

SITE SUMMARY

SITE AREA = +/- 7.51 ACRES
 EXISTING ZONING = AR-III
 PROPOSED ZONING = O-I
 USE = DAYCARE CENTER
 SETBACKS = 30' FRONT
 10' REAR
 20' SIDE
 WATER = CITY OF GAINESVILLE (PUBLIC)
 SEWER = HALL COUNTY (PUBLIC)

PARKING SUMMARY

PARKING REQUIRED - DAYCARE CENTER
 1 SPACE PER 10 CHILDREN +
 1 SPACE PER EMPLOYEE +
 1 SPACE PER EACH SCHOOL VEHICLE
 APPROXIMATE 125 STUDENTS
 120 CHILDREN / 10 = 12 SPACES +
 15 EMPLOYEES = 15 SPACES +
 4 SCHOOL VEHICLES = 4 SPACES
 TOTAL PARKING REQUIRED = 31 SPACES
 TOTAL PARKING PROVIDED = 32 SPACES
 HANDICAP SPACES
 2 REQUIRED - 2 PROVIDED

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER SURVEY FOR
 DILLARD HUDGINS & KATHERINE RIDLEY PREPARED
 BY DWIGHT KILBY, RLS DATED 6-15-1993.

OWNER/DEVELOPER

IN-TRANSITION REALTY, INC.
 5072 BRISTOL INDUSTRIAL WAY, SUITE C
 BUFORD, GA 30518
 CONTACT: JON GOMOLAK
 PHONE: 678-887-0075

CIVIL ENGINEER

REED PLANNING & DESIGN, INC.
 100 OLD DAWSON VILLAGE RD, SUITE 110
 DAWSONVILLE, GA 30534
 CONTACT: KEVIN REED
 PHONE: 706-531-8428

REED
 PLANNING & DESIGN

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 Dawsonville, GA 30534
 Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2
 CERTIFIED DESIGN
 PROFESSIONAL
 CERTIFICATION NO. 1639
 EXPIRES 10/27/2023

JON GOMOLAK
 4240 WINDER HIGHWAY
 DAYCARE CENTER

| | |
|----------|--------------|
| PARCEL | 15044B000009 |
| LAND LOT | 44 |
| DISTRICT | 15 |
| CITY | - |
| COUNTY | HALL |
| STATE | GEORGIA |

CONCEPT
 PLAN

| | |
|------------|-----------|
| JOB NUMBER | DATE |
| 21106 | 5-27-2021 |

| DATE | NO | REVISION |
|----------|----|--------------------|
| 8-2-2021 | 1 | REVISE SITE LAYOUT |
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