VICINITY MAP

SCALE: NTS

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PMI/OTHERS. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE ANALYSIS	
SINGLE FAMILY LOTS (MIN. 50'X100' TYP)	59
DENSITY	1.98 LOTS/AC
OPEN SPACE	±14.9 ACRES (50.2%)
SITE AREA	±29.65 ACRES

NOTE:
IN-GROUND SEPTIC SYSTEMS SHALL BE PROVIDED FOR EACH LOT.

CONCEPTUAL SITE PLAN

0 50 100 200 400

SCALE: 1 = 100

LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

PAULSON MITCHELL INCORPORATED

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PROJECT:

BOLDING ROAD CONCEPT PLAN

BOLDING ROAD
UNINCORPORATED
HALL COUNTY,
GEORGIA

FOR:

WILLIAMS BROTHERS DEVELOPMENT

ATLANTA, GEORGIA

ZONING INFORMATION

ZONING CLASSIFICATION	
JURISDICTION:	UNINCORPORATED HALL COUNTY
EX. ZONING:	AR-III (AGRICULTURAL-RESIDENTIAL)
OVERLAY DISTRICT:	
PR. ZONING:	PRD (PLANNED RESIDENTIAL DEVELOPMENT)
BUILDING SETBACKS	
FRONT:	25'
SIDE:	5' FROM PROPERTY LINE
REAR:	20'
BUFFERS	
LANDSCAPE STRIP:	15' FRONT
ZONING BUFFER:	50'
STATE STREAM BUFFER:	25'
COUNTY STREAM BUFFER:	50' UNDISTURBED
CITY STREAM BUFFER:	N/A
PARKING SUMMARY	
LOT REQ.:	2 SPACES FOR EACH DWELLING
STALL:	9' X 17.5'
LANDSCAPE ISLAND SPACING:	–
LANDSCAPE REG'S.	
MAXIMUM IMPERVIOUS ALLOWED:	__%
MAXIMUM BUILDING COVERAGE:	__%
ENVIRONMENTAL	
FLOOD PLAIN PRESENT (NO):	FEMA/HALL GIS
STREAMS PRESENT (YES):	PER SURVEY PROVIDED
WETLANDS PRESENT (NO):	–
TOPOGRAPHY DATA:	HALL COUNTY GIS

05.02.2024

2024144 – CP2.dwg

CONCEPTUAL SITE PLAN

SHEET **CP-2**

\\2024\2024144\0 Preliminary\2024144 – CP2.dwg, ARCH FULL BLEED D (24.00 X 36.00 INCHES), SHADE PNLTB, DWG TO PDF.PC3, SD: DWMAN, May 2, 2024 12:46:09 PM

This block is reserved for the Clerk of the Superior Court.

NAD 83 GA WEST ZONE

References

DEEDS:

(1) DEED BOOK 7435 PAGES 153-154
(2) DEED BOOK 1051 PAGE 205
(3) DEED BOOK 1487 PAGE 92
(4) DEED BOOK 1051 PAGES 207-208
(5) DEED BOOK 1056 PAGES 350-352
(6) DEED BOOK 8460 PAGES 39-40
(7) DEED BOOK 757 PAGES 568-569
(8) DEED BOOK 857 PAGE 169
(9) DEED BOOK 1810 PAGE 240
(10) DEED BOOK 5821 PAGE 45
(11) DEED BOOK 8208 PAGES 510-513
(12) DEED BOOK 8141 PAGES 538-540
(13) DEED BOOK 8141 PAGES 535-537
(14) DEED BOOK 3433 PAGES 416-417
(15) DEED BOOK 2436 PAGE 215
(16) DEED BOOK 1056 PAGES 350-352
(17) DEED BOOK 8460 PAGES 41-42
(18) DEED BOOK 8297 PAGES 528-529
(19) DEED BOOK 8599 PAGES 485-486
(20) DEED BOOK 226 PAGE 117

PLATS:

(1) PLAT BOOK 116 PAGE 146
(2) PLAT BOOK 143 PAGE 165
(3) PLAT BOOK 5 PAGE 144
(4) PLAT BOOK 19 PAGE 57
(5) PLAT BOOK 878 PAGE 248
(6) PLAT BOOK 76 PAGE 187
(7) PLAT BOOK 57 PAGE 66
(8) PLAT BOOK 122 PAGES 246-247
(9) PLAT BOOK 437 PAGE 207B
(10) PLAT BOOK 878 PAGES 297-299
(11) PLAT BOOK 877 PAGE 199
(12) PLAT BOOK 878 PAGE 248
(13) PLAT BOOK 876 PAGE 95
(14) PLAT BOOK 6 PAGE 120

CALLS ALONG CENTERLINE CANEY FORK CREEK

Course	Bearing	Distance
(1)	S18°32'37"E	73.91'
(2)	S22°00'41"W	24.46'
(3)	S07°59'18"E	64.46'
(4)	S37°05'09"E	69.51'
(5)	S55°39'57"E	50.13'
(6)	S09°41'59"E	42.10'
(7)	S36°02'24"E	60.74'
(8)	S28°56'33"E	68.06'
(9)	S47°10'01"E	63.17'
(10)	S02°51'29"E	47.84'
(11)	S31°39'27"E	121.78'
(12)	S49°18'30"E	86.39'
(13)	S47°51'12"E	41.39'
(14)	S19°46'06"W	23.59'
(15)	S42°52'20"E	142.70'
(16)	S10°54'40"E	40.79'
(17)	S61°13'20"E	29.56'
(18)	S47°03'42"E	99.27'
(19)	S50°27'43"E	62.35'
(20)	S43°16'17"E	53.53'
(21)	S22°16'14"E	44.24'

CALLS ALONG CENTERLINE OLD ROAD BED

Course	Bearing	Distance
22	S42°57'37"W	46.94'
23	S16°22'41"E	17.08'
24	S01°54'05"E	26.00'
25	S06°02'58"W	26.95'
26	S14°59'13"W	21.59'
27	S16°36'49"W	55.56'
28	S30°10'36"W	30.11'
29	S45°00'00"W	45.13'
30	S57°24'08"W	108.27'
31	S58°16'30"W	51.61'
32	S51°36'23"W	77.81'
33	S58°32'55"W	13.85'
34	S58°14'03"W	48.55'
35	S59°47'49"W	38.88'
36	S45°02'11"W	56.69'
37	S56°54'58"W	64.08'
38	S66°14'24"W	28.92'
39	S79°39'06"W	33.88'
40	N83°42'17"W	64.70'
41	N69°50'55"W	67.83'
42	N56°53'17"W	78.20'
43	N56°26'23"W	78.19'
44	N76°55'57"W	58.82'
45	S81°18'20"W	46.78'
46	S69°12'19"W	97.76'
47	S70°33'59"W	107.61'

Hall County Notes

ANY STREAM OR STATE WATER (LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.010)

IF PROPERTY IS LOCATED IN THE NORTH GEORGIA WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.258.040)

THIS PROPERTY OR A PORTION THEREOF IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0530F, HALL COUNTY GEORGIA, DATED: 09/28/2006

THIS PROPERTY OR A PORTION THEREOF IS LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.160).

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40

ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN

General Notes

MATTERS OF ZONING AND LAND USE MAY NOT BEEN VERIFIED. PARTIES INTERESTED IN ZONING OR LAND USE SHOULD CHECK WITH THE LOCAL ISSUING AUTHORITIES.

SUBJECT TO RIGHT OF WAYS AND EASEMENTS OF RECORD.

STATE OF GEORGIA AND CITY/COUNTY STREAM BUFFERS AND SETBACK REQUIREMENTS MAY APPLY TO THE SUBJECT PARCEL.

ALL PLATS, DRAWINGS, REPORTS, PLANS, SPECIFICATIONS, FIELD DATA AND NOTES, AND OTHER DOCUMENTS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY D. KEITH KILBY, LS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D. KEITH KILBY, LS.

Survey Notes

TYPE OF SURVEY: RECONSTRUCTION

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 824,458 FEET.

FIELD DATE(S): 07/12/2022 - 08/23/2022

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CALCULATED POSITIONAL TOLERANCE OF 0.08 FEET OBTAINED FROM A COMBINATION OF REDUNDANT ANGULAR AND LINEAR MEASUREMENTS AND GPS OBSERVATIONS (STATIC, RTK AND NETWORK ADJUSTED RTK) AND WAS ADJUSTED USING LEAST SQUARES.

ALL DISTANCES, UNLESS OTHERWISE NOTED, ARE HORIZONTAL ON THE LOCAL SURFACE PLANE IN U.S. FEET.

EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: GEOMAX ZOOM 30
LINEAR: GEOMAX ZOOM 30
GPS: GARMIN GRAY LINE & BOWDIN MULT FREQUENCY RECEIVERS

STATE PLANE OBTAINED FROM NTRIP NCPSWRS (RTN) WITH AN AVERAGE ERROR OF 0.03 FT HORIZONTAL

GRID SCALE FACTOR (CSF): 0.999961051754
ELEVATION SCALE FACTOR (ESF): 0.999951655657
COMBINED SCALE FACTOR (CSF): 0.999952181816
1/(CSF): 1.000137837080

SCALE POINT (GRID TO GRND): SPC (GRID COORDINATE)
N: 1531470.84
E: 2352431.84

Property Information

CURRENT OWNER: JERRY VAUGHAN SR.

STREET ADDRESS: 3989 BOLDING ROAD FLOWERY BRANCH GA. 30542

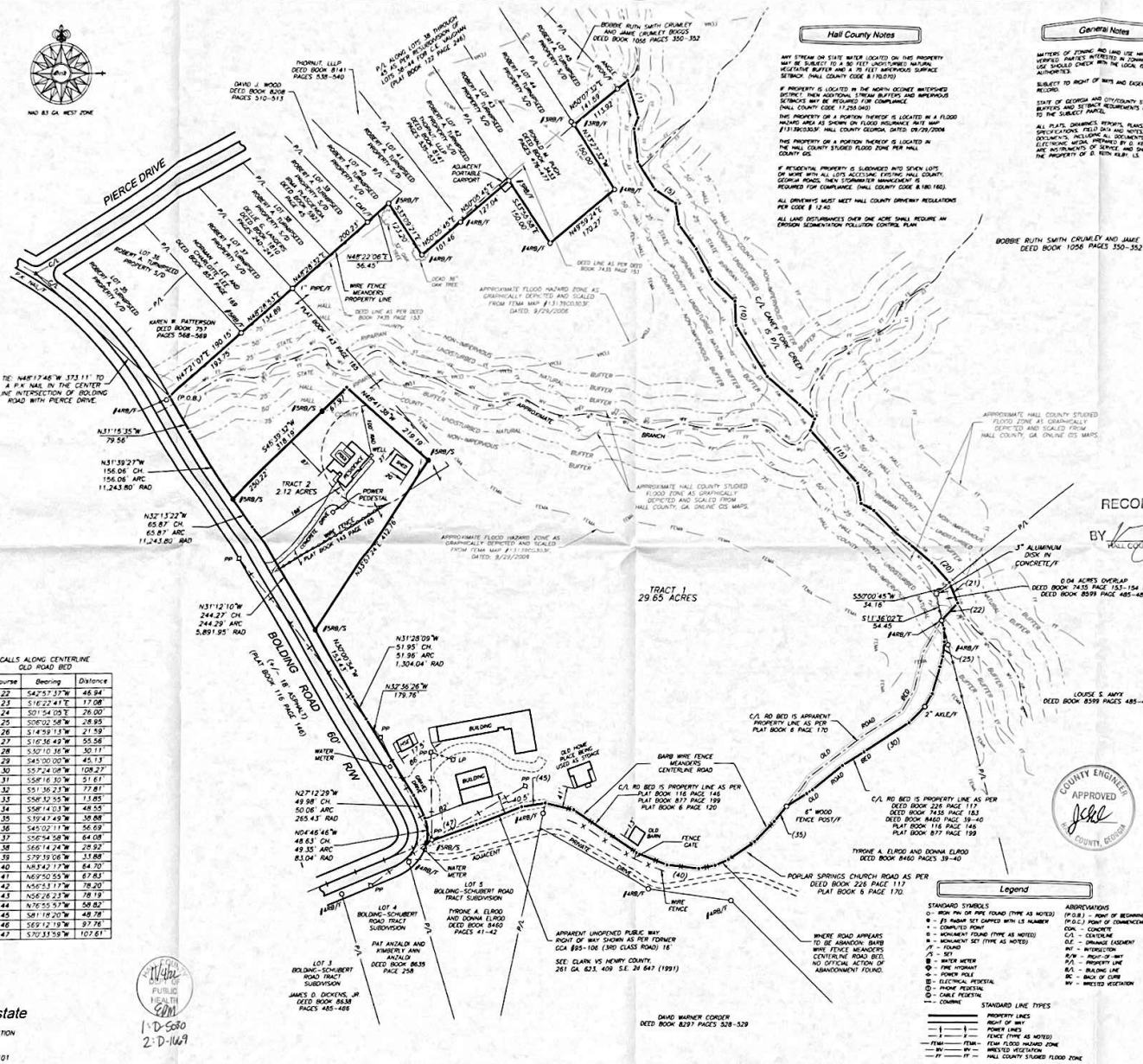
TAX PARCEL NUMBER: 15036B000037

WATER: CITY OF GAINESVILLE

SEWER: ON-SITE SEPTIC

ZONED: AR-II

MINIMUM LOT SIZE: 46,500 SQ FT WITH PUBLIC WATER, 65,340 SQ FT WITHOUT PUBLIC WATER
MINIMUM ROAD FRONTAGE: 50'
FRONT SETBACK: 65 FROM CENTERLINE OF ROAD OR 40' FROM PROPERTY LINE WHICHEVER IS GREATER
SIDE SETBACK: 15 FROM PROPERTY LINE
REAR SETBACK: 25 FROM PROPERTY LINE



RECORDING PERMIT
BY HALL COUNTY PLANNING COMMISSION 11/07/2022

31.77 Acres Total

DEED BOOK 7435 PAGES 153-154

Graphic Scale
SCALE: 1"=100'

COUNTY ENGINEER APPROVED HALL COUNTY, GEORGIA

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a 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 BUILDING 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.

D. Keith Kilby, PLS — 08/25/2022 DATE

Signature is valid only if original, in contrasting color of ink, and seal is embossed.

Notice of Reservations, Exceptions and Disclosures: This Survey and its findings does not constitute a title search or legal opinion by this Surveyor. All information used in the preparation of this survey was obtained from public records, file data, the client, or other sources as referenced. Other documents or conditions may exist that would affect the property and/or the opinion of this Surveyor. No certification or liability is extended to any party not named hereon under the caption "SURVEY FOR".

Legend

STANDARD SYMBOLS

- IRON OR PINE FOUND (TYPE AS NOTED)
- 5/8 RAIBAR SET CAPPED WITH LS NUMBER
- COMPUTED POINT
- MONUMENT FOUND (TYPE AS NOTED)
- MONUMENT SET (TYPE AS NOTED)
- FOUND
- SET
- WATER METER
- FIRE HYDRANT
- POWER POLE
- ELECTRICAL PEDESTAL
- PHONE PEDESTAL
- CABLE PEDESTAL
- COURRIE

ABBREVIATIONS

(P.O.B.) - POINT OF BEGINNING
(P.O.C.) POINT OF COMMENCEMENT
CON. - CONCRETE
C/L - CENTERLINE
D.E. - DRAINAGE EASEMENT
INT - INTERSECTION
R/W - RIGHT-OF-WAY
P/L - PROPERTY LINE
B/L - BUILDING LINE
BC - BACK OF CURB
WV - WRESTED VEGETATION

STANDARD LINE TYPES

PROPERTY LINES
RIGHT OF WAY
POWER LINES
FENCE (TYPE AS NOTED)
FEMA FLOOD HAZARD ZONE
WRESTED VEGETATION
HALL COUNTY STUDIED FLOOD ZONE

SURVEY FOR:

Jerry Vaughan, Sr. Estate

G.M.D. 385 OF THE HEADRIGHTS SECTION
HALL COUNTY, GEORGIA
PLAT DATE: 08/25/2022
JOB#22062101 DRAWING#22062101

HALL COUNTY PUBLIC HEALTH 11/9/22

1:D-5080
2:D-1669

D. KEITH KILBY, PLS
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CD#1243