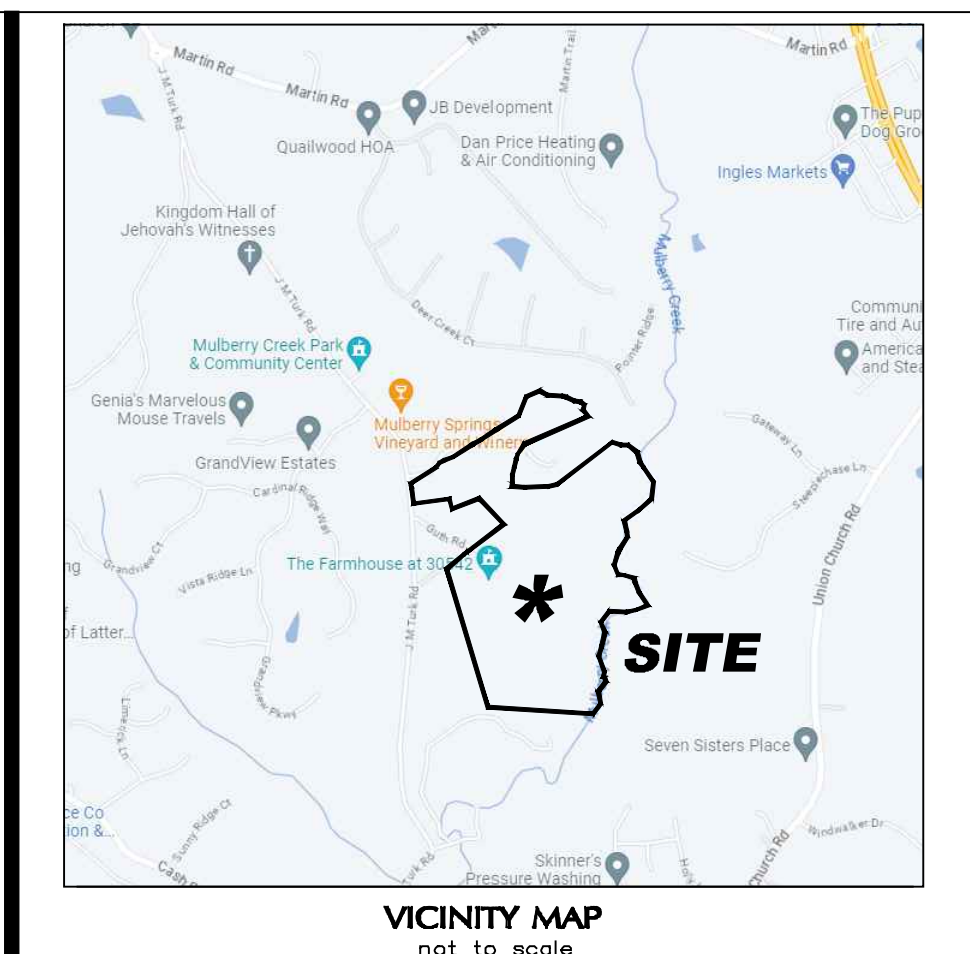


DEVELOPMENT STANDARDS - PODS A, B, AND C SINGLE-FAMILY RESIDENCES	
MAX DENSITY	2 UNITS/ AC
MINIMUM LOT SIZE	5,000 SF
POD A	21,780 SF
PODS B AND C	5,000 SF
MINIMUM LOT WIDTH	POD A 50'
	PODS B AND C 40'
BUILDING SETBACKS	
FRONT	20'
REAR	20'
SIDE	5'
SIDE CORNER	10'
MINIMUM BLDG SEPARATION	10'
MAXIMUM BUILDING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

DEVELOPMENT STANDARDS - POD D MULTI-FAMILY RESIDENCES	
NUMBER OF UNITS	127
MINIMUM LOT SIZE	665,000 SF (15.27 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
OWNER PARKING CALCULATIONS	
GARAGE (2 PER UNIT)	254
GUEST PARKING CALCULATIONS	
DRIVEWAY	254
OFF STREET	64
TOTAL (2.5 PER UNIT)	318

POD ANALYSIS				
	POD A	POD B	POD C	POD D
SITE AREA	21.4 AC	24.4 AC	53.0 AC	15.3 AC
TOTAL NUMBER OF LOTS/ UNITS	13	65	119	127
	13 ESTATE LOTS	50' FRONT-ENTRY DETACHED - 52	50' FRONT-ENTRY DETACHED - 119	24' FRONT-ENTRY TOWNHOMES - 41
	(GRAVITY & LOW PRESSURE SEWER)	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)			



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"E	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
 2. All survey data taken from the Retracement Survey by Earth Pro Land Surveying dated 08/19/2022. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 297,158 feet.
 This plat has been prepared using a TRIMBLE S6 Total Station for angle and distance measurements.
 The field data upon which this map or plat is based has a closure precision of one (1) foot in 11,408 feet and an average angular error of 04 seconds per angle point, and was adjusted using Compass Rule.

NOTE: Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

REFERENCE DOCUMENTS:
 1. See Retracement Survey by Earth Pro Land Surveying, dated 08/19/2022.

OWNERS

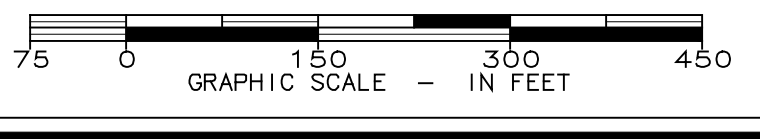
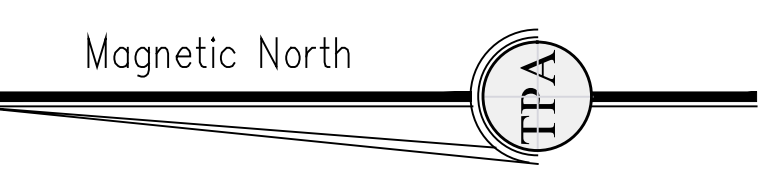
Property Assemblage

RANDY JONES
TAMMY JONES
CATHY LITTLE
ROGER LITTLE
TRAVIS LITTLE

BUDDY STANLEY
GLORIA STANLEY

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruit.com

Travis Pruitt & Associates, Inc.



SITE DATA:

TOTAL SITE AREA	114.1± 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	197
TOTAL ATTACHED RESIDENTIAL TOWNHOMES	127
TOTAL DENSITY	2.80 U/A
OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE REQUIRED	34.23 ACRES (30%)
TOTAL OPEN SPACE PROVIDED	34.23 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).
 - 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 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 000201,
15044 000035, 15044 000035B, 15044 000043, 15044 000100, and 15044 000127

G.M.D 1270

HALL COUNTY, GEORGIA

GEORGIA REGISTERED

EDWARD J. ANDERSON

For The Firm
Travis Pruitt
&
Associates, Inc.

DATE: 1-22-2024
SCALE: 1" = 150'
CN:230151CP19
LSV:
JN:
FN:

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