

OWNER & DEVELOPER:

Rochester DCCM
JOSH NELSON
 5608 AZELIA DRIVE
 GAINESVILLE, GA 30506
 PHONE: 972-757-4511
 EMAIL: JOSHROCHESTER@GMAIL.COM
APPLICANT INFORMATION:

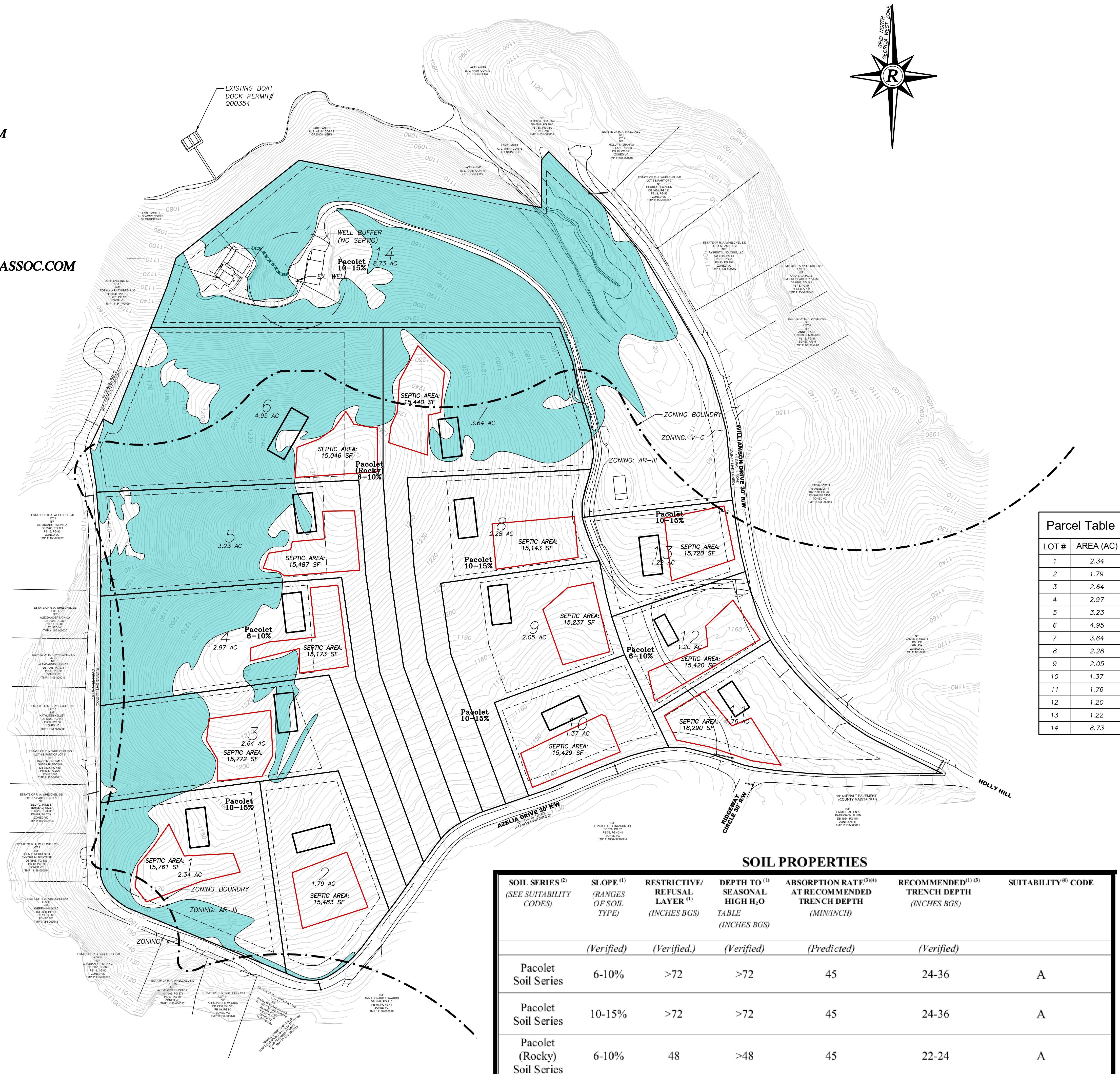
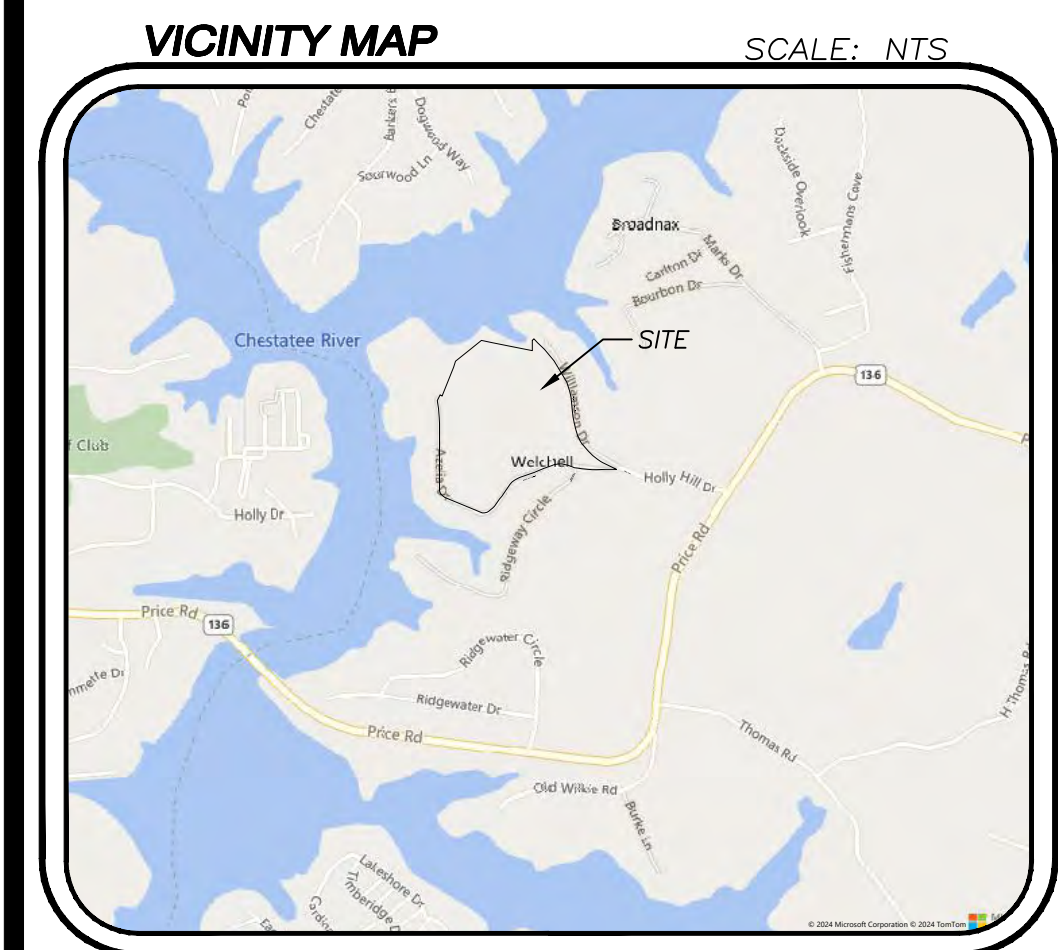
Rochester DCCM
 425 OAK STREET, NW
 GAINESVILLE, GEORGIA 30501

CONTACT: JEREMY FRYDRYCH, P.E.
 PHONE: 678-450-5203
 EMAIL: JDFRYDRYCH@ROCHESTER-ASSOC.COM

LEGEND:

- SLOPES >25%
- ZONING BOUNDARY

SITE DATA	
ZONING	VC & AR-III
AREA	40.17 AC
NUMBER OF LOTS	14
DENSITY	.348 UNITS/AC
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	20'
MINIMUM LOT AREA	35,000 sq. ft.
MINIMUM LOT FRONTAGE	50'



Parcel Table	
LOT #	AREA (AC)
1	2.34
2	1.79
3	2.64
4	2.97
5	3.23
6	4.95
7	3.64
8	2.28
9	2.05
10	1.37
11	1.76
12	1.20
13	1.22
14	8.73

SOIL SERIES ⁽²⁾ (SEE SUITABILITY CODES)	SLOPE ⁽¹⁾ (RANGES OF SOIL TYPE)	RESTRICTIVE/ REFUSAL LAYER ⁽¹⁾ (INCHES BGS)	DEPTH TO ⁽¹⁾ SEASONAL HIGH H ₂ O TABLE (INCHES BGS)	ABSORPTION RATE ⁽³⁾⁽⁴⁾ AT RECOMMENDED TRENCH DEPTH (MIN/INCH)	RECOMMENDED ^{(1) (3)} TRENCH DEPTH (INCHES BGS)	SUITABILITY ⁽⁴⁾ CODE
	(Verified)	(Verified)	(Verified)	(Predicted)	(Verified)	
Pacolet Soil Series	6-10%	>72	>72	45	24-36	A
Pacolet Soil Series	10-15%	>72	>72	45	24-36	A
Pacolet (Rocky) Soil Series	6-10%	48	>48	45	22-24	A

Rochester DCCM

FOR: **LAKESIDE AT HOLLY HILL SUBDIVISION**

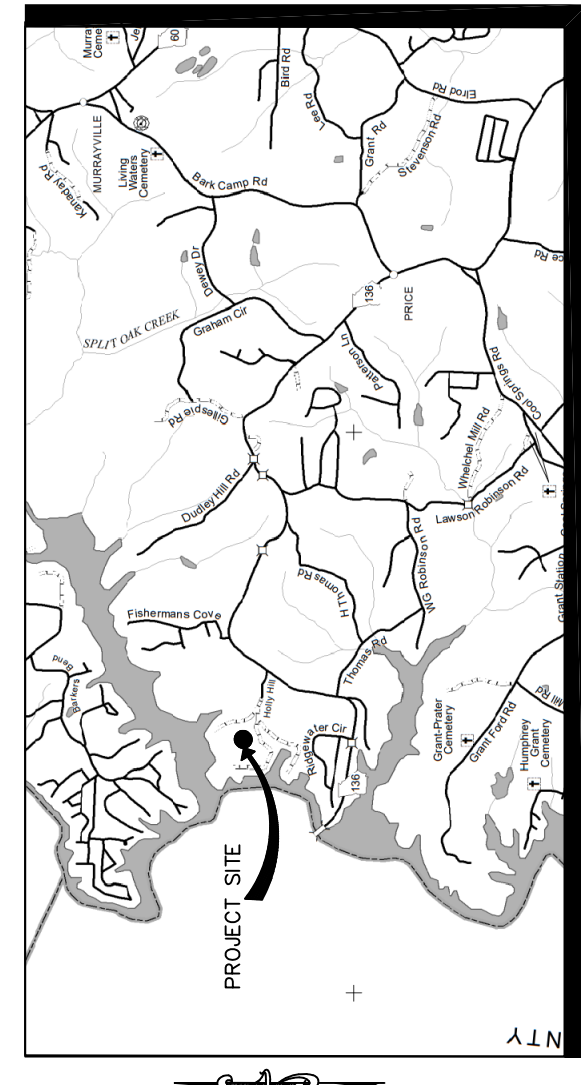
ZONING PLAN

LOCATED IN: HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

GRAPHIC SCALE: 0' 100' 200'

DATE: 03/26/24
 SCALE: 1"=100'
 JOB NO.: 24273JAZD
 DRAWN BY: CMW



Vicinity Map NTS

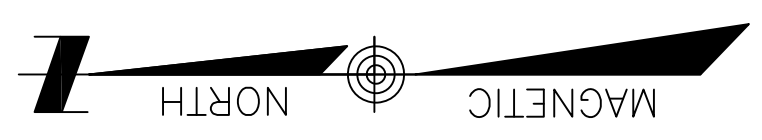
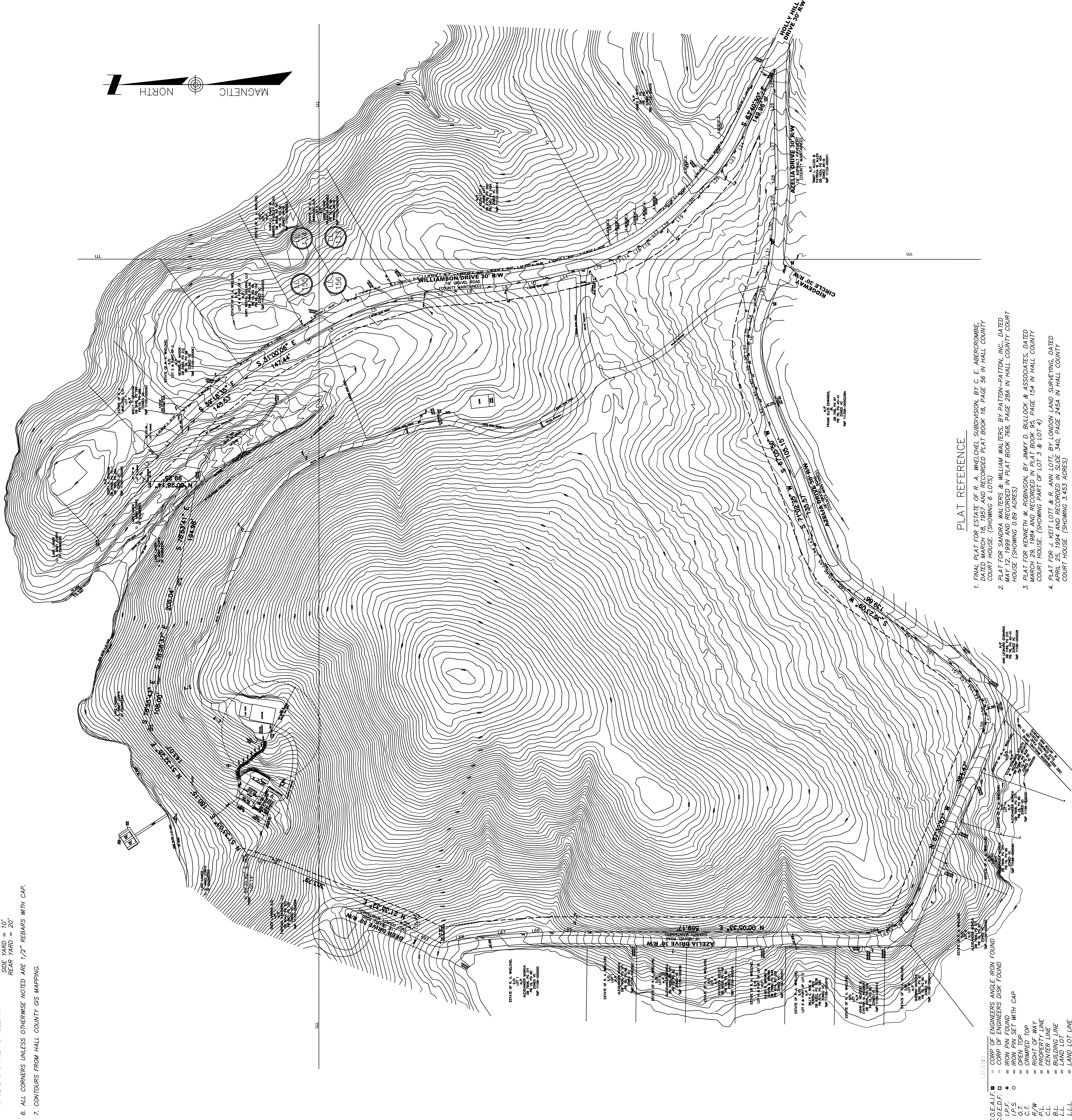
LINE	BEARING	DISTANCE
125	N 89°33'58" W	53.71
126	S 85°37'53" W	68.48
127	S 85°37'53" W	91.99
128	N 89°33'58" W	42.13
129	N 85°59'08" W	42.13
130	N 84°52'32" W	61.44
131	N 82°07'51" W	41.76
132	N 71°24'25" W	70.60
133	N 75°55'03" W	44.97
134	N 86°24'55" W	14.25
135	S 87°04'22" W	22.53
136	S 87°04'22" W	16.43
137	S 87°04'22" W	16.43
138	S 87°04'22" W	16.43
139	S 87°04'22" W	16.43
140	S 87°04'22" W	16.43
141	S 87°04'22" W	16.43
142	S 87°04'22" W	16.43
143	S 87°04'22" W	16.43
144	S 87°04'22" W	16.43
145	S 87°04'22" W	16.43
146	S 87°04'22" W	16.43
147	S 87°04'22" W	16.43
148	S 87°04'22" W	16.43
149	S 87°04'22" W	16.43
150	S 87°04'22" W	16.43
151	S 87°04'22" W	16.43
152	S 87°04'22" W	16.43
153	S 87°04'22" W	16.43
154	S 87°04'22" W	16.43
155	S 87°04'22" W	16.43
156	S 87°04'22" W	16.43
157	S 87°04'22" W	16.43
158	S 87°04'22" W	16.43
159	S 87°04'22" W	16.43
160	S 87°04'22" W	16.43
161	S 87°04'22" W	16.43
162	S 87°04'22" W	16.43
163	S 87°04'22" W	16.43
164	S 87°04'22" W	16.43
165	S 87°04'22" W	16.43
166	S 87°04'22" W	16.43
167	S 87°04'22" W	16.43
168	S 87°04'22" W	16.43
169	S 87°04'22" W	16.43
170	S 87°04'22" W	16.43
171	S 87°04'22" W	16.43

LINE	BEARING	DISTANCE
1	N 11°17'25" E	21.23
2	S 44°28'12" E	52.14
3	S 44°28'12" E	52.14
4	S 44°28'12" E	52.14
5	S 44°28'12" E	52.14
6	S 44°28'12" E	52.14
7	S 44°28'12" E	52.14
8	S 44°28'12" E	52.14
9	S 44°28'12" E	52.14
10	S 44°28'12" E	52.14
11	S 44°28'12" E	52.14
12	S 44°28'12" E	52.14
13	S 44°28'12" E	52.14
14	S 44°28'12" E	52.14
15	S 44°28'12" E	52.14
16	S 44°28'12" E	52.14
17	S 44°28'12" E	52.14
18	S 44°28'12" E	52.14
19	S 44°28'12" E	52.14
20	S 44°28'12" E	52.14
21	S 44°28'12" E	52.14
22	S 44°28'12" E	52.14
23	S 44°28'12" E	52.14
24	S 44°28'12" E	52.14

SURVEYOR'S CERTIFICATION
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, RECORDING CERTIFICATES, AND RECORDING STAMPS. THE SURVEYOR'S CERTIFICATIONS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENT RECORDS BY ANY PURCHASER OR USER OF THIS PLAT TO INTENDED USE OF ANY PARCEL. 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 SURVEYING BOARD AND THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-9-9-67.

GENERAL NOTES:

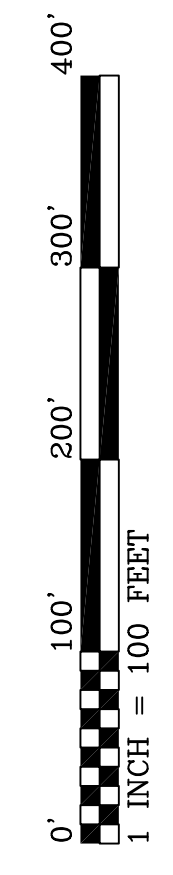
- SURVEY PROCEDURES, WHICH THIS PLAT IS BASED UPON, HAS A CLOSURE PRECISION OF ONE FOOT IN 65,145 FEET WITH AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 119,992 FEET. EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON GPT-9003A.
- A PORTION OF THIS PROPERTY IS IN A FEMA DESIGNATED FLOOD HAZARD ZONE (FLOOD PANEL # 13199C-00756) AS SHOWN ON A FLOOD HAZARD MAP DATED APRIL 4, 2018.
- THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 282-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF THE LOCATION OF UTILITIES SHOWN ON THIS PLAT. LOCATIONS SHOWN ARE BASED ON ABOVE GROUND RECORDS ONLY. THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS, THEY ARE NOT AND DO NOT CONSTITUTE A GUARANTEE.
- HALL COUNTY TAX MAP 11566-000205, CURRENT ZONING IS VC (VACATION COTTAGE) PER HALL COUNTY ZONING. VC SETBACKS ARE AS FOLLOWS:
 FRONT = 30'
 REAR = 100' = 20'
- ALL CORNERS UNLESS OTHERWISE NOTED ARE 1/2" REBAR WITH CAP.
- CONTOURS FROM HALL COUNTY GIS MAPPING.



TOTAL AREA
 1,749,932 SQ. FT.
 40.173 Acres

PLAT REFERENCE

- FINAL PLAT FOR ESTATE OF R. A. WHEELER SUBDIVISION, BY C. E. ABERCROMBIE, DATED MARCH 19, 1957 AND RECORDED PLAT BOOK 18, PAGE 56 IN HALL COUNTY COURT HOUSE. (SHOWING 6 LOTS)
- PLAT FOR DANIEL W. WALKER & WILLIAM WALKER, BY PATTON-PATTON, INC. DATED MARCH 29, 1984 AND RECORDED IN PLAT BOOK 788, PAGE 208 IN HALL COUNTY COURT HOUSE. (SHOWING 0.89 ACRES)
- PLAT FOR KENNETH W. ROBINSON, BY AMY D. BULLOCK & ASSOCIATES, DATED MARCH 29, 1984 AND RECORDED IN PLAT BOOK 95, PAGE 154 IN HALL COUNTY COURT HOUSE. (SHOWING PART OF LOT 3 & LOT 4)
- PLAT FOR J. KEIT LOTT & R. ANN LOTT, BY LONDON LAND SURVEYING, DATED APRIL 25, 1994 AND RECORDED IN SLIDE 340, PAGE 2454 IN HALL COUNTY COURT HOUSE. (SHOWING 3.453 ACRES)
- PLAT FOR KENNETH W. ROBINSON, BY PATTON LAND SURVEYS, DATED AUGUST 8, 2009 AND RECORDED IN PLAT BOOK 861, PAGE 128 IN HALL COUNTY COURT HOUSE. (SHOWING 4 LOTS)
- FINAL PLAT FOR ESTATE OF R. A. WHEELER SUBDIVISION, BY C. E. ABERCROMBIE, DATED NOVEMBER 5, 1957 AND RECORDED PLAT BOOK 19, PAGE 80 IN HALL COUNTY COURT HOUSE. (SHOWING 16 LOTS)
- PLAT FOR DAVID BROWN, BY TRAVIS FRUIT & ASSOCIATES, Inc., DATED MARCH 8, 2011 AND RECORDED IN PLAT BOOK 874, PAGE 205, IN HALL COUNTY COURT HOUSE. (SHOWING TWO LOTS)



Trail and Son, Inc.
 LAND PLANNERS & SURVEYORS
 CONSTRUCTION MANAGEMENT
 3898 WAR HILL PARK RD, DAWSONVILLE, GEORGIA 30534
 PHONE: (706) 216-8980 CELL: (706) 974-7046
 FAX: (706) 265-4543 EMAIL: btrail@windstream.net

REVISIONS:
 DATE: DESCRIPTION

BOUNDARY & TOPOGRAPHIC SURVEY FOR

THE NELSON REVOCABLE TRUST
 LAND LOTS 133, 155 & 156 - 11TH DISTRICT
 HALL COUNTY, GEORGIA

PLAT DATE: SEPTEMBER 19, 2022
 SURVEY DATE: APRIL 21, 2022
 SURVEY BY: JTT
 DRAWN BY: BDT
 JOB #: 0522-007
 SCALE: 1" = 100'