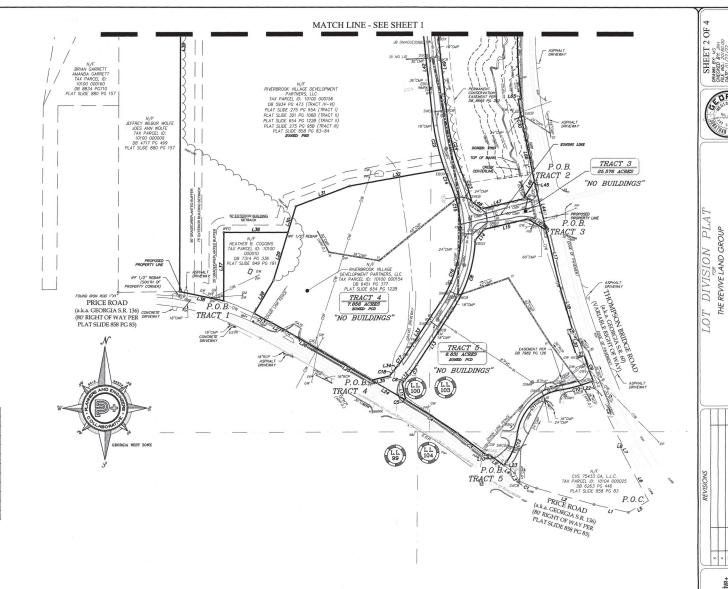
	Line	Toble		Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	
L1	120.72	N76" 58" 07"W	L23	14.42	S36" 05' 35"W	L47	144.21	S76" 37" 08"W	
L2	202.77	N74" 08' 19"W	L24	121.66	N59" 44" 03"W	L48	41.67	N57" 22' 08"W	
L3	29.53	N29" 14' 19"W	L25	184.80	N59" 44" 03"W	L49	331.24	N06" 23" 02"W	
L4	44.78	N53" 56" 04"W	L26	154.12	N59" 44' 39"W	L50	25.00	N69" 23" 25"E	
L5	78.74	S60° 21' 15"W	L27	53.59	N60" 36" 54"W	L52	368.30	S87" 04" 57"E	
L6	152.68	N28" 07" 07"W	L28	129.79	N30" 33" 56"E	L53	93.28	N09" 09" 05"E	
L7	69.40	N26" 57" 34"W	L29	170.43	N16" 47" 26"E	L54	58.58	N24" 26" 19"E	
LB	12.55	S88" 58" 49"E	L30	92.51	H16" 53" 34"E	L55	22.49	N37" 05" 25"E	
L9	59.05	N53" 57" 32"W	L31	195.82	N69" 31" 19"E	L56	61.45	N34" 41' 30"E	
L10	14.62	N83" 39' 45"W	L32	327.83	N79" 59" 25"E	L57	74.05	N40" 24" 57"E	
L11	57.46	N12' 29' 54"W	£33	219.68	\$33° 23° 53°W	L58	28.99	N40" 10" 27"E	
L12	25.91	N39" 08" 10"E	L34	25.91	S39" 08" 10"W	L59	31.52	N41" 00' 17"E	
L13	219.68	N33' 23' 53"E	L35	63.14	S77" 22" 25"W	L60	27.50	N42" 01" 16"E	
L14	47.34	N38' 42' 33"E	L36	218.33	N89° 50° 45°W	L61	83.08	N41" 29' 31"E	
L15	154.45	N76" 37" 08"E	L37	232.75	500° 08° 25"W	L62	130.56	S88" 18" 05"E	
L16	71.73	S58" 29" 38"E	L38	153.17	N77" 59" 30"W	L63	149.85	S17" 11" 19"W	
L17	187.55	S13' 36' 51"E	L39	1663.15	N00" 12" 57"E	L64	299.77	S27" 35' 16"W	
L18	160.61	S16" 08" 59"E	L41	75.00	N69" 23" 25"E	L65	10.00	S81" 52" 35"W	
L19	14.99	S71" 41" 52"W	L42	331.24	S06" 23" 02"E	L66	181.79	S11" 41" 38"E	
L20	100.00	S18" 10" 34"E	L44	152.42	S13" 36" 51"E				
L21	25.24	N69" 18" 17"E	L45	18.18	S11" 41" 38"E				
L22	10.31	S68" 52" 58"W	L46	71.38	S31° 57° 33*W				

Curve #	Length	Radius	Chord	Bearing
C1	65.58	481.29	65.53	N66*42'09"W
C2	234.57	1648.68	234.37	N24'37'13"W
C3	119.60	3055.26	119.59	N52"27"12"W
C4	209.91	3062.50	209.87	N57'31'01"W
C5	13.57	3062.50	13.57	N59'36'27"W
C6	13.85	474.99	13.85	N38"18"02"E
C7	42.56	425.00	42.54	N36"16"02"E
C8	255.25	475.00	252.19	N18'00'13"E
C9	92.03	1769.71	92.02	S19"24'02"E
C10	106.00	500.00	105.80	S74'54'48"W
C11	225.79	175.00	210.45	S44'00'58"W
C12	101.47	200.00	100.39	S21'33'27"W
C13	67.99	1132.90	67.98	N61'50'14"W
C14	55.83	825.00	55.82	S21'22'34"E
C15	140.73	425.00	140.09	S13'49'44"E
C16	279.95	425.00	274.92	S14'31'40"W
C17	37.55	375.00	37.54	S3676'02"W
C18	20.82	525.00	20.82	S38'00'00"W
C19	209.51	1100.46	209.19	S15'09'16"E
C20	418.37	1025.00	415.47	S32'18'10"E

Curve Table						
Curve #	Length	Radius	Chord	Bearing		
C21	311.81	475.00	306.24	S25"11"24"E		
C22	187.96	825.00	187.55	S12*54'39"E		
C23	84.14	475.00	84.03	N1874'26"W		
C24	229.01	775.00	228.18	N14'50'58"V		
C25	344.64	525.00	338.48	N2571'24"W		
C26	397.96	975.00	395.20	N321810"W		
C27	184.75	950.00	184.46	N15'02'18"W		
C28	249.69	1665.81	249.46	S22'51'16"W		
C29	947.41	1483.35	931.39	S10'24'36"N		
C30	102.20	1490.00	102.18	S09"51"04"E		



LAND LOT(S) DISTRICT 10TH



LEGAL DISSOCRIPTION — TRACT I

ALL DMT BMCCT OF PARCEL OF LAND LYING AND SIDNE IN LAND LYING & 103 OF THE 10TM/ DISTRICT, IMAL

ALL DMT BMCCT OF PARCEL OF LAND LYING AND SIDNE IN LAND LYING & 103 OF THE 10TM/ DISTRICT, IMAL

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AND THE MY THE SIDNE AND THE MYDE SIDNE IN LAND LOCATION OF SISTY, MY THE MYDE AND LAND CONTROL OF SISTY, MY THE ADDRESS OF SIDNE IN A ROAD OF SISTY, MY THE ADDRESS OF SIDNE IN A ROAD OF SISTY, MY THE ADDRESS OF SIDNE IN A ROAD OF SISTY, MY THE ADDRESS OF SIDNE IN A ROAD OF SISTY, MY THE ADDRESS OF SIDNE IN A ROAD OF SISTY, MY THE ADDRESS OF SIDNE IN A ROAD OF SISTY, MY THE ADDRESS OF SIDNE IN A ROAD OF SISTY, MY THE ADDRESS OF SIDNE IN A ROAD OF SISTY, MY THE ADDRESS OF SIDNE IN A ROAD OF SISTY, MY THE ADDRESS OF SIDNE IN A ROAD OF SISTY, MY THE ADDRESS OF SIDNE IN A ROAD OF SISTY, MY THE ADDRESS OF SIDNE IN A ROAD OF SIDNE I

LEGAL DESCRIPTION - TRACT 2

SAID TRACT OR PARCEL CONTAINS 17.912 ACRES.

1. ALTA-ROPS LAND TILE SUPPLY OF PRICE ROLD AT THUMPHON BRIDGE FOLD FOR INVERSIONS VALUES DESCRIPTION THAT ARE ALL THE ATTENDED AT THE ATTENDED ATTENDED AT THE ATTENDED ATTEN



LEGAL DESCRIPTION - TRACT 3

LIDAL CECOPPRON (RINCT 3)

ALL THAT TRACT OF JAMES OF JAMES (JAMES HERE IN LIME JOST TO & 103 OF THE 1091/ ASSTREET, MALL COUNTY,
ALL THAT TRACT OF JAMES OF JAMES (JAMES HERE IN LIME JOST TO & 103 OF THE 1091/ ASSTREET, MALL COUNTY,
COMMENCE AT A CHAPT LOCATED AT THE REPRESENCE OF PER SERVING PROFITS AND A CHAPT LOCATED AT THE REPRESENCE OF THE SERVING PROFITS AND A CHAPT LOCATED AT THE REPRESENCE OF THE SERVING PROFITS AND A CHAPT LOCATED AT THE REPRESENCE OF THE SERVING PROFITS AND A CHAPT LOCATED AT THE REPRESENCE OF THE SERVING PROFITS AND A CHAPT LOCATED AT THE REPRESENCE OF THE SERVING PROFITS AND A CHAPT LOCATED AT THE REPRESENCE OF THE SERVING PROFITS AND A CHAPT LOCATED AT THE REPRESENCE OF THE SERVING PROFITS AND A CHAPT LOCATED AT THE REPRESENCE OF THE SERVING PROFITS AND A CHAPT LOCATED AT THE SERVING PROFITS AND A CHAPT LOCATED AND A CHAPT LOCATED AT THE SERVING PROFITS AND A CHAPT LOCATED AND A CHAPT LOCATED AT THE SERVING PROFITS AND A CHAPT LOCATED AND A CHAPT LOCATED AT THE SERVING PROFITS AND A CHAPT LOCATED AND A CHAPT LOCATED AT THE SERVING PROFITS AND A CHAPT LOCATED AND A CHAPT LOCATED AT THE SERVING PROFITS AND A CHAPT LOCATED AND A CHAPT LOCATED AT THE SERVING PROFITS AND A CHAPT LOCATED AND A CHAPT LOCATED AT THE SERVING PROFITS AND A CHAPT LOCATED AT THE SERVING PROFIT

SAID TRACT OR PARCEL CONTAINS 25.579 ACRES.

LEGAL DESCRIPTION - TRACT 4

LEGAL DESCRIPTION — TRACT 4

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COUNTY, CEGORA DE DEED UND MET PARCELARLY EXCORDED AS FOLLOWS.

ROOM CONTROL OF THE PARCEL DID OF THE WISTERS IN 1995 THE DEED OF THE PARCEL DID OF THE CONTROL OF THE DEED OF THE DE

SAID TRACT OR PARCEL CONTAINS 7.656 ACRES.

LEGAL DESCRIPTION - TRACT 5

LEGGLA DESCRIPTION — TRACET S

ALL THAT TRACT OF PARCEL OF LAND LINE AND SERVE IN LAND LUSS TO A 102 OF THE TOTAL DESTRICT, MAL.

ALL THAT TRACT OF PARCEL OF LAND LINE AND SERVE IN LAND LUSS TO A 102 OF THE TOTAL DESTRICT, MAL.

COUNTY, CEROSA AND SERVE SIDE OF PARCEL AND TRACES OF LAND TO A 102 OF THE TOTAL DESTRICT, MAL.

COUNTY, CEROSA AND SERVE SIDE OF THE MALE THAT THE MALE SIDE OF THE MALE THAT THE

SAID TRACT OR PARCEL CONTAINS 6.631 ACRES.



HALL COUNTY December 15, 2021

-

POST OFFICE DRAWER 1435
GAINESVELE, GA 30500
1 770.505.8289 | 1:770.531.3072

The Revive Land Group, LLC
Attr.: Neville Allison
6500 Lenox Road, Suite 625
Atlanta, GA 30326

RE: Application to Rezone CHARMAN Richard P. Higgins Kathy L. Cooper, District 1 Bitty Powell, District 2 Shelly Echola, District 3 Jeff Stowe, District 4

Please be advised that in its Meeting on December 9, 2021, the Hall County Board of Commissioners voted to approve the following application with the Application of The Revive Land Group, LLC to rezone from Planned Commercial Development (PCD) to Planned Residential Development (PCD) to an 44.232 & next true located on the nonth side of Price Road approximately 640 feet west of its intersection with Walma Grove Wey; a.k.a. 3740 Price Road; Tax Parcel 1010 000156(pc), & 10100 00158(pc), Proposed Use: 185 unit townhome development. Commission District 2.

COUNTY ADMINISTRATOR
Jock A. Connell

Conditions:

1. The development shall generally occur as depicted on the site plan and described in the project nurmitive, modified for compliance with Hall County regulations, including \$17.18.006 Planned Residential Development (PRD) standards. Any deviations not expressly proffered as part of the submitted nurmitive or site plan are not approved.

2. There shall be no more than 183 total townshorne units in the

2. There shall be no more than 185 total rowalsmes units in the development. Consider with any required right of very improvements shall be the Developer's responsibility.
Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies by the Georgia Lepartment of Transportation, whichever applies by the Georgia Lepartment of Transportation, whichever applies by the Georgia Lepartment of Transportation (GMDT). All forest associated with any required improvements shall be the developer's expossibility.
No more than 1950 of residuces an the development shall be restall units.

Applicant shell submit a site plan and architectural renderings, including floorplans to the Planning Director for approval prior to the applicant for a building permit.

I. THE UNDERGROUND UTLITIES SHOW HAVE BEEN LOCATED FROM FELD SURVEY INFORMATION AND EXISTING DISEASES. THIS SURVEY INFORMATION AND EXISTING DISEASES. THE SURVEY SHOW AND AND EXPERTISE ALL DOOR MEMORIPHISM AND AND ADDRESS OF ADDRESS AND EXPERTISE ALL DOOR DESCRIPTION AND ADDRESS OF ADDR

2. I MANE EXAMINED THE FEDERAL DIERECHICT MANAGEMENT ABEN'T FLOOD INSURANCE RATE MAP FOR HALL COUNTY, GEORGIA AND INCORPORATED AREAS, COMMINET PANEL MARGES 1335000700, PANEL 70 05 37.7 TEPTETILE DATE AND SAN 4, 200 AND FLOOD INFO PORTION OF THE PROPERTY SOON HEROEN TO FALL WITHIN A DESIGNATIO FLOOD ZONE 74 (AREAS OF 100 TANE FLOOD). THE PROPERTY SOON HEROEN TO FALL WITHIN A DESIGNATIO FLOOD COME 74 (PARES OF 100 TANE FLOOD). THE RESIGNATIO FLOOD COME 74 (PARES OF TERMINED TO BE OTHER 62 25 MANIAL CHANGE FLOOD.

3. THE ORTHOUSETRIC HOLDITS (ELLVATIONS AND CONTINUES) SHOWN HERCIN WERE DETERMINED BY OPCOMESTIVATIONS AND WERE ADJUSTED BY PLANNERS AND DIMMERSS (CALLBROAMER IN DECEMBER 2021, MAN AMERICAN DATUM OF 1885 (MADS)), WORTH AMERICAN VERTICAL DATUM OF 1886 (MAVD88), GEORGIA WEST ZONE STATE PLANE CONTRIBUTION.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, ETHER EDPRESSED OR IMPLIES.

5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

7. EVIDENCE OF RECENT EARTH MOVING MORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE PEDINGRY. B. A PORTION OF THIS PROPERTY IS LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS AS

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

www.hollcoonty.org

8. All conditions of zoning shall be made part of any new plat created for the property

a. An consultance of soming status tensates price in on any new part cancels for the property.
The development shall addrest to the fall County Foreion Control Ordinator Central Control Co

SITE MAP (NTS)

SITE

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

ce: Beth Garmon, Planning & Developmen

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been As required by subsection (d) of O.C.A. Section 15–6–67, this plot has been prepared by of and surveys or all approved by oil applicable local privatelization for statements hereon. Such approvate or diffirmations should be confirmed with the appropriate parentment bodies by any purchaser or user of this plot as to intended used of any pareal. Furthermore, the undersigned land surveyor certifies surveys in Capority as set forth in the rules and respections of the Capority of Registration of Professional Engineers and Land Surveyors and as set forth in O.C.A. Section 15–6–67.

Date of Map or Plat: 07/20/2022

The field data upon which this map or plat is based has a closure precision of one foot in 20,860 feet and an angular error of 00° 00° 06° per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 1,671,103 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION LINEAR: TOPCON TOTAL STATION

To Revive Land Group:

This is to certify that this map or plot and the survey on which it is based were made in coordaince with the 2021 Minimum Standard and the 2021 Minimum Standard and the 2021 Minimum Standard acceptable that and objected by ALT and MSPS_ and includes items 1-4, 8, 9, 10, 13, and 16 of Table 4 thereof. The field work was completed on: 07.22/2022

Surveyor's Signature

JONATHAN N. HOWARD Printed name

GROUP NO REVIVE LAND IC

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HALL COUNTY GOVERNMENT BOARD OF COMMISSIONERS

January 25, 2013

River Brook Village Dev. Partners Attn: Robbie Robison PO Box 115 Murrayville, Ga. 30564

Re: 3740 Thompson Bridge Road & 3782 Price Road

Dear Mr. Robison:

In their regular meeting of January 24, 2013, the Hall County Board of Commissiones approved your application to retone from PCD to PRD; and to recome from EL, R-II, and AR-III in DCD, an 83.0 is next trust footated on the west side of Thompson Bridge Read at its intersection with Price Road; a.k.a. 3740 and 3782 Price Road; Tax Parcels 10100 00154; 10100 00154; alto 10100 00158. Proposed Use: Mixed use residential/commercial development with the following conditions:

- The development of the site shall occur as generally depicted and described in the concept, landscape plans, architectural exhibits and project narrative as amended and modified as necessary for compliance with development standards in force at the time of the site plan approval.
- All commercial development shall comply with the Gateway Corridors Overlay District (Section 17.420) standards and any standards that are applicable to this area at the time of approval.
- 3. The developer shall work with Hall County Traffic Engineering/GDOT on determining of any road improvements are necessary to serve the
- Any access/roud improvements required by Hall County or the Georgia Department of Transportation shall be the financial responsibility of the applicant or developer.
- 5. The development shall be limited to 220 apartment units.
- 6. None of the apartment units shall be income assisted.



Визимер V. Месчи Снавыма

RANDY D. KNEGHTON COUNTY ABOUT STRATOR

MELSSA A. McCary

MENC Melissa A. McCain

Sincerely,

7. The amenity package for the apartments shall be built in Phase 1, when

As depicted on the amended site plan there shall be a 100 foot building setback along the western boundary of the proposed PRD. Within the 100 foot building setback shall be a 50 foot graded and planted buffer. The proposed PCD shall have 75 foot building setback with a 30 foot

Any new plats created for the development shall include all conditions of zoning approval.

Should you have any questions or if I may be of assistance to you, please do not hesitate to contact me. Best regards.

at least the first 80 units are built.

graded and planted buffer.

c: Steve McKibbon



Hall County Government

- Allen HALL COUNTY

December 15, 2021 Fugua Acquisitions LLC

POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503 t: 770.535.8288 | f: 770.531.3972

Attn: Mike Hagan 3575 Piedmont Road, NE, Suite 800 Atlanta, GA 30305 RE: Application to Amend Conditions

Please be advised that in its Meeting on December 9, 2021, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.

Kathy L. Cooper, District 1 Billy Powell, District 2 Shelly Echols, District 3 Jeff Stowe, District 4 COUNTY ADMINISTRATOR
Jock A. Connell

Application of Fuqua Acquisitions, LLC to amend conditions of a Planned Commercial Development (PCD) on a 14.283± acre tract located on the north side of Price Road at its intersection with Walnut Grove Way; a.k.a. 3740 & 3782 Price Road; Zoned PRD; Tax Parcels 10100 000156(pt.) & 000154. Proposed Use: amend conditions of a planned commercial development. Commission District 2.

COUNTY CLERK Lisa A. Ritchie

- nditions:
 The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development shandards at time of site plan approval. This includes architectural standards and sign standards as presented in the Master Sign Development Plan.
- Sign Development Plan.

 2. The proposed development standards, master sign development plan and narrative are approved. Any development standards that are not addressed in the applicants project narrative or Master Sign. Development Plan shall be governed by the standards set from the Official Code of Hall County.

 3. The total building aquare fooding for the proposed development shall be limited to a maximum of 85,000 square foot.

- miniota to a maximum of 85,000 square 1004.

 A Access to the development shall be approved by Itali County Traffic and/or the Georgia Department of Transportation, whichever applies.

 A van necessary access modifications must be approved and permitted by the Georgia Department of Transportation (GIDOT). All costs associated with any required improvements shall be the developer's responsibility.

 Buildine behind shall be littled to a devalent of the contraction of t
- Building height shall be limited to 3-stories/45 feet.

www.halkounty.org

- No outdoor storage shall be allowed for any use, with the exception of the grocery store and associated display of seasonal items along the front entrance of the store.
- The following uses shall require a conditional use permit:
 a. Full service car wash. Car washes associated with a gas station shall be permitted. Self-storage facilities.
- The following uses shall not be permitted:

 a. Tire sales, automobile repair and maintenance businesses with the exception of auto parts and quick oil change services which shall be allowed by right.

 The applicant shall submit architectural renderings, including building materials and colors,
- to be approved by the Planning Director prior to any issuance of any building permits.
- to be approved by the Prainting Jurestor prior to any souther or any outdang permits.

 All conditions or Justing shall be made part of any new polit catestic for the property.

 Management Practices for Large Developments, which include the 4B MPs from the Country-approved list, ever in the phase of development is less than 20 accesses.

 Hall Country supports a traffic signal on Thompson Bridge Road provided the signal is permitted and approved by (DOT), and paid for by the developers.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

182A1 Hall County Commission Clerk

cc: Beth Garmon, Planning & Development

SHEET 4 OF



GROUP ION LAND

REVIVE

103, 100 LAND LOT(S) DISTRICT 10TH

BY

Planners