

DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
EXISTING ZONING:	PRD
PROPOSED ZONING:	PRD
BUILDING SETBACK:	65 FT FROM CENTERLINE OF ROAD OR 40 FT FROM PROPERTY LINE WHICHEVER IS GREATER
FRONT	
SIDE	10 FT
REAR	20 FT

**Kimley»Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 11720 AMBER PARK DRIVE, SUITE 600  
 ALBUQUERQUE, NM 87120  
 PHONE: (770) 674-4284  
 WWW.KIMLEY-HORN.COM

OWNER COMPANY  
 OWNER ADDRESS: 1, OWNER ADDRESS 2  
 CITY, STATE, ZIP  
 PHONE: 000.000.0000

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

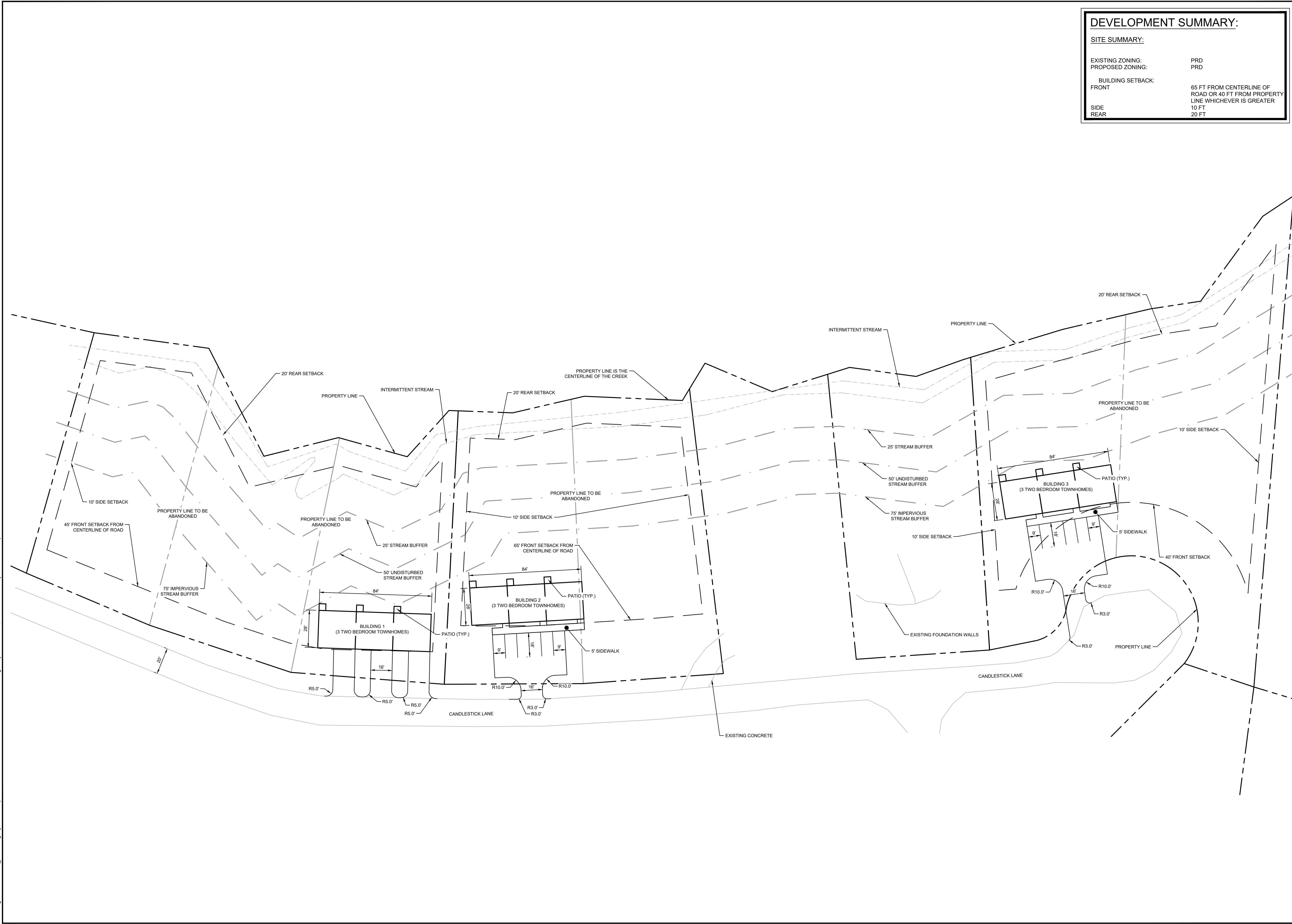
PROJECT NAME  
 STREET ADDRESS, CITY, STATE, ZIP  
 LAND LOT, TH, DISTRICT  
 PARCEL ID: 00000000000000

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 05/14/2023

GSWCC NO. (LEVEL II) 00000XXXXX  
 DRAWN BY DSS  
 DESIGNED BY DSS  
 REVIEWED BY ARI  
 DATE 00.00.0000  
 PROJECT NO. 000000000

TITLE  
**REZONING SITE PLAN**  
 SHEET NUMBER  
**C2-00**

**PRELIMINARY: NOT FOR CONSTRUCTION**



Drawing name: K:\A\T\_Marketing\RoMa Properties\Candlestick Lane\Plansheets\SITE PLAN.dwg Layout1 Oct 06, 2023 8:34am by Demoina Simpson

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**LEGEND**

IPS=IRON PIN SET  
 RBF=REBAR FOUND  
 OTF=OPEN TOP PIPE FOUND  
 N/F=NOW OR FORMERLY  
 P/L=PROPERTY LINE  
 R/W=RIGHT-OF-WAY  
 DB=DEED BOOK  
 PB=PLAT BOOK  
 PG=PAGE

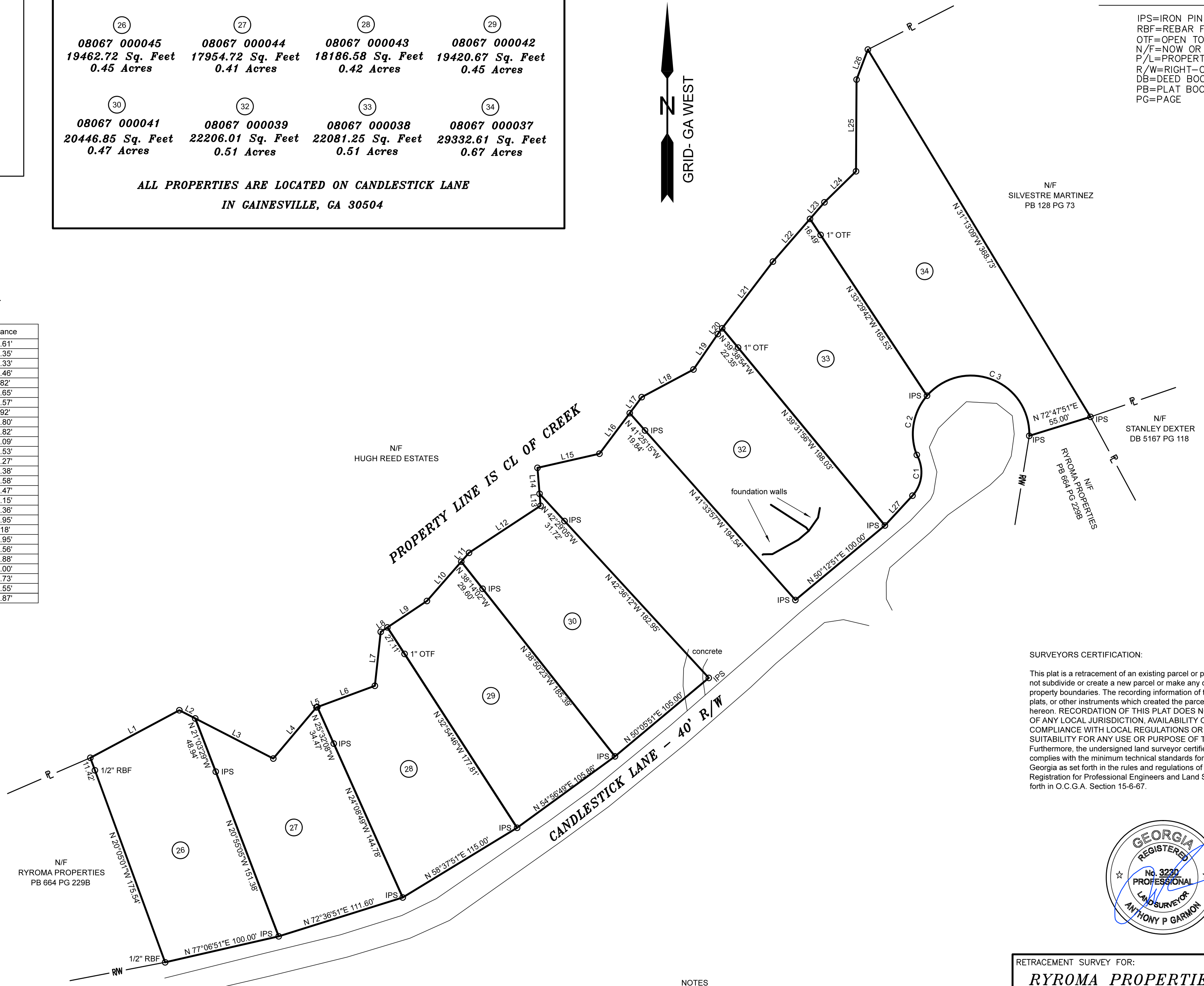
26 08067 000045 19462.72 Sq. Feet 0.45 Acres	27 08067 000044 17954.72 Sq. Feet 0.41 Acres	28 08067 000043 18186.58 Sq. Feet 0.42 Acres	29 08067 000042 19420.67 Sq. Feet 0.45 Acres
30 08067 000041 20446.85 Sq. Feet 0.47 Acres	32 08067 000039 22206.01 Sq. Feet 0.51 Acres	33 08067 000038 22081.25 Sq. Feet 0.51 Acres	34 08067 000037 29332.61 Sq. Feet 0.67 Acres

ALL PROPERTIES ARE LOCATED ON CANDLESTICK LANE  
 IN GAINESVILLE, GA 30504

THIS BLOCK RESERVED FOR THE  
 CLERK OF THE SUPERIOR COURT.

**CALLS FOR CREEK**

Course	Bearing	Distance
L1	N 61°54'11" E	86.61'
L2	S 62°48'02" E	15.35'
L3	S 62°48'02" E	75.33'
L4	N 40°08'15" E	57.46'
L5	N 69°43'14" E	0.82'
L6	N 69°43'14" E	52.65'
L7	N 06°11'52" E	46.57'
L8	N 56°14'18" E	6.92'
L9	N 56°14'18" E	40.80'
L10	N 41°09'23" E	44.82'
L11	N 41°09'23" E	10.09'
L12	N 56°38'46" E	73.53'
L13	N 04°38'53" W	10.27'
L14	N 04°38'53" W	22.38'
L15	N 77°10'32" E	54.58'
L16	N 36°45'19" E	43.47'
L17	N 36°45'19" E	17.15'
L18	N 61°53'52" E	50.36'
L19	N 34°27'23" E	36.95'
L20	N 37°16'31" E	6.18'
L21	N 37°16'31" E	71.95'
L22	N 40°59'31" E	48.56'
L23	N 40°59'31" E	18.88'
L24	N 45°31'40" E	38.00'
L25	N 00°20'10" E	78.73'
L26	N 20°37'30" E	27.55'
L27	N 42°45'51" E	34.87'



**SURVEYORS CERTIFICATION:**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



**NOTES**

- ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
- SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +0.03 FEET.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
- EQUIPMENT USED IN THIS SURVEY WAS A CARLSON MESA 2 DATA COLLECTOR AND A LEICA TS06 TOTAL STATION.
- FIELD WORK COMPLETED ON NOVEMBER 14, 2022.
- SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY DISCREPANCIES.

RETRACEMENT SURVEY FOR:

**RYROMA PROPERTIES**

L.L. 67	DATE 11/15/2022
DISTRICT: 8	SCALE 1"=60'
COUNTY: HALL	JOB NO. 2022-194

**GARMON**  
 LAND SURVEYING  
 1920 Railroad Street Statham Ga 30666  
 678-726-7582  
 garmonsurveying@gmail.com  
 DRAWING NAME:  
 CANDLESTICK LANE LOTS

Curve	Radius	Length	Chord	Chord Bear.
C1	30.00'	37.59'	35.18'	N 06°03'21" E
C2	50.00'	54.19'	51.58'	N 09°48'14" E
C3	50.00'	123.15'	94.30'	S 68°35'09" E

