

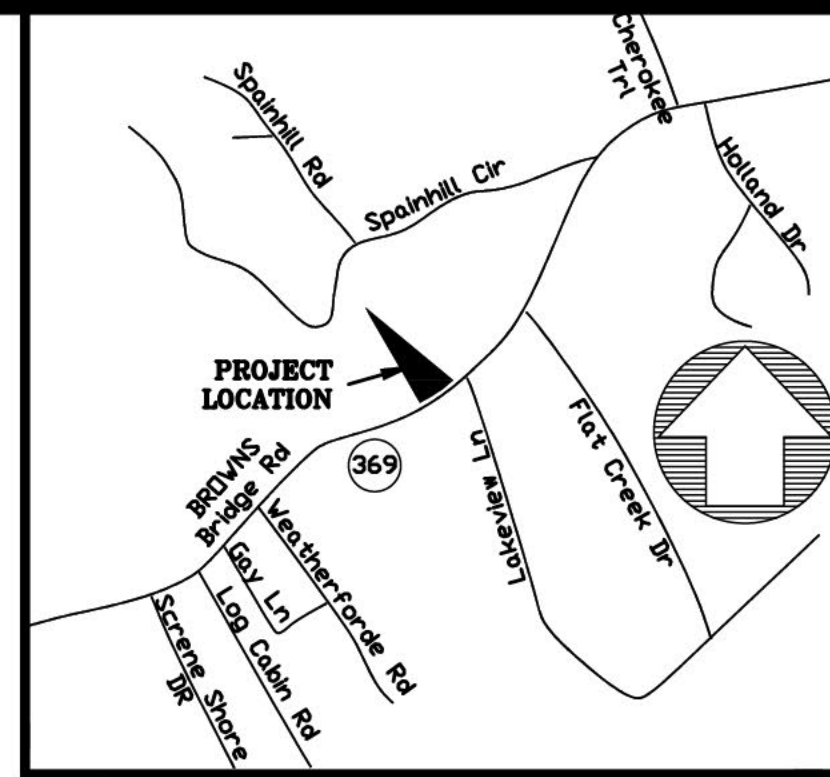
FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF THE HALL COUNTY COMMUNITY PANEL NO. 13139C0170G EFFECTIVE DATE: APRIL 4, 2018.

SCALE: 1"=1000'



SITE SUMMARY:
TOTAL SITE AREA: 1.384 A.C., 60,286 S.F.
EXISTING ZONING: AR-1
PROPOSED ZONING: H-B
WETLAND AREA: 0.00 A.C.
FLOOD PLAIN AREA: 0.00 A.C.
MIN. LOT AREA: 15,000 S.F.
MIN. LOT FRONTAGE: 100 FEET
MAXIMUM BUILDING HEIGHT: 50 FEET
MAXIMUM SITE COVERAGE: 80%
PROPOSED LOT COVERAGE: 21,802 S.F., 0.50 AC. (36.2%)
MINIMUM REQUIRED OPEN SPACE: 20% OF THE GROSS LOT AREA
PROPOSED OPEN SPACE: 0.51 AC. (36.8%)
SETBACKS:
FRONT YARD = 30 FEET
SIDE YARD = 20 FEET
REAR YARD = 10 FEET
EXISTING BUILDING: 1,247 S.F.
PROPOSED BUILDING: 690 S.F.
REQUIRED PARKING:
1 SPACE PER 500 S.F. = (1,170+690) / 500 = 4 SPACES
TOTAL REQUIRED PARKING: 4 SPACES
PROVIDED PARKING: 4 SPACES FOR CUSTOMERS
PROVIDED PARKING: 2 SPACES FOR EMPLOYEE
PROVIDED PARKING: 21 SPACES FOR INVENTORY

OWNER/DEVELOPER
BENJAMIN WOOD
8185 WALLACE WOOD ROAD
GAINESVILLE, GA 30506
Phone: (678) 755-2452
CONTACT: AWNY GOBRAN
Email: awnydaoud2000@yahoo.com
ENGINEER
EL MINA, INC.
3311 NORTH BERKELEY LAKE ROAD
SUITE 200
DULUTH, GEORGIA 30096
(404) 597-6745
CONTACT: GEORGE AWUKU
Email: elminaengineer@gmail.com
NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PERFORM BY GRANT SHEPHERD & ASSOCIATES INC., DATED JUNE 19, 2026
NOTE: WATER PROVIDED BY HALL COUNTY
NOTE: SEWER PROVIDED BY PRIVATE SEPTIC SYSTEM.



LOCATION MAP

SCALE: 1"=1000'

PROPERTY ADDRESS:
4510 BROWNS BRIDGE ROAD
GAINESVILLE, GA 30504
PARCEL# 08057 002002



EL MINA, INC.
3311 BERKELEY LAKE ROAD, SUITE 200
DULUTH, GA 30096

4510 BROWNS BRIDGE ROAD
GAINESVILLE, GA 30504
HALL COUNTY, GEORGIA
PARCEL NUMBER: 08057 002002

LAND LOT 73&74 OF THE 6TH LAND DISTRICT, TROUP COUNTY

CONCEPT PLAN

SHEET TITLE

DATE	NO	DESCRIPTION
7/29/26	R1	REVISED SITE PLAN
6/30/26		DATE
		JOB NUMBER

C-1



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1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW

24 HOUR CONTACT:
AWNY GOBRAN
Phone: (678) 755-2452

