



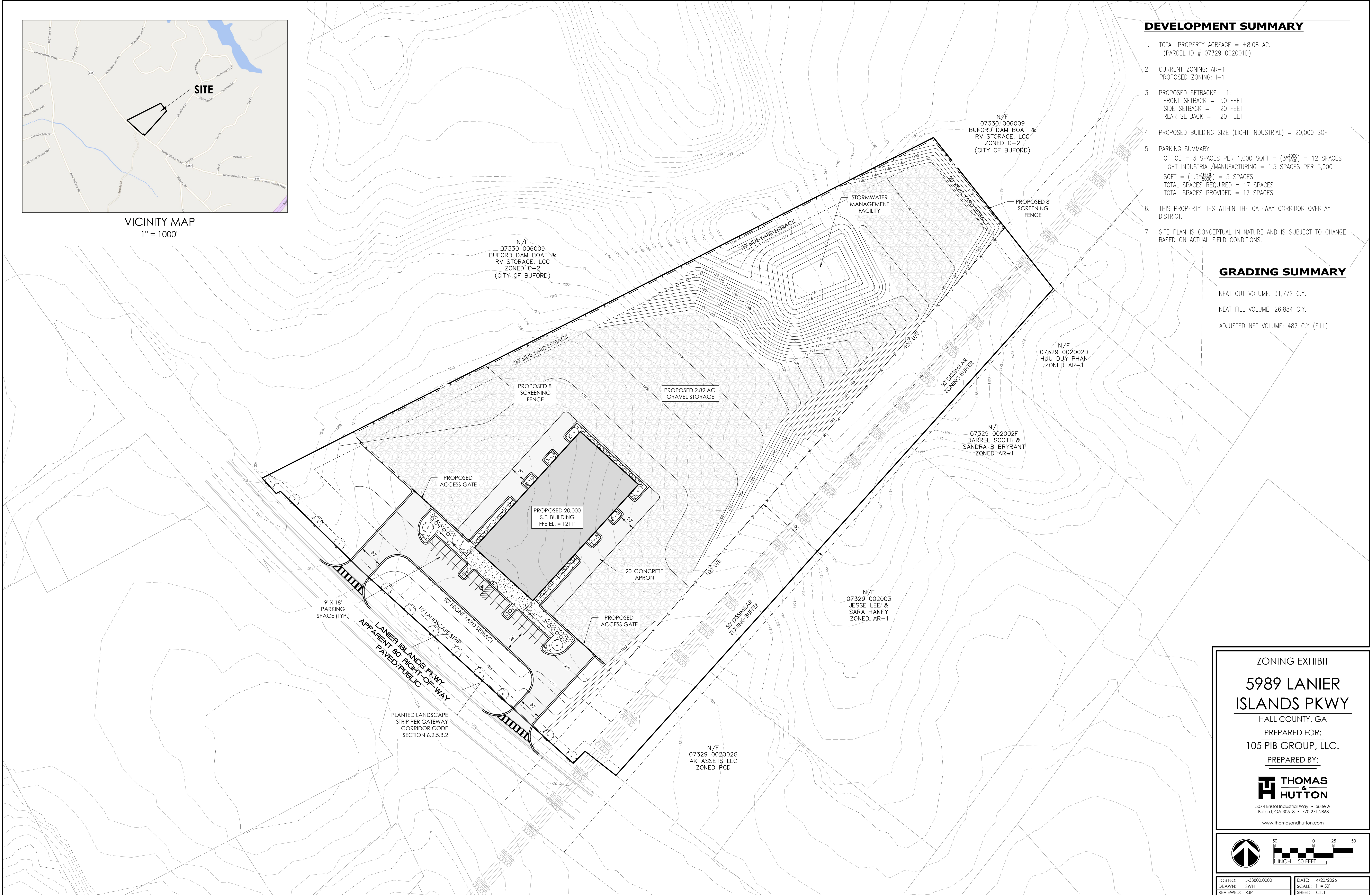
VICINITY MAP
1" = 1000'

DEVELOPMENT SUMMARY

- TOTAL PROPERTY ACREAGE = ±8.08 AC.
(PARCEL ID # 07329 002001D)
- CURRENT ZONING: AR-1
PROPOSED ZONING: I-1
- PROPOSED SETBACKS I-1:
FRONT SETBACK = 50 FEET
SIDE SETBACK = 20 FEET
REAR SETBACK = 20 FEET
- PROPOSED BUILDING SIZE (LIGHT INDUSTRIAL) = 20,000 SQFT
- PARKING SUMMARY:
OFFICE = 3 SPACES PER 1,000 SQFT = $(3 \times \frac{20,000}{1,000}) = 12$ SPACES
LIGHT INDUSTRIAL/MANUFACTURING = 1.5 SPACES PER 5,000
SQFT = $(1.5 \times \frac{20,000}{5,000}) = 6$ SPACES
TOTAL SPACES REQUIRED = 17 SPACES
TOTAL SPACES PROVIDED = 17 SPACES
- THIS PROPERTY LIES WITHIN THE GATEWAY CORRIDOR OVERLAY DISTRICT.
- SITE PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.

GRADING SUMMARY

NEAT CUT VOLUME: 31,772 C.Y.
NEAT FILL VOLUME: 26,884 C.Y.
ADJUSTED NET VOLUME: 487 C.Y (FILL)



ZONING EXHIBIT

5989 LANIER ISLANDS PKWY

HALL COUNTY, GA

PREPARED FOR:
105 PIB GROUP, LLC.

PREPARED BY:

THOMAS & HUTTON

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50 0 25 50
1" = 50 FEET

JOB NO: J-33800.0000 DATE: 4/20/2024
DRAWN: SWH SCALE: 1" = 50'
REVIEWED: RJP SHEET: C1.1