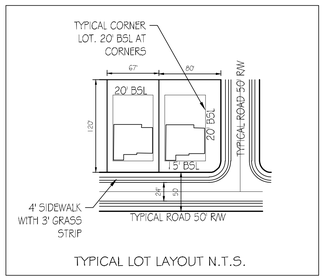
GENERAL NOTES:

1. SITE AREA = 57.15 ACRES
2. PROPOSED ZONING: PRD
3. 140 DETACHED SINGLE FAMILY LOTS
4. DENSITY: 2.25 UNITS PER ACRE
5. TYPICAL LOT SIZE = 6,000 SQUARE FEET
6. TYPICAL LOT DIMENSIONS (67' X 120')
7. SETBACKS (PER ZONING CONDITIONS):
   FRONT = 15 FT - 20 FT 2nd ROAD FRONTAGE
   SIDE = 5 FT
   REAR = 20 FT
8. PARCELS: 15041 000010 @ 7103 SPOUT SPRINGS ROAD (56.86 ACRES); 15042 000015A @ 7099 SPOUT SPRINGS ROAD (0.97 ACRES) & 15042 000015 @ 7095 SPOUT SPRINGS ROAD (2.99 ACRES).
9. OWNER/DEVELOPER: PULTE HOMES CORP OF GA
   2475 NORTHWINDS PARKWAY
   ALPHARETTA, GA 30009
10. DESIGNER/ENGINEER: MCFARLAND - DYER ASSOCIATES, INC.
    4174 SILVER PEAK PARKWAY
    SUWANEE, GA 30024
11. CONTACT PERSON: JOHN E. NAGY, P.E.
    JNAGY@BOWMAN.COM
    (770) 932-6550

HALL COUNTY NOTES:

1. " NO ADDITIONAL CONSTRUCTION OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO WALLS, FENCES, SIGNS, SPRINKLER SYSTEMS LIGHTS, ETC WILL BE ALLOWED ON THE ROAD R/W."
2. "CENTERLINE MUST BE SURVEYED AND STAKED FOR THE GRADING INSPECTION."
3. "FIRE HYDRANTS TO BE PLACED A MINIMUM OF 6' BEHIND CURB AND WATER VALVES OUT OF PAVEMENT."
4. "ALL CORRUGATED PIPE MUST BE ASPHALT-COATED OF TYPE II ALUMINIZED."
5. "SIDEWALKS WILL BE INSTALLED BEFORE FINAL PLAT/ ONE YEAR AFTER FINAL PLAT/ ON LOT BY LOT BASIS."
6. "RETAINING WALLS OVER 4' IN HEIGHT AND PART OF INITIAL INFRASTRUCTURE WILL BE REQUIRED TO BE INSPECTED BY DESIGN PROFESSIONAL OR REPRESENTATIVE AND INSPECTION REPORT WILL REQUIRED AT TIME OF FINAL PLAT."
7. "DETENTION POND OR SEDIMENT BASIN/STORAGE WILL BE INSTALLED & FUNCTIONING BEFORE ANY MAJOR GRADING OR IMPERVIOUS SURFACES ARE CONSTRUCTED."



TYPICAL LOT LAYOUT N.T.S.

Current AGL Territory

SPOUT SPRINGS RD. (100' R/W)

WILLARDS RD. (60' R/W)

GRAND REUNION DR (50' R/W)

MAPLE BROOK LANE

WHITE OAK WAY

JACKSON COURT

RETAINING WALL #1

RETAINING WALL #2

RETAINING WALL #3

RETAINING WALL #4

RETAINING WALL #5

RETAINING WALL #6

PROPOSED 20' GRAVEL DRIVE FOR EMERGENCY APPARATUS PURPOSES ONLY

N/F RANDY DONALDSON & TAPP DONALDSON DB 2275, PG 202 PB 112, PG 238

N/F HOLY TRINITY ANGLICAN CHURCH OF FLOWERY PB 346, PG 54A

N/F YE KYUNG KONG DB 6387, PG 196

N/F ELAINE H. KELLEY DB 1970, PG 221

N/F RAMIRO COVARRUBIAS BENITEZ & LUZ A. COVARRUBIAS DB 778, PG 191 PB 85, PG 116

N/F ROLANDO ROCAMORA & DONNA ROCAMORA DB 6800, PG 163 PB 85, PG 114

N/F ROBERT GAMYS DB 7734, PG 254

N/F CAROLYN SULLINS

N/F FREDDIE SULLINS DB 826, PG 410

N/F DANIEL S. CARLAN & JANICE CARLAN DB 6213, PG 479

N/F MINNIE LEE CARLAN DB 2678, PG 73

N/F TODD LEE STEVENS DB 8504, PG 5

N/F GEORGIA TRANSMISSION CORPORATION DB 4176, PG 68 (9.235 AC.)

N/F GREGORY L. LOGAN & BONNIE C. LOGAN PB 848, PG 171

N/F REUNION, LLC GOLF HOLE 8-11

SUBDIVIDED AS: REUNION-PHASE 10-A PB 838, PG 1 ZONING: PRD

SUBDIVIDED AS: REUNION-PHASE 10B PB 854, PG 208 ZONING: PRD

SUBDIVIDED AS: REUNION-PHASE 10B PB 854, PG 208 ZONING: PRD

SUBDIVIDED AS: REUNION-PHASE 10-A PB 838, PG 1 ZONING: PRD

SUBDIVIDED AS: REUNION-PHASE 11-A PB 874, PG 402 ZONING: PRD

WETLAND MITIGATION BY: ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

50' BUFFER

25' BUFFER

20' BSL

15' BSL

865.98
864.55
862.5
860.35
860.85
859.97
859.13
858.94
858.78
858.32
858.14
856.61
856.24
855.87
855.39
855.08
855.13

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE
100 0 100 200
(IN FEET)
1 INCH = 100 FT.

24 HOUR CONTACT
PULTE HOMES CORP. OF GA
ANDREW MOROZ
470-384-5618

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

WARNING:
Contractors, subcontractors, vendors and suppliers are advised that the contract documents consist of Design Professional-reproduced printed, bound, and numbered specifications, Design Professional-reproduced printed, bound and numbered blue or black line prints, addenda, post-bid addenda, and change orders only. Documents reproduced by parties other than Design Professional, whether in hard copy or electronic format shall not be considered part of contract documents and do not supersede the provisions of the contract documents. The contractor, subcontractor, vendors, and suppliers are solely responsible for verification that information utilized in bidding, development of shop drawings and construction of facility are identical to contract documents.

GEORGIA REGISTERED No. 28772 PROFESSIONAL J. CHRIS WHITLEY 1/13/21

GEORGIA REGISTERED No. 34215 PROFESSIONAL ENGINEER JOHN E. NAGY 1/13/21

LEVEL II E&S CERT. #0170
EXP. DATE: 09-01-24

MDA
McFARLAND-DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PHONE: (770) 932-6550
FAX: (770) 932-6551
WWW.GOMDA.NET

OWNER:
PULTE HOMES CORP. OF GA
2475 NORTHWINDS PKWY
SUITE 600
ALPHARETTA, GEORGIA 30009

PROJECT:
BAILEY FARMS
SPOUT SPRINGS ROAD
PARCEL # 15041 000010
HALL COUNTY, GA.

DATE	DESCRIPTION
5-06-2021	REZONING CONCEPT
8-16-2021	REZONING CONCEPT
9-07-2021	30 DAY RESUBMIT
10-6-2021	1ST SUBMITTAL

JOB NO: 19-1113
DRAWN BY: SR
CHECKED BY: JN & CW

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MCFARLAND-DYER
& ASSOCIATES, INC.

OVERALL SITE PLAN

C-2.0

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