

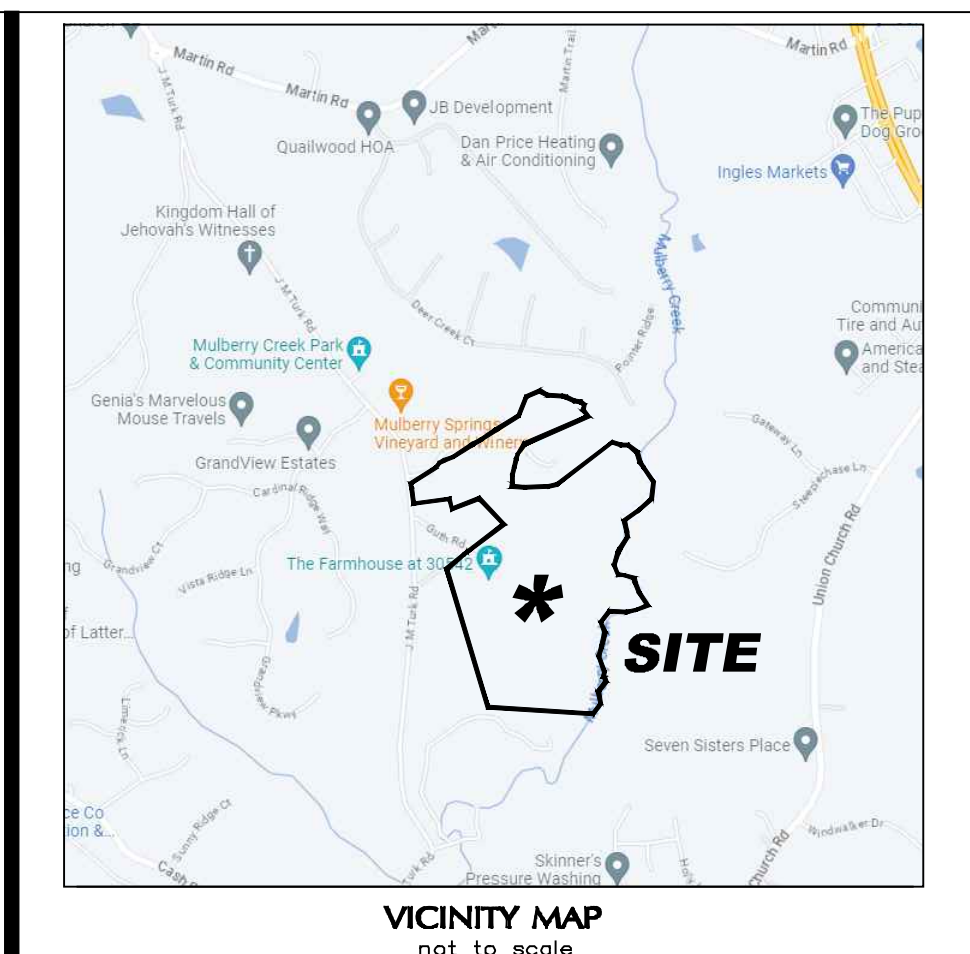
DEVELOPMENT STANDARDS - POD C COTTAGE RESIDENCES	
NUMBER OF UNITS	58
MINIMUM LOT SIZE	320,000 SF (7.35 AC)
35,000 + (5,000 SF/ UNIT X 57)	
MINIMUM LOT DIMENSIONS	40' WIDE X 125' DEEP
BUILDING SETBACKS	
FRONT	22' FROM BACK OF SIDEWALK
REAR	20'
SIDE	0' (20' BETWEEN BUILDINGS)
SIDE CORNER	10'
MAXIMUM BUILDING HEIGHT	40'
MAXIMUM BLDG COVERAGE	70%
MIN HEATED FLOOR AREA	1,300 SF
OWNER PARKING CALCULATIONS	
GARAGE (2 PER UNIT)	116
GUEST PARKING CALCULATIONS	
DRIVEWAY	116
OFF STREET	29
TOTAL (2.5 PER UNIT)	145

DEVELOPMENT STANDARDS - PODS A AND B SINGLE-FAMILY RESIDENCES	
MAX DENSITY	2 UNITS/ AC
PROPOSED DENSITY	1.95 UNITS/ AC
MINIMUM LOT SIZE	8,000 SF
MINIMUM LOT WIDTH	50'
BUILDING SETBACKS	
FRONT	25'
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

POD ANALYSIS			
	POD A	POD B	POD C
SITE AREA	45,812 AC	55,821 AC	12,514 AC
TOTAL NUMBER OF LOTS/ UNITS	73	125	58
DENSITY	50' FRONT-ENTRY DETACHED LOTS	50' FRONT-ENTRY DETACHED LOTS	40' FRONT-ENTRY TOWNHOME LOTS
	1.95 UNITS/ AC (TOTAL SINGLE-FAMILY RESIDENCES IN PODS A AND B)		4.64 UNITS/ AC

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	86.43'	L35	S23°56'45"E	118.65'
L5	S02°11'49"W	87.15'	L36	S69°35'51"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°59'16"E	75.84'	L41	S18°27'03"W	57.52'
L11	S51°28'21"E	129.38'	L42	S83°24'39"E	26.78'
L12	S16°51'26"E	115.49'	L43	S14°12'27"E	98.92'
L13	S29°13'00"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	S06°17'21"E	62.40'	L46	N14°10'51"W	113.07'
L16	S39°56'05"W	48.63'	L47	S89°28'59"W	106.91'
L17	S22°49'42"E	117.09'			

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	129.24'	104.67'	S48°36'39"W	101.83'



SURVEY NOTES:

- Site Area: Total Area of Assemblage - 114.147 Acres
- 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:

- 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
Northcross, Georgia 30093
Phone: (770)416-7511
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www.travispruitt.com

Travis Pruitt & Associates, Inc.

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SITE DATA:

TOTAL SITE AREA	114.147± 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	198
TOTAL ATTACHED RESIDENTIAL COTTAGES	58
TOTAL DENSITY	2.25 U/A
OPEN SPACE CALCULATIONS	
TOTAL OPEN SPACE REQUIRED	34.68 ACRES (30%)
TOTAL OPEN SPACE PROVIDED	36.9 ACRES (32.3%)
BUFFERS	
PLANTED BUFFER (EXTERIOR)	50'

- NOTES**
- CONCEPTUAL MASTER PLAN
THE DEVELOPMENT OF THE PROPERTY SHALL BE CONTROLLED BY THE CONCEPTUAL MASTER SITE PLAN "SITE PLAN" ATTACHED AS EXHIBIT A. THE PLAN IS CONSIDERED CONCEPTUAL IN NATURE, AND AS SUCH MAY REQUIRE MINOR MODIFICATIONS DURING THE ENGINEERING AND DEVELOPMENT PROCESS. MODIFICATION TO THE LOCATIONS AND ARRANGEMENT OF LOTS, ROADS, AMENITIES, AND OTHER IMPROVEMENT THAT DO NOT CONFLICT WITH SPECIFIC STANDARDS AND REQUIREMENTS OF THESE CONDITIONS MAY BE MADE BY APPLICANT, SO LONG AS ITS MODIFICATIONS DO NOT CHANGE THE LAND USE, INCREASE THE OVERALL DENSITY OF THE PROJECT OR REDUCE ANY ESTABLISHED EXTERIOR BUFFERS OR SETBACKS.
 - 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 13139C031G, DATED 12/01/2022, THE PROPERTY DOES FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD).
 - WATERS OF THE STATED 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 LIFT STATION AND OUTFALL FORGE MAIN WILL BE REQUIRED. LIFT STATION WILL BE DEDICATED TO HALL COUNTY WHEN IT IS OPERATIONAL AND THE FINAL PLAN IS APPROVED AND RECORDED.
 - THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.
 - FRONT-ENTRY GARAGE ORIENTATION MAY BE SEMI-FLUSH WITH THE FRONT FACADE, MEASURING BETWEEN 5 AND 20 FEET BEHIND THE FRONT FRONT FACADE OR EXTENDING THE SAME MEASUREMENT TOWARD THE STREET.
 - STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS SITE TO MEET HALL COUNTY STANDARDS.

- VARIANCES:**
- FROM CHAPTER 17 180 000 -
- Sec 7.7.i - Reduce full vehicular access to one (1) entrance. Secondary entrance to be provided for emergency access only.
 - Sec 8.9.b.i - Increase width of garage door of single-family homes to 55% of the width of the residence.
 - Sec 8.9.b.ii - Increase width of garage door of front-loaded attached cottages to 55% of the width of the individual unit.
 - Allow eyebrow cul-de-sacs to be utilized.
 - Allow hammerhead turnarounds in Pod C (attached cottages portion of development). Turnarounds to meet fire code.

ZONING PLAN

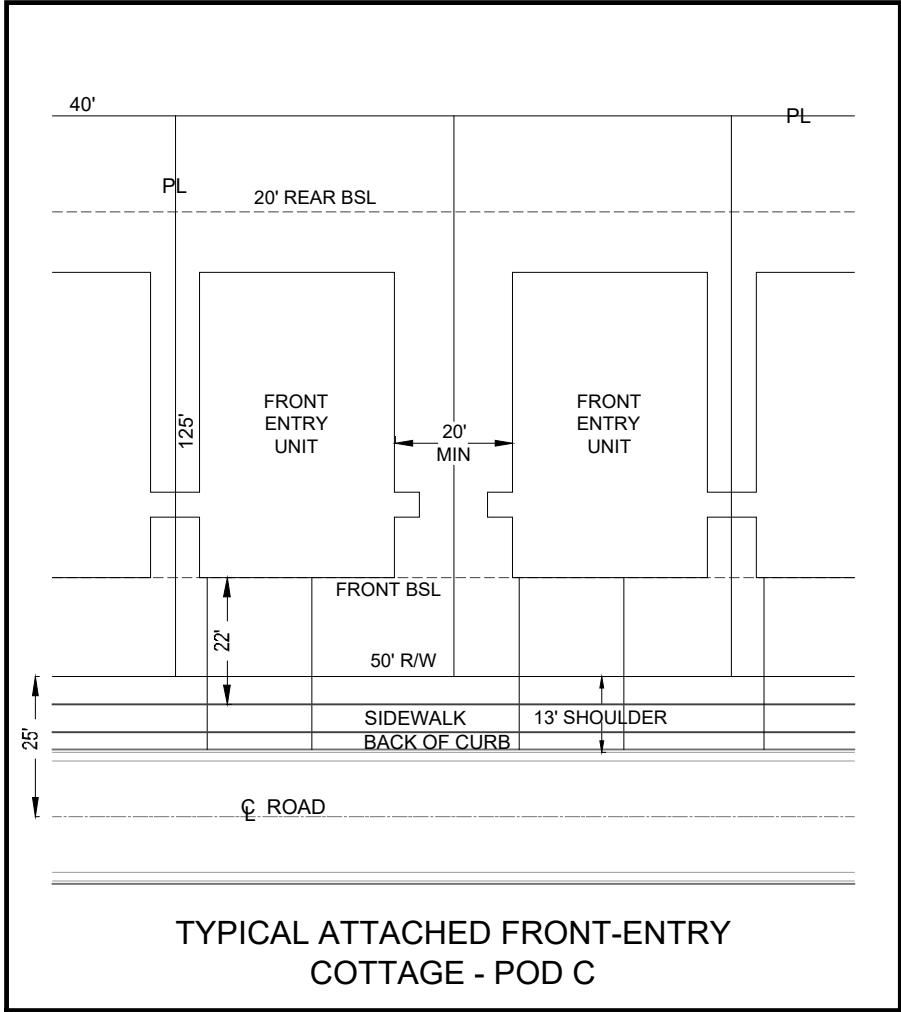
JM Turk Road Assemblage

Tax Parcels: 15043 000027, 15043 000109, 15043 000128, 15043 0003201, 15044 000035, 15044 000035B, 15044 000043, 15044 000100, and 15044 000127

G.M.D 1270
HALL COUNTY, GEORGIA

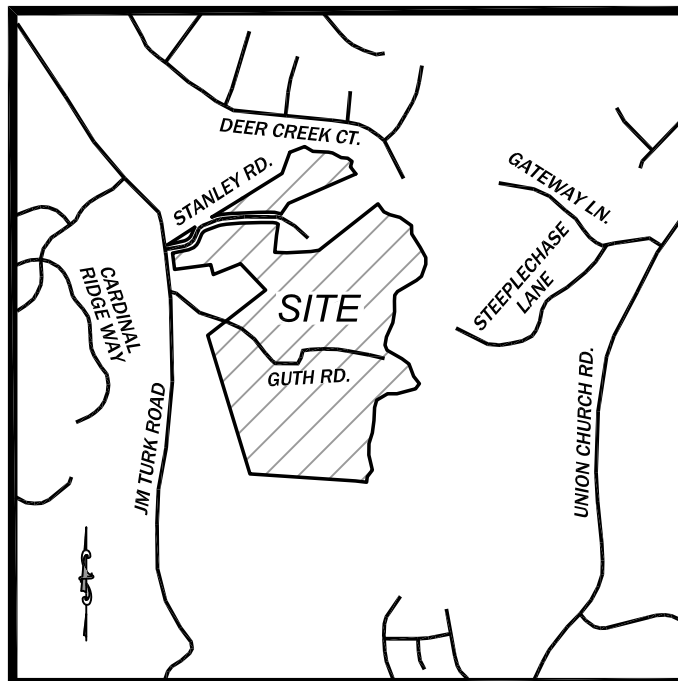
DATE: 8-20-2024
SCALE: 1" = 150'
GN: 230151CP3D
LSV:
JUN:
FN:
1 of 1

GEORGIA REGISTERED SURVEYOR
EDWARD J. ANDERSON
For The Firm
Travis Pruitt & Associates, Inc.



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LINE	BEARING	DISTANCE
L49	S 23°51'45" W	72.56'
L50	S 76°35'46" W	178.33'
L51	S 69°28'59" W	106.91'
L52	S 78°27'51" E	42.97'
L53	N 66°11'57" W	24.80'
L54	N 80°55'02" W	36.76'
L55	N 80°55'02" W	8.23'
L56	N 87°48'25" W	78.64'
L57	S 87°09'56" W	57.39'
L58	S 87°32'55" W	99.78'
L59	S 89°23'47" W	38.29'
L60	S 35°26'05" W	154.18'
L61	S 81°33'41" E	150.17'
L62	S 89°23'47" W	50.45'
L63	S 86°54'34" W	134.63'
L64	S 83°58'24" W	67.48'



LOCATION MAP NOT TO SCALE

NOTES:

- REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO: DEED BOOK 8837, PAGE 589; DEED BOOK 7296, PAGE 380; DEED BOOK 3807, PAGE 270; DEED BOOK 5458, PAGE 158; DEED BOOK 8168, PAGE 174; DEED BOOK 3686, PAGE 136; AND DEED BOOK 816, PAGE 288. ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN HALL COUNTY, GEORGIA.
- HORIZONTAL DATUM SHOWN HEREON IS ORIENTED TO GRID NORTH GEORGIA WEST ZONE, NAD 83 DATUM. THEREFORE BOUNDARY CALLS AS SHOWN HEREON MAY VARY FROM RECORD BOUNDARY INFORMATION.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
- ALL PROPERTY CORNERS SHOWN WITH IPS (IRON PIN SET) ARE 1/2" REBAR WITH PLASTIC CAP MARKED WITH COA LSF #000994.
- THERE WERE NO WETLANDS DELINEATED AT THE TIME OF THIS FIELD SURVEY.
- A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13139C0311F, EFFECTIVE DATE 9/29/2006 AND IS SHOWN HEREON.
- NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
- FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 TOTAL STATION. THIS PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 297,158 FEET. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 11,408 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THE LAST DAY OF FIELD WORK WAS AUGUST 09, 2022.
- ALL DISTANCES AND CORRESPONDING AREA CALCULATIONS, AS SHOWN ARE HORIZONTAL. GROUND DISTANCES IN U.S. SURVEY FEET.
- THE ROAD RIGHT-OF-WAY SHOWN HEREON IS BASED ON PLATS AND DEEDS.
- THIS PROPERTY MAY CONTAIN IMPROVEMENTS NOT SHOWN HEREON.

SURVEYOR'S CERTIFICATE

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 SUBDIVISION BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATE A NEW PARCEL OR PARCELS ARE SHOWN HEREON. **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.

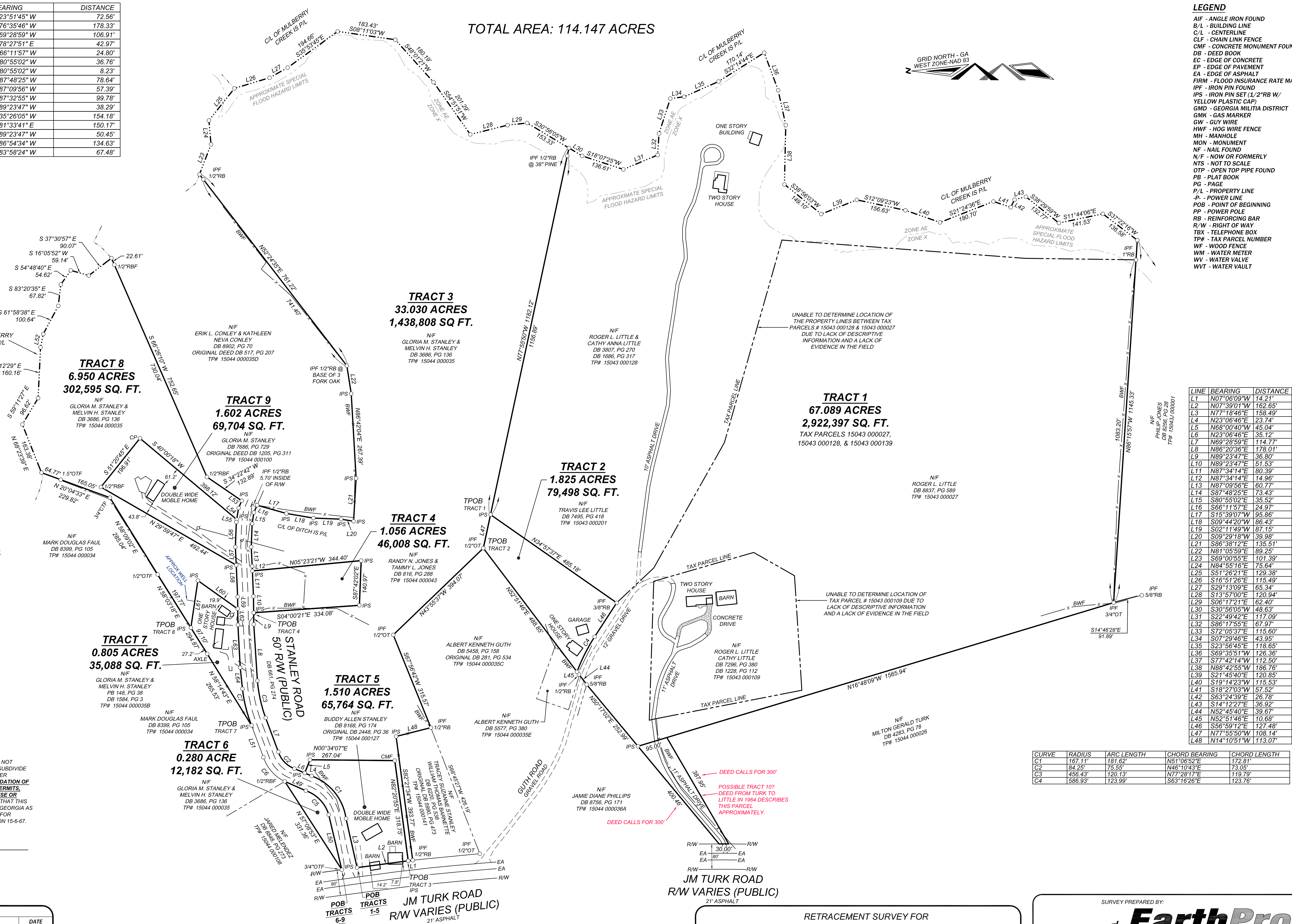
GARY S. HARVIN, JR., REGISTERED GEORGIA LAND SURVEYOR #3105 DATE
7973 HIGHWAY 172, COMER, GA. 30629
PHONE: (678) 640-5500

DATE	REVISION NO.	DESCRIPTION	DATE
8/19/2022	1	ADD TRACTS 6-9	9/23/22
	2	RECEIVED TITLE COMMITMENTS	10/31/22

SURVEYED: DW	DRAWN: JRW
CHECKED: GSH	APPROVED: GSH
PROJECT # 22141	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C5	113.49'	108.49'	104.41'	S 46°21'13" W
C6	129.24'	104.67'	101.83'	S 48°38'39" W
C7	460.55'	119.16'	118.83'	S 76°04'50" W

TOTAL AREA: 114.147 ACRES



- LEGEND**
- AIF - ANGLE IRON FOUND
 - B/L - BUILDING LINE
 - C/L - CENTERLINE
 - CLF - CHAIN LINK FENCE
 - CMF - CONCRETE MONUMENT FOUND
 - DB - DEED BOOK
 - EC - EDGE OF CONCRETE
 - EP - EDGE OF PAVEMENT
 - EA - EDGE OF ASPHALT
 - FIRM - FLOOD INSURANCE RATE MAP
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET (1/2" RB W/ YELLOW PLASTIC CAP)
 - GMD - GEORGIA MILITIA DISTRICT
 - GNK - GAS MARKER
 - GW - GUY WIRE
 - HWF - HOG WIRE FENCE
 - MH - MANHOLE
 - MON - MONUMENT
 - NF - NAIL FOUND
 - N/F - NOW OR FORMERLY
 - NTS - NOT TO SCALE
 - OTP - OPEN TOP PIPE FOUND
 - PB - PLAT BOOK
 - PG - PAGE
 - P/L - PROPERTY LINE
 - PL - POWER LINE
 - POB - POINT OF BEGINNING
 - PP - POWER POLE
 - RB - REINFORCING BAR
 - R/W - RIGHT OF WAY
 - TBX - TELEPHONE BOX
 - TP# - TAX PARCEL NUMBER
 - WF - WOOD FENCE
 - WM - WATER METER
 - WW - WATER VALVE
 - WWT - WATER WALT

LINE	BEARING	DISTANCE
L1	N07°06'09"W	14.21'
L2	N07°39'01"W	162.65'
L3	N77°18'46"E	158.49'
L4	N23°06'46"E	23.74'
L5	N68°00'40"W	45.04'
L6	N23°06'46"E	35.12'
L7	N69°28'59"E	114.77'
L8	N86°20'36"E	178.01'
L9	N89°23'47"E	36.80'
L10	N89°23'47"E	51.53'
L11	N87°34'14"E	80.39'
L12	N87°34'14"E	14.96'
L13	N87°09'56"E	60.77'
L14	S87°48'25"W	73.43'
L15	S80°55'02"E	35.52'
L16	S66°11'57"E	24.97'
L17	S15°39'07"W	95.86'
L18	S09°44'20"W	86.43'
L19	S02°11'49"W	87.15'
L20	S09°29'18"W	39.98'
L21	S86°38'12"E	135.51'
L22	N81°05'59"E	89.25'
L23	S69°00'55"E	101.39'
L24	N84°55'16"E	75.64'
L25	S51°26'21"E	129.38'
L26	S16°51'26"E	115.49'
L27	S29°13'09"E	65.34'
L28	S13°57'00"E	120.94'
L29	S06°17'21"E	62.40'
L30	S30°56'05"W	48.63'
L31	S22°49'42"E	117.09'
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L44	N52°45'40"E	39.67'
L45	N52°51'46"E	10.68'
L46	S56°59'12"E	127.48'
L47	N77°55'50"W	108.14'
L48	N14°10'51"W	113.07'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	167.11'	181.62'	N51°06'52"E	172.81'
C2	84.25'	78.55'	N48°10'43"E	73.65'
C3	456.43'	120.13'	N77°28'17"E	119.79'
C4	586.93'	123.99'	S63°16'26"E	123.76'



RETRACEMENT SURVEY FOR
BRET CLARK
G.M.D. 1270
HALL COUNTY, GEORGIA
TAX PARCELS # 15043 000027, 5043 000109, 15043 000128, 15044 000035C, 15044 000127, 15044 000035, 15044 000043, 15044 000035B, 15044 000100

SURVEY PREPARED BY:
EarthPro
LAND SURVEYING
7973 HIGHWAY 172
COMER, GA. 30629
OFFICE: 678-640-5500
FAX: 706-610-2620
EMAIL: gsh@earthprolandsurvey.com
GEORGIA RLS #3105
GEORGIA COA LSF #000994
NOTE: SURVEY NOT VALID UNLESS SIGNED ACROSS SEAL.
SHEET 1 OF 1