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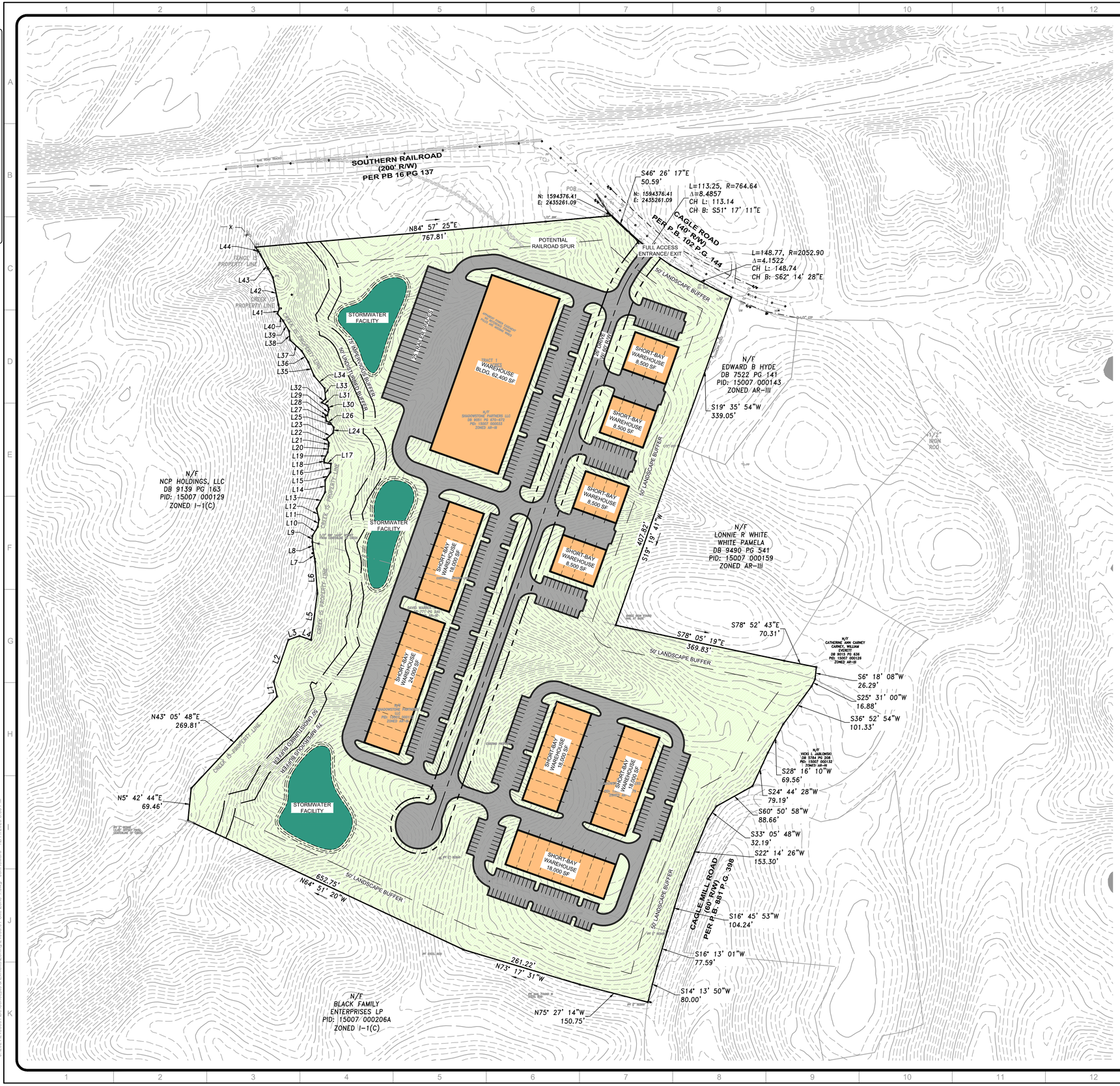
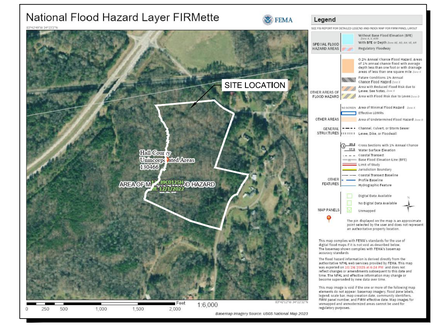
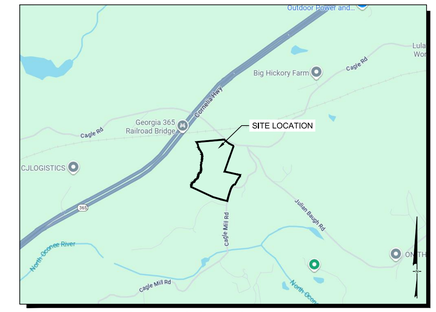




FEMA FIRM MAP

NOT TO SCALE



SITE LOCATION MAP

NOT TO SCALE

SITE DATA:	
SITE AREA	31.36 ACRES
ZONING	
EXISTING ZONING	AR-1
PROPOSED ZONING	I-1
ZONING JURISDICTION	HALL COUNTY
SETBACK REQUIREMENTS	
FRONT SETBACK	50 FEET
SIDE SETBACK	20 FEET
REAR SETBACK	20 FEET
REQUIRED BUFFERS	50 FEET AGAINST RESIDENTIAL
DEVELOPMENT STANDARDS	
MAX. BUILDING HEIGHT	65 FEET
MAX. SITE COVERAGE	80%
SHORT-BAY WAREHOUSE BLDG. AREA PROVIDED	130,000 SF
STANDARD WAREHOUSE BLDG. AREA PROVIDED	62,400 SF
TOTAL WAREHOUSE BLDG. AREA PROVIDED	192,400 SF

GENERAL NOTES:

1. SITE PLAN IS CONCEPTUAL IN NATURE AND IT IS TO BE ASSUMED THAT EACH OF THE PROPOSED INDUSTRIAL/WAREHOUSE BUILDINGS WILL TYPICALLY PROVIDE 10% OF THE GROSS BUILDING AREA AS OFFICE SPACE WITHIN EACH BUILDING.

GATEWAY CONNECT 365
INDUSTRIAL PARK

24 HOUR CONTACT:
LUKE PRESSLEY

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PEACHTREE CORNERS, GA 30092

PROJECT

CAGLE ROAD

A MASTER PLANNED LIGHT-INDUSTRIAL DEVELOPMENT

AT

4656 CAGLE RD.
LULA, GEORGIA 30554

HALL COUNTY JURISDICTION

FOR

COOK CONSTRUCTION / REAL ESTATE

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

REZONING MASTER PLAN

0 50 100 200 300

SCALE: 1" = 100'
DATE: 10/24/2025
PROJECT: 24060.01

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

J:\2024\24060\1\Dsk\Concepts & Exhibits\Zoning\24060.01-Site Zone-1.dwg - JoinHoward - 12/11/2025 3:58 PM