

GENERAL NOTES

1. A PORTION OF THIS PROPERTY IS IN A F.E.M.A DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL 130149B DATED DECEMBER 31, 1976
2. PICKENS CO. ZONING FOR THIS PROPERTY IS R-3 & C-2
3. SETBACKS FOR R-3 ARE FRONT = 25', SIDES = 10', REAR = 10'
3. SETBACKS FOR C-2 ARE FRONT = 25', SIDES = 10', REAR = 25'
4. PICKENS COUNTY TAX MAP 53D

CONCEPTUAL LAYOUT

PHASE 1 APARTMENTS - 20.6 ACRES - 110 UNITS
 PHASE IA HOTEL - 6.1 ACRES - FOUR STORY BUILDING - 81 ROOMS
 PHASE II ASSISTED LIVING COMMUNITY OR EQUIVALENT - 21.2 ACRES-266 UNITS
 PHASE III ACTIVE ADULT COMMUNITY OR EQUIVALENT - 26.4 ACRES - 244 UNITS
 RAMONA ROPER MEMORIAL PARK 32.5 ACRES
 TOTAL PROJECT AREA 106.8 ACRES

NOTE PER BOARD RULE 180-12-.02 (4) :
 THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY BEN D. TRAIL 1718#, ON AUGUST 19, 2013.
 THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

STATEMENT OF LIMITATIONS

The undersigned assumes no responsibility or liability for statements or certifications made or implied on this document or plat except those specifically defined by the laws of the state of Georgia and the State Board of Registration for the Professional Engineers and Land Surveyors as being within the scope of training, education, experience and expertise necessary for registration and practice as a registered land surveyor.

By: Ben D. Trail Reg. No. 1718

Date: _____

ESTIMATED SEWER REQUIREMENTS

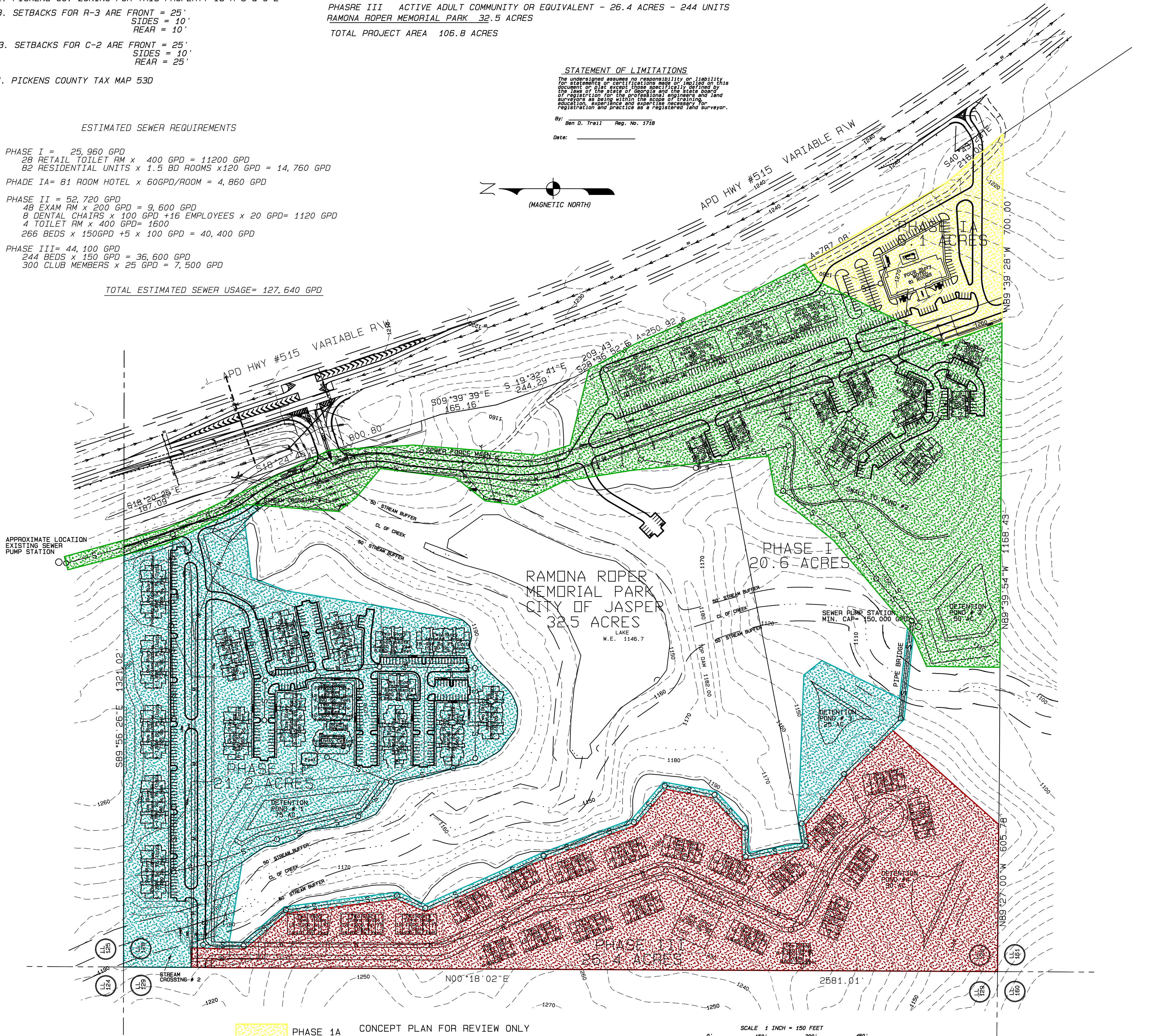
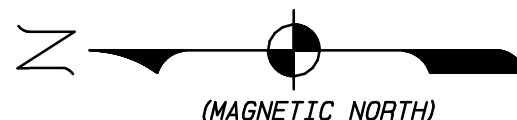
PHASE I = 25,960 GPD
 28 RETAIL TOILET RM x 400 GPD = 11,200 GPD
 82 RESIDENTIAL UNITS x 1.5 BD ROOMS x 120 GPD = 14,760 GPD

PHASE IA = 81 ROOM HOTEL x 60 GPD/ROOM = 4,860 GPD

PHASE II = 52,720 GPD
 48 EXAM RM x 200 GPD = 9,600 GPD
 8 DENTAL CHAIRS x 100 GPD + 16 EMPLOYEES x 20 GPD = 1,120 GPD
 4 TOILET RM x 400 GPD = 1,600 GPD
 266 BEDS x 150 GPD + 5 x 100 GPD = 40,400 GPD

PHASE III = 44,100 GPD
 244 BEDS x 150 GPD = 36,600 GPD
 300 CLUB MEMBERS x 25 GPD = 7,500 GPD

TOTAL ESTIMATED SEWER USAGE = 127,640 GPD



APPROXIMATE LOCATION EXISTING SEWER PUMP STATION

- LEGEND**
- S—S—S— SEWER GRAVITY LINE
 - S— SEWER FORCE MAIN
 - W— WATER MAIN

- PHASE 1A CONCEPT PLAN FOR REVIEW ONLY
- PHASE 1
- PHASE 2
- PHASE 3

SCALE 1 INCH = 150 FEET
 0' 150' 300' 450'

Trail and Son, Inc.

LAND PLANNERS & SURVEYORS
 CONSTRUCTION MANAGEMENT
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NOTES:	PAGE 1 OF 1
REV OCT 11, 2013 : PARK NAME AND ADDED PHASE NUMBERS	OCTOBER 5, 2013
REV OCT 22, 2013 : ADDED HOTEL, REVISED PHASES	DRAWN BY: LHR
REV OCT 31, 2013 : REVISED PHASE I & II DENSITY & PARK NAME	FIELD CREW: JGK
	SCALE: 1"=150'
	DRWG FILE: 0813-LHR

CONCEPTUAL WATER, SEWER AND DETENTION LAYOUT FOR:
GATEWAY TO THE MOUNTAINS
 LAND LOT 128 13TH DISTRICT 2ND SECTION
 CITY OF JASPER
 PICKENS COUNTY, GEORGIA