

- GENERAL NOTES:**
- TOTAL PROPERTY ACREAGE = ± 47.61 ACRES (TOTAL)
 - EXISTING ZONING = AG-RESIDENTIAL (AIII - HALL COUNTY)
 - PROPOSED ZONING = SINGLE-FAMILY RESIDENTIAL (R-1L - HALL COUNTY GA)
 - PROPOSED USE = SINGLE-FAMILY RESIDENTIAL BUILDING LOTS (20 TOTAL)
 - PROPOSED DENSITY = 2.38 UNITS/ACRES
 - REQUIRED SETBACKS (R-1):
 FRONT SETBACK= 65' FROM CL OF ROAD OR 40' FROM PROPERTY LINE WHICH EVER IS GREATER
 REAR YARD = 25'
 SIDE YARD = 15'
 MIN. LOT FRONTAGE = 50'
 MAX. BLDG. STORIES = 3
 - WATER SERVICE TO BE PROVIDED BY CITY OF GAINESVILLE.
 - EACH LOT WILL BE SERVED BY AN ONSITE SEPTIC SYSTEM.
 - NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER HALL COUNTY F.I.R.M. PANEL NO. 13139C0075G EFFECTIVE 4/4/2018.

LEGEND

IPF	= IRON PIN SET (1/2" REBAR)
IPF	= IRON PIN FOUND
CMF	= CONCRETE MONUMENT FOUND
OTF	= OPEN TOP PIPE
BM	= BENCHMARK
TBM	= TEMPORARY BENCHMARK
CTP	= CUMP TOP PIPE
LLL	= LAND LOT LINE
N/F	= NOW OR FORMERLY
E	= PROPERTY LINE
BL	= BUILDING LINE
GMD	= GEORGIA MULTIA DISTRICT
PB/PD	= PLAT BOOK/PAGE
DB/PD	= DEED BOOK/PAGE
CL	= CENTERLINE
R/W	= RIGHT-OF-WAY
S.S.E.	= SANITARY SEWER EASEMENT
D.E.	= DRAINAGE EASEMENT
B.E.	= BUFFER EASEMENT
U.E.	= UTILITY EASEMENTS
MH	= MANHOLE
CB	= CATCH BASIN
JB	= JUNCTION BOX
HW	= HEADWALL
DI	= DROP INLET
PP	= POWER/UTILITY POLE
FI	= FIRE HYDRANT
GV	= WATER VALVE
INV.	= INVERT ELEVATION
STA.	= STATION
B/C	= BACK OF CURB
EP	= EDGE OF PAVEMENT
SS	= SANITARY SEWER LINE
SWP	= STORM SEWER PIPE
W	= WATER LINE
ELEV.	= ELEVATION
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
DIP	= DUCTILE IRON PIPE
PVC	= POLYVINYLCHLORIDE PIPE
-910-	= EXISTING CONTOUR ELEVATION
P	= OVERHEAD POWER
T	= OVERHEAD TELEPHONE
F	= FENCE LINE
BR	= BRANCH/CREEK/STREAM CENTERLINE
T.B.R.	= TO BE REMOVED

PREPARED FOR:

PROJECT NAME:
DUDLEY HILL ROAD TRACT

TASK:
REZONING EXHIBIT

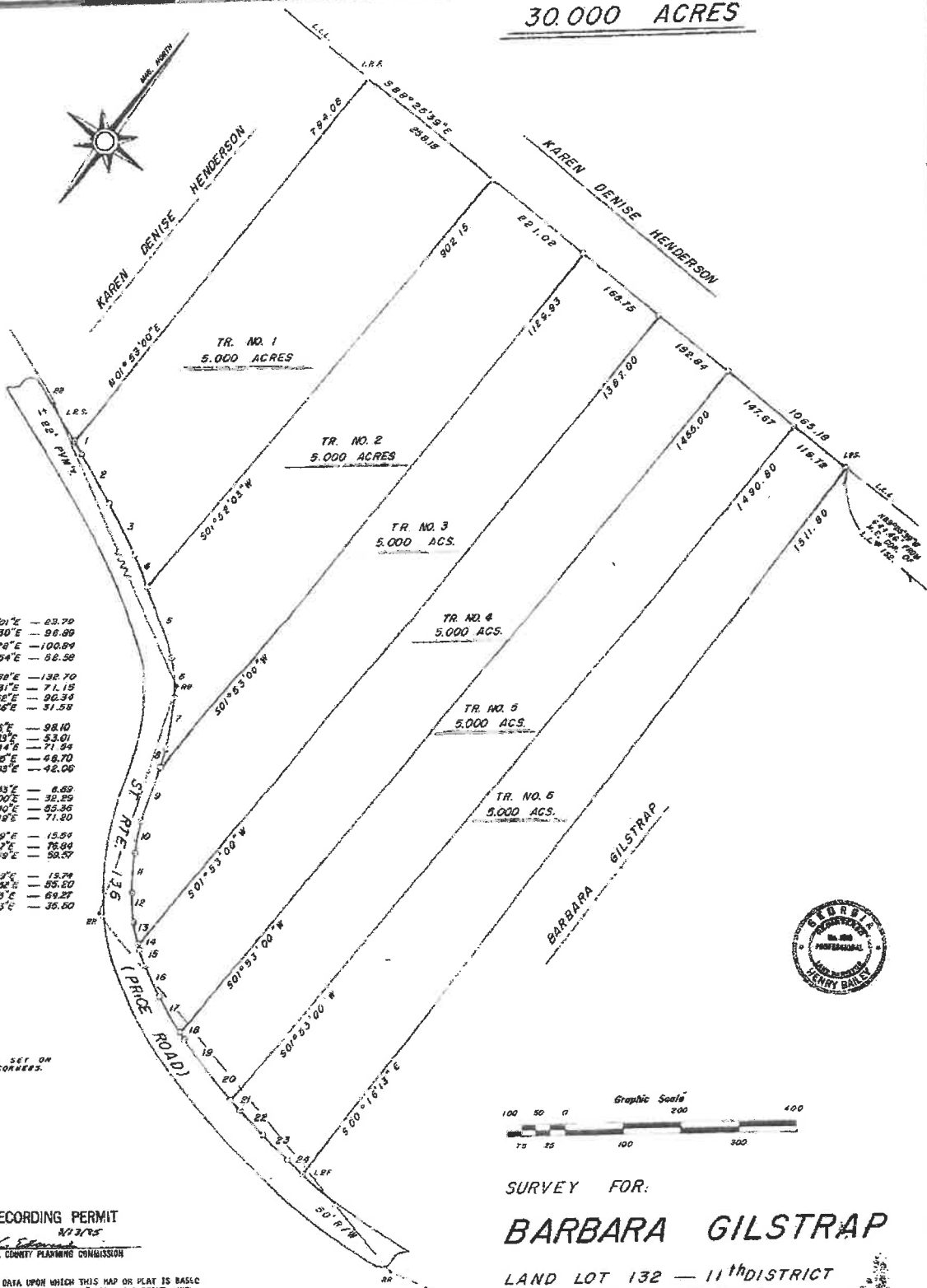
PROJECT INFORMATION:
DUDLEY HILL ROAD TRACT
 Project Name
24-002
 Project Number
5181 DUDLEY HILL ROAD
 Project Address
110 AND 131
 Land Lot No. (s)
11TH
 District
HALL COUNTY, GEORGIA
 County, State

DATE	REVISION	No.
		1
		2
		3
		4
		5
		6
		7
		8
		9
		0

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below. Call before you dig.
 GRAPHIC SCALE: 1" = 100'
 0' 50' 100' 200' 400'

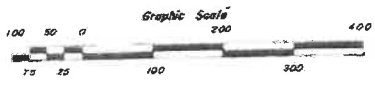
CDW DESIGN AS SHOWN SCALE
 CDW DRAWN **1 of 1**
 CDW CHECKED SHEET
 4/24/24 DATE **24-002** PROJECT No.

30,000 ACRES



- 1. 500°28'01"E - 63.70
- 2. 500°16'30"E - 86.89
- 3. 500°19'28"E - 100.84
- 4. 500°00'54"E - 88.58
- 5. 500°37'58"E - 132.70
- 6. 500°48'31"E - 71.15
- 7. 500°30'52"E - 90.34
- 8. 500°16'30"E - 37.53
- 9. 500°46'38"E - 98.10
- 10. 500°38'23"E - 53.01
- 11. 500°00'44"E - 71.95
- 12. 500°28'00"E - 48.70
- 13. 500°38'58"E - 42.00
- 14. 500°30'52"E - 6.83
- 15. 500°30'00"E - 36.29
- 16. 500°07'40"E - 85.36
- 17. 500°52'18"E - 71.20
- 18. 500°33'18"E - 15.54
- 19. 500°31'37"E - 76.88
- 20. 500°33'42"E - 93.57
- 21. 500°33'42"E - 15.74
- 22. 500°32'52"E - 85.20
- 23. 500°37'13"E - 89.27
- 24. 500°47'03"E - 36.60

NOTE:
IRON PINS SET ON
ALL LOT CORNERS.



RECORDING PERMIT
By *[Signature]*
HALL COUNTY PLANNING COMMISSION

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND A CLOSURE OF ONE FOOT IN 70,000 FEET, AND HAS ADJUSTED USING THE CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 15,226.1 FEET.

SURVEY FOR:
BARBARA GILSTRAP

LAND LOT 132 - 11th DISTRICT
HALL COUNTY, GEORGIA
FEBRUARY 28, 1985 - SCALE 1" = 100'

Recorded March 12, 1985 Dought & Wood, Clerk

