SITE INFORMATION

PROPERTY ADDRESS:
POPLAR SPRINGS ROAD
GAINESVILLE, GA 30507

TOTAL SITE AREA 105.69 ACRES

CURRENT ZONING: R-X (RESIDENTIAL-MIXED)

PROPOSED USE: MIXED USE RESIDENTIAL

LOT CONFIGURATION A (50' x 160')	108 LOTS
LOT CONFIGURATION B (60' x 135')	75 LOTS
TOWNHOMES	51 UNITS
TOTAL	234 LOTS

OPEN SPACE:
51.98/ 105.69 AC. = 49.2%

MINIMUM FLOOR AREA: 1,000 S.F.

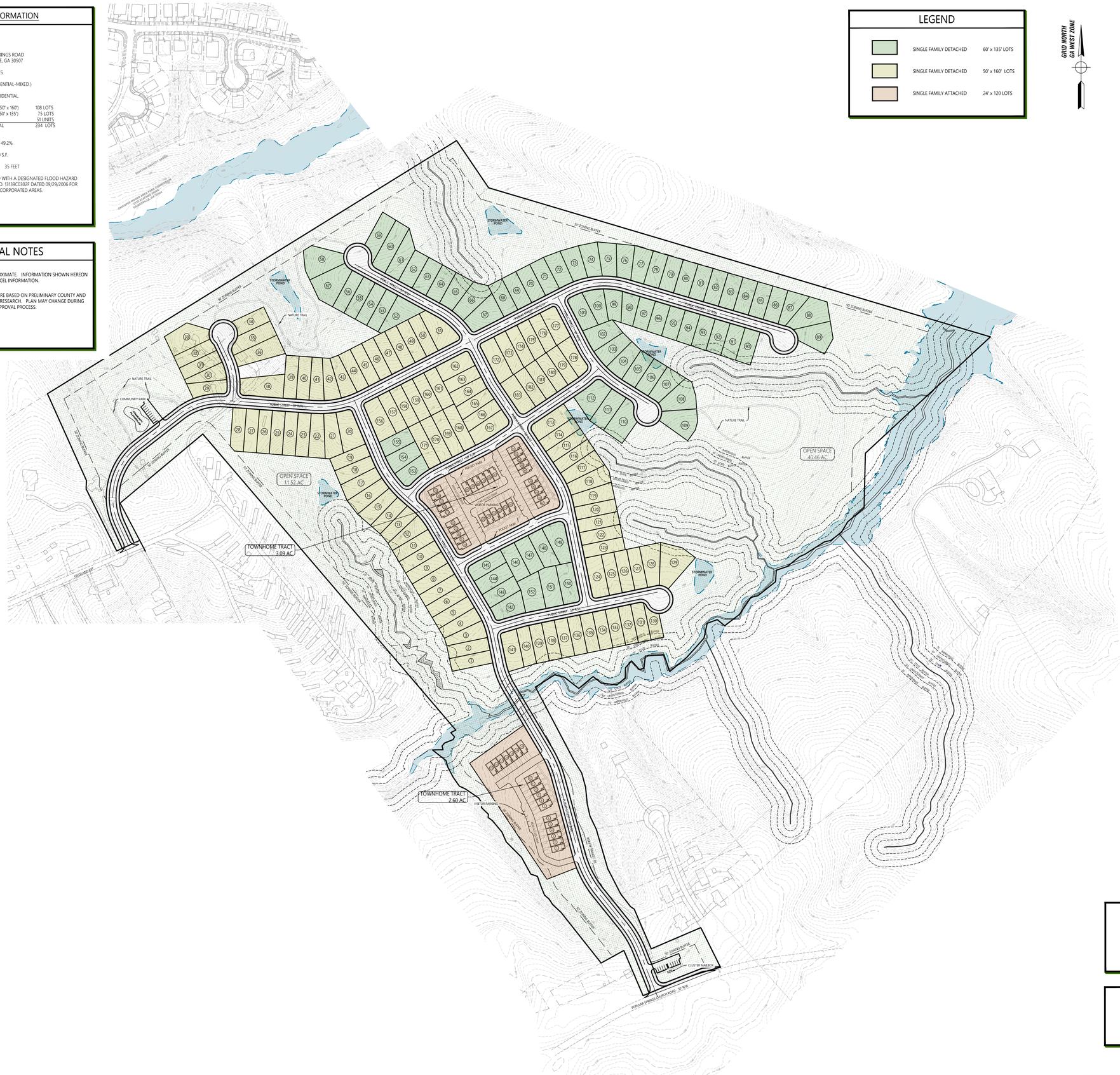
MAXIMUM BUILDING HEIGHT: 35 FEET

THIS PROPERTY IS NOT LOCATED WITH A DESIGNATED FLOOD HAZARD AREA PER FEMA F.I.R.M PANEL NO. 13139C0302F DATED 09/29/2006 FOR HALL COUNTY, GEORGIA AND INCORPORATED AREAS.

GENERAL NOTES

BOUNDARY INFORMATION IS APPROXIMATE. INFORMATION SHOWN HEREON IS BASED ON HALL COUNTY GIS PARCEL INFORMATION.

THIS PLAN IS CONCEPTUAL IN NATURE BASED ON PRELIMINARY COUNTY AND DEVELOPMENT INFORMATION AND RESEARCH. PLAN MAY CHANGE DURING PERMITTING AND GOVERNMENT APPROVAL PROCESS.



OWNER / DEVELOPER:

COOK COMMUNITIES
3120 FRONTAGE ROAD
GAINESVILLE, GA 30504

24 HR. CONTACT:
LUKE PRESSLEY
(678) 267-7153
LUKE@THECOOKANDCOMPANY.COM

DESIGNER / ENGINEER:

ACUMINIS CONSULTING GROUP, LLC.

CONTACT:
ALEX NASH, P.E.
(770) 527-3450
ANASH@ACUMINISCONSULTING.COM

Graphic Scale: 1" = 150 FEET

75 0 150 300 450 600

acuminis consulting group
PO Box 1074
Grayson, Georgia 30017
770.527.3450
www.acuminisconsulting.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 34111 CHARLES A. NASH 11/2/26

LEVEL II CERTIFIED DESIGN
PROFESSIONAL NO. 0000026918

No.	REVISION	DATE
1		
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PREPARED FOR:
COOK COMMUNITIES
3120 FRONTAGE ROAD
GAINESVILLE ROAD, GEORGIA 30504
24-HOUR CONTACT
LUKE PRESSLEY
678.267.7153

PROJECT NAME:
THE VILLAGE AT TANNER ESTATES
POPULAR SPRINGS ROAD
PARCEL 15-00036-00-013A
GAINESVILLE, GEORGIA 30507
HALL COUNTY

TASK:
CONCEPT PLAN

CAN DESIGN	AS SHOWN SCALE
CAN DRAWN	1 of 1
CAN CHECKED	SHEET
11/02/26 DATE	26-231 PROJECT No.

SITE INFORMATION

PROPERTY ADDRESS:
POPLAR SPRINGS ROAD
GAINESVILLE, GA 30507

TOTAL SITE AREA 105.69 ACRES

CURRENT ZONING: R-X (RESIDENTIAL-MIXED)

PROPOSED USE: MIXED USE RESIDENTIAL

LOT CONFIGURATION A (50' x 160')	108 LOTS
LOT CONFIGURATION B (60' x 135')	75 LOTS
TOWNHOMES	51 UNITS
TOTAL	234 LOTS

OPEN SPACE:
51.98/ 105.69 AC. = 49.2%

MINIMUM FLOOR AREA: 1,000 S.F.

MAXIMUM BUILDING HEIGHT: 35 FEET

THIS PROPERTY IS NOT LOCATED WITH A DESIGNATED FLOOD HAZARD AREA PER FEMA F.I.R.M PANEL NO. 13139C0302F DATED 09/29/2006 FOR HALL COUNTY, GEORGIA AND INCORPORATED AREAS.

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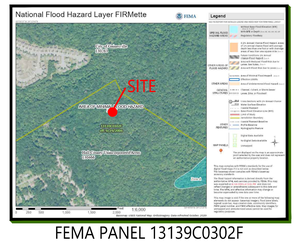
LEGEND

- SINGLE FAMILY DETACHED 60' x 135' LOTS
- SINGLE FAMILY DETACHED 50' x 160' LOTS
- SINGLE FAMILY ATTACHED 24' x 120 LOTS

GRID NORTH
GA WEST ZONE



LOCATION MAP



FEMA PANEL 13139C0302F

OWNER / DEVELOPER:

COOK COMMUNITIES
3120 FRONTAGE ROAD
GAINESVILLE, GA 30504

24 HR. CONTACT:
LUKE PRESSLEY
(678) 267-7153
LUKE@THECOOKANDCOMPANY.COM

DESIGNER / ENGINEER:

ACUMINIS CONSULTING GROUP, LLC.

CONTACT:
ALEX NASH, P.E.
(770) 527-3450
ANASH@ACUMINISCONSULTING.COM

Graphic Scale: 1" = 100 FEET

50 0 100 200 300 400

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 34115 CHARLES A. NASH 9/30/26

LEVEL II CERTIFIED DESIGN
PROFESSIONAL NO. 000026918

No.	REVISION	DATE
1		
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PREPARED FOR:
COOK COMMUNITIES
3120 FRONTAGE ROAD
GAINESVILLE ROAD, GEORGIA 30504
24-HOUR CONTACT
LUKE PRESSLEY
678.267.7153

PROJECT NAME:
THE VILLAGE AT TANNER ESTATES
POPULAR SPRINGS ROAD
PARCEL 15-00036-00-013A
GAINESVILLE GEORGIA 30507
HALL COUNTY

TASK:
CONCEPT PLAN

CAN DESIGN	AS SHOWN SCALE
CAN DRAWN	1 of 2 SHEET
CAN CHECKED	
9/30/26 DATE	26-231 PROJECT No.

SITE INFORMATION

PROPERTY ADDRESS:
POPLAR SPRINGS ROAD
GAINESVILLE, GA 30507

TOTAL SITE AREA 105.69 ACRES

CURRENT ZONING: R-X (RESIDENTIAL-MIXED)

PROPOSED USE: MIXED USE RESIDENTIAL

LOT CONFIGURATION A (50' x 160')	108 LOTS
LOT CONFIGURATION B (60' x 135')	75 LOTS
TOWNHOMES	51 UNITS
TOTAL	234 LOTS

OPEN SPACE:
51.98/ 105.69 AC. = 49.2%

MINIMUM FLOOR AREA: 1,000 S.F.

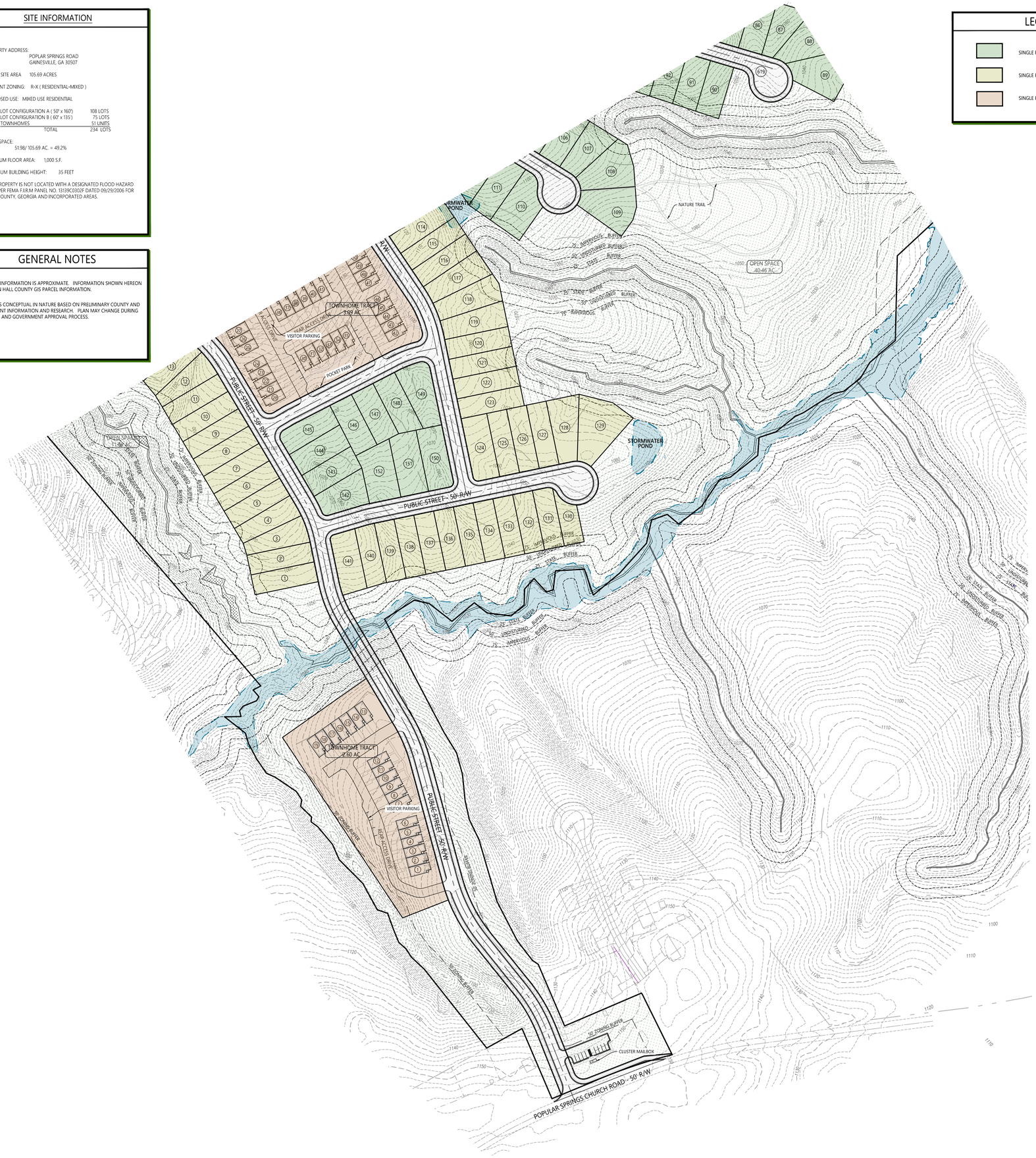
MAXIMUM BUILDING HEIGHT: 35 FEET

THIS PROPERTY IS NOT LOCATED WITH A DESIGNATED FLOOD HAZARD AREA PER FEMA F.I.R.M PANEL NO. 13139C0302F DATED 09/29/2006 FOR HALL COUNTY, GEORGIA AND INCORPORATED AREAS.

GENERAL NOTES

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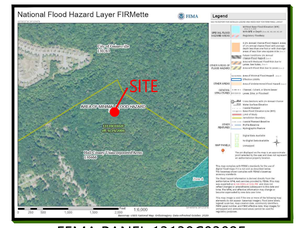
GRID NORTH
GA WEST ZONE

LEGEND

	SINGLE FAMILY DETACHED	60' x 135' LOTS
	SINGLE FAMILY DETACHED	50' x 160' LOTS
	SINGLE FAMILY ATTACHED	24' x 120 LOTS



LOCATION MAP



FEMA PANEL 13139C0302F

OWNER / DEVELOPER:

COOK COMMUNITIES
3120 FRONTAGE ROAD
GAINESVILLE, GA 30504

24 HR. CONTACT:
LUKE PRESSLEY
(678) 267-7153
LUKE@THECOOKANDCOMPANY.COM

DESIGNER / ENGINEER:

ACUMINIS CONSULTING GROUP, LLC.

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Graphic Scale: 1" = 100 FEET

50 0 100 200 300 400

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 34119 CHARLES A. NASH 9/30/26

LEVEL II CERTIFIED DESIGN
PROFESSIONAL NO. 00000269018

No.	REVISION	DATE
1		
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PREPARED FOR:
COOK COMMUNITIES
3120 FRONTAGE ROAD
GAINESVILLE ROAD, GEORGIA 30504

24-HOUR CONTACT
LUKE PRESSLEY
678.267.7153

PROJECT NAME:
THE VILLAGE AT TANNER ESTATES

POPULAR SPRINGS ROAD
PARCEL 15-00036-00-013A
GAINESVILLE, GEORGIA 30507
HALL COUNTY

TASK:
CONCEPT PLAN

CAN DESIGN	AS SHOWN SCALE
CAN DRAWN	2 of 2
CAN CHECKED	SHEET
9/30/26 DATE	26-231 PROJECT No.