

SURVEYOR'S NOTES:

- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP 13139000750 HALL COUNTY, GA. COMMUNITY PANEL NO. 130466 0075 G, EFFECTIVE DATE: APRIL 4, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
- THIS PROPERTY IS NOT AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: <http://gis.hallcounty.org/Public/WebPages/Map/Fundyviewer.aspx>
- IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
- THIS SURVEY WAS PREPARED ON A "LOCAL" ASSUMED COORDINATE BASE. THE BASIS OF BEARINGS ARE BASED ON RECORD NORTH.
- CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103.
- THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,198 FEET AND AN ANGULAR CLOSURE OF 0'00"00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY W.H.
- THIS PLAN HAS BEEN CALCULATED FOR CLOSURE, AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 86,876 FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- THIS PLAN OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
- THE FIELD SURVEY WAS CONDUCTED ON 9/27/2016.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
- THIS PROPERTY DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.

EXISTING ZONING AND BUILDING SETBACKS (S/B):

CURRENT HALL COUNTY ZONING:
PRD - PLANNED RESIDENTIAL DEVELOPMENT

BUILDING SETBACKS:
FRONT: 25' FROM CENTERLINE OF ROAD
SIDE: 10' FROM PROPERTY LINE
REAR: 10' FROM PROPERTY LINE WHEN ADJOINING CORP OF ENGINEERS PROPERTY LINE

REFERENCES:

- DEED BOOK 8108, PAGE 349
- PLAT BOOK 874, PAGE 336
- DEED BOOK 1919, PAGE 20
- DEED BOOK 3590, PAGE 117
- DEED BOOK 3279, PAGE 188
- PLAT SLIDE 160, PAGES 195A

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

WETLANDS INFORMATION:

AS PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY AS RESEARCHED ON THE FOLLOWING WEB SITE: [HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML](http://www.fws.gov/wetlands/data/mapper.html). THIS PROPERTY DOES NOT CONTAIN WETLANDS. NO FORMAL WETLANDS STUDY HAS BEEN PERFORMED FOR THIS SITE UNLESS OTHERWISE NOTED.

TOPOGRAPHIC NOTE:

TOPOGRAPHIC CONTOUR INFORMATION SHOWN HEREON WAS SKETCHED FROM HALL COUNTY GIS TOPOGRAPHIC INFORMATION. NO FIELD TOPOGRAPHIC SURVEYING WAS PERFORMED BY PATTON LAND SURVEYING, LLC. CONTOURS ARE SHOWN AT 2 FOOT VERTICAL INTERVALS AND ARE BASED ON MEAN SEA LEVEL.

AREA: 0.295 ACRES


PROPERTY ADDRESS:

6257 LAKESHORE DRIVE
GAINESVILLE, GEORGIA 30506

TAX PARCEL NUMBER

10011D 000105

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.



Hall County Government
BOARD OF COMMISSIONERS

POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503
t: 770.535.8288 | f: 770.531.3972

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Marty Nix

COMMISSION CLERK
Lisa A. Ritchie

May 15, 2017

Anthony Darby
4330 Waterside Ridge Court
Cumming, GA 30040

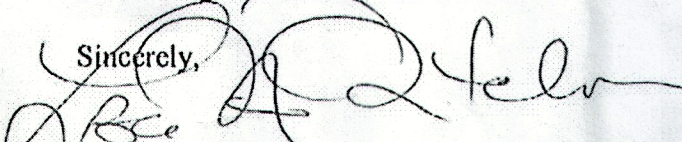
RE: Application
Mr. Darby:

Please be advised that in its meeting of May 10, 2017, the Hall County Board of Commissioners voted to approve the following application:

- Application of Anthony Darby to vary the front yard setback from 40ft. from c/l to 25ft. from c/l and a use subject to County Commission approval to amend conditions of an existing PRD on 0.295± acres located on the west side of Lakeshore Drive, 125ft. from the intersection of Pinecrest, a.k.a. 6527, 6529, and 6531 Lakeshore Drive; Zoned Planned Residential Development (PRD); Tax Parcels 10011D000105, 10011D000106, and 10011D000107. Proposed Use: Construct a residence. Commission District 2.

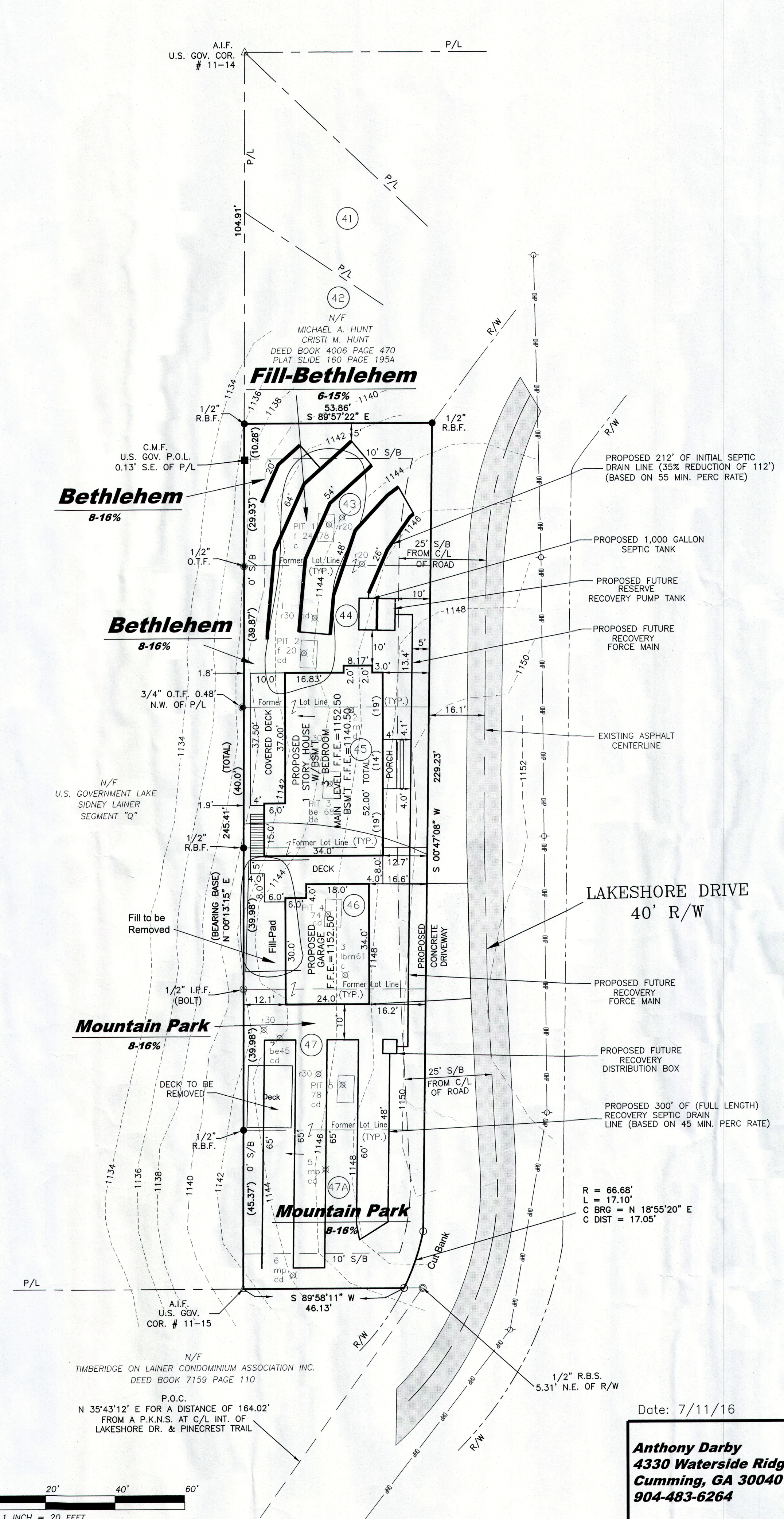
"Pursuant to section 17.380.13- of the Official Code of Hall County, the approval of any application for a use subject to approval of the county commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business."

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Lisa A. Ritchie
Hall County Commission Clerk

cc: Srikanth Yamala, Planning Director

www.hallcounty.org



- LEGEND:**
- △ A.I.F. - ANGLE IRON FOUND
 - C.M.F. - CONCRETE MONUMENT FOUND
 - R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
 - O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
 - ⊗ I.P.F. - IRON PIN FOUND
 - ⊗ P.K.N.S. - PARKER KALON NAIL SET
 - ⊗ R.B.S. - 1/2" REBAR SET WITH CAP
 - P.P. - POWER POLE
 - OHP — OVERHEAD POWER LINES
 - P/L - PROPERTY LINE
 - R/W - RIGHT-OF-WAY
 - N/F - NOW OR FORMERLY
 - C/L - CENTERLINE
 - INT - INTERSECTION
 - S/B - SETBACK
 - CONTINUOUS OWNERSHIP

HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT NOTES:

THERE ARE NO WELLS WITHIN 100' OF PROPERTY.

MUST NOTIFY HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT BEFORE BURIAL OF MULCH, ORGANIC DEBRIS, TRASH OR OTHER MATERIAL, AND WHEN SETTING UP BURN PITS.

- ⊗ : Represents Boring location (Summit Soil Consulting)
- ↘ : Represents Slope Direction

The information contained in this report is based on the professional opinion and judgment of Summit Soil Consulting, Inc. The soil scientist has no control over the permitting, design, installation, or maintenance of septic systems. Therefore, the soil scientist does not guarantee the performance of any septic system installed on this property.

Five test pits were conducted with a backhoe to determine rock limitations. Pits were excavated from 65" to 78". Some rock was encountered and backhoe was able to remove or penetrate to adequate drain line depth.

LAKESHORE DRIVE LOTS 43-47A BLOCK- K TIMBERIDGE

Level III Soil Survey & Pit Study; Summit Soil Consulting, Inc.
HALL COUNTY

NRCS SERIES	Depth to ROCK INCHES	Depth to WATER INCHES	TRENCH DEPTH INCHES	PERC RATE min/in	DOH CODE
Bethlehem	65-74	>74	20-34	50	A,K,X
Fill Bethlehem	>78	>78	20-34	55	A,K,X,V
Mountain Park	>72	>72	20-36	45	A,K,X

Note - Hard rock is defined as material imperviable by hand auger, soft saprolite excluded
 *Depth to water is defined as the depth to first indication of seasonal saturation
 *After fill as been removed

SUITABILITY CODES:
 A. Soils should have ability to function as an absorption field with proper design, installation, and maintenance.
 K. These soils generally have sufficient depth of soil material over bedrock to accommodate a septic system, however, inclusions of rock with insufficient depth may occur.
 Removing more than 12" of natural soil in these areas, will require the area to be reevaluated.
 V. 12"-20" of fill should be removed before drain line installation
 X. Due to random rock and limited space, septic system in before construction is recommended.

GENERAL NOTES AND COMMENTS:

- Base Map Source: Plat from Client and Hall Co GIS which are showing some discrepancies from ground pins and markers. Soil map should be compared to property survey to verify locations.
- All borings and features on soil map were located using differentially corrected GPS Data.
- Lines delineating soil unit boundaries on map should not be considered exact. Instead, they should be considered as transitional areas separating units of soils with similar physical characteristics and utilization.
- Alterations, during construction or prior to drain field installation, that result in significant changes to the natural soil profile (i.e. filling or grading >12"), render the specifications of those soils inapplicable. Those soils should be reevaluated to determine suitability prior to drain field installation.
- When trench lines are dug by installer, every precaution should be taken to ensure that there is minimal disturbance to the soil on the trench walls. Smearing of trench walls or improper installation can lead to system failure. Sides of wall should be picked if possible. Trench bottom should be raked. Drain field should be installed in dry conditions to preserve structure, prevent smearing and clogging.
- Down-spoils and drainage grading should be diverted away from drain-field area to prevent saturation.
- Rock inclusions may exist that are not delineated by a level 3 soil survey.
- Installation depths are based on natural soil and should be adjusted if fill is encountered.
- At Level 3 survey intensity, soil unit lines do not delineate exact soil series boundaries. These lines should be considered transitional areas of soil series or utilization changes. Level 3 survey intensity provides approximately 1/3 acre resolution. Units of suitable soils that border or are inclusions in units of marginal or unsuitable soil may need to be more intensively surveyed to better delineate soil.
- Line reducing septic systems and effluent composition may have an effect on septic system performance.
- Drain field area should be protected from construction traffic and building material placement.

This soil survey meets or exceeds the Georgia Soil Classifiers Board minimum soil investigation standards for on-site sewage disposal systems.

Date: 7/11/16

Anthony Darby
4330 Waterside Ridge Ct
Cumming, GA 30040
904-483-6264

LEVEL 3 SOIL SURVEY

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Summit Soil Consulting Inc.
Soil Surveying Site Plans Wetlands Delineation Septic Design Consulting

(770) 965-1617

6568 Bluewaters Dr
Flower Branch GA 30542
Web: summitsoil.com Fax: 1-866-294-3626

THIS PLAN IS NOT FOR RECORDING

REGISTERED PROFESSIONAL LAND SURVEYORS

PATTON
LAND SURVEYING, LLC

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com

GEORGIA REGISTERED PROFESSIONAL No. 3070

ROBIN G. WHITE
LAND SURVEYING FIRM
CERTIFICATE OF AUTHORIZATION
NUMBER LSF 001029

ROGER DEAN PERKINS AND SUZETTE PAIGE CONNER
BEING LOTS 43-47A BLOCK "K" SECTION 1 OF THE TIMBERIDGE CONDOMINIUM ASSOCIATION (PLAT BOOK 874, PAGE 136) - LOCATED IN - LAND LOT 11, 10TH LAND DISTRICT HALL COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NUMBER: 1 of 1

SCALE: 1" = 20'

SURVEY DATE: 09/27/2016

PLAT DATE: 09/30/2016

PLAN DATE: 02/11/2021

21-028.dwg
JN. 21-028