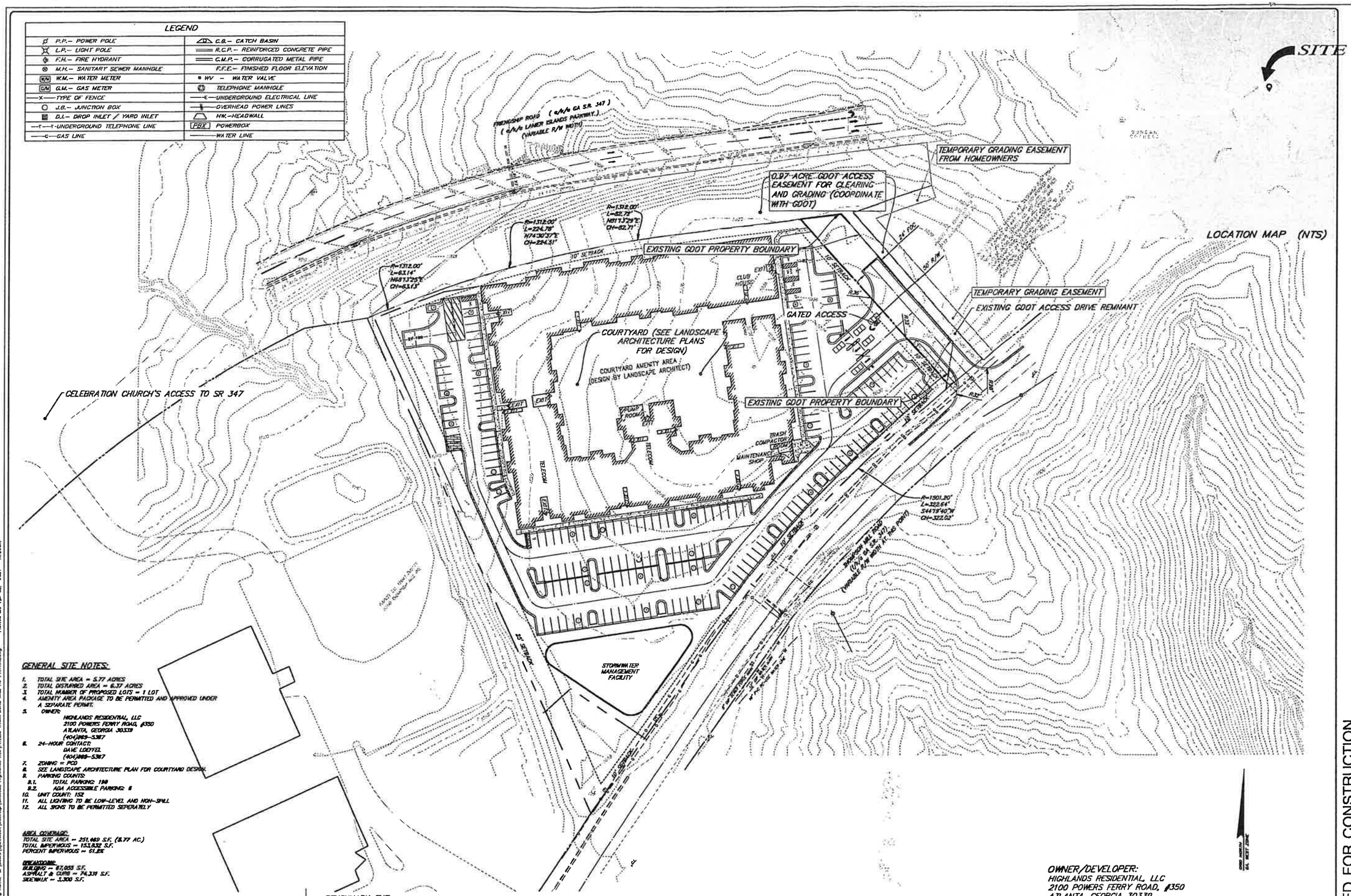
LEGEND	
P.P.– POWER POLE	C.B.– CATCH BASIN
L.P.– LIGHT POLE	R.C.P.– REINFORCED CONCRETE PIPE
F.H.– FIRE HYDRANT	C.M.P.– CORRUGATED METAL PIPE
M.H.– SANITARY SEWER MANHOLE	F.F.E.– FINISHED FLOOR ELEVATION
W.M.– WATER METER	WV – WATER VALVE
G.M.– GAS METER	TELEPHONE MANHOLE
—x—TYPE OF FENCE	—E—UNDERGROUND ELECTRICAL LINE
J.B.– JUNCTION BOX	—OVERHEAD POWER LINES
D.I.– DROP INLET / YARD INLET	HW.–HEADWALL
—T—T—UNDERGROUND TELEPHONE LINE	PBX POWERBOX
—G—GAS LINE	WATER LINE



GENERAL SITE NOTES:

1. TOTAL SITE AREA = 5.77 ACRES
2. TOTAL DISTURBED AREA = 6.37 ACRES
3. TOTAL NUMBER OF PROPOSED LOTS = 1 LOT
4. AMENITY AREA PACKAGE TO BE PERMITTED AND APPROVED UNDER A SEPARATE PERMIT.
5. OWNER:
   HIGHLANDS RESIDENTIAL, LLC
   2100 POWERS FERRY ROAD, #350
   ATLANTA, GEORGIA 30339
   (404)969-5367
6. 24-HOUR CONTACT:
   DAVE LOEFFEL
   (404)969-5367
7. ZONING = PCD
8. SEE LANDSCAPE ARCHITECTURE PLAN FOR COURTYARD DESIGN.
9. PARKING COUNTS:
   9.1. TOTAL PARKING: 198
   9.2. ADA ACCESSIBLE PARKING: 6
10. UNIT COUNT: 152
11. ALL LIGHTING TO BE LOW-LEVEL AND NON-SPILL
12. ALL SIGNS TO BE PERMITTED SEPERATELY

AREA COVERAGE:
TOTAL SITE AREA = 251,669 S.F. (5.77 AC.)
TOTAL IMPERVIOUS = 153,532 S.F.
PERCENT IMPERVIOUS = 61.0%

BREAKDOWN:
BUILDING = 97,055 S.F.
ASPHALT & CURB = 54,339 S.F.
SIDEWALK = 3,300 S.F.

811 Know what's below. Call before you dig.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130343, MAP NUMBER # 13139C0175F DATED SEPTEMBER 8, 2006.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/33,518 ; ANGULAR ERROR: 4.8" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/136,378 . MATTERS OF TITLE ARE EXCEPTED.

BENCHMARK: FHT
ELEV.= 1018.97
TOP OF FIRE HYDRANT
LOCATED ON THOMSON MILL ROAD

OWNER/DEVELOPER:
HIGHLANDS RESIDENTIAL, LLC
2100 POWERS FERRY ROAD, #350
ATLANTA, GEORGIA 30339
(404)969-5367

24 HR. PHONE & EMERGENCY CONTACT:
DAVE LOEFFEL
(404)969-5367

SCALE IN FEET: 50 0 50 100

Gaskins
SURVEYING
ENGINEERING
PROJECT MGMT
PLANNING/CONSULTING
1266 Dunaire Springs Road
Hoschton, Georgia 30548
Engineering License No. 24-0-0-0
Phone: (770) 654-7168
Fax: (770) 654-7169
WALL SURVEYS
CERTIFICATE OF AUTHORITY
WWW.GASKINSSURVEYING.COM

© 2016, GASKINS SURVEYING COMPANY, INC. This drawing may be used for the express purpose of constructing the work shown for the site and owner specified for the site. Any other use of this drawing including any reproduction or alteration of this drawing without the prior written approval of Gaskins Surveying Company, Inc. is prohibited.

CHATEAU SENIOR LIVING
APARTMENTS
1670 FRIENDSHIP ROAD
HOSCHTON, GA 30548
HALL COUNTY, GEORGIA
ZONED PCD

NOT ISSUED FOR CONSTRUCTION

REVISIONS		
REV.	DATE	REVISION REFERENCED
1		
2		
3		
4		
5		
6		
7		
8		
9		

SHEET TITLE
PRELIMINARY PLAT
INTERMEDIATE PLAN

SEAL
GEORGIA REGISTERED No. 042118 PROFESSIONAL ENGINEER MICHAEL M. BIRLOW
GaSWCC #69395

PROJECT I.D.	FIELD BOOK
1907033	N/A
DRAWN BY ACC	CHECKED BY AGJ
SCALE 1"=50'	ISSUE DATE 04/02/2021

SHEET NUMBER
2

Drawing name: C:\Users\johnston\Desktop\Chateau Highlands Plat\PRELIM THOMPSONS MILL RD PARTIAL.dwg Plotted on: Apr 02, 2021 - 11:27am
Plotted By: johnston