

DIVISION SURVEY FOR:
NOLIE & GLENN MOTES
 LAND LOT 78
 11th DISTRICT
 HALL COUNTY, GEORGIA

- LEGEND-**
- CALCULATED POSITION
 - IRON PIN FOUND/SET (IPF/IPS)
 - MONUMENT
 - C/L CENTERLINE
 - CP COMPOUND PIPE
 - DB DEED BOOK
 - N/F NOW OR FORMERLY
 - OTP OPEN TOP PIPE
 - PB PLAT BOOK
 - PG PAGE
 - P/L PROPERTY LINE
 - ☒ TELEPHONE PED. (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
 - ☒ FIRE HYDRANT (FH)
 - ☒ WATER METER (WM)
 - ☒ WATER VALVE (WV)
 - ☒ POWER BOX (PBX)
 - ☒ POWER POLE (PP)
 - RB REBAR
 - SR SOLID ROD
 - DCS OUTLET CONTROL STRUCTURE
 - CPP CORRUGATED PLASTIC PIPE
 - GI GRATE INLET
 - DI DROP INLET
 - SMH SANITARY SEWER MANHOLE (SSMH)
 - LI LIGHT POLE
 - CLEANOUT
 - AD ADJOINER
 - LL LAND LOT LINE (L.L.L.)
 - RIGHT OF WAY (R/W)
 - FENCE
 - OHP OVERHEAD POWER

-ZONING INFORMATION-

COUNTY: HALL
 ZONE: AR-IV
 SETBACK REQUIREMENTS:
 FRONT: 40'
 REAR: 25'
 SIDE: 15'

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.
 FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 174,15 FEET, AND AN ANGULAR ERROR OF 3 SECOND PER ANGLE.
 FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

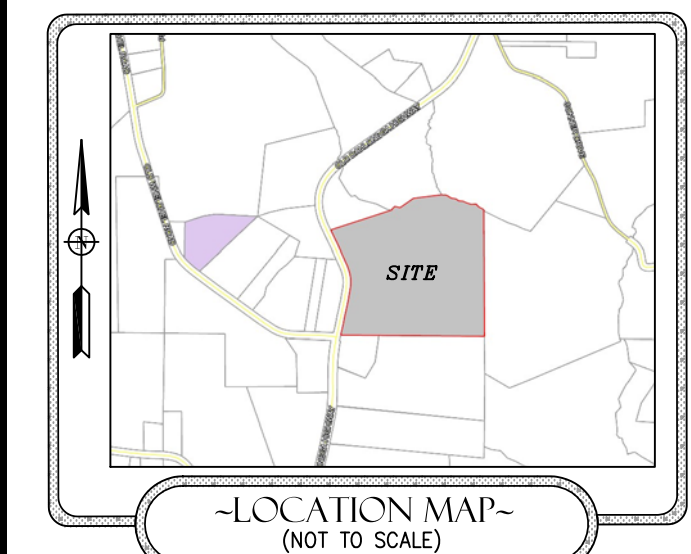
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 504,205 FEET.
 THIS PLAT DOES NOT CONSTITUTE AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.
 THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.
 TYPE OF SURVEY: DIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 6627, PG 489
 PROPERTY OWNERS AS OF SURVEY DATE: NOLIE J. MOTES
 PARCEL NUMBER: 11078 000004

-SURVEY NOTES-

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



DIVISION SURVEY
 FOR:
NOLIE & GLENN MOTES
 PARCEL ID: 11078 000004

Hall County Government
 BOARD OF COMMISSIONERS

March 1, 2022

Glenn Motés
 65.06 Old Dahlonega Highway
 Dahlonega, GA 30533

RE: Application for a Use Subject

Glenn Motés:

Please be advised that in its Meeting on February 24, 2022, the Hall County Board of Commissioners voted to approve the following application with the board conditions:

Application of Glenn Motés for a Use Subject to County Commission approval on a 65.06-acre tract located on the west side of Old Dahlonega Highway approximately 47 feet from its intersection with Old Whelchel Road, a.k.a. US-42 Old Dahlonega Highway, Zoned AR-IV, Tax Parcel 11078 000004. Proposed use: five (5) lot subdivision. Commission District 3.

CONDITIONS:

- Prior to the issuance of any building permits, a recorded plat shall be required.
- A road frontage variance of 50' shall be granted for tract 2 and 3.
- The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to accept the effects of such practices."
- All conditions of zoning shall be made part of any plat created for the subdivision.

*Pursuant to section 17-300.11 of the Official Code of Hall County, the approval of any application for a site 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
 Lisa A. Ritchie
 Hall County Commission Clerk

cc: Davis Engineering & Surveying
 Attn: Peyton Anderson
 133 Prominence Court, Suite 210
 Dawsonville, GA 30534

Srikanth Yamala, Interim Planning & Development Director

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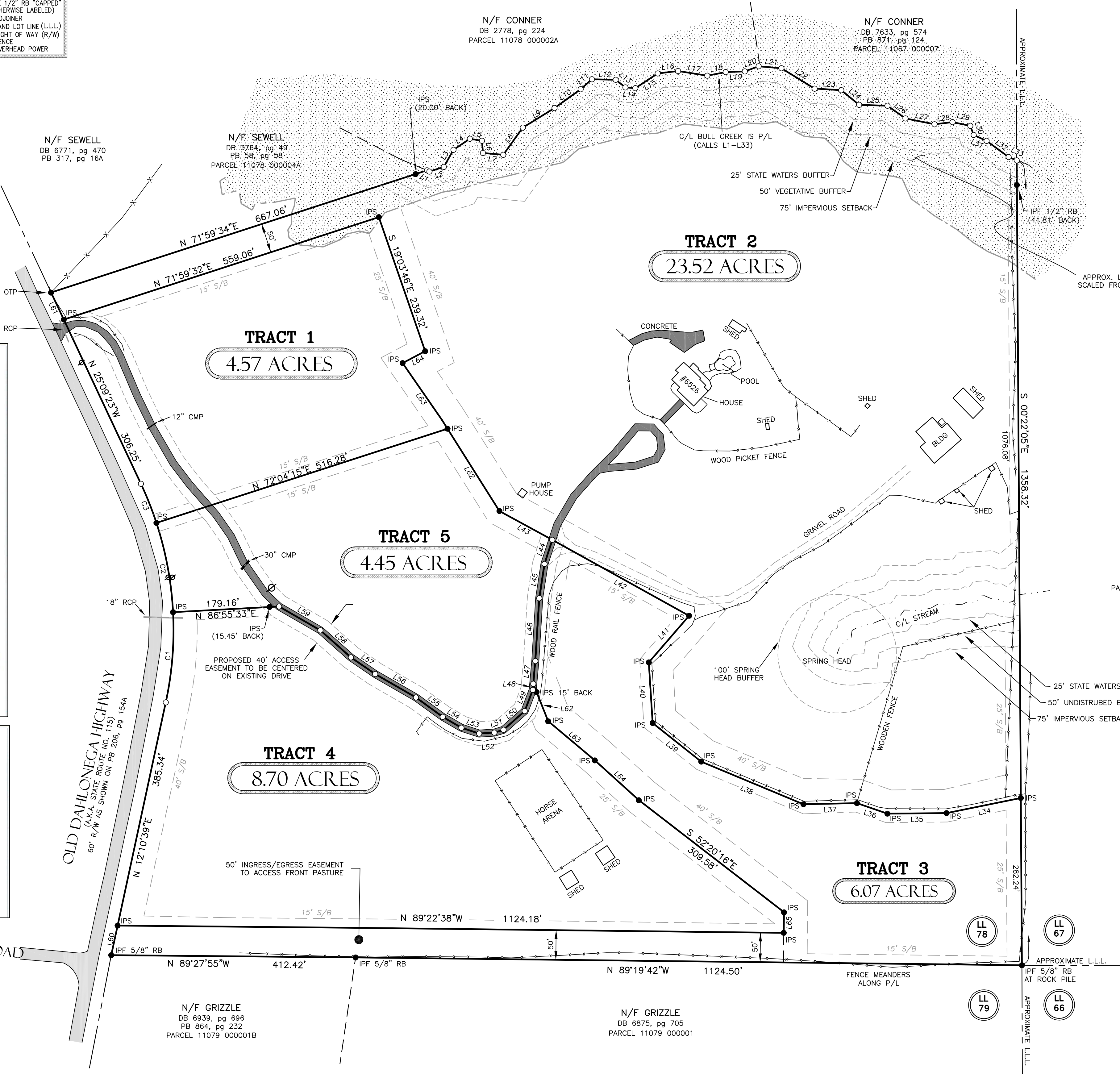
Srikanth Yamala, Interim Planning & Development Director

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

-SURVEYOR CERTIFICATION-

DUSTY L. LOWMAN PLS# 3216

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 3216



LINE	BEARING	DISTANCE
L1	S 62°11'45" E	4.59'
L2	N 71°55'23" E	25.59'
L3	N 29°28'10" E	33.14'
L4	N 56°01'24" E	33.28'
L5	S 80°35'10" E	20.78'
L6	S 04°38'38" E	20.66'
L7	S 84°54'05" E	34.40'
L8	N 35°40'04" E	56.48'
L9	N 58°22'21" E	62.90'
L10	N 44°12'33" E	54.38'
L11	N 48°33'51" E	25.37'
L12	S 88°46'20" E	40.04'
L13	S 51°55'24" E	20.87'
L14	S 89°29'05" E	16.74'
L15	N 56°39'16" E	45.23'
L16	N 83°13'34" E	34.62'
L17	S 69°28'51" E	50.02'
L18	N 7°01'10" E	31.67'
L19	N 87°50'39" E	32.19'
L20	S 69°48'54" E	24.91'
L21	S 89°05'14" E	38.54'
L22	S 58°27'25" E	65.57'
L23	S 86°31'57" E	45.28'
L24	S 30°35'20" E	36.95'
L25	S 68°11'59" E	42.85'
L26	S 54°44'11" E	37.12'
L27	S 78°36'15" E	50.06'
L28	N 83°09'42" E	30.65'
L29	S 78°12'04" E	30.64'
L30	S 20°10'43" E	16.40'
L31	S 51°08'56" E	22.38'
L32	S 60°48'13" E	42.58'
L33	S 67°37'59" E	14.83'
L34	S 78°29'43" W	127.88'
L35	S 89°28'51" W	93.85'
L36	N 70°57'17" W	54.43'
L37	S 88°48'22" W	90.28'
L38	N 67°21'38" W	186.86'
L39	N 03°13'43" W	104.29'
L40	N 03°38'51" W	102.54'
L41	N 40°51'57" E	103.92'
L42	N 60°57'50" E	264.68'
L43	N 61°23'56" W	101.58'
L44	S 17°58'00" W	42.67'
L45	S 08°42'19" W	58.51'
L46	N 03°33'06" W	108.28'
L47	S 05°02'00" W	38.61'
L48	S 05°39'41" W	10.24'
L49	S 20°41'20" W	36.23'
L50	S 49°29'18" W	42.72'
L51	S 72°48'19" W	16.21'
L52	S 86°23'12" W	25.58'
L53	N 71°52'33" W	31.63'
L54	N 59°47'43" W	36.52'
L55	N 54°03'41" W	55.75'
L56	N 60°08'41" W	79.33'
L57	N 53°35'15" W	49.78'
L58	N 48°24'56" W	68.72'
L59	N 60°01'28" W	80.56'
L60	N 12°10'39" E	51.08'
L61	N 25°09'23" E	50.40'
L62	N 32°14'48" E	164.20'
L63	N 34°21'50" E	134.19'
L64	N 62°04'25" E	43.01'

Curve	Radius	Length	Chord	Chord Bear.
C1	580.00'	153.18'	152.73'	N 04°38'42" E
C2	580.00'	153.68'	153.23'	N 10°32'41" W
C3	580.00'	71.06'	71.01'	N 21°38'42" W

NOTES:

FUTURE FLOOD NOTE:
 FLOOD NOTE: BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13139C0059G, EFFECTIVE DATE 4/4/2018, A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD ZONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

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

IF THE PROPERTY IS LOCATED IN THE NORTH OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE (HALL COUNTY CODE § 17.225.040)

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)

IF THE RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.120 AND § 8.180.130)

NO MOBILE HOMES ALLOWED ON LOTS.

NO MORE THAN ONE HOME AND FOUR ACCESSORY STRUCTURES PLACED ON THE SUBJECT PROPERTY PRIOR TO JANUARY 1ST, 2050. A CARRIAGE HOUSE OR DETACHED GARAGE FOR THE HOME WILL NOT BE COUNTED AS AN ACCESSORY STRUCTURE BUT RATHER A PART OF THE HOME. AN ACCESSORY STRUCTURE WILL BE DEFINED AS ANY STRUCTURE EXCEEDING 12' x 16' FOOTPRINT (192 SF) AND/OR NORMALLY REQUIRING A BUILDING PERMIT. THESE MINIMUM RESTRICTIONS SHALL BE PLACED ON TRACTS 1.3.4, AND 5.

PURCHASER UNDERSTANDS THAT TO THE EXTENT THAT THE PROPERTY IS ACCESSED THROUGH THE CURRENT COMMON ACCESS DRIVEWAY, THE CURRENT COMMON ACCESS DRIVEWAY IS NOT MAINTAINED BY HALL COUNTY, DOES NOT MEET HALL COUNTY'S COMMON DRIVEWAY STANDARDS, AND MAY NOT BE ACCESSIBLE TO EMERGENCY VEHICLES.

REVISIONS BY: MS/DS
 REVISION DATE: 6/21/2022

DRAWING BY: DS
 DRAWING DATE: 2/9/2022
 FIELD CREW: JCM
 FIELD DATE: 7/22/2021

SHEET NO.
 1 OF 2
 PROJECT NO.
 21-243

DIVISION SURVEY
 FOR:
NOLIE & GLENN MOTES
 PARCEL ID: 11078 000004

-LEGEND-

○ CALCULATED POSITION (OFF/IPS)	RB REBAR
● IRON PIN FOUND/SET	SR SOLID ROD
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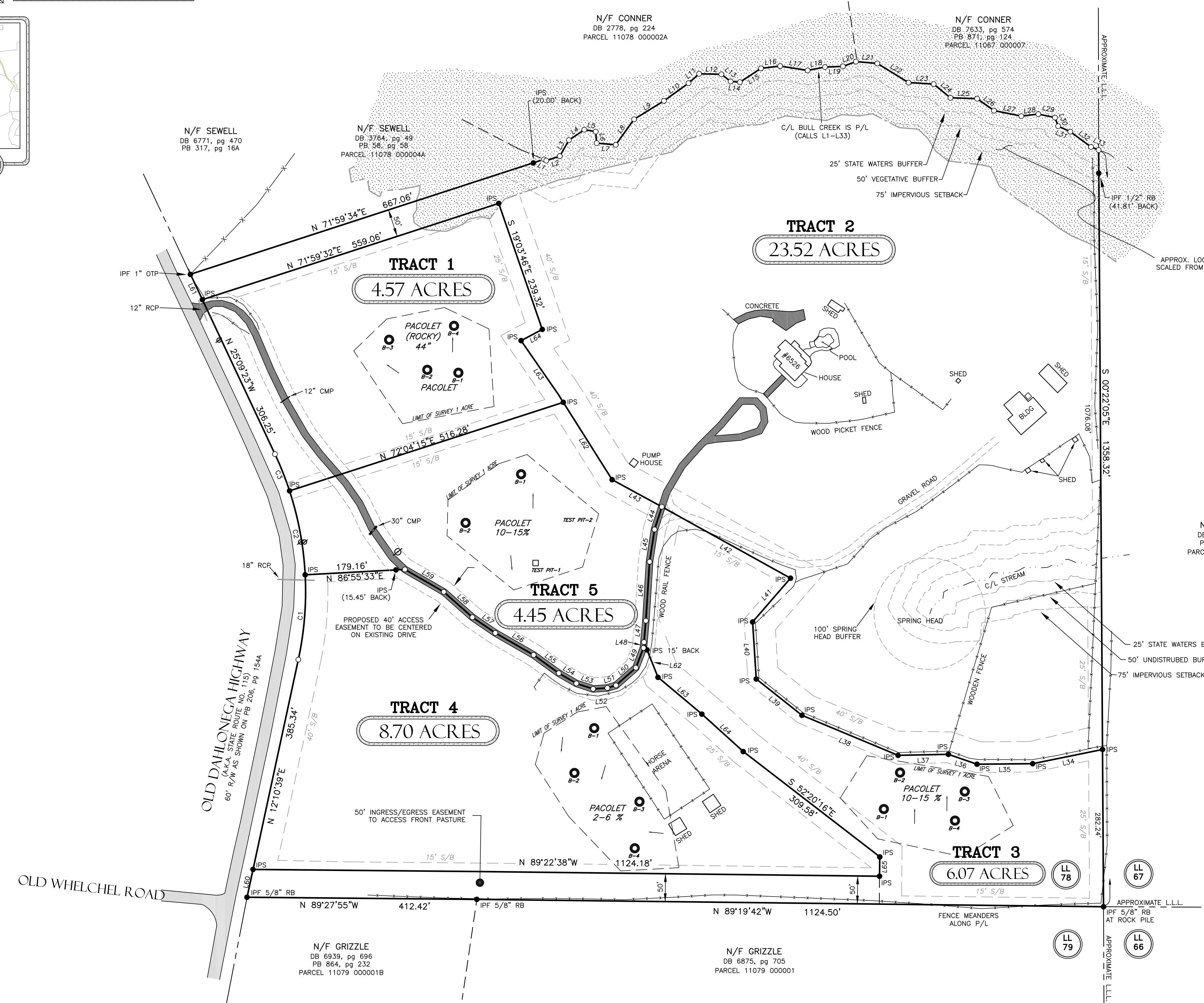
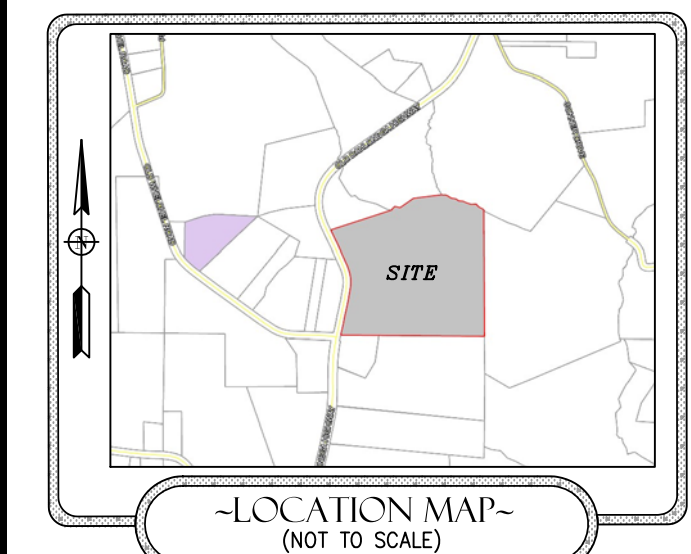
-ZONING INFORMATION-

COUNTY: HALL
 ZONE: AR-IV
 SETBACK REQUIREMENTS:
 FRONT: 40'
 REAR: 25'
 SIDE: 15'

-SOILS NOTE-

SOILS DATA FROM LEVEL 3 SOILS EVALUATION REPORT PREPARED BY SOUTHERN GEOTECHNICAL CONSULTANTS DATED APRIL 13, 2022.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



APPROX. LOCATION OF FLOOD ZONE "A" AS SCALED FROM F.E.M.A. FIRMEITE 13139C059G; DATED 4/4/2018

LINE	BEARING	DISTANCE
L1	S 62°11'45" E	4.59
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