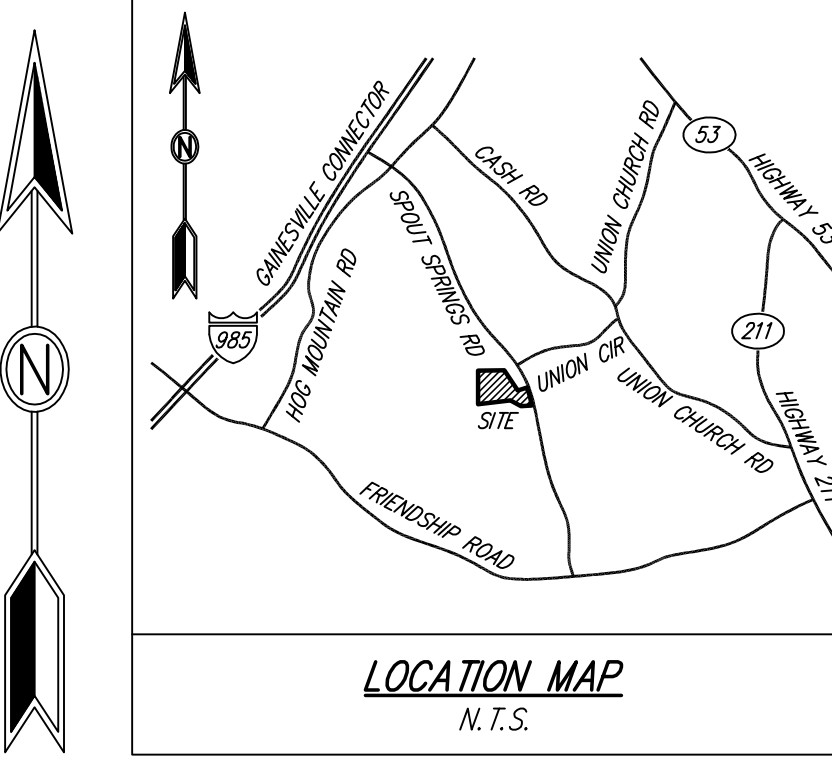
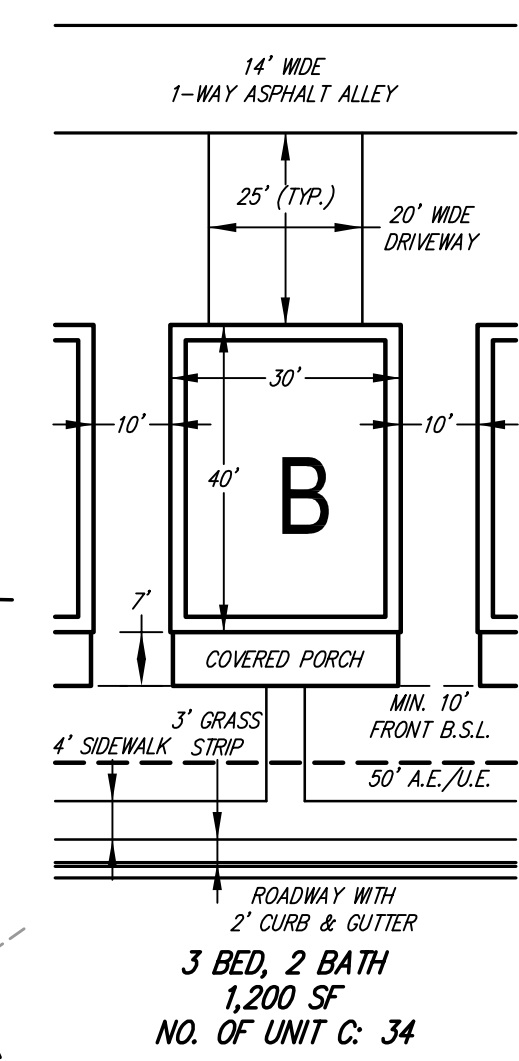
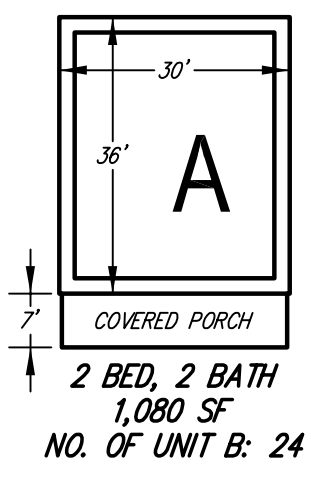
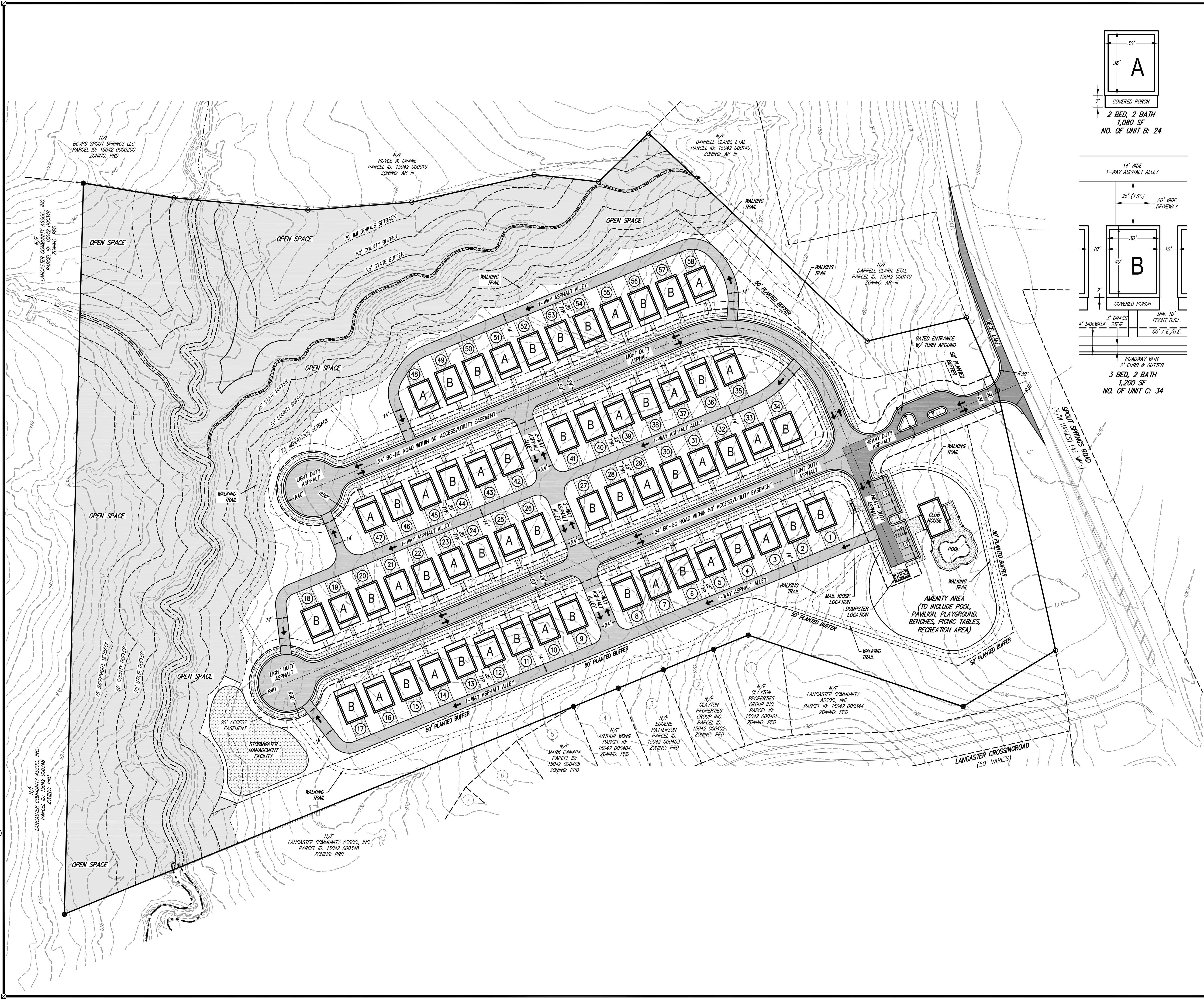


COPYRIGHT © 2022. THESE DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT PROTECTION. UNAUTHORIZED USE OF THESE DRAWINGS, INCLUDING ANY REPRODUCTION OR COPY OF IT, WHETHER IN WHOLE OR IN PART, MAY RESULT IN AN INJUNCTORY ACTION.



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.

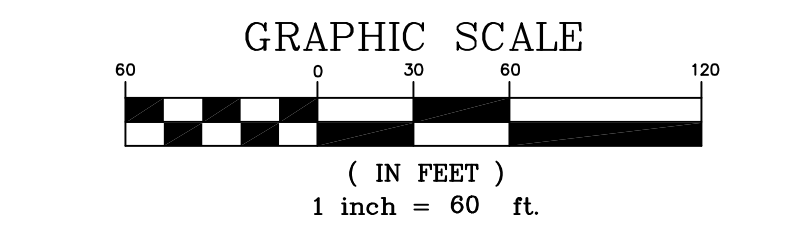
PARKING CALCULATIONS:
REQUIRED PARKING:
RESIDENCE: 2 SPACES PER DWELLING UNIT (58 UNITS) = 116 SPACES
AMENITY CLUBHOUSE: 1 SPACE/300 SF (1,440 SF) = 5 SPACES
AMENITY POOL: 1 SPACE/150 SF SURFACE AREA (900 SF) = 6 SPACES
PROPOSED PARKING:
2 RESIDENCE SPACES PER UNIT PROVIDED AT EACH DRIVEWAY
STANDARD SPACES = 10 SPACES
HANDICAP SPACES = 1 SPACE
TOTAL SPACES = 127 SPACES

SITE DEVELOPMENT DATA
CURRENT ZONING: PCFD
TOTAL TRACT AREA (PER BOUNDARY SURVEY) 20.30 ACRES
PROPOSED BUILDINGS: 58
PROPOSED UNITS: 58
PROPOSED 2 BEDROOM (30'x36'): 24 UNITS (41.38%)
PROPOSED 3 BEDROOM (30'x40'): 34 UNITS (58.62%)
PROPOSED DENSITY: 2.86 UNITS/ACRE
PROPOSED OPEN SPACE: 37.04% (7.52 ACRES)
PROPOSED MINIMUM FRONT B.S.L.: 10 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
SWCB	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	---X---	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
PFE	FINISH FLOOR ELEVATION	---v---	PROPOSED PUBLIC WATER LN
C&G	CURB AND GUTTER	---m---	EXISTING FORCE MAIN
IP	IRON PIN	---	PROPOSED PUBLIC SANITARY



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.



DES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
1	9/23/21	REVISED PER CLIENT
2	10/28/21	REVISED PER CLIENT
3	12/8/21	REVISED PER CLIENT
4	12/15/21	REVISED PER CLIENT
5	2/22/22	REVISED 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