

5961 Pocahontas Drive
Flowery Branch, Ga. 30518

Narrative:

Existing land is 5.27 acres zoned R-1 located at 5961 Pocahontas Drive, Flowery Branch, Georgia 30518.

Proposing to sub-divide into 5 separate lots. Lot 1 to be 1.5 acres and will have assigned the current boat dock. Lots 2-5 to be .950 acres each.

Set back requirements are 55 feet from the center line of the street or 30 feet from property line, whichever is deepest. 100 feet off the middle of the powerlines, 50 feet from back of property line and 10 feet on sides.

This property only abuts up to one residential home located on Pocahontas Drive. The other side abuts up to powerlines located on Nacoochee Trail. Buffer to neighboring property to be 10 feet. Buffer to be on the powerline side 100 feet from the middle of the powerlines, which leaves approximately 20 feet of buffer to hide the powerlines. Silt fencing will be installed and monitored to protect buffer and neighboring home located on Pocahontas Drive. Fowler Site Work Inc. has included erosion control to protect the neighbors and Lake Lanier.

Land will be improved by removing abandoned workshop, unsightly fencing along both streets and random areas of concrete/foundation throughout property.

New homes will be serviced by Gainesville Water, underground utilities, and septic tanks. Soil report has been completed and approved for 4 bedrooms or more, per soil report. Land will be cleared and graded by Fowler Site Work Inc. and have included scope of work to application.

Signage to be residential real estate signs once homes are complete. There will be no proposed lighting during construction.

Houses to be 3500 sq. ft. or more with and without basements, land permitting. Price range starts at \$900,000 plus.



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Madison GA 30650
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Date: 5-1-2023

Project: Nachoochee Trail

Subject: **Budget** for, Clear entire acreage, cut dirt from highpoint and move to ditch at road for raising lots, Demo and haul off garage, water tank, concrete pad and trash

FSWI has prepared a Budget number for clearing the entire property, demoing building, shed, water tower and removing trash from property. FSWI has also included Grading down the highpoint of the property and moving that material over to the road at the low area to help with lots. This budget number includes about 12,075 cubic yards of dirt to be moved. Since the lots are on Lake Lanier, I included some erosion control numbers as well for your review.

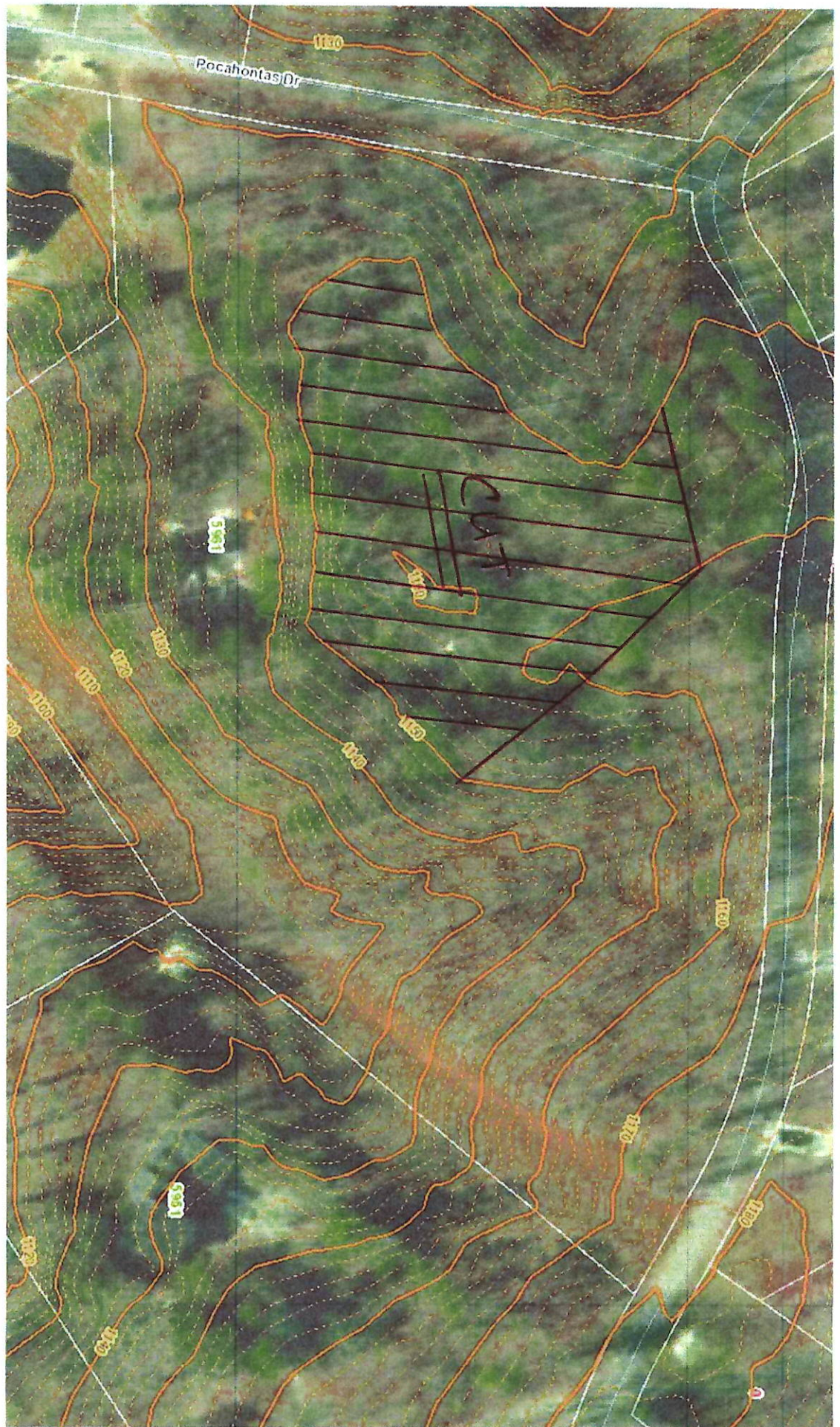
Plases review and let me know what questions you have. Thanks for the opportunity.

Thanks

Chris Fowler

Nachoochee Trail Budget

BID ITEM #	TASK DESCRIPTION	Contract		
		QTY		Total
Erosion Control				
1.001	Silt Fence	LF	4,300.00 \$	3.24 \$ 13,944.90
1.002	Tree Save	LF	2,150.00 \$	1.87 \$ 4,021.79
1.008	Maintenance	LS	1.00 \$	1,833.00 \$ 1,833.00
1.009	Redress Exit	TN	50.00 \$	51.70 \$ 2,585.00
1.013	Ds3	AC	5.30 \$	1,850.00 \$ 9,805.00
	Construction exit	EA	1.00 \$	2,500.00 \$ 2,500.00
Erosion Control Total				\$ 34,689.69
Grading				
2.004	Grading	cy	12,075.00 \$	6.50 \$ 78,487.50
2.005	Clearing	AC	4.67 \$	12,500.00 \$ 58,375.00
2.007	Building pad demo	SF	5,500.00 \$	0.75 \$ 4,125.00
2.008	Demo Building, shed	LS	1.00 \$	23,000.00 \$ 23,000.00
2.009	Remove Water Tower and trash	LS	1.00 \$	11,500.00 \$ 11,500.00
2.010	Mobilization	LS	1.00 \$	2,500.00 \$ 2,500.00
2.012	Pad Lots	EA	5.00 \$	950.00 \$ 4,750.00
2.013				\$ -
				\$ -
				\$ -
Grading Total				\$ 182,737.50
Total Bid Amount				\$ 217,427.19



Location:

Scale: 1:60

Estimator:

Grid Size: 50.0

Project Area:	43924.5 SF	1.0 A		
Resolution:	2.00(ft): (Medium)			
Subsoil:				
Site Swell:	1.31	Subsoil Cut:	9217.8 CY	Subsoil Fill:
Import Swell:	1.31		12075.3 LCY	0.0 CY
Import Comp:	76.3	For Fill:	0.0 CY	From Cut:
			0.0 LCY	0.0 CY
		Spoil(Export):	9217.8 CY	Borrow(Import):
			12075.3 LCY	0.0 CY
Summary:				
Total Cut:		Topsoil Strip:	0.0 CY	0.0 LCY
		Subsoil Cut:	9217.8 CY	12075.3 LCY
		Total:	9217.8 CY	12075.3 LCY
Total Fill:		Topsoil Respread:	0.0 CY	0.0 LCY
		Subsoil Fill:	0.0 CY	0.0 LCY
		Total:	0.0 CY	0.0 LCY
Site Balance:	Raise proposed elevations by		5.67 ft	

Status:

Bid Date: