

OWNER & DEVELOPER:

Rochester DCCM
JOSH NELSON
 5608 AZELIA DRIVE
 GAINESVILLE, GA 30506
 PHONE: 972-757-4511
 EMAIL: JOSHRELSON@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:

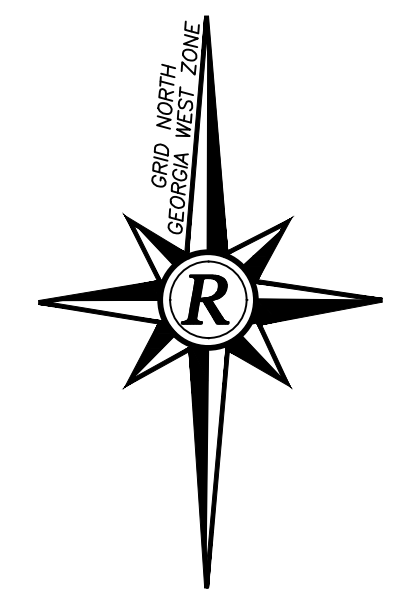
- SLOPES >25%
- ZONING BOUNDARY

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'

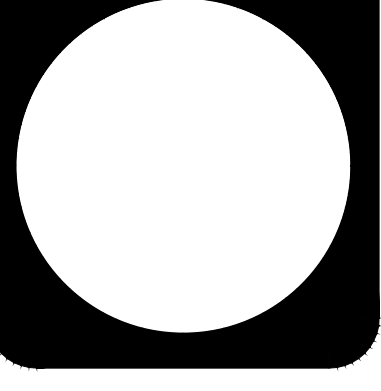
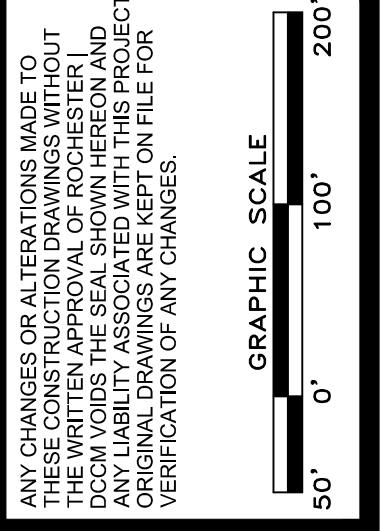


Parcel Table	
LOT #	AREA (AC)
1	2.34
2	1.79
3	2.64
4	2.97
5	3.23
6	4.95
7	3.64
8	2.28
9	2.05
10	1.37
11	1.76
12	1.20
13	1.22
14	8.73

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



NO.	DATE	DESCRIPTION	REVISIONS



SURVEYOR'S CERTIFICATION

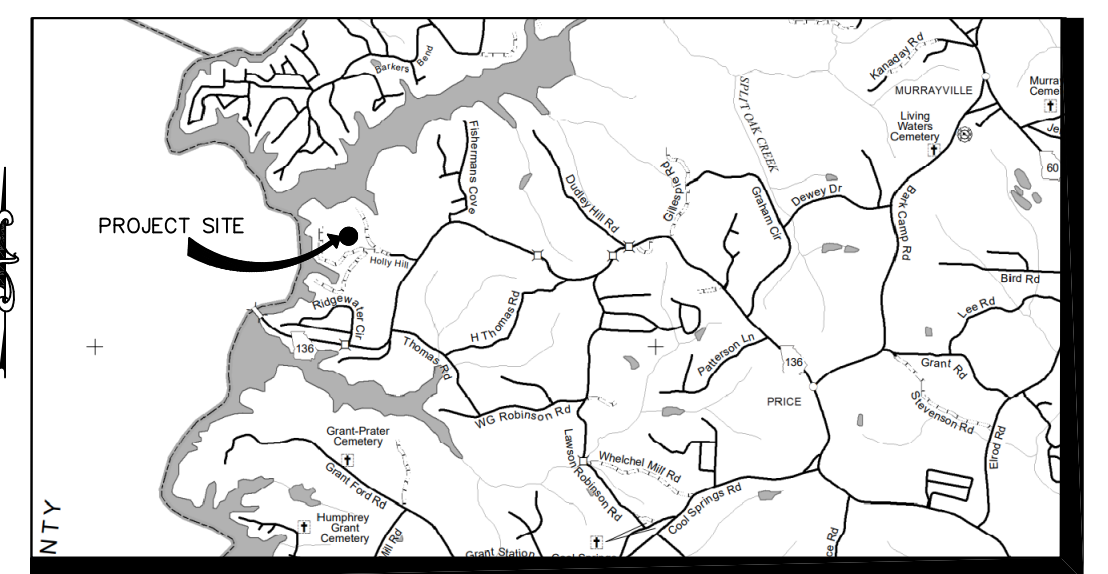
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES 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 BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-9-67.

WILLIAMS DRIVE R/W

LINE	BEARING	DISTANCE
L1	N 41°17'25" E	21.23
L2	S 44°28'12" E	52.14
L3	S 45°38'29" E	96.64
L4	S 30°03'52" E	87.07
L5	S 17°30'58" E	95.39
L6	S 14°43'41" E	58.02
L7	S 09°22'16" E	82.26
L8	S 03°42'23" E	64.69
L9	S 08°16'58" E	60.02
L10	S 09°15'07" E	65.12
L11	S 13°43'47" E	68.00
L12	S 17°36'53" E	65.98
L13	S 23°34'45" E	10.50
L14	S 28°15'29" E	31.06
L15	S 29°00'39" E	21.46
L16	S 33°06'44" E	22.72
L17	S 39°23'14" E	31.84
L18	S 47°45'04" E	20.90
L19	S 43°11'09" E	33.69
L20	S 45°12'52" E	40.01
L21	S 47°45'04" E	20.90
L22	S 50°16'33" E	55.98
L23	S 56°04'20" E	38.84
L24	S 61°22'15" E	25.00

AZELIA DRIVE R/W

L25	N 89°01'00" W	33.71
L26	S 89°33'58" W	68.48
L27	S 88°37'33" W	91.99
L28	N 89°27'59" W	43.00
L29	N 88°59'09" W	42.13
L30	N 84°52'32" W	61.44
L31	N 82°07'51" W	41.76
L32	N 77°40'58" W	28.17
L33	N 71°24'25" W	70.60
L34	N 75°55'03" W	44.97
L35	N 79°18'59" W	11.83
L36	N 88°24'55" W	14.75
L37	S 87°04'22" W	22.53
L38	S 82°17'13" W	16.43
L39	S 77°38'56" W	22.51
L40	S 74°20'23" W	34.94
L41	S 69°47'26" W	18.48
L42	S 68°38'22" W	57.31
L43	S 70°41'21" W	17.59
L44	S 64°57'59" W	20.88
L45	S 59°58'11" W	32.49
L46	S 54°31'37" W	15.57
L47	S 47°11'09" W	14.89
L48	S 39°39'16" W	28.22
L49	S 37°35'56" W	33.46
L50	S 36°08'21" W	87.15
L51	S 41°10'16" W	25.16
L52	S 46°39'04" W	22.30
L53	S 52°43'18" W	26.37
L54	S 58°55'39" W	21.71
L55	S 67°49'07" W	12.50
L56	S 83°39'25" W	15.95
L57	N 86°30'58" W	18.26
L58	N 79°23'49" W	11.14
L59	S 56°36'24" W	17.12
L60	N 50°45'47" W	19.34
L61	N 42°46'36" W	14.92
L62	N 30°02'31" W	17.64
L63	N 17°21'22" W	17.67
L64	N 02°17'24" W	18.00
L65	N 00°03'51" E	76.60
L66	N 03°37'42" W	56.85
L67	N 04°08'13" W	63.00
L68	N 09°04'36" W	81.02
L69	N 25°36'20" E	63.16
L70	S 60°37'54" E	22.06
L71	N 17°42'46" E	62.43

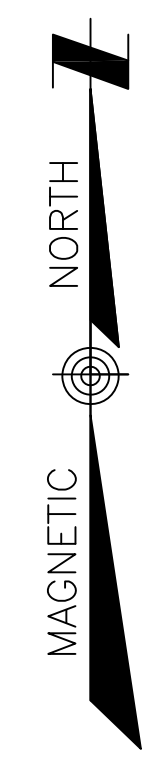
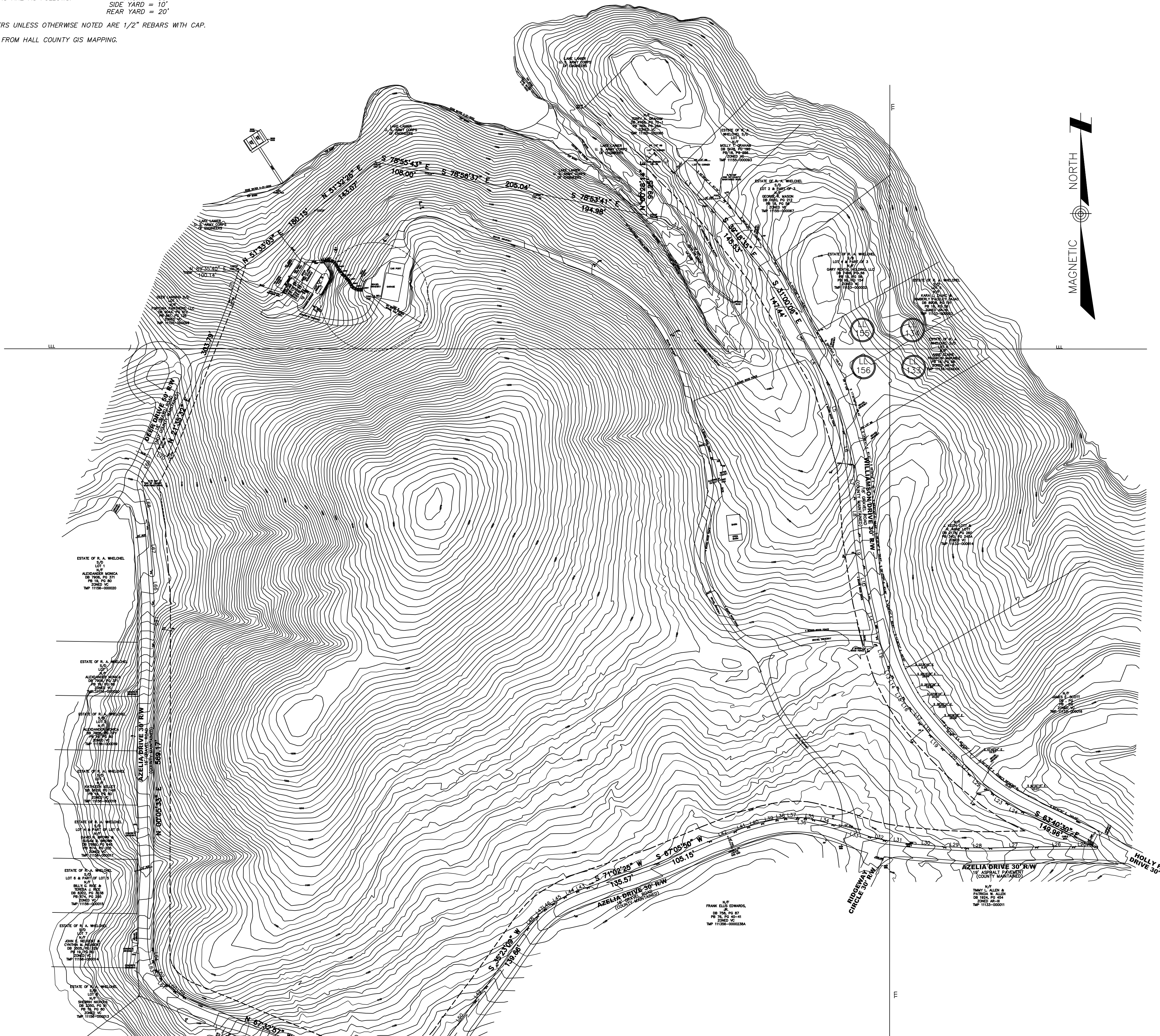


Vicinity Map

NTS

GENERAL NOTES

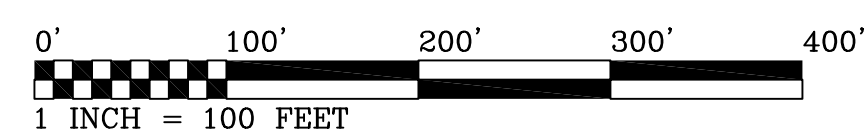
- SURVEY PROCEDURES:**
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 85,345 FEET WITH AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION OF ONE FOOT IN 119,992 FEET.
EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: TOP CON GPT-9003A.
- A PORTION OF THIS PROPERTY IS IN A F.E.M.A DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 13139C 0075G HALL COUNTY DATED APRIL 4, 2018.
- THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (800) 282-7411 PRIOR TO ANY EXCAVATION FOR VERIFICATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
- THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- HALL COUNTY TAX MAP 11156-00025, CURRENT ZONING IS VC (VACATION COTTAGE) PER HALL COUNTY ZONING. VC SETBACKS ARE AS FOLLOWS:
FRONT = 30'
SIDE YARD = 10'
REAR YARD = 20'
- ALL CORNERS UNLESS OTHERWISE NOTED ARE 1/2" REBARS WITH CAP.
- CONTOURS FROM HALL COUNTY GIS MAPPING.



PLAT REFERENCE

- FINAL PLAT FOR ESTATE OF R. A. WHELCHER SUBDIVISION, BY C. E. ABERCROMBIE, DATED MARCH 18, 1957 AND RECORDED PLAT BOOK 18, PAGE 56 IN HALL COUNTY COURT HOUSE. (SHOWING 6 LOTS)
- PLAT FOR SANDRA WALTERS & WILLIAM WALTERS, BY PATTON-PATTON, INC., DATED MAY 12, 1999 AND RECORDED IN PLAT BOOK 768, PAGE 28A IN HALL COUNTY COURT HOUSE (SHOWING 0.89 ACRES)
- PLAT FOR KENNETH W. ROBINSON, BY JIMMY 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 245A IN HALL COUNTY COURT HOUSE. (SHOWING 3.453 ACRES)
- FINAL PLAT FOR DEER LANDING SUBDIVISION, BY PATTON LAND SURVEYING, DATED AUGUST 8, 2009 AND RECORDED IN PLAT BOOK 881, PAGE 126 IN HALL COUNTY COURT HOUSE. (SHOWING 4 LOTS)
- FINAL PLAT FOR ESTATE OF R. A. WHELCHER 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 PRUITT & ASSOCIATES, INC., DATED MARCH 8, 2017 AND REVISED MARCH 14, 2017 AND RECORDED IN PLAT BOOK 874, PAGE 205, IN HALL COUNTY COURT HOUSE. (SHOWING TWO LOTS)

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



- LEGEND:**
- C.O.E.A.I.F. = CORP OF ENGINEERS ANGLE IRON FOUND
 - C.O.E.D.F. = CORP OF ENGINEERS DISK FOUND
 - I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET WITH CAP
 - O.T. = OPEN TOP
 - C.T. = CRIMPED TOP
 - R/W = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - T.P. = TELEPHONE PEDESTAL
 - P.P. = POWER POLE
 - A.P.P. = ABANDON POWER POLE
 - X- = FENCE LINE
 - R. = RADIUS
 - CH. = CHORD
 - TAN. = TANGENT
 - N/F = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - D.E. = DRAINAGE EASEMENT
 - S.E. = SEWER EASEMENT
 - F.H. = FIRE HYDRANT
 - M.H. = MANHOLE
 - C.B. = CATCH BASIN
 - G.V. = GAS VALVE
 - W.V. = WATER VALVE
 - W.M. = WATER METER
 - G.W. = GAS WORK
 - M.B. = MAIL BOX

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

DATE:	REVISIONS: 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'