

PROJECT INFORMATION:

THE INTENT OF THE CONCEPT IS TO PROVIDE A DEPICTION FOR THE PURPOSE OF REZONING. CURRENTLY, TWO OF THE PARCELS FOR THIS PROJECT ARE PARTIALLY CLEARED AND GRADED. THE OTHER TWO PARCELS CONTAIN EXISTING BUILDINGS. THE PROPOSED DEVELOPMENT INCLUDES THE COMBINATION OF THESE LOTS TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT (PRD) THAT WILL CONTAIN 13 TOWNHOUSES WITH NECESSARY PARKING AND IMPROVEMENTS.

MUNICIPALITY: HALL COUNTY:

ADDRESS: 2030 SPRING ROAD GAINESVILLE, GA 30504

PARCELS: 00122 002013, 00122 002014, 00122 002015, & 00122 002016

TOTAL AREA= 1.89 ACRES

SEWER: CITY OF GAINESVILLE

WATER: CITY OF GAINESVILLE

BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR ASHLEY XITALY RUELAS BY DAVIS ENGINEERING AND SURVEYING LLC DATED 11/30/2023.

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

CONTOUR INTERVAL = 2'

CURRENT ZONING: HIGHWAY BUSINESS (H-B)

EXISTING BUILDING SETBACKS:

FRONT: 55 FROM C/L ROAD

SIDE: 20'

REAR: 10'

10' SIDE & REAR LANDSCAPE BUFFER

PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)

BUILDING SETBACKS:

FRONT: 40'

SIDE: 20'

REAR: 20'

LOT DENSITY REQUIREMENTS: 3 UNITS ON 40,000 S.F. + EACH ADDITIONAL UNIT 4,000 S.F.

TOTAL LOT SIZE= 82,360 S.F.

REQUIRED SIZE= 40,000 S.F. (3 UNITS) + 10 ADDITIONAL UNITS (x 4,000 S.F.) = 64,000 S.F.

VARIANCE REQUEST: 10.1' ENCROACHMENT INTO BUFFER FOR DRIVEWAY

PARKING CALCULATIONS:

REQUIRED PARKING: 1.5 SPACES PER UNIT= 13 x 1.5 = 19.5 SPACES

PROVIDED PARKING: 13 GARAGE SPACES + 26 DRIVEWAY SPACES

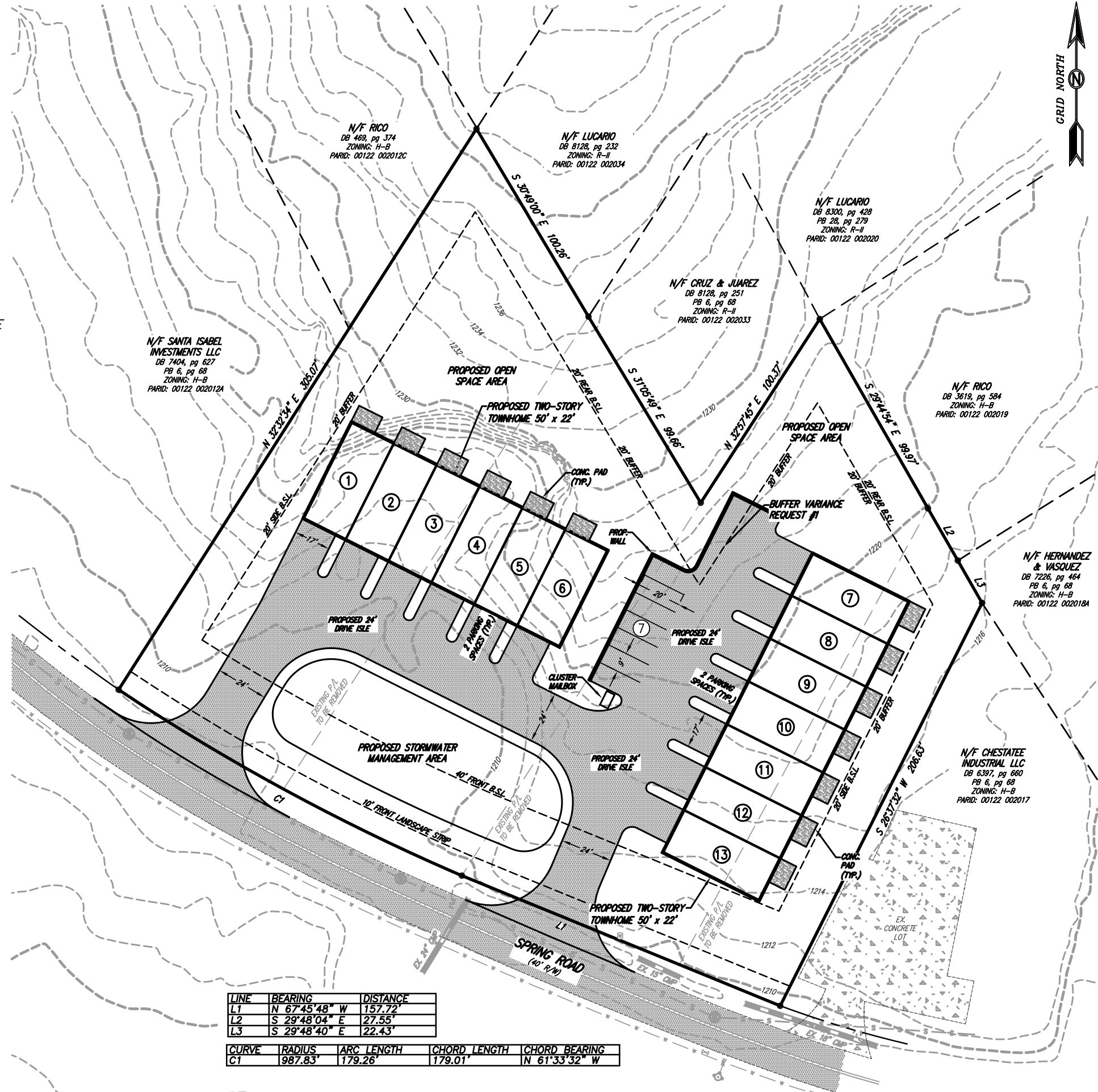
+ 7 OVERFLOW SPACES= 46 TOTAL SPACES

OPEN SPACE CALCULATIONS:

STORMWATER MANAGEMENT AREA= 0.14± ACRE= 7.2%

IMPERVIOUS AREA= 0.75± ACRE= 40%

OPEN SPACE AREA= 1.0± ACRE= 52.8%



LINE	BEARING	DISTANCE
L1	N 67°45'48" W	157.72'
L2	S 29°48'04" E	27.55'
L3	S 29°48'40" E	22.43'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	987.83'	179.26'	179.01'	N 61°33'32" W

DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

REZONING CONCEPT
ASHLEY XITALY RUELAS
LAND LOT 170
9th DISTRICT
HALL COUNTY

DRAWN BY:	NAP
CHECKED BY:	JKD
LANDLOT:	170
DISTRICT:	9TH
SECTION:	-
CITY:	-
COUNTY:	HALL
DATE:	1/4/2024

SHEET NO.
1 OF 1

PROJECT NO.
23-457

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CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

PREPARED BY

DES DAVIS

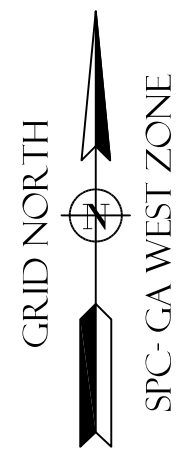
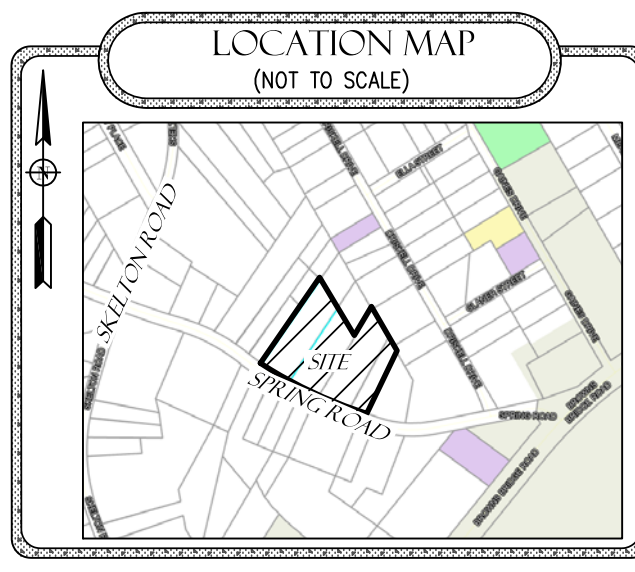
ENGINEERING & SURVEYING

24 DAWSON VILLAGE WAY SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234

DAVISENGINEERS.COM

~LEGEND~

○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET (IPF/IPS)	SR SOLID ROD
⊠ MONUMENT	OCS OUTLET CONTROL STRUCTURE
C/L CENTERLINE	CPP CORRUGATED PLASTIC PIPE
CTP CRIMPED TOP PIPE	GI GRATE INLET
DB DEED BOOK	DI DROP INLET
N/F NOW OR FORMERLY	⊙ SANITARY SEWER MANHOLE (SSMH)
OTP OPEN TOP PIPE	⊗ LIGHTPOLE
PB PLAT BOOK	⊘ CLEANOUT
PC PAGE	
P/L PROPERTY LINE	
⊠ TELEPHONE PED. (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
⊠ FIRE HYDRANT (FH)	— ADJOINER
⊠ WATER METER (WM)	— LAND LOT LINE (L.L.L.)
⊠ WATER VALVE (WV)	— RIGHT OF WAY (R/W)
⊠ POWER BOX (PBX)	— FENCE
⊠ POWER POLE (PP)	— OHP OVERHEAD POWER



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.06'.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 787,354 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: COMBINATION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
 DB 8212, pg 794 & DB 8425, pg 306

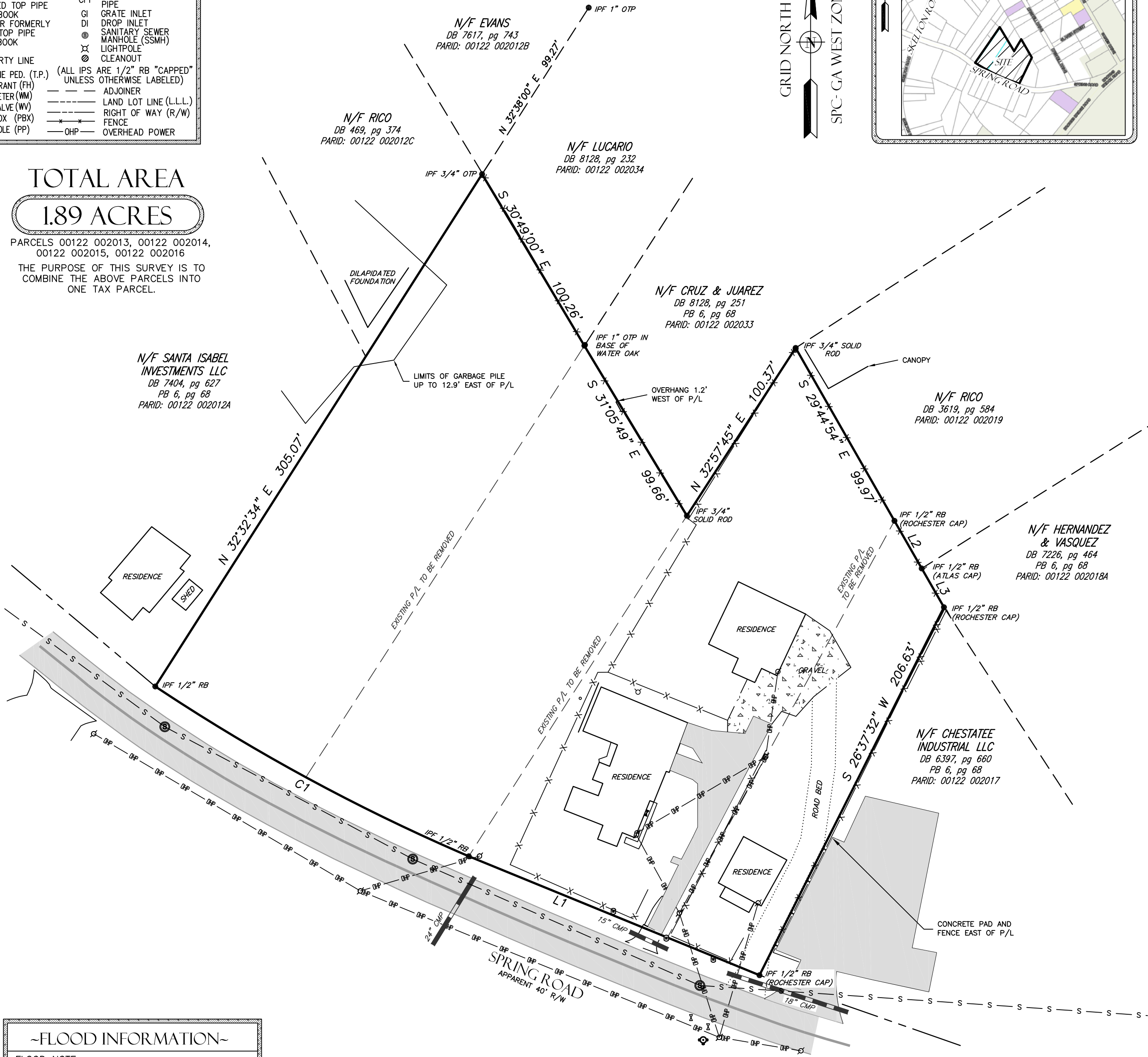
PROPERTY OWNERS AS OF SURVEY DATE:
 ASHLEY RUELAS & LUDWINIA GALLARDO

PARCEL NUMBER: 00122 002013, 00122 002014, 00122 002015, 00122 002016

TOTAL AREA
 1.89 ACRES

PARCELS 00122 002013, 00122 002014, 00122 002015, 00122 002016

THE PURPOSE OF THIS SURVEY IS TO COMBINE THE ABOVE PARCELS INTO ONE TAX PARCEL.



SURVEY FOR:
 ASHLEY XITALY RUELAS
 LAND LOT 170
 9th DISTRICT
 CITY OF GAINESVILLE
 HALL COUNTY, GEORGIA

~SURVEYOR 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.

Dusty L. Lowman
 DUSTY L. LOWMAN PLS# 3216

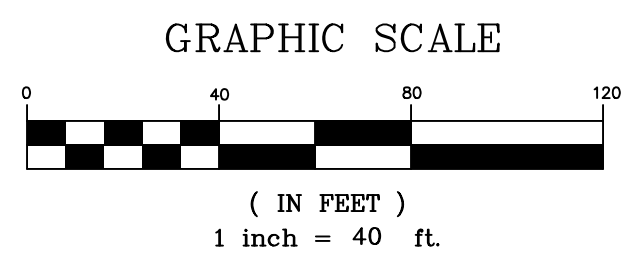


~FLOOD INFORMATION~

FLOOD NOTE:
 BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13139C0186G, EFFECTIVE DATE 4/4/2018, NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

LINE	BEARING	DISTANCE
L1	N 67°45'48" W	157.72'
L2	S 29°48'04" E	27.55'
L3	S 29°48'40" E	22.43'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	987.83'	179.26'	179.01'	N 61°33'32" W



DRAWN BY: MS
 PLAT DATE: 11/30/2023
 FIELD CREW: JM
 FIELD DATE: 11/29/2023

SHEET NO.
 1 OF 1

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 23-457