TOTAL AREA: 59.16± ACRES

TOTAL OPENSPACE 26.18 ACRES
TOTAL NUMBER OF LOTS 146
MINIMUM LOT SIZE=8,000 SQ. FT.
THIS PROPERTY IS LOCATED IN AN URBANIZED ZONE

RECEIVED
10-20-2026

LEGEND :

POB	POINT OF BEGINNING
LLL	LAND LOT LINE
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
CTF	CRIMP TOP FOUND
RBF	REBAR FOUND
OTF	OPEN TOP FOUND
RBS	REBAR SET
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CI	CURB INLET
DI	DROP INLET
OCS	OUTLET CONTROL SYSTEM
JB	JUNCTION BOX
FES	FLARED END SECTION
HW	HEAD WALL
WI	WIER INLET
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
INV	INVERT
-OHP-	OVERHEAD POWER LINE
-OTL-	OVERHEAD TELEPHONE LINE
-UT-	UNDERGROUND TELEPHONE LINE
EO	ELECTRIC OUTLET
	UTILITY POLE
-P-	UNDERGROUND POWER LINE
<----	GUY WIRE
PP	POWER POLE
L/P	LIGHT POLE
C/I/T	CABLE/INTERNET/TELEPHONE
FH	FIRE HYDRANT
-W-	WATER LINE
WM	WATER METER
WV	WATER VALVE
VM	VALVE MARKER
SI	SIGN POST
BL	BUILDING LINE
CL	CENTERLINE
EP	EDGE OF PAVEMENT
	SAMPLING POINT
Mp	MONITORING POINT
*	WETLANDS
SL	STREET LIGHT

GENERAL NOTES:

1. PROPERTY IS LOCATED AT 5334 AND 5372 PONDEROSA FARM ROAD.
2. TOTAL AREA OF PROPERTY: 59.16 ACRES
3. EXISTING PROPERTY ZONING: PCFD AND AR-1
   PROPOSED PROPERTY ZONING: R-5F
4. PROPERTY INCLUDES MORGAN G.M.D. 385.
5. TOTAL NUMBER OF UNITS: 146 UNITS.
   GROSS DENSITY: 2.42 UNITS PER ACRE.
6. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 1,800 SQUARE FEET FOR ALL DWELLINGS.
7. MINIMUM LOT SIZE: 8,000 SQ. FT.
8. SETBACKS: FRONT: 25' / REAR: 20' / SIDE: 5' / 50' EXTERNAL BUFFER.
9. MAXIMUM BUILDING HEIGHT: 50'
10. WATER SERVICE TO BE PROVIDED BY HALL COUNTY.
11. SANITARY SEWER SERVICE TO BE PROVIDED BY HALL COUNTY.
12. ALL UTILITIES TO BE LOCATED UNDERGROUND.
13. ALL STREETS ARE TO BE PUBLIC STREETS.
14. FIRM PANEL NO. 13139C0031J2, DATED 12/01/2022, INDICATE THAT PORTIONS OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD ZONE A.
15. THERE ARE NO SIGNIFICANT WILDLIFE HABITATS OR SCENIC VISTAS IDENTIFIED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES.
16. BUILDING LAYOUT SUBJECT TO CHANGE DURING DESIGN PHASE OF PROJECT.
17. OPEN SPACE REQUIRED: 17.75 ACRES (30% OF 59.16 ACRES)
    OPEN SPACE PROVIDED: 26.18 ACRES (USABLE: ACRE)
18. THE FINAL SITE PLAN AND BUILDING ELEVATIONS ARE TO BE IN COMPLIANCE WITH THE CONDITIONS OF APPROVAL AND THE UNIFIED DEVELOPMENT ORDINANCE AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.
19. A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS/FACILITIES, STREET FRONTAGE LANDSCAPING, LAWN, AND ORNAMENTAL PLANTING MAINTENANCE ON INDIVIDUAL LOTS.
20. NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL THE ISSUANCE OF A DEVELOPMENT PERMIT.
21. ALL GRASSED AREAS SHALL BE SODDED.
22. STORMWATER BMP FACILITIES SHALL BE SCREENED FROM VIEW OF ADJOINING PROPERTIES AND RIGHTS-OF-WAY BY LANDSCAPING AND/OR DECORATIVE FENCING THAT IS IN COMPLIANCE WITH THE HALL COUNTY STORMWATER MANAGEMENT MANUAL, SUBJECT TO REVIEW AND APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.
23. THE APPLICANT SHALL PROVIDE A FLOOD STUDY PRIOR TO THE ISSUANCE OF A DEVELOPMENT PERMIT.
24. FIRE HYDRANTS SHALL BE LOCATED SUCH THAT ALL PORTIONS OF THE BUILDING CAN BE REACHED BY FIRE HOSE LAYS NOT TO EXCEED 400 FEET.
25. WHERE TWO FIRE APPARATUS ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANACE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE LOT OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2018 INTERNATIONAL FIRE CODE, APPENDIX D106.3)
26. BOUNDARY INFORMATION FOR THIS PLAN WAS TAKEN FROM A SURVEY FOR MICHAEL & LISA HARDIMAN, DATED 10/29/2018, PREPARED BY FLOYD & ASSOCIATES, INC., AND A SURVEY FOR GILBERT D. MARTIN & VIVIAN S. MARTIN, DATED JULY 12, 2001, PREPARED BY PATTON-BOYER, INC.
27. THIS PROPERTY IS LOCATED IN AN URBANIZED ZONE.

CURVE	BEARING	DISTANCE
L1	N8°35'54"E	26.73'
L2	N77°59'31"E	23.68'
L3	N65°02'32"E	49.22'
L4	N03°56'00"W	12.72'
L5	N23°01'57"E	20.25'
L6	N71°17'10"E	46.13'
L7	N61°71'53"E	67.28'
L8	N43°36'06"E	59.85'
L9	N61°12'45"E	56.90'
L10	N58°51'46"E	53.04'
L11	N27°36'24"E	22.16'
L12	N69°16'39"E	26.40'
L13	N79°15'31"E	9.00'
L14	N88°55'33"E	60.11'
L15	N06°33'30"E	39.39'
L16	N44°27'53"E	89.91'
L17	S87°59'15"E	45.58'
L18	N28°22'14"E	3289'
L19	N67°36'13"E	65.43'
L20	N43°16'48"E	99.01'
L21	N60°18'06"E	43.97'
L22	N69°54'29"E	32.08'
L23	ARC: 99.71' N60°18'06"E	RAD: 641.00' CHORD: 43.97'

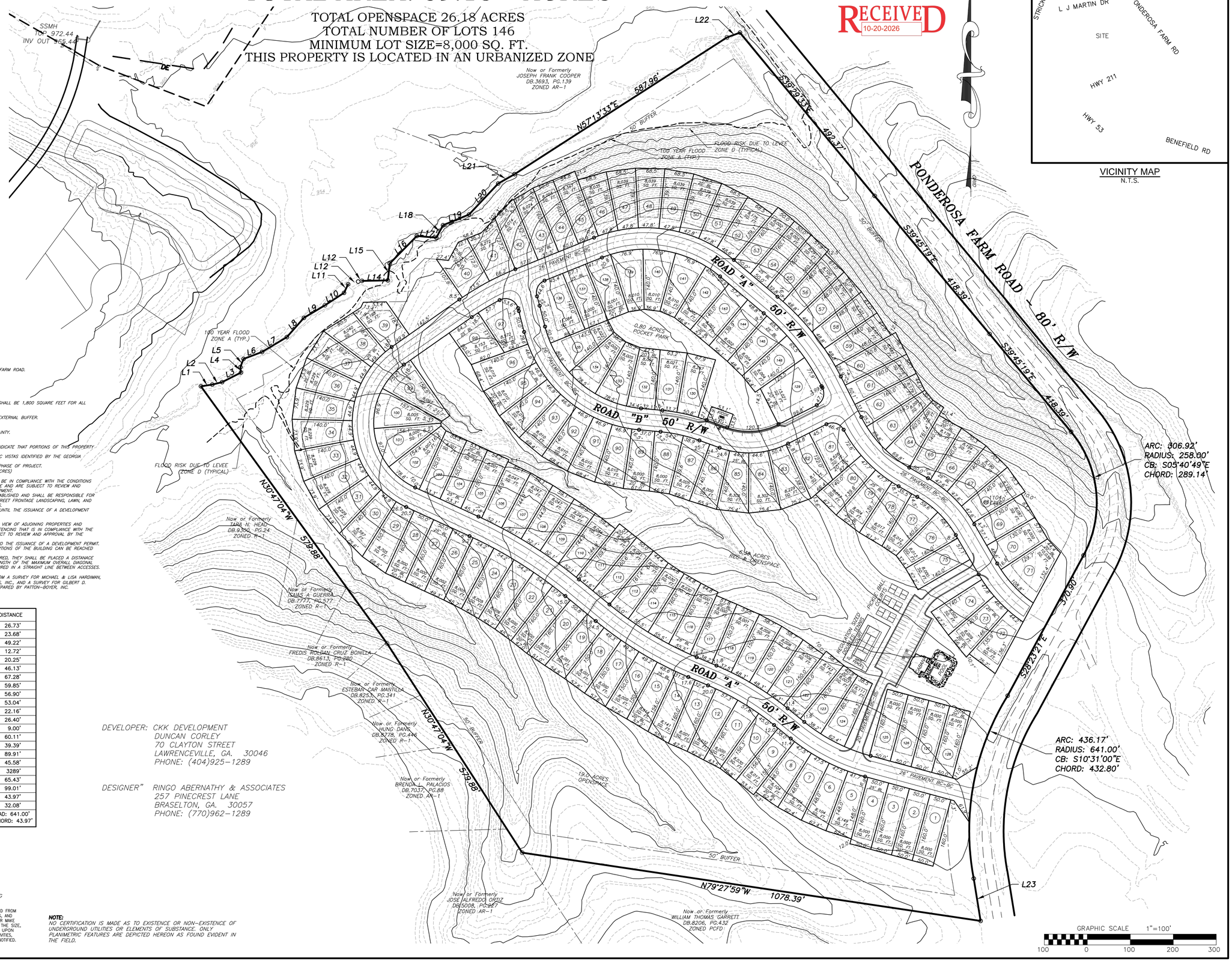
DEVELOPER: CKK DEVELOPMENT
DUNCAN CORLEY
70 CLAYTON STREET
LAWRENCEVILLE, GA. 30046
PHONE: (404)925-1289

DESIGNER" RINGO ABERNATHY & ASSOCIATES
257 PINECREST LANE
BRASELTON, GA. 30057
PHONE: (770)962-1289

811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG
IF YOU DIG GEORGIA ... CALL FIRST!

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

NOTE:
NO CERTIFICATION IS MADE AS TO EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES OR ELEMENTS OF SUBSTANCE. ONLY PLANIMETRIC FEATURES ARE DEPICTED HEREON AS FOUND EVIDENT IN THE FIELD.



GRAPHIC SCALE 1"=100'
100 0 100 200 300

VICINITY MAP
N.T.S.

GEORGIA REGISTERED No. 2276 LAND SURVEYOR KEVIN V. RINGO

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA FLAT ACT O.C.G.A 15-6-67.

CONSULTANTS
SURVEYORS
ENGINEERS
PLANNERS
RINGO ABERNATHY & ASSOCIATES
174 DACULA ROAD - DACULA, GA. 30019
Phone (770) 962-8456 - Fax (770) 277-3981

COUNTY:	HALL
G.M.D.:	MORGAN-385
PARCEL:	107,107A,120,108,132
DATE:	06/27/25
SCALE:	1"=100'
JOB NO.:	24133

REZONING PLAN FOR:
PONDEROSA
C.K.K. DEVELOPMENT

REVISIONS	NO.	DATE
ADDED ZONING NOTE & VICINITY MAP	1	9/17/26

SHEET
1
1 OF 1