

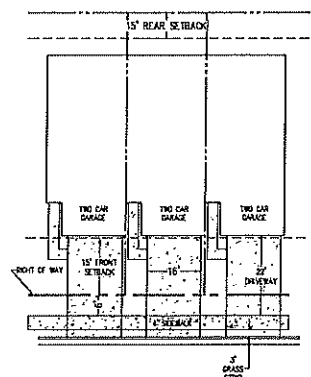
SITE DATA:
 PARCEL NUMBER: 15042 00018
 CURRENT ZONING: PRD
 AREA: 20.30 ACRES
 PARCEL NUMBER: 15042 00014 (PARTIAL)
 CURRENT ZONING: AR-III
 AREA: 1.16 ACRES
 TOTAL AREA: 21.46 ACRES

ZONING:
 EXISTING ZONING: PRD (PLANNED RESIDENTIAL DISTRICT) AND AR-III (AGRICULTURE DISTRICT)
 PROPOSED ZONING: PRD (PLANNED RESIDENTIAL DISTRICT)
 ZONING JURISDICTION: HALL COUNTY

RESIDENTIAL STRUCTURE INFORMATION:
 UNITS: 95 UNITS
 MAXIMUM HEIGHT: 35 FEET
 NUMBER OF STORIES: TWO-STORY
 MINIMUM UNIT SIZE: 1,800 SF
 PROPOSED DENSITY: 4.43 UNITS PER ACRE
 GARAGE PLACEMENT: GARAGE DOORS WILL NOT EXTEND MORE THAN 10 PERCENT OF THE WIDTH OF THE RESIDENCE AND WILL BE FLUSH WITH THE FRONT WALL PLANE OF THE RESIDENCE

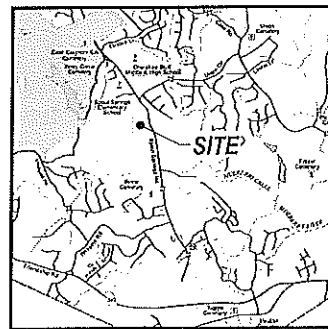
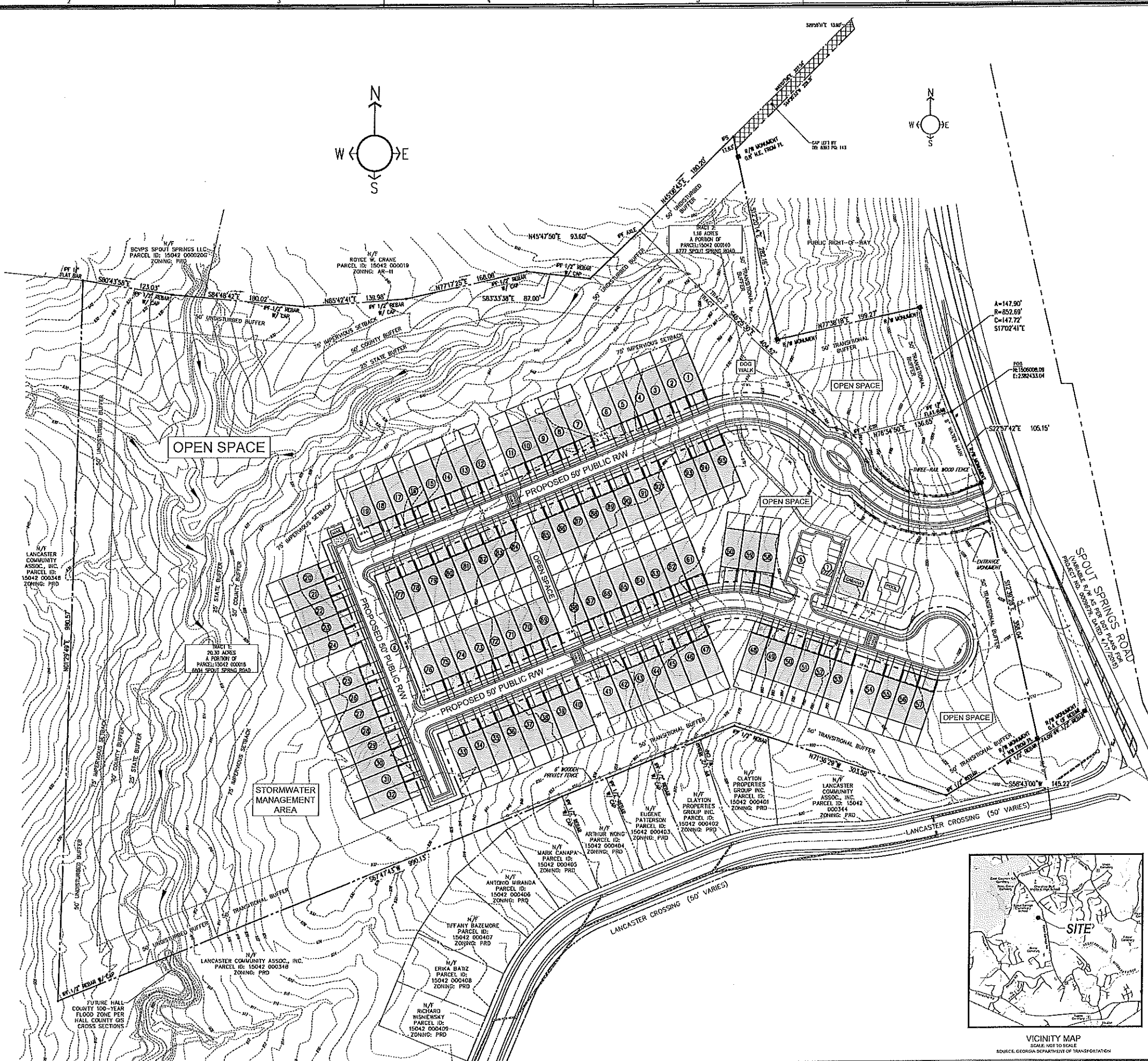
DIMENSIONAL STANDARDS:
 EXTERIOR BUILDING SETBACK: 50 FEET
 INTERNAL FRONT YARD BUILDING SETBACK: 15 FEET
 INTERNAL SIDE YARD BUILDING SETBACK: 0 FEET
 INTERNAL REAR YARD BUILDING SETBACK: 10 FEET
 INTERNAL REAR YARD BUILDING SETBACK (CORNER): 15 FEET
 FOR A TOWNHOME WITH A MINIMUM OF THREE ATTACHED SINGLE-FAMILY UNITS, THE MINIMUM LOT AREA STANDARD OF 35,000 SF WILL APPLY: 15 BUILDINGS FOR A TOTAL OF 575,000 SF OR 12.95 ACRES
 FOR EACH ADDITIONAL UNIT IN TOWNHOUSE OVER THREE UNITS, THE MINIMUM ADDITIONAL LOT AREA STANDARD OF 5,000 SF WILL APPLY: 50 ADDITIONAL UNITS FOR A TOTAL OF 250,000 SF OR 5.74 ACRES
 TOTAL LOT AREA REQUIRED: 17.79 ACRES
 MINIMUM REQUIRED OPEN SPACE: 30% OR 5.5 ACRES
 PROPOSED OPEN SPACE: 65% OR 14.0 ACRES

PARKING REQUIREMENTS:
 REQUIRED RESIDENT SPACES: 2 SPACES PER DWELLING UNIT OR 190 PARKING SPACES
 PROPOSED RESIDENT SPACES: 4 SPACES PER DWELLING UNIT (TWO CAR GARAGE PLUS DRIVEWAY) OR 190 PARKING SPACES



TYPICAL TOWNHOME FRONT ENTRY GARAGE
 NOT TO SCALE

SOURCE OF TOPOGRAPHY:
 GAINESVILLE-HALL COUNTY GIS.
 CONTOUR INTERVAL: TWO FEET



VICINITY MAP
 SCALE: NOT TO SCALE
 SOURCE: GEORGIA DEPARTMENT OF TRANSPORTATION

BLUE LANDWORKS
 CONSULTING ENGINEERS & ARCHITECTS
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 LEVON J. HENDERSON
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 DUBLIN, GEORGIA 30108
 TELEPHONE: (404) 504-8006
 WWW.BLUELANDWORKS.COM

PREPARED FOR:
WALKER ANDERSON HOMES, LLC
 300 BUCKINGHAM DRIVE
 SUITE 200
 ATLANTA, GEORGIA 30328
 (404) 252-8825

NO.	DATE	DESCRIPTION
1	07/17/23	ISSUED FOR PERMIT
2	07/17/23	ISSUED FOR PERMIT
3	07/17/23	ISSUED FOR PERMIT
4	07/17/23	ISSUED FOR PERMIT

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

6777-6804 SPOUT SPRINGS ROAD
 FLOWERY BRANCH, GEORGIA

PROJECT # 2023.030
REZ

PROJECT # 2023.030
REZ



VICINITY MAP
SCALE: NTS
SOURCE: USGS

SURVEY REFERENCES

1. RETRACEMENT SURVEY PREPARED FOR OMAR ZAVILA BY DAVIS ENGINEERING AND SURVEYING DATED 07/22/2021.
2. HALL COUNTY PLAT BOOK 876 PAGE 426
3. HALL COUNTY PLAT BOOK 877 PAGE 449
4. HALL COUNTY DEED BOOK 9141 PAGE 415

GENERAL NOTES

1. IPS (IRON PIN SET) IS 1/2" RE-BAR; NS (NAIL SET) IS MAGNAIL.
2. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, DEMOLITION, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
3. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, OR PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
4. THE LOCATIONS OF UNDERGROUND UTILITIES ARE TAKEN FROM VISIBLE EVIDENCE, CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS AND SHOULD BE CONSIDERED APPROXIMATE.
5. OTHER UNDERGROUND UTILITIES MAY BE LOCATED ON THIS PROPERTY. PIPE SIZES ARE TAKEN FROM CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS WHERE NOT VERIFIABLE.
6. SAID DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13139C024G, WITH A DATE OF IDENTIFICATION OF DECEMBER 1ST 2022, FOR COMMUNITY NUMBER 13139C, IN HALL COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GPS STATEMENT

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS AN eGPS 2011 ROVER RECEIVER WITH X-PAD DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID2010US. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

SURVEYOR'S CERTIFICATION BOUNDARY SURVEY

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 ROBOTIC TOTAL STATION ELECTRONIC INSTRUMENT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 133,203 FEET AND AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,448,949 FEET.

DATE OF LAST FIELD WORK: 06/22/2023

DATE PLAT WAS SEALED: 07/14/2023

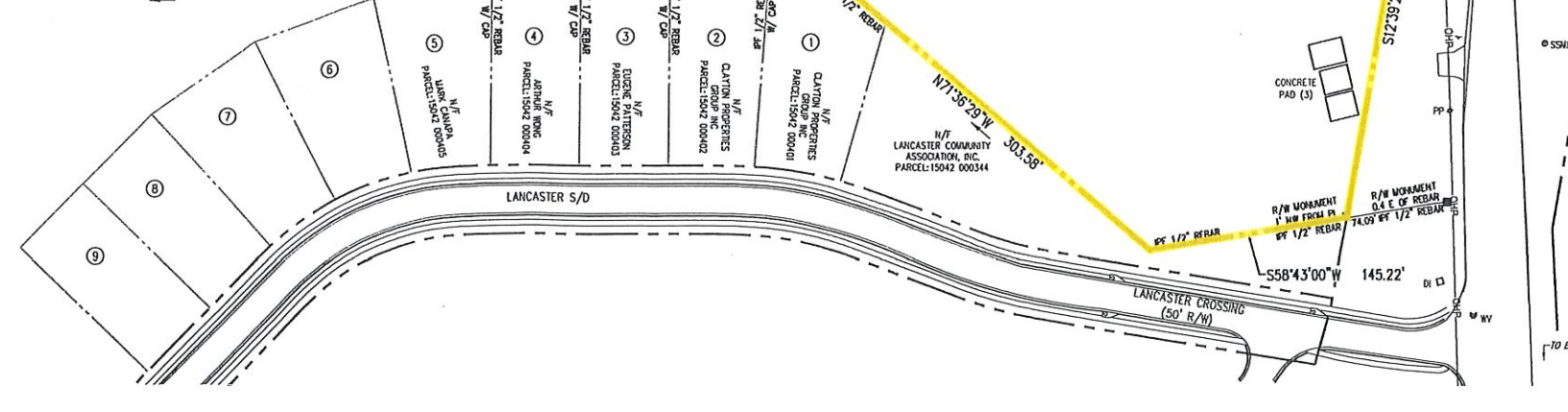


NAME: THOMAS W. WOODSMAIL
REGISTRATION/LICENSE NUMBER: 2767 (GEORGIA)
DATE OF EXPIRATION: DECEMBER 31, 2023

ABBREVIATIONS		LEGEND	
APPROX	= APPROXIMATE	HP	= HIGH POINT
BC	= BACK OF CURB	INV	= INVERT
BFE	= BOTTOM FLOOR ELEVATION	IE	= INVERT ELEVATION
BW	= BENCHMARK	WV	= WATER VALVE
BM	= BOTTOM OF WALL	WV	= WATER VALVE
BLDG	= BUILDING	W	= YARD INLET
B/L	= BUILDING LINE		
CB	= CATCH BASIN		
C/L	= CENTERLINE		
CO	= CONCRETE		
CONC	= CONCRETE		
CMF	= CONCRETE MONUMENT FOUND		
CMP	= CORRUGATED METAL PIPE		
CSP	= CORRUGATED STEEL PIPE		
CF	= CURB & FUTURE		
CAG	= CURB & GUTTER		
CTF	= CRIMP TOP FOUND		
DA	= DRAINAGE		
DE	= DRAINAGE EASEMENT		
DI	= DUCTILE IRON PIPE		
DWCB	= DOUBLE WING CATCH BASIN		
EP	= EDGE OF PAVEMENT		
ELEV	= ELEVATION		
EX	= EXISTING		
FC	= FACE OF CURB		
FE	= FINISHED FLOOR ELEVATION		
FR	= FIRE HYDRANT		
FES	= FLARED END SECTION		
FM	= FORCE MAIN		
GPHM	= GEORGIA POWER MANHOLE		
G	= GRATE INLET		
GR	= GROUND		
GW	= GUY WIRE		
HW	= HEADWALL		
HDPE	= HIGH DENSITY POLYETHYLENE		
HP	= HIGH POINT	U/M	= US TELEPHONE MARKER
INV	= INVERT	WM	= WATER METER
IE	= INVERT ELEVATION	WV	= WATER VALVE
WV	= WATER VALVE	W	= YARD INLET
W	= YARD INLET		

UTILITIES	
—	= BRANCH/CREEK
—	= FENCE
—	= GAS LINE
—	= LAND LOT LINE
—	= OPEN TOP PIPE
—	= OUTLET CONTROL STRUCTURE
—	= PAVEMENT
—	= PEDESTAL
—	= PE HOLE FOUND
—	= POLYVINYL CHLORIDE PIPE
—	= POINT OF BEGINNING
—	= POWER
—	= POWER POLE
—	= POWER/TELEPHONE POLE
—	= PROPERTY LINE
—	= PROPOSED
—	= REBAR
—	= REINFORCED CONCRETE PIPE
—	= RIGHT-OF-WAY
—	= SANITARY SEWER EASEMENT
—	= SANITARY SEWER MANHOLE
—	= SINGLE WING CATCH BASIN
—	= SIDEWALK
—	= SQUARE FEET
—	= TELEPHONE
—	= TOP OF BANK
—	= TOP OF CURB
—	= TRUE POINT OF BEGINNING
—	= TOP OF WALL
—	= TRANSFORMER
—	= UNDERGROUND

N/T LANCASTER COMMUNITY ASSOCIATION, INC. PARCEL:15042 000348

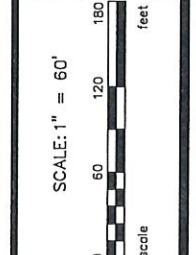


BLUE LANDWORKS
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LICENSE # LS000144
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DATE	REVISIONS
07/14/23	SUBMIT FOR REVIEW



BOUNDARY SURVEY
6777-6804 SPOUT SPRINGS ROAD
FLOWERY BRANCH, GA 30542
CALD. 1415
PARCEL(S) 15042 00008 AND A PORTION OF 15042 00010
HALL COUNTY, GA
DRAWING NO. 2300000000

PROJECT# 2023.030
SHEET 1 OF 1



VICINITY MAP
SCALE: NTS
SOURCE: USGS

SURVEY REFERENCES

1. RETRACEMENT SURVEY PREPARED FOR OMAR ZAVALA BY DAVIS ENGINEERING AND SURVEYING DATED 07/22/2021.
2. HALL COUNTY PLAT BOOK 878 PAGE 426
3. HALL COUNTY PLAT BOOK 871 PAGE 449
4. HALL COUNTY DEED BOOK 9141 PAGE 415

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6. SAID DESCRIBED PROPERTY DOES NOT LIE WITHIN A FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13130C0246, WITH A DATE OF IDENTIFICATION OF DECEMBER 1ST 2022, FOR COMMUNITY NUMBER 13130C, IN HALL COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GPS STATEMENT

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DATE OF LAST FIELD WORK: 06/22/2023

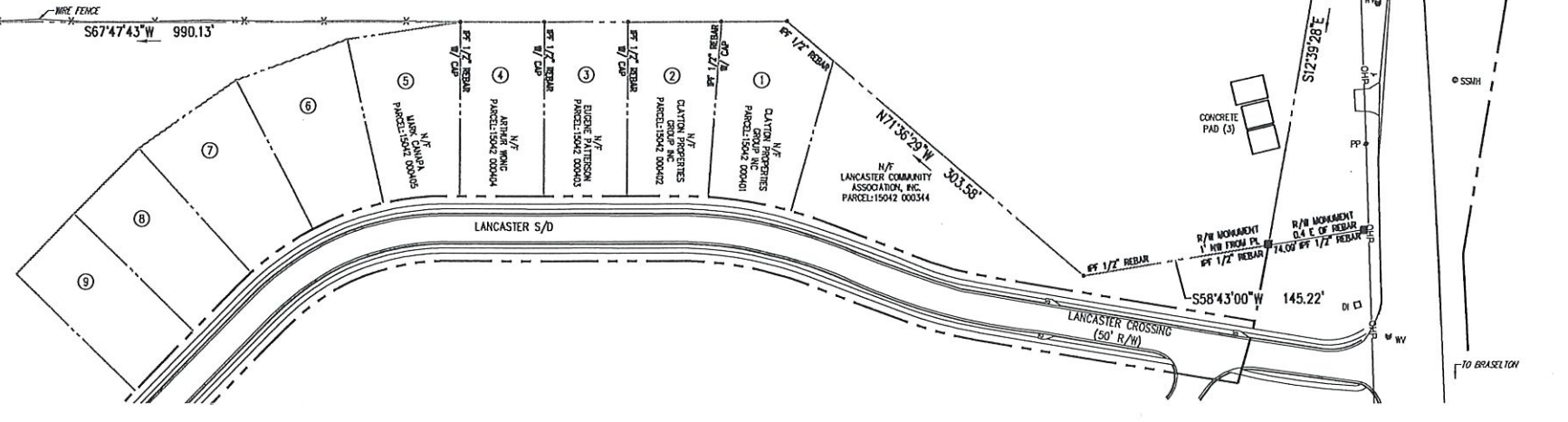
DATE PLAT WAS SEALED: 07/14/2023



NAME: THOMAS W. WOODSHALL
REGISTRATION/LICENSE NUMBER: 2767 (GEORGIA)
DATE OF EXPIRATION: DECEMBER 31, 2023

ABBREVIATIONS		LEGEND	
APPROX	= APPROXIMATE	HP	= HIGH POINT
BACK	= BACK OF CURB	INV	= INVERT
BFE	= BOTTOM FLOOR ELEVATION	IE	= INVERT ELEVATION
BM	= BENCHMARK	IPF	= IRON PIN FOUND
BM	= BOTTOM OF WALL	IPS	= IRON PIN SET - 1/2" REBAR
BLDG	= BUILDING	ICV	= INTERLOCK CONTROL VALVE
BL	= BUILDING LINE	JB	= JOINT BOX
CB	= CATCH BASIN	LL	= LAND LOT LINE
C/L	= CENTERLINE	LLP	= LIGHT POLE
CL	= CENTERLINE	LOHP	= LOW POINT
CONC	= CONCRETE	LS	= LEAST SQUARES
CONC	= CONCRETE	MSL	= MEAN SEA LEVEL
CONC	= CONCRETE	OIP	= OPEN TOP PIPE
CONC	= CONCRETE	OS	= OUTLET CONTROL STRUCTURE
CONC	= CONCRETE	PVMT	= PAVEMENT
CONC	= CONCRETE	PEB	= PEDESTAL
CONC	= CONCRETE	PF	= POINT OF BEGINNING
CONC	= CONCRETE	PK	= PLYWOOD FOUND
CONC	= CONCRETE	PCP	= POLYPROPYLENE CHLORIDE PIPE
CONC	= CONCRETE	POB	= POINT OF BEGINNING
CONC	= CONCRETE	PP	= POWER
CONC	= CONCRETE	PP	= POWER POLE
CONC	= CONCRETE	PP	= POWER/TELEPHONE POLE
CONC	= CONCRETE	PP	= PROPERTY LINE
CONC	= CONCRETE	PP	= PROPOSED
CONC	= CONCRETE	PP	= REBAR
CONC	= CONCRETE	PP	= REINFORCED CONCRETE PIPE
CONC	= CONCRETE	PP	= RIGHT-OF-WAY
CONC	= CONCRETE	PP	= SANITARY SEWER EASEMENT
CONC	= CONCRETE	PP	= SANITARY SEWER MANHOLE
CONC	= CONCRETE	PP	= SINGLE WING CATCH BASIN
CONC	= CONCRETE	PP	= SIDEWALK
CONC	= CONCRETE	PP	= SQUARE FEET
CONC	= CONCRETE	PP	= TELEPHONE
CONC	= CONCRETE	PP	= TOP OF BANK
CONC	= CONCRETE	PP	= TOP OF CURB
CONC	= CONCRETE	PP	= TOP OF GRATE
CONC	= CONCRETE	PP	= TOP OF GRATE INLET
CONC	= CONCRETE	PP	= TRIC POINT OF BEGINNING
CONC	= CONCRETE	PP	= TOP OF WALL
CONC	= CONCRETE	PP	= TRANSFORMER
CONC	= CONCRETE	PP	= UNDERGROUND
CONC	= CONCRETE	PP	= UTILITY POLE

N/F LANCASTER COMMUNITY ASSOCIATION, INC. PARCEL: 15042 000348

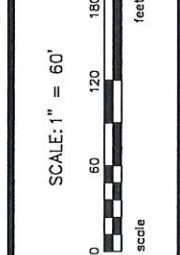


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PREPARED FOR:
WALKER ANDERSON HOMES, LLC
390 BRIDGEMAN RD.
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PROJECT: 2023-030
DATE: 07/14/2023
TEL: 404-210-8925

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ISSUE #	DATE	DESCRIPTION
1	07/14/2023	SUBMIT FOR REVIEW



BOUNDARY SURVEY
6777-6804 SPOUT SPRINGS ROAD
FLOWERY BRANCH, GA 30542
PLAT NO. 1419
PARCELS 15042 000348 AND A PORTION OF 15042 000140
HALL COUNTY, GA
DRAWN BY: [Signature]
CHECKED: TWW

PROJECT # 2023.030
SHEET 1 OF 1

15-00001-001 - 6804 Spout Springs Road (15042) - 6/14/2023 - Survey 2023.030 BOUNDARY SURVEY, SHEET 1 OF 1 (7/14/2023) 2:22 AM by tww