

HALL COUNTY GOVERNMENT

BOARD OF COMMISSIONERS

February 16, 2005

Mr. Robbie Robison
M & R Developments, Inc.
Post Office Box 115
Murrayville, Georgia 30564

Dear Mr. Robison:

Please be advised that in its meeting of February 10, 2005, the Hall County Board of Commissioners voted to approve with conditions, the application of M & R Developments, Inc. to rezone from AR-IV and PCFD to PRD, a 144.3± acre tract located on the north side of Bethel Road at its intersection with Britt Whitmire Road; a.k.a. 5588, 5684 and 5702 Bethel Road; Tax Parcels 12-7-1, 1A and 23. Proposed Use: 95 lot subdivision. Commission District Three.

The following conditions apply:

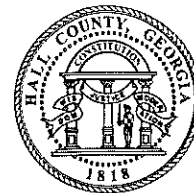
1. Development shall be limited to 95 lots as generally shown on the concept plan, with homes having no less than 2,500 square feet of heated floor space.
2. All lots, with the exception of lots 94 and 95, will access an internal roadway.
3. The following statement regarding the potential impacts of agricultural operations in the area shall be made part of any plat recorded on this property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property, including but not limited to noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices".
4. All conditions of zoning shall appear on any plats created for the subdivision.

Please contact me if you have any questions concerning this action taken by the commission.

Sincerely,



Michelle Smallwood
Commission Clerk



POST OFFICE BOX 1435
GAINESVILLE, GEORGIA 30503
(770) 535-8288
FAX (770) 531-3972

TOM OLIVER
CHAIRMAN

DEBORAH LYNN, DISTRICT 1
BILLY POWELL, DISTRICT 2
STEVE GAILEY, DISTRICT 3
DEBORAH K. MACK, DISTRICT 4

JIM SHULER
COUNTY ADMINISTRATOR

PHIL SUTTON
ASSISTANT COUNTY
ADMINISTRATOR

MICHELLE SMALLWOOD
COMMISSION CLERK

c: Mr. Roy Truelove
5684 Bethel Road
Clermont, GA 30527

Mr. James Simmons
5588 Bethel Road
Clermont, GA 30527

Mr. Larry Meers
5702 Bethel Road
Clermont, GA 30527

Planning & Zoning
Building Inspection
Tax Commissioner

Public Works & Utilities
Business License
Tax Assessor

DEVELOPMENT INFORMATION:

MUNICIPALITY: HALL COUNTY
DEVELOPMENT/PROJECT: AVALON HILLS SUBDIVISION PHASE-2
ZONED: PRD
TOTAL PROJECT AREA: 92.67 ACRES (PHASE 2 - 91.57 ACRES)
TOTAL ROAD R/W: 9.27 ACRES (PHASE 2)
ZONING CONDITIONS:
1. DEVELOPMENT SHALL BE LIMITED TO 95 LOTS AS GENERALLY SHOWN ON THE CONCEPT PLAN, WITH HOMES HAVING NO LESS THAN 2,500 SQUARE FEET OF HEATED FLOOR SPACE.
2. ALL LOTS, WITH THE EXCEPTION OF LOTS 94 AND 95, WILL ACCESS AN INTERNAL ROADWAY.

PROPERTY OWNER: M & R DEVELOPMENT
OWNERS ADDRESS: P.O. BOX 115 - MURRAYVILLE, GA. 30564
PHONE: 678-936-7040
SUBDIVIDER: M & R DEVELOPMENT
SUBDIVIDER ADDRESS: P.O. BOX 115 - MURRAYVILLE, GA. 30564
PHONE: 678-936-7040

POTABLE WATER SYSTEM: PUBLIC WATER SYSTEM (HALL COUNTY)
SEWER SYSTEM: INDIVIDUAL SEPTIC SYSTEM
TOTAL LENGTH OF STREETS: 7,999 LINEAR FEET
TOTAL NUMBER OF LOTS: 70 LOTS
PHASING OF SUBDIVISION: PHASE 2 - 70 LOTS, (PHASE 1 - 21 LOTS)
ESTIMATED TIME OF COMPLETION: MARCH 2007

BUILDING SETBACKS: FRONT: 30'
SIDE: 10'
REAR: 20'
CORNER LOTS: ORIENTATION OF DWELLING SHALL DETERMINE SIDE & REAR SETBACKS

MINIMUM LOT SIZE: 35,000 SQ. FT. - 0.80 ACRES
MINIMUM LOT FRONTAGE: 50' (49' CHORD LENGTH IN CUL-DE-SAC)
PROPOSED USE OF EACH LOT: SINGLE FAMILY RESIDENTIAL HOME THAT MEETS ALL ZONING REQUIREMENTS.
ALL CORNER MONUMENTS ARE 1/2" REBAR UNLESS MARKED OTHERWISE.
THE DATE OF THE FIELD SURVEY IS FEBRUARY 20, 2007.

"OWNERS, OCCUPANTS, AND USERS OF PROPERTY SHOWN ON THIS PLAN ARE HEREBY INFORMED OF THE IMPACTS ASSOCIATED WITH NORMAL FARMING PRACTICES WHICH MAY TAKE PLACE ON ADJACENT AND NEARBY PROPERTY, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF FERTILIZERS, HERBICIDES, AND PESTICIDES. THEREFORE OWNERS, OCCUPANTS, AND USERS OF THE PROPERTY SHOWN ON THIS PLAN SHOULD BE PREPARED TO EXPECT THE EFFECTS OF SUCH PRACTICES."

"IF DURING THE CONSTRUCTION OF ROADS, UTILITIES, AND SIMILAR FACILITIES, THE NATURAL TOPOGRAPHY WAS ALTERED IN SUCH A MANNER AS TO SIGNIFICANTLY CHANGE THE GRADE OF ANY BUILDING LOT, THE HALL COUNTY ZONING BOARD OF ADJUSTMENT SHALL NOT DEEM SUCH ALTERATION A PHYSICAL HANDSHIP IF SETBACKS CANNOT BE MET BY THE EXISTING TOPOGRAPHY."

ALL TREE PROTECTION REQUIREMENTS AS SPECIFIED IN SECTION 17.280 OF THE HALL COUNTY ZONING REGULATION SHALL BE MET UPON THE BUILDING OF RESIDENTIAL HOMES.

THERE IS A 5' PERPETUAL EASEMENT ALONG THE RIGHT OF WAY OF ALL SUBDIVISION ROADS.
NO OBSTRUCTION SHALL BE BUILT, CONSTRUCTED OR PLANTED IN THE ACCESS EASEMENTS TO THE STORM WATER MANAGEMENT FACILITY.

"ACCORDING TO THE F.L.R.M. OF HALL COUNTY, GEORGIA, COMMUNITY NUMBER 131930679E, DATE LAST REVISED 3-21-06, A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA."

NO VISIBLE EVIDENCE OF BURIAL/DEBRIS PITS EXISTED ON SITE DURING CONSTRUCTION.
DEVELOPERS ARE REQUIRED TO CONSTRUCT ALL SIDEWALKS AS ONE UNIT PRIOR TO FINAL PLAT APPROVAL. SIDEWALK INSPECTIONS WILL BE PERFORMED BY HALL COUNTY ENGINEERING, WHO MUST BE NOTIFIED BY THE DEVELOPER TO ALLOW THE INSPECTION OF FORMWORK AND SUBGRADE PRIOR TO POURING. HALL COUNTY ENGINEERING MUST ALSO BE NOTIFIED TO ALLOW FOR INSPECTION AFTER POURING AND FINISHING.

HEALTH DEPARTMENT NOTES:

- ALL LOTS WILL BE RESTRICTED TO NO MORE THAN 4 BEDROOM HOMES UNLESS THE NON-RESTRICTED LOT SIZE EXCEEDS THE MINIMUM REQUIRED FOR ADDITIONAL BEDROOMS AND PLANS ARE SUBMITTED AS PART OF APPLICATION FOR A SEPTIC TANK PERMIT.
- NO PERMIT APPLICATIONS WILL BE ACCEPTED BY HALL COUNTY ENVIRONMENTAL HEALTH FOR LOTS 29, 49, 54, 61, 67, 68, AND 89 WITHOUT A SITE PLAN ON A 1 INCH TO 40 FEET OR LESS SCALE SHOWING A HOUSE LOCATION, DRIVEWAY(S), DECK OR OTHER AMENITIES, PRIMARY AND RECOVERY ABSORPTION TRENCHES WITH LENGTH OF EACH TRENCH, SOIL BOUNDARIES LABELED, SURFACE WATER AND SPRING SETBACKS, EASEMENTS, AND TOPOGRAPHY.
- HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT MUST BE NOTIFIED BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIAL, AND WHEN SETTING-UP BURN PITS.
- GRADING PLANS WITH SEPTIC TANK APPLICATION MUST BE SUBMITTED FOR ANY LOTS REQUIRING EXTENSIVE GRADE MODIFICATION. FURTHER SOIL STUDIES MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A SEPTIC TANK PERMIT OR APPROVAL OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM.
- SITE PLANS ARE ON FILE FOR LOTS 30, 31, 43, 50, 70, 71, 72, 73, 74, 83, 84, 86, 87, AND 88 SHOWING HOUSE AND ON-SITE SEWAGE MANAGEMENT SYSTEM LOCATIONS. NO PERMIT WILL BE ISSUED FOR THESE LOTS FOR OTHER THAN THESE PLANS OR APPROVED NEW PLANS WITH MATCHING DETAILS.
- LOTS 74, 83, 84, AND 88 REQUIRE SEPTIC PUMP SYSTEMS.

FINAL PLAT FOR:

AVALON HILLS SUBDIVISION PHASE 2

LAND LOTS 7 & 8

12th DISTRICT

HALL COUNTY, GEORGIA

PROJECT # 705128500

MARCH 22, 2007

FOR

M & R DEVELOPMENT

P.O. BOX 115

MURRAYVILLE, GA. 30564

Hall County, Georgia, Clerk Superior Court
filed in office this 20th day of Oct.
2007 at 4:55 a.m. Recorded in Plat
Book 287 Page 47
Suzanne A. Wood, Clerk



THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED, WAS OBTAINED USING A TOPCON GTS 313 AND HAS A CLOSEST PRECISION OF ONE FOOT IN 250.04 FEET AND AN ANGULAR ERROR OF LESS THAN 1 SECOND PER ANGLE POINT. AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSELINE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 122.51 FEET.
TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF CHAPTER 186-2, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE RULES AND REGULATIONS OF THE STATE OF GEORGIA, PURSUANT TO THE GEORGIA ADMINISTRATIVE PROCEDURES ACT, O.C.G.A. §§ 1-1-1.

Pursuant to the Hall County Subdivision Regulations, this plat is given final approval by the Hall County Planning Director. All of the conditions of approval having been completed, this document is hereby accepted and this approval granted under the authority of said Regulations.

Planning Director _____

Date _____

REVISIONS:

NUMBER	DATE	SHEET NUMBER	DESCRIPTION
1	09-27-07	3, 4, 6, 7	REVISIONS FOR DRAINAGE AS BUILT, PIPES AND EASEMENTS AT AMENITY AREA AND LOT 75



HUSSEY, GAY, BELL & DEYOUNG, INCORPORATED

CONSULTING ENGINEERS
625 Green Street N.E.
Gainesville, Ga 30601
Tel. (770) 535-1133
Fax (770) 535-1134

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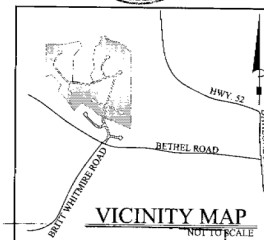
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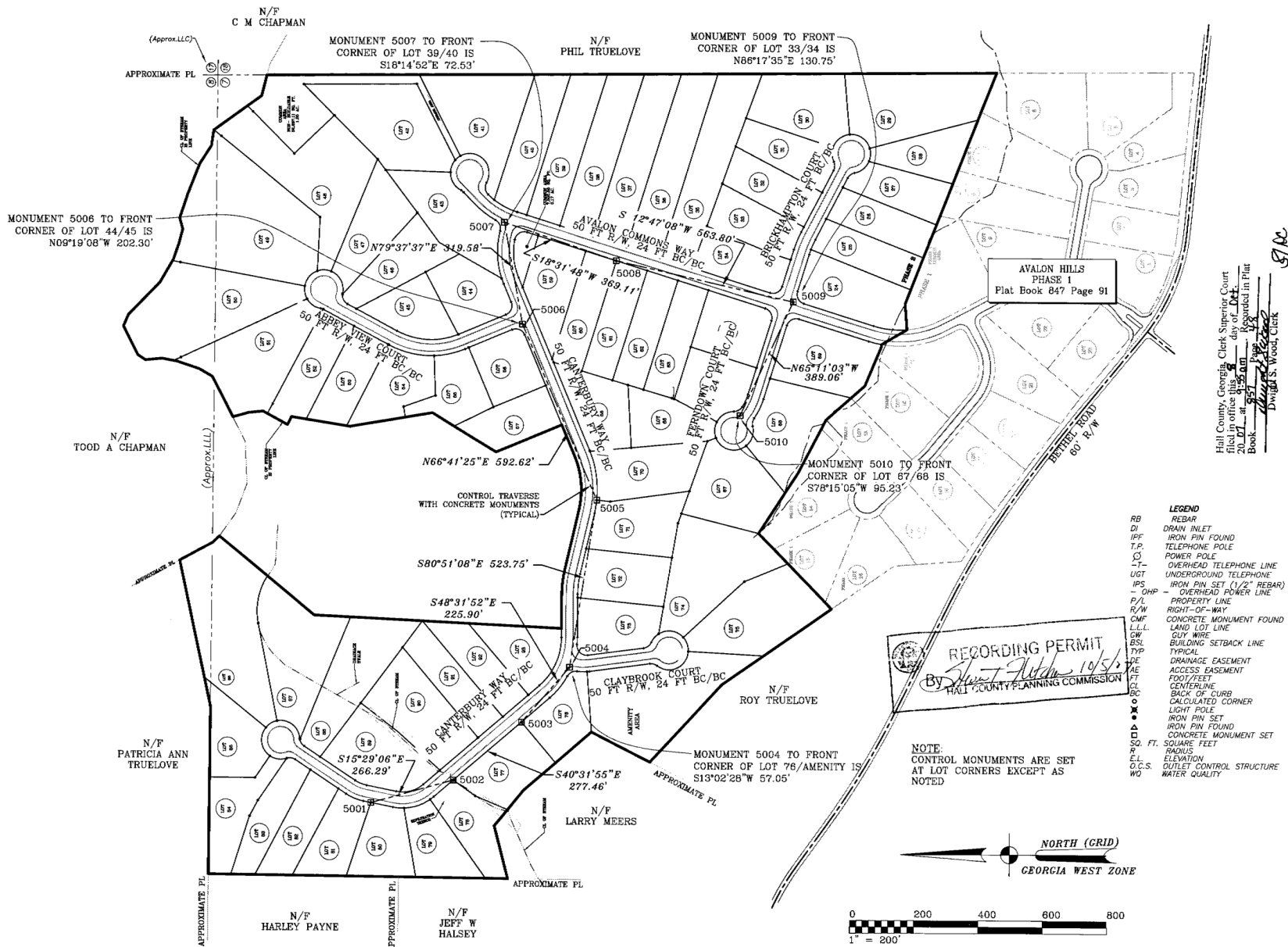
Michael Smilgowski
Michael Smilgowski
Commissioner Clerk



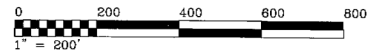
RECORDING PERMIT
BY *James T. Fletcher* 10/6/07
HALL COUNTY PLANNING COMMISSION

SCHEDULE OF DRAWINGS

---	COVER SHEET
2	OVERALL SITE
3-5	FINAL PLAT - LOT LAYOUT
6	LINE AND CURVE TABLES
7-9	SEPTIC PLAN
10	SEPTIC PLAN DETAILS

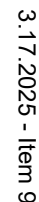


- LEGEND**
- RB REBAR
 - DI DRAIN INLET
 - IPF IRON PIN FOUND
 - T.P. TELEPHONE POLE
 - CO POWER POLE
 - T- OVERHEAD TELEPHONE LINE
 - UGT UNDERGROUND TELEPHONE
 - IPS IRON PIN SET (1/2" REBAR)
 - OHP - OVERHEAD POWER LINE
 - P/L PROPERTY LINE
 - R/W RIGHT-OF-WAY
 - CMF CONCRETE MONUMENT FOUND
 - L.L. LAND LOT LINE
 - GW GUY WIRE
 - BSL BUILDING SETBACK LINE
 - TYP TYPICAL
 - DE DRAINAGE EASEMENT
 - AE ACCESS EASEMENT
 - FT FOOT/FEET
 - CL CENTERLINE
 - BO BACK OF CURB
 - CP CALCULATED CORNER
 - LP LIGHT POLE
 - IPF IRON PIN SET
 - IPF IRON PIN FOUND
 - CMF CONCRETE MONUMENT SET
 - SQ. FT. SQUARE FEET
 - R. RADIUS
 - EL. ELEVATION
 - O.C.S. OUTLET CONTROL STRUCTURE
 - WQ WATER QUALITY

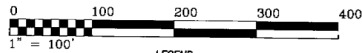


Hall County Georgia Clerk Superior Court
 filed in office this 10th day of October 2007 at 9:55 am
 Book 557 Page 18
 David S. Wood, Clerk

DRAWN BY: NLC, JSG	APPROVED BY: JAD	PROJECT: AVALON HILLS SUBDIVISION - PHASE II	SHT. NAME: OVERALL SITE	DEVELOPER: M & R DEVELOPMENT P.O. BOX 115 MURRAYVILLE, GA. 30564 678-936-7040	HUSSEY, GAY, BELL, & DEYOUNG, INC. ENGINEERS & SURVEYORS A BELL COMPANY 625 GREEN STREET, NE GAINESVILLE, GA 30501 (770) 535-1133 (V) 770-535-1134 (F)	SHT. NO. 2 OF 10
DATE: FEBRUARY 22, 2007	PROJ. NO. 705128500	LAND LOT 7 & 8 12th DISTRICT HALL COUNTY, GEORGIA				
COPYRIGHT c 2005 ALL RIGHTS RESERVED DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION						



SHT. NO.
3
OF 10



LEGEND

RB REBAR
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S.F. SQUARE FEET
R.E. ELEVATION
O.C.S. OUTLET CONTROL STRUCTURE
WQ WATER QUALITY

NOTE:
-REFER TO SHEET 5 FOR CURVE AND COURSE DATA
-REFER TO SHEET 6 FOR STORM PIPE INFORMATION

FIRE DEPARTMENT NOTES:

EVERY BUILDING HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT VEHICLES.
MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION, I.E. IN TIMES OF RAIN OR MUD, ROADS SHALL BE CAPABLE OF CARRYING THE WEIGHT OF A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE. THIS EMERGENCY ACCESS SHALL BE A MINIMUM OF 20 FEET WIDE (NFPA 1141).
ALL BURNING OF LAND CLEARING DEBRIS MUST BE DONE ACCORDING TO HALL COUNTY FIRE SERVICES AND EPD REGULATIONS.

STATE WATERS:

STATE WATERS AND BUFFERS AS SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE, HGBD, INC., ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED HEREON.

ELEVATIONS:

ELEVATIONS ARE BASED ON HALL COUNTY GIS MONUMENT 117 (2001) HAVING A PUBLISHED ELEVATION OF 1274.01'

PLAT REFERENCES:

- 1) PLAT FOR TOWNSEND HEIGHTS SUBDIVISION, PREPARED BY ROBERT I. PATTON, DATED MARCH 5, 1959, RECORDED IN PLAT BOOK 23, PAGE 11.
- 2) PLAT FOR TOWNSEND HEIGHTS SUBDIVISION, PREPARED BY ROBERT I. PATTON, DATED NOVEMBER 1958, RECORDED IN PLAT BOOK 22, PAGE 88.

SURVEY NOTES:

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W's, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXPECTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

HGBD INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH.

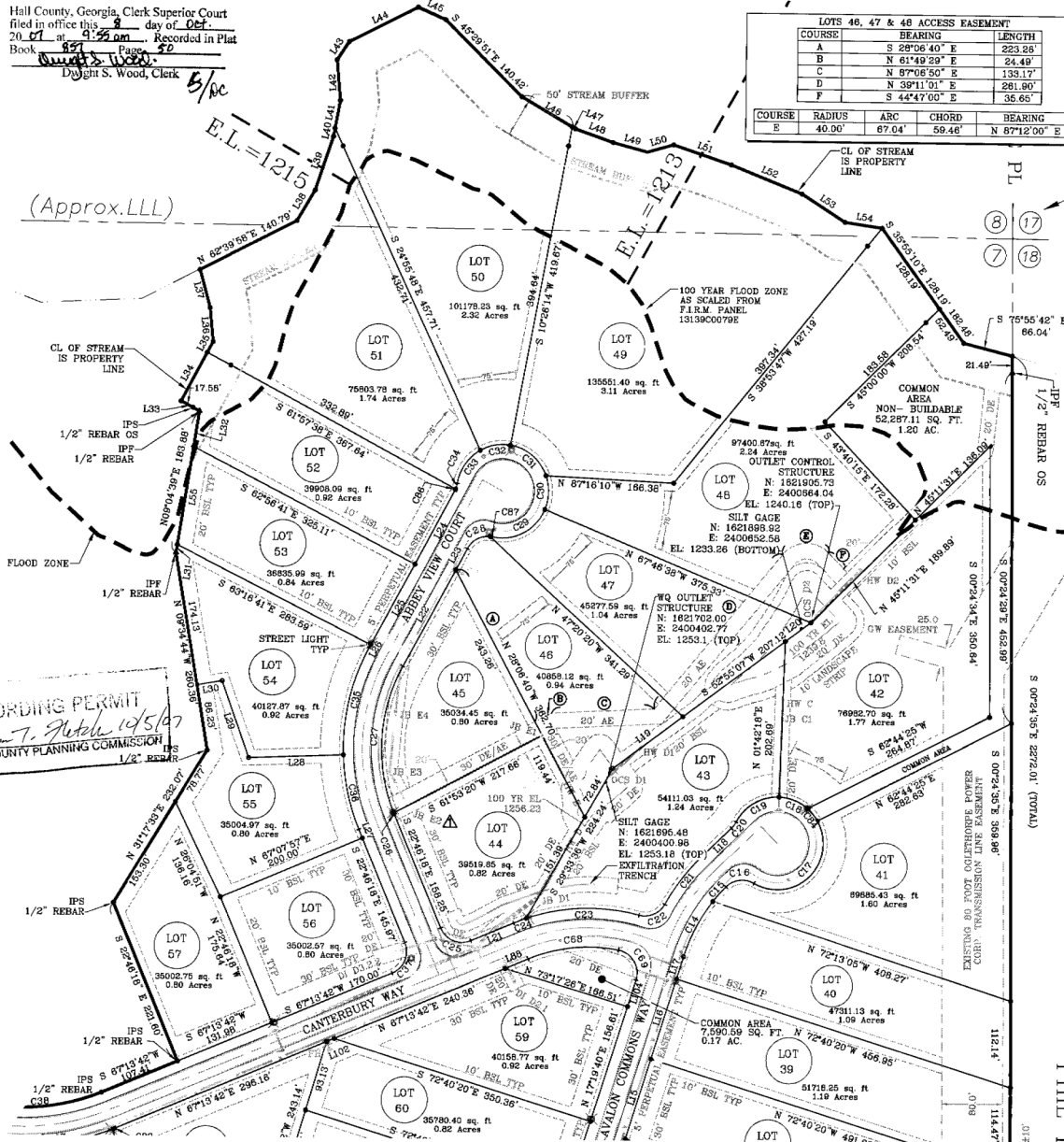
THE FIELD SURVEY FOR THIS PROPERTY WAS PERFORMED ON FEBRUARY 20, 2007.

ALL CORNERS ARE MONUMENTED WITH A ONE HALF INCH (1/2") REBAR EXCEPT AS NOTED.

ALL LINEAR DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO THE HORIZONTAL PLANE.

Hall County, Georgia, Clerk Superior Court
filed in office this 8 day of Oct.
20 07 at 9:55 am. Recorded in Plat
Book 452 Page 50
Dwight S. Wood, Clerk

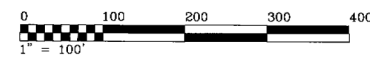
NORTH (GRID)
GEORGIA WEST ZONE



LOTS 46, 47 & 48 ACCESS EASEMENT			
COURSE	BEARING	LENGTH	
A	S 28°06'40\"	253.28'	
B	N 01°40'20\"	24.49'	
C	N 07°06'50\"	133.17'	
D	N 39°11'01\"	281.90'	
F	S 44°47'00\"	35.66'	

COURSE	RADIUS	ARC	CHORD	BEARING
E	40.00'	67.04'	59.46'	N 87°12'00\"

DRAWN BY: NLC, JSG DATE: FEBRUARY 22, 2007	APPROVED BY: JAD PROJ. NO. 705128500	PROJECT AVALON HILLS SUBDIVISION - PHASE II LAND LOT 7 & 8 12th DISTRICT HALL COUNTY, GEORGIA	SHT. NAME LOT LAYOUT	DEVELOPER M & R DEVELOPMENT P.O. BOX 115 MURRAYVILLE, GA. 30054 678-936-7040	HGBD A BELL COMPANY	HUSSEY, GAY, BELL, & DEYOUNG, INC. ENGINEERS & SURVEYORS A BELL COMPANY 625 GREEN STREET, NE GAINESVILLE, GA 30501 (770) 535-1133 (V) 770-535-1134 (F)	SHT. NO. 4 OF 10
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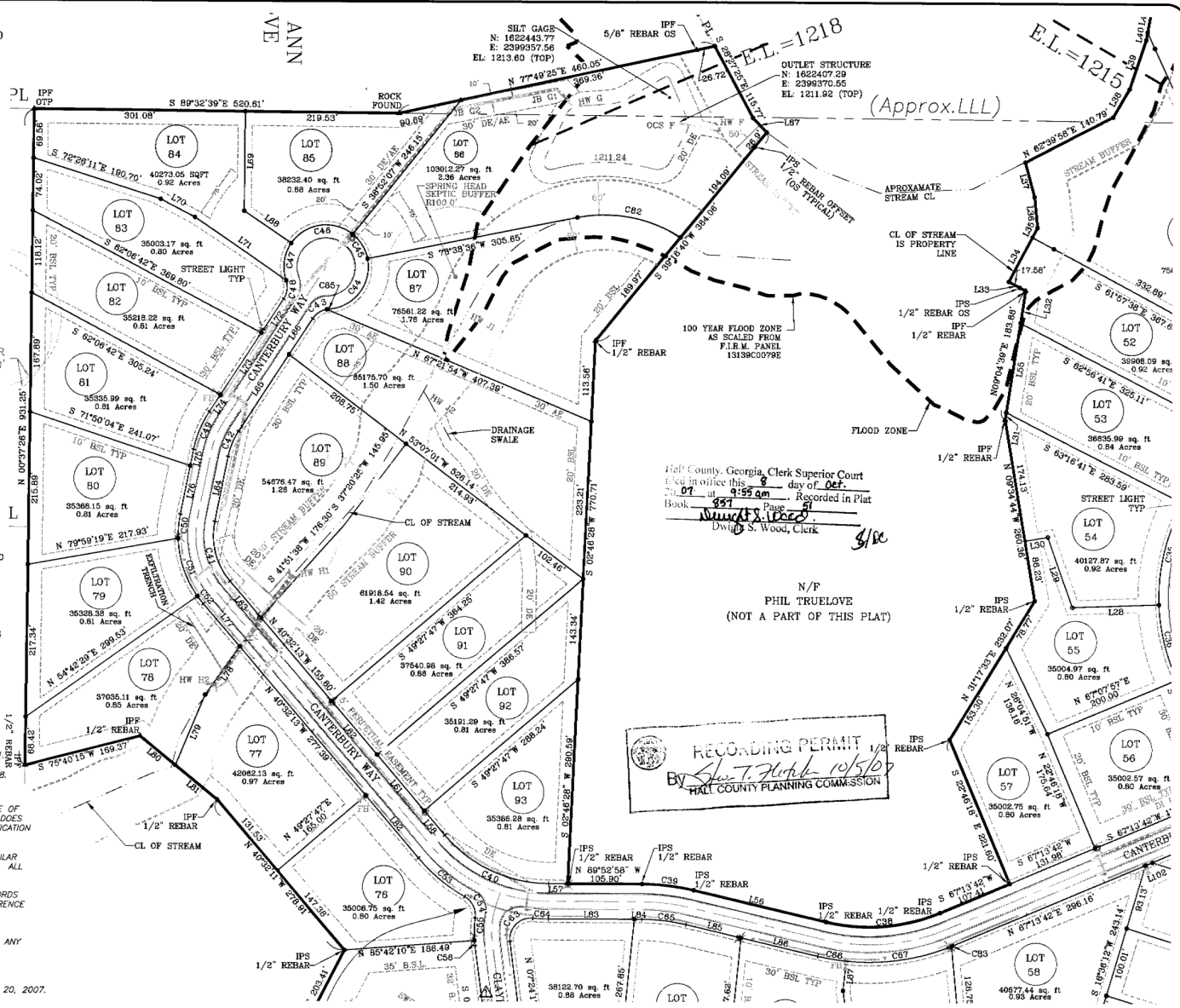
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DATE: FEBRUARY 22, 2007	PROJ. NO. 705128500	LAND LOT 7 & 8 12th DISTRICT HALL COUNTY, GEORGIA				
COPYRIGHT © 2005 ALL RIGHTS RESERVED. DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION						



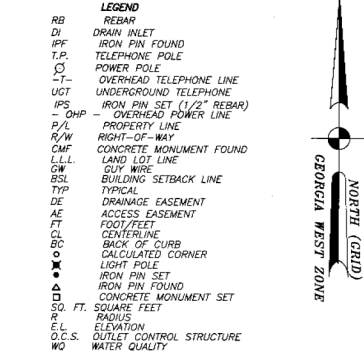
Hall County, Georgia, Clerk Superior Court
I, the undersigned, do hereby certify that this is a true and correct copy of the original as the same appears of record in the office of the Clerk of the Superior Court of Hall County, Georgia.
Book 257 Page 61
Witness my hand and the Seal of said Court at Tallahassee, Florida, this 10th day of October, 2007.
Dwight S. Wood, Clerk

N/F
PHIL TRUELOVE
(NOT A PART OF THIS PLAT)

RECORDING PERMIT
By: [Signature] 10/5/07
HALL COUNTY PLANNING COMMISSION

SEE SHEET 3

SEE SHEET 4



STATE WATERS:
STATE WATERS AND BUFFERS AS SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE HGBD, INC., ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED HEREON.

ELEVATIONS:
ELEVATIONS ARE BASED ON HALL COUNTY GIS MONUMENT 117 (2001) HAVING A PUBLISHED ELEVATION OF 1274.01'

FIRE DEPARTMENT NOTES:

EVERY BUILDING HEREINAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT VEHICLES.
MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION, I.E.: IN TIMES OF RAIN OR MUD, ROADS SHALL BE CAPABLE OF CARRYING THE WEIGHT OF A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE. THIS EMERGENCY ACCESS SHALL BE A MINIMUM OF 20 FEET WIDE (APFA 1141).
ALL BURNING OF LAND CLEARING DEBRIS MUST BE DONE ACCORDING TO HALL COUNTY FIRE SERVICES AND EPD REGULATIONS.

PLAT REFERENCES:

- 1) PLAT FOR TOWNSEND HEIGHTS SUBDIVISION, PREPARED BY ROBERT I. PATTON, DATED MARCH 5, 1959, RECORDED IN PLAT BOOK 23, PAGE 11.
- 2) PLAT FOR TOWNSEND HEIGHTS SUBDIVISION, PREPARED BY ROBERT I. PATTON, DATED NOVEMBER 1958, RECORDED IN PLAT BOOK 22, PAGE 88.

SURVEY NOTES:

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W's, AND SIMILAR MATTERS, OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXPECTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

HGBD, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH.

THE FIELD SURVEY FOR THIS PROPERTY WAS PERFORMED ON FEBRUARY 20, 2007.

ALL CORNERS ARE MONUMENTED WITH A ONE HALF INCH (1/2") REBAR EXCEPT AS NOTED.

ALL LINEAR DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO THE HORIZONTAL PLANE.

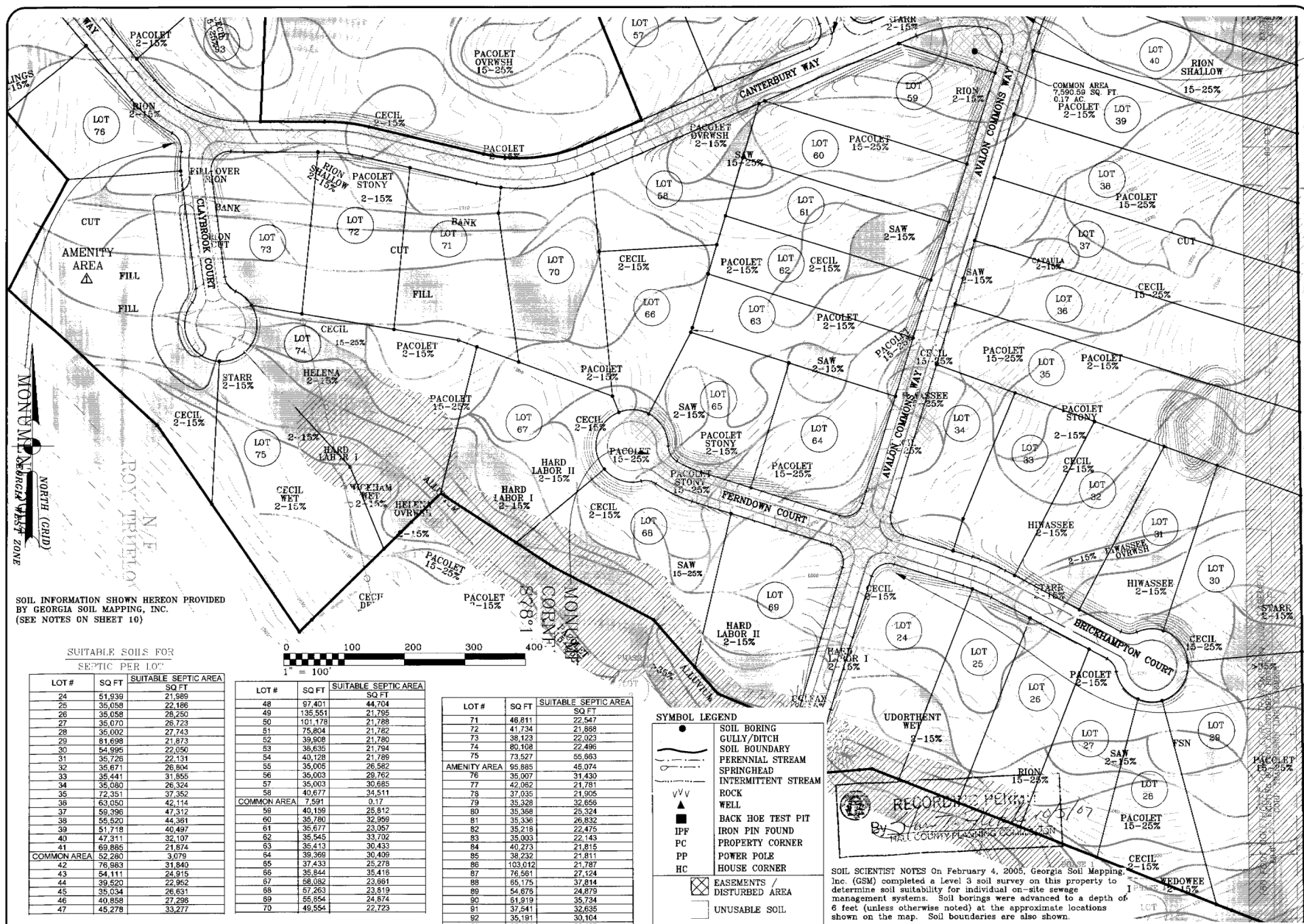
STORM PIPE INFORMATION					
JUNCTION	NORTHING	EASTING	RIM ELEVATION	IF IN	IF OUT
OCS F	1622407.20	2399370.55	121.92	1209.40	1207.80
OCS F				1207.60	
HW F	1622397.65	2399426.98			1207.23
HW G	1622427.79	2399224.27			1206.68
JB G1	1622456.36	2399199.67	1226.76	1215.77	1210.40
JB G2	1622410.72	2399036.86	1249.67	1239.74	1239.64
HW J1	1622211.21	2399058.02			1219.47
HW J2	1622033.69	2399012.19			1220.78
HW H1	1621765.69	2398620.93			1242.23
HW H2	1621610.83	2398703.53			1245.01
HW A	1620761.29	2400738.92			1227.22
OCS C	1620797.20	2400761.51	1227.60	1226.25	1219.50
OCS C				1223.80	
HW B	1620768.12	2400830.68			1219.43
JB A1	1620789.91	2400881.82	1234.83	1223.86	1223.52
JB A2	1620570.01	2400563.39	1236.32	1225.74	1225.57
D A3 D2	1620497.65	2400474.96	1247.53		1240.03
OCS D1	1621702.00	2400402.77	1253.10	1247.80	1246.36
OCS D2	1621805.73	2400664.04	1240.16	1238.40	1228.44
OCS D2					1237.16
HW C	1621808.56	2400829.8			1248.67
HW D	16221590.68	2400343.8			1252.07
HW D1	1621748.07	2400450.96			1245.62
HW D2	1621978.06	2400731.11			1225.06
JB C1	1621787.82	2400626.73	1259.4	1254.01	1249.24
JB D1	1621546.93	2400312.59	1270.24	1265.48	1252.51
DI D2.1	1621437.02	2400284.74	1271.08		1263.66
*DI D3.2	1621487.68	2400111.12			
HW E	1621700.92	2400346.03			1256.57
JB E1	1621755.78	2400171.81	1270.65	1264.54	1264.34
JB E2	1621682.40	2400142.76	1261.86	1266.61	1266.41
JB E3	1621706.07	2400120.13	1277.2	1267.11	1266.96
JB E4	1621784.53	2400125.81	1275.31	1267.97	1267.67
DWCB AM2	1620865.85	2399112.82	1266.56	1262.84	1262.72
JB AM1	1620862.69	2399137.13	1264.18	1275.99	1276.62
SWCB AM3	1620869.55	2399035.13	1260.23	1264.3	1264.2
SWCB AM4	1621040.57	2399051.47	1264.32	1267.6	1267.4
YI AM4.1	1621062.56	2399042.21	1265.93	1269.99	1269.78
SWCB AM5	1621127.19	2399043.79	1267.16		1269.78
SWCB I1	1621104.99	2399113.65	1297.13		1290.58
SWCB I2	1621109.46	2399141.13	1297.00	1290.80	1290.40
DWCB I3	1620960.25	2399178.35	1288.79	1281.39	1278.50
JB I1	1620931.35	2399207.42	1284.60	1274.70	1272.30
HW I	1620858.28	2399270.63		1274.10	1271.49
SAND FILTER	1620872.50	2399122.61	WOP 1286.76	BOTTOM	1271.65

*INCOMPLETE AT TIME OF SURVEY

Hall County, Georgia, Clerk Superior Court
filed in office this 9 day of Feb.
2007 at 8:39 am. Recorded in Plat
Book 327 Page 32
Dwight S. Wood, Clerk

Curve	Radius	Length	Chord	Chord Bear.
C1	275.00'	105.45'	104.81'	N 88°28'40" E
C2	30.00'	47.12'	42.43'	N 62°19'40" E
C3	275.00'	18.25'	18.24'	S 70°58'47" E
C4	275.00'	38.61'	33.59'	S 69°47'11" E
C5	30.00'	47.40'	38.48'	S 39°07'13" E
C6	60.00'	59.78'	57.33'	S 38°29'52" E
C7	60.00'	41.00'	40.21'	S 68°36'39" E
C8	60.00'	62.67'	76.28'	N 34°20'25" E
C9	60.00'	66.60'	65.77'	N 39°21'47" E
C10	60.00'	45.05'	44.00'	S 68°53'38" W
C11	30.00'	27.40'	26.46'	N 88°27'02" W
C12	325.00'	58.52'	58.84'	N 67°28'44" W
C13	30.00'	47.12'	42.43'	N 27°40'20" W
C14	225.00'	81.29'	80.85'	N 27°40'40" E
C15	225.00'	25.42'	25.41'	N 41°15'51" E
C16	30.00'	39.27'	36.51'	N 89°05'50" E
C17	60.00'	156.25'	115.69'	N 45°05'21" E
C18	60.00'	41.00'	40.21'	N 68°43'08" W
C19	60.00'	68.10'	64.51'	S 58°11'16" W
C20	30.00'	10.05'	10.00'	S 38°15'53" W
C21	275.00'	79.86'	79.58'	S 37°32'24" W
C22	30.00'	39.44'	36.60'	S 66°53'05" W
C23	255.00'	148.61'	148.51'	S 67°51'11" W
C24	255.00'	17.49'	17.48'	S 68°11'56" W
C25	30.00'	47.12'	42.43'	N 67°46'18" W
C26	225.00'	83.47'	83.34'	N 25°28'28" W
C27	225.00'	197.96'	191.27'	N 05°04'40" W
C28	30.00'	35.70'	33.63'	N 62°12'13" E
C29	60.00'	83.28'	78.74'	N 62°16'03" E
C30	60.00'	44.21'	43.21'	N 01°23'27" E
C31	60.00'	83.74'	80.79'	N 50°09'05" E
C32	60.00'	41.00'	40.21'	S 79°50'07" W
C33	60.00'	53.61'	51.65'	S 34°39'39" W
C34	60.00'	7.70'	7.69'	S 12°56'06" W
C35	275.00'	145.34'	143.86'	S 12°56'22" W
C36	275.00'	98.98'	98.45'	S 22°27'38" E
C37	30.00'	47.12'	42.43'	S 22°13'42" W
C38	285.00'	166.61'	163.78'	S 85°13'31" W
C39	324.88'	74.35'	74.18'	N 83°19'37" W
C40	195.00'	167.94'	162.80'	N 65°12'36" W
C41	140.38'	140.38'	140.38'	N 67°06'06" W
C42	100.00'	36.63'	36.39'	N 23°30'11" E
C43	30.00'	24.45'	23.79'	N 58°55'30" E
C44	60.00'	101.85'	90.04'	N 37°15'55" E
C45	60.00'	41.65'	40.82'	N 31°13'24" W
C46	60.00'	99.10'	88.24'	S 81°32'11" E
C47	60.00'	55.46'	53.51'	S 07°43'20" W
C48	30.00'	27.40'	26.46'	S 07°24'16" W
C49	150.00'	57.85'	57.69'	S 22°30'11" W
C50	150.00'	34.44'	34.38'	S 04°51'32" W
C51	150.00'	87.90'	86.64'	S 18°30'18" E
C52	150.00'	13.73'	13.73'	S 07°54'52" W
C53	245.00'	86.43'	85.99'	S 50°38'37" E
C54	30.00'	35.82'	33.73'	S 26°32'34" E
C55	150.00'	32.19'	32.12'	S 01°31'05" W
C56	150.00'	7.27'	7.27'	S 06°01'01" E
C57	30.00'	23.72'	23.10'	S 15°14'31" W
C58	60.00'	130.98'	106.47'	S 24°38'20" E
C59	60.00'	46.98'	45.79'	N 70°24'10" E
C60	60.00'	83.99'	77.90'	N 07°35'06" E
C61	60.00'	35.52'	35.01'	N 49°11'48" W
C62	30.00'	30.78'	29.43'	N 39°46'50" W
C63	30.00'	62.91'	48.31'	N 44°47'07" E
C64	245.00'	22.05'	22.04'	S 87°16'17" E
C65	275.00'	62.93'	62.79'	S 83°19'37" E
C66	315.00'	40.99'	40.96'	S 80°26'55" E
C67	315.00'	153.71'	152.19'	S 81°47'42" E
C68	205.00'	119.56'	117.87'	N 83°58'11" E
C69	30.00'	50.62'	44.53'	S 31°00'50" E
C70	30.00'	47.12'	42.43'	S 62°19'40" E
C71	175.00'	43.44'	43.33'	N 85°53'40" W
C72	30.00'	30.66'	29.34'	N 29°10'31" W
C73	80.00'	65.38'	62.19'	N 31°07'02" W
C74	60.00'	91.52'	49.95'	N 88°54'51" W
C75	60.00'	113.20'	97.14'	S 14°25'28" W
C76	60.00'	67.68'	64.14'	S 71°56'09" E
C77	30.00'	25.42'	24.67'	S 79°58'19" E
C78	225.00'	86.67'	86.43'	S 64°11'01" E
C79	30.00'	47.12'	42.43'	S 27°40'20" E
C80	325.00'	41.52'	41.49'	S 13°40'05" W
C81	300.00'	284.44'	279.87'	N 89°18'04" E
C82	199.90'	153.22'	149.50'	S 79°05'20" E
C83	315.00'	3.23'	3.23'	S 67°31'20" W
C84	60.00'	20.55'	20.45'	N 39°19'47" W
C85	30.00'	2.94'	2.84'	S 83°05'24" W
C86	30.00'	2.27'	2.27'	N 25°56'50" E
C87	30.00'	2.95'	2.99'	N 80°51'09" W

Course	Bearing	Distance
L1	S 72°40'20" E	119.67'
L2	S 85°21'25" W	79.71'
L3	S 82°17'08" E	72.63'
L4	S 62°17'08" E	110.23'
L5	S 62°17'08" E	32.97'
L6	N 62°17'08" W	77.36'
L7	N 62°17'08" W	121.00'
L8	N 62°17'08" W	17.47'
L9	N 72°40'20" E	32.92'
L10	N 17°19'40" E	55.47'
L11	N 72°40'20" W	86.74'
L12	N 17°19'40" E	104.07'
L13	N 17°19'40" E	108.89'
L14	N 17°19'40" E	109.15'
L15	N 17°19'40" E	109.02'
L16	N 17°19'40" E	109.02'
L17	N 17°19'40" E	30.62'
L18	S 45°51'32" W	52.24'
L19	N 53°04'39" E	113.46'
L20	N 52°55'07" E	41.50'
L21	S 87°13'45" W	80.53'
L22	N 28°07'55" E	143.00'
L23	N 28°07'55" E	31.19'
L24	S 28°07'00" W	107.23'
L25	S 28°07'00" W	119.62'
L26	S 28°07'00" W	4.41'
L27	S 22°46'10" E	107.27'
L28	S 87°51'02" W	123.64'
L29	N 19°23'21" W	105.78'
L30	S 80°13'51" W	35.40'
L31	N 09°04'39" E	19.36'
L32	N 09°04'39" E	45.15'
L33	N 01°57'38" W	27.62'
L34	N 28°02'22" E	71.52'
L35	N 28°02'22" E	15.86'
L36	N 05°07'34" W	44.00'
L37	N 15°24'35" W	51.19'
L38	N 30°13'31" E	41.41'
L39	N 18°28'31" E	75.81'
L40	N 10°27'06" E	10.72'
L41	N 09°23'47" E	99.30'
L42	N 05°17'01" E	52.83'
L43	N 33°11'19" E	28.14'
L44	N 63°09'04" E	100.35'
L45	N 68°13'05" E	101.85'
L46	S 59°39'57" E	76.41'
L47	S 59°39'57" E	5.10'
L48	S 70°43'48" E	51.78'
L49	S 74°57'13" E	48.31'
L50	N 74°04'55" E	35.76'
L51	S 71°30'49" E	79.49'
L52	S 62°24'47" E	99.30'
L53	S 57°16'04" E	86.21'
L54	S 81°31'04" E	49.25'
L55	N 09°04'39" E	127.37'
L56	N 70°45'18" E	193.96'
L57	N 69°52'58" W	27.81'
L58	N 40°32'13" W	45.53'
L59	S 21°07'04" E	89.64'
L60	N 40°32'13" W	57.78'
L61	N 40°32'13" W	100.00'
L62	N 40°32'13" W	68.11'
L63	N 11°26'10" W	93.64'
L64	N 33°34'12" E	130.51'
L65	N 33°34'12" E	60.85'
L66	S 44°02'47" E	25.86'
L67	S 44°02'47" E	81.72'
L68	S 00°27'21" W	141.32'
L69	S 82°17'08" E	72.63'
L70	S 82°17'08" E	17.47'
L71	S 62°17'08" E	110.23'
L72	S 33°34'12" W	57.79'
L73	S 33°34'12" W	104.82'
L74	S 33°34'12" W	20.65'
L75	S 11°26'10" W	23.66'
L76	S 11°26'10" W	69.96'
L77	S 40°32'13" E	80.01'
L78	S 39°52'42" E	80.45'
L79	S 22°45'13" E	106.57'
L80	N 69°53'58" E	65.28'
L81	S 61°13'01" E	70.77'
L82	S 40°32'13" E	115.39'
L83	S 89°52'58" E	122.81'
L84	S 89°52'58" E	10.58'
L85	S 76°45'16" E	87.67'
L86	S 76°45'16" E	112.58'
L87	S 05°46'27" W	42.54'
L88	N 67°13'45" E	32.45'
L89	S 74°19'45" W	100.00'
L90	S 17°19'40" W	100.00'
L91	S 17°19'40" W	100.00'
L92	S 17°19'40" W	100.00'
L93	S 72°40'20" E	85.89'
L94	N 21°31'41" E	26.84'
L95	S 72°40'20" E	172.61'
L96	S 70°19'40" E	150.00'
L97	N 67°15'02" W	129.41'
L98	N 44°12'06" W	56.80'
L99	N 44°12'06" W	104.09'
L100	N 66°51'50" E	73.62'
L101	S 72°40'20" E	67.35'
L102	N 57°13'42" E	10.67'
L103	S 18°45'09" W	100.00'
L104	S 17°19'40" W	38.10'



DRAWN BY: LEH, CFC APPROVED BY: JAD
DATE: FEBRUARY 22, 2007 PROJ. NO. 705128500
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PROJECT **AVALON HILLS
SUBDIVISION - PHASE II**
LAND LOT 7 & 8
12th DISTRICT
HALL COUNTY, GEORGIA

SHT. NAME
**SEPTIC
PLAN**

DEVELOPER
M & R DEVELOPMENT
P.O. BOX 115
MURRAYVILLE, GA. 30064
678-936-7040

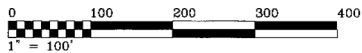
H&B
A BELL COMPANY

HUSSEY, GAY, BELL, & DEYOUNG, INC.
ENGINEERS & SURVEYORS
A BELL COMPANY
625 GREEN STREET, NE
GAINESVILLE, GA 30501
(770) 535-1133 (V) 770-535-1134 (F)

SHT. NO.
7
OF 14

Hall County, Georgia, Clerk Superior Court
filed in office this 8 day of Feb 2007 at 8:55 am Recorded in Plat
Book 257 Page 53
Dwight S. Wood, Clerk

S/Dc



SOIL SCIENTIST NOTES On February 4, 2005, Georgia Soil Mapping, Inc. (GSM) completed a Level 3 soil survey on this property to determine soil suitability for individual on-site sewage management systems. Soil borings were advanced to a depth of 6 feet (unless otherwise noted) at the approximate locations shown on the map. Soil boundaries are also shown.

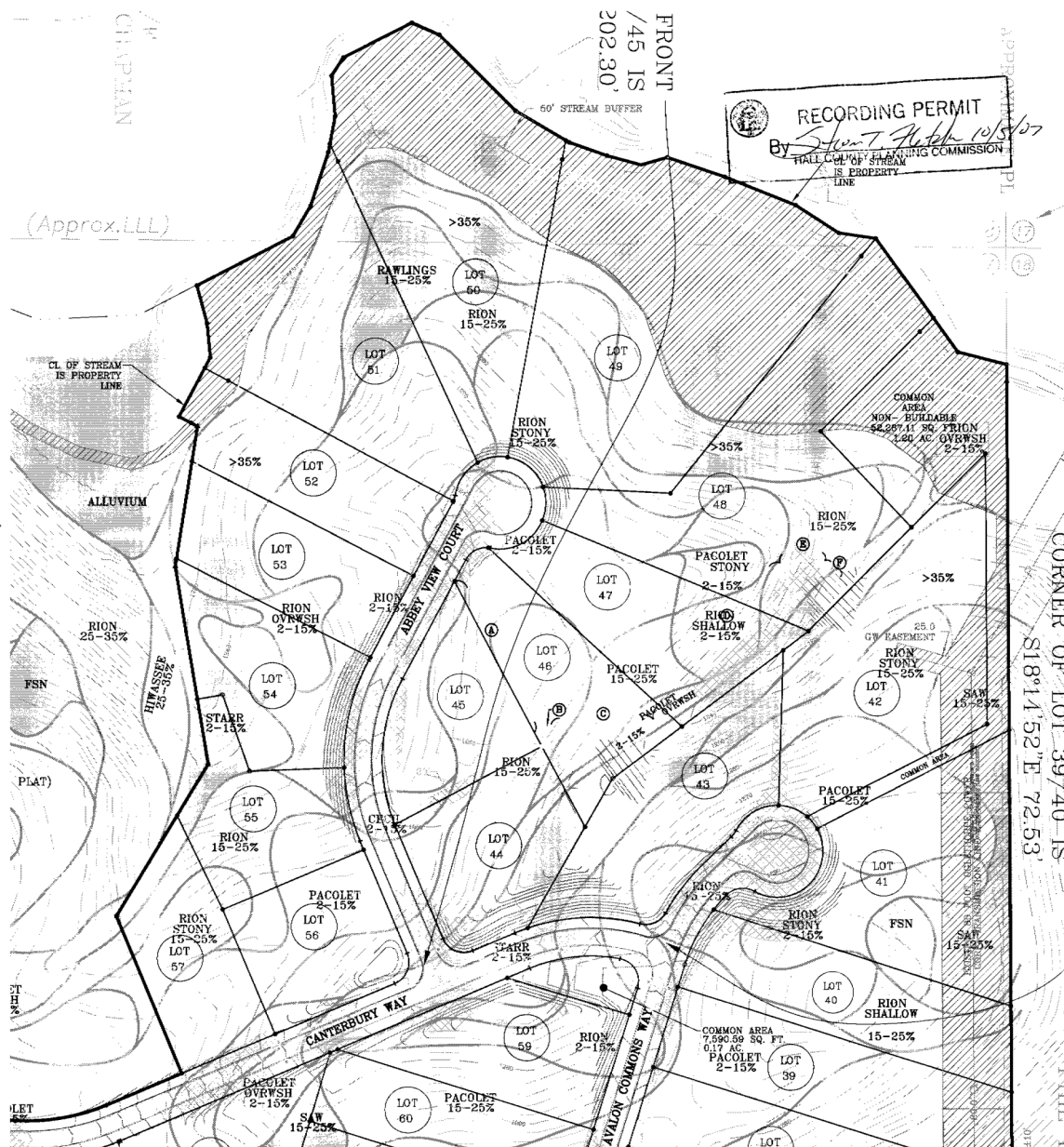
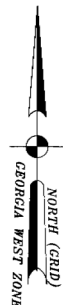
SUITABLE SOILS FOR
SEPTIC PER LOT

LOT #	SQ FT	SUITABLE SEPTIC AREA	SQ FT
24	51,939	21,989	
25	35,058	22,196	
26	35,058	28,250	
27	35,070	26,723	
28	35,002	27,743	
29	81,698	21,873	
30	54,965	22,590	
31	35,726	22,131	
32	35,671	26,804	
33	35,441	31,855	
34	35,080	26,324	
35	72,351	37,352	
36	63,050	42,114	
37	59,396	47,312	
38	58,520	44,361	
39	51,718	40,497	
40	47,311	32,107	
41	69,885	21,874	
COMMON AREA	52,280	3,079	
42	76,883	31,840	
43	54,111	24,915	
44	39,520	22,952	
45	35,034	26,631	
46	40,859	27,296	
47	45,278	33,277	
48	97,401	44,704	
49	135,551	21,795	
50	101,176	21,788	
51	75,804	21,782	
52	36,908	21,780	
53	36,635	21,794	
54	40,128	21,789	
55	35,005	26,582	
56	35,003	29,762	
57	35,003	30,685	
58	40,877	34,511	
COMMON AREA	7,591	0.17	
59	40,159	25,812	
60	35,780	32,959	
61	35,677	33,657	
62	35,545	33,702	
63	35,413	30,433	
64	39,369	30,409	
65	37,433	25,718	
66	35,844	35,416	
67	58,062	23,661	
68	57,263	23,819	
69	55,654	24,874	
70	49,554	22,723	
71	46,811	22,547	
72	41,734	21,868	
73	36,123	22,623	
74	80,108	22,496	
75	73,527	55,663	
AMENITY AREA	55,885	45,074	
76	35,007	31,430	
77	42,062	21,781	
78	37,035	21,905	
79	35,328	32,656	
80	35,368	25,324	
81	35,336	26,832	
82	35,218	22,475	
83	35,003	22,143	
84	40,273	21,815	
85	36,232	21,811	
86	103,012	21,787	
87	76,561	27,124	
88	65,175	37,814	
89	54,675	24,879	
90	61,919	35,134	
91	37,541	32,635	
92	35,191	30,104	
93	35,366	28,197	

Hall County, Georgia, Clerk Superior Court
filed in office this 8 day of Oct
20 07 at 9:55 am. Recorded in Plat
Book 857 Page 24
D. L. S. Wood, Clerk

SYMBOL LEGEND	
	SOIL BORING
	GULLY/DITCH
	SOIL BOUNDARY
	PERENNIAL STREAM
	SPRINGHEAD
	INTERMITTENT STREAM
	ROCK
	WELL
	BACK HOE TEST PIT
	IRON PIN FOUND
	PROPERTY CORNER
	POWER POLE
	HOUSE CORNER
	EASEMENTS
	DISTURBED AREA
	UNSUITABLE SOIL

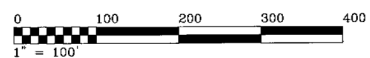
SOIL INFORMATION SHOWN HEREON PROVIDED
BY GEORGIA SOIL MAPPING, INC.
(SEE NOTES ON SHEET 10)



CORNER OF LOT 39/40 IS
S18°14'52"E 72.53'

DRAWN BY: LEH, CFC	APPROVED BY: JAD	PROJECT: AVALON HILLS SUBDIVISION - PHASE II	SHT. NAME: SEPTIC PLAN	DEVELOPER: M & R DEVELOPMENT P.O. BOX 115 MURRAYVILLE, GA. 30054 678-936-7040	HUSSEY, GAY, BELL, & DEYOUNG, INC. ENGINEERS & SURVEYORS A BELL COMPANY 625 GREEN STREET, NE GAINESVILLE, GA 30501 (770) 535-1133 (V) 770-535-1134 (F)	SHT. NO. 8 OF 10
DATE: FEBRUARY 22, 2007 PROJ. NO. 705128500		LAND LOT 7 & 8 12th DISTRICT HALL COUNTY, GEORGIA				

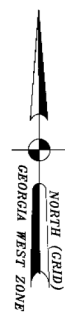
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SOIL SCIENTIST NOTES On February 4, 2005, Georgia Soil Mapping, Inc. (GSM) completed a Level 3 soil survey on this property to determine soil suitability for individual on-site sewage management systems. Soil borings were advanced to a depth of 6 feet (unless otherwise noted) at the approximate locations shown on the map. Soil boundaries are also shown.

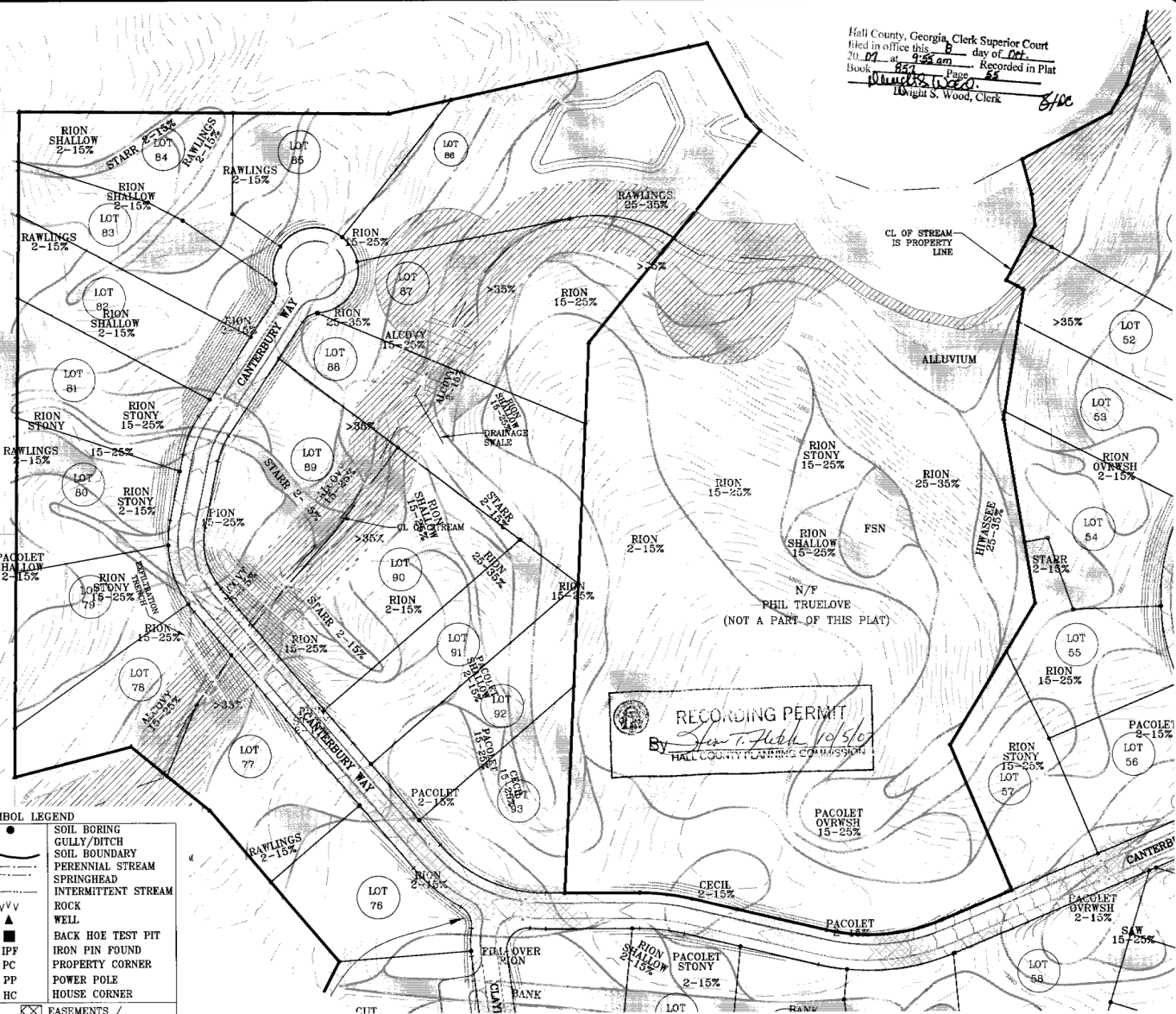
SUITABLE SOILS FOR SEPTIC PER LOT

LOT #	SQ FT	SUITABLE SEPTIC AREA	SQ FT
24	51,939	21,589	
25	35,058	22,186	
26	35,058	28,250	
27	35,070	26,723	
28	35,002	27,743	
29	81,698	21,873	
30	54,995	22,050	
31	35,726	22,131	
32	35,671	25,804	
33	35,441	31,855	
34	35,080	26,324	
35	72,351	37,352	
36	63,050	42,114	
37	59,396	47,312	
38	55,520	44,361	
39	51,718	40,497	
40	42,311	32,107	
41	69,855	21,674	
COMMON AREA	52,280	3,079	
42	76,963	31,840	
43	51,111	24,515	
44	39,520	22,952	
45	35,034	26,831	
46	40,858	27,295	
47	45,278	33,277	
48	97,401	44,704	
49	135,551	21,795	
50	101,178	21,785	
51	75,804	21,782	
52	39,908	21,780	
53	36,635	21,794	
54	40,128	21,789	
55	35,005	20,582	
56	35,003	29,762	
57	35,003	30,685	
58	40,677	34,511	
COMMON AREA	7,591	0.7	
59	49,159	25,812	
60	35,780	32,959	
61	35,677	23,057	
62	35,545	33,702	
63	35,413	30,433	
64	39,369	30,409	
65	37,433	25,278	
66	35,844	35,416	
67	58,082	23,861	
68	57,283	23,819	
69	55,654	24,874	
70	46,554	22,723	
71	46,811	22,547	
72	41,734	21,868	
73	38,123	22,023	
74	80,108	22,496	
75	73,527	55,883	
76	96,885	55,074	
77	35,007	31,430	
78	42,062	21,781	
79	37,036	21,905	
80	35,328	32,655	
81	35,368	25,324	
82	35,336	26,832	
83	35,218	22,475	
84	35,003	22,143	
85	40,273	21,815	
86	38,232	21,811	
87	103,012	21,787	
88	76,561	27,124	
89	65,176	37,814	
90	54,675	24,879	
91	61,919	35,734	
92	37,541	32,535	
93	35,191	36,106	
94	35,386	28,197	



SYMBOL LEGEND

- SOIL BORING
- GULLY/DITCH
- SOIL BOUNDARY
- PERENNIAL STREAM
- SPRINGHEAD
- INTERMITTENT STREAM
- ROCK
- WELL
- BACK HOE TEST PIT
- IRON PIN FOUND
- PROPERTY CORNER
- POWER POLE
- HOUSE CORNER
- EASEMENTS / DISTURBED AREA
- UNUSABLE SOIL



Hall County, Georgia, Clerk Superior Court
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RECORDING PERMIT
By John T. Hubbs 10/5/07
HALL COUNTY PLATTING COMMISSION

SOIL INFORMATION SHOWN HEREON PROVIDED
BY GEORGIA SOIL MAPPING, INC.
(SEE NOTES ON SHEET 10)

DRAWN BY: LEH, CFC	APPROVED BY: JAD	PROJECT: AVALON HILLS SUBDIVISION - PHASE II	SHT. NAME: SEPTIC PLAN	DEVELOPER: M & R DEVELOPMENT	HUSSEY, GAY, BELL, & DEYOUNG, INC.	SHT. NO. 9
DATE: FEBRUARY 22, 2007	PROJ. NO. 705128500	LAND LOT 7 & 8		P.O. BOX 115	A BELL COMPANY	
COPYRIGHT © 2005. ALL RIGHTS RESERVED. DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION		12th DISTRICT		MURRAYVILLE, GA. 30564	625 GREEN STREET, NE	
		HALL COUNTY, GEORGIA		678-936-7040	GAINESVILLE, GA 30501	
					(770) 535-1133 (V) 770-535-1134 (F)	OF 10

SOIL PROPERTIES INTERPRETATION CHART

SOIL SERIES	SLOPE CLASS (%)	DEPTH TO BEDROCK (IN.) (measured)	DEPTH TO SHWT* (IN.) (measured)	OPTIMUM DEPTH (IN.)	EXPECTED ABSORPTION RATE (MLR/IN.)	SUITABILITY CODES (Ga. DER)	STP SPECIFIC NOTES (GSM)
Alcovy	2-15	>72	24-50**	N/R	N/R	C	
Alcovy	15-25	>72	24-50**	N/R	N/R	C	
Alluvium	—	>72	0-30	N/R	N/R	F	
Bethlehem	2-15	20-40	>72***	see codes	see codes	I	GSM4
Cataula	2-15	>72	10-40**	80	80	A	GSM6
Cataula	15-25	>72	30-55**	80	80	A	GSM6
Cecil	2-15	>72	>72	40-48	60	A	
Cecil	15-25	>72	>72	40-48	60	A	
Cecil Deep Phase	2-15	>72	>72	48-60	90*	A	
Cecil Wet Phase	2-15	>72	60	30-36	90*	P	GSM1
Collax	2-15	>72	8-20	N/R	N/R	F	
Cut	2-15	>72	>72	36	45	A	
Fill	2-15	>72	>72	N/R	N/R	F	GSM35
FSN	2-35	0-20	>72	see codes	see codes	I	GSM24
Hard Labor #1	2-15	>72	30-48	6-8	0.10g/4/sqft	C	
Hard Labor #2	2-15	>72	48-60	24	90*	P	GSM1
Helena	2-15	>72	18-30	N/R	N/R	F	
Helena Overwash	2-15	>72	30-50	N/R	N/R	F	
Hawassce	2-15	>72	>72	40-48	60	A	
Hawassce	25-35	>72	>72	40-48	60	A	
Madison	2-15	>72	>72	30-36	45	A	
Pacolet	2-15	>72	>72	30-36	45	A	
Pacolet	15-25	>72	>72	30-36	45	A	
Pacolet Overwash	2-15	>72	>72	40-48	60		GSM2
Pacolet Overwash	15-25	>72	>72	40-48	60		GSM2
Pacolet Shallow Phase	2-15	40-60	>72***	24	60	K	GSM14
Pacolet Stony Phase	2-15	60-72	>72	30-36	45	B	GSM5
Pacolet Stony Phase	15-25	60-72	>72	30-36	45	B	GSM5
Rawlings	2-15	20-40	>72***	see codes	see codes	I	GSM4
Rawlings	15-25	20-40	>72***	see codes	see codes	I	GSM4
Rawlings	25-35	20-40	>72***	see codes	see codes	I	GSM4
Rion	2-15	>72	>72	30-36	35	A	GSM16
Rion	15-25	>72	>72	30-36	35	A	GSM16
Rion	25-35	>72	>72	30-36	35	A	GSM16
Rion Overwash Phase	2-15	>72	>72	36-40	60		GSM2
Rion Shallow	2-15	40-60	>72***	24	60	K	GSM14
Rion Shallow	15-25	40-60	>72***	24	60	K	GSM14
Rion Stony	2-15	60-72	>72	30-36	45	B	GSM5
Rion Stony	15-25	60-72	>72	30-36	45	B	GSM5
Saw	2-15	20-40	>72***	see codes	see codes	I	GSM4
Saw	15-25	20-40	>72***	see codes	see codes	I	GSM4
Start	15-25	>72	>72	see codes	see codes	F	GSM21
Udorthent	2-15	>72	>72	see codes	see codes	F	GSM36
Udorthent Wet	2-15	>72	10-30	N/R	N/R	F	
Wedowee	2-15	>72	>72	30-36	45	A	
Wickham Wet Phase	2-15	>72	60	24	60	P	GSM1
OCTOBER 5, 2005:							
CUT	0-6	>72	>72	30-36	45	A	GSM37
FILL	2-25	>72	10-30	N/R	N/R	F	GSM38
RION CUT	0-5	>72	>72	30-36	45	A	
FILL OVER RION	0-5	>72	>72	60	60		GSM39

SOIL SUITABILITY CODES

(From pages C-18 and C-19-32 in Georgia Manual for On-site Sewage Management Systems.)

A	Soil Series should have the ability to function as a suitable absorption field with proper design and maintenance.
B	Some rock and/or stony conditions were found. This soil should function as a suitable absorption field providing that the system is put in first to make sure there will be no rock limitations. Auger holes have been bored to a depth of at least 60 inches.
C	Due to water table, flooding soil or drainage problems, there is a high probability of failure for conventional systems. (Your local health department can discuss with you if an alternative system might be an option for your situation.)
F	Normally considered unsatisfactory for use for conventional absorption fields.
I	Depth to bedrock is generally not sufficient to accommodate a septic system. However, soils with bedrock depths 35 inches or greater or inclusions of other soils with sufficient depth may be suitable. Test borings, pits, and saturated hydraulic conductivity tests may be needed to determine this. These areas should have the ability to function for drip-emitter systems.
K	These soils generally have sufficient depth of soil material over bedrock to accommodate a septic system. However, inclusions of other soils with insufficient depth may occur. (GSM recommends TANK IN FIRST for these areas.)
P	This soil series has water table and/or drainage problems in the lower portion of the soil and a clayey (possibly restrictive) layer in the upper portion of the soil which could cause problems for conventional septic systems. However, the depth to the seasonal high water table is such that a shallow installation (one that maintains the required 24 inches of separation between the trench bottom and the seasonal high water table) might be possible.

SITE SPECIFIC NOTES

GSM1	These areas have a seasonal high water table at 48 inches or greater. The depth to the seasonal high water table is such that a shallow installation (one that maintains the required 24 inches of separation between the trench bottom and the seasonal high water table) might be possible. Please consult with your local health department. An ATV may be required.
GSM2	These areas have a thicker accumulation of topsoil than is typical. Please refer to soil properties chart for installation recommendations. Due to the landscape position of these soils, surface and/or subsurface drainage improvements should be considered as transient/lateral water flow may be an issue during and for several days following storm water events.
GSM4	Shallow rock was encountered in these areas between 20 and 40 inches. Georgia Soil Mapping, Inc. recommends a backhoe investigation for these areas to determine the true nature of underlying rock. Please consult with your local health department about alternative on-site sewage management systems.
GSM5	These soils have variable depths and hardness of parent material and may contain inclusions of shallow rock. TANK IN FIRST method should be used if this area is to be considered for a conventional system. Please know that if significant rock is encountered, an alternative septic system or ATV may be required. Please consult options with your local health department.
GSM6	These soils have a perched water table in the upper portions of the soil but is clear of perched water in the lower portions of the soil. Georgia Soil Mapping, Inc. recommends deep installation combined with surface and subsurface drainage improvements if these areas are to be considered for use with a conventional system. Please consult options with your local health department.
GSM14	Shallow rock was encountered in these areas between 40 and 60 inches. Georgia Soil Mapping, Inc. recommends shallow installation if these areas are to be considered for use with conventional drainlines. If 24 inches of separation between trench bottom and rock cannot be maintained, an ATV will be required. These areas should qualify for use with an alternative on-site sewage management system. Please consult options with your local health dept.
GSM16	These soils can have inclusions of weathered/hard rock. If rock is encountered during installation please contact GSM, Inc. and your local health department immediately.
GSM21	These areas contain gullies/natural drains that may interfere with the design of septic drainlines and should be avoided.
GSM25	This area is comprised of fill material that contains organic debris and should be avoided for use with any on-site sewage management system. If fill material is removed, an additional soil study could be conducted to evaluate natural soil conditions.
GSM36	This area is a combination of cut and fill where a series of chicken houses once stood. This area should be avoided as is, however if grading is done to remove fill material/debris, it may be possible to re-evaluate the area for use with on-site sewage management systems.
GSM37	This area has been cut due to prior grading (chicken houses). Remaining soil material is a multicolored sandy loam siltstone that should be clay for use with on-site sewage management system. Surface water should be kept off of drainfield area.
GSM38	This area has been filled during prior grading activities (chicken houses). Due to the presence of organic debris and the mixing of soil material, this area is not recommended for use with an on-site sewage management system. It is possible to re-evaluate this area once fill material has been removed.
GSM39	This area has approximately 30 to 50 inches of fill material over residual soil (RION). GSM recommends deep installation for this area. Care should be taken to make sure no part of the system is installed in fill material.

SOIL SCIENTIST NOTES On February 4, 2005, Georgia Soil Mapping, Inc. (GSM) completed a Level 3 soil survey on this property to determine soil suitability for individual on-site sewage management systems. Soil borings were advanced to a depth of 8 feet (unless otherwise noted) at the approximate locations shown on the map. Soil boundaries are also shown.

Fieldwork was performed using a 2 1/4 inch hand auger to bore the test and a Munsell Soil Color Chart was used to determine soil color. Boring locations as well as other miscellaneous site conditions/features were located in the field using a Trimble Pro control.

Soil boring locations were marked in the field with numbered, pink flagging tape/wire flags. Soil borings are advanced on the property in an approximate 90-100 foot square grid pattern.

Soil series boundaries are interpolated from data collected during relationships shown on topographic map provided by the client/client agent. All control points found in the field are referenced using base map provided by the client/client agent. GSM is not responsible for any shifts or changes in the soil map as a result of inadequate survey information.

Soil boundaries shown on this map are considered zones of transition between soil types and/or different landscapes rather than exact boundaries. Caution should be used when using this soil map to determine the placement of septic drainfields as these zones of transition could be abrupt or gradual. Likewise, depths at which differing soil horizon boundaries occur are variable and can change across the landscape. The depths to bedrock, seasonal high water table and optimum trench level can vary across the landscape as well. When appropriate, GSM may provide different depths. Soil Properties Interpretation Chart. However, the majority of absorption rates and optimum trench depths reported are based on the average, optimal management of the soil mapping unit.

Let it be understood that the practice of soil mapping is not an exact science and that soil characteristics can vary significantly within short distances. Because of this, soil map units may have inclusions of other soils with similar or dissimilar management/performance. Inclusions are soils and slopes that occur randomly across the survey area and differ from the named soil and slope class in the map unit name. Since they occur randomly throughout the survey area, it is sometimes impossible to map the inclusions separately at this level of study. Care should be taken when installing drainlines near marginal and/or unsuitable soils and in any transitional areas.

This soil report is in accordance with the standards and regulations set forth in the Georgia Department of Human Resources Manual for On-Site Sewage Management Systems, September 1999. Georgia Soil Mapping, Inc. does not issue permits for, install, maintain, or operate the performance of any on-site sewage management system. The Hall County Health Department has final jurisdiction over permitting and regulating on-site sewage management systems on this property and may have a different view of the soil conditions.

Any alteration to this report without the expressed, written consent and approval of Georgia Soil Mapping, Inc. will render this report null and void. Any alteration to the site after the date of fieldwork may change the nature of the site for use with on-site sewage management systems.

Please contact Georgia Soil Mapping, Inc. if you have any concerns or questions regarding this soil map at 700-310-1111.

Jennifer L. Morley, President DHR Certified Soil Classifier #104

ADDITIONAL NOTES:

- Gullies, ditches and other natural drainage features should be avoided when installing septic drainlines.
- Bowl shaped (concave) landscapes, even when comprised of suitable soils, may require subsurface drainage improvements if transient/subsurface water movement interferes with the operation of the on-site sewage management system.
- Avoid installing septic drainlines at the base of slopes or at the edges of cut banks or escarpments.
- Terraces should be avoided when installing on-site sewage management system. If terraces are located in area of proposed drainfield, it may be necessary to grade terraces to match existing landscape. If such grading takes place, surface and/or subsurface drainage improvements may also be necessary.
- Drainfields should not be dug when soil is wet due to the potential for smearing and compaction.
- It is advised that during drainfield installation, trenches be raked or picked to lessen the effects of clay smearing and compaction.
- Surface runoff water should be diverted from drainfield area.

NOTE:

ALL SOIL DATA SHOWN HEREIN WAS PROVIDED BY GEORGIA SOIL MAPPING, INC., SUBSEQUENTLY THE UNDERSIGNED AND HUSSEY, GAY, BELL, AND DEYOUNG, INC. MAKES NO REPRESENTATION OR GUARANTEES AS TO THE INFORMATION SHOWN HEREIN PERTAINING TO THE SOIL DATA.

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filed in office this 8 day of Oct.
2007 at 9:55 am. Recorded in Plat
Book 857 Page 56
Dwight S. Wood, Clerk

SOIL INFORMATION SHOWN HEREON PROVIDED
BY GEORGIA SOIL MAPPING, INC.

Soil properties are based on guidelines established in CT-1 Table of GA DHR Manual for On-site Sewage Management and actual site conditions.

NOTES: " " : SHWT---Seasonal High Water Table (verified by direct measurement of soil properties.
Actual depth to SHWT could be closer to the soil surface for brief periods during wet weather.)
" " : Denotes Perched Water Table
" " : Predicted depth to Seasonal High Water Table
" " : GSM recommends full length systems for percolation rates >60min/inch.

THIS REPORT IS NULL AND VOID IF AREA IS CUT OR FILLED AFTER THE DATE OF THIS EVALUATION.

All information provided in SOIL PROPERTIES INTERPRETATION CHART is based on full length systems with equal distribution of wastewater.

N/R = Not Recommended
R ## : DEPTH TO AUGER REFUSAL (3 ATTEMPTS)
SHWT ## : DEPTH TO SEASONAL HIGH WATER TABLE INDICATORS
PWT ## : DEPTH TO PERCHED WATER TABLE INDICATORS

DRAWN BY: LEH, CFC APPROVED BY: JAD
DATE: FEBRUARY 22, 2007 PROJ. NO. 705128500
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PROJECT
**AVALON HILLS
SUBDIVISION - PHASE II**
LAND LOT 7 & 8
12th DISTRICT
HALL COUNTY, GEORGIA

SHT. NAME
**SEPTIC
PLAN DETAILS**
DEVELOPER
M & R DEVELOPMENT
P.O. BOX 115
MURRAYVILLE, GA. 30054
678-935-7040

HGB
A BELL COMPANY

HUSSEY, GAY, BELL, & DEYOUNG, INC.
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10
OF 110