

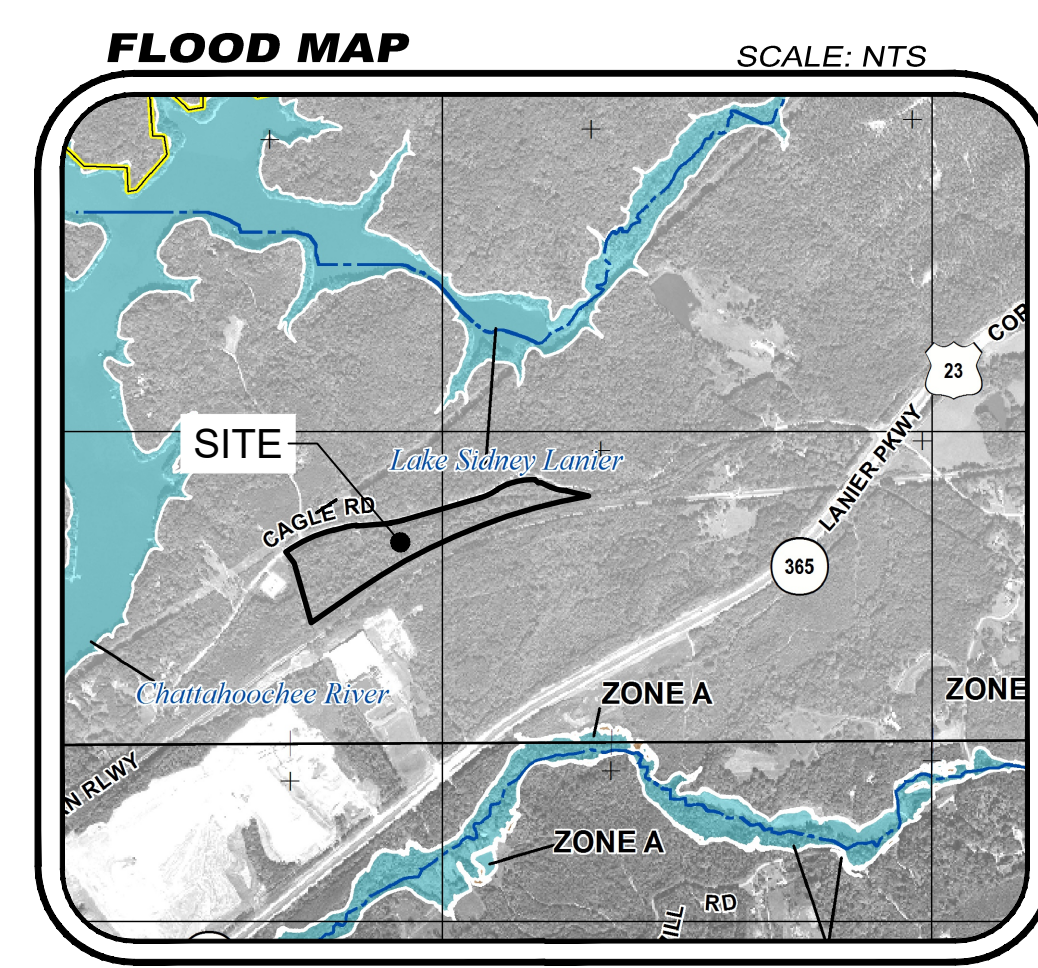
GENERAL NOTES:

1. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83) GEORGIA WEST AS DETERMINED BY UTILIZING GPS.
2. TOPOGRAPHIC INFORMATION COMPILED FROM HALL COUNTY GIS.
3. DOMESTIC WATER SUPPLY PROVIDED BY CITY OF GAINESVILLE OR PRIVATE WELL.
4. EXISTING CONDITION: THE MAJORITY OF THE EXISTING SITE IS WOODED. PROPOSED USE: 25,000 SF BUILDING AND CONTRACTOR STORAGE.
5. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT APPLICABLE HALL COUNTY STANDARDS AND SPECIFICATIONS. ALL WATER & SEWER UTILITY INFRASTRUCTURE SHALL COMPLY WITH THE HALL COUNTY DEPARTMENT OF PUBLIC WORKS & UTILITIES STANDARDS AND SPECIFICATIONS.

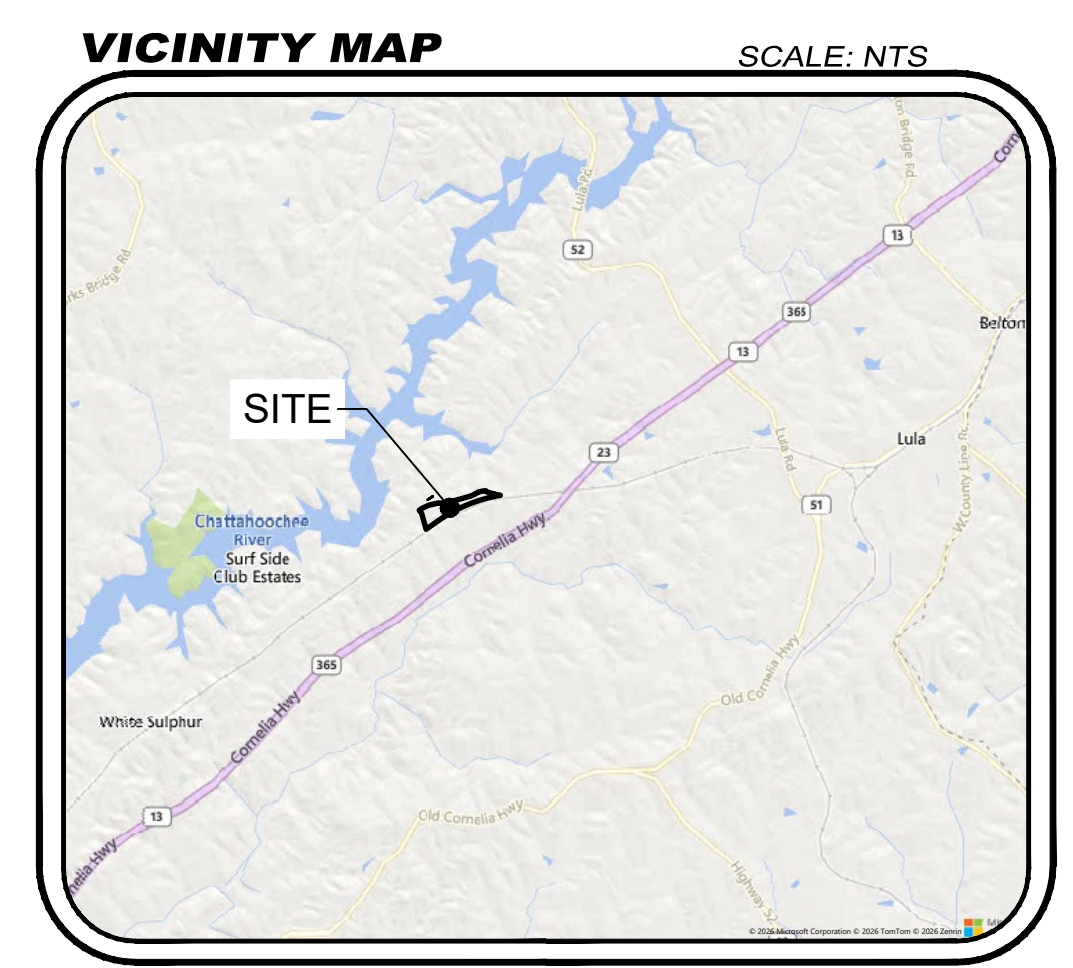
LEGEND	
AIF	- ANGLE IRON FOUND
AKA	- ALSO KNOWN AS
AZCSP	- ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE
BC	- BACK OF CURB
BL	- BUILDING SETBACK LINE
BWF	- BARB WIRE FENCE
C&G	- CURB & GUTTER
CT	- CRIMP TOP PIPE
CI	- CURB INLET
CL	- CENTER LINE
CLF	- CHAIN LINK FENCE
CMF	- CONCRETE MONUMENT FOUND
CMP	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
CONC	- CONCRETE
CORPS	- ARMY CORPS OF ENGINEERS
DB PG	- DEED BOOK PAGE
DI	- DROP INLET
DIP	- DUCTILE IRON PIPE
DS	- DOWN SPOUT
DMCB	- DOUBLE WING CATCH BASIN
EP	- EDGE OF PAVEMENT
FF	- FINISH FLOOR ELEVATION
FH	- FIRE HYDRANT
-G	- GAS LINE
GM	- GAS METER
GP	- GUY POLE
GV	- GAS VALVE
GW	- GUY WIRE
HC	- HANDICAP
HW	- HEADWALL
HWF	- HOG WIRE FENCE
IE	- INVERT ELEVATION
IPF	- IRON PIN FOUND
IPS	- IRON PIN SET
JB	- JUNCTION BOX
LL	- LAND LOT
LLL	- LAND LOT LINE
LL	- LIGHT POLE
LP	- LIGHT POLE
MH	- MANHOLE
MON	- MONUMENT
NF	- NOW OR FORMERLY
OT	- OPEN TOP PIPE
PBX	- POWER BOX / TRANSFORMER
OP	- OVERHEAD POWER LINE
-PT-	- P-T- POWER & TELE LINE
PL	- PROPERTY LINE
PM	- POWER METER
POB	- POINT OF BEGINNING
PP	- POWER POLE
PVC	- POLYVINYLCHLORIDE PIPE
R/B	- REINFORCING IRON BAR
RCP	- REINFORCED CONCRETE PIPE
R/W	- RIGHT OF WAY
SS	- SANITARY SEWER LINE
SSE	- SANITARY SEWER EASEMENT
SW	- SIDEWALK
SWCB	- SINGLE WING CATCH BASIN
TBM	- TEMPORARY BENCHMARK
TBX	- TELEPHONE BOX
TF	- TRANSFORMER
TMH	- TELEPHONE MANHOLE
TP	- TELEPHONE POLE
TPOB	- TRUE POINT OF BEGINNING
-T-	- OVERHEAD TELEPHONE LINE
UP	- UNDERGROUND POWER
UT	- UNDERGROUND TELEPHONE
WI	- WEIR INLET
WL	- WATER LINE
WM	- WATER METER
WMH	- WATER MANHOLE
WV	- WATER VALVE
PTP	- POWER & TELEPHONE POLE
PVC	- POLYVINYLCHLORIDE PIPE
R/B	- REINFORCING IRON BAR
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I-2 DIMENSIONAL STANDARDS	
LOT AREA	15,000 sq. ft. min.
LOT FRONTAGE	100 ft. min.
SETBACKS	
FRONT YARD	50 ft.
SIDE YARD	30 ft.
REAR YARD	30 ft.
BUILDING HEIGHT	
MAXIMUM	65 ft.

OVERALL SITE DATA	
EXISTING ZONING	AR-1
PROPOSED ZONING	I-2
TOTAL SITE AREA	±28.18 AC
PARCELS	09098 000002 09098 000007 09098 000008
PARKING SPACES	44



NO PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE "A" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. COMMUNITY PANEL NO. 13139C0123H, EFFECTIVE 12/1/2022.



OWNER:
CAGLE RD, LLC.
P.O. BOX 2937
GAINESVILLE, GA 30503

APPLICANT:
DCCM
(678) 450 - 5175
BDUNCKEL@DCCM.COM

SURVEY CONTACT:
DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com
RICK MILLARD, P.L.S.
(770) 718 - 0600
RMILLARD@DCCM.COM

ENGINEERING CONTACT:
DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com
JEREMY FRYDRYCH, P.E.
(770) 718-0600
JFRYDRYCH@DCCM.COM

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425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

REZONING PLAN FOR:
CAGLE ROAD TRACT
4258 CAGLE ROAD
LOCATED IN:
LAND LOT 98, 97TH DISTRICT
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

GRAPHIC SCALE: 0' 100' 200'

DATE: 02/05/26
SCALE: 1" = 100'
JOB NO.: 2301-001
DRAWN BY: CAM

SHEET 1 OF 1