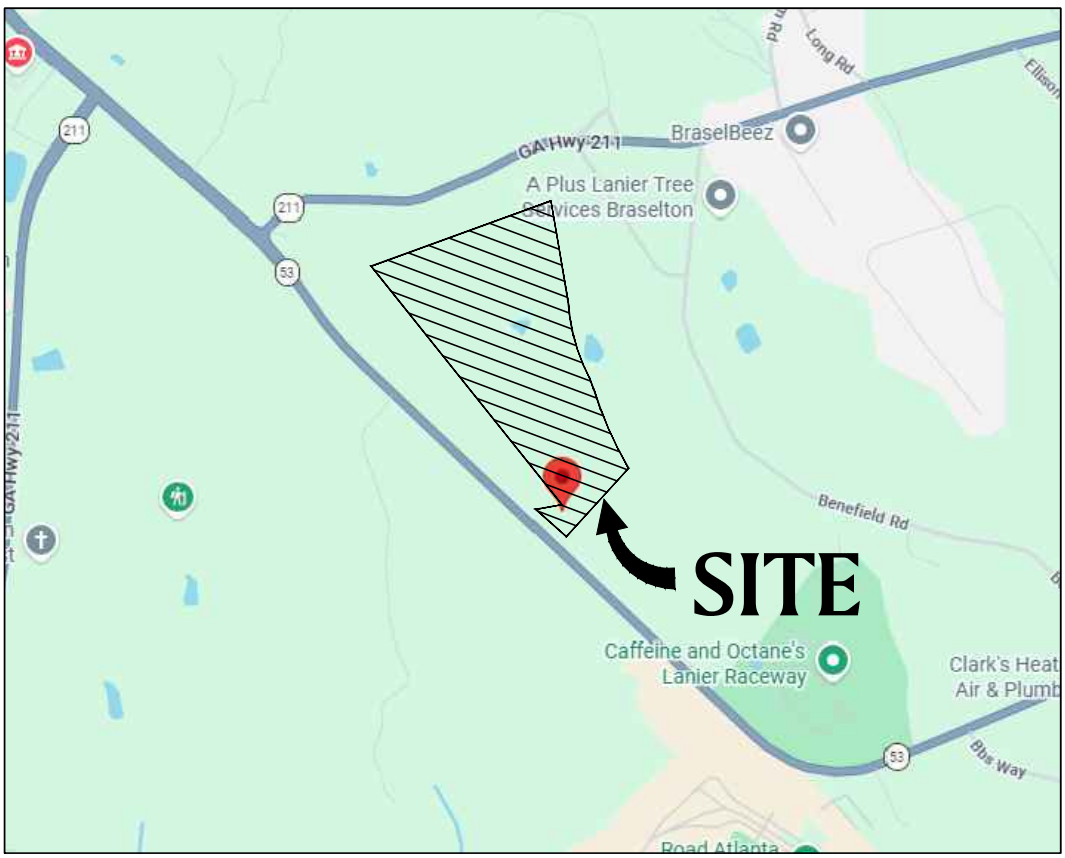
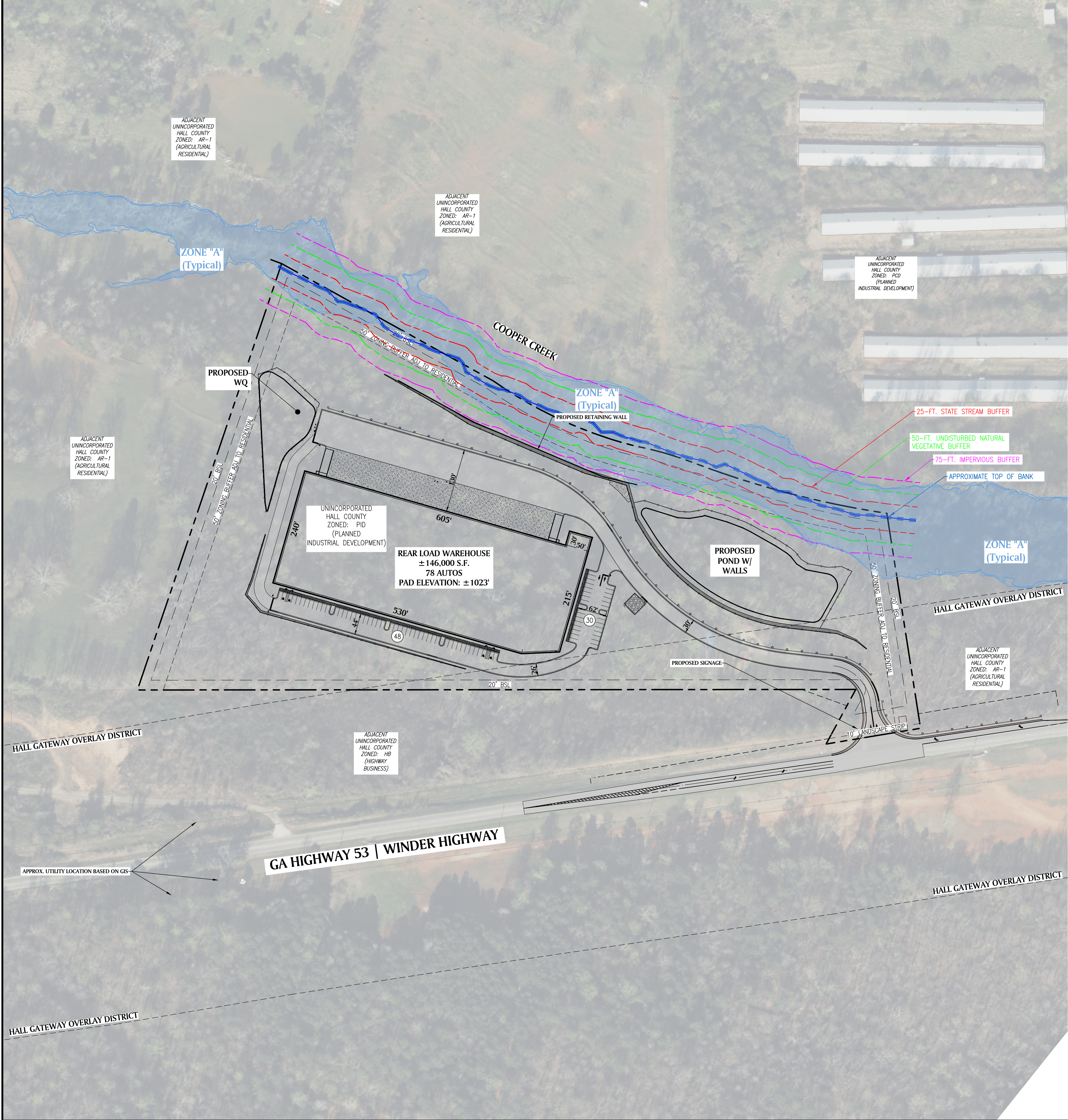
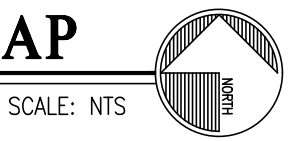


\\2005\3026179\0 Preliminary\0 Prelim Plans\2026179 Z-1.dwg, AECN FULL SHEET D (24.00 X 36.00 INCHES), SCHAPE, PLOTTER, DWG TO PDF PLOT, MICROSOFT WORD 2010, 10/21/23 AM



VICINITY MAP

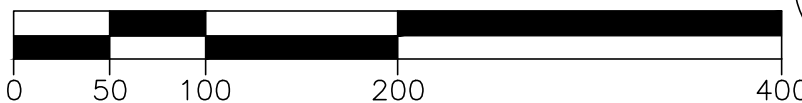


SITE ANALYSIS	
HEAVY DUTY ASPHALT AREA:	±68,940 SF
HEAVY DUTY DOT ASPHALT AREA:	±34,500 SF
HEAVY DUTY CONCRETE AREA:	±28,419 SF
LIGHT DUTY ASPHALT AREA:	±32,769 SF
SIDEWALK AREA:	±3,115 SF
MINIMUM AUTO PARKING REQUIRED:	1 PER 300 SQ. FT. OF OFFICE PLUS 1 PER 5,000 SQ. FT. ADDITIONAL INDOOR AREA
*MAXIMUM AUTO PARKING ALLOWED:	125% OF THE MINIMUM PARKING REQ'D
TOTAL AUTO PARKING PROPOSED:	78 SPACES
TOTAL ADA PARKING REQUIRED:	4 SPACES (PER ACCESSIBILITY CODE) INCLUDING 1 VAN-ACCESSIBLE SPACE
TOTAL ADA PARKING PROPOSED:	4 SPACES
TOTAL SITE AREA:	±19.71 AC
TOTAL BUILDING AREA:	±146,000 SF
TOTAL LOT BUILDING COVERAGE:	17.00%
IMPERVIOUS AREA:	±6.65 AC
% IMPERVIOUS:	33.74%
MAXIMUM BUILDING HEIGHT:	65'

*MAX. NUMBER OF PARKING SPACES:
APPROXIMATELY 10,470 SF OFFICE AREA
ADDITIONAL AREA 135,530 SF

10,470 OFFICE AREA * 1 SPACE/300 SF = 34.9 SPACES
135,530 ADDITIONAL AREA * 1 SPACE/5,000 SF = 27.1 SPACES
= 62 * 1.25 = 77.5 ≈ 78 SPACES

ZONING PLAN



SCALE: 1" = 100'

PAULSON-MITCHELL-WISE

CIVIL ENGINEERS & PLANNERS

INFO@CIVILPMW.COM
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CIVILPMW.COM

85-A MILL STREET
SUITE 200
ROSWELL, GA 30075

PROJECT:

WINDER HIGHWAY INDUSTRIAL

5205 WINDER HIGHWAY
BRASELTON,
UNINCORPORATED HALL COUNTY,
GEORGIA

FOR:

JACK ALBERT

JURISDICTION: UNINCORPORATED HALL COUNTY
EX. ZONING: PID (PLANNED INDUSTRIAL DEVELOPMENT)
OVERLAY DISTRICT: HALL GATEWAY DISTRICT

FRONT:	50'
MAJOR SIDE:	20'
MINOR SIDE:	20'
REAR:	20'

LANDSCAPE STRIP:	10'
ZONING BUFFER:	50' ADJ TO RESIDENTIAL
STATE STREAM BUFFER:	25'
COUNTY STREAM BUFFER:	50' (UNDISTURBED)
CITY STREAM BUFFER:	75'

PARKING REQ.:	1 PER 300 SF OF OFFICE + 1 PER 5,000 SF ADD INDOOR AREA
STALL:	9' x 18'
LANDSCAPE ISLAND SPACING:	1 PER 10 SPACES

MAXIMUM IMPERVIOUS ALLOWED:	___%
MAXIMUM BUILDING COVERAGE:	___%

FLOOD PLAIN PRESENT (YES): FEMA/HALL GIS
STREAMS PRESENT (YES): NWI/HALL GIS
WETLANDS PRESENT (YES): NWI/HALL GIS
TOPOGRAPHY DATA: NOAA
2026179 Z-1.dwg 07.01.26

ZONING PLAN

SHEET

Z-1