

ZONED: AR-IV
 AGRICULTURAL RESIDENTIAL
 N/F
 VELVA FORRESTER TRIBBLE
 DB 2505/93
 PB 70/84

AMENITY AREA
8.08 ACRES

Pond

AMENITY AREA

PROJECT DESCRIPTION:
 THE SUBJECT SITE IS THE PLATTED AMENITY LOT FOR MALLARD VIEW SUBDIVISION. THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A NEW 20'x30' PAVILION (600 SF) WITH AN 8' MULCHED PEDESTRIAN PATH.

TOTAL AREA= 8.23 ACRES
 DISTURBED AREA= 0.27 ACRES

BOUNDARY INFORMATION TAKEN FROM FINAL PLAT FOR MALLARD VIEW SUBDIVISION, PREPARED BY PATTON-BOYER, INC., APPROVED 6/12/06.

TOPOGRAPHIC INFORMATION TAKEN FROM HALL COUNTY GIS RESOURCES.

DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

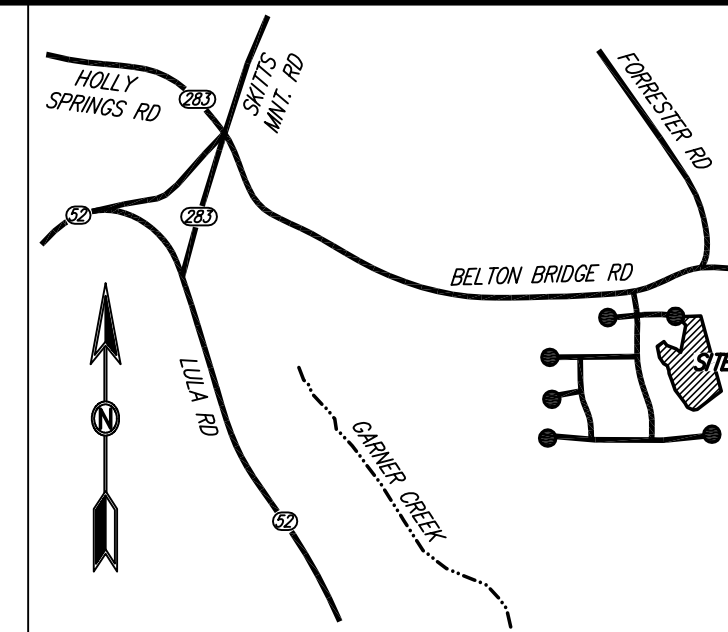
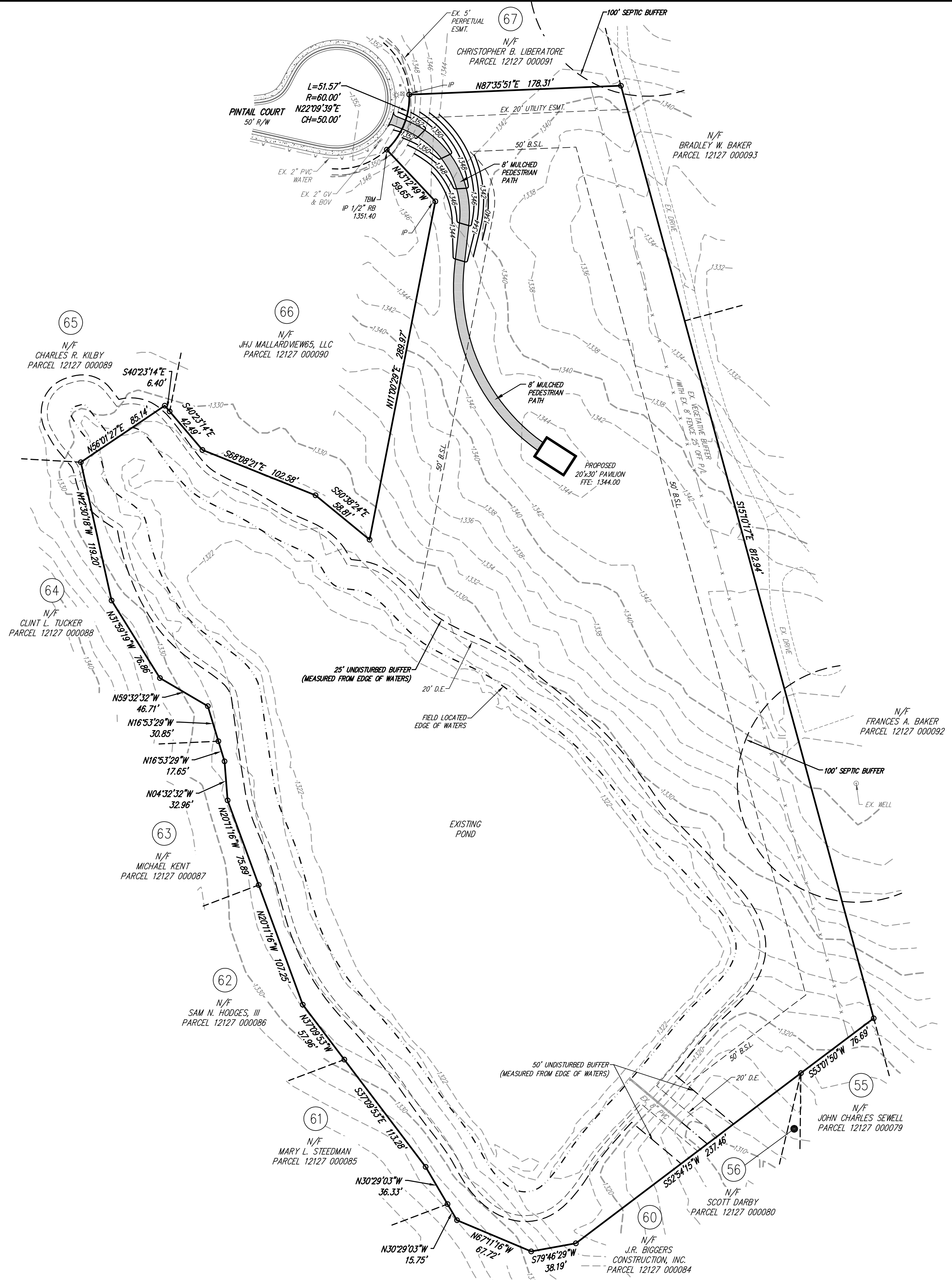
CONTOUR INTERVAL = 2'

PROJECT BENCHMARK:
 TBM USED IS AN IRON PIN (1/2" REBAR) LOCATED ALONG THE RIGHT OF WAY OF THE PINTAL COURT CUL-DE-SAC. (ELEV. 1351.40).

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C0105G, DATED 04/04/18.

GENERAL NOTES:

- 1) ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH HALL COUNTY, GEORGIA REQUIREMENTS.
- 2) ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
- 3) CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
- 4) ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
- 5) MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
- 6) THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
- 7) IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
- 8) TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
- 9) NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
- 10) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
- 11) CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
- 12) MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
- 13) THIS SITE DOES CONTAIN WETLANDS.
- 14) THIS SITE DOES HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- 15) EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
- 16) CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
- 17) ALL HDPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
- 18) CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
- 19) ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
- 20) PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
- 21) ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
- 22) ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.



LOCATION MAP
 N.T.S.

OWNER
 MALLARD VIEW HOMEOWNERS ASSOCIATION, INC.
 8661 DRAKE DRIVE
 LULA, GA 30554
 (770) 530-2320
 cglover@laniercoldstorage.com

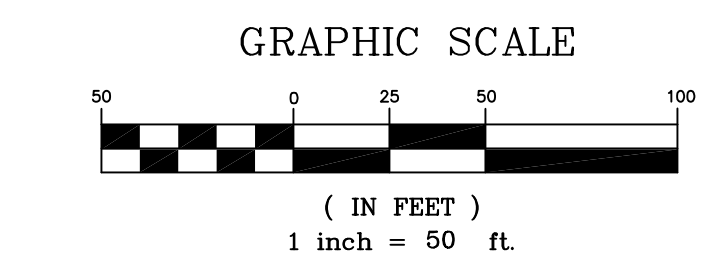
24-HOUR CONTACT
 COREY GLOVER
 (770) 530-2320

LEGEND

IP	LIGHT POLE
IP	IRON PIN
RB	REBAR
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
P-L	PROPERTY LINE
LL	LAND LOT
TBM	TEMPORARY BENCH MARK
EX	EXISTING
PROP	PROPOSED
FFE	FINISHED FLOOR
ELEV.	ELEVATION
LF	LINEAR FEET
SF	SQ. SQUARE FEET
TYP.	TYPICAL
HD	HOODED GRATE INLET
HW	HEADWALL
HDPE	HIGH DENSITY POLYETHYLENE
C/O	CLEAN OUT
WM	WATER METER
GV	GATE VALVE
BOV	BLOW OFF VALVE
PVC	POLYVINYL CHLORIDE
INVT	INVERT
CONC.	CONCRETE
C&G	CURB AND GUTTER
ESMT.	EASEMENT
D.E.	DRAINAGE EASEMENT
-x-	EX. FENCE
-o-	PROP. FENCE
-x-	SILT FENCE
-P-	POWER
-W-	WATER
-	BUILDING SETBACK LINE

GEORGIA811
 www.Georgia811.com

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
 133 PROMINENCE COURT
 SUITE 210
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

REGISTERED PROFESSIONAL ENGINEER
 JASON K. DAVIS
 No. 034135
 5/16/23

REVISION	DATE	DESCRIPTION

OVERALL PLAN
 MALLARD VIEW SUBDIVISION AMENITY
 HALL COUNTY, GEORGIA
 LAND LOT 127, 12TH DISTRICT
 POLKSVILLE G.M.D. - 810

DRAWN BY: TB
 CHECKED BY: JRD
 LAND LOT: 127
 DISTRICT: 12TH
 SECTION: -
 CITY: LULA
 COUNTY: HALL
 DATE: 5/16/23

SHEET NO.
 2 OF 4
 PROJECT NO.
 2019-151

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N 68°08'21" W	102.58'
N 40°23'14" W	42.49'

Arc: 10.05'
 Rad: 30.00'
 Δ=19°11'17"
 Curve Degree: 190°59'09"
 Chord: 10.00'
 Brg: S 69°23'52" E

 Arc: 78.88'
 Rad: 60.00'
 Δ=73°24'40"
 Curve Degree: 95°29'35"
 Chord: 71.72'
 Brg: N 83°29'28" E

C5: Δ=89°05'28"
 Curve Degree: 190°59'09"
 Chord: 42.00'
 Brg: N 32°54'42" E

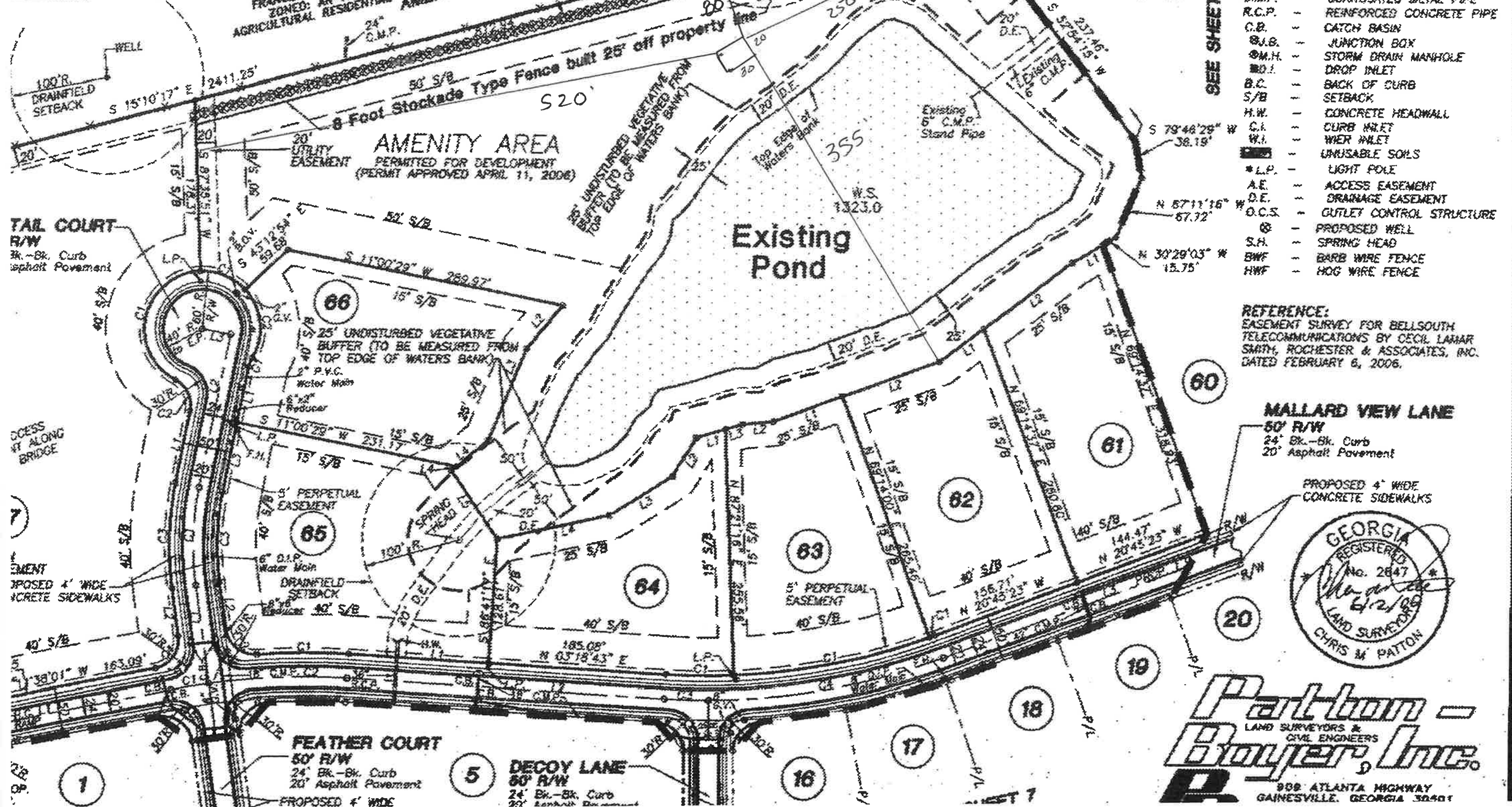
CALLS FOR AMENITY AREA
 Arc: 51.57'
 Rad: 60.00'
 C1: Δ=49°14'55"
 Curve Degree: 95°29'35"
 Chord: 50.00'
 Brg: N 22°08'39" E

RECORDING PERMIT
 By *Sherrill Fitch*
 HALL COUNTY PLANNING COMMISSION

C3: Δ=03°42'18"
 Chord: 45.26'
 Brg: N 01°27'34" E
 Arc: 248.78'
 Rad: 700.00'
 C4: Δ=20°21'48"
 Chord: 247.48'
 Brg: S 10°34'29" E

- CONCRETE MEASUREMENT FOUND
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- C/L - CENTER LINE
- L.L.L. - LAND LOT LINE
- F.H. - FIRE HYDRANT
- G.V. - GATE VALVE
- W.M. - WATER METER
- W.M. - WATER MAIN
- PVC - POLYVINYL CHLORIDE PIPE
- P.P. - POWER POLE
- S.P. - SERVICE POLE
- T.P. - TELEPHONE POLE
- P.T.B. - POWER TRANSFORMER BOX
- T.R. - TELEPHONE RISER
- G - GAS MAIN
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- C.B. - CATCH BASIN
- J.B. - JUNCTION BOX
- S.M.H. - STORM DRAIN MANHOLE
- D.I. - DROP INLET
- B.C. - BACK OF CURB
- S/B - SETBACK
- H.W. - CONCRETE HEADWALL
- C.I. - CURB INLET
- W.I. - WIER INLET
- U.S. - UNUSABLE SOILS
- L.P. - LIGHT POLE
- A.E. - ACCESS EASEMENT
- D.E. - DRAINAGE EASEMENT
- O.C.S. - GUTLET CONTROL STRUCTURE
- W - PROPOSED WELL
- S.H. - SPRING HEAD
- B.W.F. - BARB WIRE FENCE
- H.W.F. - HOG WIRE FENCE

0' 300'



REFERENCE:
 EASEMENT SURVEY FOR BELLSOUTH TELECOMMUNICATIONS BY CECIL LAMAR SMITH, ROCHESTER & ASSOCIATES, INC. DATED FEBRUARY 6, 2006.

MALLARD VIEW LANE
 50' R/W
 24" Bk.-Bk. Curb
 20' Asphalt Pavement



Patton - Boyer, Inc.
 LAND SURVEYORS & CIVIL ENGINEERS
 908 ATLANTA HIGHWAY
 GAINESVILLE, GEORGIA 30601

FINAL SUBDIVISION PLAT FOR:

MALLARD VIEW SUBDIVISION

LOCATED IN:

LAND LOTS 113 AND 127, 12TH LAND DISTRICT
 POLKSVILLE G.M.D. 810, HALL COUNTY, GEORGIA

SHEET NUMBER	9 OF 16
05-031 FINAL	
SCALE:	1" = 100'
DATE	03 - 20 - 2006

MALLARD VIEW SUBDIVISION

LOCATED IN:
**LAND LOTS 113 AND 127, 12th LAND DISTRICT
 POLKSVILLE G.M.D. - 810
 HALL COUNTY, GEORGIA**

OWNER'S DEDICATION CERTIFICATE:

COUNTY OF HALL

THE OWNER OF THE LAND SHOWN ON THE PLAT AND WHOSE NAME IS SUBSCRIBED THEREIN, AND IF PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS, AND PUBLIC GROUNDS THEREON SHOWN WHICH COMPRISE A TOTAL OF 18.18 ACRES FOR THE PURPOSE THEREIN EXPRESSED.

OWNER: 619106
 DATE: 6/9/06

OWNER'S DEDICATION CERTIFICATE:

CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREIN, AND IF PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE CITY OF GAINESVILLE FOREVER, ALL STREETS, PARKS, DRAINS, EASEMENTS, AND ASSOCIATED APPURTENANCES THEREON SHOWN.

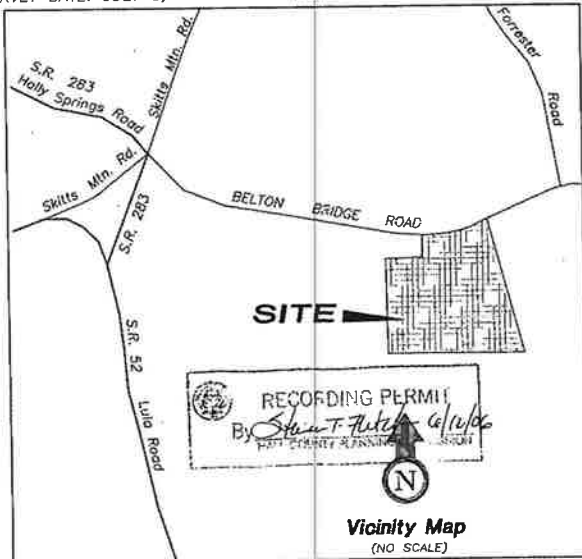
OWNER: 619106
 DATE: 6/9/06

SURVEYOR'S CERTIFICATE:

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 "PUTTING", 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.

BY: Charmaine
 REGISTERED GA. LAND SURVEYOR
 NUMBER: 2647
 DATE: 6/9/06

SURVEY DATE: JULY 8, 2005 PLAT DATE: MARCH 20, 2006



Vicinity Map
(NO SCALE)

APPROVED BY:

Hall County Engineering Department
 Hall County Environmental Health Department
 City Of Gainesville Public Utilities Department
 Hall County Fire Marshal



PURSUANT TO THE HALL COUNTY SUBDIVISION REGULATIONS, THIS PLAT IS GIVEN FINAL PLAT 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.

NAME: _____ PLANNING DIRECTOR
 DATE: _____



SHEET INDEX
 1" = 400'

SEE SHEETS 4, 5, 6, 7, 8, AND 9 FOR WATER MAIN LOCATIONS
 SEE SHEETS 2 AND 3 FOR NOTES AND SOIL REPORT
 SEE SHEET 16 FOR WATER MAIN VALVE DETAILS

Partlow - Boyer, Inc.
 LAND SURVEYORS & CIVIL ENGINEERS
 308 ATLANTA HIGHWAY
 GAINESVILLE, GEORGIA 30601
 (877) 807-2481
 PHONE: (770) 532-6482
 FAX: (770) 532-1905



**HALL COUNTY GOVERNMENT
 BOARD OF COMMISSIONERS**

May 17, 2005
 Mr. Chris M. Patton
 989 Atlanta Hwy
 Gainesville, Georgia 30601

Dear Mr. Patton:
 Please be advised that in a meeting of May 12, 2005, the Hall County Board of Commissioners voted to approve with conditions your application for a Use Subject to County Commission approval, and then subject to Planning Commission approval on a 50.0234 acre tract located on the west side of Belton Bridge Road, 3254 feet north of its intersection with Forrester Road, a.k.a. 8545 and 8549 Indian Ridge Road, Forest A-K-V, Tax Parcel 13-127-1(part) and 1A. Proposed Use: 7th lot subdivision. Commission District Three.

- The following conditions apply:
- Development shall be limited to 75 lots, with the density as set temporary until further developed to generally show on the site plan submitted and described in the project narrative, each lot having a minimum of one (1) acre in size.
 - Development shall be limited to single-family homes having no less than 3,500 square feet of heated floor space with each residence having sodded front lawn and a home garage. The garage area shall not be included in the square footage requirement for heated floor space.
 - The following easements regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property.
 - *Owners, occupants and users of property shown on this plat are hereby notified 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 expect the effects of such practices.
 - Developer shall install a vegetative buffer consisting of Leyland Cypress planted on ten (10) foot centers along the boundary line on the property front adjoining Mr. Baker's property. In addition, the developer shall install an eight (8) foot tall acoustic type fence built between the easement area and the rear of Leyland Cypress.
 - Developer shall provide a professionally landscaped entrance area and structures.
 - All lighting installed in the easement area shall be non-spill.
 - All conditions of zoning shall appear on any plats created for the subdivision.

Pursuant to section 17-280 (3)(G) of the Official Code of Hall County, the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plan approval, and proceeding with the building, occupancy or establishment of business.

Please remember to remove all Public Notice signs posted on the property within five (5) days following the Board of Commissioners' decision, as noted in Hall County Zoning Regulations.

Please contact me if you have any questions or if any additional information is necessary.
 Sincerely,
 Michelle S. Ingham
 Commission Clerk

Hall County, Georgia, Clerk Superior Court
 filed in office this 12 day of June
 2006 at 11:18 AM. Recorded in Plat
 Book - Page 277
 Dwayne A. Wood, Clerk

OVERMAN LAND GROUP, L.L.C.
 CORPORATE OFFICER: CHRIS OVERMAN
 629 DAWSONVILLE HIGHWAY, SUITE 1101
 GAINESVILLE, GA. 30501
 Contact: CHRIS OVERMAN
 MANAGER/MEMBER
 Phone: (770) 883-1114

REVISIONS:		SHEET No.
DATE	COMMENTS	
		1
		OF - 16
		05-031 FINAL

NOTES: THIS PROPERTY IS NOT LOCATED WITHIN ZONE A AREAS OF 100-YEAR FLOOD (BASE ELEVATIONS NOT DETERMINED), AS PER F.L.D.M. INSURANCE RATE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130468 0125 E. EFFECTIVE DATE: MARCH 21, 2000.

EQUIPMENT USED FOR MEASUREMENT: TOPCON G.T.S. 303.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

AREA: 96.02 ACRES

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 17,800 FEET AND AN ANGULAR ERROR OF 00'00"02" PER ANGLE POINT. AND WAS ADJUSTED USING LEAST SQUARES RULE. PART: M.H. Field Book Data Collector

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN +58,272 FEET.

THIS SURVEY WAS NOT PREPARED FROM THE AD OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

PRESENT ZONING CLASSIFICATION: AR-N-C

TAX ID NUMBER: 12-127-1(PART) & 12-127-1A(PART)

PROPERTY ADDRESS: BELTON BRIDGE ROAD

TOTAL NUMBER OF LOTS: 67

MINIMUM LOT SIZE: 1.00 ACRES / 43,560 SQ. FEET

MAXIMUM LOT SIZE: 3.97 ACRES / 173,079 SQ. FEET

AVERAGE LOT SIZE: 1.18 ACRES / 51,386 SQ. FEET

DENSITY: 0.70 UNITS PER ACRE

TOTAL LENGTH OF MALLARD VIEW WAY (AS MEASURED FROM THE C/L INTERSECTION TO C/L INTERSECTION)

TOTAL LENGTH - 1873.03 LF

TOTAL LENGTH DRANE DRIVE (AS MEASURED FROM THE C/L CUL-DE-SAC TO C/L CUL-DE-SAC)

TOTAL LENGTH - 1805.19 LF

TOTAL LENGTH OF PENTAL COURT (AS MEASURED FROM THE C/L INTERSECTION TO C/L CUL-DE-SAC)

TOTAL LENGTH - 368.51 LF

TOTAL LENGTH OF FEATHER COURT (AS MEASURED FROM THE C/L INTERSECTION TO C/L CUL-DE-SAC)

TOTAL LENGTH - 300.00 LF

TOTAL LENGTH OF DECAY LANE (AS MEASURED FROM THE C/L INTERSECTION TO C/L CUL-DE-SAC)

TOTAL LENGTH - 988.52 LF

TOTAL LENGTH OF HARDWOOD TRAIL (AS MEASURED FROM THE C/L INTERSECTION TO C/L INTERSECTION)

TOTAL LENGTH - 1051.82 LF

TOTAL LENGTH OF NESTING TRAIL (AS MEASURED FROM THE C/L INTERSECTION TO C/L CUL-DE-SAC)

TOTAL LENGTH - 328.49 LF

TOTAL COMBINED LENGTH OF ALL ROADS - 4777.74 LF

LOT USE: SINGLE FAMILY RESIDENTIAL HOMES HAVING NO LESS THAN 2,500 SQUARE FEET OF HEATED FLOOR SPACE.

TOTAL AREA INSIDE ROAD RIGHT-OF-WAY (TO BE DEDICATED): 8.80 ACRES

TOTAL AREA IN EASEMENTS TO BE DEDICATED: 9.36 ACRES

1/2" REBAR PINS WERE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

WATER SUPPLY: CITY OF GAINESVILLE

SEWER SUPPLY: INDIVIDUAL SEPTIC TANK SYSTEMS

THIS SITE DOES CONTAIN STATE WATERS REQUIRING A 50 FOOT UNDISTURBED VEGETATIVE BUFFER.

TO MY KNOWLEDGE, NO CEMETERIES EXIST ON THE PROPERTY.

THERE IS A 5' PERPETUAL EASEMENT ALONG THE FRONT OF ALL LOTS AND ALONG ALL ROAD RIGHT-OF-WAYS.

NO OBSTRUCTION SHALL BE BUILT, CONSTRUCTED OR PLANTED IN THE ACCESS EASEMENTS TO THE STORM WATER MANAGEMENT FACILITIES.

BUILDING SETBACK LINES: 40' FROM RIGHT-OF-WAY OF ROADS OR 65' FROM CENTERLINE, WHICHEVER IS GREATER 15' FROM SIDE PROPERTY LINES 20' FROM REAR PROPERTY LINES SIDE AND REAR BUILDING SETBACKS ON CORNER LOTS SHALL BE DETERMINED BY THE ORIENTATION OF THE DWELLING.

CONTOUR INFORMATION: CONTOURS SHOWN HEREON WERE PROVIDED BY JACK BERRY & ASSOCIATES, JOB #8210 CONTOUR INTERVAL: 2 FEET CONTOUR DATUM: MEAN-SEA LEVEL

STATE WATERS BUFFER: A 50' UNDISTURBED VEGETATIVE BUFFER SHALL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED FROM THE TOP EDGE OF THE WATERS BANK.

IF DURING THE CONSTRUCTION OF ROADS, UTILITIES, ETC., THE NATURAL TOPOGRAPHY WAS ALTERED IN SUCH A MANNER AS TO SIGNIFICANTLY CHANGE THE GRADE OF ANY BUILDING LOT, THE HALL COUNTY ZONING BOARD OF ADJUSTMENT SHALL NOT DEEM SUCH ALTERATION A PHYSICAL VIOLATION IF SETBACKS CANNOT BE MET BY THE ENSURING TOPOGRAPHY.

ALL REQUIREMENTS OF THE TREE PROTECTION PLAN SHALL BE MET UPON THE BUILDING OF RESIDENTIAL HOUSES ON INDIVIDUAL LOTS AS SPECIFIED IN SECTION 17.200 OF THE HALL COUNTY ZONING REGULATIONS.

NO TRASH/BURIAL PITS EXIST ON THIS PROPERTY.

WETLANDS CERTIFICATION: The design professional whose seal appears herein certifies the following: (1) the National Wetlands Inventory Map has been consulted; (2) the appropriate plan sheet

indicate wetlands as shown on the map; and (3) if wetlands are indicated the landowner or developer has been advised that land disturbances of protected wetlands should not occur unless the appropriate Section 404 Permit or Letter of Permission has been obtained.

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 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 ELAPSE OF TWO YEARS.

THIS SUBDIVISION WILL HAVE A HOMEOWNERS ASSOCIATION WHICH WILL BE RESPONSIBLE FOR ALL OPEN SPACE/AMENITY AREA FOR TAXES, ETC.

FINAL 1" F-MK TOPPING HAS BEEN PLACED

- LEGEND: 1 P.P. - IRON PIN FOUND 2 C.T.F. - CRANKED TOP PIN FOUND 3 R.B.F. - REBAR PIN FOUND 4 W.B.S. - IRON BAR SET 5 O.T.F. - OPEN TOP FOUND 6 A.I.F. - ANGLE IRON FOUND 7 C.M.F. - CONCRETE MOUNTED FOUND 8 P/L - PROPERTY LINE 9 R/W - RIGHT OF WAY 10 N/T - NOW OR FORMERLY 11 C/L - CENTER LINE 12 L.L.L. - LARD LOT LINE 13 F.H. - FIRE HYDRANT 14 W.V. - WATER VALVE 15 W.M. - WATER MAIN 16 W. - WATER MAIN 17 P.V. - POLYETHYLENE CHLORIDE PIPE 18 L.P. - LIGHT POLE 19 F.P. - FENCE POLE 20 S.P. - SERVICE POLE 21 T.P. - TELEPHONE POLE 22 P.T.B. - POWER TRANSFORMER BOX 23 T.R. - TELEPHONE RISER 24 - - GAZ MAN 25 C.M.P. - CORRUGATED METAL PIPE 26 R.C.P. - REINFORCED CONCRETE PIPE 27 C.B. - CATCH BASIN 28 U.B. - UNION BOX 29 S.O.M. - SEWER OUP MANHOLE 30 I.P. - IRON PIPE 31 B.C. - BACK OF CURB 32 S/B - SETBACK 33 H.W. - CONCRETE HEADWALL 34 C.L. - CULVERT INLET 35 W.I. - WATER INLET 36 H.C.R. - HANDICAP RAMP 37 C.C.S. - CURTIL CONTROL STRUCTURE 38 D.E. - DRAINAGE EASEMENT 39 B.O.V. - BLOW OFF VALVE 40 F.E.S. - FENCED END SECTION 41 A.E. - ACCESS EASEMENT

ALL SIDEWALKS WILL CONFORM TO THE FOLLOWING STANDARDS:

- A. The preliminary engineering plans for sidewalk subdivisions will need to depict the necessary cross-section, shoulder width, and right-of-way to accommodate the sidewalks.
B. For sidewalk installation after final platting, the developer is responsible for ensuring that sidewalks and joints have the necessary slope to accommodate the approved sidewalk cross-section.
C. Upon receiving the 45-day punch-list letter, the developer will be required to complete the construction of the sidewalks and correct any problems with the sidewalks as noted within said notice letter.
D. Sidewalk system will be completed prior to release of maintenance bond.
E. All sidewalks shall comply with the American with Disabilities Act and the Georgia Accessibility Code.
F. Once sidewalks are started in a development, sidewalks will be continued throughout the development.
G. Sidewalks will be constructed on both sides of the street.
H. When new sidewalks are placed next to existing sidewalks, a smooth transition will be required.
I. Expansion joint shall be placed between existing and new sidewalks.
J. Sidewalks shall not be used as part of the driveway.
K. Disturbed areas resulting from sidewalk construction will be back-filled, graded, and mulched.
L. Overhead obstructions shall be removed prior to completion of sidewalk construction.
M. Handicap ramps will be installed by developer during curb and gutter installation prior to final plat approval.
N. Sidewalks along common areas must be placed prior to final plat approval.
O. Sidewalks will be:
1. 4" wide
2. 4" Thick Minimum
3. Compacted Subgrade (85% Standard Proctor)
4. Class "A" Concrete (3000 psi)
5. 3/4" Gravel Joint 1/2" O.C.
6. Expansion Joint (MasterSeal) 40' maximum end of catch basins, driveways, roads, etc.
7. Brown Finish
8. 1/4" per foot cross slope in sidewalk.
For specific construction requirements and utility locations for streets with sidewalks see Plates 1A, 3A and 4A construction details.

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.

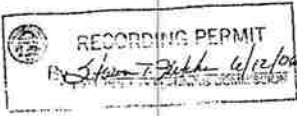
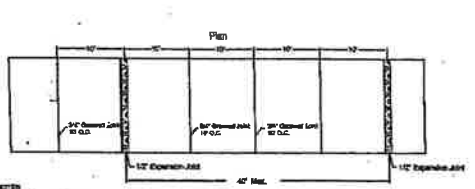
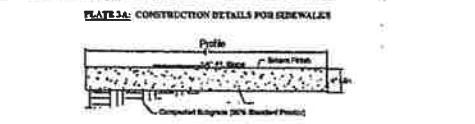
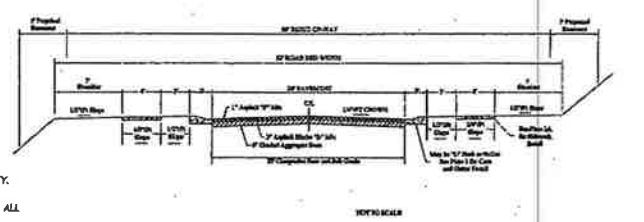


EXHIBIT "K", PLATE 1A: CONSTRUCTION REQUIREMENT CURB AND GUTTER WITH SIDEWALKS TYPICAL SECTION FOR RESIDENTIAL CONSTRUCTION



- NOTES: 1. 4" x 4" Curbside Reinforced 2. Class "A" Concrete (3000 PSI) 3. 3/4" Gravel Joint 1/2" O.C. 4. 1/2" Expansion Joint 40' Max. and of Catch Basins, Driveways, Roads, Etc. 5. Brown Finish 6. 1/4" x 1/4" Cross Slope

Hall County, Georgia, Clerk Superior Court filed in office this 12th day of May, 2004 at Gainesville, Georgia. Book 2004-1-11-001-11-001 Page 1 of 1

Parton - Boyer, Inc. CIVIL ENGINEERS AND SURVEYORS 609 ATLANTA HIGHWAY GAINESVILLE, GEORGIA 30601 PHONE (770) 857 - 2401 FAX (770) 832 - 1995



Table with columns for REVISIONS, DATE, and COMMENTS.

MALLARD VIEW SUBDIVISION LOCATED IN: LAND LOTS 113 AND 127, 12TH LAND DISTRICT POLKSVILLE G.M.D. 810, HALL COUNTY, GEORGIA

SHEET NUMBER 2 OF 16 CS-031 FINAL GATE 03 - 20 - 2006 JN 05-031

RW SOILS, LLC.
 1124 Chandler Heights Circle, Alt., GA 30010
 WORK PH. 770-776-8628 FAX 770-776-2241
 Co. Registered Char. No. 3147

COUNTY: HALL	DATE: REVISED TO: 04/18/06
DIVISION: CHIEF ENGINEER	PROJECT: 1186-1187
SITE LOCATION ADDRESS: 8177 HALLSDALE ROAD	
DEPTH OF INVESTIGATION: LEVEL 1 SOIL ANALYSIS	
SCALE: 1"=10'-0" (VERTICAL)	
FIELD NO. (SEE FIELD LOG): 1186-1187	
SEE FIELD LOG FOR ADDITIONAL INFORMATION AND COMMENTS	

SOIL UNIT	SOIL SERIES	SLOPE %	DEPTH TO BEDROCK (INCHES)	DEPTH TO STONELINE (INCHES)	PERCENT STONELINE (BY WEIGHT)	DEPTH TO TOP OF PERM. (INCHES)	SUITABILITY CODE
	APPLING	5.1%	27	27	43	48	A
	CATAULA	6.7%	27	31	38	38	C
	CATAULA	5.1%	27	34	35	47	A
	CECIL	10.9%	264	264	25	27	A
	CECIL	5.1%	27	27	25	27	A
	CUT	6.3%	27	27	41	41	A
	2CUT	5.3%	26	17-27	38	38	F
	2CUT	5.1%	26	27	38	38	C
	PHL	6.7%	264	264	35	35	F
	PHL	5.1%	264	264	38	38	F
	PHL	13.2%	264	264	38	38	F
	HARD LABOR 1	5.1%	27	27	38	38	C
	HARD LABOR 1	5.1%	27	27	38	38	C
	HARD LABOR 2	6.7%	27	27	38	38	F
	HARD LABOR 2	5.1%	27	27	38	38	F
	HELINA	6.7%	27	27	38	38	F
	HELINA	5.1%	27	27	38	38	F
	MADISON	5.1%	27	27	27	31	A
	FACOLET	6.7%	264	264	38	38	A
	FACOLET	5.1%	264	264	38	38	A
	FACOLET	6.3%	27	27	38	38	A
	FACOLET VAR.	6.3%	264	264	38	38	BTW
	FACOLET VAR.	5.1%	264	264	38	38	BTW
	SAW	5.1%	27	27	38	38	D
	STAIR	5.1%	27	27	38	38	D
	STAIR	5.1%	27	27	38	38	D

AREAS WITH FLOOD OR SOAK POTENTIAL FOR FLOODING ARE INDICATED WITH FLOODING SYMBOLS IN THE UTILITY PLAN.

1. DRAINAGE: SEE ALL SHEETS FOR DRAINAGE PLAN.

2. DRAINAGE: SEE PART OF SHEET (LINES) FOR DRAINAGE PLAN.

3. FILL: SEE SHEET (LINES) FOR FILL PLAN.

4. THE NAME AND SYSTEM SHOULD BE NOTED ALONG WITH THE UTILITY AND OR RAINY WEATHER DRAINAGE PLAN.

5. ROCK: SEE SHEET (LINES) FOR ROCK PLAN.

6. MODEL: SEE SHEET (LINES) FOR MODEL PLAN.

Any changes or alterations made to the soil maps or interpretations without the written approval of RW Soils, LLC, shall be the responsibility of the client. The information contained in this report is based on the professional opinion and judgment of the Soil Classifier and is not a guarantee of the performance of any water disposal system. RW Soils, LLC, does not warrant, imply, or assume any liability for the performance of any water disposal system. Your local health department may have different requirements than the Soil Classifier and will have the final say in this matter. Your local health department is responsible for the permitting of any water disposal system. RW Soils, LLC, does not warrant or accept any liability for the performance of any water disposal system. RW Soils, LLC, does not warrant or accept any liability for the performance of any water disposal system. RW Soils, LLC, does not warrant or accept any liability for the performance of any water disposal system.

- SUITABILITY CODES**
- A. SUITABILITY CODE-SOIL SERIES SHOULD HAVE ABILITY TO FUNCTION AS SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE.
 - B. SUITABILITY CODE-SOME ROCK AND OR STONY CONDITIONS WERE FOUND, THIS SOIL SHOULD FUNCTION AS A SUITABLE ABSORPTION FIELD PROVIDED THAT THE SYSTEM IS PUT IN FIRST TO MAKE SURE THERE WILL BE NO ROCK LIMITATIONS. HOLES HAVE BEEN BORED TO AT LEAST 12" DEEP WITHIN THIS UNIT WITH A HAND AUGER.
 - C. SUITABILITY CODE-DUE TO WATER TABLE, FLOODING, AND OR DRAINAGE PROBLEMS, THERE IS A HIGH PROBABILITY OF FAILURE FOR CONVENTIONAL SYSTEMS. (SEE HEALTH DEPARTMENT CAN DISCUSS WITH YOU IF AN ALTERNATE SYSTEM MIGHT BE AN OPTION FOR YOUR SITUATION.)
 - D. SUITABILITY CODE-DUE TO THE DRAINAGE AND OR FLOODING CONDITIONS THESE SOIL TYPES SHOULD BE AVOIDED. SITE ALTERATIONS WHICH CONTROL SURFACE AND SUBSURFACE WATER MAY MAKE THESE AREAS SUITABLE. A FURTHER SOF. STUDY IS RECOMMENDED IF ALTERATIONS ARE MADE.
 - F. SUITABILITY CODE-NORMALLY CONSIDERED UNSUITABLE FOR USE FOR CONVENTIONAL ABSORPTION FIELDS.
 - I. SUITABILITY CODE-DEPTH TO BEDROCK IS GENERALLY NOT SUFFICIENT TO ACCOMMODATE A SEPTIC SYSTEM. HOWEVER, SOILS WITH BEDROCK DEPTHS 36 INCHES OR GREATER OR INCLUSIONS OF OTHER SOILS WITH SUFFICIENT DEPTH MAY BE SUITABLE. TEST BORINGS, PITS, AND SATURATED SOIL HYDRAULIC CONDUCTIVITY TESTS, OR POSSIBLY PERCOLATION TESTS MAY BE NEEDED TO DETERMINE THIS. THESE AREAS SHOULD HAVE THE ABILITY TO FUNCTION FOR DRIP-EMITTER SYSTEMS.
 - P. SUITABILITY CODE-THIS SOIL SERIES HAS WATER TABLE AND/OR DRAINAGE PROBLEMS IN THE LOWER PORTION OF THE SOIL AND A CLAYEY (POSSIBLY RESTRICTIVE) LAYER IN THE UPPER PORTION OF THE SOIL WHICH COULD CAUSE PROBLEMS FOR CONVENTIONAL SEPTIC SYSTEMS. HOWEVER, THE DEPTH TO THE REGIONAL HIGH WATER TABLE IS SUCH THAT A SHALLOW INSTALLATION (WHICH MAINTAINS THE REQUIRED 24 INCHES OF SEPARATION BETWEEN THE TRENCH BOTTOM AND THE SEASONAL HIGH WATER TABLE) MIGHT BE POSSIBLE. A LEVEL 1 STUDY, POSSIBLY INCLUDING SATURATED SOIL HYDRAULIC CONDUCTIVITY TESTS, OR POSSIBLY PERCOLATION TESTS MAY BE NEEDED TO DETERMINE WITHIN THE PROPOSED SEPTIC AREA TO DETERMINE IF A SUITABLE RATE AND DEPTH EXISTS FOR A CONVENTIONAL ABSORPTION FIELD. THESE AREAS SHOULD HAVE THE ABILITY TO FUNCTION FOR DRIP-EMITTER SYSTEMS.

Hall County, Georgia, Clerk Superior Court
 filed in office this 12 day of July 2006 at 4:14 PM. Recorded in Plat Book 219 Page 220
 Dallas S. Clark
 Registrar, Hall County, Georgia



HEALTH DEPARTMENT NOTES:
 ALL LOTS WILL BE RESTRICTED TO NO MORE THAN 4 BEDROOM HOMES UNLESS THE NON-RESTRICTED LOT SIZE MEETS THE MINIMUM REQUIRED FOR ADDITIONAL BEDROOMS AND PLANS ARE SUBMITTED AS PART OF THE APPLICATION FOR A SEPTIC TANK PERMIT.

NO PERMIT APPLICATIONS WILL BE ACCEPTED BY HALL COUNTY ENVIRONMENTAL HEALTH FOR LOTS 3, 5, 7, 10, 14, 18, 31, 40, 41, 57, 65, AND 67 WITHOUT A SITE PLAN ON A 1"=10' TO 40 FEET OR LESS SCALE SHOWING A HOUSE LOCATION, DRIVEWAY(S), DECK OR OTHER FEATURES, PRIMARY AND RECOVERY ABSORPTION TRENCHES WITH LENGTHS OF EACH TRENCH, SOIL BOUNDARIES AND LABELS, SURFACE WATER AND SPRING SETBACKS, EASEMENTS, AND TOPOGRAPHY.

MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIAL AND WHEN SETTING-UP BURN PITS.

MUST SUBMIT GRADING PLANS WITH SEPTIC TANK APPLICATION FOR ANY LOTS REQUIRING EXTENSIVE GRACE MODIFICATION. FURTHER SOIL STUDIES MAY BE REQUIRED PRIOR TO ISSUANCE OF A SEPTIC TANK PERMIT OR APPROVAL OF AN ONSITE SEWAGE MANAGEMENT SYSTEM.

SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC TANK PERMIT APPLICATION.

REVISIONS:	DATE	COMMENTS

FINAL SUBDIVISION PLAN FOR:
MALLARD VIEW SUBDIVISION
 LOCATED IN:
 LAND LOTS 113 AND 127, 12TH LAND DISTRICT
 POLKSVILLE G.M.D., 810, HALL COUNTY, GEORGIA

SHEET NUMBER
3 OF 18
 05-031 FINAL
 DATE
 03-20-2006
 JN.
 05-031