

SITE DEVELOPMENT NOTES

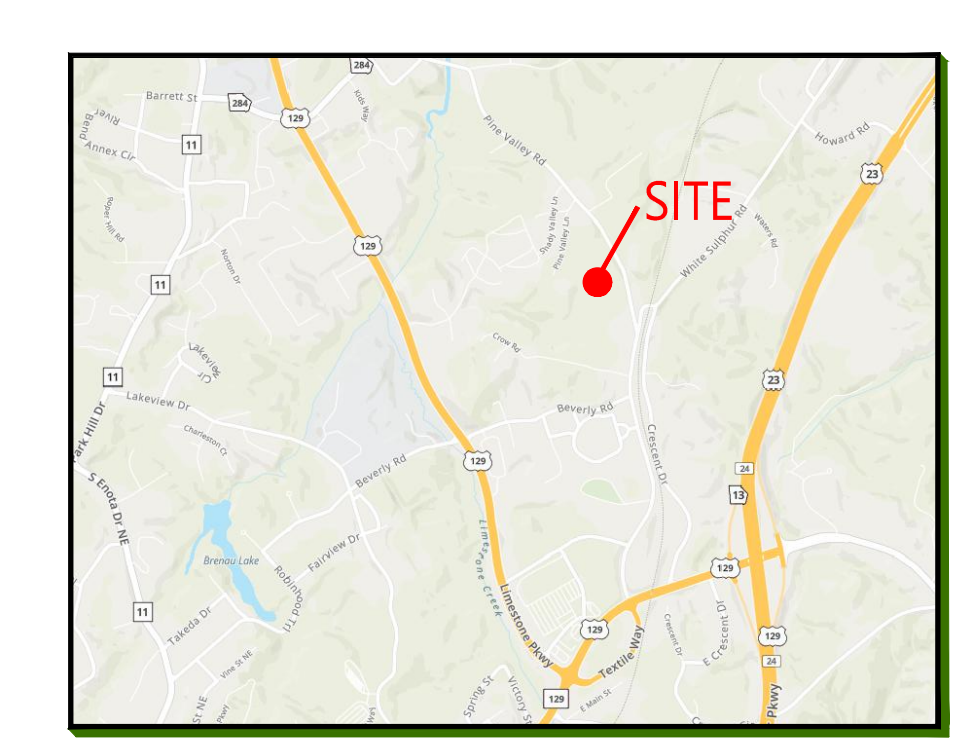
TRAFFIC CONTROL DEVICES TO INCLUDE SIGNS AND STREET MARKINGS SHALL BE INSTALLED BY THE DEVELOPER. THE TYPE AND LOCATION OF TRAFFIC CONTROL DEVICES SHALL BE BASED ON THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. STOP SIGNS SHALL BE INSTALLED AT EVERY EXIT. SHOW LOCATION AND TYPE OF SIGNS AND STRIPING ON THE SITE PLAN.

GENERAL NOTES

BOUNDARY PROVIDED BY:
 COOK AND COMPANY SERVICES LLC L.S.F 001320
 3120 FRONTAGE ROAD
 GAINESVILLE, GA 30504

TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON HALL COUNTY GIS PARCEL INFORMATION WITH SUPPLEMENTAL INFORMATION BY COOK AND COMPANY SERVICES LLC

THIS PLAN IS CONCEPTUAL IN NATURE BASED ON PRELIMINARY COUNTY AND DEVELOPMENT INFORMATION AND RESEARCH. PLAN MAY CHANGE DURING PERMITTING AND GOVERNMENT APPROVAL PROCESS.



LOCATION MAP

SITE INFORMATION

PROPERTY ADDRESS: 1560 PINE VALLEY ROAD, HALL COUNTY, GA

TOTAL PARCEL AREA: 34.55 ACRES
 OUT PARCEL (EXCLUDED FROM DEVELOPMENT): 3.00 ACRES

TOTAL PUD SITE AREA: 31.55 ACRES
 ROW DEDICATION (SULPHUR INT): 0.47 ACRES
 FINAL SITE AREA: 31.08 ACRES

PUD OPEN SPACE: 15.81 ACRES (50.1%)

CURRENT ZONING: PRD (PLANNED RESIDENTIAL DEVELOPMENT)

PROPOSED SETBACKS:
 FRONT 22' FROM CURB
 SIDE 10' ADJACENT TO ROW
 REAR 15'

PROPOSED SITE DENSITY: 148 UNITS PER ZONING

OPEN SPACE: 16.74 ACRES (INCLUDING AMENITIES)

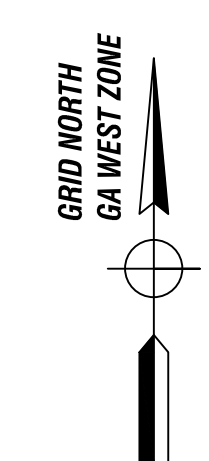
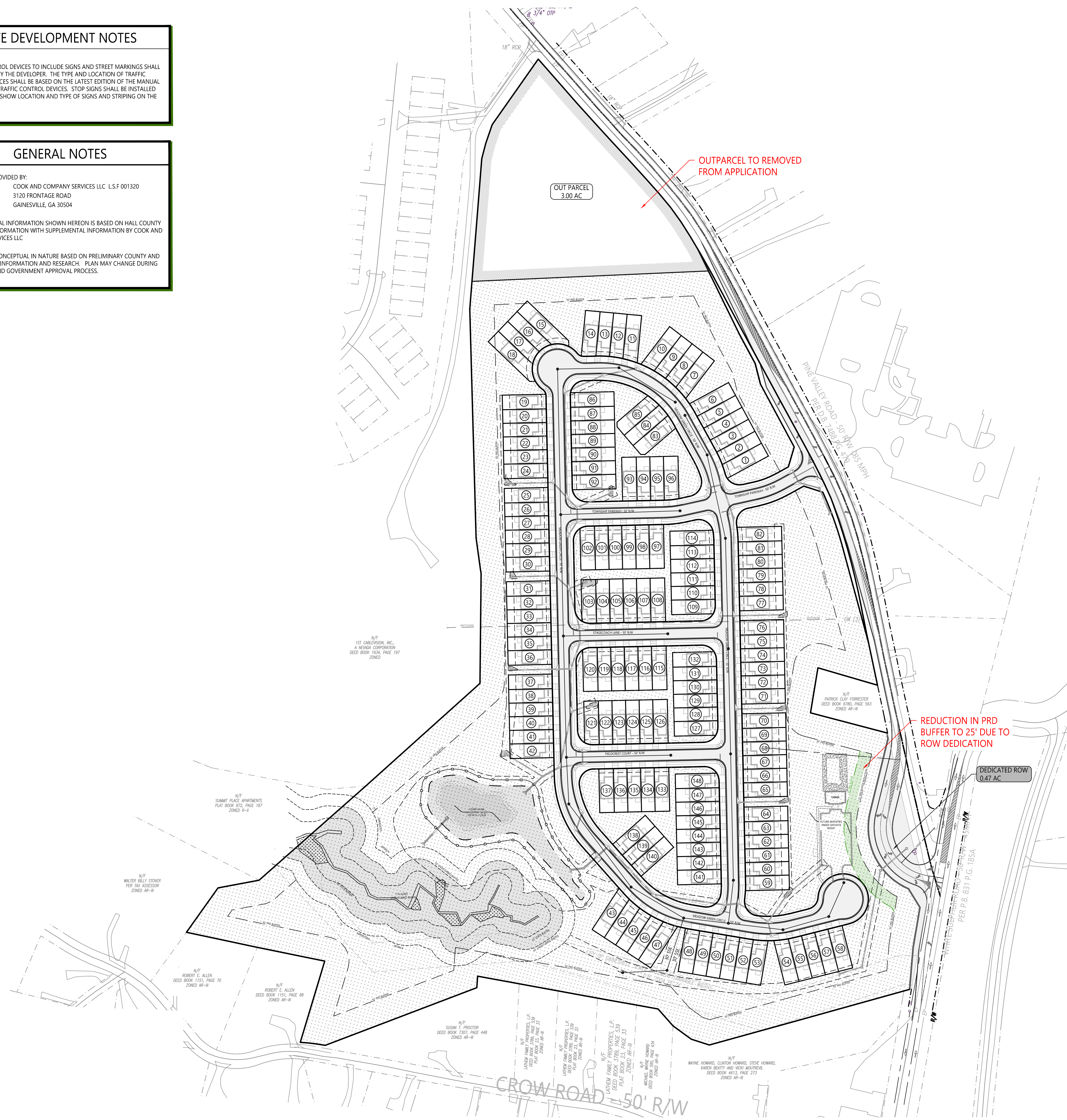
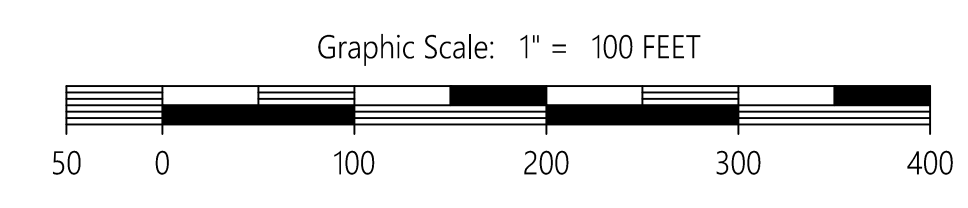
MINIMUM LOT WIDTH: 28 FEET
 MINIMUM LOT SIZE: 2,500 S.F.

MAXIMUM BUILDING HEIGHT: 30 FEET

THIS PROPERTY IS NOT LOCATED WITH A DESIGNATED FLOOD HAZARD AREA PER FEMA F.I.R.M PANEL NO. 13139C0183G DATED 04/04/2018 FOR HALL COUNTY, GEORGIA AND INCORPORATED AREAS.

OWNER / DEVELOPER:
 COOK COMMUNITIES
 3120 FRONTAGE ROAD
 GAINESVILLE, GA 30504
 24 HR. CONTACT:
 GEOFF COOK
 (678) 207-1509
 gcook@cook-residential.com

DESIGNER / ENGINEER:
 ACUMINIS CONSULTING GROUP, LLC.
 CONTACT:
 ALEX NASH, P.E.
 (770) 527-3450
 anash@acuminisconsulting.com



PO Box 1074
 Grayson, Georgia 30017
 770.527.3450
 www.acuminisconsulting.com



LEVEL II CERTIFIED DESIGN
 PROFESSIONAL NO. 0000226918

| No. | REVISION | DATE |
|-----|--------------------------------------|---------|
| 1 | ADDRESS COUNTY COMMENTS | 2/11/23 |
| 2 | FOR BID PURPOSES | 3/13/23 |
| 3 | FOR COUNTY APPROVAL | 4/24/23 |
| 4 | SULPHUR INT. HALL CO RECOMMENDATIONS | 3/5/24 |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

PREPARED FOR:
 COOK COMMUNITIES
 3120 FRONTAGE ROAD
 GAINESVILLE, GEORGIA 30504
 24-HOUR CONTACT
 GEOFF COOK
 (770) 530-7383

PROJECT NAME:
 THE VILLAGE AT
 PINE VALLEY ROAD
 PINE VALLEY ROAD
 HALL COUNTY, GEORGIA

TASK:

OVERALL SITE PLAN

| | |
|-------------|--------------------|
| CAN DESIGN | AS SHOWN SCALE |
| CAN DRAWN | 1 of 1 |
| CAN CHECKED | SHEET |
| 3/5/24 DATE | 21-050 PROJECT No. |

SITE DEVELOPMENT NOTES

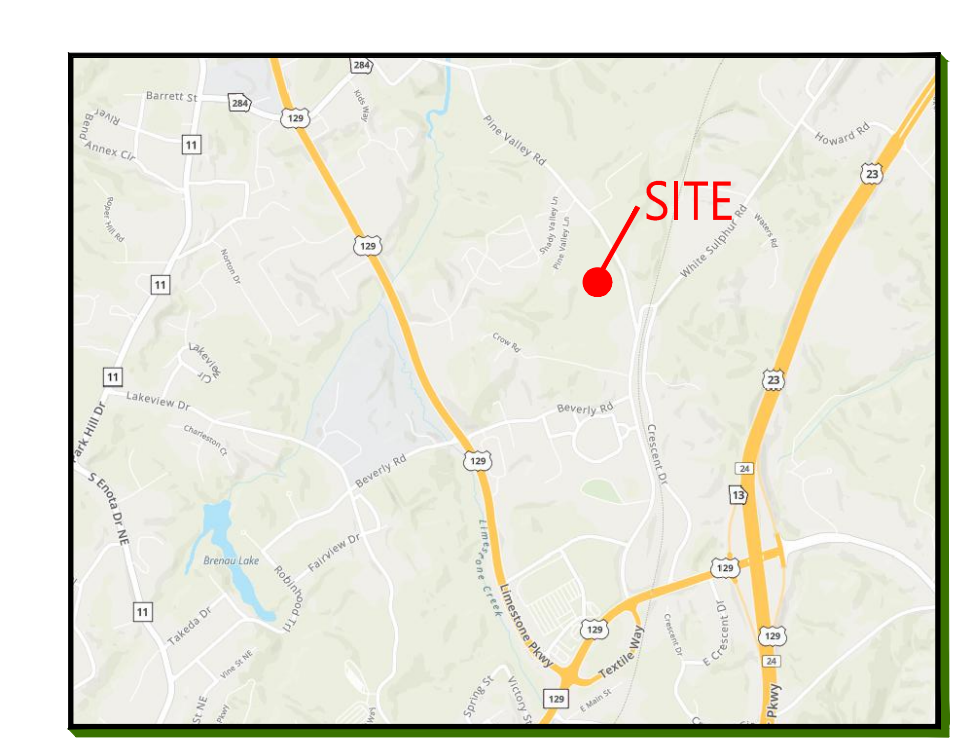
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GENERAL NOTES

BOUNDARY PROVIDED BY:
 COOK AND COMPANY SERVICES LLC L.S.F 001320
 3120 FRONTAGE ROAD
 GAINESVILLE, GA 30504

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LOCATION MAP

SITE INFORMATION

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Graphic Scale: 1" = 100 FEET



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LEVEL II CERTIFIED DESIGN
 PROFESSIONAL NO. 000026918

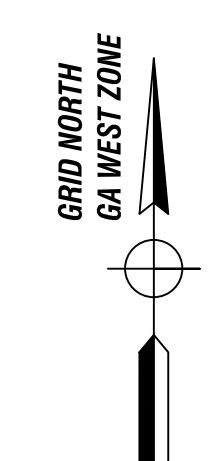
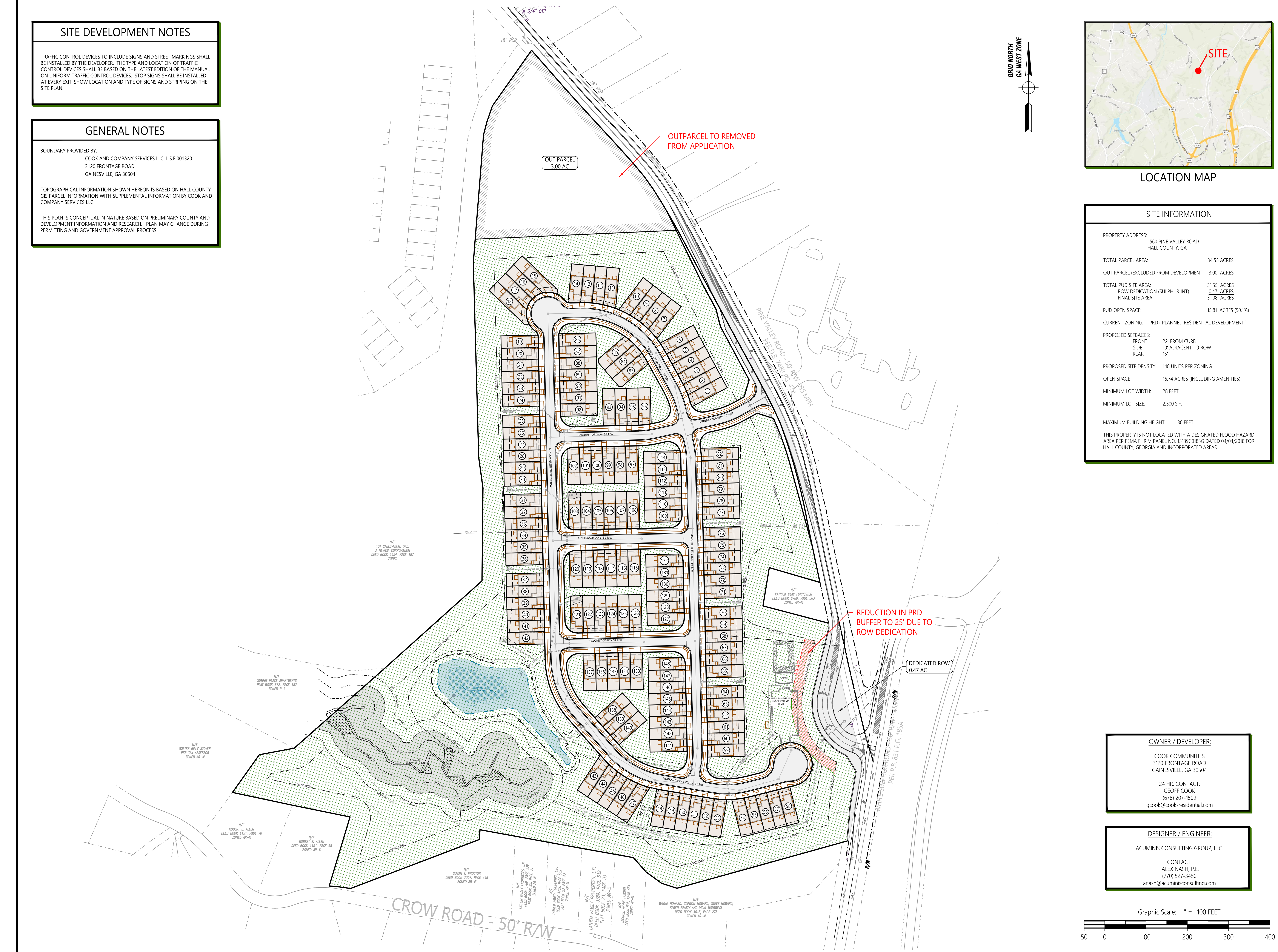
| No. | REVISION | DATE |
|-----|--------------------------------------|---------|
| 1 | ADDRESS COUNTY COMMENTS | 2/11/23 |
| 2 | FOR BID PURPOSES | 3/13/23 |
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| 4 | SULPHUR INT. HALL CO RECOMMENDATIONS | 3/5/24 |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

PREPARED FOR:
 COOK COMMUNITIES
 3120 FRONTAGE ROAD
 GAINESVILLE, GEORGIA 30504
 24-HOUR CONTACT
 GEOFF COOK
 (770) 530-7383

PROJECT NAME:
 THE VILLAGE
 AT
 PINE VALLEY ROAD
 PINE VALLEY ROAD
 HALL COUNTY, GEORGIA

TASK:
 CHANGE IN
 CONDITIONS
 EXHIBIT

| | |
|--------------|--------------------|
| CAN DESIGN | AS SHOWN SCALE |
| CAN DRAWN | 1 of 1 |
| CAN CHECKED | SHEET |
| 3/27/24 DATE | 21-050 PROJECT No. |



SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY 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.

SCOTT VAN WEBB PARKER R.L.S. #2611

Scott Parker



SURVEYORS CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSON UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE SET; AN THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND TO THE BEST OF MY KNOWLEDGE THE RELEVANT REQUIREMENTS OF HALL COUNTY ZONING AND SUBDIVISION REGULATIONS HAVE BEEN FOLLOWED.

Scott Parker

BY: REGISTERED GEORGIA LAND SURVEYOR NO. 2611

CLOSURE STATEMENT

A TRIMBLE S5 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,202 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 277,352 FEET.

GENERAL SURVEY NOTES

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN VERTICAL DATUM OF 1983 (NAD 83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- DATE OF FIELD SURVEY 03/02/22
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE IN THE GEORGIA COUNTY LISTED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. SUBJECT AND ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED LOCAL AUTHORITY TAX RECORDS AND ARE NOT GUARANTEED AS TO THE ACCURACY OR COMPLETENESS.
- STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. THERE MAY BE INTERIOR IMPROVEMENTS OR UTILITIES THAT ARE NOT SHOWN.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY THE HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF THE LAW PREVAIL.

LEGEND

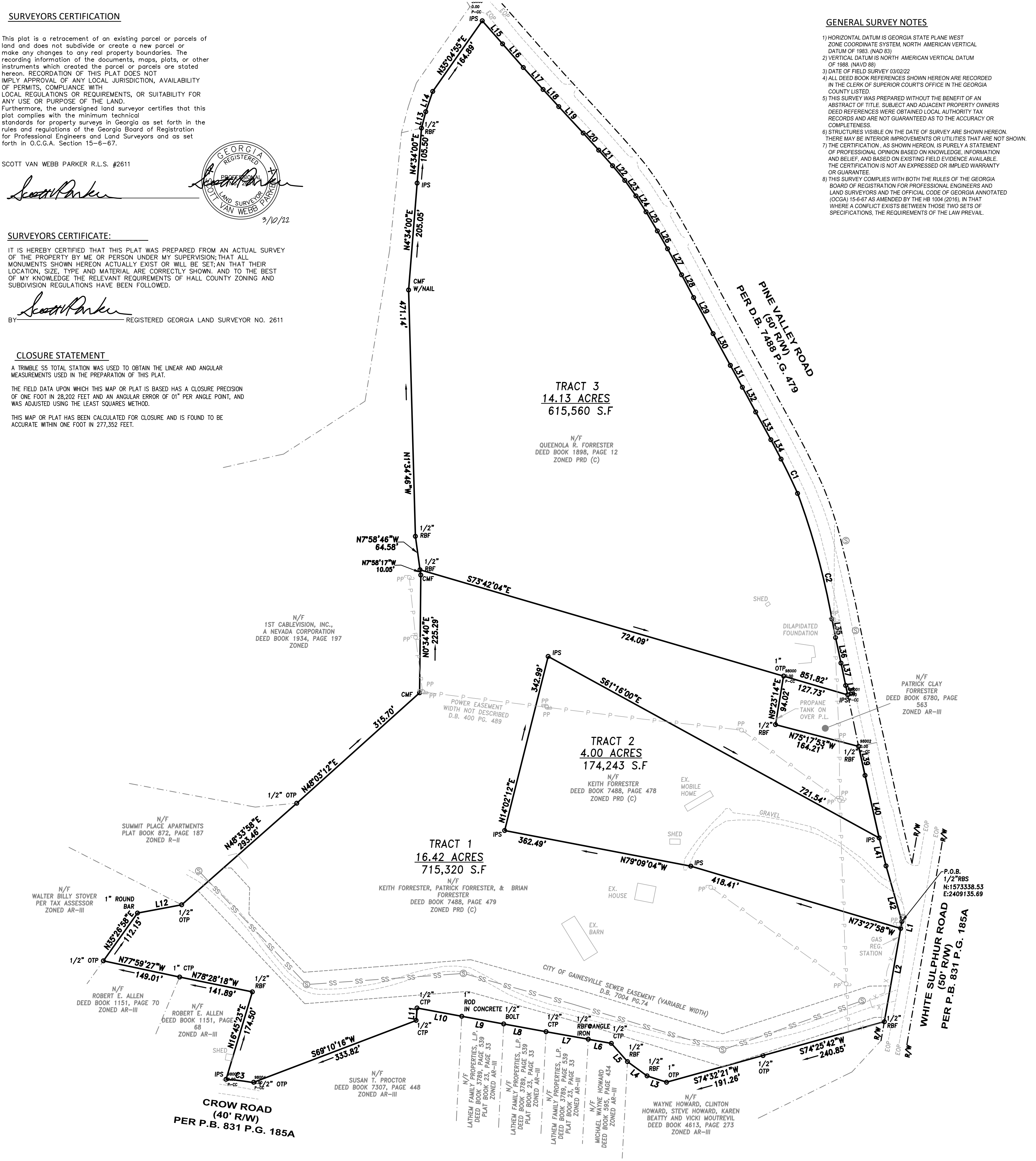
- IPS = IRON PIN SET (1/2" REBAR)
- IPF = IRON PIN FOUND
- CMF = CONCRETE MONUMENT FOUND
- OTF = OPEN TOP PIPE
- BM = BENCHMARK
- TM = TEMPORARY BENCHMARK
- CTP = CHUMP TOP PIPE
- LLL = LAND LOT LINE
- N/F = NOW OR FORMERLY
- EL = ELEVATION
- BL = BUILDING LINE
- QMD = GEORGIA MILITIA DISTRICT
- PB/PB = PLAT BOOK/PAGE
- DB/PB = DEED BOOK/PAGE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.E. = BUFFER EASEMENT
- U.E. = UTILITY EASEMENTS
- MH = MANHOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- HW = HEADWALL
- DI = DROP INLET
- PP = POWER/UTILITY POLE
- FK = FIRE HYDRANT
- GV = WATER VALVE
- INV. = INVERT ELEVATION
- STA. = STATION
- B/C = BACK OF CURB
- EP = EDGE OF PAVEMENT
- SS = SANITARY SEWER LINE
- SS = STORM SEWER PIPE
- W.L. = WATER LINE
- ELEV. = ELEVATION
- CMF = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYLCHLORIDE PIPE
- 910- = EXISTING CONTOUR ELEVATION
- P = OVERHEAD POWER
- OT = OVERHEAD TELEPHONE
- F.L. = FENCE LINE
- BR = BRANCH/CREEK/STREAM CENTERLINE
- T.B.R. = TO BE REMOVED

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

| LINE TABLE | | | LINE TABLE | | |
|------------|-------------|---------|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH | LINE # | DIRECTION | LENGTH |
| L1 | S9°59'12"W | 13.58' | L23 | S35°34'32"E | 36.56' |
| L2 | S9°58'27"W | 180.94' | L24 | S32°28'52"E | 36.03' |
| L3 | N72°01'12"W | 39.14' | L25 | S30°38'16"E | 42.49' |
| L4 | N53°58'17"W | 46.28' | L26 | S29°39'42"E | 39.39' |
| L5 | N41°26'02"W | 46.52' | L27 | S28°26'44"E | 56.48' |
| L6 | N79°44'47"W | 44.92' | L28 | S27°52'55"E | 49.11' |
| L7 | N79°54'29"W | 82.01' | L29 | S28°21'32"E | 78.40' |
| L8 | N79°37'11"W | 82.24' | L30 | S28°34'00"E | 69.02' |
| L9 | N79°37'05"W | 81.52' | L31 | S28°44'08"E | 47.84' |
| L10 | N79°34'21"W | 86.91' | L32 | S28°14'43"E | 53.61' |
| L11 | S4°13'59"W | 23.72' | L33 | S28°38'53"E | 60.52' |
| L12 | N79°25'47"E | 86.03' | L34 | S27°52'36"E | 41.86' |
| L13 | N14°32'24"E | 32.38' | L35 | S11°15'33"E | 36.27' |
| L14 | N18°55'29"E | 41.02' | L36 | S12°01'08"E | 49.73' |
| L15 | S41°22'07"E | 58.75' | L37 | S11°47'50"E | 43.80' |
| L16 | S41°16'28"E | 60.17' | L38 | S12°03'03"E | 18.31' |
| L17 | S41°56'27"E | 56.45' | L39 | S12°23'56"E | 56.88' |
| L18 | S42°29'47"E | 44.53' | L40 | S12°44'08"E | 122.40' |
| L19 | S42°43'22"E | 68.64' | L41 | S13°50'22"E | 55.18' |
| L20 | S42°17'48"E | 44.20' | L42 | S15°58'06"E | 110.49' |
| L21 | S41°31'47"E | 39.87' | | | |
| L22 | S39°55'24"E | 36.46' | | | |

| CURVE TABLE | | | | |
|-------------|----------|---------|-----------------|--------------|
| CURVE # | RADIUS | LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1 | 1302.83' | 72.74' | S25°42'29"E | 72.73' |
| C2 | 1418.09' | 249.23' | S15°15'49"E | 248.91' |
| C3 | 435.16' | 51.80' | N83°05'00"W | 51.77' |

- GENERAL NOTES:**
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM MAP #13139C0183G, HALL COUNTY GEORGIA, DATED 04/04/2018.
 - ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE §8.170.070)
 - IF A PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE §17.225.040)
 - THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.



GEORGIA811
Utilities Protection Center, Inc.
Know what's Below. Call before you dig.

CHOOSE SCALE

COOK
3120 FRONTAGE ROAD
GAINESVILLE, GA 30504
(678) 207-1509
www.thecookandcompany.com
L.S.F. #001320

PREPARED FOR:
SHADOW STONE PARTNERS, LLC
3120 FRONTAGE RD.
GAINESVILLE, GA 30504
24-HR. CONTACT: GEOFF COOK (678) 207-1509
PROJECT NAME:
PINE VALLEY RETRACEMENT SURVEY

TASK:
RETRACEMENT SURVEY

PROJECT INFORMATION:
PINE VALLEY
Project Name
21-011
Project Number
1582 AND 1586 PINE VALLEY ROAD
Project Address
124
Land Lot No.(s)
9TH
District
HALL COUNTY, GEORGIA
County, State

| PLAN REVISION | | |
|---------------|------|-------------|
| No. | DATE | DESCRIPTION |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

REGISTERED PROFESSIONAL LAND SURVEYOR
Scott Van Webb Parker
3/10/22

CONTACT:
SCOTT PARKER, R.L.S.
(678) 267-7153
scott@thecookandcompany.com

SHEET
1 of 1
CDW AS SHOWN
DESIGN SCALE
3/10/22 DATE 21-011 PROJECT No.

ARE NOT AND DO NOT
 RTY IS SUBJECT TO ANY
 TLE SEARCH MAY

DC. FOR
 1, JAN. 9TH, 2003
 OC. FOR

MAP OR PLAT IS BASED
 FE FOOT IN 16,618
 OF 5.38 SECONDS PER
 ED USING THE

D FOR CLOSURE AND IS FOUND
 FOOT IN 629.647 FEET.
 ED FOR CLOSURE AND IS FOUND
 FOOT IN 488.314 FEET.

OPCON GPT 8003

S
 S

N/F
 ARDENT REALTY II, LLC
 DEED BOOK 7407, PAGES 469-472

N/F
 ROBERT ALLEN
 DEED BOOK 151, PAGE 70
 PLAT SLIDE 124, PAGE 224

ENCES ARE NOT SHOWN
 ARE PUT ON NOTICE AS TO
 OF THE PROPERTY AND
 TS IN REGARD TO BOUNDARY
 R IN HALL COUNTY'S CODE

WETLANDS BUFFER NOTE:
 TATIVE BUFFER MEETING LOCAL,
 FEDERAL REGULATIONS SHOULD BE
 TO ALL WATERS OR WETLANDS

N/F
 IST CABLEVISION, INC
 DEED BOOK 1934, PAGES 197-199

APPROX. CENTERLINE
 OF CREEK

CROW ROAD ~ 40 R/W
 (REFERENCE 3)

N 08°14'49" W 10.00'
 N 00°39'36" E 225.34'
 FENCE LINE
 1/2" RBS

QUEENILA FORRESTER
 DEED BOOK 1898, PAGE 12
 REFERENCE 2

| | | |
|-----|---------------|--------|
| L8 | N 41°18'06" W | 46.54' |
| L9 | N 79°40'13" W | 44.97' |
| L10 | N 79°49'34" W | 81.98' |
| L11 | N 79°32'34" W | 81.97' |
| L12 | N 79°33'40" W | 81.78' |
| L13 | N 79°29'59" W | 86.91' |
| L14 | S 04°21'08" W | 23.75' |

DB = DEED BOOK
 PB = PLAT BOOK
 PS = PLAT SLIDE
 ← = CONTIGUOUS

(REFERENCE BEARING LINE)
 S 73°37'20" E 724.34'

N/F
 PATRICK FORRESTER
 DEED BOOK 6780, PAGE 563

N 17°
 FROM THE CE
 OF PINE
 WHITE SUL

PINE VALLEY ROAD ~ 50 R/W
 (PER REFERENCE 2)
 (420' ASPHALT PAVEMENT)
 WHITE SULFUR ROAD ~ 50' R/W
 (PER REFERENCE 3)

TRACT 2:
 4.00 ACRES
 174,243.2 SQUARE FEET

TRACT 1:
 16.42 ACRES
 715,129.6 SQUARE FEET

N/F
 SUSAN PROCTOR
 DEED BOOK 7307, PAGES 448-449
 PLAT BOOK 23, PAGE 33

N/F
 LATHEM FAMILY PROP
 DEED BOOK 3789, F
 PLAT BOOK 23, F
 N/F
 LATHEM FAMILY PROP
 DEED BOOK 3789, F
 PLAT BOOK 23, F
 N/F
 LATHEM FAMILY PROP
 DEED BOOK 3789, F
 PLAT BOOK 23, F
 N/F
 LATHEM FAMILY PROP
 DEED BOOK 3789, F
 PLAT BOOK 23, F

N/F
 WAYNE HOWARD
 DEED BOOK 4613, PAGES 273-274
 PLAT SLIDE 831, PAGE 185A

