LEGEND:

- ⊙ I.P.F. – IRON PIN FOUND
- ⊙ C.T.F. – CRIMPED TOP PIN FOUND
- ⊙R.B.F. – REBAR PIN FOUND
- ⊙R.B.S. – REBAR PIN SET
- ⊙O.T.F. – OPEN TOP FOUND
- △A.I.F. – ANGLE IRON FOUND
- ⊡C.M.F. – CONCRETE MONUMENT FOUND
- B.S.L. – BUILDING SETBACK LINE
- C/L – CENTER LINE
- C.B. – CATCH BASIN
- C.M.P. – CORRUGATED METAL PIPE
- ■D.I. – DROP INLET
- D.I.P. – DUCTILE IRON PIPE
- –E– – ELECTRICAL LINE
- ⛐F.H. – FIRE HYDRANT
- G.W. – GUY WIRE
- ⊗G.V. – GATE VALVE
- –G– – GAS MAIN
- HDPE – HIGH DENSITY POLYETHYLENE PIPE
- ⊗J.B. – JUNCTION BOX
- L.L.L. – LAND LOT LINE
- ●L.P. – LIGHT POLE
- ⊗M.H. – STORM DRAIN MANHOLE
- N/F – NOW OR FORMERLY
- ●P.P. – POWER POLE
- □P.B. – POWER TRANSFORMER BOX
- P/L – PROPERTY LINE
- PVC – POLYVINYL CHLORIDE PIPE
- R/W – RIGHT OF WAY
- R.C.P. – REINFORCED CONCRETE PIPE
- ●S.P. – SERVICE POLE
- –W– – WATER MAIN
- ⊠W.M. – WATER METER
- A.M.F. – ALUMINUM MONUMENT FOUND

TRACT - 4
ALONG RIGHT-OF-WAY OF PATTON ROAD:
L1 N 85°41'55" W 90.37'
L2 N 86°22'15" W 132.41'
L3 N 86°14'08" W 4.53'

TRACT - 10
ALONG RIGHT-OF-WAY OF LAND SURVEY ROAD:
L1 S 88°03'41" E 245.78'
L2 S 86°40'59" E 18.05'

TRACT - 12
ALONG RIGHT-OF-WAY OF STATE ROUTE No. 222:
L1 S 02°57'12" E 162.35'
L2 S 02°45'43" E 69.90'
ALONG RIGHT-OF-WAY OF SURVEY DRIVE:
L3 N 87°00'17" W 23.49'
L4 S 86°00'31" W 42.79'
L5 S 83°08'10" W 124.39'
L6 S 84°51'07" W 81.89'

TRACT - 13
ALONG RIGHT-OF-WAY OF PATTON DRIVE:
L1 S 85°20'56" W 198.39'
L2 S 85°30'08" W 74.14'

LOT AREA:
TRACT – 1: 2.08 ACRES
TRACT – 2: 2.08 ACRES
TRACT – 3: 2.08 ACRES
TRACT – 4: 2.08 ACRES
TRACT – 5: 2.08 ACRES
TRACT – 10: 1.37 ACRES
TRACT – 11: 1.37 ACRES
TRACT – 12: 1.37 ACRES
TRACT – 13: 1.37 ACRES
TRACT – 14: 23.67 ACRES
TRACT – 15: 1.37 ACRES
TRACT – 16: 16.57 ACRES

STORM WATER MANAGEMENT REQUIREMENT:
ALL NEW HOMES SHALL HAVE A STORM WATER INFILTRATION SYSTEM INSTALLED ON THE DOWN SPOUTS WHEN THE HOUSES ARE CONSTRUCTED. DETAILS FOR A TYPICAL SYSTEM ARE OUTLINED IN THE STORM WATER MANAGEMENT REPORT FOR THIS PLAT ON FILE WITH THE COUNTY PUBLIC WORKS DEPARTMENT. (SEE SHEETS 9 AND 10 FOR TYPES OF STORM WATER INFILTRATION SYSTEMS)

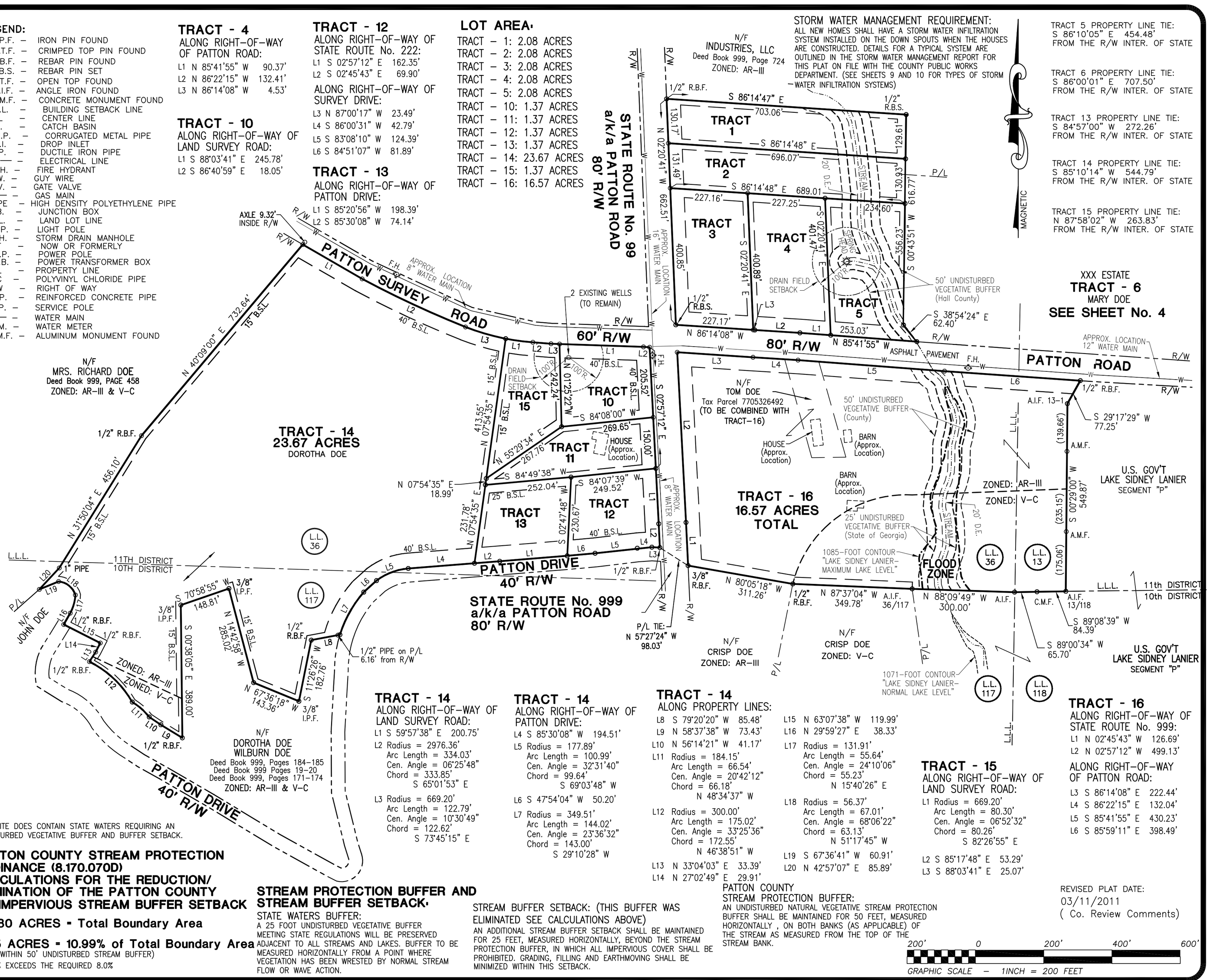
TRACT 5 PROPERTY LINE TIE:
S 86°10'05" E 454.48'
FROM THE R/W INTER. OF STATE

TRACT 6 PROPERTY LINE TIE:
S 86°00'01" E 707.50'
FROM THE R/W INTER. OF STATE

TRACT 13 PROPERTY LINE TIE:
S 84°57'00" W 272.26'
FROM THE R/W INTER. OF STATE

TRACT 14 PROPERTY LINE TIE:
S 85°10'14" W 544.79'
FROM THE R/W INTER. OF STATE

TRACT 15 PROPERTY LINE TIE:
N 87°58'02" W 263.83'
FROM THE R/W INTER. OF STATE



THIS SITE DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED VEGETATIVE BUFFER AND BUFFER SETBACK.

PATTON COUNTY STREAM PROTECTION ORDINANCE (8.170.070D)
CALCULATIONS FOR THE REDUCTION/ ELIMINATION OF THE PATTON COUNTY 25' IMPERVIOUS STREAM BUFFER SETBACK

137.80 ACRES - Total Boundary Area

15.15 ACRES - 10.99% of Total Boundary Area
(AREA WITHIN 50' UNDISTURBED STREAM BUFFER)
10.99% EXCEEDS THE REQUIRED 8.0%

STREAM PROTECTION BUFFER AND STREAM BUFFER SETBACK:

STATE WATERS BUFFER:
A 25 FOOT UNDISTURBED VEGETATIVE BUFFER MEETING STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER TO BE MEASURED HORIZONTALLY FROM A POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

STREAM BUFFER SETBACK: (THIS BUFFER WAS ELIMINATED SEE CALCULATIONS ABOVE)
AN ADDITIONAL STREAM BUFFER SETBACK SHALL BE MAINTAINED FOR 25 FEET, MEASURED HORIZONTALLY, BEYOND THE STREAM PROTECTION BUFFER, IN WHICH ALL IMPERVIOUS COVER SHALL BE PROHIBITED. GRADING, FILLING AND EARTHMOVING SHALL BE MINIMIZED WITHIN THIS SETBACK.

PATTON COUNTY STREAM PROTECTION BUFFER:
AN UNDISTURBED NATURAL VEGETATIVE STREAM PROTECTION BUFFER SHALL BE MAINTAINED FOR 50 FEET, MEASURED HORIZONTALLY , ON BOTH BANKS (AS APPLICABLE) OF THE STREAM AS MEASURED FROM THE TOP OF THE STREAM BANK.

TRACT - 14
ALONG RIGHT-OF-WAY OF LAND SURVEY ROAD:
L1 S 59°57'38" E 200.75'
L2 Radius = 2976.36'
Arc Length = 334.03'
Cen. Angle = 06°25'48"
Chord = 333.85'
S 65°01'53" E
L3 Radius = 669.20'
Arc Length = 122.79'
Cen. Angle = 10°30'49"
Chord = 122.62'
S 73°45'15" E

TRACT - 14
ALONG RIGHT-OF-WAY OF PATTON DRIVE:
L4 S 85°30'08" W 194.51'
L5 Radius = 177.89'
Arc Length = 100.99'
Cen. Angle = 32°31'40"
Chord = 99.64'
S 69°03'48" W
L6 S 47°54'04" W 50.20'
L7 Radius = 349.51'
Arc Length = 144.02'
Cen. Angle = 23°36'32"
Chord = 143.00'
S 29°10'28" W

TRACT - 14
ALONG PROPERTY LINES:
L8 S 79°20'20" W 85.48'
L9 N 58°37'38" W 73.43'
L10 N 56°14'21" W 41.17'
L11 Radius = 184.15'
Arc Length = 66.54'
Cen. Angle = 20°42'12"
Chord = 66.18'
N 48°34'37" W
L12 Radius = 300.00'
Arc Length = 175.02'
Cen. Angle = 33°25'36"
Chord = 172.55'
N 46°38'51" W
L13 N 33°04'03" E 33.39'
L14 N 27°02'49" E 29.91'
L15 N 63°07'38" W 119.99'
L16 N 29°59'27" E 38.33'
L17 Radius = 131.91'
Arc Length = 55.64'
Cen. Angle = 24°10'06"
Chord = 55.23'
N 15°40'26" E
L18 Radius = 56.37'
Arc Length = 67.01'
Cen. Angle = 68°06'22"
Chord = 63.13'
N 51°17'45" W
L19 S 67°36'41" W 60.91'
L20 N 42°57'07" E 85.89'

TRACT - 15
ALONG RIGHT-OF-WAY OF LAND SURVEY ROAD:
L1 Radius = 669.20'
Arc Length = 80.30'
Cen. Angle = 06°52'32"
Chord = 80.26'
S 82°26'55" E
L2 S 85°17'48" E 53.29'
L3 S 88°03'41" E 25.07'

TRACT - 16
ALONG RIGHT-OF-WAY OF STATE ROUTE No. 999:
L1 N 02°45'43" W 126.69'
L2 N 02°57'12" W 499.13'
ALONG RIGHT-OF-WAY OF PATTON ROAD:
L3 S 86°14'08" E 222.44'
L4 S 86°22'15" E 132.04'
L5 S 85°41'55" E 430.23'
L6 S 85°59'11" E 398.49'

REVISED PLAT DATE:
03/11/2011
(Co. Review Comments)

200' 0 200' 400' 600'
GRAPHIC SCALE – 1INCH = 200 FEET

REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com
PATTON
LAND SURVEYING

SURVEYED BY: J.M.J.	DRAFTED BY: D.D.B.	CHECKED BY: C.M.P.
COMPUTATIONS BY: D.D.B.		

GEORGIA REGISTERED PROFESSIONAL No. 2647 LAND SURVEYOR
CHRIS M. PATTON
County Surveyor
Hall County, Georgia

ESTATE SURVEY FOR: XXX

- LOCATED IN -

LAND LOT 999 , 99th LAND DISTRICT
LAND LOT 999, 99th LAND DISTRICT
PATTON G.M.D. 999
PATTON COUNTY, GEORGIA

SHEET NUMBER: 1 of 1
SCALE: 1" = 200'
SURVEY DATE: 08/28/2010
PLAT DATE: 02/02/2011
999.dwg
JN. 7705326492