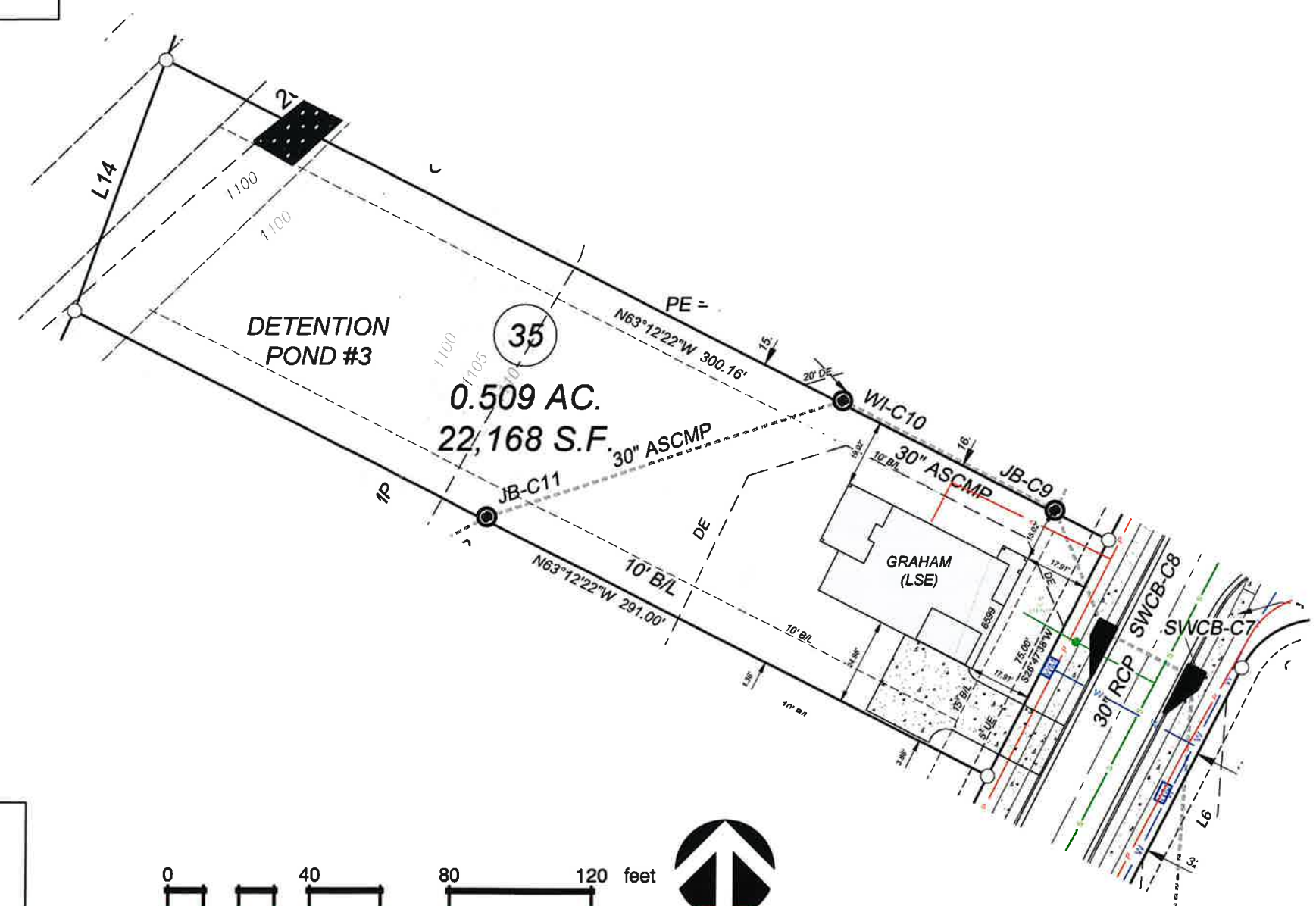
SITE PLAN FOR:
A + R HOMES, LLC
LOT 35 - 6599 RIVER STATION DR.
(50' R/W)
MAGNOLIA STATION - PHASE 2

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	875.00'	266.31'	S76°39'02"W	265.29'
C2	30.00'	49.08'	N47°45'51"W	43.79'
C3	30.00'	47.12'	N44°06'07"E	42.43'
C4	325.00'	127.01'	N77°54'24"E	126.20'
C5	325.00'	69.18'	N60°36'47"E	69.05'
C6	325.00'	39.33'	N51°02'51"E	39.31'
C7	150.00'	6.13'	N46°24'33"E	6.13'
C8	150.00'	61.62'	N33°28'11"E	61.19'
C9	150.00'	61.62'	N09°56'00"E	61.19'
C10	150.00'	40.55'	N09°34'44"W	40.42'
C11	99.99'	77.00'	N04°44'08"E	75.11'
C12	25.00'	31.81'	N63°14'30"E	29.70'
C13	60.00'	30.23'	N85°15'27"E	29.91'
C14	60.00'	48.33'	N47°44'50"E	47.04'
C15	60.00'	45.16'	N03°06'28"E	44.10'
C16	60.00'	45.16'	N40°00'55"W	44.10'
C17	60.00'	45.16'	N83°08'18"W	44.10'
C18	60.00'	45.16'	S53°44'19"W	44.10'
C19	60.00'	36.98'	S14°31'20"W	36.39'
C20	15.00'	7.83'	S11°49'51"W	7.75'
C21	150.00'	21.04'	S22°46'33"W	21.02'
C22	150.00'	61.94'	S06°55'42"W	61.50'
C23	150.00'	32.52'	S11°06'43"E	32.46'
C24	100.00'	113.28'	S15°07'44"W	107.32'
C25	275.00'	143.66'	S62°32'46"W	142.03'
C26	275.00'	55.63'	S83°18'25"W	55.53'
C27	30.00'	47.12'	N45°53'53"W	42.43'

LINE	BEARING	DISTANCE
L1	N47°34'49"E	32.14'
L2	N17°19'22"W	25.12'
L3	N17°19'22"W	75.00'
L4	S22°13'28"E	55.86'
L5	N17°19'32"W	11.18'
L6	N26°47'38"E	110.18'
L7	N47°16'39"E	79.69'
L8	S01°39'21"W	60.00'
L9	S01°39'21"W	57.90'
L10	N53°32'59"E	40.50'
L11	N44°51'46"E	61.46'
L12	S26°47'37"W	28.67'
L13	N19°50'02"E	60.48'
L14	N19°50'02"E	75.56'
L15	N24°34'45"E	112.07'
L16	S17°19'22"E	35.35'
L17	N12°15'25"E	46.20'
L18	S47°34'49"W	8.15'
L19	N44°51'46"E	40.56'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C-A	300.00'	217.41'	N68°20'28"E	212.68'	41°31'17"	113.72'
C-B	125.00'	141.60'	N15°07'44"E	134.15'	64°54'11"	79.49'
C-C	125.00'	96.25'	N04°44'08"E	93.89'	44°07'00"	50.65'



LOT 35: 22,168 SQFT (0.509 AC)
ZONING: PRD
FRONT SETBACK: 35' (15' PROPOSED)
REAR SETBACK: 20'
SIDE SETBACK: 10'

MAGNOLIA STATION
LL 79 - 9TH DIST
HALL COUNTY, GEORGIA

LEGEND

- UNDERGROUND POWER
- WATER 8" DIP
- SEWER 8" DIP

1. BOUNDARY INFORMATION BASED ON FINAL PLAT FOR MAGNOLIA STATION PHASE TWO BY EARTHPRO LAND SURVEYING, INC.
2. THERE IS A 5 FT. PERPETUAL EASMENENT ALONG THE FRONT OF ALL LOTS AND ALONG ALL RIGHT-OF-WAYS.
3. THERE ARE DRAINAGE EASEMENTS ON SITE.
4. THERE ARE STREAM BUFFERS ON SITE.

0 40 80 120 feet
SCALE: 1"=40'

NORTH

SIGNED/SEALED

GSWCC CERTIFICATION NO. 0000035391

PREPARED FOR:
A&R HOMES, LLC
4336 CORNELIA HWY
LULA, GA 30554
RYAN CHITWOOD
706-499-0871
RYANCHITWOOD@GMAIL.CO.COM

MAGNOLIA STATION
PHASE 2
LOT 35 - 6599 RIVER STATION DR.
HALL COUNTY, GEORGIA

RIDGELINE
LAND PLANNING, INC.
196 Belaire Court, Winder, GA 30680
(706) 516-2037
holt@ridgelineplanning.com

SITE PLAN

SHEET TITLE

DATE	NO	REVISION

DESIGNED BY: JPH
DRAWN BY: JPH
CHECKED BY: HHP
DATE: 8/4/22
SCALE: 1"=40'
SHEET
JOB NO.

eFiled and eRecorded
DATE: 06/30/2022
TIME: 6:59 AM
PLAT BOOK: 882
PAGE: 124 - 134
FILING FEES: $110.00
PART ID: 0509395303
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

NOTICE OF POTENTIAL AGRICULTURAL IMPACTS:
OWNERS, OCCUPANTS, AND USERS OF THE PROPERTY SHOWN ON THIS PLAT ARE HEREBY INFORMED OF THE IMPACTS ASSOCIATED WITH NORMAL FARMING PRACTICES WHICH MAY TAKE PLACE ON ADJACENT AND NEARBY PROPERTY INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, HERBICIDES, AND PESTICIDES. THEREFORE, OWNERS OCCUPANTS, AND USERS OF THE PROPERTY SHOWN ON THIS PLAT SHOULD BE PREPARED TO ACCEPT THE EFFECTS OF SUCH PRACTICES.

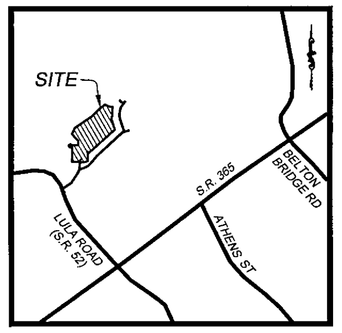
FINAL SUBDIVISION PLAT FOR MAGNOLIA STATION PHASE 2

LOCATED WITHIN LAND LOT 78 & 79 - 9TH DISTRICT HALL COUNTY, GEORGIA

HALL COUNTY TAX PARCEL: 09079 000001

OWNER / DEVELOPER:
LULA CAPITAL, LLC
4705 HAMILTON MILL ROAD, SUITE 300
BUFORD, GA 30518
CONTACT:

ENGINEER:
PRIMUS ENGINEERING, INC.
3010 HAMILTON MILL RD.
BUFORD, GA 30519
BYRON ARCENEAUX
EMAIL: byron@primusatlanta.com



VICINITY MAP
SCALE: NTS

HALL CO. STREET LENGTH
MAGNOLIA STATION DRIVE (EXTENTION) = 719 LF
RIVER STATION DRIVE = 1,911 LF

WATER QUALITY POND NOTE:
ALL WATER QUALITY PONDS SHALL BE MAINTAINED BY HOME OWNER'S ASSOCIATION.

UTILITY DISCLAIMER:
EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

HALL COUNTY GENERAL NOTES:

1. TOTAL NUMBER OF LOTS = 56
2. EXISTING ZONING: PRD
3. TOTAL AREA = 49.962 ACRES
4. BUILDING SETBACKS:
FRONT: 55' FROM C/L OR 30' PROPERTY LINE
SIDE: 10'
REAR: 20'
THE SIDE AND REAR SETBACK OF CORNER LOTS SHALL BE DETERMINED BY THE ORIENTATION OF THE DWELLING.
5. MINIMUM LOT SIZE : 11,250 SQ. FT.
6. WATER PROVIDED BY THE CITY OF GAINESVILLE PUBLIC UTILITIES.
7. SANITARY SEWER PROVIDED BY THE CITY OF LULA.
8. HALL COUNTY **DOES NOT** ENFORCE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE HOMEOWNER'S TO ENSURE COMPLIANCE WITH THE PROTECTIVE COVENANTS.
9. 4-FOOT WIDE SIDEWALKS SHALL BE PROVIDED ADJACENT TO BOTH SIDES OF INTERIOR STREETS AND WILL BE BUILT ON A LOT BY LOT BASIS.
10. HALL COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DETENTION PONDS, OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND COUNTY RIGHT-OF-WAY.
11. ALL STORM SEWER AND SANITARY EASEMENTS ARE CENTERED ON THE PIPE UNLESS OTHERWISE NOTED.
12. NO STRUCTURE, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE HALL COUNTY DEPARTMENT OF ENGINEERING.
13. NO STRUCTURE, FENCES OR OTHER OBSTRUCTIONS MAY BE BUILT ON ANY SANITARY SEWER EASEMENT WITHOUT PRIOR APPROVAL BY THE CITY OF LULA SEWER DEPARTMENT.
14. NO POOL DRAINAGE, DUMPSTER PADS, ROOF DRAINS, OR AIR CONDITION CONDENSATE DRAINAGE DISCHARGE IS ALLOWED INTO SANITARY SEWER LINES.
15. ALL STREETS SHOWN HEREON ARE PUBLIC.
16. NO OBSTRUCTIONS SHALL BE BUILT, CONSTRUCTED OR PLANTED WITHIN THE STORM WATER FACILITY, IT'S ASSOCIATED DRAINAGE OR ACCESS EASEMENTS.
17. A FIVE-FOOT PERPETUAL UTILITY EASEMENT IS LOCATED ON BOTH SIDES OF RESIDENTIAL STREETS AND TURNAROUNDS WHERE THE RIGHT-OF-WAY IS 50 FEET.
18. NO DISPOSAL AREAS OR BURY PITS SHALL BE LOCATED WITHIN ANY AREA OF THIS SUBDIVISION.
19. NO CONSTRUCTION ACTIVITY ALLOWED WITHIN EXISTING AND FUTURE FLOODPLAIN LIMITS WITHOUT AN APPROVED FLOODPLAIN MANAGEMENT PLAN.
20. NATURAL CONSERVATION EASEMENTS SHALL REMAIN UNDISTURBED.
21. HANDICAP RAMPS SHALL BE REQUIRED AT INTERSECTIONS.
22. 24" ROLL BACK CURB AND GUTTER TO BE USED THROUGHOUT DEVELOPMENT.
23. **NO CONSTRUCTION ACTIVITY ALLOWED WITHIN EXISTING AND FUTURE FLOODPLAIN LIMITS WITHOUT APPROVED FLOODPLAIN MANAGEMENT PLAN.**
24. MAIL KIOSK FOR MAGNOLIA STATION, PHASE 2 IS LOCATED IN PHASE 1 FOR POSTAL DELIVERY AND PICKUP.
25. MAGNOLIA STATION, PHASE 2 DOES NOT LIE WITHIN AN OVERLAY DISTRICT.
26. THE NATURAL CONSERVATION EASEMENT AND AREA SHALL REMAIN UNDISTURBED.
27. THE ESTIMATED TIME OF COMPLETION FOR PHASE 2 IS 12 MONTHS FROM APPROVAL.

COUNTY ENGINEER APPROVED 6/29/2022 HALL COUNTY, GEO.

RECORDING PERMIT
BY: HALL COUNTY PLANNING COMMISSION

SIDEWALK NOTE:
"THIS DEVELOPMENT WILL UTILIZE A SIDEWALK SYSTEM THROUGHOUT THE PROJECT. THE SIDEWALKS WILL BE INSTALLED ON A LOT-BY-LOT BASIS. THEREFORE, PROPERTY OWNERS OF THE PARCELS SHOWN ON THIS PLAT ARE REQUIRED TO CONSTRUCT SIDEWALKS ALONG THE ROAD FRONTAGE OF THEIR PROPERTY. SAID SIDEWALKS WILL COMPLY WITH THE HALL COUNTY SUBDIVISION REGULATIONS. THE ENTIRE SIDEWALK SYSTEM MUST BE COMPLETED PRIOR TO RELEASE OF THE MAINTENANCE BOND AND/OR BEFORE THE ELAPSING OF TWO YEARS."

PROTECTIVE COVENANTS
LOTS SHOWN ON THIS PLAT ARE SUBJECT TO PROTECTIVE COVENANTS WHICH ARE COVENANTS RUNNING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT IN THE SUBDIVISION. PROTECTIVE COVENANTS DOCUMENT SHALL BE RECORDED WITH HALL COUNTY RECORDS.

FINAL PLAT APPROVAL
STATE OF GEORGIA, COUNTY OF HALL

PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL APPROVAL BY THE HALL COUNTY PLANNING DIRECTOR. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS APPROVAL GRANTED UNDER THE AUTHORITY OF SAID REGULATIONS.

PLANNING DIRECTOR — DATE: 6-29-2022

OWNER'S DEDICATION CERTIFICATE
STATE OF GEORGIA, COUNTY OF HALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AND STORM SEWER EASEMENTS THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.

OWNER: LULA CAPITAL, LLC — DATE: 6/13/2022

SURVEY NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO: DEED BOOK 8565, PAGE 568 AND PLAT BOOK 844, PAGE 52 AND ON FILE WITH THE CLERK OF SUPERIOR COURT IN HALL COUNTY, GEORGIA.
2. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 TOTAL STATION. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 632,351 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 32,897 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. HORIZONTAL DATUM SHOWN HEREON IS ORIENTED TO GRID NORTH GEORGIA WEST ZONE, NAD 83 DATUM. THEREFORE BOUNDARY CALLS AS SHOWN HEREON MAY VARY FROM RECORD BOUNDARY INFORMATION. VERTICAL DATUM IS MEAN SEA LEVEL BASED ON NAVD 88.
4. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
5. THE STREAMS, WETLANDS, AND BUFFERS WERE TAKEN FROM SITE DEVELOPMENT PLANS FOR MAGNOLIA STATION, PHASE 2 BY PRIMUS ENGINEERING, INC., DATED DECEMBER 18, 2017.
6. ALL PROPERTY CORNERS SHOWN WITH IPS (IRON PIN SET) ARE 1/2" REBAR WITH PLASTIC CAP MARKED WITH GA. COA LSF # 000994.
7. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANELS No. 13139C0125G, DATED APRIL 04, 2018.
8. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
9. THE LAST DAY OF FIELD WORK WAS MARCH 21, 2022.
10. ALL DISTANCES AND CORRESPONDING AREA CALCULATIONS, AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
11. THIS PLAT IS SUBJECT TO COVENANTS SET FORTH IN THE SEPERATE DOCUMENT(S) ATTACHED HERETO DATED _____, WHICH HEREBY BECOME PART OF THIS PLAT, AND WHICH WERE RECORDED IN DEED BOOK _____, PAGE _____ WITH THE CLERK OF SUPERIOR COURT IN HALL COUNTY.

SURVEYOR'S CERTIFICATE
(HALL COUNTY)

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL RELEVANT REQUIREMENTS OF THE HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN MET.

JOSEPH R. WELLS, REGISTERED GEORGIA LAND SURVEYOR #3120 — DATE: 6/13/2022
7747 HIGHWAY 72, COMER, GA. 30629
PHONE: (678) 640-5500

SURVEYOR'S CERTIFICATE

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 0.C.G.A. SECTION 15-6-67.

JOSEPH R. WELLS, REGISTERED GEORGIA LAND SURVEYOR #3120 — DATE: 6/13/2022
7747 HIGHWAY 72, COMER, GA. 30629
PHONE: (678) 640-5500

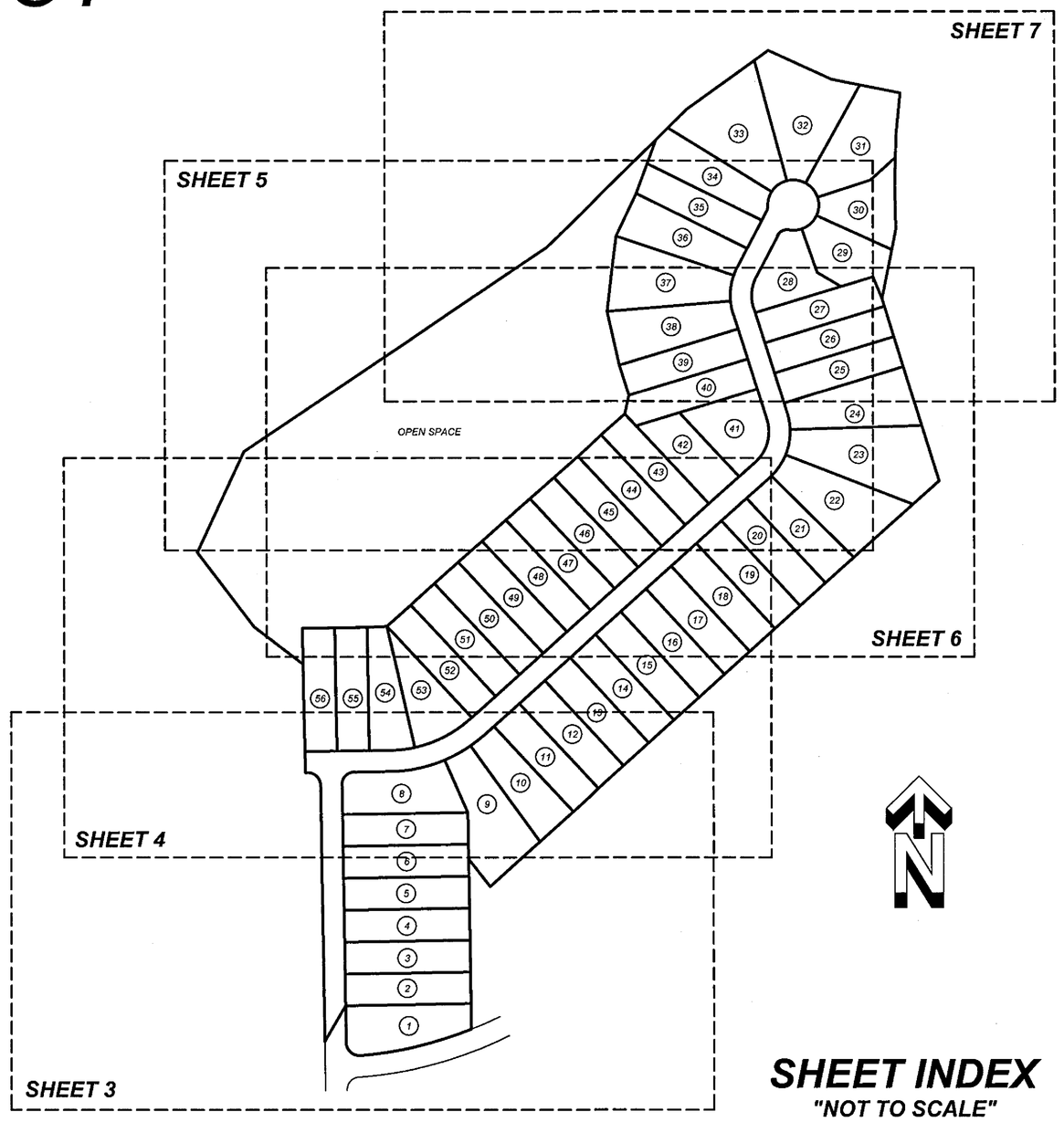
SANITARY SEWER NOTES:

*PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS.

*CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES."

LEGEND OF SYMBOLS & ABBREVIATIONS

BC - BACK OF CURB
BFP - BACK FLOW PREVENTER
BL - BUILDING LINE
BH - BUILDING HEIGHT
BOL - BOLLARD
BWF - BARBED WIRE FENCE
-C- CABLE TELEVISION LINE
C&G - CURB AND GUTTER
CBX - CABLE TV BOX
CCN - CONCRETE NAIL
CI - CURB INLET
C/L - CENTERLINE
CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
CONC. - CONCRETE
CP - CALCULATED POINT
CTP - CRIMP TOP PIPE FOUND
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DI - DROP INLET
DP - DUMPSTER PAD
DWCB - DOUBLE WING CATCH BASIN
DYL - DOUBLE YELLOW LINE
EA - EDGE OF ASPHALT
EP - EDGE OF PAVING
FDC - FIRE DEPARTMENT CONNECTION
FES - FLARED END SECTION
FH - FIRE HYDRANT
FIRM - FLOOD INSURANCE RATE MAP
-G- - GAS LINE
GI - GRATE INLET
GM - GAS METER
GMD - GEORGIA MILITIA DISTRICT
GTMH - GREASE TRAP MANHOLE
GP - GUY POLE
GPTP - GUY POLE & TELEPONE POLE
GV - GAS VALVE
GW - GUY WIRE
HC - HANDICAP
HDPE - HIGH DENSITY POLYETHYLEN
HW - HEADWALL
HWF - HOG WIRE FENCE
IV - IRRIGATION VALVE
INV - INVERT
IPF - IRON PIN FOUND
IPS - IRON PIN SET (1/2"RB W/ YELLOW PLASTIC CAP)
JB - JUNCTION BOX
LAT - SEWER LATERAL
LL - LAND LOT
LLL - LAND LOT LINE
LP - LIGHT POLE
M- MEASURED
MAG - MAGNETIC NAIL
MC - MOTORCYCLE PARKING
MH - MANHOLE
MON - MONUMENT
MW - MONITORING WELL
N/F - NOW OR FORMERLY
N/S - NAIL SET
N/TS - NOT TO SCALE
OCS - OUTLET CONTROL STRUCTURE
O.S.D. - OUTSIDE DIMENSION
OT - OPEN TOP PIPE
PB - PLAT BOOK
PBX - POWER BOX
PG - PAGE
PIV - POST INDICATOR VALVE
PKNS - PK NAIL SET
PL - PROPERTY LINE
PM - POWER METER
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
POE - POINT OF ENTRY
-P- - POWER LINE
PP - POWER POLE
PSC - PARKING SPACE COUNT
PSO - POWER STUB OUT
PSW - PROPOSED SIDEWALK
-PT- - POWER & TELEPHONE LINE
PTLP - POWER, TELEPHONE & LIGHT POLE
PTP - POWER & TELEPHONE POLE
PVC - POLYVINYL CHLORIDE PIPE
R - RECORD
RB - REINFORCING BAR
RCP - REINFORCED CONCRETE PIPE
RM - RECORD DEED MEASURE
R/W - RIGHT OF WAY
SD - STORM DRAIN
S.F. - SQUARE FEET
SP - SERVICE POLE
SRF - SOLID ROD FOUND
SSE - SANITARY SEWER EASEMENT
-SS- - SANITARY SEWER
SWCB - SINGLE WING CATCH BASIN
SYL - SINGLE YELLOW LINE
-T- - TELEPHONE LINE
TBM - TEMPORARY BENCH MARK
TBX - TELEPHONE PEDESTAL BOX
TC - TOP OF CURB
TMH - TELEPHONE MANHOLE
TP - TELEPHONE POLE
TPOB - TRUE POINT OF BEGINNING
TP# - TAX PARCEL NUMBER
TSB - TRAFFIC SIGNAL BOX
TSP - TRAFFIC SIGNAL POLE
-UP- - UNDERGROUND POWER
-UT- - UNDERGROUND TELEPHONE
VP - VENT PIPE
-W- - WATER LINE
WV - WATER VALVE
WM - WATER METER
WVT - WATER VAULT
WI - WEIR INLET
TC - TOP CURB
FL - FLOW LINE
TOPOGRAPHIC CONTOUR ——700——
TOPOGRAPHIC CONTOUR ——702——



SHEET INDEX
"NOT TO SCALE"

DATE: JUNE 13, 2022			
	REVISION NO.	DESCRIPTION	DATE
SURVEYED: CS	DRAWN: JRW		
CHECKED: GSH	APPROVED: JRW		
PROJECT # 20218.FP2			

FINAL SUBDIVISION PLAT
FOR
MAGNOLIA STATION
PHASE 2
LOCATED WITHIN
LAND LOT 78 & 79 - 9TH DISTRICT
HALL COUNTY, GEORGIA
HALL COUNTY TAX PARCEL: 09079 000001

SURVEY PREPARED BY:
EarthPro LAND SURVEYING
7747 HIGHWAY 72
COMER, GA. 30629
OFFICE: 678-640-5500
FAX: 706-510-2620
EMAIL: jw@earthprolandsurvey.com
GEORGIA RLS #3120
GEORGIA COA LSF #000994
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3120 JOSEPH R. WELLS
NOTE: SURVEY NOT VALID UNLESS SIGNED AND DATED ACROSS SEAL.

eFiled and eRecorded
DATE: 06/30/2022
TIME: 6:59 AM
PLAT BOOK: 882
PAGE: 124 - 134
FILING FEES: $110.00
PART ID: 0509395303
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

STORM STRUCTURES

Description	Northing	Easting	Elevation
DWCB-A8	1604207.81	2438674.85	1188.69
DWCB-A5	1604181.27	2438680.10	1189.13
SWCB-A2	1604130.89	2438503.97	1192.62
SWCB-A1	1604130.23	2438476.74	1192.71
WI-A4	1604149.34	2438651.57	1187.15
WI-A3	1604145.67	2438534.80	1195.58
WI-A7	1604326.01	2438659.58	1189.93
WI-A8	1604369.81	2438568.37	1183.26
WI-C6	1605318.98	2439510.37	1155.04
HW-C5.1	1605289.78	2439596.40	1153.32
DWCB-C9.1	1605548.77	2439589.24	1147.69
SWCB-C7	1605434.98	2439518.43	1150.74
SWCB-C8	1605447.75	2439493.32	1151.06
SWCB-C5	1605155.26	2439499.28	1159.57
SWCB-C4	1605145.62	2439472.63	1159.77
SWCB-C3	1604973.81	2439521.69	1172.42
SWCB-C2	1604974.91	2439550.14	1172.23
JB-C9.2	1605545.67	2439510.29	1149.17
JB-C9	1605482.06	2439478.21	1151.57
HW-C1	1604978.82	2439671.89	1175.68
HW-B6.1	1604609.45	2439426.10	1173.89
SWCB-B6.2	1604711.01	2439332.94	1173.06
SWCB-B6	1604738.03	2439321.21	1173.28
DWCB-B5	1604677.43	2439255.38	1172.08
DWCB-B5.1	1604656.56	2439274.16	1172.44
SWCB-B4	1604568.39	2439135.66	1177.33
SWCB-B4.1	1604547.61	2439154.88	1177.27
SWCB-B3	1604356.68	2438903.83	1190.94
SWCB-B2	1604333.27	2438919.22	1191.18
HW-B1	1604233.56	2439010.92	1192.70
JB-B4	1604847.15	2439221.28	1158.85
WI-B7	1604833.83	2439232.68	1162.45
WI-B7.1	1604802.47	2439217.52	1172.41
HW-G2	1604911.43	2439137.98	1145.61
OCS-G1	1604877.34	2439150.43	1149.83
WI-J1	1604910.42	2439258.09	1155.89
HW-J2	1604907.73	2439231.58	1148.45
HW-B9	1604866.12	2439205.44	1150.05
JB-B9	1604860.21	2439211.07	1152.38
HW-E3	1604758.32	2439079.38	1148.52
JB-E2	1604739.47	2439081.93	1157.59
WI-B7.2	1604849.60	2439270.13	1173.83
WI-C10	1605512.97	2439418.81	1148.98
HW-H2	1605616.09	2439309.29	1106.97
OCS-H1	1605588.28	2439302.97	1102.00
HW-C13	1605464.91	2439267.72	1101.76
JB-C12	1605457.80	2439277.54	1109.71
JB-C11	1605479.74	2439318.40	1119.95
HW-A11	1604470.52	2438402.16	1151.25
HW-F2	1604602.74	2438354.79	1144.81
WI-A10	1604492.54	2438404.23	1156.31
WI-E1	1604695.79	2439089.69	1174.46
WI-A9	1604404.25	2438484.77	1171.07
OCS-F1	1604563.47	2438396.82	1151.37

STORM SEWER DATA

FROM				TO			PIPE DATA	
LINE	NAME	TOP	OUTLET ELEV	NAME	TOP	INLET ELEV	% GRADE	SIZE	LENGTH
A10	HW-A11	1151.51	1147.51	WI-A10	1156.21	1148.56	5.03	30" ASCMP	21'
A9	WI-A10	1156.21	1148.56	WI-A9	1171.07	1159.96	12.27	24" ASCMP	93'
A8	WI-A9	1171.07	1163.46	WI-A8	1183.26	1172.56	10.06	24" ASCMP	90'
A7	WI-A8	1183.26	1173.96	WI-A7	1189.93	1177.630	3.63	24" ASCMP	101'
A6	WI-A7	1189.93	1177.63	DWCB-A6	1188.69	1180.49	2.40	24" ASCMP	119'
A5	DWCB-A6	1188.69	1180.49	DWCB-A5	1189.13	1180.93	1.63	24" RCP	27'
A4	DWCB-A5	1189.13	1180.93	WI-A4	1187.15	1181.35	0.98	24" ASCMP	43'
A3	WI-A4	1187.15	1182.05	WI-A3	1195.58	1186.380	3.71	18" ASCMP	117'
A2	WI-A3	1195.58	1186.58	SWCB-A2	1192.62	1187.620	3.04	18" ASCMP	34'
A1	SWCB-A2	1192.62	1187.62	SWCB-A1	1192.71	1187.910	0.70	18" RCP	27'
F1	HW-F2	1144.81	1140.81	OCS-F1	1151.37	1142.84	3.56	24" RCP	57'
B8	HW-B9	1149.97	1145.97	JB-B8	1152.26	1146.26	3.28	36" ASCMP	9'
B8A	JB-B8	1152.26	1146.26	JB-B8A	1158.85	1149.05	12.61	30" ASCMP	17'
B7	JB-B8A	1158.85	1153.35	WI-B7	1162.45	1154.55	6.85	30" ASCMP	18'
B6	WI-B7	1162.45	1156.35	SWCB-B6	1173.28	1164.98	6.62	30" ASCMP	130'
B5	SWCB-B6	1173.28	1164.98	DWCB-B5	1172.08	1166.88	2.12	30" ASCMP	89'
B4	DWCB-B5	1172.08	1167.13	SWCB-B4	1177.33	1171.23	2.53	24" ASCMP	162'
B3	SWCB-B4	1177.33	1171.58	SWCB-B3	1190.94	1184.94	4.26	18" ASCMP	314'
B2	SWCB-B3	1190.94	1184.99	SWCB-B2	1191.18	1185.78	2.62	18" RCP	28'
B1	SWCB-B2	1191.18	1185.98	HW-B1	1194.11	1190.11	3.03	18" ASCMP	135'
B6.2	SWCB-B6	1173.28	1166.68	SWCB-B6.2	1173.06	1167.76	3.67	30" RCP	29'
B6.1	SWCB-B6.2	1173.06	1167.96	HW-B6.1	1175.15	1171.15	2.31	24" ASCMP	138'
B7.1	WI-B7	1162.45	1157.45	WI-B7.1	1172.41	1161.21	10.79	18" ASCMP	35'
B7.2	WI-B7	1162.45	1157.85	WI-B7.2	1173.83	1160.68	6.97	18" ASCMP	41'
E2	HW-E3	1149.78	1145.78	JB-E2	1157.59	1151.89	30.37	18" ASCMP	20'
E1	JB-E2	1157.59	1151.89	WI-E1	1174.46	1158.46	14.81	18" ASCMP	44'
B4.1	SWCB-B4	1177.33	1171.33	SWCB-B4.1	1177.27	1171.97	2.26	18" RCP	28'
B5.1	DWCB-B5	1172.08	1167.03	DWCB-B5.1	1172.44	1167.74	2.53	18" RCP	28'
G1	HW-G2	1144.71	1140.71	OCS-G1	1149.83	1141.63	3.04	36" RCP	37'
C12	HW-C13	1102.68	1098.68	JB-C12	1109.71	1098.41	-2.143	30" ASCMP	13'
C11	JB-C12	1109.71	1103.11	JB-C11	1119.95	1107.65	9.79	30" ASCMP	46'
C10	JB-C11	1119.95	1107.65	WI-C10	1148.98	1128.28	19.51	30" ASCMP	106'
C9	WI-C10	1148.98	1131.28	JB-C9	1151.57	1140.12	13.03	30" ASCMP	88'
C8	JB-C9	1151.57	1142.32	SWCB-C8	1151.06	1144.91	6.98	30" ASCMP	37'
C7	SWCB-C8	1151.06	1145.01	SWCB-C7	1150.74	1145.84	2.95	30" RCP	28'
C6	SWCB-C7	1150.74	1145.89	WI-C6	1155.04	1148.24 BB	2.02	30" ASCMP	116'
C5	WI-C6	1155.04	1148.24 BB	SWCB-C5	1159.57	1153.47	3.20	24" ASCMP	163'
C4	SWCB-C5	1159.57	1153.47	SWCB-C4	1159.77	1153.62	2.52	18" RCP	29'
C3	SWCB-C4	1159.77	1153.77	SWCB-C3	1172.42	1166.22	6.97	18" ASCMP	179'
C2	SWCB-C3	1172.42	1166.42	SWCB-C2	1172.23	1167.13	2.49	18" RCP	28'
C1	SWCB-C2	1172.23	1167.33	HW-C1	1177.16	1173.16	4.77	18" ASCMP	122'
C6.1	WI-C6	1155.04	1148.24	HW-C6.1	1153.85	1149.85	1.77	24" ASCMP	91'
C9.2	JB-C9	1151.57	1140.17	JB-C9.2	1149.17	1141.82	2.33	18" ASCMP	71'
C9.1	JB-C9.2	1149.17	1142.07	DWCB-C9.1	1147.69	1142.79	0.91	18" RCP	79'
F1	HW-F2	1144.81	1140.81	OCS-F1	1151.37	1142.84	3.56	24" RCP	57'
H1	HW-H2	1100.08	1096.08	OCS-H1	1102.00	1096.90	2.75	36" RCP	30'

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C-A	300.00'	217.41'	N68°20'28"E	212.68'	41°31'17"	113.72'
C-B	125.00'	141.60'	N15°07'44"E	134.15'	64°54'11"	79.49'
C-C	125.00'	96.25'	N04°44'08"E	93.89'	44°07'00"	50.65'

LOT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	875.00'	266.31'	S76°39'02"W	265.29'
C2	30.00'	49.08'	N47°45'51"W	43.79'
C3	30.00'	47.12'	N44°06'07"E	42.43'
C4	325.00'	127.01'	N77°54'24"E	126.20'
C5	325.00'	69.18'	N60°36'47"E	69.05'
C6	325.00'	39.33'	N51°02'51"E	39.31'
C7	150.00'	6.13'	N46°24'33"E	6.13'
C8	150.00'	61.62'	N33°28'11"E	61.19'
C9	150.00'	61.62'	N09°56'00"E	61.19'
C10	150.00'	40.55'	N09°34'44"W	40.42'
C11	100.00'	77.00'	N04°44'08"E	75.11'
C12	25.00'	31.81'	N63°14'30"E	29.70'
C13	60.00'	30.23'	N85°15'27"E	29.91'
C14	60.00'	48.33'	N47°44'50"E	47.04'
C15	60.00'	45.16'	N03°06'28"E	44.10'
C16	60.00'	45.16'	N40°00'55"W	44.10'
C17	60.00'	45.16'	N83°08'18"W	44.10'
C18	60.00'	45.16'	S53°44'19"W	44.10'
C19	60.00'	36.98'	S14°31'20"W	36.39'
C20	15.00'	7.83'	S11°49'51"W	7.75'
C21	150.00'	21.04'	S22°46'33"W	21.02'
C22	150.00'	61.94'	S06°55'42"W	61.50'
C23	150.00'	32.52'	S11°06'43"E	32.46'
C24	100.00'	113.28'	S15°07'44"W	107.32'
C25	275.00'	143.66'	S62°32'46"W	142.03'
C26	275.00'	55.63'	S83°18'25"W	55.53'
C27	30.00'	47.12'	N45°53'53"W	42.43'

LOT CALL TABLE

LINE	BEARING	DISTANCE
L1	N47°34'49"E	32.14'
L2	N17°19'22"W	25.12'
L3	N17°19'22"W	75.00'
L4	S22°13'28"E	55.86'
L5	N17°19'32"W	11.18'
L6	N26°47'38"E	110.18'
L7	N47°16'39"E	79.69'
L8	S01°39'21"W	60.00'
L9	S01°39'21"W	57.90'
L10	N53°32'59"E	40.50'
L11	N44°51'46"E	61.46'
L12	S26°47'37"W	28.67'
L13	N19°50'02"E	60.48'
L14	N19°50'02"E	75.56'
L15	N24°34'45"E	112.07'
L16	S17°19'22"E	35.35'
L17	N12°15'25"E	46.20'
L18	S47°34'49"W	8.15'
L19	N44°51'46"E	40.56'

HALL COUNTY GEORGIA
We love it all in Hall

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GAINESVILLE, GA 30503

t. 770.535.8298 | f. 770.531.3972

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Zachary T. Propes

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Jennifer Rivera

Hall County Government
BOARD OF COMMISSIONERS

April 18, 2022

Ridgeline Land Planning, Inc.
Attn: Holt Persinger
196 Belaire Court
Winder, GA 30680

RE: **Application to Amend Zoning Conditions**

Dear Holt Persinger:

Please be advised that in its Voting Meeting on April 14, 2022, the Hall County Board of Commissioners voted to approve with conditions the following application.

Application of Ridgeline Land Planning, Inc. to amend conditions of a Planned Residential Development (PRD) on a 271.416 acre tract located within Magnolia subdivision; a.k.a. 0 Lula Road, 6303 Magnolia Station Drive, and Magnolia Station 3 addresses; Zoned PRD; Tax Parcels 09079 000001, 09079A000050 & Magnolia Station Phase 3 parcels. Proposed Use: amend conditions of a planned residential development. Commission District 3.

Conditions:

1. The development shall conform substantially with the proposed narrative (dated March 3, 2022 from Ridgeline Land Planning, Inc.) and previous zoning approvals except where the applicant requested any variances.
2. No variances to buffer standards or other ordinance standards are granted except as previously granted in prior approvals.
3. The development shall conform to current development standards at time of application. Building layout and orientation may shift, but the maximum thresholds and uses outlined in the project narrative and on the site plan shall apply.
4. The overall project density shall not exceed 2.73 units per acre as approved by the Board of Commissioners on June 24, 2021.
5. The maximum allowed residential units is 559 for all phases of Magnolia Station, including previously platted phases. This is based on the submitted master plan dated 3-23-2022 from Ridgeline Land Planning, Inc.
6. A revised "Phase 3" LDP shall be submitted for administrative review and approval to reflect the changed Phase 3 lot allocations from June 24, 2021, prior to application for a Final Plat for Phase 2.
7. All previous conditions of zoning for all phases shall apply.
8. A tree plan meeting the standards of §17.280 – Tree Protection of the Hall County Municipal Code shall accompany all preliminary plats. The tree plan shall be implemented with the subdivision and not the individual lots.

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9. No storm water detention ponds shall be allowed on an individual lot for future phases that do not have a valid LDP.
10. Any tree protection areas shall be field identified with tree save fences prior to the Final Plat approval of any future phase.
11. All conditions of zoning shall be made a part of any plat recorded for this property.
12. The applicant shall be allowed to have building permits issued for future phases to construct up to eight (8) model homes per phase for Magnolia Station phases 2, 3, 4, and 6 prior to Final Plat approval under the following conditions:
13. An LDP and preliminary plat approval is required prior to issuing a building permit for a model home prior to final plat.
14. No Certificates of Occupancy for model homes shall be issued prior to a Final Plat for the phase being recorded in the public registry.
15. No Temporary Certificates of Occupancy shall be authorized for any model home prior to a Final Plat for the phase being recorded in the public registry.
16. All public utilities shall be installed prior to issuing a building permit for a model home. The installation of the utilities shall be certified by Hall County Public Works.
17. A hard surface (crusher run or equivalent) access is provided that meets all requirements of a GSWCC "Construction Road" as specified in the GSWCC manual.
18. Fire protection shall be provided within 500 feet of any structure under construction.
19. Restroom facilities shall be provided for any structure under construction.
20. No model home site shall be used as a stockpile area, for storage of construction materials or as trash site.
21. An as-built survey shall be required for all model home structures built or under construction prior to approval of a Final Plat in any future phase to ensure the proposed platted lines meet all ordinance requirements.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Jennifer Rivera
Jennifer Rivera
Hall County Commission Clerk

cc: Srikanth Yamala, Interim Planning & Development Director

Lula Capital, LLC
4336 Cornelia Highway
Lula, GA 30554

HALL COUNTY

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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Marty Nix

ASSISTANT COUNTY ADMINISTRATOR
Zachary T. Propes

COUNTY CLERK
Lisa A. Ritchie

Hall County Government
BOARD OF COMMISSIONERS

June 28, 2021

Ridgeline Land Planning, Inc.
Attn: Holt Persinger
196 Belaire Court
Winder, Georgia 30680

RE: **Application to Rezone**

Dear Holt Persinger:

Please be advised that in its Voting Meeting on June 24, 2021, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.

Application of Ridgeline Land Planning, Inc. to rezone from Planned Residential Development (PRD) and Residential-1 (R-1) to Planned Residential Development (PRD) on a 200.94± acre tract located within Magnolia Station subdivision; a.k.a. 0 Lula Road, 6370 River Plantation Drive, and Magnolia Station Phase 1 addresses; Zoned PRD & R-1; Tax Parcels 09079 000001, 09079A000050, and Magnolia Station Phase 1 parcels. Proposed Use: planned residential development. Commission District 3.

Conditions:

1. The development shall generally occur as depicted on the site plan and 7 of 9 described in the project narrative, modified for compliance with zoning conditions, Hall County regulations, and any other regulatory agencies at time of development.
2. The development shall not exceed an overall site density of 2.73 units per acre.
3. The following standards shall apply to the development: a. Phase 1 (Single Family Detached): 1. 89 total units 2. Minimum lot size — 75' x 150' (11,250 square feet) 3. Setbacks: - Front — 30 feet from property line - Side — 10 feet from property line - Rear — 20 feet from property line
4. Minimum heated floor area — 1,800 square feet b. Phase 2 (Single-Family Detached): 1. 55 total units 2. Minimum lot size — 75' x 150' (11,250 square feet) 3. Setbacks: - Front — 30 feet from property line - Side — 10 feet from property line - Rear — 20 feet from property line 4. Minimum heated floor area — 1,800 square feet c. Phase 3 (Single-Family Detached): 2. 46 total units 2. Minimum lot size — 75' x 150' (11,250 square feet) 3. Setbacks: - Front — 30 feet from property line - Side — 10 feet from property line - Rear — 20 feet from property line 4. Minimum heated floor area — 1,800 square feet d. Phase 4 (Single-Family Attached): 1. 140 total units 2. Minimum lot size — 24' x 55' (1,320 square feet) 3. Setbacks: - Front — 50 feet from phase boundary - Side — 50 feet from phase boundary - Rear — 50 feet from phase boundary 4. Minimum heated floor area — 1,600 square feet e. Phase 5 (Single-Family Attached): 1. 112 total units 2. Minimum lot size — 24' x 55' (1,320 square feet) 3. Setbacks: - Front — 50 feet from phase boundary - Side — 50 feet from phase boundary - Rear — 50 feet from phase boundary 4. Minimum heated floor area — 1,600 square feet f. Phase 6 (Single-Family Detached): 1. 107 total units 2. Minimum lot size — 75' x 150' (11,250 square feet) 3. Setbacks: - Front — 30 feet from property line - Side — 10 feet from property line - Rear — 20 feet from property line 4. Minimum heated floor area — 1,800 square feet 4. A traffic study shall be required prior to the issuance of a land disturbance permit. The developer shall work with Hall County Engineering and/or the Georgia Department of Transportation (GDOT) in determining the road improvements necessary to serve this development.
5. Amenity area will be added to services phases 4 & 5 and shall be built in whatever phase is developed first. The amenity area shall include at a minimum a playground and a pavilion.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

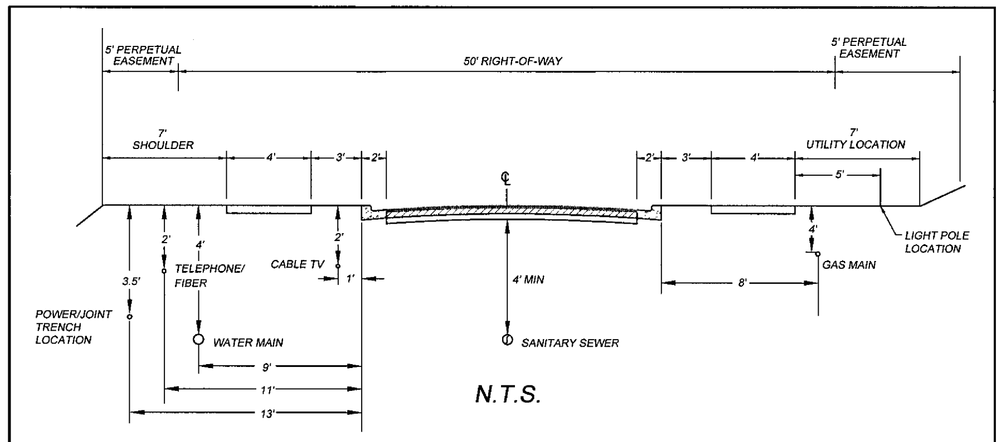
Lisa A. Ritchie
Lisa A. Ritchie
Hall County Commission Clerk

cc: Sarah McQuade, Director of Planning & Development

Lula Capital, LLC
4336 Cornelia Hwy
Lula, GA 30554

www.hallcounty.org

PLATE 4A:
UTLITY LOCATION FOR RESIDENTIAL SUBDIVISION STREETS WITH SIDEWALKS

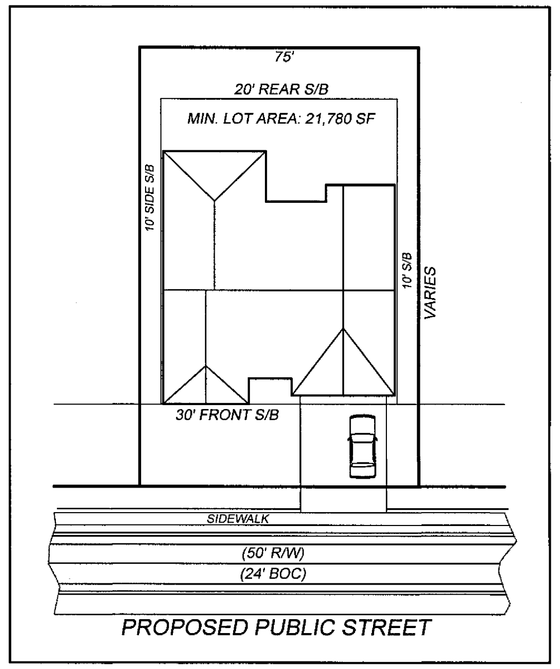


N.T.S.

NOTES:

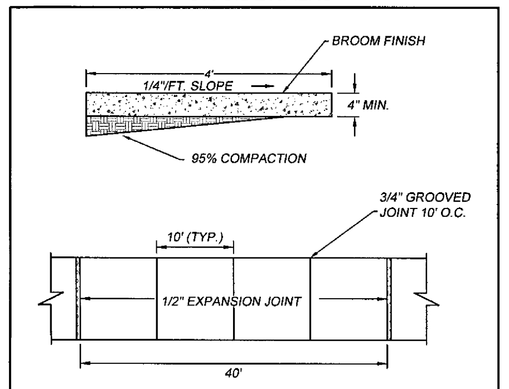
1. STANDARD DETAIL FOR UTILITY LOCATION WITHIN RIGHT-OF-WAY OF RESIDENTIAL SUBDIVISIONS.
2. BEFORE ANY UTILITY IS INSTALLED, THE ENTIRE WIDTH OF THE RIGHT-OF-WAY SHALL BE FINAL GRADED, AND ALL CONCRETE CURBING SET AT FINAL GRADES.
3. IN GENERAL, THE DEEPEST UTILITIES SHOULD BE INSTALLED FIRST TO MINIMIZE ANY POSSIBLE INTERFERENCE WITH LATERALS OR SERVICE LINES.
4. HALL COUNTY STRONGLY ENCOURAGED THE USE OF A JOINT TRENCH FOR POWER, PHONE, FIBER OPTIC, AND CABLE LINES.

TYPICAL LOT



PROPOSED PUBLIC STREET

CONSTRUCTION DETAILS FOR SIDEWALKS



NOTES:

1) 4' x 4' CONCRETE SIDEWALKS
2) CLASS "A" CONCRETE (3000 PSI)
3) 3/4" GROOVED JOINT
4) 1/2" EXPANSION JOINT 40' MAX. AND AT CATCH BASINS, DRIVEWAYS, ROADS, ETC..
5) 1/4"/FT. CROSS SLOPE

DATE: JUNE 13, 2022

REVISION NO.	DESCRIPTION	DATE
SURVEYED: CS DRAWN: JRW		
CHECKED: GSH APPROVED: JRW		

PROJECT # 20218.FP2

FINAL SUBDIVISION PLAT
FOR

MAGNOLIA STATION
PHASE 2

LOCATED WITHIN
LAND LOT 78 & 79 - 9TH DISTRICT
HALL COUNTY, GEORGIA
HALL COUNTY TAX PARCEL: 09079 000001

SURVEY PREPARED BY:

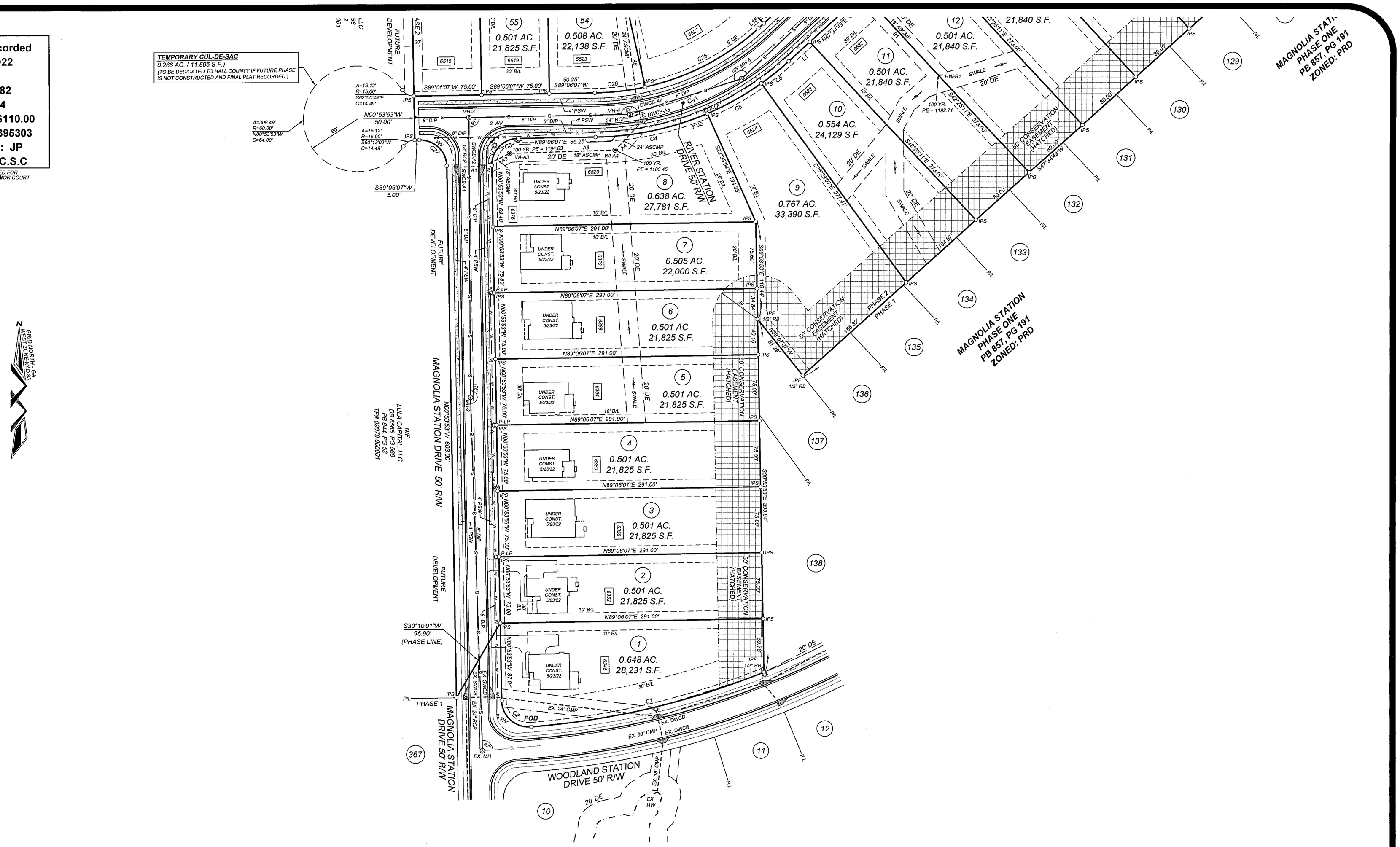
EarthPro
LAND SURVEYING
7747 HIGHWAY 72
COMER, GA. 30629
OFFICE: 678-640-5500
FAX: 706-510-2620
EMAIL: jw@earthprolandsurvey.com
GEORGIA RLS #3120
GEORGIA COA LSF #000994

GEORGIA REGISTERED PROFESSIONAL NO. 3120 LAND SURVEYOR JOSEPH R. WELLS

NOTE: SURVEY NOT VALID UNLESS SIGNED AND DATED ACROSS SEAL.

SHEET 2 OF 11

eFiled and eRecorded
DATE: 06/30/2022
TIME: 6:59 AM
PLAT BOOK: 882
PAGE: 124 - 134
FILING FEES: $110.00
PART ID: 0509395303
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA



0 50' 100' 150'
GRAPHIC SCALE: 1" = 50'

DATE: JUNE 13, 2022

REVISION NO.	DESCRIPTION	DATE
SURVEYED: CS	DRAWN: JRW	
CHECKED: GSH	APPROVED: JRW	

PROJECT # 2021S.FP2

FINAL SUBDIVISION PLAT
FOR
MAGNOLIA STATION
PHASE 2
LOCATED WITHIN
LAND LOT 78 & 79 - 9TH DISTRICT
HALL COUNTY, GEORGIA
HALL COUNTY TAX PARCEL: 09079 000001

SURVEY PREPARED BY:
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7747 HIGHWAY 72
COMER, GA. 30629
OFFICE: 678-640-5500
FAX: 706-510-2620
EMAIL: jw@earthprolandsurvey.com
GEORGIA RLS #3120
GEORGIA COA LSF #000994
GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 3120 JOSEPH R. WELLS

NOTE: SURVEY NOT VALID UNLESS SIGNED AND DATED ACROSS SEAL

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DATE: 06/30/2022
TIME: 6:59 AM
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PAGE: 124 - 134
FILING FEES: $110.00
PART ID: 0509395303
RECORDED BY: JP
Charles Baker, C.S.C
Hall County, GA
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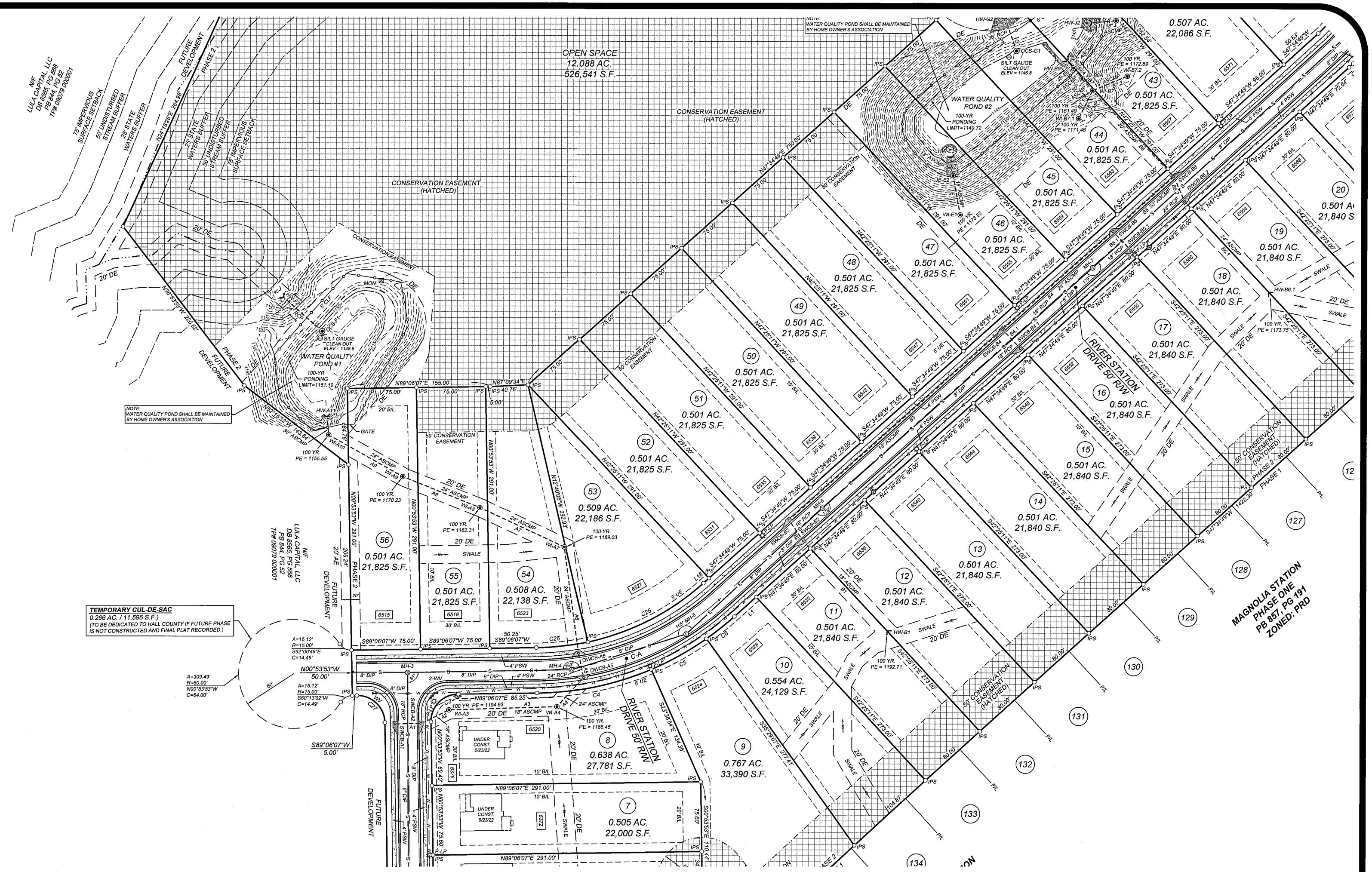

DATE: JUNE 13, 2022			
	REVISION NO.	DESCRIPTION	DATE
SURVEYED: CS	DRAWN: JRW		
CHECKED: GSH	APPROVED: JRW		
PROJECT # 20218.FP2			

FINAL SUBDIVISION PLAT
FOR
MAGNOLIA STATION
PHASE 2
LOCATED WITHIN
LAND LOT 78 & 79 - 9TH DISTRICT
HALL COUNTY, GEORGIA
HALL COUNTY TAX PARCEL: 09079 000001

SURVEY PREPARED BY:
EarthPro
LAND SURVEYING
7747 HIGHWAY 72
COMER, GA. 30629
OFFICE: 678-640-5590
FAX: 706-510-2620
EMAIL: jw@earthprolandsurvey.com
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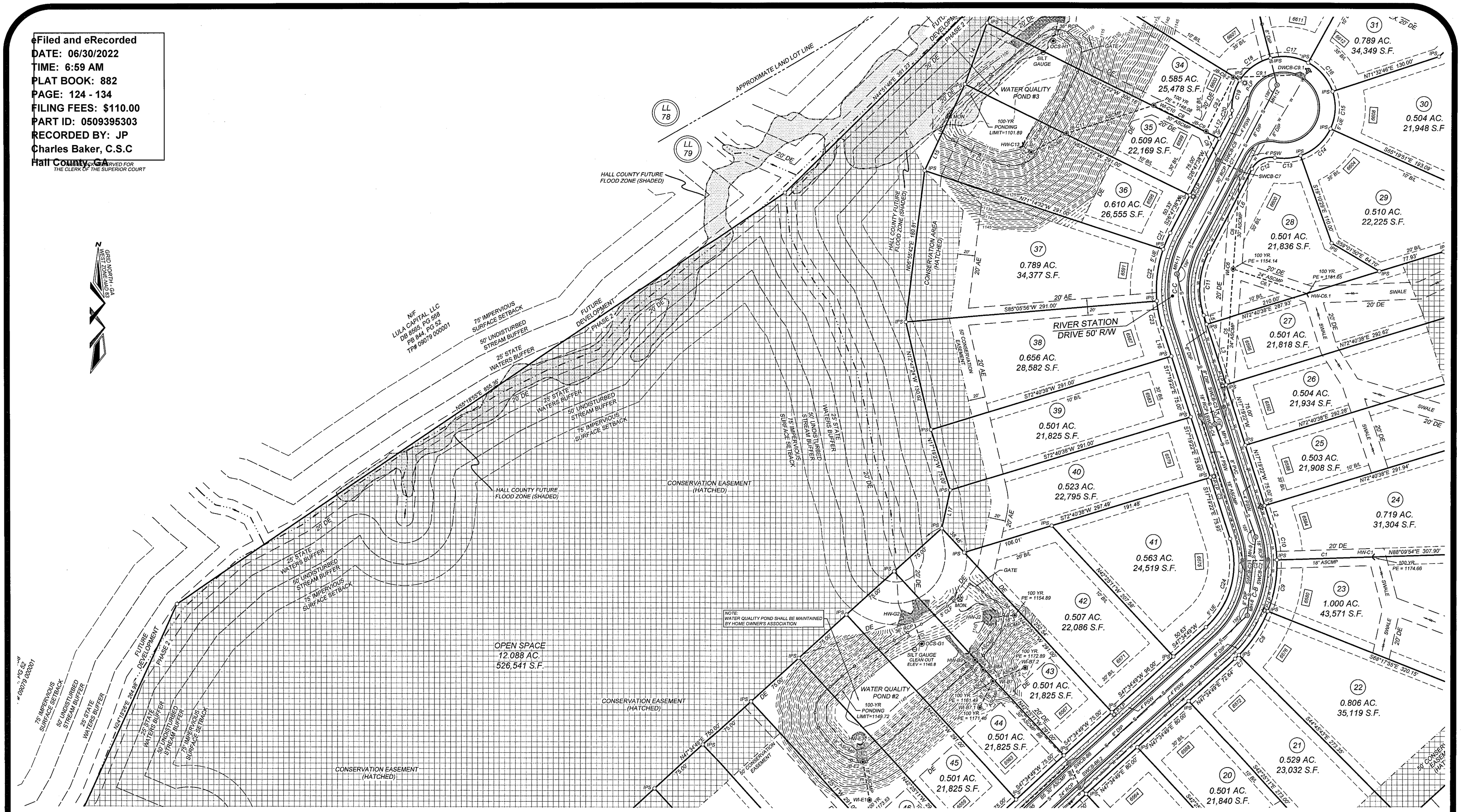

0 50' 100' 150'
GRAPHIC SCALE: 1" = 50'

DATE: JUNE 13, 2022

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0 50' 100' 150'
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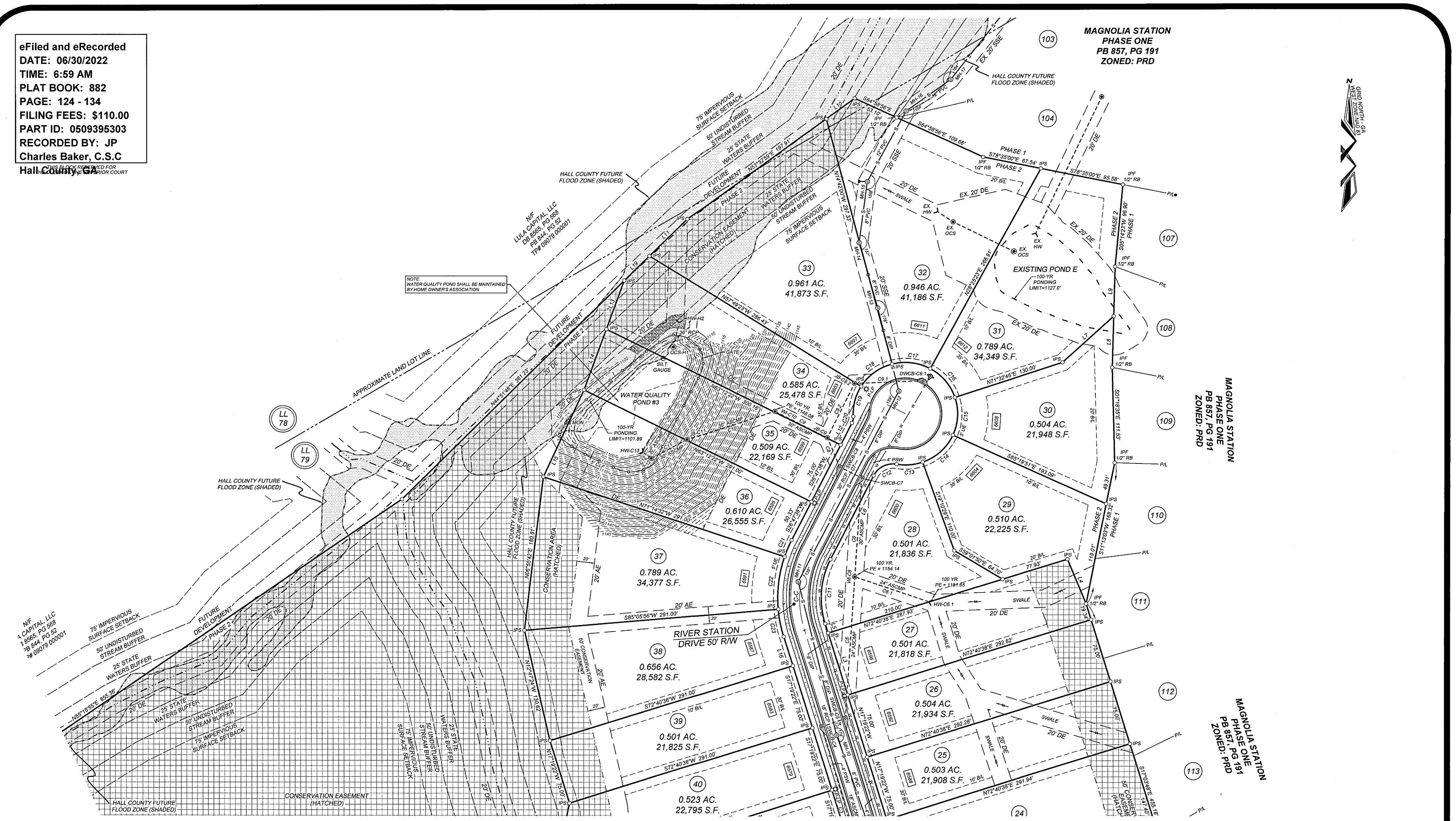

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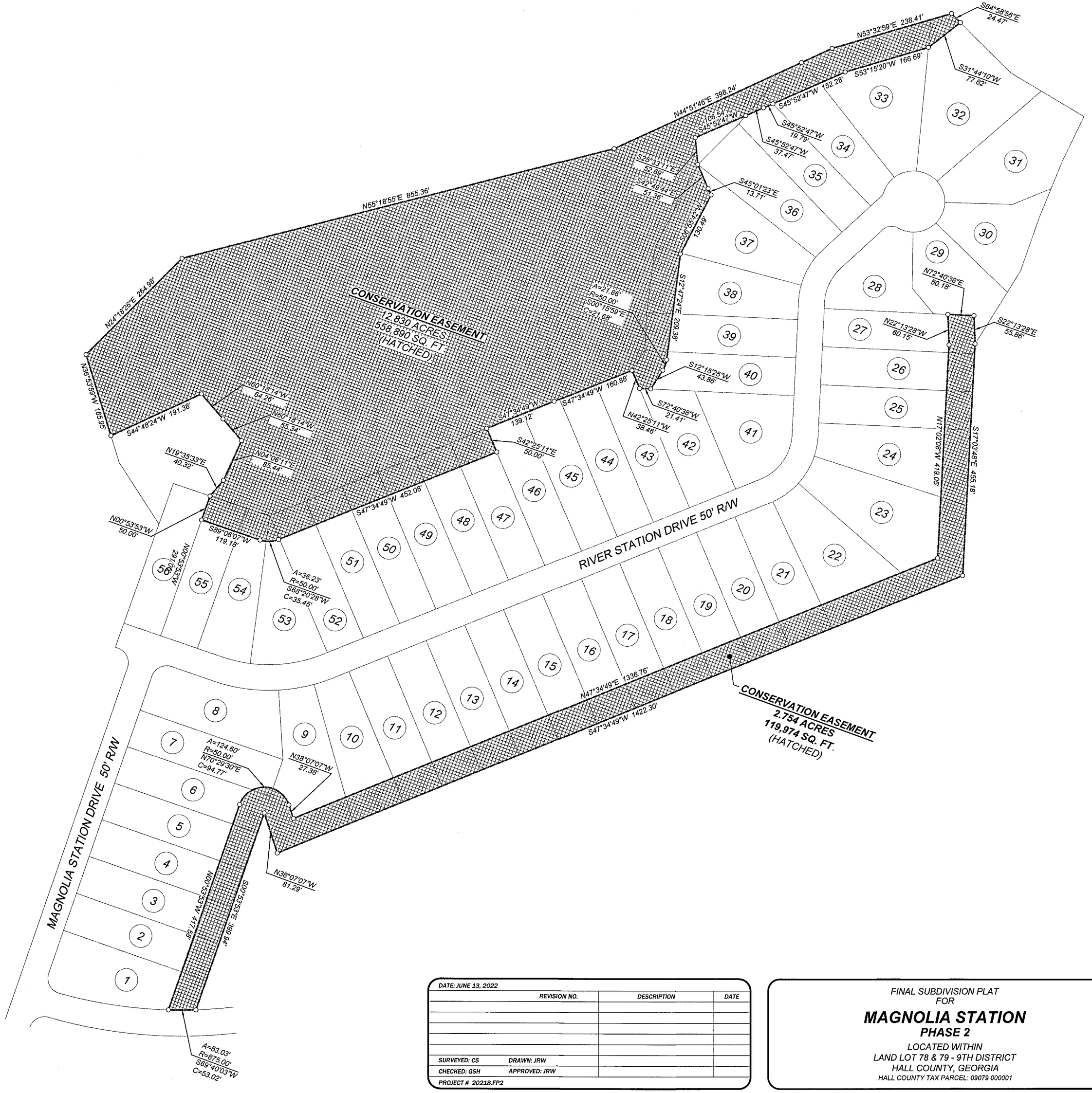

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FINAL SUBDIVISION PLAT
FOR

MAGNOLIA STATION
PHASE 2

LOCATED WITHIN
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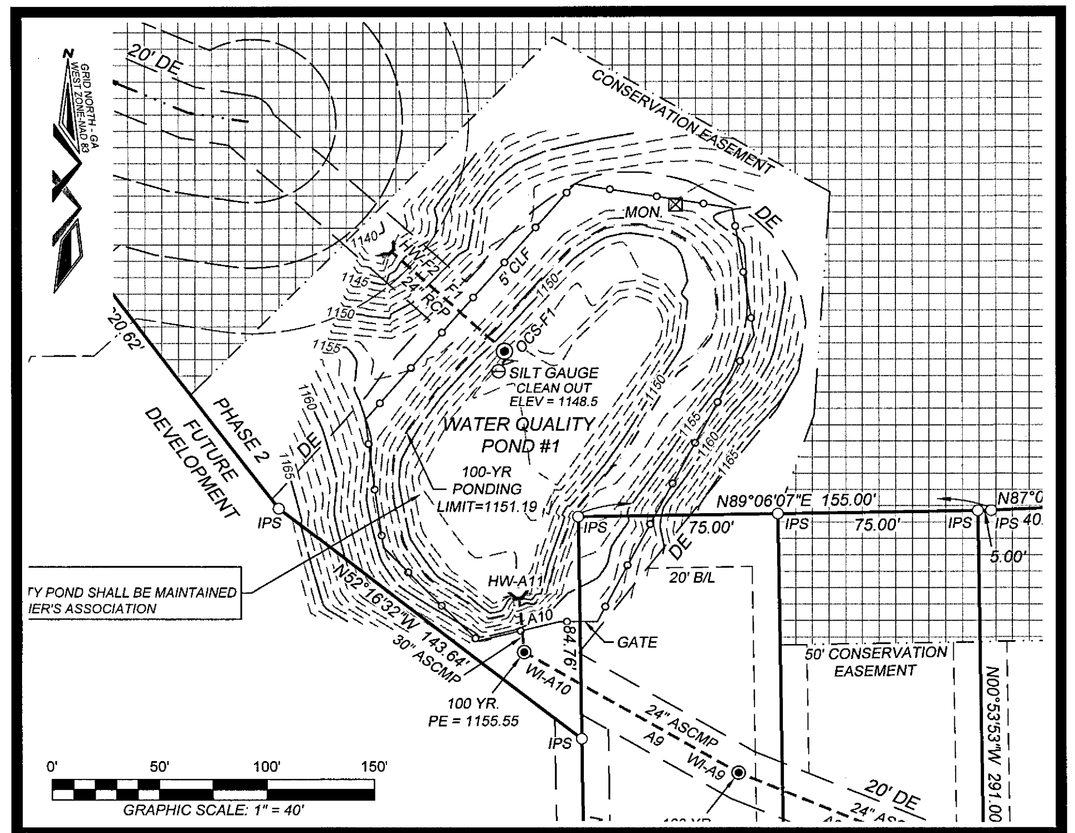
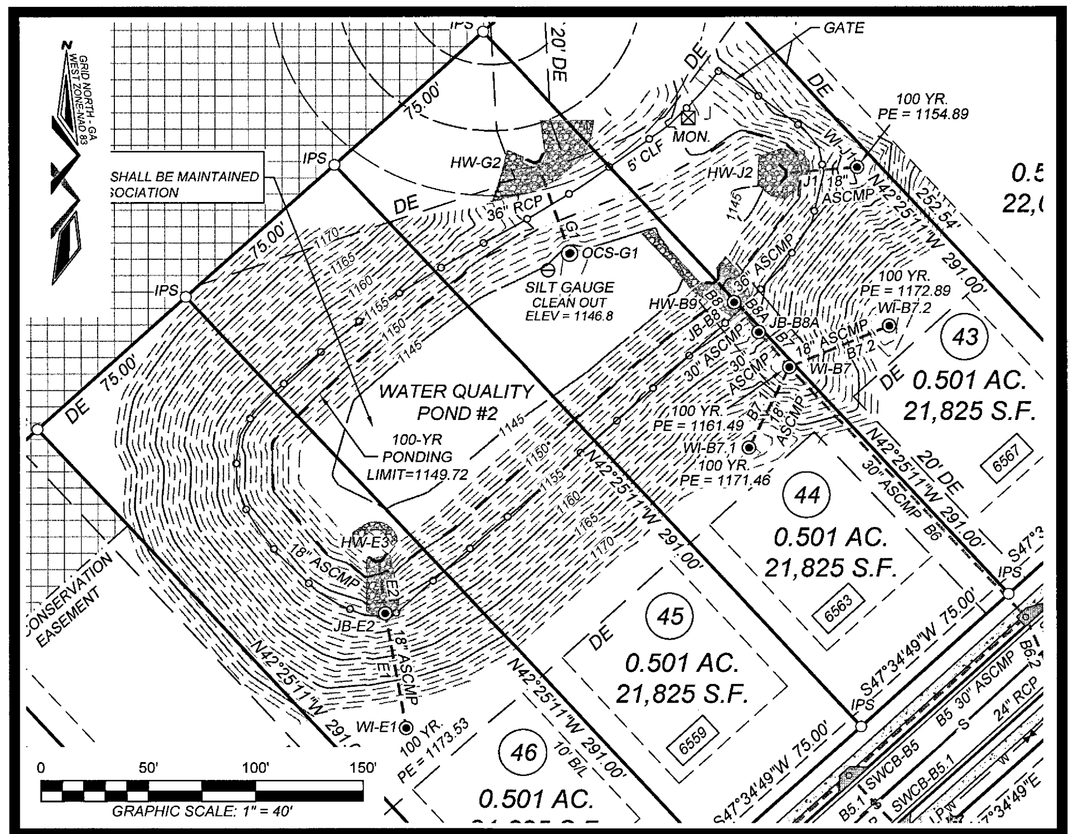
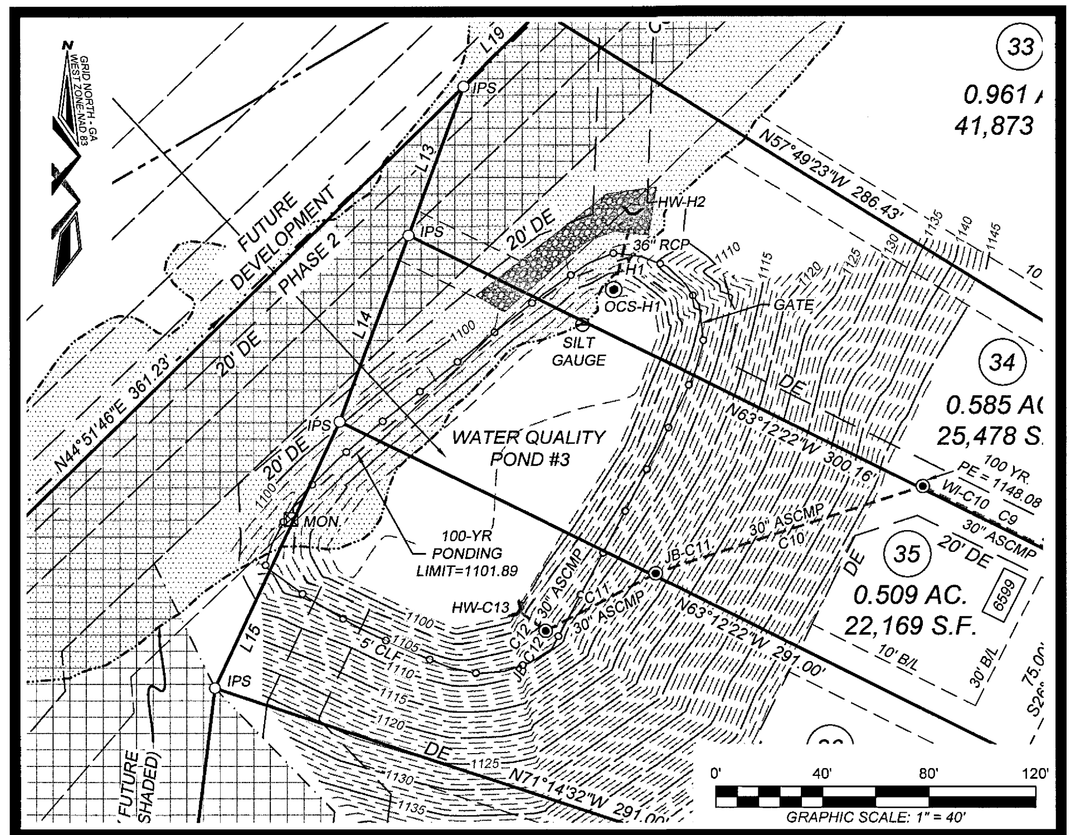
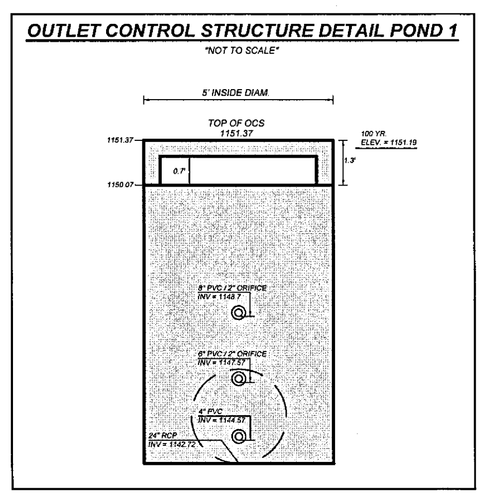
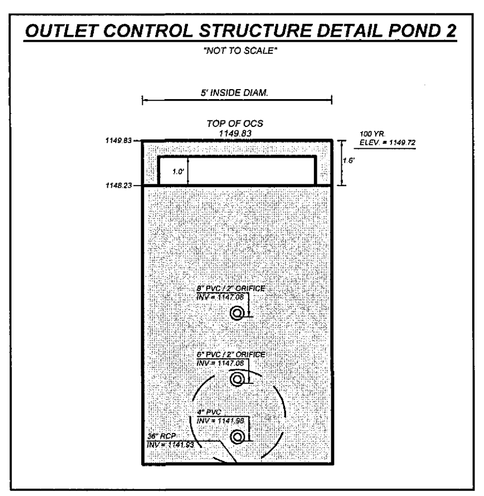




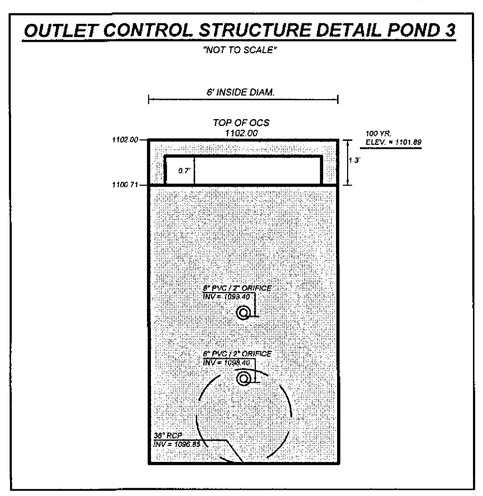




	NORTH	EAST	ELEVATION
OUTLET STRUCTURE	1604565.47	2438396.82	1151.37
OUTLET HW (TOP)	1604602.74	2438354.79	1144.81
SURVEY MONUMENT	1604621.60	2438461.28	1154.10
SILT GAUGE (TOP)	1604558.01	2438394.74	1151.66



	NORTH	EAST	ELEVATION
OUTLET STRUCTURE	1604877.34	2439150.43	1149.83
OUTLET HW (TOP)	1604911.43	2439137.98	1145.61
SURVEY MONUMENT	1604621.60	2438461.28	1150.92
SILT GAUGE (TOP)	1604558.01	2438394.74	1150.76



	NORTH	EAST	ELEVATION
OUTLET STRUCTURE	1605588.28	2439302.97	1102.00
OUTLET HW (TOP)	1605616.09	2439309.29	1106.97
SURVEY MONUMENT	1605500.43	2439182.67	1103.01
SILT GAUGE (TOP)	1605574.85	2439291.35	1110.47

LEGEND OF SYMBOLS & ABBREVIATIONS

BC - BACK OF CURB
BFP - BACK FLOW PREVENTER
B/L - BUILDING LINE
BH - BUILDING HEIGHT
BOL - BOLLARD
BWF - BARBED WIRE FENCE
-C- - CABLE TELEVISION LINE
C&G - CURB AND GUTTER
CBX - CABLE TV BOX
CON - CONCRETE NAIL
CI - CURB INLET
C/L - CENTERLINE
CLF - CHAIN LINK FENCE
CMF - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
CONC. - CONCRETE
CP - CALCULATED POINT
CTP - CRIMP TOP PIPE FOUND
DB - DEED BOOK
DE - DRAINAGE EASEMENT
DI - DROP INLET
DP - DUMPSTER PAD
DWCB - DOUBLE WING CATCH BASIN
DYL - DOUBLE YELLOW LINE
EA - EDGE OF ASPHALT
EP - EDGE OF PAVING
FDC - FIRE DEPARTMENT CONNECTION
FES - FLARED END SECTION
FH - FIRE HYDRANT
FIRM - FLOOD INSURANCE RATE MAP
-G- - GAS LINE
GI - GRATE INLET
GM - GAS METER
GMD - GEORGIA MILITIA DISTRICT
GTMH - GREASE TRAP MANHOLE
GP - GUY POLE
GPTP - GUY POLE & TELEPONE POLE
GV - GAS VALVE
GW - GUY WIRE
HC - HANDICAP
HDPE - HIGH DENSITY POLYETHYLEN
HW - HEADWALL
HWF - HOG WIRE FENCE
IV - IRRIGATION VALVE
INV - INVERT
IPF - IRON PIN FOUND
IPS - IRON PIN SET (1/2"RB W/ YELLOW PLASTIC CAP)
JB - JUNCTION BOX
LAT - SEWER LATERAL
LL - LAND LOT
LLL - LAND LOT LINE
LP - LIGHT POLE
M- MEASURED
MAG - MAGNETIC NAIL
MC - MOTORCYCLE PARKING
MH - MANHOLE
MON - MONUMENT
MW - MONITORING WELL
N/F - NOW OR FORMERLY
N/S - NAIL SET
NTS - NOT TO SCALE
OCS - OUTLET CONTROL STRUCTURE
O.S.D. - OUTSIDE DIMENSION
OT - OPEN TOP PIPE
PB - PLAT BOOK
PBX - POWER BOX
PG - PAGE
PIV - POST INDICATOR VALVE
PKNS - PK NAIL SET
P/L - PROPERTY LINE
PM - POWER METER
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
POE - POINT OF ENTRY
-P- - POWER LINE
PP - POWER POLE
PSC - PARKING SPACE COUNT
PSO - POWER STUB OUT
PSW - PROPOSED SIDEWALK
-PT- - POWER & TELEPHONE LINE
PTLP - POWER, TELEPHONE & LIGHT POLE
PTP - POWER & TELEPHONE POLE
PVC - POLYVINYL CHLORIDE PIPE
R - RECORD
RB - REINFORCING BAR
RCP - REINFORCED CONCRETE PIPE
RM - RECORD DEED MEASURE
R/W - RIGHT OF WAY
SD - STORM DRAIN
S.F. - SQUARE FEET
SP - SERVICE POLE
SRF - SOLID ROD FOUND
SSE - SANITARY SEWER EASEMENT
-SS- - SANITARY SEWER
SWCB - SINGLE WING CATCH BASIN
SYL - SINGLE YELLOW LINE
-T- - TELEPHONE LINE
TBM - TEMPORARY BENCH MARK
TBX - TELEPHONE PEDESTAL BOX
TC - TOP OF CURB
TMH - TELEPHONE MANHOLE
TP - TELEPHONE POLE
TPOB - TRUE POINT OF BEGINNING
TPN - TAX PARCEL NUMBER
TSB - TRAFFIC SIGNAL BOX
TSP - TRAFFIC SIGNAL POLE
-UP- - UNDERGROUND POWER
-UT- - UNDERGROUND TELEPHONE
VP - VENT PIPE
-W- - WATER LINE
WV - WATER VALVE
WM - WATER METER
WVT - WATER VAULT
WI - WEIR INLET
TC - TOP CURB
FL - FLOW LINE
TOPOGRAPHIC CONTOUR ——700——
TOPOGRAPHIC CONTOUR ——702——

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OWNER / DEVELOPER:
LULA CAPITAL, LLC
4705 HAMILTON MILL ROAD, SUITE 300
BUFORD, GA 30518
CONTACT:

ENGINEER:
PRIMUS ENGINEERING, INC.
3010 HAMILTON MILL RD.
BUFORD, GA 30519
BYRON ARCENEAUX
EMAIL: byron@primusatlanta.com

SURVEY NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS ORIENTED TO GRID NORTH GEORGIA WEST ZONE, NAD 83 DATUM. VERTICAL DATUM IS MEAN SEA LEVEL BASED ON NAVD 88.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST.
3. THE STORM SEWER EASEMENTS ARE CENTERED ON THE PIPE UNLESS OTHERWISE NOTED.

PERMANENT STRUCTURES AND TREES NOT ALLOWED IN STORM SEWER EASEMENTS AND IS THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.

THE FACILITY IS FUNCTIONING AS DESIGNED AND THE REQUIRED DETENTION STORAGE AND OUTFLOW RATES ARE BEING PROVIDED.

BYRON ARCENEAUX, PROFESSIONAL ENGINEER #25785 — *DATE* 6/13/2022

GEORGIA REGISTERED 25785 PROFESSIONAL ENGINEER BYRON J. ARCENEAUX

DATE: JUNE 13, 2022		
REVISION NO.	DESCRIPTION	
DRAWN: JRW		
APPROVED: JRW		

PROJECT # 20218.FP2

DETENTION POND AS-BUILT
FOR
MAGNOLIA STATION
PHASE 2
LOCATED WITHIN
LAND LOT 78 & 79 - 9TH DISTRICT
HALL COUNTY, GEORGIA
HALL COUNTY TAX PARCEL: 09079 000001

SURVEY PREPARED BY:

EarthPro
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7747 HIGHWAY 72
COMER, GA. 30629
OFFICE: 678-640-5500
FAX: 706-510-2620
EMAIL: jw@earthprolandsurvey.com
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GEORGIA COA LSF #000994

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR JOSEPH R. WELLS

NOTE: SURVEY NOT VALID UNLESS SIGNED AND DATED ACROSS SEAL.

Calculations for Hall County Tree Ordinance

	51.19	Total Acreage	=	51.19 ac
SDF =	15.00	X Total Acreage	=	767.85 Units
		Total Units Required	=	767.85
	98.60	Units from Planted Trees	=	-98.60
EDF =	1708.96	Units from Tree Save Areas	=	-1708.96
		SD = RDF + EDF	=	-1039.71 RDF

1708.96 units for saved trees are provided. 98.6 units are provided for the proposed 2 - 3" caliper lot trees. This provides a total of 1807.56 units. 767.85 units are required. this proposed plan provides a surplus of 1039.71 units.

Table for Tree Save Area			
Area	Acres	Average Units Per Acre	Units
1	9.71	176.00	1708.96
	9.71	Total	1708.96

176 units per acre is the average of the units in sample area # 1 and # 2. 135.91 + 216.06 = 351.97. 351.97/2 =175.98

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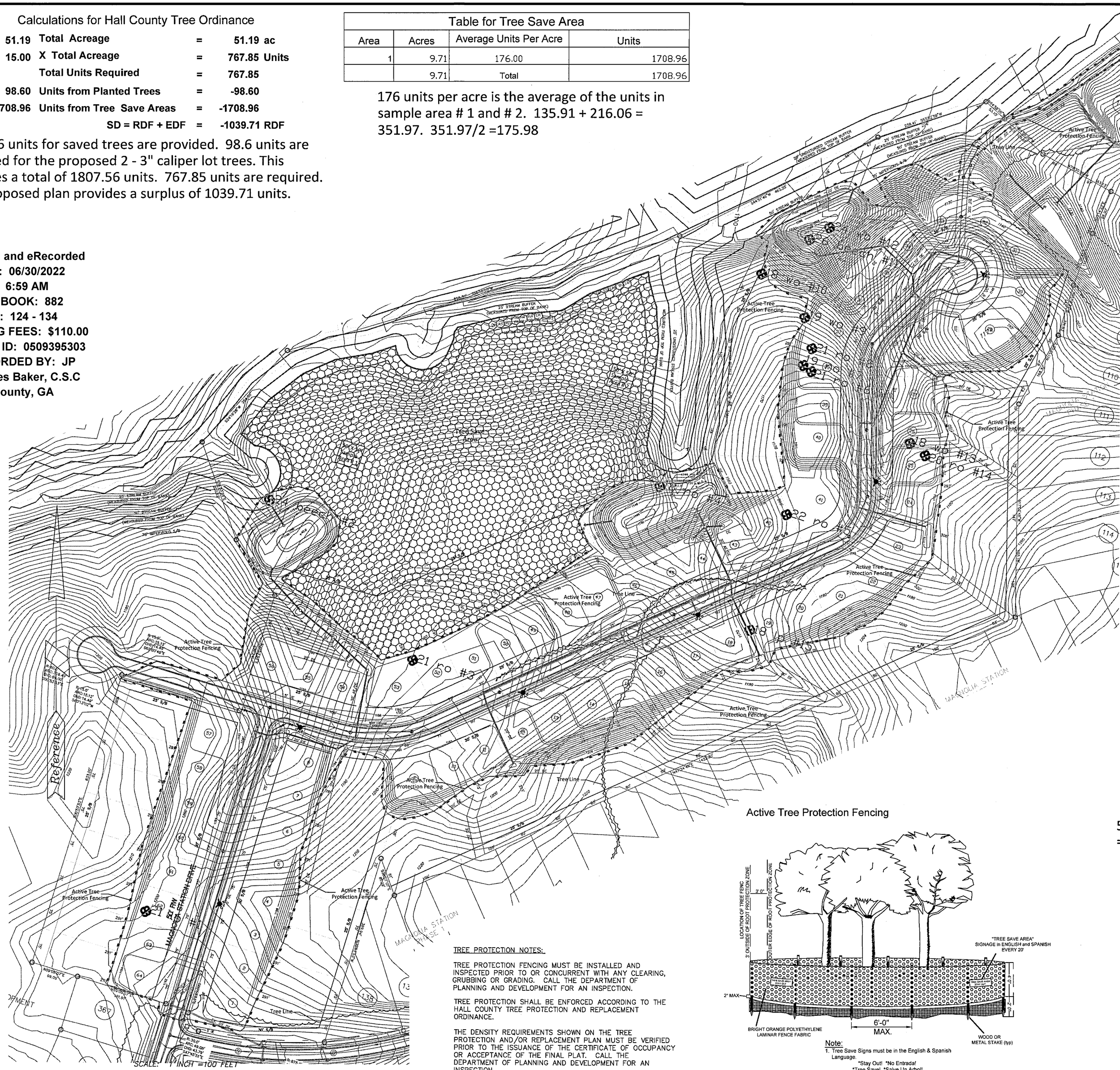


Removed Specimen Tree Units			
Number of Trees	Tree Size	Units Per Diameter Class	Total Units
4	18	5.4	21.6
2	19	6.0	12.0
1	20	6.6	6.6
4	21	7.2	28.8
1	22	7.8	7.8
2	24	9.3	18.6
1	26	11.1	11.1
15		Total	106.5

Specimen trees to be Removed

Trees in Sample Area # 1			
Number of Trees	Tree Size	Units Per Diameter Class	Total Units
15	1-4	0.1	1.5
4	5-6	0.2	0.8
1	7	0.3	0.3
2	8	0.4	0.8
1	12	0.8	0.8
2	14	1.1	2.2
1	16	1.4	1.4
26			7.8

50' x 50' = 2500 sq. ft. 43560 sq. ft./2500 sq. ft. = 17.424.
17.424 X 7.8 = 135.91 units per acre.

Trees in Sample Area # 2			
Number of Trees	Tree Size	Units Per Diameter Class	Total Units
5	1-4	0.1	0.5
3	5-6	0.2	0.6
2	7	0.3	0.6
2	8	0.4	0.8
1	9	0.5	0.5
5	10	0.6	3.0
1	11	0.7	0.7
1	12	0.8	0.8
1	15	1.2	1.2
1	26	3.7	3.7
22			12.4

50' x 50' = 2500 sq. ft. 43560 sq. ft./2500 sq. ft. = 17.424.
17.424 X 12.4 = 216.06 units per acre.

TREE PROTECTION NOTES:

TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO OR CONCURRENT WITH ANY CLEARING, GRUBBING OR GRADING. CALL THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR AN INSPECTION.

TREE PROTECTION SHALL BE ENFORCED ACCORDING TO THE HALL COUNTY TREE PROTECTION AND REPLACEMENT ORDINANCE.

THE DENSITY REQUIREMENTS SHOWN ON THE TREE PROTECTION AND/OR REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAT. CALL THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR AN INSPECTION.

Active Tree Protection Fencing

Note:
1. Tree Save Signs must be in the English & Spanish Language.
*Stay Out! *No Entrada!
*Tree Save! *Salve Un Arbol!
2. Tree Save Signs must be every 20 feet.
3. Tree Save Signs must be a minimum of 4 per tree.

Notes:
- Lots shall not be cleared and prepared during the construction of the roads, infrastructure, utilities, etc. Where limited clearing is necessary, a note shall be placed on the final plat indicating a tree plan for the lot in its entirety shall be required.
- Trees located within the 50' undisturbed buffer shall not count towards density requirements.

Van Moore
Moore Urban Forestry, Inc.
5962 Lake Lanier Heights Road
Buford, GA 30518
(770) 530-4114
mooreurbanforestry@charter.net

MOORE URBAN FORESTRY
5962 Lake Lanier Heights Road
Buford, GA 30518
Ph. # (770) 530-4114

PREPARED FOR:
Promise Engineering Inc.
3010 Hamilton Mill Road
Buford, GA 30519

PROJECT NAME:
Magnolia Manor
Phase II

TASK:
Tree Protection and Replacement Plan

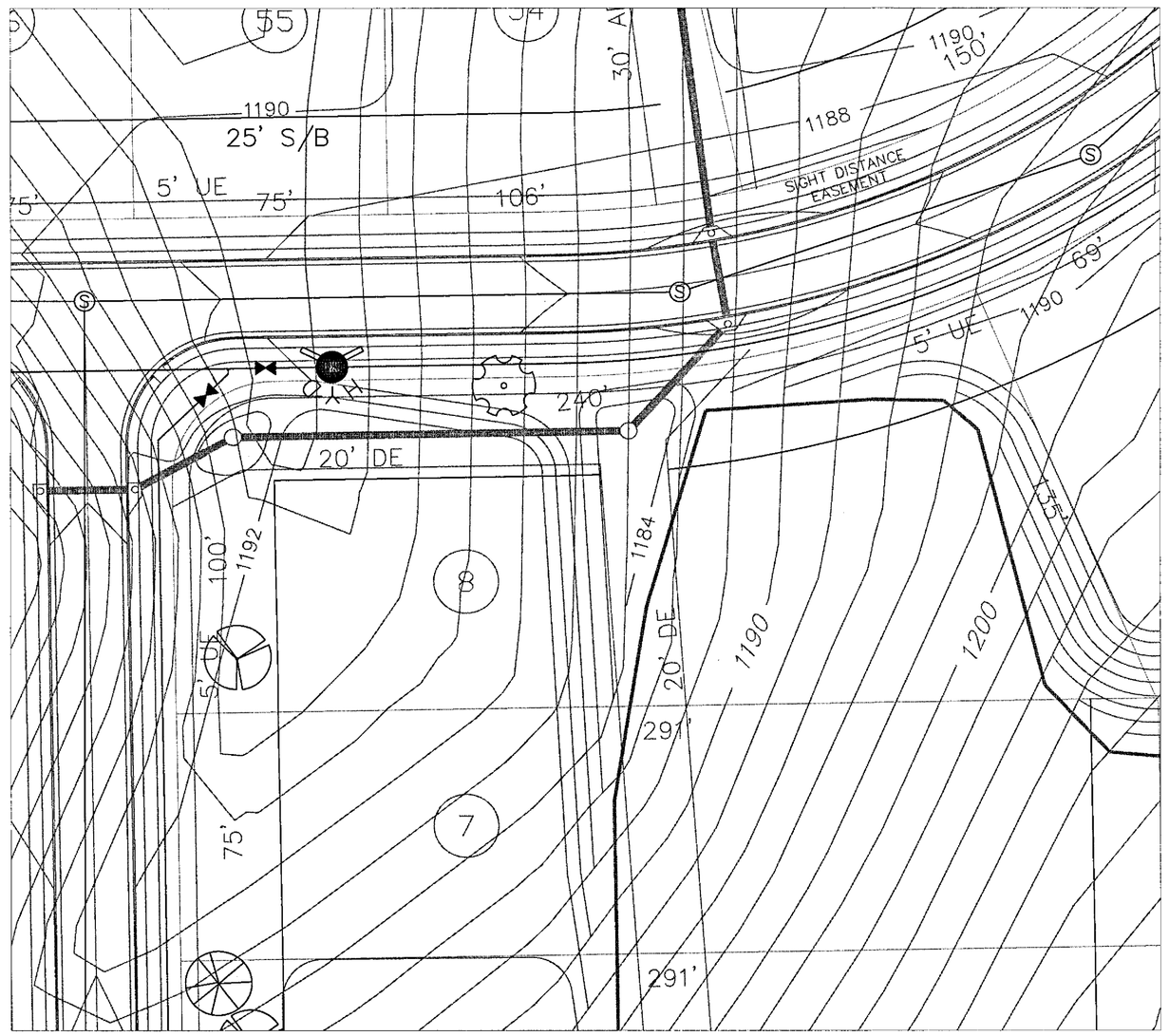
INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST SO-1449A

PROJECT INFORMATION:
Magnolia Manor Phase II
Project Name
Project Number
Project Address
Land Lot No.(s)
District
GEORGIA, Hall
City, State, County

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

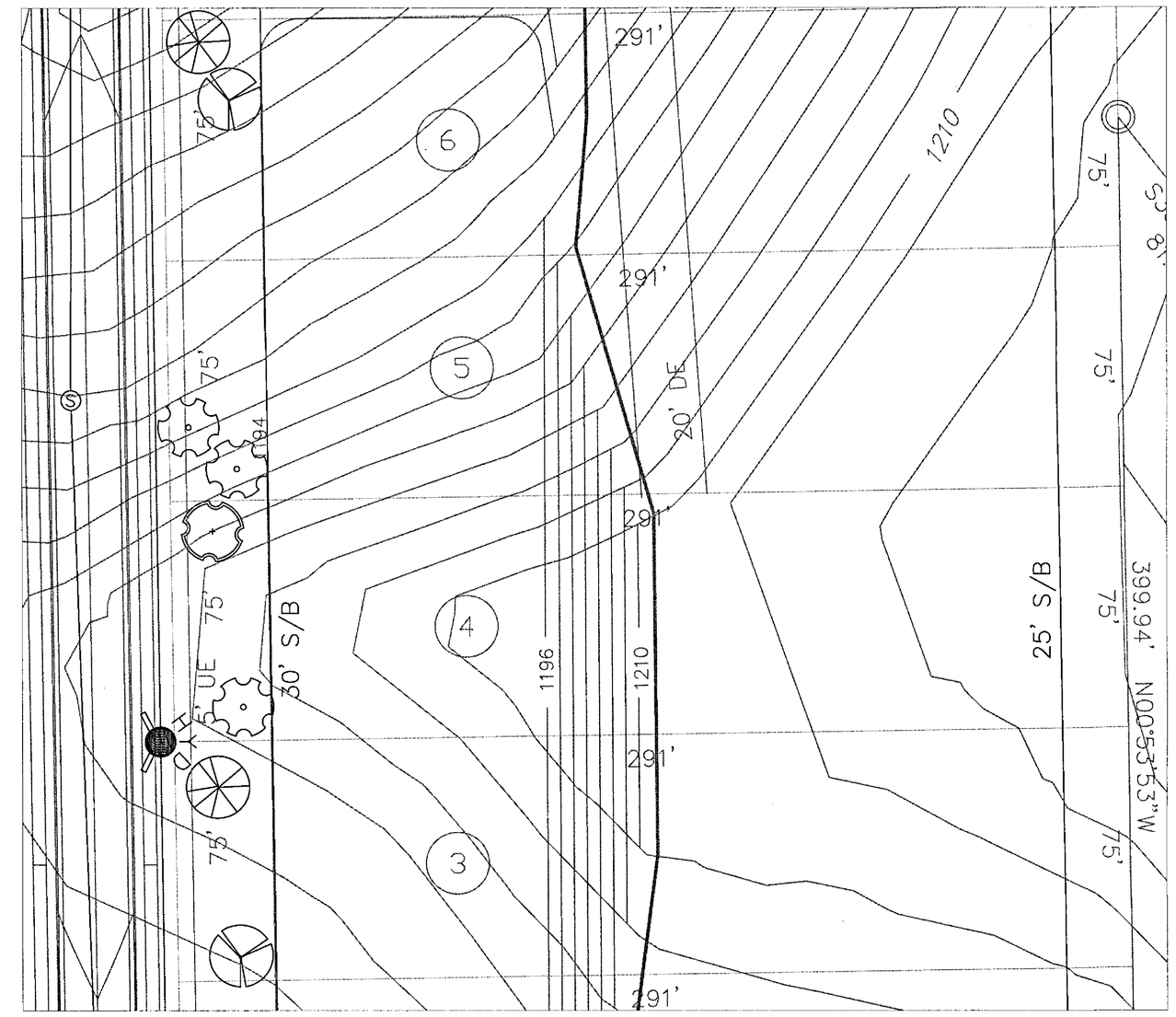
TVM DESIGN	AS SHOWN SCALE
TVM DRAWN	T1
TVM CHECKED	SHEET
10/9/2017 DATE	PROJECT NO. PROJECT No.

Typical Lot Layout Corner Lot



Each lot with double road front exposure will have two 3" caliper overstory hardwood trees planted in each of the yards facing the road..

Typical Lot Layout



Each lot with single road front exposure will have two 3" caliper overstory hardwood trees planted in the front yard.

	Common/Botanical Name	Size	Units	% Units
	Red maple (Acer rubrum)	3"	0.6	not exceed 33%
	Zelkova (Zelkova serrata)	3"	0.6	not exceed 33%
	Chinese elm (Ulmus parvifolia)	3"	0.6	not exceed 33%
	Pin oak (Qurcus palustris)	3"	0.6	not exceed 33%

Trees to be planted will be from this table or of a species with similar characteristics. No one species may exceed 33% of the total number of lot trees planted. Two 3" caliper large hardwood trees per lot will provide 128 X .7 = 98.6 units.

Hole should be 2 -2 1/2 times as wide as root ball

Place root ball on compacted pedestal

Back fill with excavated soil only amend when necessary

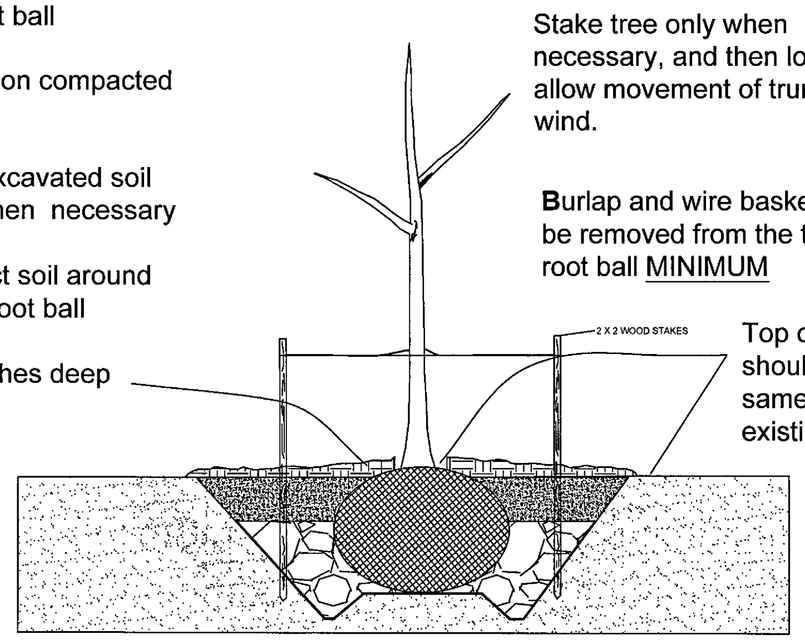
Lightly compact soil around bottom 2/3 of root ball

Mulch 2 - 4 inches deep

Stake tree only when necessary, and then loosely to allow movement of trunk in the wind.

Burlap and wire basket should be removed from the top 1/2 of root ball MINIMUM

Top of root ball should be same level as existing soil



TREE REPLACEMENT NOTES:

TREE DENSITY REQUIREMENTS SHOWN ON THE TREE PROTECTION AND/OR REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE PROJECT. CALL THE DEPARTMENT OF PLANNING AND DEVELOPMENT FOR AN INSPECTION.

ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK LATEST EDITION AMERICAN NURSERYMEN AND LANDSCAPE ASSOCIATION.

*ALL TREES WILL BE HAND WATERED OR IRRIGATED UNTIL ESTABLISHED.

NOTES:

STAKES AND FABRIC NOT REQUIRED ON TREES 2" CALIPER AND UNDER.

PLANT TREES AT GRADE. DO NOT MOUND.

DO NOT DRIVE STAKE THROUGH ROOTBALL.

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PROJECT NAME:
Magnolia Manor
Phase II

TASK:
Typical Tree Plantings
For Lots

INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED SO-1 ARBORIST THOMAS V MOORE

PROJECT INFORMATION:

Magnolia Manor Phase II	Project Name
	Project Number
	Project Address
	Land Lot No.(s)
	District
GEORGIA, Hall	City, State, County

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

TVM DESIGN	1:30 SCALE
TVM DRAWN	T2
TVM CHECKED	SHEET
6/5/2017 DATE	PROJECT NO. PROJECT No.

SHEET 11 OF 11