

PROJECT DESCRIPTION:
CURRENTLY, THIS 0.47 ACRE PROPERTY CONTAINS AN EXISTING STRUCTURE AND WAS PREVIOUSLY REZONED TO H-B IN 2022.
THE PROPOSED DEVELOPMENT WILL CONSIST OF AN OFFICE BUILDING WITH NECESSARY PARKING AND OTHER IMPROVEMENTS.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 2701 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
PARCEL NUMBER: 08015 004011
JURISDICTION: HALL COUNTY

TOTAL AREA= 0.47 ACRES

BOUNDARY INFORMATION OBTAINED FROM A PB 60, PG 264, DAVIS ENGINEERING AND SURVEYING, LLC DID NOT COMPLETE A CERTIFIED BOUNDARY SURVEY AND DOES NOT ASSUME RESPONSIBILITY FOR ANY CONSTRUCTION PERFORMED BASED UPON THE EXISTING BOUNDARY AS SHOWN HEREON.

CONTOUR DATA FROM HALL COUNTY GIS DEPARTMENT.
CONTOUR INTERVAL: 2'

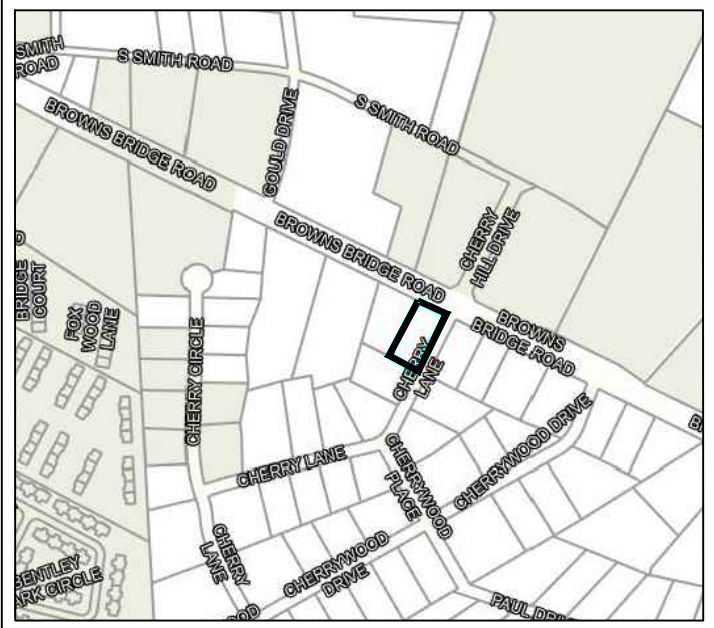
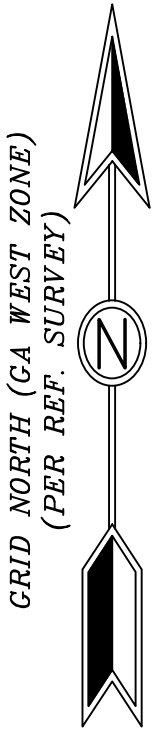
UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13139C0188G DATED 4/4/2018.

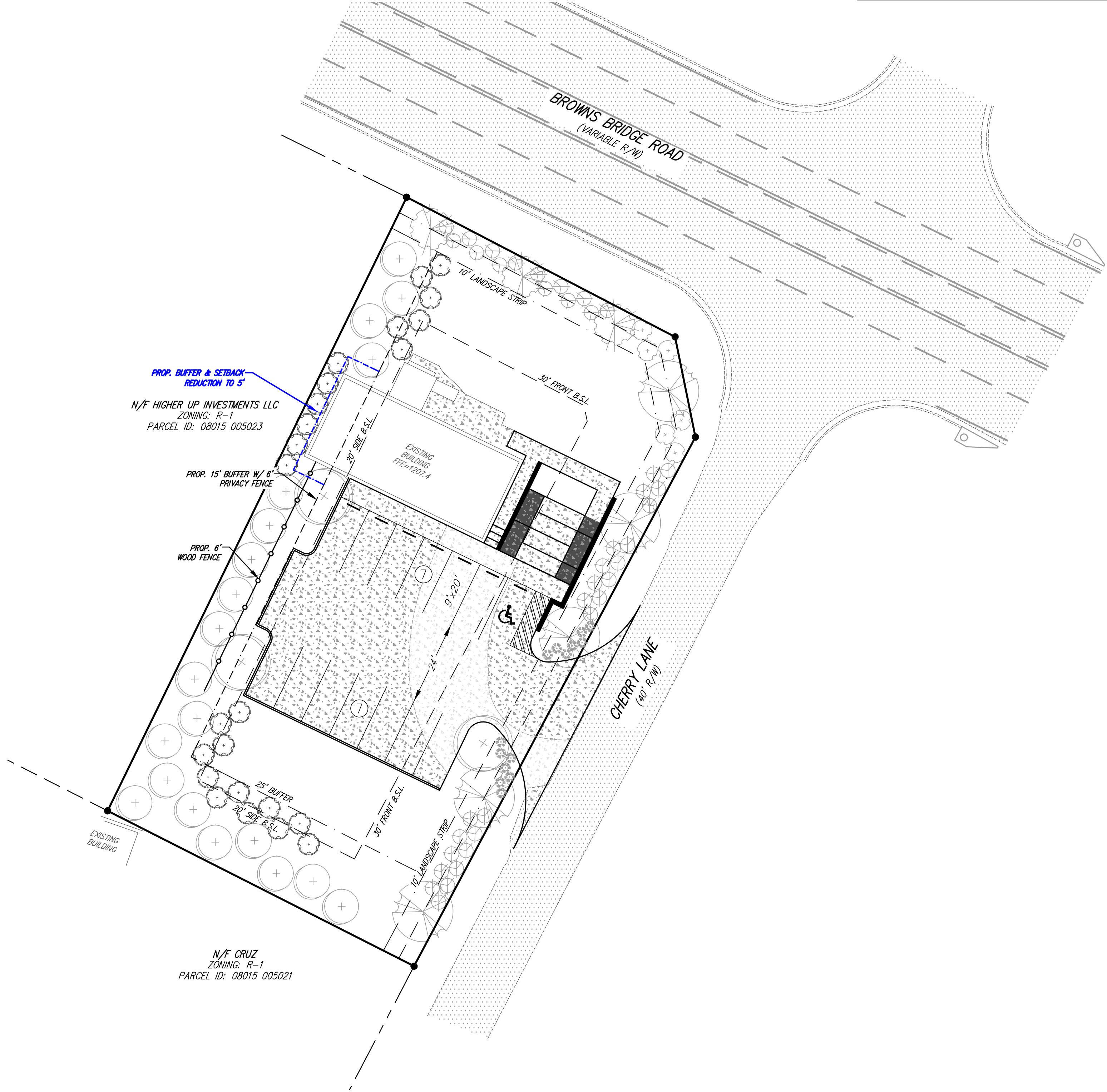
ZONING INFORMATION:
HALL COUNTY
ZONING: HIGHWAY BUSINESS (H-B)
FRONT: 30'
SIDE: 10'
REAR: 20'

VARIANCES:
BUFFER: REDUCE BUFFER FROM 25' OR 15' WITH 6" PRIVACY FENCE TO 5' AS SHOWN ON SITE PLAN.
SETBACK: REDUCE SETBACK FROM 20' TO 5' AS SHOWN ON SITE PLAN.

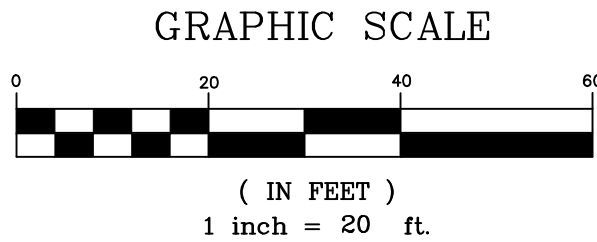
LEGEND			
-O-	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
USD	UNDERGROUND DETENTION	LLL	LAND LOT LINE
TEM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX	EXISTING	INV	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	-X-	FENCE
LF	LINEAR FEET	-X-	SILT FENCE
DIP	DUCTILE IRON PIPE	-OP-	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	-SS-	SANITARY SEWER LINE
R	RADIUS	-DSD-	BUILDING SETBACK LINE
SF	SQUARE FEET	-VVB-	VEGETATIVE BUFFER
FTE	FINISH FLOOR ELEVATION	-W-	WATERLINE



LOCATION MAP
N.T.S.



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



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

NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION
INITIAL SUBMITAL	9/12/2025	

SITE PLAN
2701 BROWNS BRIDGE ROAD
LOT 2: CHERRY WOODS SUBDIVISION
WILSON'S DISTRICT
HALL COUNTY, GEORGIA

DRAWN BY:	NAP
CHECKED BY:	JKD
LAND LOT:	-
DISTRICT:	WILSON'S
SECTION:	-
CITY:	-
COUNTY:	HALL
DATE:	9/12/2025

SHEET NO.
1 OF 1

PROJECT NO.
22-316