



CITY OF DAWSONVILLE

PLANNING STAFF REPORT

APPLICANT:Davis Engineering & Surveying
AMENDMENT #.....ZA C2400125
REQUESTRezoning request from Highway Business (HB) & Light Industrial (LI) to Residential Multiple-Family (R-6)
CURRENT ZONINGHighway Business (HB) & Light Industrial (LI)
SIZE.....+/- 4.68 acres
LOCATION401 Hwy 9 North
TAX PARCELD03 014 & 092B 011
PLANNING COMMISSION PUBLIC HEARING DATE...Monday, June 10, 2024 – *Approved w/conditions*
CITY COUNCIL DATE PUBLIC HEARING DATE.....Monday June 17, 2024

APPLICANT PROPOSAL

The applicant is seeking a rezoning request from Highway Business (HB) and Light Industrial (LI) to Residential Multiple-Family (R-6). The proposed development will consist of two-story townhomes with garages. The conceptual plan includes 25 lots.

SURROUNDING PROPERTIES

<i>Adjacent Land Uses</i>	<i>Existing zoning</i>	<i>Existing Use</i>
North	R-3	Single Family Residential
South	INST & HB	Institutional & Commercial
East	HB & R-1	Commercial & Residential
West	R-6	Multiple-Family Residential

HISTORY

This 4.68-acre site is currently developed with one dwelling that is vacant for several years and will be demolished, while the remaining property is undeveloped. Parcels to the North and Northwest are zoned R-3 Single-Family Residential and parcel to the Southwest is zoned R-6 Residential Multiple-Family and is currently being developed with townhomes. Parcels to the Southeast are zoned Highway Business (HB) with existing residences.

ANALYSIS

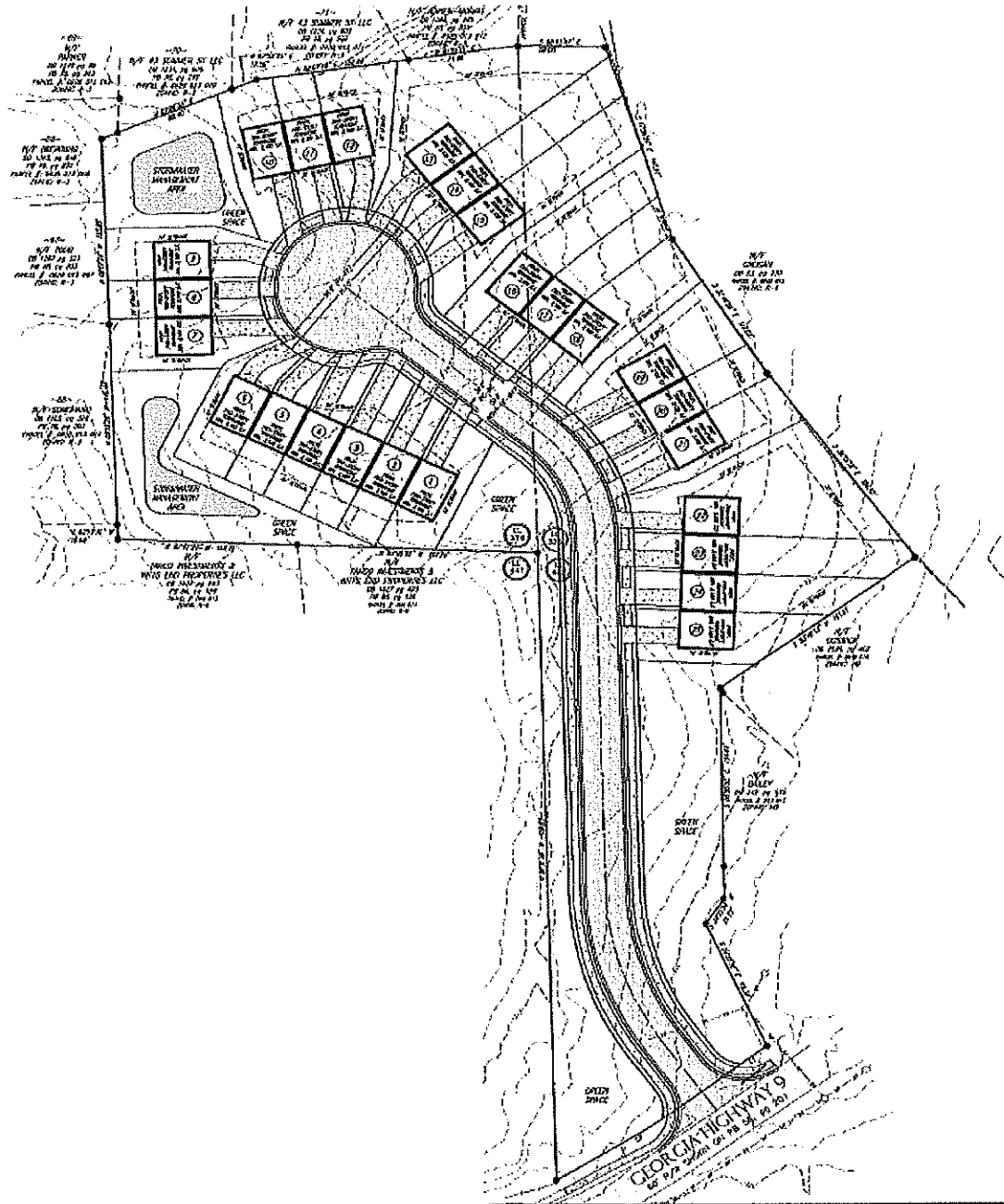
- The Planning Commission approved the rezoning to R-6 Multiple-Family with the conditions recommended by the Planning Department.
- 25 two-story Townhomes
- Minimum 2,100 square footage per unit with garage
- 4.68 acres with a density of 5.34 units per acre
- The development will require a driveway permit through the Georgia Department of Transportation (GDOT).

RECOMMENDATIONS

Should the Planning Commission choose to grant the R-6 rezoning for this project, the following conditions are recommended by the Planning Department:

1. Install privacy fence along the property lines of lots 1 – 25
2. Install privacy fence and a planted buffer along TMP D03 015
3. Install a planted buffer along Northwest LL 441
4. Install brick and/or rock water table façade on the front of the townhomes
5. Entrance monument shall be the same brick and/or rock material
6. Townhomes shall be a minimum of 1,600 sq feet heated floor space

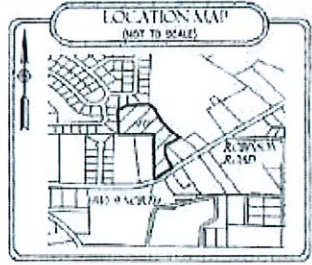
SITE PLAN



E

-LEGEND-

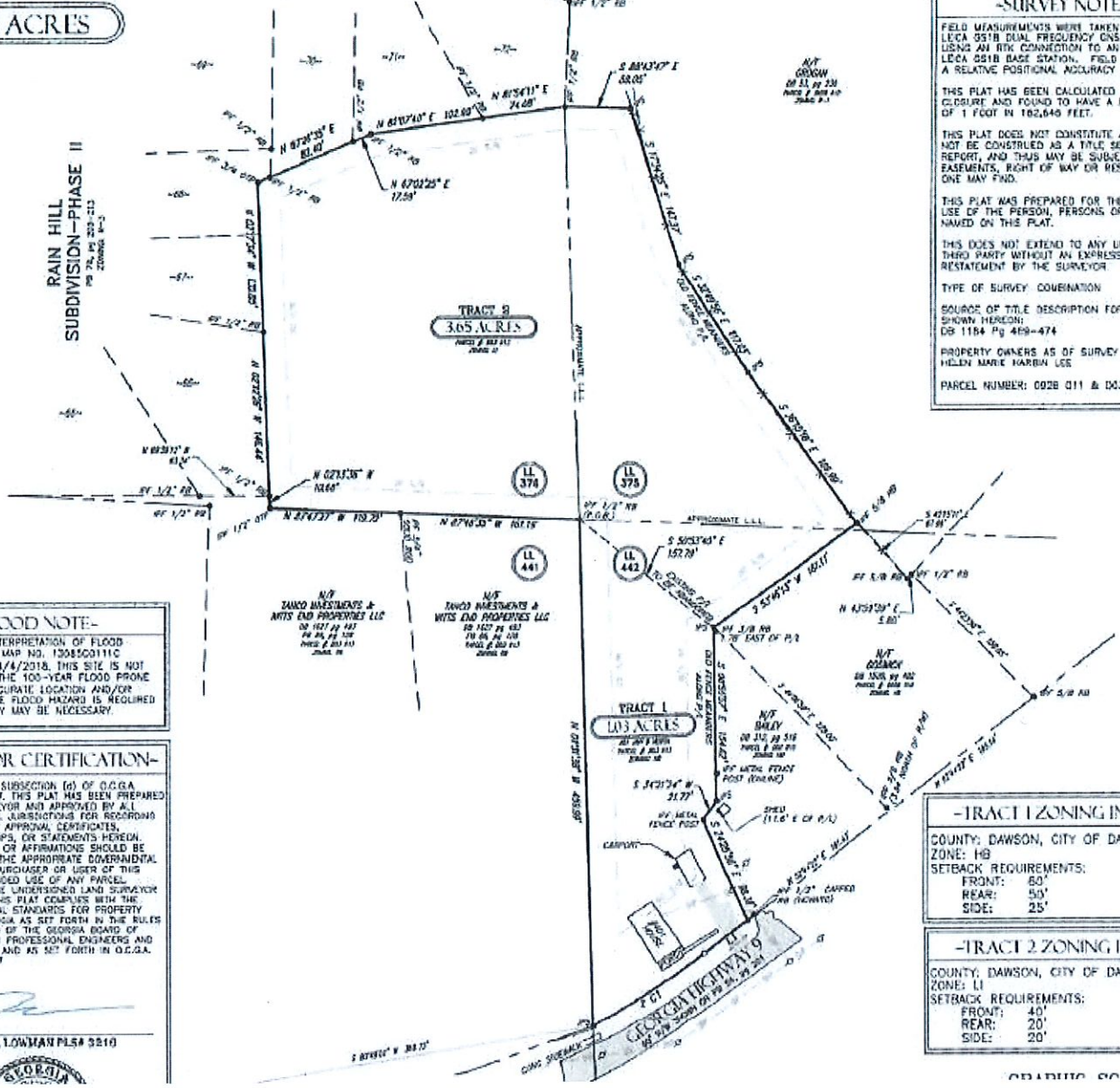
○ CALCULATED POSITION	RR REAR ROD
● IRON PIN FOUND/NOT FOUND (P/F)	SR SOLID ROD
○ MONUMENT	SP TAPLET CONTROL
○ CENTERLINE	DCS DITCH CONTROL
○ DUMPED TOP PIPE	CPP CORRUGATED PLASTIC PIPE
○ DEED BOOK	D GRADE NAIL
○ NOW ON FORMERLY	D DIRT NAIL
○ OPEN TOP PIPE	○ JANUARY 2004
○ PLAT BOOK	○ MOBILE (2004)
○ PAVE	○ VEHICLE
○ PROPERTY LINE	○ CLEANOUT
○ TELEPHONE P.O. (ALL P.O. ARE 1/2" RD "CAPPED" UNLESS OTHERWISE LABELED)	
○ FIRE HYDRANT (FH)	
○ WATER METER (WM)	
○ WATER MAIN (WM)	
○ POWER BOX (PB)	
○ POWER POLE (PP)	
	○ OVERHEAD POWER



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TOTAL AREA
4.68 ACRES

RAIN HILL SUBDIVISION - PHASE II
PL 70, PG 203-213
ZONING: H3



-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA 0318 DUAL FREQUENCY GNSS RECEIVER, USING AN RMC CONNECTION TO AN ON SITE LEICA 0218 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1".

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 102,640 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 UNLIMITED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: COVENANT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 1184 PG 469-474

PROPERTY OWNERS AS OF SURVEY DATE:
HELEN MARIE HARRIN LEE

PARCEL NUMBER: 002B 011 & 103 014

-FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 1308500111C EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT 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.

-SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (6) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT CONFORMS 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.

RUSTY L. LOWMAN PLS# 3210

-TRACT 1 ZONING INFO-

COUNTY: DAWSON, CITY OF DAWSONVILLE
 ZONE: H3
 SETBACK REQUIREMENTS:
 FRONT: 60'
 REAR: 50'
 SIDE: 25'

-TRACT 2 ZONING INFO-

COUNTY: DAWSON, CITY OF DAWSONVILLE
 ZONE: L1
 SETBACK REQUIREMENTS:
 FRONT: 40'
 REAR: 20'
 SIDE: 20'

CONCEPT DRAWING

**401 HWY 9 NORTH
BUILDING A
(SLAB)
LOT 19 / LOT 20/ LOT 21**



**DAVID
PATTERSON
HOMES**

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**PROJECT NAME:
401 HWY 9 NORTH
3-PLEX
LOT 19/LOT 20/LOT 21**

REVIEWS:

NO.	DATE	DESCRIPTION
1	10/10/14	1 PLE. 4/15/14

PROJECT NO.
SHEET NO.
CHECKED BY:
CSD TWO HLA

DATE PLOTTED

COVER SHEET

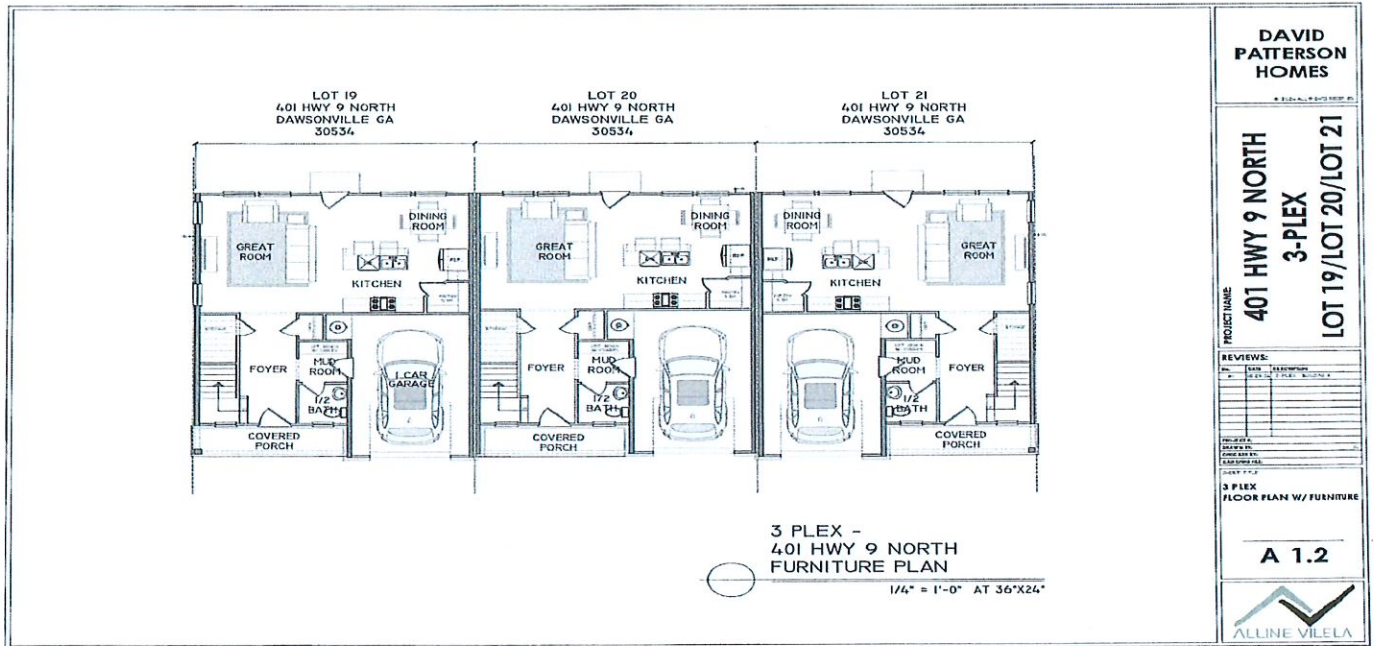
C.1



DRAWING INDEX
<p>C.1 - COVER SHEET</p> <p>A.10 - PERIMETER PLAN A.11 - SLAB PLAN A.12 - FIRST FLOOR PLAN - FURNITURE A.13 - SECOND FLOOR PLAN - FURNITURE A.14 - R/C/F PLAN A.15 - ELEVATIONS A.16 - ELEVATIONS A.17 - SECTIONS</p> <p>U.10 - LOT 19 - SQUARE FOOTAGE U.11 - LOT 19 - FRAMING PLAN U.12 - LOT 19 - ELECTRICAL PLAN</p> <p>U.20 - LOT 20 - SQUARE FOOTAGE U.21 - LOT 20 - FRAMING PLAN U.22 - LOT 20 - ELECTRICAL PLAN</p> <p>U.30 - LOT 21 - SQUARE FOOTAGE U.31 - LOT 21 - FRAMING PLAN U.32 - LOT 21 - ELECTRICAL PLAN</p> <p>TOTAL OF SHEETS: 8</p>

CURRENT CODES
<p>INTERNATIONAL BUILDING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS INTERNATIONAL PLUMBING CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS INTERNATIONAL MECHANICAL CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS INTERNATIONAL FIRE AND SAFETY CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS INTERNATIONAL ENERGY CONSERVATION CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS INTERNATIONAL FIRE CODE - 2018 EDITION WITH 2020 GEORGIA STATE AMENDMENTS INTERNATIONAL GREENING PLAN AND SPEC CODE - 2018 WITH 2020 GEORGIA STATE AMENDMENTS NFPA NATIONAL ELECTRICAL CODE - 2017 EDITION</p>
BUILDING DATA
<p>CONSTRUCTION TYPE: V-B SPRINKLERS: NO STANDPIPES: NO FIRE DISTRICT: NO BUILDING HEIGHT: STORIES: 2 FLOOD HAZARD: NO</p>

PROJECT INFO
<p>TOWNHOME RESIDENTIAL PROJECT</p> <p>NAME OF PROJECT: 401 HWY 9 NORTH - BUILDING A</p> <p>ADDRESSES: LOT-19: LOT-20: LOT-21:</p> <p>PROPOSED USE: TOWNHOME DWELLINGS OWNER: PRIVATE CODE ENFORCEMENT JURISDICTION:</p> <p>BUILDER:</p> <p>CONTACT: DAVID PATTERSON HOMES PHONE: EMAIL:</p>



**DAVID
PATERSON
HOMES**

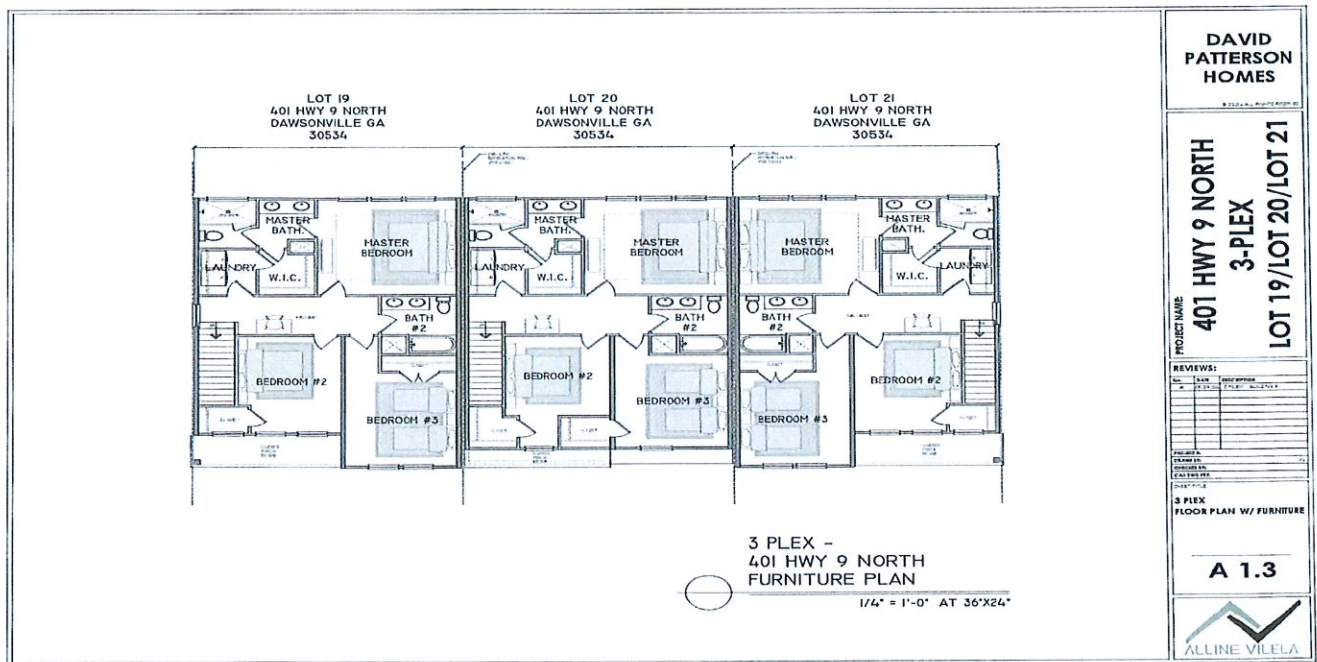
PROJECT NAME
401 HWY 9 NORTH
3-PLEX
LOT 19/LOT 20/LOT 21

REVIEWS:

NO.	DATE	DESCRIPTION

PROJECT #
401 HWY 9 NORTH
3-PLEX
3 PLEX
FLOOR PLAN W/ FURNITURE

A 1.2



**DAVID
PATERSON
HOMES**

PROJECT NAME
401 HWY 9 NORTH
3-PLEX
LOT 19/LOT 20/LOT 21

REVIEWS:

NO.	DATE	DESCRIPTION

PROJECT #
401 HWY 9 NORTH
3-PLEX
3 PLEX
FLOOR PLAN W/ FURNITURE

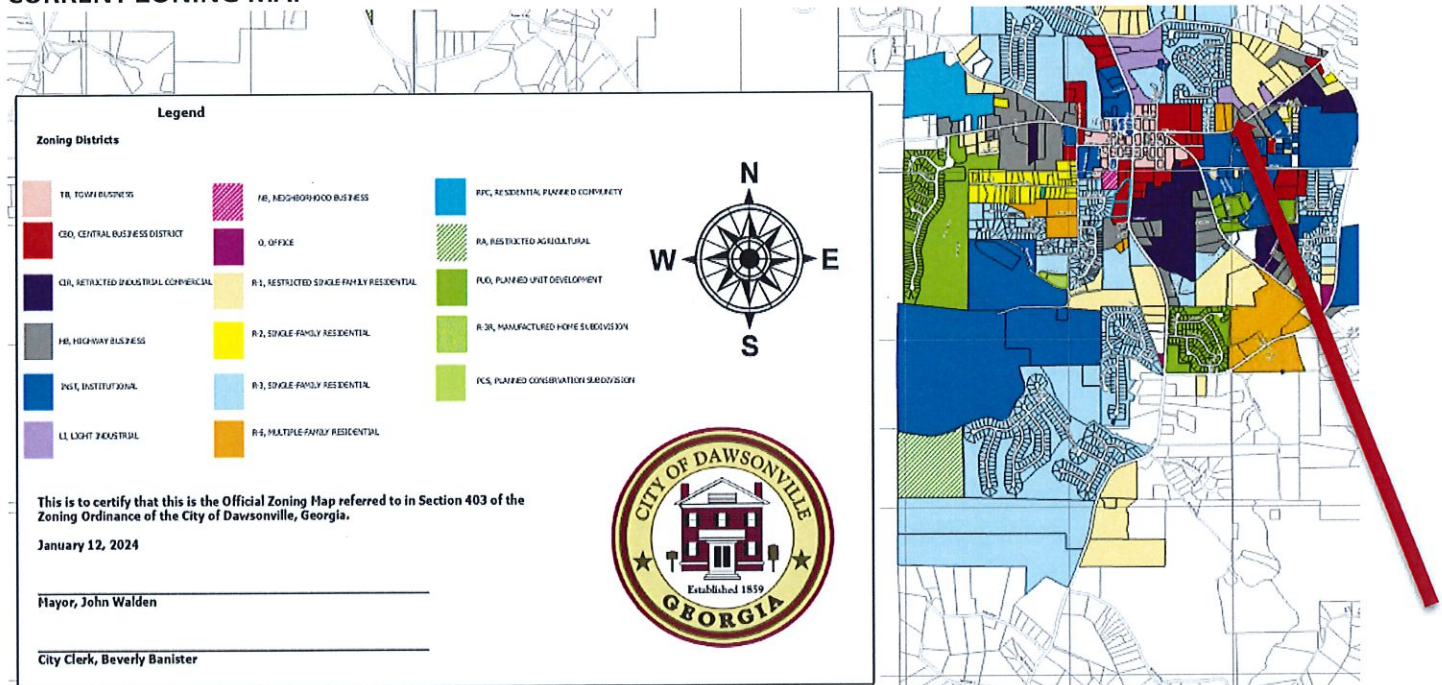
A 1.3



PICTURE OF PROPERTY



CURRENT ZONING MAP





City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Application**

Application#: 2A - C2400125

Applicant Name(s): Davis Engineering & Surveying

Address: 24 Dawson Village Way South City: Dawsonville Zip: 30534

Cell Phone: [REDACTED] Email: [REDACTED]

Signature(s) Rachel Burton Date 5/8/2024

Property Address: 401 Hwy 9 North

Directions to Property from City Hall: From City Hall take Hwy 53 W, right onto Hwy 9 N. Subject property will be on your left.

Tax Map Parcel #: D03-014 & 092B-011 Current Zoning: HB & LI

Land Lot(s): 376, 375, 442 District: 4th Section: 1st

Subdivision Name: _____ Lot# 28 max.

Acres: 4.68 Current use of property: Residential and undeveloped

Has a past request of Rezone of this property been made before? _____ If yes, provide ZA# _____

The applicant request:

Rezoning to Zoning category: R-6 MFR Conditional Use permit for: _____

Proposed use of property if rezoned: Townhouse Development

Residential # of lots proposed: 28 max. Minimum lot size proposed 28'x100' (Include Conceptual Plan)

Amenity area proposed No, if yes, what _____

If Commercial: total building area proposed: _____ (Include Conceptual Plan)

Utilities:(utilities readily available at the road frontage): Water Sewer Electric Natural Gas

Proposed Utilities:(utilities developer intends to provide) Water Sewer Electric Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Hwy. 9 Type of Surface: Asphalt

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Rachel Burton
Signature of Applicant

5-8-24
Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ CK Cash CC
Date of Planning Commission Meeting:	Dates Advertised:
Date of City Council Meeting:	Rescheduled for next Meeting:
Date of City Council Meeting:	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

RECEIVED
MAY 08 2024
Stt
revised 01.31.2023

Property Owner Authorization

I / We Rex E Gravit hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 401 Hwy. 9 N., TMPs D03-014 & 092B-011 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s), or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent Rex E Gravit
Signature of Applicant or Agent Rex E Gravit Date 5-8-24
Mailing Address 2415 State Bain Rd Suite 103
City Cumming State Ga Zip 30040

Sworn and subscribed before me on this

8th day of May 2024

Jessica Claire Pearson
Notary Public, State of Georgia

My Commission Expires: 1/19/2027



Notary Seal

Property Owner Authorization

I / We Kevir K Tanner hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 401 Hwy. 9 N., TMPs D03-014 & 092B-011 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s), or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent _____ Kevir K Tanner
Signature of Applicant or Agent Kevir K Tanner Date 5-8-24
Mailing Address Po Box 1885 Dawsonville Ga 30534
City _____ State _____ Zip _____

Sworn and subscribed before me on this
8th day of May 2024

Jessica Claire Pearson
Notary Public, State of Georgia

My Commission Expires: 1/19/2027





DAVIS ENGINEERING
& SURVEYING

Est. 2009

CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

May 8, 2024

City of Dawsonville Planning & Zoning Department
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

RE: Letter of Intent – Rezoning Application for TMPs D03-014 and 092B-011

To whom it may concern:

Davis Engineering & Surveying has prepared the enclosed plan for Tanco Investments, LLC. This project is located off Highway 9 North within the City of Dawsonville parcels D03-014 and 092B-011. This 4.68 acre site is currently developed with one residence that is proposed to be demolished while the remainder of the property is undeveloped. The proposed development consists of the construction of two-story townhomes (min. 2,100 S.F./unit) with garages and concrete driveways. The development will have an asphalt road, concrete sidewalks, necessary stormwater management ponds, and landscaping to meet City ordinance requirements.

The current zoning for these parcels is Highway Business and Light Industrial. The rezoning request is for Residential Multi-family (R-6). The proposed density requested for this development is 6 units/acre per the zoning district. The conceptual plan includes 25 lots, however potential reconfiguring during the construction document phase could allow for additional lots. The development will require a driveway permit through the Georgia Department of Transportation.

The parcels to the north and northwest are zoned R-3 Single Family Residential and have residential homes. The parcels to the southwest are zoned R-6 Residential Multi-family with a proposed townhome development under construction. The parcel to the northeast is zoned R-1 Restricted Single Family Residential and has an existing residence on the property. The parcels to the southeast are zoned HB Highway Business with existing residences on the parcels as well.

The 2023 Dawsonville Comprehensive Plan shows the subject property as Residential (092B-011) and Gateway Corridors (D03-014).

Water, sanitary sewer, gas, and electricity providers are currently available to the subject property. The impact to the existing utilities will be consistent with the area.

If you have any questions regarding this project, please contact our office at 706-265-1234.

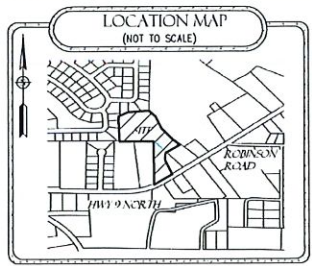
Thank you,

Rachel Burton, PLA

Davis Engineering & Surveying, LLC | 24 Dawson Village Way S | Dawsonville, GA 30534
Ph: 706.265.1234 | Web: www.DavisEngineers.com

-LEGEND-

- CALCULATED POSITION
- IRON PIN FOUND/SET (PF/IPS)
- ⊗ MONUMENT
- C/L CENTERLINE
- C/TP CRIMPED TOP PIPE
- DR DEED BOOK
- N/W OR FORWELLY
- O/P OPEN TOP PIPE
- P/B PLAT BOOK
- P/G PAGE
- P/L PROPERTY LINE
- ⊗ TELEPHONE PED. (T.P.)
- ⊗ FIRE HYDRANT (FH)
- ⊗ WATER METER (WM)
- ⊗ WATER VALVE (WV)
- ⊗ POWER BOX (PBX)
- ⊗ POWER POLE (PP)
- RB REBAR
- SR SOLID ROD
- STRUCTURE
- OCB OUTLET CONTROL
- CPP CORRUGATED PLASTIC
- PIPE
- GI GRATE INLET
- DI DROP INLET
- ⊗ SANITARY SEWER MANHOLE (SSMH)
- ⊗ CLEANOUT
- ⊗ LIGHTPOLE
- (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
- ADJONER
- LAND LOT LINE (L.L.L.)
- RIGHT OF WAY (R/W)
- FENCE
- OVERHEAD POWER



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TOTAL AREA
4.68 ACRES

RAIN HILL SUBDIVISION—PHASE II
PB 78, pg 203-213
ZONING: R-3

RAIN HILL SUBDIVISION—PHASE II
PB 78, pg 203-213
ZONING: R-3

TRACT 2
3.65 ACRES

TRACT 1
1.03 ACRES

-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA CS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1".

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 162,646 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS 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 1184 Pg 469-474

PROPERTY OWNERS AS OF SURVEY DATE:
HELEN MARIE HARBIN LEE

PARCEL NUMBER: 092B 011 & D03 014

-FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 130850011C EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT 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.

-SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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 PLS# 3216



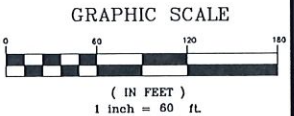
NOTE: THE PURPOSE OF THIS SURVEY IS TO COMBINE PARCEL # D03-014 & PARCEL # 092B-011 INTO A SINGLE TAX PARCEL

-TRACT 1 ZONING INFO-

COUNTY: DAWSON, CITY OF DAWSONVILLE
ZONE: HB
SETBACK REQUIREMENTS:
FRONT: 60'
REAR: 50'
SIDE: 25'

-TRACT 2 ZONING INFO-

COUNTY: DAWSON, CITY OF DAWSONVILLE
ZONE: LI
SETBACK REQUIREMENTS:
FRONT: 40'
REAR: 20'
SIDE: 20'



LINE	BEARING	DISTANCE		
LL1	S 27°39'04" W	56.13		
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	938.78	121.90	S 36°15'50" W	121.82

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SHEET NO.
1 OF 1

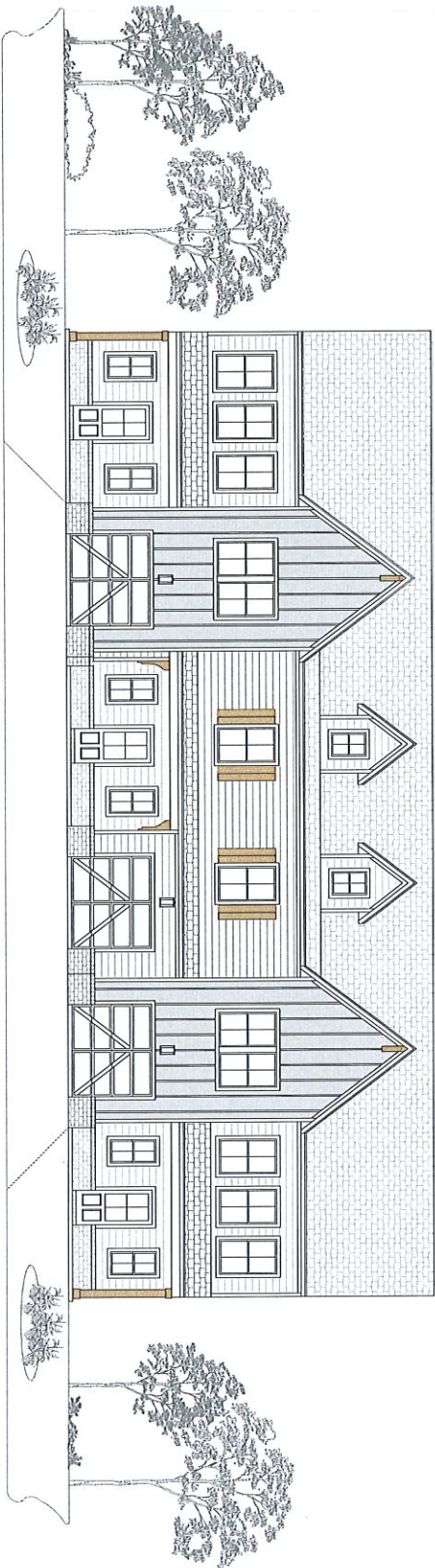
PROJECT NO.
24-121

DRAWN BY: JCM
FIELD CREW: JCM
PLAT DATE: 5/8/24
FIELD DATE: 03/18/24
FILE: 24-121 R

MINOR PLAT FOR:
KEVIN TANNER
LAND LOT 375, 376 & 442
4th DISTRICT, 1st SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA

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

401 HWY 9 NORTH BUILDING A (SLAB) LOT 19 / LOT 20/ LOT 21



DRAWING INDEX

- C.1 - COVER SHEET
- A.1.0 - PERIMETER PLAN
- A.1.1 - SLAB FLOOR PLAN - FURNITURE
- A.1.2 - SECOND FLOOR PLAN - FURNITURE
- A.1.3 - ROOF PLAN
- A.1.4 - ELEVATIONS
- A.1.5 - SECTIONS
- A.1.6 - ELEVATIONS
- A.1.7 - SECTIONS
- U.1.0 - LOT 19 - SQUARE FOOTAGE
- U.1.1 - LOT 19 - FRAMING PLAN
- U.1.2 - LOT 19 - ELECTRICAL PLAN
- U.1.3 - LOT 20 - SQUARE FOOTAGE
- U.1.4 - LOT 20 - FRAMING PLAN
- U.1.5 - LOT 20 - ELECTRICAL PLAN
- U.1.6 - LOT 21 - SQUARE FOOTAGE
- U.1.7 - LOT 21 - FRAMING PLAN
- U.1.8 - LOT 21 - ELECTRICAL PLAN

TOTAL OF SHEETS: 18

CURRENT CODES

INTERNATIONAL Building Code - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Residential Code from DMC 8, Two Family Dwellings - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Plumbing Code - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Fire Code - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Fuel Gas Code - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Energy Conservation Code - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Mechanical Code - 2018 Edition with 2020 Georgia State Amendments
 INTERNATIONAL Fire and Building Code - 2018 Edition with 2020 Georgia State Amendments
 NFPA National Electrical Code - 2017 Edition

BUILDING DATA

CONSTRUCTION TYPE: V-8
 SPRINKLERS: NO
 STAIRS: NO
 FIRE DISTRICT: NO
 BUILDING HEIGHT: 2
 FLOOD HAZARD: NO

PROJECT INFO

TOWNHOME RESIDENTIAL PROJECT
 NAME OF PROJECT: 401 HWY 9 NORTH - BUILDING A
 ADDRESSES:
 LOT-19:
 LOT-20:
 LOT-21:
 PROPOSED USE: TOWNHOME DWELLINGS
 OWNER: PRIVATE
 CODE ENFORCEMENT JURISDICTION:
 BUILDER:
 CONTACT: DAVID PATTERSON HOMES
 PHONE:
 EMAIL:

**DAVID
PATTERSON
HOMES**

PROJECT NAME:
**401 HWY 9 NORTH
3-PLEX
LOT 19/LOT 20/LOT 21**

REVIEWS:

NO.	DATE	DESCRIPTION
1	02-20-21	3-303 - BUILDING A

PROJECT NO. _____
 SHEET NO. _____
 DATE PLOTTED: _____
 CADD FILE: _____
 SHEET TITLE: _____

COVER SHEET

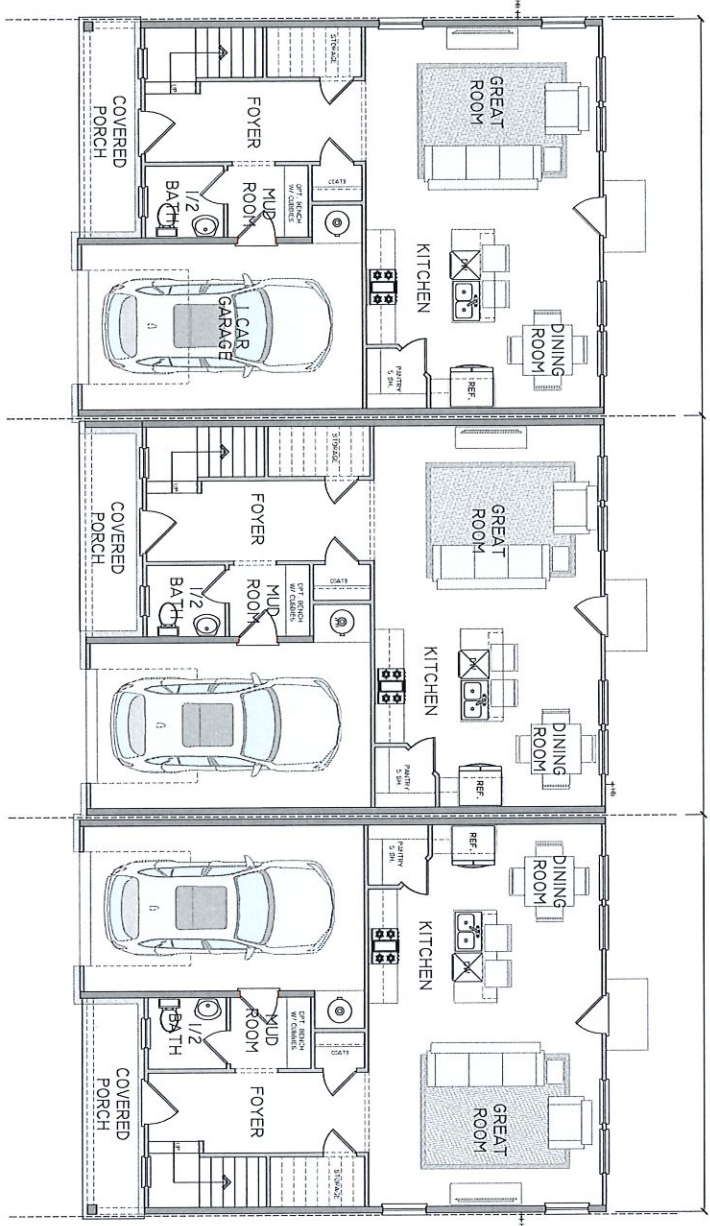
C.1



LOT 19
401 HWY 9 NORTH
DAWSONVILLE GA
30534

LOT 20
401 HWY 9 NORTH
DAWSONVILLE GA
30534

LOT 21
401 HWY 9 NORTH
DAWSONVILLE GA
30534



3 PLEX -
401 HWY 9 NORTH
FURNITURE PLAN
1/4" = 1'-0" AT 36"X24"

**DAVID
PATTERSON
HOMES**

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PROJECT NAME:
**401 HWY 9 NORTH
3-PLEX
LOT 19/LOT 20/LOT 21**

REVIEWS:

NO.	DATE	DESCRIPTION
1	12-20-11	2-PLEX - REVISION 2
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT # _____
 DRAWN BY _____
 CHECKED BY _____
 CAD DWG FILE _____
 SHEET TITLE _____

3 PLEX
FLOOR PLAN W/ FURNITURE

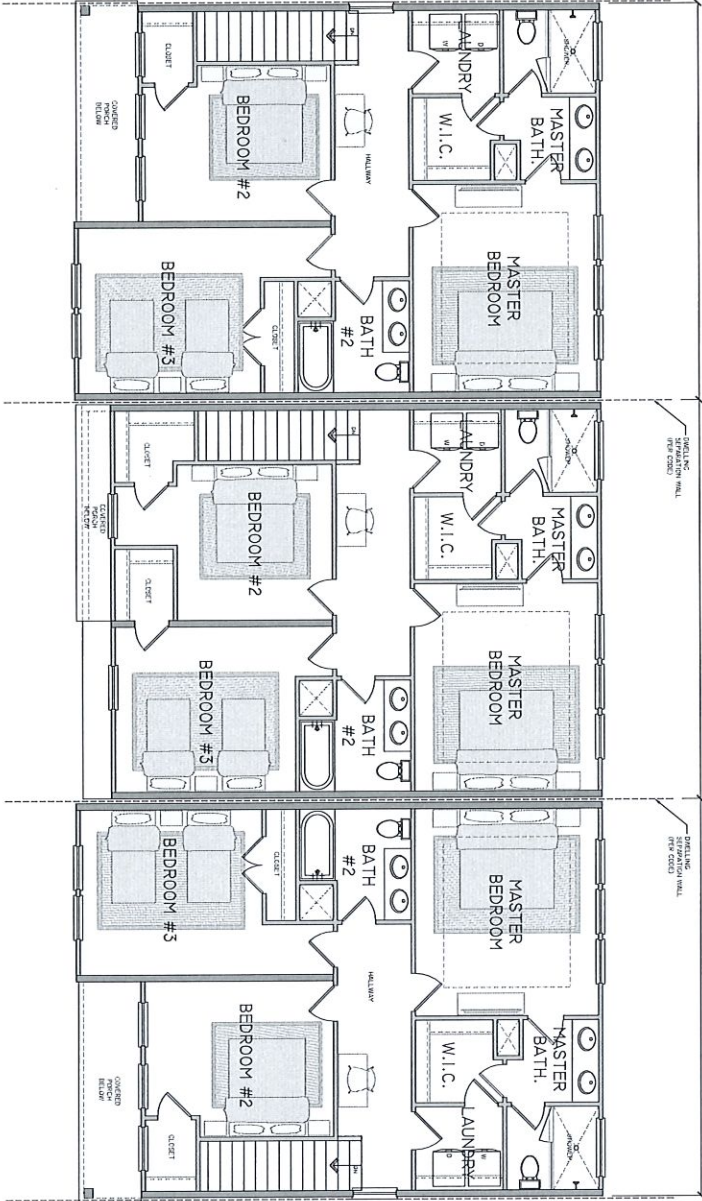
A 1.2

ALLINE VILELA

LOT 19
401 HWY 9 NORTH
DAWSONVILLE GA
30534

LOT 20
401 HWY 9 NORTH
DAWSONVILLE GA
30534

LOT 21
401 HWY 9 NORTH
DAWSONVILLE GA
30534



3 PLEX -
401 HWY 9 NORTH
FURNITURE PLAN

1/4" = 1'-0" AT 36"X24"



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PATTERSON
HOMES

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PROJECT NAME:
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3-PLEX
LOT 19/LOT 20/LOT 21**

REVIEWS:

NO.	DATE	DESCRIPTION
1	02/20/14	3-PLEX BUILDING 1

PROJECT #	
DRAWN BY	24
CHECKED BY	
CAD DRAWING FILE	
SHEET TITLE	

3 PLEX
FLOOR PLAN W/ FURNITURE

A 1.3

