NOTES:

1. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
2. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
3. THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH.
4. ACCORDING TO FIRM COMMUNITY PANEL NO.'S 130466 0311, 0284 & 0303 E DATED 3-21-00 THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
5. ALL STRUCTURES AND PARKING, ETC. MUST MAINTAIN A 50 FEET SETBACK FROM ALL PROPERTY LINES FOR THE AMENITIES AREA AS PER SECTION 17.350.150 AND ITS SUBSEQUENT SECTIONS.
6. THERE ARE NO NGS MONUMENTS WITHIN 500 FEET OF THIS SITE.
7. THERE ARE NO CONSTRUCTION IN EASEMENTS.

SUBDIVISION INFORMATION AND NOTES

1. SITE IS LOCATED IN GEORGIA MILITIA DISTRICT 1270, HALL COUNTY, GEORGIA.
2. SITE IS CURRENTLY ZONED R-1.
3. TOTAL SITE AREA = 69.455 ACRES.
4. NUMBER OF LOTS = 43
5. MINIMUM LOT SIZE = 20,000 SQ. FT.
6. BUILDING SETBACKS:
   FRONT: 50' FROM CENTERLINE OR
   30' FROM PROPERTY LINE WHICHEVER IS GREATER
   SIDE: 10'
   REAR: 30'
   THE SIDE AND REAR SETBACK OF CORNER LOTS SHALL BE DETERMINED BY THE ORIENTATION OF THE DWELLING.
7. WATER WILL BE PROVIDED BY CITY OF GAINESVILLE PUBLIC WATER.
8. SANITARY SEWER FOR THIS DEVELOPMENT WILL BE PROVIDED BY INDIVIDUAL SEPTIC DISPOSAL SYSTEMS.
9. ROAD LENGTH = 4814.36 LINEAR FEET
10. PROPOSED USAGE IS SINGLE FAMILY RESIDENTIAL
11. IF DURING THE CONSTRUCTION OF ROADS, UTILITIES, ETC., THE NATURAL TOPOGRAPHY WAS ALTERED IN SUCH A MANNER AS TO CAUSE EXCESSIVE CHANGE THE GRADE OF ANY BUILDING LOT, THE HALL COUNTY PLANNING COMMISSION SHALL NOT GRANT SUCH ALTERATION. A PHYSICAL HARDSHIP IF SEVERE CANNOT BE MET BY THE DWELLING TOPOGRAPHY.
12. ALL REQUIREMENTS AS SPECIFIED IN SECTION 17.200 OF THE HALL COUNTY ZONING REGULATION, TREE PROTECTION SHALL BE MET UPON THE BUILDING OF RESIDENTIAL HOUSES.
13. NO OBSTRUCTION SHALL BE BUILT, CONSTRUCTED OR PLANTED IN THE ACCESS EASEMENT TO STORM WATER MANAGEMENT FACILITY.
14. PAVEMENT WIDTH AND TOPPING HAS BEEN INSTALLED ON 8-10-04.
15. SIDEWALKS TO BE INSTALLED ON A LOT BY LOT BASIS.

HALL COUNTY BOARD OF COMMISSIONERS ACTION LETTER AND ZONING CONDITIONS

HALL COUNTY GOVERNMENT
Board of Commissioners

October 27, 2003

Quail Ridge
4131 Ridge Road
Buford, Georgia 30518

Dear Sir or Madam:

Please be advised that at the meeting of October 23, 2003, the Hall County Board of Commissioners voted to approve with conditions your application of Chateau Corners Development to rezone from AR-1 to R-1, a 170.94± acre tract located on the north side of Martin Road 1.5± miles east of its intersection with Liberty Grove Drive, a.k.a. 4420 Martin Road. Tax Parcel 15-45-20. Proposed Use: 148 lot subdivision. Commission District 3.

The following conditions apply:

1. Development is limited to a maximum of 148 building lots as generally shown on the concept plan submitted.
2. Development shall be limited to after-built homes having no less than 2,000 square feet of heated floor space.
3. All lots will access on internal roadways. No parcel shall directly access Martin Road.
4. Project entrance and driveway design are subject to approval by the Hall County Engineering Department.
5. Any road improvements in the area required by the Hall County Engineering Department are the financial responsibility of the applicant / developer.
6. All mobile homes shall have inspection tubes at the inlet and outlet.
7. All conditions of zoning shall appear on any plats created for the subdivision.

Please contact me if any additional information is necessary.

Dr. Jeff Cole
Mr. Tom Pedersen
4500 Price Drive
Gainesville, Georgia 30504-4166

Planning & Zoning
Business License
Tax Assessor

Building Inspection
Public Works & Utilities
Tax Commissioner

Sincerely,

Michelle Smallwood
Commission Clerk

HALL COUNTY DEPT. OF PUBLIC HEALTH 11-25-04

Curve	Radius	Length	Chord	Chord Bear.
C1	30.00'	43.93'	40.11'	S 40°56'31" W
C2	210.00'	60.42'	60.21'	S 09°16'15" E
C3	97.00'	18.43'	18.40'	S 05°19'34" E
C4	84.01'	27.14'	26.94'	S 12°07'53" E
C5	219.55'	76.79'	76.40'	S 37°48'20" E
C6	219.55'	275.05'	257.90'	S 83°47'39" E
C7	175.00'	12.60'	12.64'	N 62°42'27" E
C8	175.00'	86.24'	85.37'	N 78°53'41" E
C9	175.00'	121.62'	119.18'	S 67°04'46" E
C10	175.00'	18.65'	18.65'	S 44°07'02" E
C11	475.00'	278.27'	272.39'	S 57°43'52" E
C12	30.00'	38.68'	36.05'	N 88°40'41" E
C13	60.00'	80.20'	74.36'	N 70°05'18" E
C14	60.00'	67.74'	64.20'	S 37°19'33" E
C15	60.00'	100.92'	89.44'	S 41°12'07" W
C16	50.00'	27.01'	26.78'	N 77°43'01" W
C17	300.00'	50.09'	50.03'	N 69°36'17" W
C18	525.00'	306.35'	301.96'	N 67°43'32" W
C19	125.00'	170.82'	157.94'	N 60°12'48" W
C20	30.00'	47.12'	42.43'	S 15°38'13" W
C21	375.00'	101.97'	101.65'	S 21°34'24" E
C22	375.00'	72.61'	72.50'	S 08°14'10" E
C23	30.00'	27.40'	26.46'	S 28°51'13" E
C24	60.00'	52.70'	51.02'	S 29°51'32" E
C25	60.00'	51.57'	50.00'	S 19°53'32" W
C26	60.00'	51.57'	50.00'	S 69°10'27" W
C27	60.00'	55.97'	53.96'	N 59°28'43" W
C28	60.00'	86.39'	79.04'	N 06°35'34" E
C29	30.00'	27.40'	26.46'	N 33°28'35" E
C30	325.00'	28.42'	28.41'	N 05°11'39" W
C31	325.00'	122.86'	122.13'	N 18°31'53" W
C32	30.00'	47.12'	42.43'	N 74°21'47" W
C33	275.00'	91.09'	90.67'	S 70°07'34" W
C34	275.00'	87.43'	87.07'	S 88°43'24" W
C35	30.00'	41.98'	38.41'	S 68°11'54" W
C36	1024.99'	72.46'	72.45'	S 20°14'45" W
C37	1006.45'	129.26'	129.17'	S 25°53'33" W
C38	958.44'	76.83'	76.81'	N 27°16'00" E
C39	974.99'	76.52'	76.50'	N 25°26'23" E
C40	90.00'	41.68'	38.41'	N 21°35'06" W
C41	251.19'	116.76'	117.66'	N 81°02'49" W
C42	251.19'	58.70'	58.59'	N 31°06'01" W
C43	58.63'	13.35'	13.32'	N 36°49'52" W
C44	180.19'	53.86'	53.67'	N 24°52'18" W
C45	180.19'	56.06'	55.82'	N 07°40'59" W
C46	30.00'	44.24'	40.34'	N 43°18'18" W
C47	662.32'	65.50'	65.52'	S 82°40'46" E
C48	662.32'	184.57'	184.14'	N 75°45'39" E
C49	556.39'	41.64'	41.63'	N 67°07'02" E
C50	556.39'	116.88'	116.66'	N 57°57'47" E
C51	556.39'	5.97'	5.97'	N 52°15'10" E
C52	956.44'	39.52'	39.49'	N 23°47'23" E
C53	28.58'	27.51'	26.46'	S 65°28'10" W
C54	60.00'	298.10'	73.33'	N 60°21'56" W
C55	30.00'	27.40'	26.46'	N 85°47'58" E

STATE PLANE COORDINATES FOR DRAINAGE PIPES

Point	Northing	Easting	Elev.	Description
1	1524492.792	2384500.396	1161.93	hw 18"cmp
2	1524681.791	2384822.601	1156.94	hw 18"cmp
3	1524498.792	2385165.889	1115.70	hw 18"cmp
4	1522904.431	2386658.358	1013.05	hw24"cmp

VICINITY MAP

Course	Bearing	Distance
L1	S 01°16'41" E	53.28'
L2	N 60°38'13" E	58.73'
L3	N 60°38'13" E	190.00'
L4	N 60°38'13" E	102.04'
L5	S 74°23'16" E	58.53'
L6	N 74°23'16" W	53.18'
L7	S 70°35'03" E	76.63'
L8	S 60°38'13" W	135.29'
L9	S 29°21'47" E	116.78'
L10	S 02°41'19" E	48.37'
L11	N 02°41'19" W	48.37'
L12	N 29°21'47" W	116.78'
L13	S 60°38'13" W	30.30'
L14	S 18°13'14" W	126.70'
L15	S 29°26'01" W	7.25'
L16	N 29°26'01" E	116.04'
L17	N 18°13'14" E	126.70'
L18	N 01°01'42" W	52.57'
L19	S 76°30'23" E	70.93'
L20	S 78°45'50" E	65.82'
L21	N 50°21'47" E	69.51'
L22	N 48°18'05" E	51.02'
L23	N 48°18'05" E	14.50'
L24	N 25°57'23" E	40.82'
L25	N 29°33'11" E	48.07'
L26	N 69°49'45" E	34.06'
L27	N 13°52'40" E	24.34'
L28	N 42°55'15" E	44.38'
L29	N 42°55'15" E	15.35'
L30	N 68°19'21" E	49.40'
L31	S 88°27'41" E	40.85'
L32	N 31°56'00" E	75.80'
L33	N 48°13'56" E	31.61'
L34	N 73°54'17" E	28.45'
L35	N 65°18'03" E	24.59'
L36	N 65°18'03" E	9.98'
L37	N 28°54'00" E	12.40'
L38	N 66°54'08" E	27.93'
L39	N 79°40'50" E	120.77'
L40	N 41°03'48" W	124.30'
L41	N 41°03'48" W	151.94'
L42	N 41°03'48" W	136.27'
L43	N 41°03'48" W	100.00'
L44	N 41°03'48" W	112.47'
L45	N 41°03'48" W	145.00'
L46	N 41°03'48" W	37.06'
L47	S 10°53'06" E	89.21'
L48	S 04°16'15" W	86.13'
L49	S 24°40'34" W	95.52'
L50	N 59°02'54" W	141.15'
L51	N 29°32'01" E	140.65'
L52	S 29°32'01" W	77.06'
L53	N 29°32'01" E	90.07'
L54	N 50°21'47" E	19.71'
L55	N 74°23'16" W	21.78'

Moreland Altobelli Associates, Inc.
Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying
380 Downey Boulevard NE
Gainesville, Georgia 30501
PHONE (770)532-4021 FAX (770)532-4023

N/F
WILLIE CLIFFORD BAILEY
DB.951/PG.50

N/F
JERRY REED PROPERTIES S/D
PHASE I
PB.52/PG.52-53

N/F
QUAIL WOOD SUBDIVISION
PHASE II

APPROVED BY THE HALL COUNTY FIRE DEPARTMENT

BY: _____
HALL COUNTY FIRE DEPARTMENT
DATE: _____

APPROVED BY THE HALL COUNTY ENGINEER

BY: _____
JAMES MILLER HALL COUNTY ENGINEER
DATE: _____

APPROVED BY THE HALL COUNTY HEALTH DEPARTMENT

BY: _____
PAT LACY SUPERVISING SANITARIAN
DATE: _____

APPROVED BY THE HALL COUNTY PLANNING DEPARTMENT

BY: _____
HALL COUNTY PLANNING DEPARTMENT
DATE: _____

CITY WATER INSTALLED AND ACCEPTED

BY: _____
GAINESVILLE PUBLIC UTILITIES
DATE: _____

OWNERS DEDICATION CERTIFICATE
(CITY OF GAINESVILLE - HALL COUNTY, GEORGIA)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE CITY OF GAINESVILLE FOREVER, ALL WATER MAINS, EASEMENTS, AND ASSOCIATED APPURTENANCES THEREON SHOWN.

OWNER: Tom Bowen
DATE: 10-25-04
OWNER: _____
DATE: _____
OWNER: _____
DATE: _____

DEDICATION CERTIFICATE
(COUNTY OF HALL)

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, GROUNDS, EASEMENTS AND PUBLIC GROUNDS THEREON SHOWN, WHICH COMPRISE A TOTAL OF 6.420 ACRES, FOR THE PURPOSES NOTED EXPRESSED.

OWNER: Tom Bowen
DATE: 10-25-04
OWNER: _____
DATE: _____
OWNER: _____
DATE: _____

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME AND/OR UNDER MY DIRECT SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE HALL COUNTY SUBDIVISION REGULATIONS HAVE BEEN MET.

BY: Donald Rex Jones
REG.NO. 13946
DATE: 10-22-2004

GEORGIA REGISTERED No 2396 LAND SURVEYOR DONALD REX JONES

COUNTY ENGINEER 10/25/04 APPROVED

HEALTH DEPARTMENT NOTES:

1.) ALL LOTS SHALL BE RESTRICTED TO NO MORE THAN 4 BEDROOM HOMES UNLESS THE NON-RESTRICTED LOT SIZE MEETS THE MINIMUM REQUIRED FOR ADDITIONAL BEDROOMS AND PLANS ARE SUBMITTED AS PART OF THE APPLICATION FOR A SEPTIC TANK PERMIT.

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

3.) BUILDER MUST SUBMIT GRADING PLANS WITH SEPTIC TANK APPLICATION FOR ANY LOTS REQUIRING EXTENSIVE GRADE MODIFICATION. FURTHER SOIL STUDIES MAY REQUIRED PRIOR TO THE ISSUANCE OF A SEPTIC TANK PERMIT OR APPROVAL OF AN ON-SITE SEWAGE MANAGEMENT SYSTEM.

4.) SLAB CONSTRUCTION IS PROHIBITED WITHOUT GRADING PLANS ON ALL LOTS AT TIME OF SEPTIC TANK PERMIT APPLICATION

5.) LOTS 119, 124, 125, 126, 131, 132, 142, 143, 144, AND 146 WILL REQUIRE SITE PLANS AT TIME OF SEPTIC TANK PERMIT APPLICATION ON 1 INCH TO 40 FEET OR LESS SCALE SHOWING HOUSE, DRIVEWAYS, ANY DECKS, POOLS, OR OTHER AMENITIES, ANY CUTTING OR FILLING OF LOT, SOIL BOUNDARIES, TOPOGRAPHY, AND PRIMARY AND RECOVERY ON-SITE SEWAGE MANAGEMENT SYSTEM LAYOUTS.

6. NO TRASH / DEBRIS WAS BURIED ON SITE

PLAT REFERENCES:

1.) BOUNDARY SURVEY FOR CHATEAU CORNERS DEVELOPMENT BY PRECISION PLANNING, INC., DATED 7-16-03.
2.) SURVEY FOR L. C. BAILEY ESTATE BY DUDNEY KING, DATED 7-29-63

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW, GEORGIA LAWS 1978, AND IS SUITABLE FOR RECORDING.

TYPE OF EQUIPMENT: TOPCON GTS-303

GRAPHIC SCALE: 1"=100'

RECORDING PERMIT
By Steven T. Hutchins 10/25/04
HALL COUNTY PLANNING COMMISSION

OWNERS & DEVELOPERS
CHATEAU CORNERS DEVELOPMENT CORP.
4131 RIDGE RD.
BUFORD, GA. 30518
24 HOUR CONTACT:
TOM BOWEN (PRESIDENT)
TEL: (770) 527-1609

Hall County, Georgia, Clerk Superior Court
Filed in office this 25 day of Oct
2004 at 3:42 o'clock p.m. Recorded in Plat
Book 70 Page 1
Wright S. Wood, Clerk

QUAIL WOOD SUBDIVISION
PHASE 1
G.M.D. 1270
HALL COUNTY, GEORGIA

SHEET 1 of 3 SHEETS

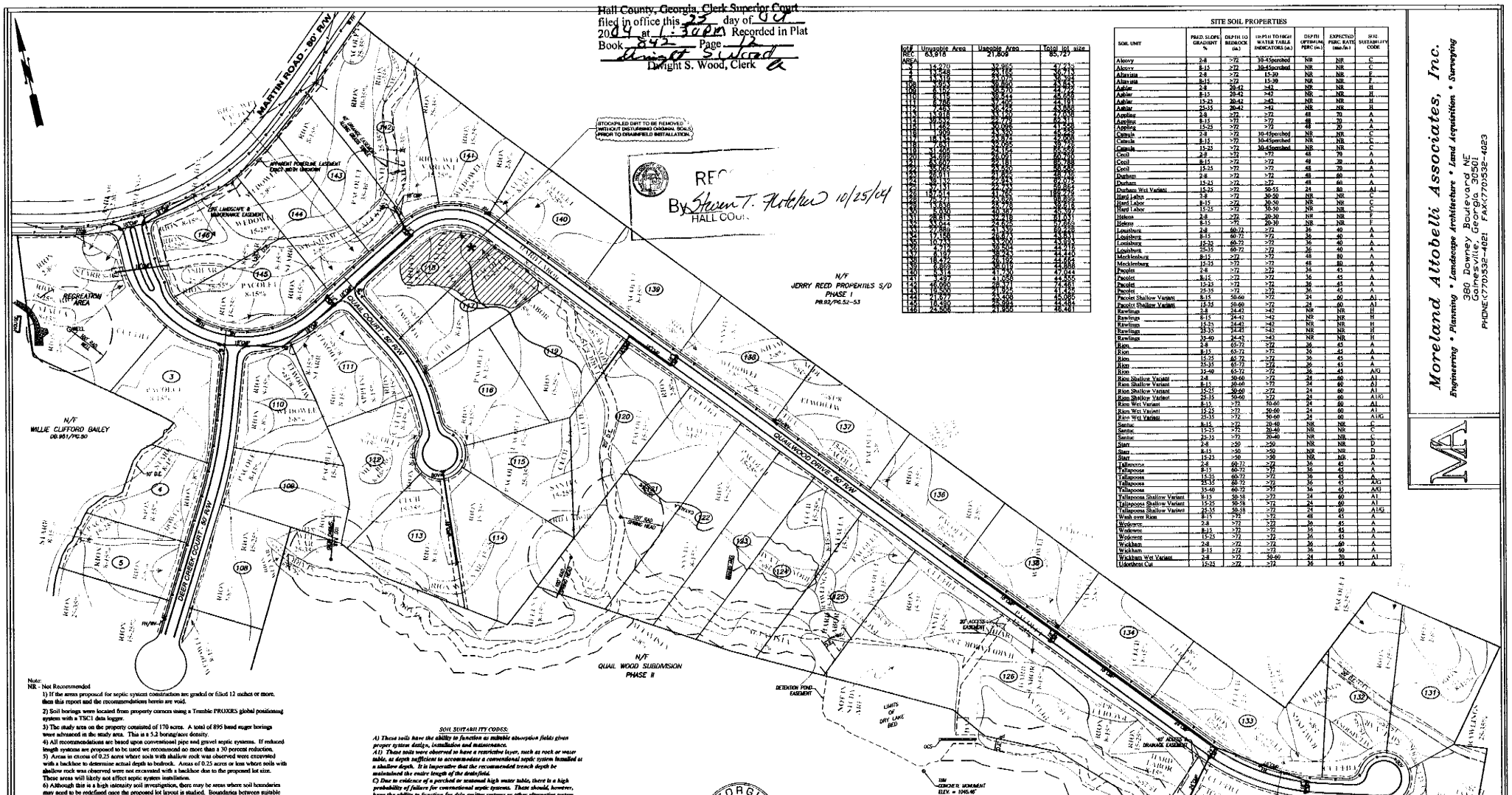
VERTICAL SCALE:	N/A
HORIZONTAL SCALE:	1" = 100'
DATE:	9-7-04
DRAWN BY:	KS
CHECKED BY:	DRJ
JOB NO.:	03C119

LEGEND

I.P.F. =	IRON PIN FOUND	P.P. =	POWER POLE
I.P.S. =	IRON PIN SET	-P- =	POWER LINE
O.T. =	OPEN TOP	-X- =	FENCE LINE
C.T. =	CRIMPED TOP	R. =	RADIUS
R/W =	RIGHT OF WAY	N/F =	NOW OR FORMERLY
P.L. =	PROPERTY LINE	D.B. =	DEED BOOK
C.L. =	CENTER LINE	P.B. =	PLAT BOOK
L.L. =	LAND LOT	F.H. =	FIRE HYDRANT
L.L.L. =	LAND LOT LINE	M.H. =	MANHOLE
OCS =	OUTLET CONTROL STRUCTURE		

© 2004 MORELAND ALTOBELLI ASSOCIATES, INC.

Hall County, Georgia, Clerk Superior Court
filed in office this 23 day of Oct
2004 at 1:30PM Recorded in Plat
Book 842 Page 12
Dwight S. Wood, Clerk



Soil REC AREA	Unusable Area 63,918	Usable Area 21,809	Total lot size 85,727
1	14,270	32,965	47,235
2	13,548	23,165	36,713
3	18,135	28,882	47,017
108	9,919	39,860	49,779
109	6,182	36,570	42,752
110	10,916	30,544	41,460
111	6,788	37,403	44,191
112	7,483	36,425	43,908
113	14,918	33,140	47,058
114	19,527	27,490	47,017
115	11,482	30,096	41,578
116	1,905	43,930	45,835
117	18,154	23,972	42,006
118	7,601	32,095	39,696
119	31,000	23,157	54,157
120	31,000	29,091	60,091
121	34,607	21,181	55,788
122	32,065	24,520	56,585
123	28,011	21,895	49,906
124	29,921	21,924	51,845
125	30,131	25,933	56,064
126	157,514	41,455	198,969
127	15,271	23,828	39,099
128	13,838	25,778	39,616
129	5,014	41,287	46,301
130	28,013	32,218	61,231
131	28,013	32,218	61,231
132	33,044	24,625	57,669
133	17,889	41,532	59,421
134	17,188	26,873	43,831
135	10,733	33,200	43,933
136	4,717	38,504	43,221
137	6,197	36,023	42,220
138	18,472	28,432	46,904
139	6,869	36,019	42,888
140	5,014	41,930	47,044
141	3,497	41,058	44,555
142	15,000	28,914	43,914
143	16,000	29,491	45,491
144	21,677	23,408	45,085
145	18,430	26,094	44,524
146	24,508	21,950	46,461

SITE SOIL PROPERTIES

SOIL UNIT	PRED. SLOPE GRADIENT %	DEPTH TO BEDROCK (in.)	DEPTH TO HIGH WATER TABLE INDICATORS (in.)	DEPTH OPTIMUM PERC (in.)	EXPECTED PERC RATE (min/in.)	SESI SUITABILITY CODE
Alcovy	2-8	>72	30-45perched	NR	NR	C
Alcovy	8-15	>72	30-45perched	NR	NR	C
Altavista	2-8	>72	15-30	NR	NR	F
Altavista	8-15	>72	15-30	NR	NR	F
Ashlar	2-8	20-42	>42	NR	NR	H
Ashlar	8-15	20-42	>42	NR	NR	H
Ashlar	15-25	20-42	>42	NR	NR	H
Ashlar	25-35	20-42	>42	NR	NR	H
Appling	2-8	>72	>72	48	70	A
Appling	8-15	>72	>72	48	70	A
Appling	15-25	>72	>72	48	70	A
Canula	2-8	>72	30-45perched	NR	NR	C
Canula	8-15	>72	30-45perched	NR	NR	C
Canula	15-25	>72	30-45perched	NR	NR	C
Cecil	2-8	>72	>72	48	70	A
Cecil	8-15	>72	>72	48	70	A
Cecil	15-25	>72	>72	48	70	A
Cecil	25-35	>72	>72	48	70	A
Durham	2-8	>72	>72	48	60	A
Durham	15-25	>72	>72	48	60	A
Durham Wet Variant	15-25	>72	50-55	24	80	A1
Hard Labor	2-8	>72	30-50	NR	NR	C
Hard Labor	8-15	>72	30-50	NR	NR	C
Hard Labor	15-25	>72	30-50	NR	NR	C
Helena	2-8	>72	20-30	NR	NR	F
Helena	8-15	>72	20-30	NR	NR	F
Louisburg	2-8	60-72	>72	36	60	A
Louisburg	8-15	60-72	>72	36	60	A
Louisburg	15-25	60-72	>72	36	60	A
Louisburg	25-35	60-72	>72	36	60	A
Mecklenburg	8-15	>72	>72	48	80	A
Mecklenburg	15-25	>72	>72	48	80	A
Pacolet	2-8	>72	>72	36	45	A
Pacolet	8-15	>72	>72	36	45	A
Pacolet	15-25	>72	>72	36	45	A
Pacolet	25-35	>72	>72	36	45	A
Pacolet Shallow Variant	8-15	50-60	>72	24	60	A1
Pacolet Shallow Variant	15-35	50-60	>72	24	60	A1
Rawlings	2-8	24-42	>42	NR	NR	H
Rawlings	8-15	24-42	>42	NR	NR	H
Rawlings	15-25	24-42	>42	NR	NR	H
Rawlings	25-35	24-42	>42	NR	NR	H
Rawlings	35-40	24-42	>42	NR	NR	H
Rion	2-8	65-72	>72	36	45	A
Rion	8-15	65-72	>72	36	45	A
Rion	15-25	65-72	>72	36	45	A
Rion	25-35	65-72	>72	36	45	A
Rion	35-40	65-72	>72	36	45	A/G
Rion Shallow Variant	2-8	50-60	>72	24	60	A1
Rion Shallow Variant	8-15	50-60	>72	24	60	A1
Rion Shallow Variant	15-25	50-60	>72	24	60	A1
Rion Shallow Variant	25-35	50-60	>72	24	60	A1/G
Rion Wet Variant	8-15	>72	50-60	24	60	A1
Rion Wet Vaiunt	15-25	>72	50-60	24	60	A1
Rion Wet Variant	25-35	>72	50-60	24	60	A1/G
Santee	8-15	>72	20-40	NR	NR	C
Santee	15-25	>72	20-40	NR	NR	C
Santee	25-35	>72	20-40	NR	NR	C
Starr	2-8	>50	>50	NR	NR	D
Starr	8-15	>50	>50	NR	NR	D
Starr	15-25	>50	>50	NR	NR	D
Tallapoosa	2-8	60-72	>72	36	45	A
Tallapoosa	8-15	60-72	>72	36	45	A
Tallapoosa	15-25	60-72	>72	36	45	A
Tallapoosa	25-35	60-72	>72	36	45	A/G
Tallapoosa	35-40	60-72	>72	36	45	A/G
Tallapoosa Shallow Variant	8-15	50-58	>72	24	60	A1
Tallapoosa Shallow Variant	15-25	50-58	>72	24	60	A1
Tallapoosa Shallow Variant	25-35	50-58	>72	24	60	A1/G
Wash over Rion	8-15	>72	>72	48	45	A
Wedowee	2-8	>72	>72	36	45	A
Wedowee	8-15	>72	>72	36	45	A
Wedowee	15-25	>72	>72	36	45	A
Wickham	2-8	>72	>72	36	60	A
Wickham	8-15	>72	>72	36	60	A
Wickham Wet Variant	2-8	>72	50-60	24	70	A1
Udorthent Cut	15-25	>72	>72	36	45	A

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Gainesville, Georgia 30501
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Note:
NR - Not Recommended

1) If the areas proposed for septic system construction are graded or filled 12 inches or more, then this report and the recommendations herein are void.

2) Soil borings were located from property corners using a Trimble PROXRS global positioning system with a TSC1 data logger.

3) The study area on the property consisted of 170 acres. A total of 895 hand auger borings were advanced in the study area. This is a 5.2 boring/acre density.

4) All recommendations are based upon conventional pipe and gravel septic systems. If reduced length systems are proposed to be used we recommend no more than a 30 percent reduction.

5) Areas in excess of 0.25 acres where soils with shallow rock was observed were excavated with a backhoe to determine actual depth to bedrock. Areas of 0.25 acres or less where soils with shallow rock was observed were not excavated with a backhoe due to the proposed lot size. These areas will likely not affect septic system installation.

6) Although this is a high intensity soil investigation, there may be areas where soil boundaries may need to be redefined once the proposed lot layout is studied. Boundaries between suitable and unsuitable soils should be considered relatively accurate, but there may be other areas where a more intense Level 4 soil investigation is prudent.

LEVEL 4 SOIL INVESTIGATION NOTE:

We performed a preliminary Level 4 Soil investigation in the area of Lots 8,10,13-14,19-20,26,45-46,50,60-61,71-72,107-115,118-121,126-127 and 129. These lots were calculated to have between 15,000 and 20,000 square feet of suitable soil for conventional septic systems which is below the Hall County Health Department requirement of 21,780 square feet. There were other lots that did not meet the health department requirement, but, after review of the lot layout and the soils previously mapped, it appeared highly improbable that significantly more suitable soil could be present.

This additional investigation is classified as a Preliminary Level 4 Soil investigation due to the lots not being field surveyed and property corners not being staked in the field. Based upon the Georgia DHR manual for On-Site Waste Management Systems, Level 4 Soil Investigations are to be performed once the lots have been field surveyed. However, this investigation was performed in general accordance to the Level 4 Soil Investigation requirements and included and additional 101 borings in the selected areas.

SOIL SUITABILITY CODES:

A) These soils have the ability to function as suitable absorption fields given proper system design, installation and maintenance.

A1) These soils were observed to have a restrictive layer, such as rock or water table, at depth sufficient to accommodate a conventional septic system installed as a shallow depth. It is imperative that the recommended trench depth be maintained the entire length of the drainfield.

C) Due to evidence of a perched or seasonal high water table, there is a high probability of failure for conventional septic systems. These should, however, have the ability to function for drip emitter systems or other alternative system approved by the Hall County Environmental Health Department.

D) Due to drainage and/or flooding potential, these soils should be avoided for septic system construction.

F) There is a very high probability of failure for septic systems.

G) Soils greater than 30 percent may not be considered suitable for septic system installation. You can contact your local health department to discuss possible alternatives.

H) Due to observed depth of rock these soils are not recommended for conventional septic system installation. These soils may be considered for drip emitter systems or other alternative system approved by the Hall County Environmental Health Department.

NOTE:
LEVEL 3 SOILS STUDY PROVIDED BY HORIZON ENVIRONMENTAL, KEVIN HERNDON, DATED 2-3-2004. CUT & FILL ALONG ROAD RIGHT-OF-WAY ADDED BY MORELAND ALTOBELLI.

SOILS MAP FOR:

QUAIL WOOD SUBDIVISION
PHASE 1
G.M.D. 1270
HALL COUNTY, GEORGIA

SHEET 2 of 3 SHEETS

VERTICAL SCALE: N/A
HORIZONTAL SCALE: 1" = 100'
DATE: 9-7-04
DRAWN BY: KS
CHECKED BY: DRJ
JOB NO.: 03G119

LEGEND

I.P.F. = IRON PIN FOUND	P.P. = POWER POLE
I.P.S. = IRON PIN SET	-P- = POWER LINE
O.T. = OPEN TOP	-X- = FENCE LINE
C.T. = CRIMPED TOP	R. = RADIUS
R/W = RIGHT OF WAY	N/F = NOW OR FORMERLY
P.L. = PROPERTY LINE	D.B. = DEED BOOK
C.L. = CENTER LINE	P.B. = PLAT BOOK
L.L. = LAND LOT	F.H. = FIRE HYDRANT
L.L.L. = LAND LOT LINE	M.H. = MANHOLE

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE N/A METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN N/A FEET.

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW, GEORGIA LAWS 1978, AND IS SUITABLE FOR RECORDING.

TYPE OF EQUIPMENT: TOPCON GTS-303

100 0 100 200 300
GRAPHIC SCALE: 1"=100'