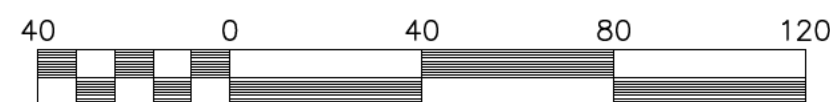
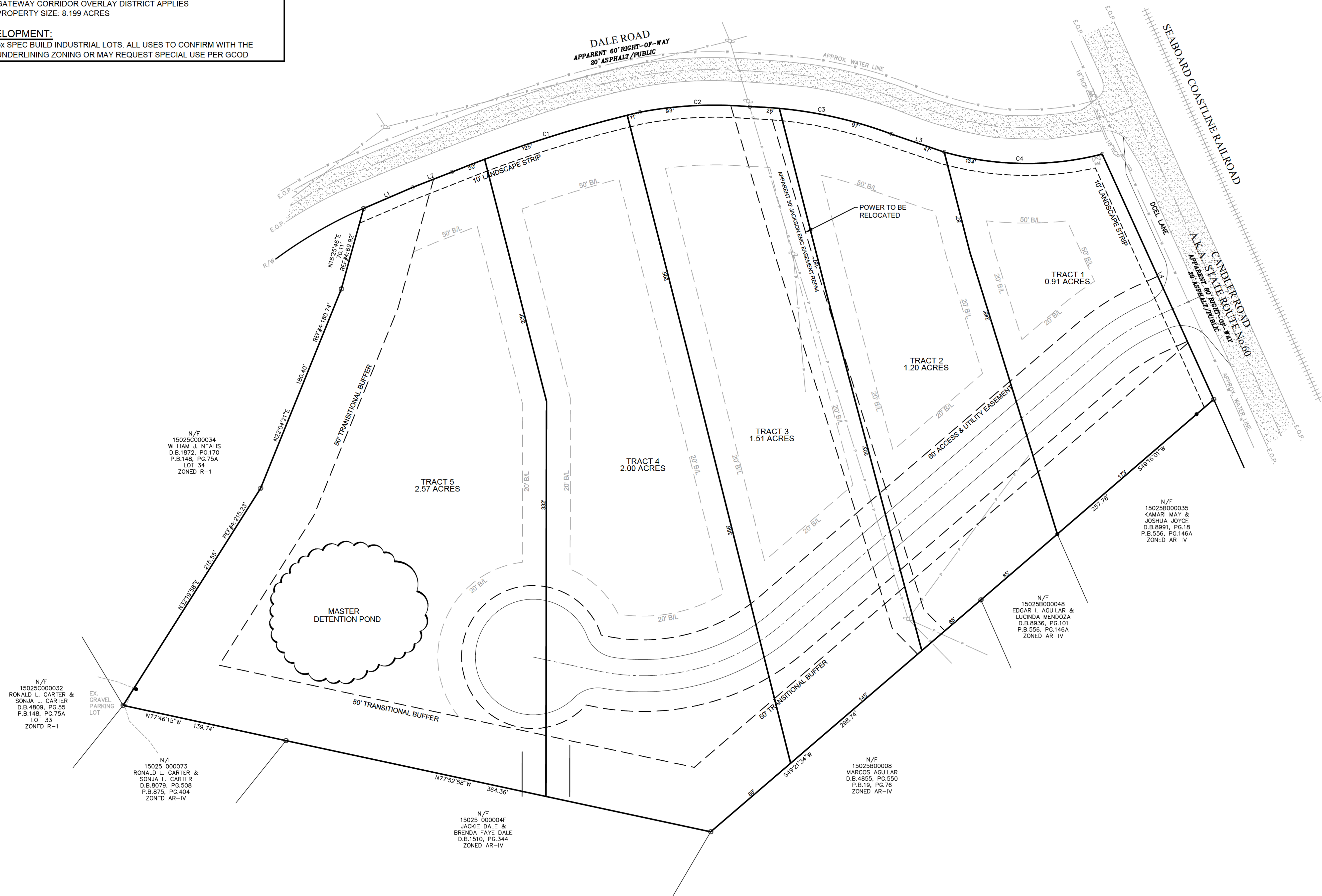


- FLOOD HAZARD AREA DOES NOT EXIST ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13139C0310G, DATED 12/1/2022.

- FRONT SETBACK: 50'
- SIDE SETBACK: 20'
- REAR SETBACK: 20'
- MAXIMUM BUILDING HEIGHT: 65'
- MINIMUM LOT FRONTAGE: 100'
- MINIMUM LOT AREA: 15,000sf
- MAXIMUM SITE COVERAGE: 80%
- MINIMUM OPEN SPACE: 20%
- GATEWAY CORRIDOR OVERLAY DISTRICT APPLIES
- PROPERTY SIZE: 8.199 ACRES

- 5x SPEC BUILD INDUSTRIAL LOTS. ALL USES TO CONFIRM WITH THE UNDERLINING ZONING OR MAY REQUEST SPECIAL USE PER GCOD



Scale 1" = 40'

CONCEPT PLAN FOR:

3004 CANDLER ROAD

LOCATED IN:
PARCEL: 15025 000006A
HALL COUNTY, GEORGIA

Sullins Engineering, LLC
CONTACT: MATTHEW SULLINS
CIVIL ENGINEERS — LAND PLANNERS

ALL MATERIAL, CONSTRUCTION, AND WORKMANSHIP ON THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE APPROPRIATE LOCAL SPECIFICATIONS AND REQUIREMENTS AND SHALL BE PERFORMED IN A WORKMANLIKE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS, AND OBTAINING ALL NECESSARY PERMITS, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL THOSE NOT SHOWN ON THE PLANS. PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGES DUE TO THIS OPERATION.

THE DESIGNER DISCLAIMS ANY RESPONSIBILITY FOR DESIGN CHANGES MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER THREE WORKING DAYS BEFORE DIGGING. IN METRO ATLANTA DIAL 464-025-5000. THROUGHOUT GEORGIA DIAL 800/982-7411.



DATE 8/11/2026
JOB # 3332
SHEET 1