

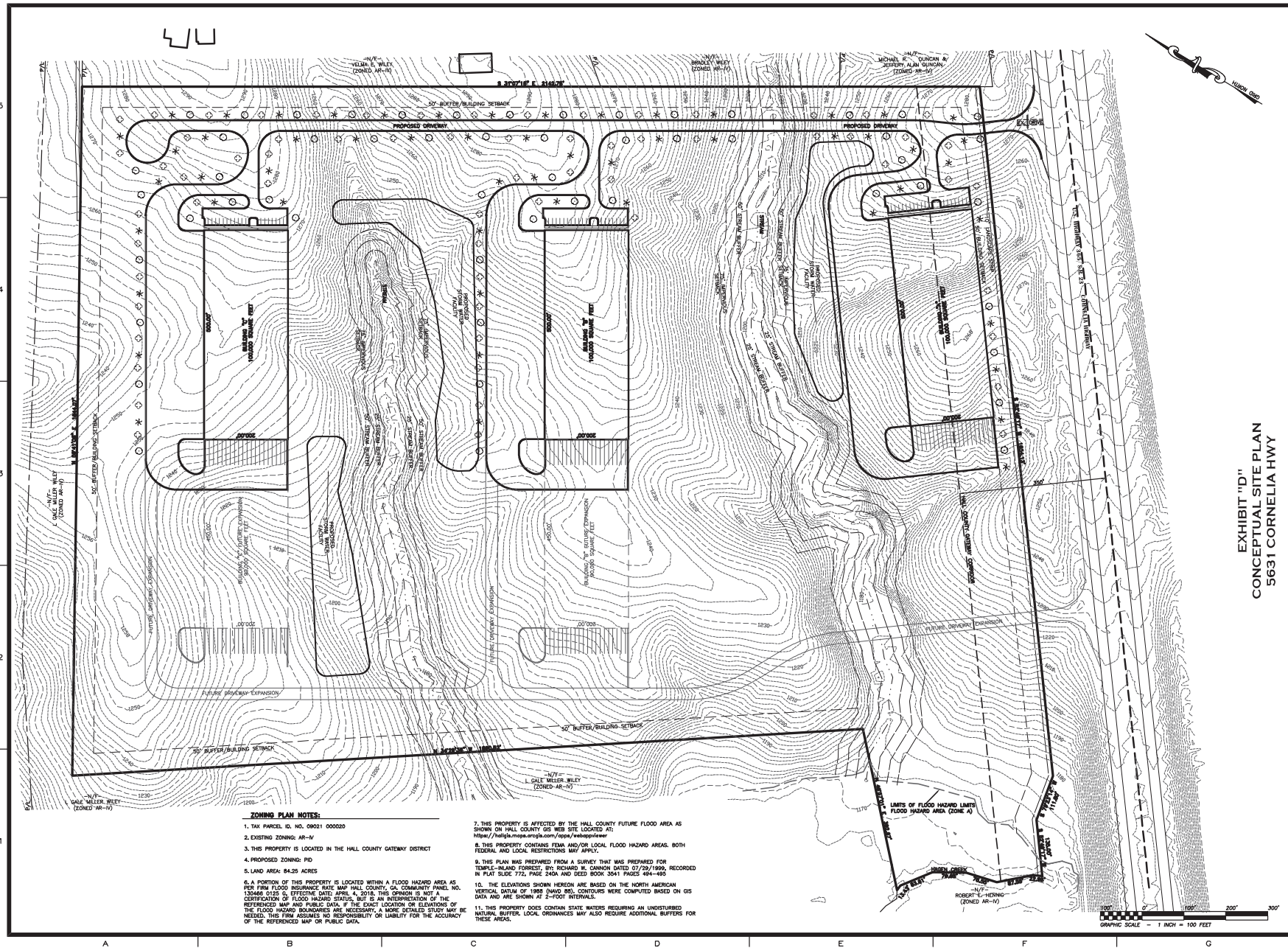


EXHIBIT "D"
CONCEPTUAL SITE PLAN
5631 CORNELIA HWY

- ZONING PLAN NOTES:**
1. TAX PARCEL ID. NO. 09001 000020
 2. EXISTING ZONING: AR-IV
 3. THIS PROPERTY IS LOCATED IN THE HALL COUNTY GATEWAY DISTRICT
 4. PROPOSED ZONING: PD
 5. LAND AREA: 84.25 ACRES
 6. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP HALL COUNTY, GA. COMMUNITY PANEL NO. 13046-0125 & EFFECTIVE DATE APRIL 4, 2015. THIS ZONING IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
 7. THIS PROPERTY IS AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT:
<https://hallgis.maps.arcgis.com/apps/locate/index.html>
 8. THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS. BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
 9. THIS PLAN WAS PREPARED FROM A SURVEY THAT WAS PREPARED FOR TOMPKINS-INSLAND FOREST, BY: RICHARD H. CANNON DATED 07/29/1990, RECORDED IN PLAT BOOK 772, PAGE 2404 AND DEED BOOK 3041, PAGES 494-495
 10. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON GIS DATA AND ARE SHOWN AT 2-FOOT INTERVALS.
 11. THIS PROPERTY DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.

REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
CORNELIA, GA 30632
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com
LAND SURVEYING FIRM
LICENSE NUMBER: 0000000000
NUMBER LSF: 007029



COMPUTED BY: C.M.P.
DRAWN BY: C.M.P.
CHECKED BY: C.M.P.

CONCEPTUAL PLANNED INDUSTRIAL DEVELOPMENT SITE PLAN FOR
5631 CORNELIA HWY
(A/K/A GA 365)
BENE TRACTS, LOT 21 & 22 OF PLAT BOOK 1002, PAGE 2404
- LOCATED IN -
LAND LOT 21
HALL COUNTY, GEORGIA

REVISIONS	
DATE	DESCRIPTION

SHEET NUMBER:
1 of 1
SCALE: 1" = 100'
PLAN DATE: 10/15/2021
21-233.dwg
JN. 21-233