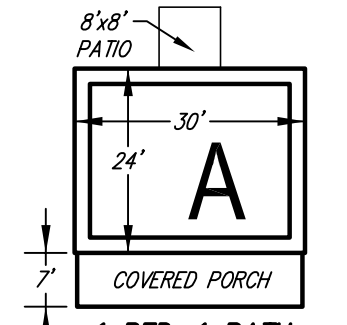
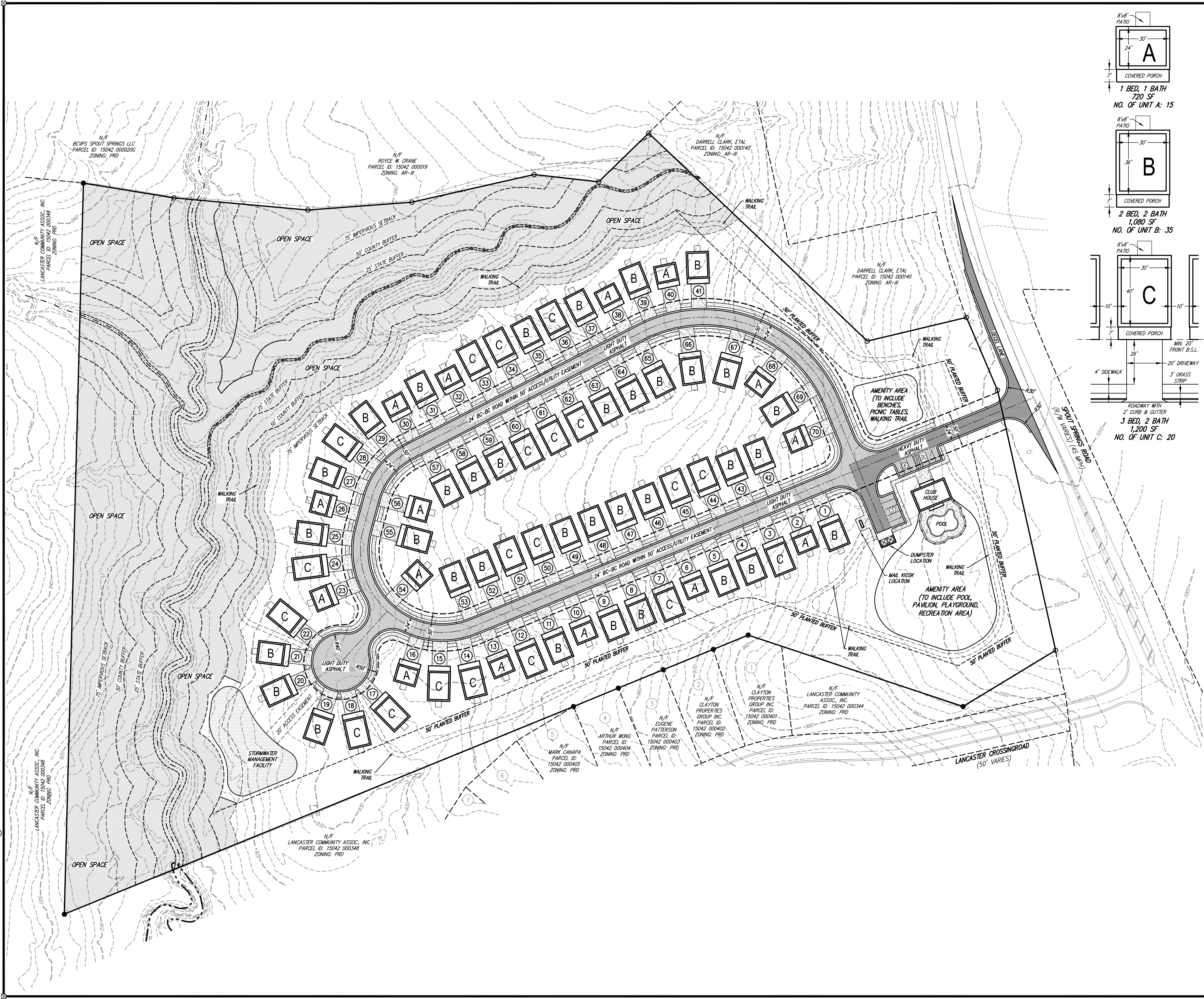
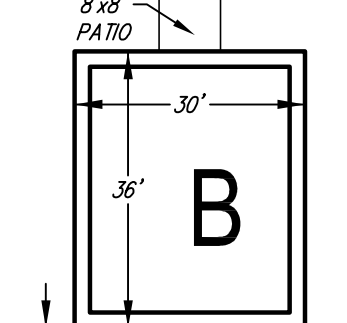


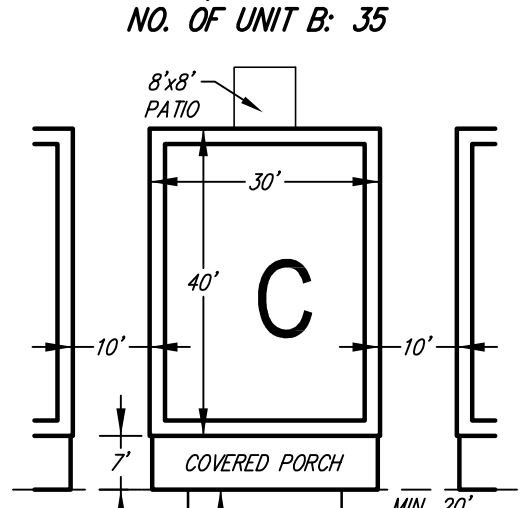
COPYRIGHT © 2021. THESE DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT PROTECTION. UNAUTHORIZED USE OF THESE DRAWINGS, INCLUDING ANY REPRODUCTION OR COPY OF IT, WHETHER IN WHOLE OR IN PART, MAY RESULT IN AN INFRINGEMENT ACTION.



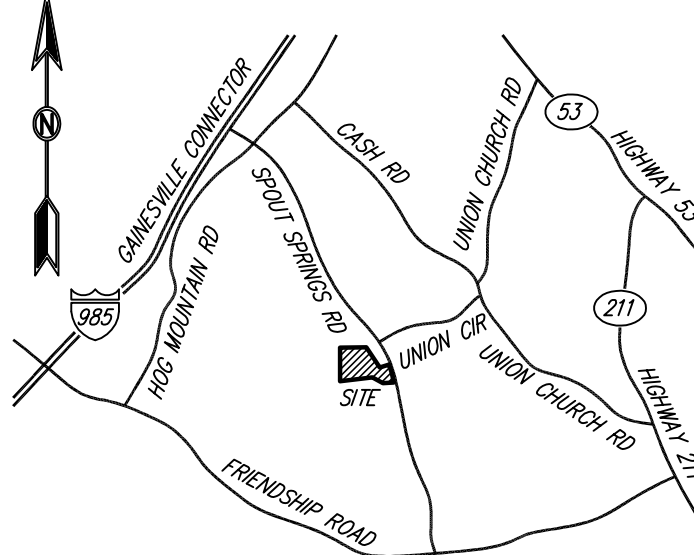
1 BED, 1 BATH
720 SF
NO. OF UNIT A: 15



2 BED, 2 BATH
1,080 SF
NO. OF UNIT B: 35



3 BED, 2 BATH
1,200 SF
NO. OF UNIT C: 20



LOCATION MAP
N.T.S.

OWNER
JERRY R. PIRKLE
PO BOX 1980
FLOWERY BRANCH, GA 30542

DEVELOPER
RABUN GAP HOLDINGS
3349 WOLFORK ROAD
RABUN GAP, GA 30568

24-HOUR CONTACT
OMAR ZAVALA
PHONE: (404) 680-1339
omar@zavalacapital.net

SIDEWALK NOTE:
ALL PROPOSED SIDEWALKS ARE 4' WIDE, WITH 3" GRASS STRIP BEHIND CURB.

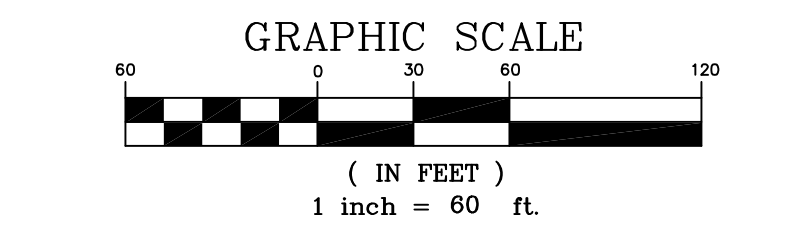
PARKING CALCULATIONS:
REQUIRED PARKING:
RESIDENCE: 2 SPACES PER DWELLING UNIT (70 UNITS) = 140 SPACES
AMENITY CLUBHOUSE: 1 SPACE/500 SF (1,440 SF) = 5 SPACES
AMENITY POOL: 1 SPACE/150 SF SURFACE AREA (900 SF) = 6 SPACES
PROPOSED PARKING:
2 RESIDENCE SPACES PER UNIT PROVIDED AT EACH DRIVEWAY
STANDARD SPACES = 10 SPACES
HANDICAP SPACES = 1 SPACE
TOTAL SPACES = 151 SPACES

SITE DEVELOPMENT DATA	
CURRENT ZONING:	PCFD
TOTAL TRACT AREA (PER BOUNDARY SURVEY)	20.30 ACRES
PROPOSED BUILDINGS:	70
PROPOSED UNITS:	70
PROPOSED 1 BEDROOM (30'x24'):	15 UNITS (21.43%)
PROPOSED 2 BEDROOM (30'x36'):	35 UNITS (50.00%)
PROPOSED 3 BEDROOM (30'x40'):	20 UNITS (28.57%)
PROPOSED DENSITY:	3.45 UNITS/ACRE
PROPOSED OPEN SPACE:	37.04% (7.52 ACRES)
PROPOSED MINIMUM FRONT B.S.L.:	20 FEET
PROPOSED MINIMUM EXTERIOR BUFFER:	50 FEET
PROPOSED MINIMUM UNIT SEPARATION:	10 FEET

LEGEND	
JB JUNCTION BOX	P/L PROPERTY LINE
PI PEDESTAL INLET	R/W RIGHT OF WAY
OCS OUTLET CONTROL STRUCTURE	PT POINT OF TANGENT
SWB SINGLE WING CATCH BASIN	PC POINT OF CURVATURE
UNCB DOUBLE WING CATCH BASIN	ELEV. ELEVATION
HW HEADWALL	N/F NOW OR FORMERLY
RCP REINFORCED CONCRETE PIPE	R/W RIGHT OF WAY
CMP CORRUGATED METAL PIPE	LL LAND LOT LINE
HDPE HIGH DENSITY POLYETHYLENE	CONC. CONCRETE
HGL HYDRAULIC GRADE LINE	BC BACK OF CURB
EBM TEMPORARY BENCHMARK	EOP EDGE OF PAVEMENT
EX EXISTING	TYP. TYPICAL
PROP. PROPOSED	FENCE
FH FIRE HYDRANT	SILT FENCE
WM WATER METER	OVERHEAD ELECTRIC
WV WATER VALVE	SOLES
DIP DUCTILE IRON PIPE	EXISTING TREELINE
PVC POLYVINYL CHLORIDE	BUILDING SETBACK LINE
LF LINEAR FEET	VEGETATIVE BUFFER
SF SQUARE FEET	EXISTING WATER LINE
FEE FINISH FLOOR ELEVATION	PROPOSED PUBLIC WATER LINE
C&G CURB AND GUTTER	EXISTING FORCE MAIN
IP IRON PIN	PROPOSED PUBLIC SANITARY SEWER LINE



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



REVISION		DATE	DESCRIPTION
1	9/23/21	REVISION PER CLIENT	
2	10/28/21	REVISION PER CLIENT	
3	12/8/21	REVISION PER CLIENT	
4	12/15/21	REVISION PER CLIENT	

CONCEPT PLAN

SPOUT SPRINGS
G.M.D.: 1419
PARCEL ID: 14042 000018
HALL COUNTY, GEORGIA

DRAWN BY: TJB
CHECKED BY: JRD
LAND LOT: G.M.D. 1419
DISTRICT: -
SECTION: -
CITY: -
COUNTY: HALL
DATE: 8/12/21

SHEET NO.
1 OF 1
PROJECT NO.
2021-255