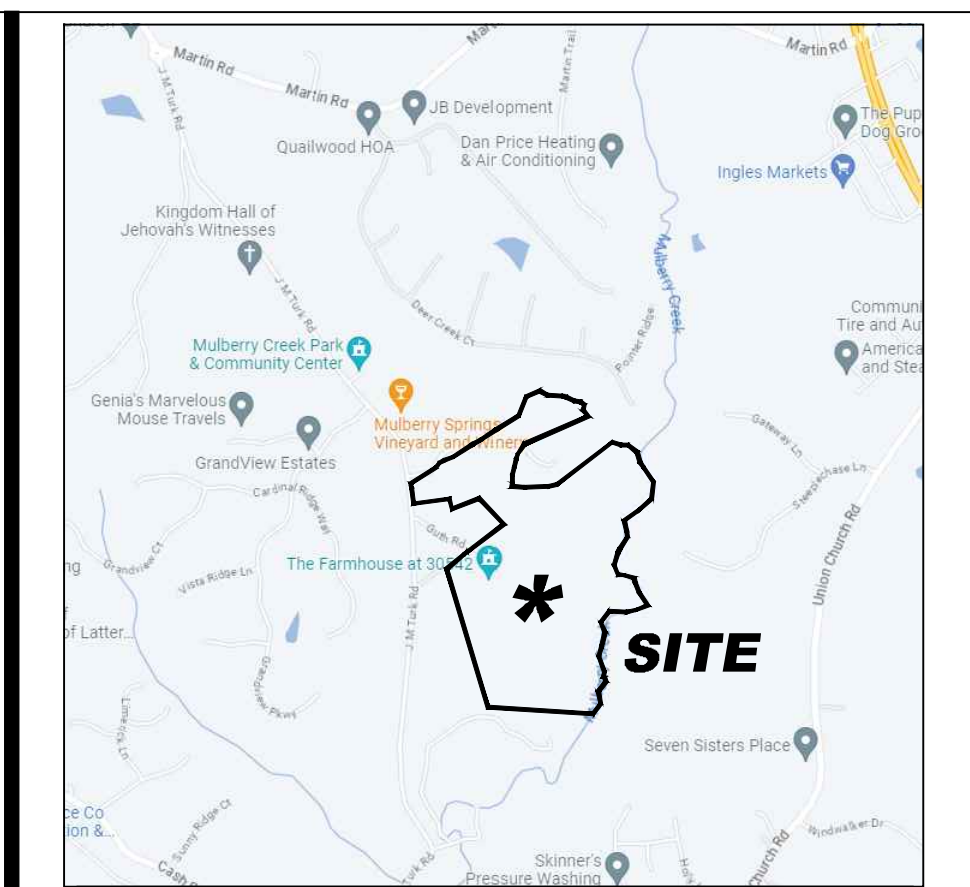


DEVELOPMENT STANDARDS - PODS A, B, AND C SINGLE-FAMILY RESIDENCES	
MAX DENSITY	2 UNITS/ AC
MINIMUM LOT SIZE	21,780 SF
PODS B AND C	5,000 SF
MINIMUM LOT WIDTH	POD A 50'
PODS B AND C	40'
BUILDING SETBACKS	FRONT 20'
REAR	20'
SIDE	5'
SIDE CORNER	10'
MINIMUM BLDG SEPARATION	10'
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM BLDG COVERAGE	80%
MIN HEATED FLOOR AREA	1,800 SF

DEVELOPMENT STANDARDS - POD D MULTI-FAMILY RESIDENCES	
NUMBER OF UNITS	124
MINIMUM LOT SIZE	35,000 + (5,000 SF/ UNIT X 123)
BUILDING SETBACKS	FRONT 10'
REAR	0' (40' BETWEEN BUILDINGS)
SIDE	0' (20' BETWEEN BUILDINGS)
SIDE CORNER	10'
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM BLDG COVERAGE	80%
MIN HEATED FLOOR AREA	1,300 SF

POD ANALYSIS				
SITE AREA	POD A 22.9 AC	POD B 24.4 AC	POD C 53.2 AC	POD D 15.1 AC
TOTAL NUMBER OF LOTS/ UNITS	13	65	122	124
	8 SEPTIC LOTS	50' FRONT-ENTRY DETACHED - 52	50' FRONT-ENTRY DETACHED - 122	24' FRONT-ENTRY TOWNHOMES - 38
DENSITY	5 ESTATE LOTS	40' REAR-ENTRY DETACHED - 13		22' REAR-ENTRY TOWNHOMES - 86
	1.99 UNITS/ AC (TOTAL SINGLE-FAMILY RESIDENCES IN PODS A, B, AND C)			
	8.21			



VICINITY MAP
not to scale

SITE DATA:	
TOTAL SITE AREA	115.6± ACRES
FLOODPLAIN, CREEK BUFFERS	15.2± ACRES
ZONING	
EXISTING ZONING	AR-III
PROPOSED ZONING	PRD
ZONING JURISDICTION	HALL COUNTY
DEVELOPMENT TYPE	
TOTAL DETACHED RESIDENTIAL UNITS	200
TOTAL ATTACHED RESIDENTIAL TOWNHOMES	124
TOTAL DENSITY	2.80 U/A
OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE REQUIRED	34.7 ACRES (30%)
TOTAL OPEN SPACE PROVIDED	34.7 ACRES (30%)
BUFFERS	
PLANTED BUFFER (EXTERIOR)	50'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N07°06'09"W	14.21'	L32	S86°17'55"E	67.97'
L2	N07°39'01"W	162.65'	L33	S72°05'37"E	115.60'
L3	S15°39'07"W	95.86'	L34	S07°29'46"E	43.95'
L4	S09°44'20"W	88.43'	L35	S23°56'49"E	118.65'
L5	S02°11'49"W	87.15'	L36	S69°35'11"W	126.36'
L6	S09°29'18"W	39.98'	L37	S77°42'14"W	112.50'
L7	S86°38'12"E	135.51'	L38	N88°42'55"W	186.76'
L8	N81°05'59"E	89.25'	L39	S21°45'40"W	120.85'
L9	S69°00'55"E	101.39'	L40	S19°14'23"W	115.53'
L10	N84°55'16"E	75.84'	L41	S18°27'03"W	57.52'
L11	S51°26'21"E	129.38'	L42	S63°24'39"E	28.76'
L12	S16°51'26"E	115.49'	L43	S14°12'27"E	36.52'
L13	S29°13'09"E	65.34'	L44	N52°45'40"E	39.67'
L14	S13°57'00"E	120.94'	L45	N52°51'46"E	10.68'
L15	S30°56'05"W	48.63'	L46	N14°10'51"W	113.07'
L16	S22°49'42"E	117.09'	L47	S69°28'59"W	106.91'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	129.24'	104.67'	S48°36'39"W	101.83'

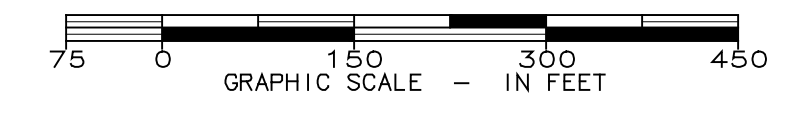
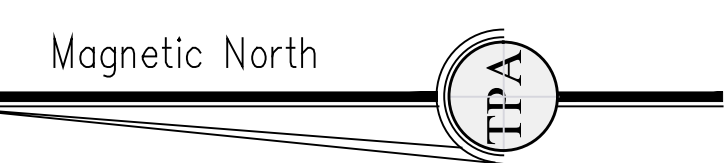
SURVEY NOTES:
 1. Site Area: Total Area of Assemblage - 114.147 Acres
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REFERENCE DOCUMENTS:
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OWNERS
Property Assemblage
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 TAMMY JONES
 CATHY LITTLE
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 GLORIA STANLEY

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 Phone: (770)416-7511
 Fax: (770)416-6759
 www.travispruitt.com



- NOTES**
- SPEED LIMIT OF J M TURK ROAD IS 45 MPH.
 - ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
 - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR HALL COUNTY 13139C0311G, DATED 12/01/2022, THE PROPERTY DOES FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD).
 - WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
 - THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
 - HALL COUNTY FIRE RESCUE SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
 - WATER SERVICE SHALL BE PROVIDED BY CITY OF GAINESVILLE. EXISTING WATER SERVICE WILL BE USED.
 - SANITARY SEWER SERVICE WILL BE PROVIDED BY HALL COUNTY. ON-SITE PUMP STATION AND OUTFALL FORCE MAIN WILL BE REQUIRED.
 - THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

- VARIANCES:**
 FROM CHAPTER 17.180.060 -
 • Sec B.2.a - Reduce minimum lot area of single-family detached residences to 5,000 sf
 • Sec B.2.b - Reduce minimum lot width of single-family detached residences to 40'
 • Sec B.2.c.i - Reduce minimum front yard setback to 20' for single-family detached residences
 • Sec B.9.c.ii - Increase width of garage door of front-loaded townhouses to 80% of the width of the individual townhouse unit

ZONING PLAN
JM Turk Road Assemblage
 Tax Parcels: 15043 000027, 15043 000109, 15043 000128, 15043 000201,
 15044 000035, 15044 000035B, 15044 000043, 15044 000100, and 15044 000127
 G.M.D 1270
 HALL COUNTY, GEORGIA

GEORGIA REGISTERED
EDWARD J. ANDERSON
 ARCHITECT
 For The Firm
 Travis Pruitt
 &
 Associates, Inc.

DATE: 08-02-2023
 SCALE: 1" = 150'
 CN:230151CP1
 LSV:
 JN:
 FN:

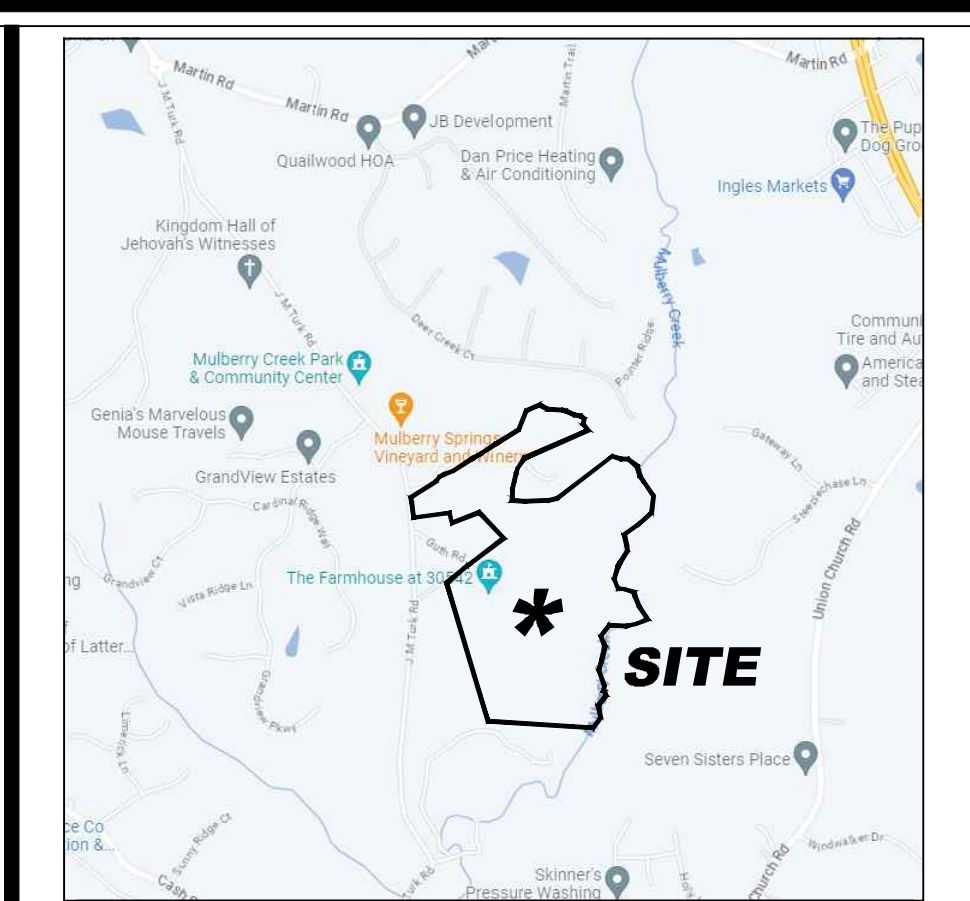
1 of 1

DEVELOPMENT STANDARDS - PODS A, B, AND C SINGLE-FAMILY RESIDENCES	
MAX DENSITY	2 UNITS/ AC
MINIMUM LOT SIZE	21,780 SF
POD A	5,000 SF
PODS B AND C	5,000 SF
MINIMUM LOT WIDTH	POD A 50'
	PODS B AND C 40'
BUILDING SETBACKS	
FRONT	20'
REAR	20'
SIDE	5'
SIDE CORNER	10'
MINIMUM BLDG SEPARATION	10'
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM BLDG COVERAGE	80%
MIN HEATED FLOOR AREA	1,800 SF

DEVELOPMENT STANDARDS - POD D MULTI-FAMILY RESIDENCES	
NUMBER OF UNITS	124
MINIMUM LOT SIZE	650,000 SF (14.92 AC)
BUILDING SETBACKS	
FRONT	10'
REAR	0' (40' BETWEEN BUILDINGS)
SIDE	0' (20' BETWEEN BUILDINGS)
SIDE CORNER	10'
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM BLDG COVERAGE	80%
MIN HEATED FLOOR AREA	1,300 SF

POD ANALYSIS				
SITE AREA	POD A 22.9 AC	POD B 24.4 AC	POD C 53.2 AC	POD D 15.1 AC
TOTAL NUMBER OF LOTS/ UNITS	13	65	122	124
	8 SEPTIC LOTS	50' FRONT-ENTRY DETACHED - 52	50' FRONT-ENTRY DETACHED - 122	24' FRONT-ENTRY TOWNHOMES - 38
	5 ESTATE LOTS	40' REAR-ENTRY DETACHED - 13		22' REAR-ENTRY TOWNHOMES - 86
DENSITY	1.99 UNITS/ AC (TOTAL SINGLE-FAMILY RESIDENCES IN PODS A, B, AND C)			
	8.21			

Submitted 11-16-2023



VICINITY MAP
not to scale

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N07°06'09"W	14.21'	L32	S86°17'55"E	67.97'
L2	N07°39'01"W	162.65'	L33	S72°05'37"E	115.60'
L3	S15°39'07"W	95.86'	L34	S07°29'46"E	43.95'
L4	S09°44'20"W	88.43'	L35	S23°56'49"E	118.65'
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L8	N81°05'59"E	89.25'	L39	S21°45'40"E	120.85'
L9	S69°00'55"E	101.39'	L40	S19°14'23"W	115.53'
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L14	S13°57'00"E	120.94'	L45	N52°51'46"E	10.68'
L15	S06°17'21"E	62.40'	L46	N14°10'51"W	113.07'
L16	S30°56'05"W	48.63'	L47	S69°28'59"W	106.91'
L17	S22°49'42"E	117.09'			

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	129.24'	104.67'	S48°36'39"W	101.83'

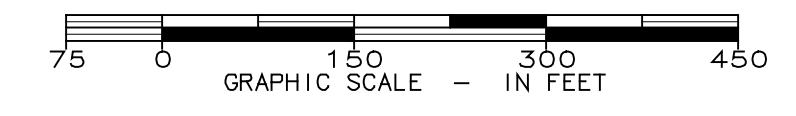
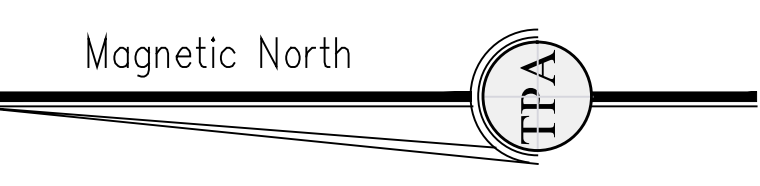
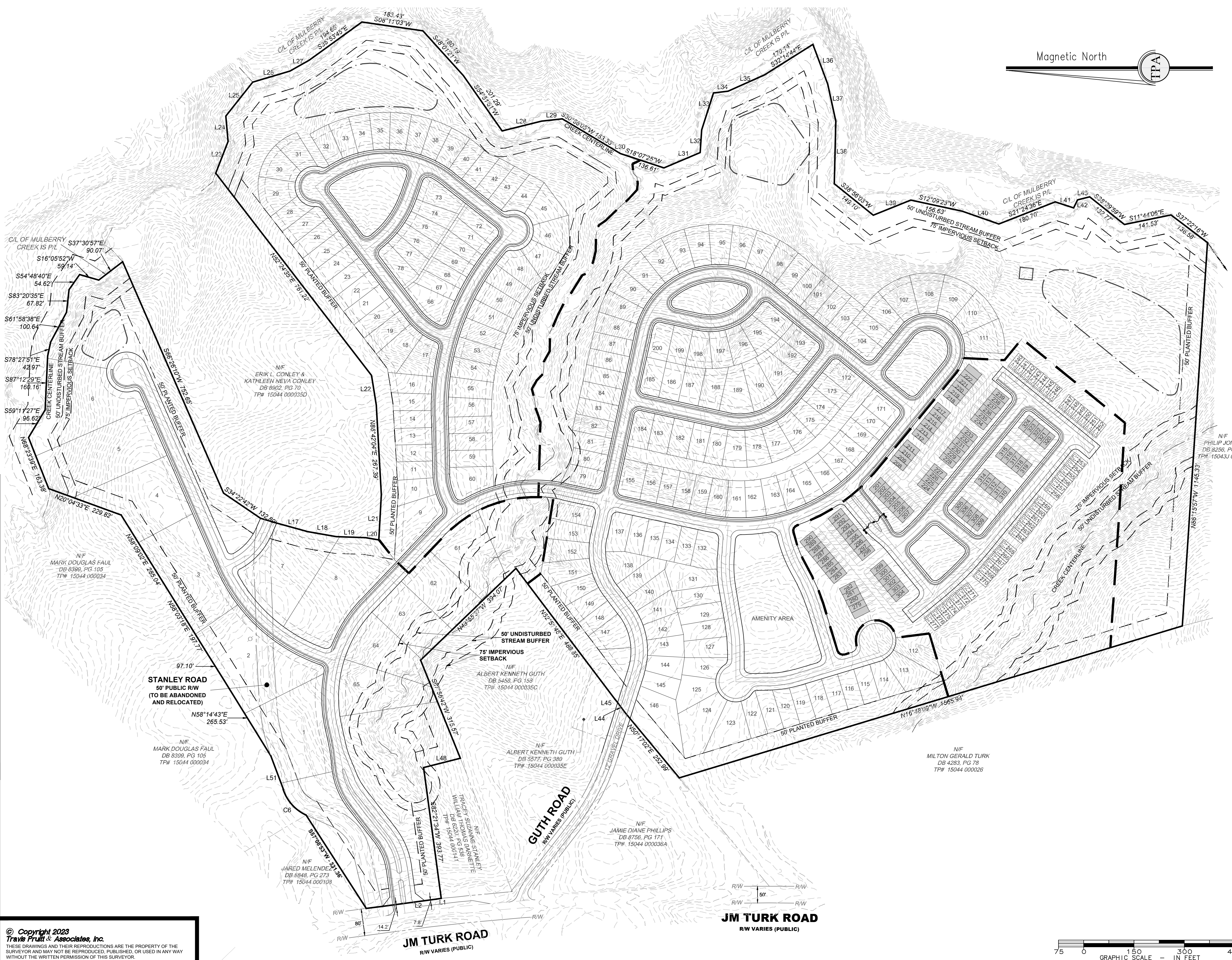
SURVEY NOTES:
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 Phone: (770)416-7511
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SITE DATA:

TOTAL SITE AREA	115.6± ACRES
FLOODPLAIN, CREEK BUFFERS	15.2± ACRES
ZONING	
EXISTING ZONING	AR-III
PROPOSED ZONING	PRD
ZONING JURISDICTION	HALL COUNTY
DEVELOPMENT TYPE	
TOTAL DETACHED RESIDENTIAL UNITS	200
TOTAL ATTACHED RESIDENTIAL TOWNHOMES	124
TOTAL DENSITY	2.80 U/A
OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE REQUIRED	34.7 ACRES (30%)
TOTAL OPEN SPACE PROVIDED	34.7 ACRES (30%)
BUFFERS	
PLANTED BUFFER (EXTERIOR)	50'

- NOTES**
- SPEED LIMIT OF J M TURK ROAD IS 45 MPH.
 - ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
 - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR HALL COUNTY 13139C0311G, DATED 12/01/2022, THE PROPERTY DOES FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD).
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 - THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

- VARIANCES:**
- FROM CHAPTER 17.180.060 -
- Sec B.2.a - Reduce minimum lot area of single-family detached residences to 5,000 sf
 - Sec B.2.b - Reduce minimum lot width of single-family detached residences to 40'
 - Sec B.2.c.i - Reduce minimum front yard setback to 20' for single-family detached residences
 - Sec B.9.c.ii - Increase width of garage door of front-loaded townhouses to 80% of the width of the individual townhouse unit

ZONING PLAN

JM Turk Road Assemblage

Tax Parcels: 15043 000027, 15043 000109, 15043 000128, 15043 000201, 15044 000035, 15044 000035B, 15044 000043, 15044 000100, and 15044 000127

G.M.D 1270

HALL COUNTY, GEORGIA

GEORGIA REGISTERED
 EDWARD J. ANDERSON
 ARCHITECT

For The Firm
 Travis Pruitt
 &
 Associates, Inc.

DATE: 10-26-2023
 SCALE: 1" = 150'
 CN:230151CP13
 LSV:
 JN:
 FN:

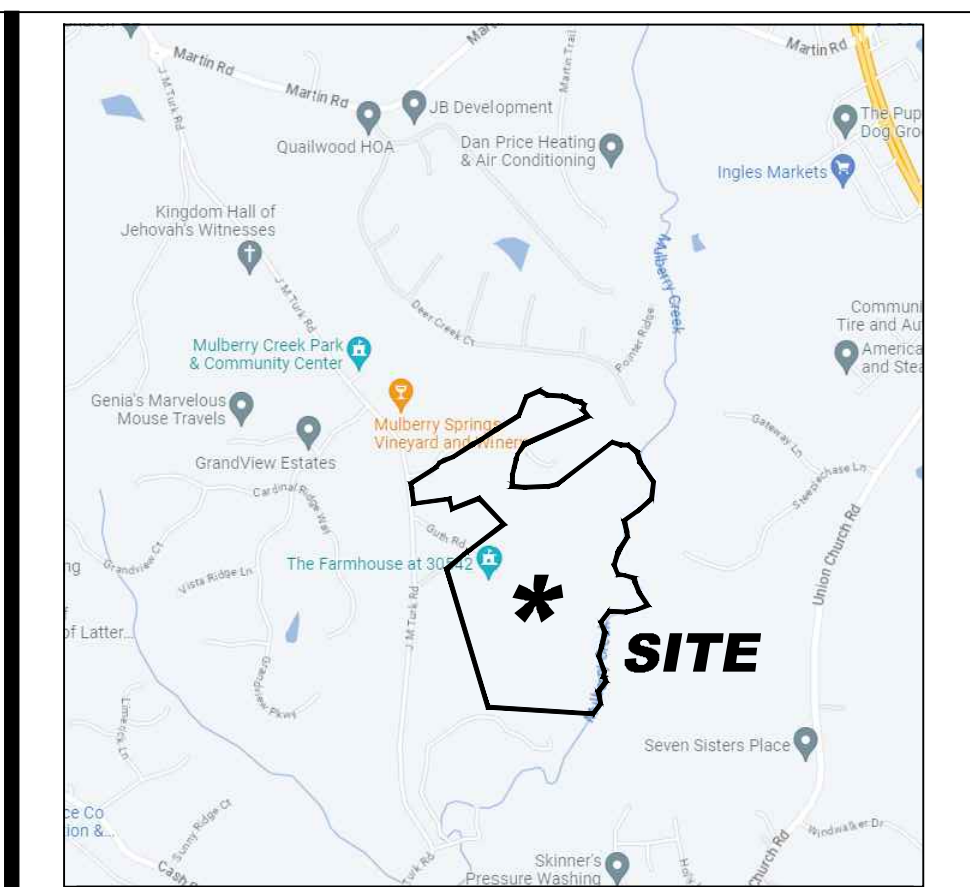
1 of 1

DEVELOPMENT STANDARDS - PODS A, B, AND C SINGLE-FAMILY RESIDENCES	
MAX DENSITY	2 UNITS/ AC
MINIMUM LOT SIZE	21,780 SF
PODS B AND C	5,000 SF
MINIMUM LOT WIDTH	POD A 50'
PODS B AND C	40'
BUILDING SETBACKS	FRONT 20'
REAR	20'
SIDE	5'
SIDE CORNER	10'
MINIMUM BLDG SEPARATION	10'
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM BLDG COVERAGE	80%
MIN HEATED FLOOR AREA	1,800 SF

DEVELOPMENT STANDARDS - POD D MULTI-FAMILY RESIDENCES	
NUMBER OF UNITS	124
MINIMUM LOT SIZE	35,000 + (5,000 SF/ UNIT X 123)
BUILDING SETBACKS	FRONT 10'
REAR	0' (40' BETWEEN BUILDINGS)
SIDE	0' (20' BETWEEN BUILDINGS)
SIDE CORNER	10'
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM BLDG COVERAGE	80%
MIN HEATED FLOOR AREA	1,300 SF

POD ANALYSIS				
	POD A	POD B	POD C	POD D
SITE AREA	22.9 AC	24.4 AC	53.2 AC	15.1 AC
TOTAL NUMBER OF LOTS/ UNITS	13	65	120	124
	8 SEPTIC LOTS	50' FRONT-ENTRY DETACHED - 52	50' FRONT-ENTRY DETACHED - 120	24' FRONT-ENTRY TOWNHOMES - 38
	5 ESTATE LOTS	40' REAR-ENTRY DETACHED - 13		22' REAR-ENTRY TOWNHOMES - 86
DENSITY	1.97 UNITS/ AC (TOTAL SINGLE-FAMILY RESIDENCES IN PODS A, B, AND C)			
				8.21

Received 11-20-2023



VICINITY MAP
not to scale

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N07°06'09"W	14.21'	L32	S86°17'55"E	67.97'
L2	N07°39'01"W	162.65'	L33	S72°05'37"E	115.60'
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L16	S22°49'42"E	117.09'	L47	S69°28'59"W	106.91'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	129.24'	104.67'	S48°36'39"W	101.83'

SURVEY NOTES:
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 TAMMY JONES
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 Phone: (770)416-7511
 Fax: (770)416-6759
 www.travispruitt.com



SITE DATA:

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FLOODPLAIN, CREEK BUFFERS	15.2± ACRES
ZONING	
EXISTING ZONING	AR-III
PROPOSED ZONING	PRD
ZONING JURISDICTION	HALL COUNTY
DEVELOPMENT TYPE	
TOTAL DETACHED RESIDENTIAL UNITS	198
TOTAL ATTACHED RESIDENTIAL TOWNHOMES	124
TOTAL DENSITY	2.79 U/A
OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE REQUIRED	34.7 ACRES (30%)
TOTAL OPEN SPACE PROVIDED	34.7 ACRES (30%)
BUFFERS	
PLANTED BUFFER (EXTERIOR)	50'

- NOTES**
- SPEED LIMIT OF J M TURK ROAD IS 45 MPH.
 - ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
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- VARIANCES:**
- FROM CHAPTER 17.180.060 -
- Sec 8.2.a - Reduce minimum lot area of single-family detached residences to 5,000 sf
 - Sec 8.2.b - Reduce minimum lot width of single-family detached residences to 40'
 - Sec 8.2.c - Reduce minimum front yard setback to 20' for single-family detached residences
 - Sec 8.9.c.i - Increase width of garage door of front-loaded townhouses to 80% of the width of the individual townhouse unit
 - Allow eyebrow cul-de-sacs to be utilized
 - Allow dead-end streets within townhome portion of development. Dead ends to meet fire code.

ZONING PLAN
JM Turk Road Assemblage
 Tax Parcels: 15043 000027, 15043 000109, 15043 000128, 15043 000301,
 15044 000035, 15044 000035B, 15044 000043, 15044 000100, and 15044 000127
 G.M.D 1270
 HALL COUNTY, GEORGIA

DATE: 11-17-2023
 SCALE: 1" = 150'
 CN:230151CP15
 LSV:
 JN:
 FN:
 1 of 1

11/17/2023 10:00 AM C:\Users\jpruitt\Documents\230151CP15.dwg Plot 17, 2023 - 4 x 11m