

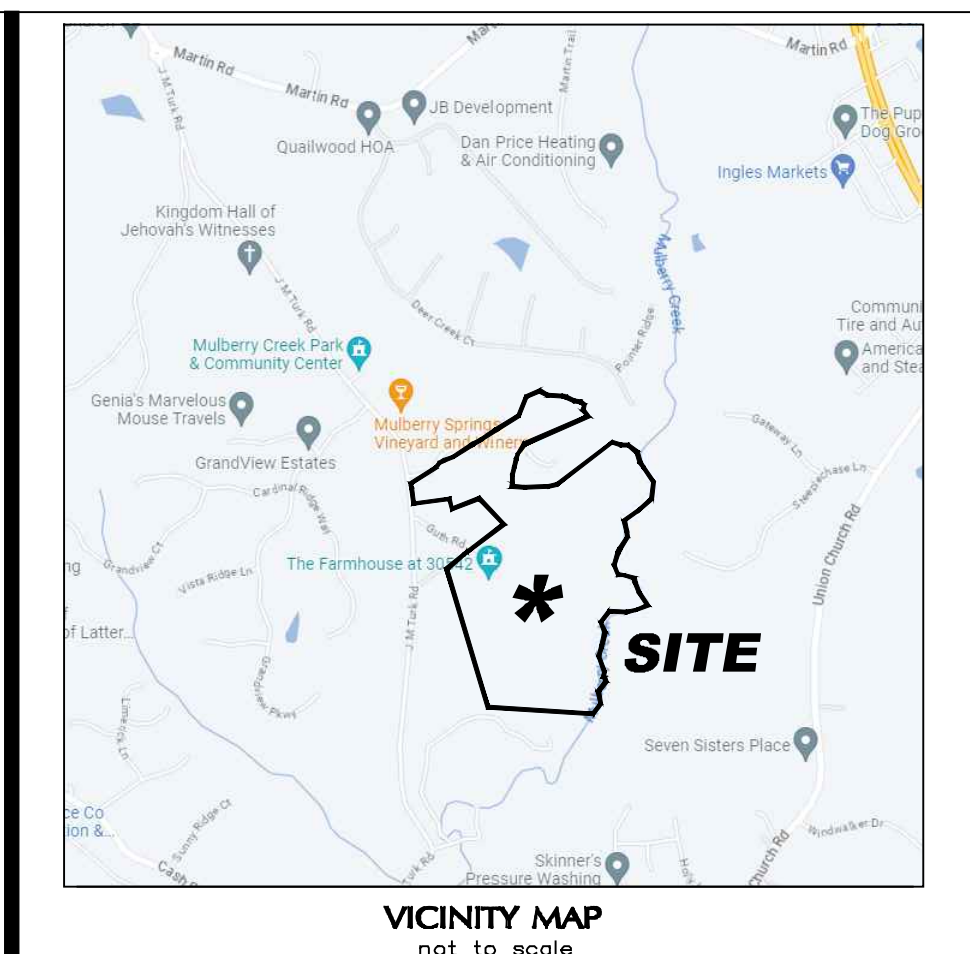
DEVELOPMENT STANDARDS - POD C COTTAGE RESIDENCES	
NUMBER OF UNITS	58
MINIMUM LOT SIZE	320,000 SF (7.35 AC)
35,000 + (5,000 SF/ UNIT X 57)	
MINIMUM LOT DIMENSIONS	40' WIDE X 125' DEEP
BUILDING SETBACKS	
FRONT	22' FROM BACK OF SIDEWALK
REAR	20'
SIDE	0' (20' BETWEEN BUILDINGS)
SIDE CORNER	10'
MAXIMUM BUILDING 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°55'16"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	S30°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

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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.c.i - 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 000201, 15044 000035, 15044 000038, 15044 000043, 15044 000100, and 15044 000127

G.M.D 1270

HALL COUNTY, GEORGIA

DATE: 8-30-2024  
SCALE: 1" = 150'  
GN: 230151CP31  
LSV:  
JUN:  
FN:

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