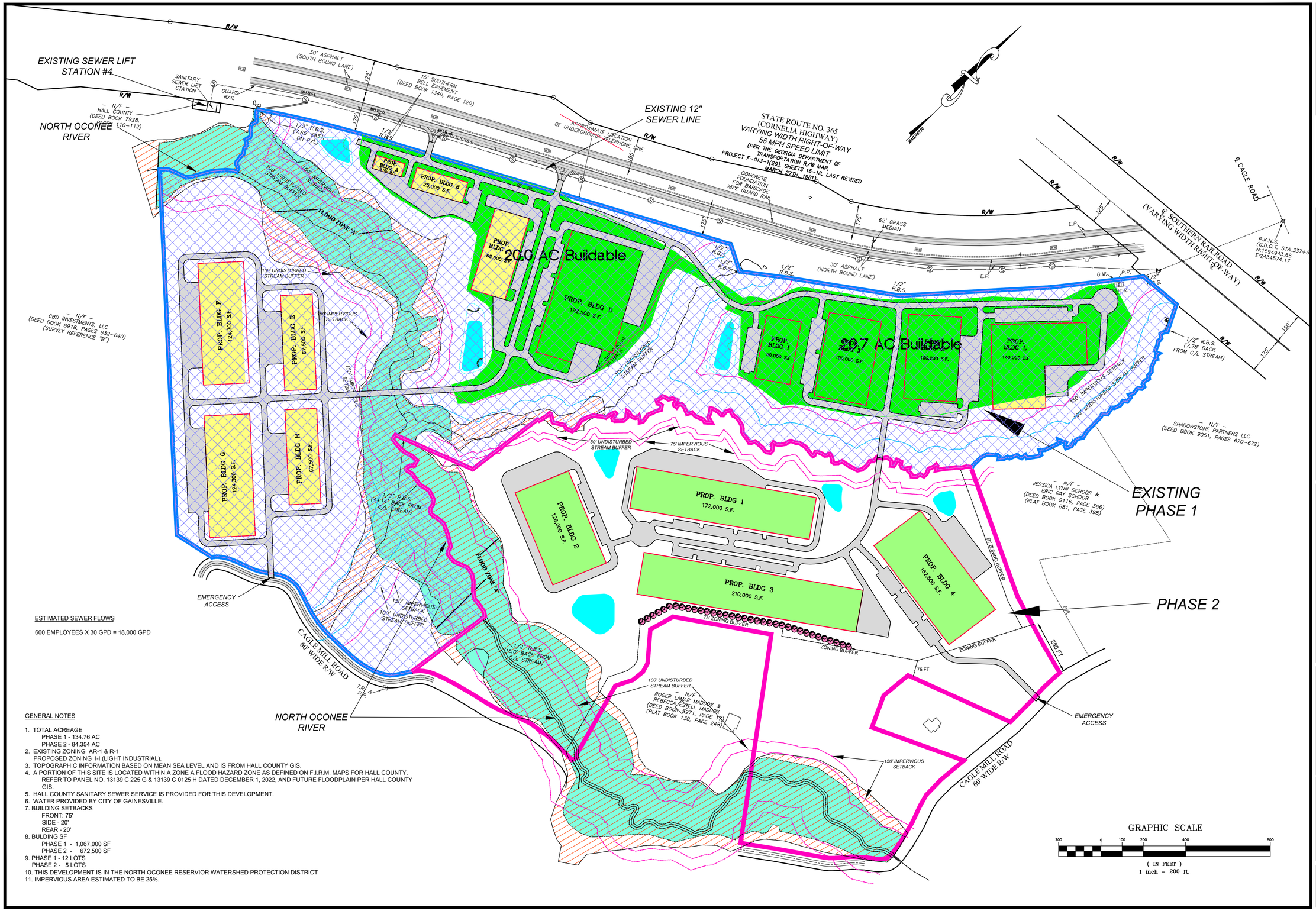

ESTIMATED SEWER FLOWS

600 EMPLOYEES X 30 GPD = 18,000 GPD

GENERAL NOTES

1. TOTAL ACREAGE
   PHASE 1 - 134.76 AC
   PHASE 2 - 84.354 AC
2. EXISTING ZONING AR-1 & R-1
   PROPOSED ZONING I-I (LIGHT INDUSTRIAL).
3. TOPOGRAPHIC INFORMATION BASED ON MEAN SEA LEVEL AND IS FROM HALL COUNTY GIS.
4. A PORTION OF THIS SITE IS LOCATED WITHIN A ZONE A FLOOD HAZARD ZONE AS DEFINED ON F.I.R.M. MAPS FOR HALL COUNTY. REFER TO PANEL NO. 13139 C 225 G & 13139 C 0125 H DATED DECEMBER 1, 2022, AND FUTURE FLOODPLAIN PER HALL COUNTY GIS.
5. HALL COUNTY SANITARY SEWER SERVICE IS PROVIDED FOR THIS DEVELOPMENT.
6. WATER PROVIDED BY CITY OF GAINESVILLE.
7. BUILDING SETBACKS
   FRONT: 75'
   SIDE - 20'
   REAR - 20'
8. BULDING SF
   PHASE 1 - 1,067,000 SF
   PHASE 2 - 672,500 SF
9. PHASE 1 - 12 LOTS
   PHASE 2 - 5 LOTS
10. THIS DEVELOPMENT IS IN THE NORTH OCONEE RESERVIOR WATERSHED PROTECTION DISTRICT
11. IMPERVIOUS AREA ESTIMATED TO BE 25%.

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Seal

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Project Description
North Oconee Industrial Park Phase 2
G.M.D. 1690
HALL COUNTY, GEORGIA

DATE 9-19-25
JOB NO. 23-22
Sheet Title REZONING PLAN

Revisions

SHEET 1